

Parkland Dedication Adjacent to Mossgrove Park (740 and 750 York Mills Road and 17 Farmstead Road Zoning By-law Amendment Application)

Date:	May 31, 2016
To:	City Council
From:	General Manager, Parks, Forestry and Recreation
Wards:	Ward 25 – Don Valley West
Reference Number:	P:\2016\Cluster A\PFR\CC19-060716-AFS#23209

SUMMARY

This report is to assess the feasibility of requesting an on-site parkland dedication through the development proposal at 740 and 750 York Mills Rd and 17 Farmstead Road. The report addresses the addition of parkland dedication on the site adjacent to Mossgrove Park.

An on-site parkland dedication that will expand the adjacent Mossgrove Park can be accommodated on the development site. Through additional frontage on Farmstead Road, the parkland dedication would improve the visibility and accessibility of Mossgrove Park, and would provide additional space for park programming that is not currently available in the local area.



RECOMMENDATIONS

The General Manager of Parks, Forestry and Recreation recommends that:

1. City Council require that an on-site parkland dedication pursuant to Section 42 of the Planning Act be conveyed to the City in the event that the development proposal for the property at 740 and 750 York Mills Road and 17 Farmstead Road, in some form, is approved. The preferred parkland dedication should be located adjacent to Mossgrove Park, with frontage on Farmstead Road measuring 30 metres or greater to enhance access and visibility from the local road to the satisfaction of the General Manager, Parks, Forestry and Recreation.
2. City Council approve a development charge credit for the design and construction of the Above Base Park Improvements by the owners of 740 and 750 York Mills Road and 17 Farmstead Road. The development charge credit shall be in an amount that is the lesser of the cost to the owners of installing the Above Base Park Improvements, as approved by the General Manager, Parks, Forestry and Recreation, and the Parks and Recreation component of development charges payable for the development. The development charge credits will only be applicable if a Zoning By-Law Amendment is approved in some form, and if the owners agree to apply the credits.

Financial Impact

There are financial implications that will flow from the recommendations, but these cannot be quantified until a park design and cost estimate is submitted. Through the Development Charge credits, the park will be built to a complete service level. Once the park is designed, constructed and in service, there will be future operating costs to maintain this parkland. These costs will be submitted for Council consideration as part of future year Operating Budget submissions.

The Deputy City Manager & Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on May 10, 2016, North York Community Council (NYCC) considered the Final Report for the Zoning Amendment Application at 740 and 750 York Mills Rd and 17 Farmstead Rd. Community Council recommended that City Council refuse the zoning by-law amendment application, for the following reasons:

- a. over-intensification of the site;
- b. a loss of green space and mature trees;
- c. increase in traffic; and
- d. any other valid planning reasons.

North York Community Council also directed the General Manager, Parks, Forestry and Recreation, in consultation with the Chief Planner, to report to City Council for its meeting on June 7, 2016, on the feasibility of requesting an on-site parkland dedication adjacent to Mossgrove Park and the corresponding density decrease required to implement a parkland dedication on the subject lands.

The Final Report and recommendations of North York Community Council are available on the City's website at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.NY14.28>

ISSUE BACKGROUND

Proposed Development

The Zoning By-law amendment application seeks to permit the infill addition of 260 new apartment units in a stacked townhouse form, 3 and 4 storeys in height, on existing areas currently used for surface and underground parking, as well as some outdoor landscaped areas on the apartment building site. The proposed new gross floor area for the site would be 27,756 m². The three existing 18 storey rental apartment buildings with 409 rental units would be maintained. The overall total gross floor area of the existing and proposed development would be 77,004 m² resulting in a density of 2.47 FSI with a total of 669 dwelling units. A total of 775 parking spaces would serve the entire site with access provided from York Mills Road and Farmstead Road.

Existing Parkland Conditions

Map 8B of the Official Plan shows local parkland provisions across the City. The lands which are the subject of this application are in an area with 0.8 to 1.56 hectares of parkland per 1,000 people, which is the middle parkland provision. The site is in a parkland priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The site abuts Mossgrove Park, a 3 ha park featuring a children's playground, a baseball diamond, and an open green space. Mossgrove Park is scheduled for playground enhancements in 2016 through the Playground State of Good Repair Program. The site is also 50 m away from Kirkwood Park, a 1.8 ha park featuring four lit outdoor tennis courts, a children's playground, and an open green space.

Parkland Dedication Requirement

The net site area subject to the parkland dedication requirement is 11,233 m², as the existing rental buildings are exempt from the parkland dedication requirement. At the alternative rate of 0.4 hectares per 300 units specified in Chapter 415, Article III of the Toronto Municipal Code, the parkland dedication requirement is 3,466 m² or 30% of the net site area. However, for sites greater than 1 ha but less than 5 ha in size, a cap of 15% of the residential portion of the net development site applies. In total the parkland dedication requirement is 1,685 m² or 0.1685 ha.

In comments dated July 3, 2013, the Planning Design and Development (PDD) section of Parks, Forestry and Recreation advised that the parkland dedication requirement should be satisfied through the payment of cash-in-lieu of parkland. The recommendations took into account the proximity to local parkland and the levels of local parkland provision. PDD communicated the same recommendation in response to subsequent revisions circulated for review in 2014, 2015 and 2016. As directed by North York Community Council at its meeting on May 10, 2016, PDD is reporting on the feasibility of requesting an on-site dedication to expand Mossgrove Park.

