TORONTO

STAFF REPORT
ACTION REQUIRED
with Confidential Attachment

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

Date:	July 14, 2008
To:	City Council
From:	City Solicitor
Wards:	Ward 28
Reason for Confidential Information:	This report contains advice or communications that are subject to solicitor-client privilege.
Reference Number:	

SUMMARY

The purpose of this report is to report on Section 37 benefits for the proposed development at 18 Lower Jarvis Street. It is a time sensitive matter as a Council position is required for the Ontario Municipal Board hearing on August 6, 2008.

RECOMMENDATIONS

In the event City Council is satisfied with the offer made by the applicant with respect to Section 37 community benefits, then the City Solicitor recommends that:

1. City Council adopt the confidential recommendations in Attachment 1; and

2. City Council authorizes the public release, at the end of the Council meeting, of the confidential instructions if adopted by Council.

DECISION HISTORY

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, 2,648 square metres of retail/commercial gross floor area, and 376 above-grade parking spaces. The link to TE15.10 is http://www.toronto.ca/legdocs/mmis/2008/te/bgrd/backgroundfile-12491.pdf

FINANCIAL IMPACT

There is no financial impact resulting from the adoption of this report.

ISSUE BACKGROUND

Council's approval in principle was subject to a number of matters, including the resolution of some design and technical related issues. The Section 37 benefits also have to be determined and agreed to. Council's position with respect to the Section 37 benefits is required prior to the OMB Hearing scheduled to commence on August 6, 2008.

COMMENTS

This report sets out the applicant's settlement offer with respect to Section 37 benefits.

CONTACT

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SIGNATURE

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Anna Kinastowski
City Solicitor

ATTACHMENTS

Attachment 1 – Confidential Recommendations and Confidential Information