

Councillor Adam Vaughan 魏德力
Toronto City Council
Trinity-Spadina, Ward 20

Date: January 12, 2009

TO: Toronto and East York Community Council

Re: **Railway Lands West Daycare Agreement – Ward 20**

SUMMARY:

Concord Adex Developments and the City are both party to an agreement that contains obligations for Concord Adex Developments to construct daycare facilities in the Railway Lands West. This agreement requires that Concord Adex construct a daycare on Block 24 (4A Spadina). Condominium registrations may not occur on that block unless the daycare is provided.

The City and Concord Adex have been discussing other locations for the daycare over several months, including Block 31 which is owned by the City and will contain schools, affordable housing and a community centre. Staff have no objection to relocating the daycare and therefore, no daycare has been constructed on Block 24.

To ensure that the condominium registration is not deferred on Block 24 staff should be directed to amend the daycare agreement to put the obligation for the construction of the daycare onto Block 26E (422 Fort York Boulevard) which is also being developed by Concord Adex. This will give the City more time to finalize the details for the new daycare location.

In addition, if the daycare is located on Block 31, Concord Adex will give the City a cash contribution to cover the cost of the daycare (including construction, toys and equipment and a 1 year operating subsidy) in lieu of them constructing the daycare at their cost on one of their blocks.

RECOMMENDATIONS:

1. Direct the City Solicitor to amend the Daycare agreement that is currently in place between Concord Adex Developments Inc. and the City of Toronto by:



Executive Assistant
ANGE KINNEAR
Constituency Assistant
JENNIFER CHAN

Special Assistant
STEPHANIE FORD
Councillor's Aide
ETI GREENBERG

Councillor's Aide
BINH CHOW
416-392-4043
中文專線

100 Queen Street West
Toronto, ON, M5H 2N2
Phone: 416-392-4044
councillor_vaughan@toronto.ca

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- (a) moving the obligation for the construction of the daycare to Block 26E (formerly 422 Bremner Boulevard, now 100 Fort York Boulevard), to permit the condominium registration at 4A Spadina; and
- (b) allowing for a cash contribution from Concord Adex to the City, in lieu of construction of the daycare on a site owned by Concord Adex at the discretion of the Chief Planner, City Planning in consultation with the General Manager, Children's Services.

Adam Vaughan, Councillor
Ward 20, Trinity-Spadina



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