

ZONING AND PLANNING

UPDATE FEBRUARY 17, 2009

Presentation by Mike McCart, City of Toronto Planning Department, and Gabriel Di Martino, Graywood Developments Ltd.

Mike McCart advised the board that the city was expecting to receive four applications for development, all of which conformed to the revised master plan. Mr. McCart then introduced Messrs. Di Martino and Guetter, of Graywood Developments Ltd. and Weston Consulting Group Inc., respectively.

Mr. Di Martino provided a brief description of several buildings either completed or currently under construction by Graywood, including commercial developments, in the Greater Toronto Area. He presented site drawings for Graywood's development of the Silver Moon motel land, which will include a four-storey commercial building fronting on Lake Shore, an eight-storey residential building in the middle, and a 36-storey building fronting on Marine Parade, which will include space for a small restaurant on the ground floor. The plan contemplates 386 new residential units, which is a slightly higher density than permitted under the original plan. Graywood will be seeking to acquire a small strip of land currently owned by the city along Marine Parade to provide access to the restaurant and the building. The commercial building will include underground parking for retail customers, and plans include provision of short-term parking along Lake Shore, and along the access roads to the residential buildings. Green space and view provisions are in accordance with the new master plan, i.e., buildings are staggered, and conform to the 35-meter to 50-meter separation between buildings.

Board members questioned the parking provisions, and pointed out that what has been provided currently, and what is planned, is inadequate and/or does not get properly used, e.g., underground parking for those visiting restaurants and area shops. The board also raised questions regarding commercial space and providing incentives for the right businesses to come to our area by assuring sustainability. Mr. Di Martino and Mr. McCart said that the board's concerns regarding parking provisions would be discussed further, and alternative solutions presented. Mr. Di Martino assured the board that Graywood is aware of the difficulties encountered in the establishment of viable retail businesses, and would actively work to provide incentives and encouragement through its commercial division.

In answer to a question regarding the proposed building timeline, Mr. Di Martino stated that the preference by Graywood would be to build all three buildings at the same time. However, because of access problems, this might not be possible, unless agreement can be reached with the city and Monarch to build the access roads prior to construction.