

# Section 37

## Community Benefits Secured Description of Benefits

Ward Council/OMB Approval Date

### Ward 6

10/12/2000 amenities	2077 Lakeshore Blvd. W. Ward Council/OMB Approval Date	Provision of 105 Seniors Units and related
5	12/03/2008	
5	12/04/2009	
5	08/27/2010	
6	10/12/2000	

#### By-law No.

1320-2008  
 1229-2009  
 1160-2010  
 197-1994, 173- 2001

#### Cash Contribution

\$1,255,000.00  
 \$600,000.00  
 \$150,000.00  
 \$0.00

#### Address

1 Valhalla Inn Rd.  
 21 Old Mill Rd & lands on north side of Old Mill Rd.  
 2800 Bloor Street West  
 2077 Lakeshore Blvd. W

#### Description of Benefits

\$200K for public art (on site or in local area); \$1,005,000.00 towards new community centre and/or gymnasium facility in vicinity of site and which may comprise a building expansion at Bloorlea Middle School for a community centre/gymnasium facility; pay for costs of traffic control signals/geometry improvements at East Mall/Valhalla Inn Rd. intersection, removing/relocating existing pedestrian crossover on East Mall, traffic signals at East Mall/Burnhamthorpe Rd. and East Mall/Bloor St. W. Intersections; design and construct improvements to East Mall/Bloor West intersection and submit financial security to cover construction costs; \$50K for installation of TTC traffic signal priority at two local intersections.

Secured as legal convenience: signage and warning clauses as required by TDSB and TCDSB; submit and implement recommendations of Noise Report.

\$500,000 for park improvements including up to \$50,000 for a pedestrian bridge, within the vicinity of the site including Kings Mill Park, Etienne Brule Park and Park Lawn Park to be paid prior to the issuance of the first above-grade building permit; \$100,000 for Heritage improvements along the Humber River from Dundas Street to Lake Ontario to be paid prior to the issuance of the first above-grade building permit.

Secured as legal convenience: cost of new/upgraded municipal infrastructure; building materials; environmental matters; streetscape improvements.

\$150K for improvements to the Kingsway Gate Boulevard Parkette, improvements to the Kingsway boulevards and associated modifications to the intersection geometry at Bloor Street West and the Kingsway, and restoration of the Kingsway Gates; complete a TTC Technical Review; provide and maintain three new replacement units comprising one affordable rent and two mid-range rents; tenant relocation package for ten residential housing units

Provision of 105 Seniors' Dwelling Units and related amenities, as per agreement.

#### Comments

OP A & Rezoning appealed by resident. Clerk's letter to OMB dated Jan. 11/10.

By-law 173-2001 removes the 'H' designation.

Friday, January 28, 2011

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6	02/07/2003
6	04/27/2006
6	05/25/2006 6 09/28/2006
6	04/30/2009

#### By-law No.

95-2003  
 297-2006  
 429-2006 1096-2006  
 501-2009

**Cash Contribution**

\$500,000.00  
 \$1,400,000.00  
 \$200,000.00 \$330,000.00  
 \$1,050,000.00

**Address**

2242-2246 Lake Shore Blvd. W.  
 2115-2139 Lake Shore Blvd. W.  
 3857-3867 Lake Shore Blvd. W. & 96 Forty First St.  
 829,833,839 Oxford St and 156,160 Evans Ave.  
 2230 Lake Shore Blvd. W.

**Description of Benefits**

\$279,000 prior to condo registration for public initiatives in the Mimico area, including Bonar Creek, Amos Waites Park, and general park improvements to the City-owned parking lot immediately to the north of the Site.; \$221K for cost of installation of traffic signals at Lake Shore Boulevard West and Legion Road; \$200K for public initiatives in the Mimico area..

Permit publicly accessible parking in perpetuity; \$480K for park improvements south of Marine Parade Dr., including \$30K for local park; \$30K for Cruise Motel clock sign; \$250K for improvement and acquisition of Amos Waites Park and recreation facility; \$500K for proposed outdoor ice skating oval at Colonel Samuel Smith Park; \$50K for improvements to Mimico Memorial Park; \$45K for restoration of Mimico Station; \$45K for Mimico BIA public art. Secured as a legal convenience: exterior materials and design.

\$100,000 for park improvements to Marie Curtis Park; \$100K for public art program in vicinity of site

On-site parkland dedication of 1,400 m2; \$125,000 for improvements to dedicated parkland; parkland maintenance to be responsibility of owner and subsequent purchasers; \$125,000 for Ourland Park improvements; \$80,000 for streetscape improvements to north side of Oxford Street abutting site.

Secured as legal convenience: parkland cleanup to MOE standards; environmental site assessment reports, noise and vibration study, air quality study.

\$1.05M, indexed, with \$400K for new community centre in Mimico, prior to above-grade B.P., \$400K for trails & bridge crossings over Mimico Ck & Bonar Ck, prior to any foundation B.P., \$75K for improvements to Mimico Train Stn, prior to site plan approval, \$75K for Mimico-by-the-Lake public art, prior to site plan approval, \$100K for public art at Coronation Park, prior to site plan approval.

**Comments**

OP A By-law 94-2003. S.37 agreement secures design and materials. Three C of A minor variance approvals securing community benefits (duplicate benefits approved) were addressed through an amending S.37 agreement (A288/05EYK, A579/06EYK, see A278/08EYK). \$200K for public initiatives in the Mimico area captured in record for A278/08EYK.

OP A By-law 296-2006.

OP A By-law No. 428-2006 OP A By-law No. 1095-2006.

At the time (Jun. 2010) of first installment, index had declined, so principal unchanged. Same for balance of payments (Jul. 9/10).

6 05/25/2006 6 09/28/2006

6 04/30/2009

**By-law No.**

95-2003  
 297-2006  
 429-2006 1096-2006  
 501-2009

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 \$1,400,000.00  
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*Friday, January 28, 2011*

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6	04/01/2010
6	04/01/2010
6	08/27/2010 7 07/22/2004 7 12/22/2005
7	06/14/2006
8	09/06/2005

**By-law No.**

- 338-2010
- 349-2010
- 1137-2010 726-2004 4-2006(OMB)
- 482-2006
- 1099- 2006(OMB)

**Cash Contribution**

- \$847,640.00
- \$303,200.00
- \$0.00 \$360,000.00
- \$525,000.00
- \$499,500.00

**Address**

- 2157 Lake Shore Boulevard W est
- 2175 Lake Shore Boulevard W est
- 2143 and 2147 Lake Shore Boulevard West
- 2350 Finch Ave. W . 3025 Finch Ave. W
- 2277-2295 Sheppard Ave. W., 100 Mainshep Rd.
- Finch Ave W & York Gate Blvd (Northwest corner)

**Description of Benefits**

- \$847,640 for public and parkland improvements within Humber Bay Shores and the Mimico 20/20 revitalization study area related to recreational amenities and facilities and acquisition of parkland
- \$303,200 for parkland improvements in Humber Bay Shores and in the local area related to recreational amenities and acquisition of parkland
- 60 parking spaces will be publicly accessible parking spaces secured as a legal convenience