



Report to: Development Services Committee

Meeting Date: December 9, 2019

SUBJECT: RECOMMENDATION REPORT Request for authorization to receive parkland dedication for the proposed Times Group Corporation residential high rise development south of Highway 7, east of Bayview Avenue Block 45, Plan 65M-3226, File No. SC 17 137260 (Ward 8)

PREPARED BY: Rick Cefaratti, MCIP, RPP, ext.3675
Senior Planner, West District

RECOMMENDATION:

1. That the Staff report dated December 9, 2019 entitled “RECOMMENDATION REPORT, Request for authorization to receive parkland dedication for the proposed Times Group Corporation residential high rise development south of Highway 7, east of South Park Road, Block 45, Plan 65M-3226, File No. SC 17 137260 (Ward 8)” be received; and,
2. That Staff be authorized and directed to enter into agreement(s) with Times Group Corporation to provide the parkland required for the High Density Development on Block 45, Plan 65M-3226 as land from part of Block 46, Plan 65M-3226; and further,
3. That Staff be authorized and directed to do all things necessary to give effect to this resolution.

PURPOSE:

Staff is seeking authorization for a portion of the lands located west of South Park Road and east of German Mills Creek, (Block 46, Plan 65M-3226), in the Leitchcroft Community, to be conveyed to the City for park purposes, to meet the parkland dedication requirements for the recently approved residential high rise development located on the south side of Highway 7 east of South Park Road (Block 45, Plan 65M-3226). The locations of these properties are shown on Figure 1 – Location Map, and Figure 2 – Air Photo).

BACKGROUND:

Applications by Times Group for Official Plan and Zoning By-law Amendments were approved by Council and an application for Site Plan Approval was endorsed in principle by Development Services Committee in February 2018 for two residential apartment buildings of 37 and 34 storeys on the south side of Highway 7 east of South Park Road. Times Group subsequently revised their concept in May 2019 to reduce the height of both buildings to 24 storeys, to conform to the current Buttonville Airport Height Restrictions, which have not yet received the required exceptions to allow for the taller buildings. The February 2018 recommendation report identified that cash-in-lieu of parkland would be required for the proposed development. The report also noted that parkland dedication requirements would be addressed through the Site Plan approval process.

The 34 and 37 storey tower proposal was for a combined total of 767 units. The revised site plan application for two 24 storey towers proposed a combined total of 493 units. Times Group has indicated that they are working closely with NAV Canada to get the required exceptions to the Buttonville Airport Height regulations to allow the 37 and 34 storey towers.

Times Group has indicated that they want to move forward with the two proposed 24 storey high rise apartments containing 493 units. Based on 493 units, the parkland dedication requirement is 1.197 ha. (2.957 ac.). If an agreement can be reached with NAV Canada, the site plan will be amended to show 34 and 37 storey apartment buildings, with a combined total of 767 units, which will require approximately 1.862ha. (4.601 ac.) of parkland.

As an alternative to cash in lieu, Times Group has now agreed to convey parkland on Block 46 to the City, instead of cash-in-lieu, to fulfill their parkland requirement for the proposed Block 45 high rise development.

Times Group has also reached an agreement with the York Region District School Board (YRDSB) to provide an elementary school site on part of Block 46. The YRDSB is willing to accept a site with an area of approximately 1.62 ha. (4 ac.), subject to conditions.

In addition, Times Group is planning on developing the Highway 7 frontage of Block 46 with high density condominium apartment buildings. Applications for the development of the north portion of Block 46, have not been submitted.

Table 1 below summarizes the approximate land requirements of the YRDSB for a school site and the City for parkland dedication:

Table 1

Total Area (Block 46): 8.42 ha. (20.8 ac.)
School Board Requirements from Block 46: 1.62 ha. (4 ac.)
Park Requirement for 493 unit proposal on Block 45: 1.197 ha. (2.957 ac.)
Additional Park Requirement for 767 unit proposal on Block 45: 0.665 ha. (1.64 ac.)

OPTIONS/ DISCUSSION:

City and school board staff have been working together to look for opportunities to create a community hub within the Leitchcroft area with a combined park/school block. This includes an agreement between YRDSB and Times Group to accept part of Block 46 for an elementary school. The provision of a school site by YRDSB and conveyance of a portion of Block 46 for parkland purposes to the City, will support the objective of creating a community hub, and fulfills a need for parkland within the local area.

The parkland is proposed to be conveyed to the City incrementally as development is approved. The first conveyance will be approximately 1.197 ha (2.957 ac). This will occur with the finalization of the site plan agreement for the current 493 unit, 24 storey proposal. The Legal Department is currently preparing the site plan agreement for the current proposal which will be forwarded to Times Group for execution. The site plan application for the current 493 unit proposal was endorsed on July 4, 2019. The second conveyance of 0.665 ha. (1.64 ac) will occur as a condition of approval for the 767 unit proposal, which is subject to NAV Canada approval. Times Group will be required to submit a revised site plan application and enter into an amended site plan agreement for the 767 unit proposal. The third conveyance of additional parkland will occur with the approval of future development on the north portion of Block 46.

CONCLUSION:

The proposal for parkland, for the high rise apartment development on Block 45, to be provided by the conveyance of parkland on Block 46, is desirable, and is supported by staff. Staff are recommending that all of the parkland required for the development of Blocks 45 and 46, as outlined in this report be dedicated to the City incrementally (as new development is approved) as land located in Block 46, Plan 65M-3226.

RECOMMENDED BY:

Biju Karumanchery, M.C.I.P., R.P.P.
Director of Planning and Urban Design

Arvin Prasad, M.C.I.P., R.P.P.
Commissioner of Development Services

ATTACHMENTS:

Figure 1: Location Map

Figure 2: Air Photo