

November 16, 2010

To: Raymond David, Director, Community Planning South District
Attention: Dan Nicholson

From: Randy Jones, Acting Supervisor, Development Applications

Subject: **830 Lansdowne Ave.**
Zoning and Official Plan Amendment Application 10 265956 STE 18 OZ
Neudorfer Corporation
Ward – 18

Application

The proposal is for a mixed use development containing two 26 storey residential towers, 32 two storey residential loft units (for a total of 562 residential units) and having retail space at grade level. In response to your circulation, which includes the plans prepared by Burka Architects Inc. (date stamped by City Planning Sept. 27/10), the Policy and Development Section of the Parks, Forestry and Recreation Division advises as follows.

Applicability of Parkland Dedication

If this application is approved the Davenport Village Secondary Plan will be amended to include the subject development within the boundaries of the Secondary Plan. The Secondary Plan requires an alternative parkland dedication rate of .6 hectares/830 units be applied to new residential developments. Through previous developments and in keeping with the Secondary Plan requirements a 0.5 hectare public park has been secured to the north of the subject development. The Secondary Plan under Section 6.4 stipulates that any further parkland dedication requirements be provided as cash-in-lieu at the alternative rate of .6 hectares /830 units. The Plan also states that the cash-in-lieu of parkland dedication can be used to improve the 0.5 hectare park, however in keeping with the City's cash-in-lieu policy it would have to be only the amount above the first 5%.

Calculation of Parkland Dedication

The application proposes 562 residential units on a total site area of 1.285 hectares (12,850m²). At the alternative rate requirement contained in the Davenport Village Secondary Plan, of 0.6 hectares per 830 units, the parkland dedication requirement would be 0.4062 hectares (4,062m²).

The non residential component of the development will be subject to a 2% cash-in-lieu of parkland dedication payment required under Chapter 165 of the former City of Toronto Municipal Code (which remains in full force and effect) to implement Section 42 of the Planning Act RSO 1990, c.P.13. The cash-in-lieu payment is part of the building permit application process. Payment is to be made at Customer Services, Building Division.

Proposal for Dedication of Parkland

The applicant would be required to satisfy the parkland dedication requirements as cash-in-lieu and/or improvements to the parkland that has been secured, in accordance with the policies of the Davenport Village Secondary Plan. This is appropriate as there is no location for an on-site parkland dedication from this development that would be of useable size and the site would be fully encumbered with below grade parking.

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

Advisory Comments

If the owner of the property enters into a Section 37 Agreement with the City as part of this development application, this department requests to be involved in the negotiations.

Comments regarding any necessary street tree plantings and requirements under the private tree protection by-law or the Ravine By-law will be forwarded directly to your attention by Urban Forestry.



Randy Jones
Acting Supervisor, Development Applications

cc: ✓ Councillor Adam Giambrone – Ward 18
Anne Marra, Director, Facilities and Capital Management (Attention: Gary Short)
Sandy Straw, Manager Parks, Toronto East York District & Parks By-law Enforcement Unit
Mark Procnier, Manager, Urban Forestry Planning (Attention: Mark Ventresca)