

City Council**Motion without Notice**

MM13.24	ACTION			Ward: 3
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Conveyance of Parkland - 2150 and 2194 Lake Shore Boulevard West and 23 Park Lawn Road - by Councillor Amber Morley, seconded by Councillor Gord Perks

** This Motion has been deemed urgent by the Chair.
* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Amber Morley, seconded by Councillor Gord Perks, recommends that:

1. City Council approve that in accordance with Section 42 of the Planning Act prior to the earlier of Registration of Plan of Condominium or first residential occupancy of the second tower adjacent to the Phase 2 parkland (Parkland A), the Owner shall convey to the City, an on-site parkland dedication identified as the “local park located along Lake Shore Boulevard West” in the Christie’s Secondary Plan having a minimum size of 2,500 square metres, with Base and Above Base Park Improvements completed, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.
2. City Council approve that in accordance with Section 42 of the Planning Act prior to the earlier of Registration of Plan of Condominium or first residential occupancy of the last tower in Phase 3, the Owner shall convey to the City, an on-site parkland dedication identified as “the community park located east of Street B and north of Street D” in the Christie’s Secondary Plan, also known as Parkland B, having a minimum size of 10,000 square metres, with Base and Above Base Park Improvements completed, to the satisfaction of the General Manager, Parks, Forestry and Recreation and the City Solicitor.

Summary

2150 and 2194 Lake Shore Blvd and 23 Park Lawn Road (the “Lands”) is a phased, mixed use development approved by Council in 2022 that comprises approximately 7500 residential units, including affordable housing, as well as two on-site parkland dedications, a new GO station, and community facilities such as a new public library, community recreation centre, two child care centres and a community agency space.

The required conveyance of lands for parkland purposes, pursuant to Section 42 of the Planning Act, R.S.O. 1990. C. P. 13, for the Lands, must be completed prior to the issuance of the first Above-Grade Building Permit for the first building in Phase 2 and in Phase 3, respectively, in accordance with Chapter 415 of the Municipal Code.

However, in discussions with the Owner, there are certain construction constraints within Phase 2 and 3 of the development, each of which comprises multiple high-rise towers and the construction of new public streets, that necessitates the delay of both parkland conveyances until first residential occupancy of the last building adjacent to each park site. Overall, the delayed conveyance of the parkland will allow for minimal disruption to the build out of the parklands and ensure safety and comfort to the park users once construction of the adjacent buildings have been completed. It is also intended to minimize disruption to traffic by allowing the Owner to use the future parkland for construction staging rather than seeking permission to temporarily close lanes on Lake Shore Boulevard and Park Lawn Road. The alternate conveyance timing would require the delivery of the parkland with Base and Above Base improvements fully completed.

The Section 37 Agreement for this development has not yet been executed and registered, and as such, an Amending Agreement is not required; however, staff require revised instructions to implement alternate timing for parkland conveyance to be secured through the Section 37 Agreement.

This Motion is urgent because, if adopted at the December 13, 14 and 15, 2023 City Council meeting, it will permit the City Solicitor to proceed with execution of the Section 37 Agreement for the Lands once all other outstanding matters have been addressed to the City's satisfaction.

Background Information (City Council)

Member Motion MM13.24