

City Council

Motion with Notice

MM41.35	ACTION			Ward:20
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Technical Amendment to Directions and Section 37 Agreement Provisions for 525 Adelaide Street West - by Councillor Adam Vaughan, seconded by Councillor Mike Layton

** This Motion has been deemed urgent by the Chair.*

** This Motion has been added to the agenda.*

** This Motion is subject to a re-opening of Item TE26.7. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

Recommendations

Councillor Adam Vaughan, seconded by Councillor Mike Layton, recommends that:

1. City Council delete Parts 3. vi. a. and 3. vi. e. of Item TE26.7 as adopted by City Council at its meeting October 8, 9, 10 and 11, 2013 and replace them with the following Parts 3. vi. a. and 3. vi. e.:
 - "3. vi. a. prior to issuance of the first above-grade building permit, the owner shall provide a letter of credit in the City standard form in the amount of seven hundred and fifty thousand dollars (\$750,000.00 CAN) to guarantee the cost of above base park improvements contemplated in Recommendation 3. vi. e.;
 3. vi. e. the total value of the above base park improvements shall have a minimum value of five hundred thousand dollars (\$500,000.00 CAN) and a maximum value of seven hundred and fifty thousand dollars (\$750,000.00 CAN) to the satisfaction of the General Manager, Parks Forestry and Recreation based on cost estimates submitted by the owner at the time of finalizing design and approval of plans and specifications for such improvements."
2. City Council authorize and direct the City Solicitor to further amend Schedule 1 of Sections (1) ii) and (3)(i) D) of the draft Zoning By-law Amendment attached as Attachment No. 1 to the report (September 9, 2013) from the Director, Community

Planning, Toronto and East York District to reflect the changes contemplated in Recommendation 1 above.

3. City Council direct that, pursuant to Section 34(17) of the Planning Act, no further notice be given in respect of the change to the Draft Zoning By-law Amendment.

Summary

At its meeting of October 8, 9, 10 and 11, 2013, City Council adopted a Zoning By-law Amendment for proposed development of 523, 525 and 525A Adelaide Street West. City Council also at that time directed that prior to introducing the necessary Bill to City Council for enactment, City Council require the owner to enter into an Agreement pursuant to Section 37 of the Planning Act to secure certain benefits and to secure design, construction and conveyance of a public park on site.

Subsequent to the Council decision, further consultation has been undertaken with the owner regarding the specifics of the financial arrangements for the provision of proposed public park. The purpose of this motion is to make certain technical amendments to the directions as a result of that consultation. The necessary Bill cannot be introduced for enactment until this matter has been addressed by City Council.

The appropriate Section 37 Agreement has been negotiated and prepared for execution. The owner has initiated applications for building permits for the development and wishes to proceed with the required community consultation with respect to the design of the proposed park.

This motion is urgent and must be considered by Council to allow the introduction of the Bills at this meeting.

Requires re-opening

Toronto and East York Community Council Item TE26.7 – City Council October 8, 9, 10 and 11, 2013.

(Submitted to City Council on November 13 and 14, 2013 as MM41.35)

Background Information (City Council)

Member Motion MM41.35