

# **HOZ 23-1 W1**

# **1381 Lakeshore Road**

Section 37 Report

David Ferro – Development & Design

Brixen Developments (Lakeview) Inc.





APPLEWOOD CREEK

DIXIE ROAD

CHERRIEBELL ROAD

LAKESHORE ROAD EAST

## Development Proposal Timeline:

- OZ/OPA Application Deemed Complete: ***October 22, 2020***
  - 15 storey apartment building with ground floor commercial
  - Submitted by City Park (Lakeshore) Inc
- Community Meeting: ***December 10, 2020***
- Public Meeting/Information Report: ***January 25, 2021***
- Application Appealed: ***February 19, 2021***
  - applicant appeal for non-decision
- Recommendation Report: ***May 10, 2021***
  - PDC endorsed refusal recommendation
- OLT Decision: ***July 26, 2022 \*\*\* settlement approval***
  - 11 storey apartment building with ground floor commercial
  - Zoning Approved to implement proposal – including H provision requiring Section 37 Community Contribution
- HOZ and SP Application submitted by new property owner **Brixen Developments (Lakeview) Inc**

**OZ/OPA Proposal:**

- 8 – 15 storey apartment building
- 242 units, 4.31 FSI
- ground floor commercial space



**OLT/SP/HOZ Proposal:**

- 11 storey apartment building
- 284 units, 4.88 FSI
- ground floor commercial space

### **Section 37 Community Contribution:**

- Section 37 of the Planning Act allows the City to secure community benefits when increases in permitted development are deemed good planning through the approval of a development application.
- The City has a Corporate Policy and Procedure for Bonus Zoning which has resulted in the contribution amount of \$325,000 by the proponent to be utilized within the surrounding community.
- Councillor Dasko has indicated a preference to have the monies put towards the Small Arms Expansion Project, which is situated across the street of the subject property.

## **Next Steps:**

Should Planning and Development Committee see fit to endorse acceptance of the contribution amount:

- The City and proponent enter into a S 37 Community Benefits agreement to be registered on title
- This will satisfy the Holding Provision that is applicable to the site, and the Lifting of the Holding Provision under delegated authority process will commence