

2491 Lake Shore Boulevard West – Community Benefits Charge In-kind Offer and Development Charge Credit

Date: October 2, 2025

To: Etobicoke York Community Council

From: Director, Community Planning, Etobicoke York District

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 22 168205 WET 03 OZ

Related Planning Application Number: 22 168204 WET 03 SA (Site Plan Control)

SUMMARY

On April 23, 2025, City Council approved the Zoning By-law Amendment and Rental Housing Demolition applications at 2491 Lake Shore Boulevard West to redevelop the site for a nine-storey mixed-use building containing 332 square metres of retail at grade and 151 dwelling units above the retail space. The proposal also included 284 square metres of on-site parkland dedication that was secured as part of the Zoning By-law Amendment.

Additionally, City Council directed that the Executive Director, Development Review, in consultation with the Ward Councillor and the General Manager, Parks and Recreation, discuss the Community Benefit Charge (CBC) contribution for above base park improvements for the on-site parkland dedication with the owner and report back to City Council on the outcome of any proposed agreement for an in-kind contribution.

The purpose of this report is to report back to City Council on the agreed to CBC in-kind contribution, that will be used towards providing a new walkway, seating, lighting, and tree plantings on the on-site parkland dedication at 2491 Lake Shore Boulevard West and on the adjacent portion of Amos Waites Park to the north of 2491 Lake Shore Boulevard West. The proposed in-kind contribution being offered represents 100 percent of 4 percent of the value of the developable area of the site. The report is also seeking Council approval for a Development Charge Credit against the Parks and Recreation component of the Development Charges towards the design and construction of the Above Base Park Improvements for the on-site parkland dedication at 2491 Lake Shore Boulevard West and the adjacent portion of Amos Waites Park to the north of 2491 Lake Shore Boulevard West.

RECOMMENDATIONS

The Director, Community Planning, Etobicoke York District, recommends that:

1. City Council allow an in-kind contribution for 2491 Lake Shore Boulevard West for the design and construction of a new walkway, seating, lighting, and tree plantings with cost estimates to be submitted and approved for the on-site parkland at 2491 Lake Shore Boulevard West and for the adjacent portion of Amos Waites Park to the north of 2491 Lake Shore Boulevard West (the "In-Kind Contribution"), all to the satisfaction by the General Manager, Parks and Recreation.
2. City Council attribute a value of the in-kind Contribution Community Benefit Charge, set in Recommendation 1, equal to one hundred percent (100 percent) of four percent (4 percent) of the value of the lands (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the first building permit is issued in respect of the development, for the in-kind Contribution for the on-site parkland at 2491 Lake Shore Boulevard West and the adjacent portion of Amos Waites Park to the north of 2491 Lake Shore Boulevard West, as approved by the General Manager, Parks and Recreation.
3. City Council authorize the Executive Director, Development Review to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act (the "In-Kind Contribution Agreement") to address the provision of the in-kind contribution with further details and specifications to be detailed in the In-Kind Contribution Agreement all to the satisfaction of the Executive Director, Development Review, and the City Solicitor, with such agreement to be registered on title to the Site and such agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.
4. City Council approve a Development Charge Credit against the Parks and Recreation component of the Development Charges for the design and construction of additional Above Base Park Improvements to the satisfaction of the General Manager, Parks and Recreation. The Development Charge Credit shall be in an amount that is the lesser of the cost to the owner of designing and constructing the additional Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

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.

This report requests Council approval of a CBC in-kind contribution of a new walkway, seating, lighting, and tree plantings for the on-site parkland dedication and the identified portion of Amos Waites Park. The estimated value of the CBC in-kind proposed is

equivalent to the full four percent (4%) CBC payable in accordance with the CBC By-law. The percentage ascribed to the in-kind contribution will not be a direct CBC payment to the City.

This report also recommends a development charge credit in the amount that is the lesser of the approved design and construction costs of additional Above Base Park Improvements, and the Parks and Recreation component of development charges payable, in accordance with the City's Development Charges By-law.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

DECISION HISTORY

On April 23, 2025, City Council adopted a Decision Report - Approval for the subject site and directed staff to commence discussions with the owner for an in-kind contribution and to report back on those discussions. The decision document can be found here: [EY21.1 - 2491 Lake Shore Boulevard West - Zoning By-law Amendment Application - Decision Report - Approval](#).

