

148-158 Avenue Road and 220-234 Davenport Road - Community Benefits Charge In-kind Contribution Value Report

Date: October 7, 2024
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 11 – University-Rosedale

Planning Application Number: 21 178720 STE 11 OZ

SUMMARY

On July 19, 2023, City Council approved the Zoning By-law Amendment application at 148-158 Avenue Road and 220-234 Davenport Road to permit a 108-metre (35 storeys, excluding mechanical penthouse) mixed-use building with 330 residential units. The application includes the conveyance of 207 and 209 Avenue Road (an area of approximately 365 square metres) as off-site parkland dedication, which will result in the expansion of Ramsden Park and an increase to the park frontage on Avenue Road.

The parkland conveyance is to be delivered as a combination of the applicant's Section 42 parkland dedication requirement and a Community Benefits Charge ("CBC") in-kind contribution.

City Council directed City Planning staff to report back on the value of the CBC in-kind contribution. The purpose of this report is to inform City Council that the acquisition of the off-site parkland requires 63% of the value of the in-kind CBC contribution in conjunction with the Section 42 contribution for the above-noted development.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future

years.

DECISION HISTORY

On July 19, 2023, City Council approved a Zoning By-law Amendment application at 148-158 Avenue Road and 220-234 Davenport Road to permit a 108-metre (35 storeys, excluding mechanical penthouse) mixed-use building with 330 residential units and 500 square metres of non-residential gross floor area. City Council directed City Planning Staff to report back on the value of the total cost of the in-kind contribution so that Council may attribute a value to the contribution.

The City Council decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.8>

COMMENTS

Provincial Policy Statement, Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff has reviewed the current proposal for consistency with the Provincial Policy Statement (2020), the Provincial Planning Statement (2024), and conformity with the Growth Plan (2020)]. In the opinion of Staff, the proposal is consistent with the PPS (2020) and the PPS (2024), and conforms with the Growth Plan (2020).

Parkland

In satisfaction of the Section 42 parkland dedication requirement for the development application at 148-158 Avenue Road and 220-234 Davenport Road, City Council approved a 365 square metre off-site parkland dedication at 207 and 209 Avenue Road (the "off-site park"). When City Council made their decision, it was known that the value of the off-site park would exceed the Section 42 parkland dedication requirement for the development. Recommendations were included in the report to allow for a portion of the off-site park, including some hard and soft costs associated with the acquisition and construction, be secured as a CBC in-kind contribution.

Staff have assessed the value of the off-site park with the applicant and attribute a value equal to 63% of 4% of the value of the lands at 148-158 Avenue Road and 220-234 Davenport Road (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development. The value of the remaining 37% of the CBC to be paid for this development will be determined the day before the day the first building permit is issued for the development, in accordance with the *Planning Act* and By-law 1139-2022.

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SIGNATURE

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Director, Community Planning
Toronto and East York District

ATTACHMENTS

Attachment 1: Site Plan

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