

City Council

Notice of Motion

MM36.15	ACTION			Ward:27
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Development Charges Credit for New Park Secured through Development Application (30 and 50 Mutual Street) - by Councillor Kristyn Wong-Tam, seconded by Councillor Shelley Carroll

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Shelley Carroll, recommends that:

1. 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 to the satisfaction of the General Manager, Parks, Forestry and Recreation; the development charge credit shall be for the Site Plan Application (15 270190 STE 27 SA) associated with Phase I of the proposed development at 30 and 50 Mutual Street; the development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing 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 Phase I development in accordance with the City's Development Charges By-law, as may be amended from time to time.

Summary

The applicant, Queen Developments Inc., is proposing a City block redevelopment bound by Shuter Street to the north and Queen Street East to the south between Mutual and Dalhousie Street. In 2005 Council enacted both Official Plan and Zoning amendments (By-laws 179-2005 and 180-2005) relating to the development. The overall development is proceeding in two phases with Phase I corresponding to the Site Plan Application for 30 and 50 Mutual Street (15 270190 STE 27 SA). The applicant is seeking Official Plan and Zoning amendments relating to what will be Phase II of the development, which correspond to Zoning Application (16 165239 STE 27 OZ) and Official Plan Amendment (17 257006 STE 27 OZ) for 88 Queen Street East. The parkland dedication requirement for the entire redevelopment, both Phase I and II, is 984 square metres. Parks, Forestry and Recreation has directed the applicant to satisfy the parkland dedication through an onsite dedication of 962 square metres through one conveyance as part of Phase I, Site Plan Application. The remaining 22 square metres of the parkland dedication shall be paid in cash-in-lieu.

The Owner has indicated a willingness to complete the buildout of the park. Parks, Forestry and Recreation requests City Council's approval to direct the Parks and Recreation component of the development charges to the above base park improvements.

Parks, Forestry and Recreation is agreeable to have the property owner design and build out the park, in consultation with Parks, Forestry and Recreation.

Phase I of this development is currently under review pursuant to Site Plan Application and as such there were no reports to Council to obtain Council Authority to direct the Parks and Recreation component of the development charges to the above base park improvements. This authority is recommended by way of this Motion.

This Motion has been reviewed by the General Manager of Parks, Forestry and Recreation with the assistance of staff at Corporate Finance and Legal Services.

Background Information (City Council)

Member Motion MM36.15