COMMENTS

The [Decision Report](#) adopted by City Council on April 23, 2025, for the subject site, references a 284 square metre on-site parkland dedication secured on-site at 2491 Lake Shore Boulevard West along the northern property line to expand Amos Waites Park.

As directed by City Council, following the adoption of the Zoning By-law Amendment, City staff and the owner of 2491 Lake Shore Boulevard West identified an opportunity to collaborate on enhancements to the portion of Amos Waites Park adjacent to the development, including an accessible entrance/access point, a new walkway, seating, lighting and tree plantings. As part of this collaboration, the owner has committed to undertaking the design and construction of the Above Base Park Improvements to the on-site parkland dedication as well as to the adjacent portion of Amos Waites Park, subject to approval by the City.

The purpose of this report is to report back to City Council on the agreed upon CBC in-kind contribution, that will be used towards providing a new walkway, seating, lighting, and tree plantings on the on-site parkland dedication at 2491 Lake Shore Boulevard West and on the adjacent portion of Amos Waites Park to the north of 2491 Lake Shore Boulevard West. The proposed in-kind contribution being offered represents 100 percent of 4 percent of the value of the developable area of the site.

Additionally, the report is seeking Council approval for a Development Charge Credit against the Parks and Recreation component of the Development Charges towards the design and construction of the Above Base Park Improvements for the on-site parkland

Decision Report - Approval - 2491 Lake Shore Boulevard West- Community Benefit Charges and Development Charges Allocations

dedication at 2491 Lake Shore Boulevard West and the adjacent portion of Amos Waites Park to the north of 2491 Lake Shore Boulevard West.

City staff support the in-kind CBC contribution and development charge credit as they will facilitate needed improvements to Amos Waites Park.

CONTACT

Prabhat Dahal, Senior Planner, Tel. No. 416-338-7483,
E-mail: Prabhat.Dahal@toronto.ca

SIGNATURE

Alex Teixeira, MCIP, RPP
Director, Community Planning
Etobicoke York District

ATTACHMENTS

Attachment 1: In-kind Offer
Attachment 2: Site Plan

Attachment 1: In-kind Offer

September 18, 2025

2491 Lakeshore Limited Partnership
15064 Yonge St, 3rd Floor
Aurora, ON L4G 1M2

Community Planning
Development Review Division
City of Toronto
Etobicoke Civic Centre, 2 Civic Centre Court, 3rd Floor, Toronto, ON, M9C 5A3

**RE: 2491 Lake Shore Boulevard West
Zoning By-law Amendment & Related Site Plan Amendment Applications
Applications No. 22 168205 WET 03 OZ & Related 22 168204 WET 03 SA
Proposed In-Kind Community Benefits Contribution**

Dear Community Planning,

Attention: Prabhat Dahal, Senior Planner, Prabhat.Dahal@toronto.ca

Further to our ongoing discussions regarding the above-noted development applications (the "Applications"), we are pleased to outline a proposed in-kind contribution toward community benefit charges ("CBCs") otherwise payable in respect of the development of the Site.

As you know, the Applications propose to develop the lands known municipally as 2491 Lake Shore Boulevard West (the "Site") with a nine-storey mixed-use building containing 332 square metres of retail at grade and 151 dwelling units (the "Development"). The proposal also included 284 square metres of on-site parkland dedication that was secured as part of the Zoning By-law Amendment. Based on consultation with the local community, the local Councillor and City staff, we understand there is interest in improvements to the on-site parkland dedication and the adjacent portion of Amos Waites Park north of 2491 Lake Shore Boulevard West.

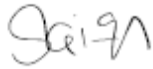
Accordingly, consistent with our discussions to date, we write to confirm that we would be prepared to enter into an agreement pursuant to subsection 37(6) of the Planning Act to provide the design and construction of a new walkway, seating, lighting, and tree plantings on the on-site parkland dedication at 2491 Lake Shore Boulevard West and the adjacent portion of Amos Waites Park to the north of 2491 Lake Shore Boulevard West, as an in-kind community benefits contribution (the "In-Kind Contribution").

The contributions referenced above would be attributed a value equal to 100% of 4% of the value of the Site, as determined the day before the day the first building permit is issued for the Development.

