



April 5, 2016

Chair and Members  
Toronto and East York Community Council  
100 Queen St. West  
Toronto ON, M5H 2N2

Dear Chair and Members,

**48 Abell Street – Request to Report to City Council Regarding Workshop Space**

**SUMMARY**

Abell Investments Limited ("Abell") and the City of Toronto (the "City") entered into a section 37 agreement (the "agreement") on July 12, 2012, which was registered on April 13, 2015, as Instrument No. AT3855798, in respect of lands municipally known as 48 Abell Street, Toronto.

The section 37 agreement provides as follows:

- 3.1.1 The Owner shall enter into an agreement to sell approximately six (6) at-grade workshops fronting on the mews (approximately 430 square metres) to the City, or an art-space management organization acceptable to the City, at \$250.00 per square foot, indexed to the construction price index from July 17, 2007; and
- 3.1.2 The agreement referred to in subsection 3.1.1 above shall include an option for the City to purchase additional at-grade workshops in the mixed use building fronting on the mews for affordable arts-related space at market rates of \$350.00 per square foot, indexed to the construction price index from July 17, 2007.

It is necessary that City Planning report to City Council for instruction on whether the workshop space should be acquired by the City.



## RECOMMENDATIONS

That City Council request the Chief Planner and Executive Director, City Planning, in consultation with the City Solicitor, report directly to the May 3 and 4, 2016 Meeting of City Council with respect to whether the workshop spaces at 48 Abell Street should be acquired.

Thank you for your consideration.

Sincerely,

Ana Bailão  
City Councillor  
Ward 18, Davenport