

Section 37 – Community Benefits Lakeview Waterfront

Lakeview Community Partners Limited

1082 Lakeshore Road East and 800 Hydro Road

File OZ 19/003 W1

Site Context



Downtown
Toronto

Humber Bay,
Etobicoke

G.E. Booth
Wastewater
Treatment Plant

Site

Rangeview

Lakeview Water
Treatment Plant

Lakefront
Promenade
Park

Lakeshore Road East

Background

- Council approved the Recommendation Report on Nov 10, 2021 and the implementing zoning by-law on June 8, 2022
- Approvals permit the development of a mixed-use waterfront community that includes commercial, employment and cultural uses as well as 47 acres of new city owned green space and up to 8,050 new residential units
- 5% of the residential units (402) are to be affordable
- The implementing zoning by-law includes multiples layers of holding zones which limit development based on mitigating issues relating to noise, odour and entering into a Section 37 agreement and fulfilling the Section 37 financial obligations

Overall Plan



Community Benefit - Value

- The community benefit is based on the 'uplift' value between what was previously permitted in the official plan (6,800 units) and what was approved (8,050 units)
- Staff have acknowledged that some level of community benefits have already been provided including:
 - providing concrete for the Jim Tovey Conservation Area
 - paying for odour mitigation at G.E. Booth wastewater treatment plan
 - engineering consultants and technical analysis for district energy feasibility
 - community enjoyment events including artwork, concert series and sunflower fields
- The value of these benefits have been calculated to be \$2,049,000
- In addition to the above benefits, staff in collaboration with the local area Councillor, have negotiated the contribution of an additional \$14,000,000

Community Benefit - Use

- The community benefit of \$14,000,000 will be used towards any combination of the following uses:
 - Improvements and works to the pier
 - Enhancements and works to city owned parks within the development
 - Works associated with a city owned public parking structure within the development
 - Cultural facilities and public artwork contained on city owned land within the development
 - Implementation of affordable housing up to a maximum of 20% of the contribution (\$2,800,000)
- The benefit can be provided as payment or as an in-kind contribution
- The distribution of the funds between the above uses will be further defined before subdivision registration

Parks Plan



Community Benefit - Provisions

- \$2,000,000 of the \$14,000,000 is to be paid upfront
- The balance owing of \$12,000,000 will be required to be fulfilled prior to the development exceeding 6,800 residential units
- It is anticipated that a majority of the balance owing will be fulfilled as in-kind contributions as park development progresses. The amount owing will be drawn down upon as enhancements and features are installed
- The amount owing will be subject to an indexing rate to ensure that any deferred contributions take into account the rising cost of inflation
- The zoning by-law includes a holding zone which would prevent development from exceeding 6,800 units until the community benefits obligations are completely fulfilled

Recommendations

The \$14,000,000 owing combined with the \$2,049,000 of benefits already contributed constitutes 30% of the uplift value between 6,800 residential units and 8,050 residential units

Accordingly it is recommended that:

- That the sum of \$14,000,000 be approved as the amount for the Section 37 Community Benefits contribution.
- A by-law be enacted to authorize entering into a Section 37 agreement with Lakeview Community Partners Limited

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