



**STAFF REPORT
ACTION REQUIRED**

1193 The Queensway and 7, 11, 13, 15, 17, 19, 21, 23, 25, 29, 33, 35 and Part of 45 Zorra Street – Official Plan Amendment and Zoning by-law Amendment Application - Supplementary Report

Date:	July 31, 2014
To:	Etobicoke York Community Council
From:	Director, Community Planning, Etobicoke York District
Wards:	Ward 5 – Etobicoke-Lakeshore
Reference Number:	12 215214 WET 05 OZ

SUMMARY

This supplementary report recommends that City Council approve a further recommendation related to the conveyance of lands for a public park.

The applicant is proposing to convey 998 m² of land for a public park to be located immediately abutting the 5,666 m² park dedicated to the City as part of the Phase 1 and 2 approvals for the larger development block. The proposed park contribution would not satisfy the full parkland dedication requirement for the development, resulting in a shortfall of 666 m² which would be paid in cash-in-lieu of parkland by the developer.

The Final Report on the application (Item EY35.5) recommends City Council approve a development charge credit against the Parks and Recreation component of the development charges for the design and construction by the owner of the Above Base Park Improvements.

This Supplementary Report recommends that City Council also approve the shortfall of parkland dedication that is above the first 5% be directed towards the construction of the Above Base Park Improvements of this portion of the public park.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct that the shortfall of parkland dedication which is above the first 5% in accordance with the City wide Parkland Dedication By-law 1020-2010 be provided as a Letter of Credit which would be applied to the Above Base Park Improvements for the on-site parkland dedication.

This report has been prepared in consultation with Parks, Forestry and Recreation staff.

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SIGNATURE

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