Official Plan Policies Pertaining to On-Site Dedication

Official Plan policy 3.2.3.1 (a) sets out the importance of adding new parks and amenities, particularly in growth areas, and maintaining, improving and expanding existing parks.

Policy 3.2.3.2 of the Official Plan directs staff to consider the following factors when determining whether to accept parkland as a condition of development:

- a) amount of existing parkland as illustrated on Maps 8(A) and (B);
- b) parkland characteristics and quality;
- c) providing safe, stimulating and engaging play spaces for children;
- d) existing natural features of the site;
- e) existing amenities and facilities;
- f) population change, demographic and social characteristics;
- g) anticipated development;
- h) amount of publically accessible open space;
- i) opportunities to link parks and open spaces;
- j) urban form; and
- k) land availability and cost.

Policy 3.2.3.8 of the Official Plan directs that parkland to be conveyed to the City should be:

- a) free of encumbrances unless approved by Council;
- b) sufficiently visible and accessible from adjacent public streets to promote the safe use of park;
- c) of a useable shape, topography and size that reflects its intended use;
- d) consociated or linked with an existing or proposed park or greenspace or natural heritage system where possible; and
- e) meet applicable Provincial soil regulations and/or guidelines of residential/parkland uses.

COMMENTS

Feasibility of an On-Site Dedication Adjacent to Mossgrove Park

An on-site parkland dedication of 1,685 m², located at the northwest corner of the development site adjacent to Mossgrove Park, would advance the directions of Policies 3.2.3.1, 3.2.3.2 and 3.2.3.8 of the Official Plan. Specifically, the on-site dedication would:

- expand and enhance an existing park (Mossgrove Park);
- improve the visibility of the park and accessibility to the park from the adjacent neighbourhood along Farmstead Road; and
- provide space for park programming that benefits from frontage on a minor road, rather than a major arterial such as York Mills Rd.

An on-site dedication could also address issues that were identified through community consultation for the upcoming Mossgrove Park playground enhancement. These include poor visibility in portions of the park, and a lack of certain amenities, including seating areas, gardens, and all-ages fitness facilities. Should an on-site dedication be secured, appropriate amenities will be determined in consultation with the Ward Councillor, area residents, and Parks staff.

For reference, amenities which could be accommodated within the footprint of the proposed on-site dedication include: a multisport court, a water play area (splash and spray pad), and a community garden.

Parks, Forestry and Recreation has identified the northwest corner of the site as the preferred location for an on-site dedication. The location and approximate configuration for an on-site parkland dedication are shown in Figure 1 below. This location enhances the access to Mossgrove Park from Farmstead Road and creates better visibility and connectivity to the neighbourhood to the north and east. The area is unencumbered and may support permanent programming structures.

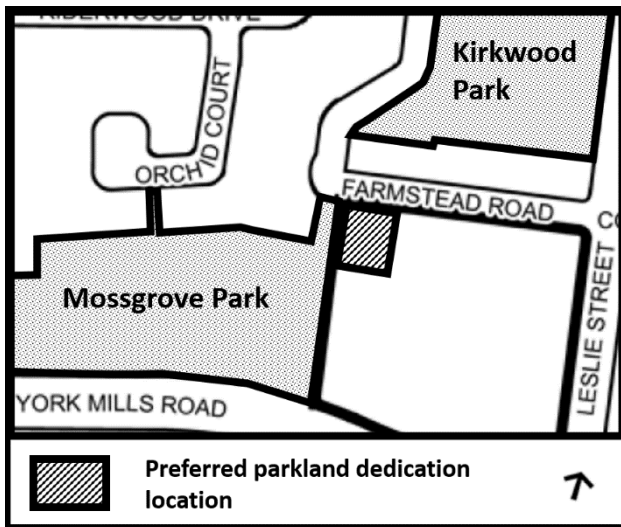


Figure 1

As an alternative to the preferred location, an on-site parkland dedication adjacent to Mossgrove Park could be situated at the southwest corner of the site along York Mills Road. While this would expand Mossgrove Park and provide additional street frontage, the location is not ideal as Mossgrove Park currently has ample frontage along York Mills Rd, and as the southwest portion of the development site is encumbered by service easements and a driveway. These encumbrances will restrict programming options within the parkland dedication to passive uses.

The final configuration of the on-site dedication should take all existing encumbrances into account, such as the underground garage servicing the rental buildings on the site. Any proposed or expanded underground garage would need to be reconfigured to be clear

of the parkland dedication. Grading and drainage issues would also need to be addressed to ensure the development does not drain onto the parkland dedication.

Density Decrease required for an On-Site Dedication

An on-site park generally located adjacent to Mossgrove as shown on Figure 1, having a minimum frontage of 30 metres with a depth of approximately 56 metres and an area of 1,685 m², would result in a decrease in gross floor area of approximately 4,110 m² and 40 units.

The overall new residential gross floor area would decrease from 27,756 m² to 23,646 m² and the overall combined gross floor area for proposed new residential units and existing residential units would decrease from 77,004 m² to 72,894 m². The corresponding floor space index (FSI) would decrease from 2.47 to 2.33.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1 - Plan showing extent of existing underground parking

Attachment 1: Plan showing extent of existing underground parking

