TORONTO **Member Motion**

City Council

Motion without Notice

MM23.33	ACTION			Ward:38

Proposed Adjustment to Required Section 37 Community Benefits - Official Plan Amendment and Zoning By-law - 1 and 2 Meadowglen Place - by Councillor Glenn De Baeremaeker, seconded by Councillor Michael Thompson

**** 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.***
Bills 708 and 709 have been submitted on this Item.

Recommendations

Councillor De Baeremaeker, seconded by Councillor Thompson, recommends that:

1. City Council amend recommendation No. 4 of item SC10.20, adopted as amended by Council at its meeting dated October 24 and 25, 2011, as follows:

   a. by deleting reference to use of the financial contributions under Section 37 of the Planning Act for improvements to Centennial Community Centre and the installation of a splash pad at Greenbrae Park; and

   b. to provide that the Phase 1 cash contribution under Section 37 of the Planning Act shall be staged such that the $100,000 portion is required prior to the issuance of any building permits for the townhouse component of Phase 1 and the $200,000 portion is required prior to the issuance of any building permits for the residential condominium apartment component of Phase 1.

2. City Council authorize the City Solicitor to introduce the necessary Bills.

Summary

On October 24 and 25, 2011 City Council adopted item SC10.20 of the Scarborough Community Council. That resolution approved an Official Plan amendment, zoning by-law, rental housing and *Planning Act* demolition applications and a proposed plan of subdivision. The development proposal would construct a total of 818 residential units, including 146 residential rental apartment units and a public park, on 1.4 hectares of land. (The prior Council decision is available at: http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.SC10.20)

As a precondition to submission of the Bills, the owner is required to enter into a Section 37 agreement. It secures a number of community benefits.

At a preliminary stage during the discussion of various potential community benefits, improvements to Centennial Community Centre and the installation of a splash pad at Greenbrae Park were considered. One purpose of this motion is to clarify that the final list of community benefits does not include those improvements and installations.

The second purpose of this Motion addresses the staging of section 37 financial contributions during Phase 1 of construction. The original recommendation provided that the contributions would be made prior to the issuance of any building permits in Phase 1. This Motion links the payments to building permits that will be issued for various elements of Phase 1.

This Motion is proposed on an urgent basis to permit the development to proceed taking into account the applicant's construction scheduling and to ensure that appropriate tenancy protection measures are in place with respect to the 146 residential rental apartments on the development site.

(Submitted to City Council on May 8 and 9, 2012 as MM23.33)

Background Information (City Council)

Member Motion MM23.33
(http://www.toronto.ca/legdocs/mmis/2012/mm/bgrd/backgroundfile-47171.pdf)