

70 and 72 Carlton Street – Report on Section 37 matters

Date:	May 29, 2015
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	P:\2015\Cluster B\PLN\City Council\CC15080

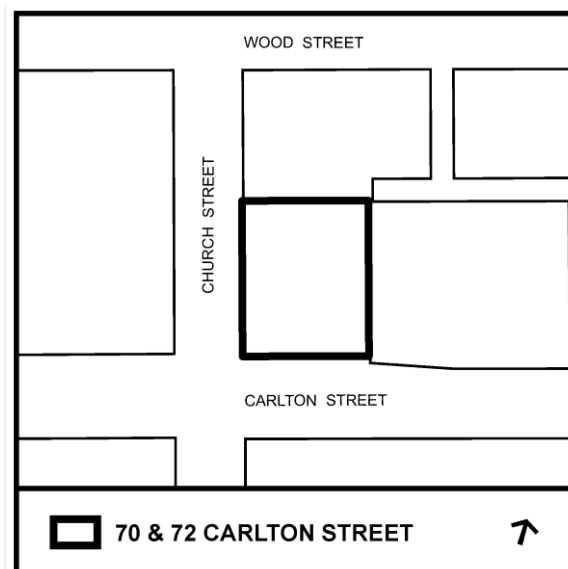
SUMMARY

City Council at its meeting of May 5 and 6, 2015, adopted recommendations to advise the Ontario Municipal Board, subject to resolution to the satisfaction of the City of all matters related to the appeal, that the City supports a settlement in principle for a 37-storey building, inclusive of a 7-storey base building, on the site at 70 and 72 Carlton Street.

As part of the settlement, City Council requested the Director, Community Planning, Toronto and East York District in consultation with the City Solicitor and the Director, Real Estate Services, to report directly to the June 10 and 11, 2015 meeting of City Council on the S. 37 community benefits for this project.

The proposed Section 37 community benefits included a \$3.25 million monetary contribution or a 531 sq.m. (5,718 sq.ft.) community/ cultural space on the second floor of the base building with its own access from a separate ground floor lobby. A monetary contribution of \$250,000.00 would also be made to the City for any required improvements to the space.

City Council requested a staff report related to the community/cultural space option, including the financial implications to the City in the event City Council were to elect



to require the community/cultural space rather than the cash contribution of \$3.25 million. The report is to identify possible uses for, and operators of, the community/ cultural space; and any additional terms and conditions that should be considered by City Council in determining whether or not to require the community/ cultural space instead of the cash contribution. Please find below link to the May 5 and 6, 2015 City Council decision.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.CC6.7>

A report is being finalized by the Chief Planner and Executive Director, City Planning Division in consultation with the City Solicitor and the Director, Real Estate Services, and will be provided directly to the June 10 and 11, 2015 City Council Meeting for consideration.

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SIGNATURE

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