TORONTO Member Motion

City Council

Notice of Motion

MM48.7	ACTION			Ward:35

80 Bell Estate Road - Development Charge Credits - by Councillor Michelle Berardinetti, seconded by Councillor Peter Milczyn

**** Notice of this Motion has been given.***
**** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.***

Recommendations

Councillor Michelle Berardinetti, seconded by Councillor Peter Milczyn, recommends that:

1. City Council authorize development charge credits less than or equal to the Parks and Recreation component of development charges payable for the development at 80 Bell Estate Road to offset the cost of above base park improvements installed at Oates Park, such development charge credit to be in an amount approved by the General Manager, Parks, Forestry and Recreation.

Summary

City Planning submitted a report titled "80 Bell Estate Road - Zoning By-law Amendment Application – Final Report" (October 14, 2011) to Scarborough Community Council regarding Stafford Homes Limited, Rezoning and Site Plan applications to redevelop and restore the Bell Estate property (SC11.28). The application proposed the construction of 11 three-storey condominium townhouses and 2 condominium dwelling units within the two-storey Bell Estate farm house for a total of 13 dwelling units. City Council adopted the report at its meeting on November 29, 30 and December 1, 2011.
http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.SC11.28

The development at 80 Bell Estate Road is located within the Warden Woods Community Secondary Plan and is adjacent to Oates Park. Above base park improvements at Oates Park were installed by the developer of 350 Danforth Road (2BRNOT2B Holdings Inc.) in exchange for development charge credits. The total cost of the improvements was to be shared among landowners with development parcels adjacent to the park in exchange for development charge credits as approved by Council. The final report for the development at 80 Bell Estate Road, however, did not include a recommendation to authorize similar development charge credits for above base park improvements at Oates Park.

(Submitted to City Council on February 19 and 20, 2014 as MM48.7)

Background Information (City Council)

Member Motion MM48.7
(http://www.toronto.ca/legdocs/mmis/2014/mm/bgrd/backgroundfile-66913.pdf)