TORONTO

STAFF REPORT
ACTION REQUIRED

177 Caledonia Road and 19 Innes Avenue - 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 17 – Davenport
Reference Number:	13 281025 WET 17 OZ

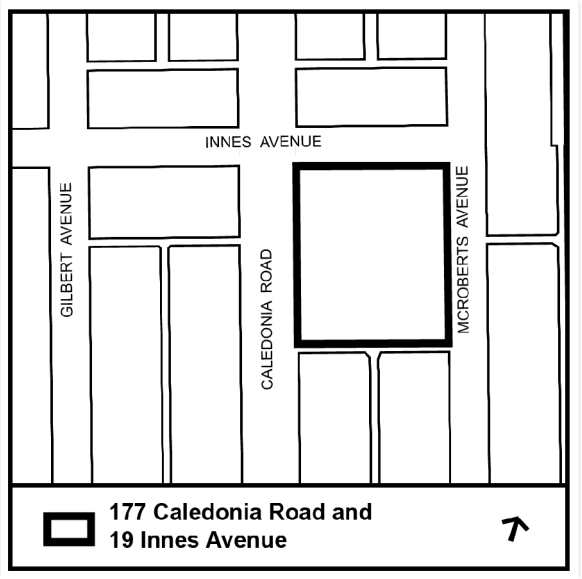
SUMMARY

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 425 m^2 for a public park as part of their parkland dedication requirements for the development at 177 Caledonia Rd. The proposed park contribution does not satisfy the full parkland dedication requirement, resulting in a shortfall of 124 m^2 which will be paid in cash-in-lieu of parkland by the developer.

The Final Report on the application (Item EY35.4) 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 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.

CONTACT

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SIGNATURE

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