

City Council**Motion without Notice**

MM8.39	ACTION			Ward: 10
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23 Spadina Avenue - Zoning By-law Amendment - Further Direction - by Councillor Joe Cressy, seconded by Councillor Mike Layton

** This Motion has been deemed urgent by the Chair.
* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Joe Cressy, seconded by Councillor Mike Layton, recommends that:

1. City Council amend its decision on Item MM.44.37, adopted by City Council on July 23, 24, 25, 26, 27 and 30, 2018 by:
 - a. amending Part 2.c. to provide that the Section 37 community benefit of \$700,000.00 currently allocated to Wigwamen for affordable housing at 14 Spadina Road, be allocated towards the provision of new affordable housing units as part of the Alexandra Park and Atkinson Housing Co-operative Revitalization to be directed to the Capital Revolving Fund for Affordable Housing, so that Part 2.c. now reads:
 2. c. direct the \$700,000.00 cash contribution for the provision of new affordable housing in Ward 10 authorized to be secured by Part 1.a.1C of City Council's decision on Item TE18.8 to be allocated towards the provision of new affordable housing units as part of the Alexandra Park and Atkinson Housing Co-operative Revitalization to be directed to the Capital Revolving Fund for Affordable Housing, in consultation with the Chief Planner and Executive Director, City Planning and the Ward Councillor.

Summary

At its meeting of October 5, 6 and 7, 2016, City Council adopted a Request for Direction Report for a zoning by-law amendment to permit a mixed-use development with two towers 59 and 69 storeys at 23 Spadina Avenue and authorized the City Solicitor and City Staff to attend the former Ontario Municipal Board hearing in support of the proposed zoning by-law amendment application.

On November 14, 2016, the former Ontario Municipal Board approved the application and withheld its order pending the final form of the zoning by-law amendment to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, that a Section 37 agreement had been registered and confirmation that outstanding items related to servicing

had been addressed to the satisfaction of Engineering and Construction Services.

At its meeting of July 23, 24, 25, 26, 27 and 30, 2018, City Council adopted Item MM44.37 that authorized the City Solicitor and City staff to attend the Local Planning Appeal Tribunal in support of revisions to the proposed development and authorized the City Solicitor to enter into an agreement pursuant to Section 37 of the Planning Act. The community benefits recommended to be secured in the Section 37 agreement included a total cash contribution of \$7,150,000.00 of which \$700,000.00 was to be allocated to Wigwamen for the provision of new affordable housing on their site at 14 Spadina Road. City staff are currently finalizing the Section 37 agreement and zoning by-law amendment to be submitted to the Local Planning Appeal Tribunal for final approval.

This Motion seeks to permit the Section 37 community benefit of \$700,000.00 currently allocated to Wigwamen for affordable housing at 14 Spadina Road, to be allocated towards affordable housing as part of the Alexandra Park and Atkinson Housing Co-operative Revitalization. Equivalent funds for Wigwamen have already been received from other developments and as a result are not needed from 23 Spadina Avenue.

This Motion is urgent in order to allow for finalizing the Section 37 agreement prior to final approval by the Local Planning Appeals Tribunal, and to permit for the planning and budgeting of next phases of the Alexandra Park Revitalization to advance without delay.

Background Information (City Council)

Member Motion MM8.39