If this offer is accepted by City Council, we would work to enter into an agreement securing these contributions prior to issuance of the first building permit for the Development.

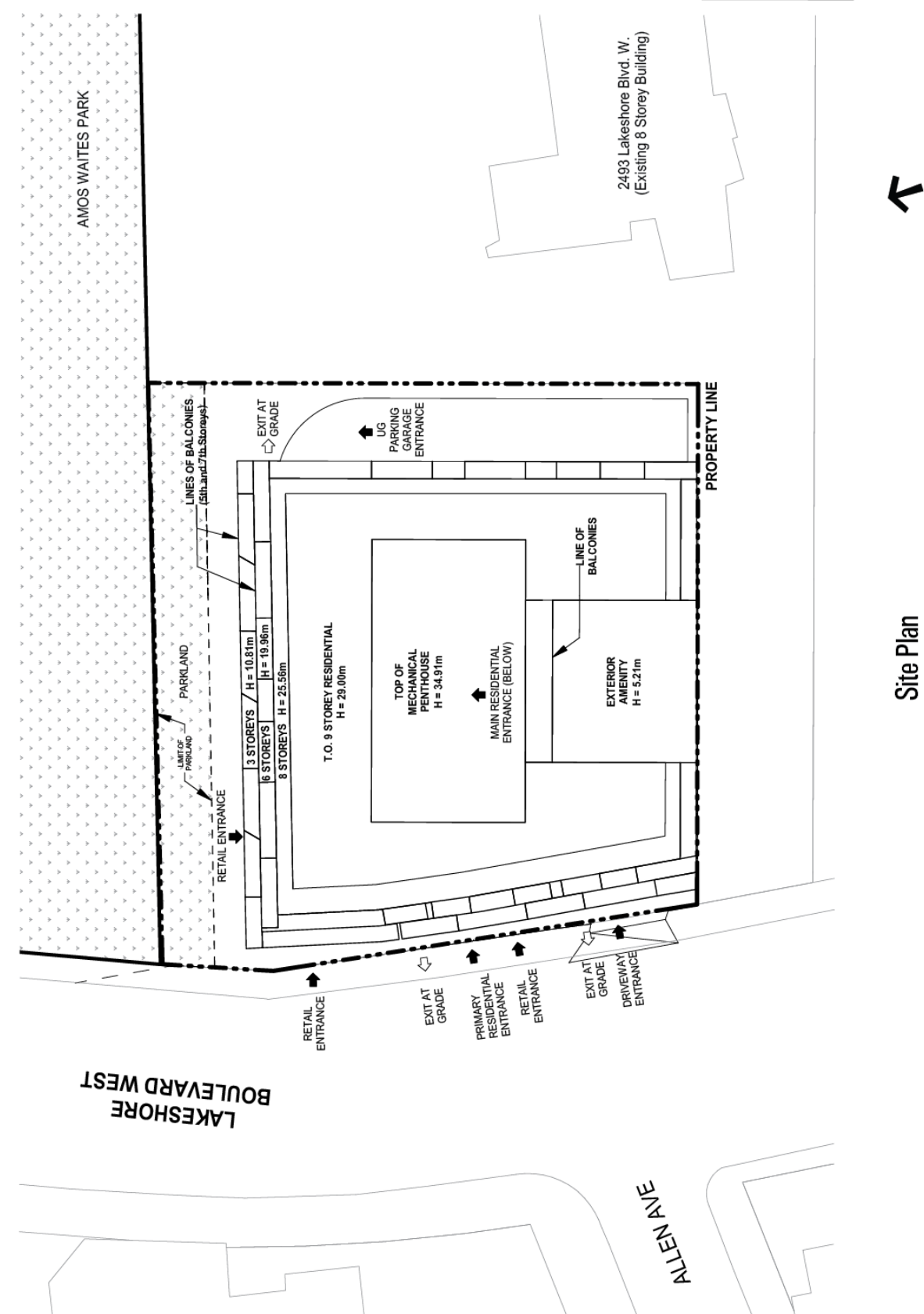
We appreciate the ongoing collaboration on this matter.

Best wishes,



Laiq Siddiqui
T: (647) 242-2977
E: laiq@kettlebeck.com

Attachment 2: Site Plan



Site Plan