TORONTO

MM23.18

MOTION WITHOUT NOTICE

18 Lower Jarvis Street – Direction With Respect to Section 37 Benefits

Moved by: **Councillor McConnell**

Seconded by: **Councillor Rae**

SUMMARY:

At its meeting held on May 26 and 27, 2008, City Council adopted Toronto and East York Community Council Item TE15.10 which recommended approval in principle of amendments to the Zoning By-law for the former City of Toronto to permit development of 18 Lower Jarvis Street for a 33-storey residential building including an 8 storey podium. The development includes 456 dwelling units, 2,684 square metres of retail/commercial gross floor area, and 376 above-grade parking spaces. Council's approval in principle was subject to a number of matters, including resolution of some design and technical related issues. The Section 37 benefits also had to be determined and agreed to.

The City Solicitor has prepared a report seeking instructions on the Section 37 benefits.

This is a time-sensitive issue since the Ontario Municipal Board settlement Hearing is scheduled for two days commencing on August 6, 2008. The City Solicitor needs City Council's position with respect to the Section 37 benefits.

RECOMMENDATION:

1, That City Council adopt the recommendations contained in the report (July 14, 2008) from the City Solicitor.

July 15, 2008

Confidential Attachment

According to Chapter 27, Council Procedures:

Fiscal Impact Statement provided	
Should have Fiscal Impact Statement prior to debate Requires two-thirds to waive requirement if Council wishes to debate	*
Is before Council for debate	(v)
Chair agrees that the Motion Recommendations are **Urgent - OMB**	(v)

* Deputy City Manager and Chief Financial Officer to advise.