

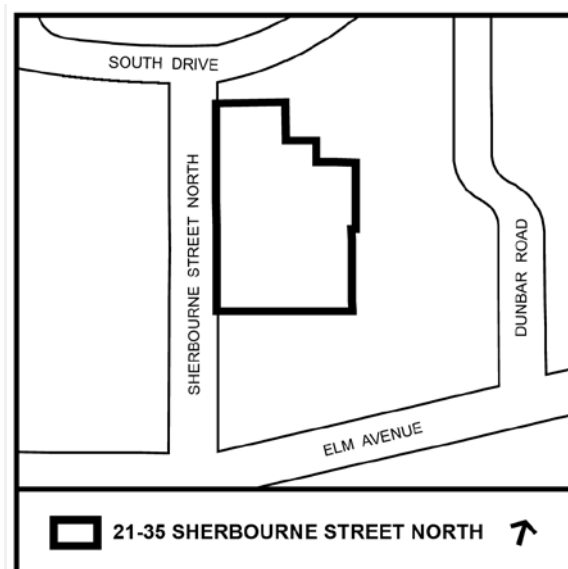
21-35 Sherbourne Street North – Zoning Amendment and Rental Housing Demolition Applications – Supplementary Report

Date:	January 29, 2018
To:	City Council
From:	Acting Chief Planner, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	13 109447 STE 27 OZ & 13 124416 STE 27 RH

SUMMARY

On January 16, 2018, Toronto and East York Community Council adopted the recommendations in the Final Report from the Acting Director, Community Planning, Toronto and East York District, dated October 30, 2017 on the Zoning Amendment and Rental Housing Demolition applications at 21-35 Sherbourne Street North.

The purpose of this Supplementary Report from the Acting Chief Planner and Executive Director, City Planning Division is to update the Open Space/Parkland section of the Final Report. It has come to the City's attention that the parkland dedication requirement was miscalculated. The recommendations in the Final Report remain unchanged.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive the report dated January 29, 2018 from the Acting Chief Planner and Executive Director, City Planning Division, for information.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on January 16, 2018 Toronto and East York Community Council considered a Final Report from the Acting Director, Community Planning, Toronto and East York District and dated December 8, 2017, recommending approval of the applications to amend the Zoning By-law and for rental housing demolition. Toronto and East York Community Council adopted the recommendations in the report without amendment.

COMMENTS

Open Space/Parkland

The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The subject lands are in an area with 1.57 to 2.99 hectares of local parkland per 1,000 people, the second highest quintile of current provision of parkland. The site is not in a parkland acquisition priority area, as per Chapter 415, Article III of the Toronto Municipal Code.

The application is for a zoning bylaw amendment to permit the reconfiguration of twelve dwelling units and the consolidation of parking spaces into a shared below-grade garage.

In accordance with Chapter 415, Article III of the Toronto Municipal Code, the applicant is required to satisfy the parkland dedication requirement through cash-in-lieu. The residential nature of this proposal is subject to a 5% parkland dedication calculated only on the area of the lot known municipally as 29 Sherbourne Street North as it is the only lot within the subject site proposed to increase its total dwelling unit count as part of the proposed reconfiguration. In total, the parkland dedication requirement is 41.45 square metres.

The actual amount of cash-in-lieu to be paid will be determined at the time of issuance of the building permit.

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SIGNATURE

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City Planning Division

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