

**297 College Street – Zoning Amendment – Final Report**

<b>Date:</b>	May 27, 2016
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 20 – Trinity-Spadina
<b>Reference Number:</b>	11-267875 STE 20 OZ

**SUMMARY**

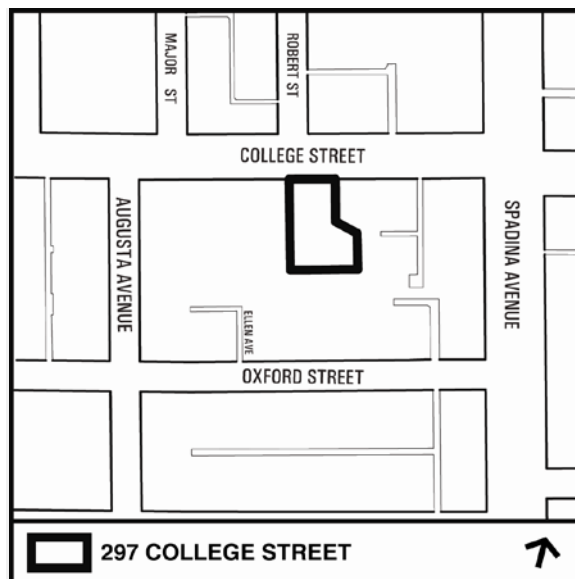
At its meeting of May 3, 2016, City Council adopted a motion requesting Community Planning to bring forward a Zoning By-law Amendment to the June 14, 2016 meeting of Toronto and East York Community Council for 297 College Street, to amend the Section 37 provisions of Site Specific By-law No. 1631-2012. The purpose of the amendment is to secure a cash payment to the City for the purpose of local parkland improvements and/or neighbourhood greening initiatives, in lieu of the provision of 38 square metres of community space within the building for the Toronto Arts Council (TAC). The Toronto Arts Council has indicated that they have found that small studios, such as this one, have very limited use and are expensive to operate. The Toronto Arts Council has indicated they do not wish to take the space.

The redirection of funds to local parkland improvements and greening initiatives in the neighbourhood will achieve the objectives of the Official Plan.

**RECOMMENDATIONS**

**The City Planning Division recommends that:**

1. City Council amend the Site Specific Zoning By-law No. 1631-2012, for the lands at 297 College Street, substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 1 to report dated May 27, 2016.



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law Amendment as may be required.
3. City Council direct the City Solicitor to execute the Amending Section 37 Agreement prior to the introduction of bills to Council.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

On September 11, 2012, Council approved the development of the site at 297 College Street with a 15-storey mixed-use building. Pursuant to the Site Specific Zoning By-law, a Section 37 Agreement was entered into between the City and the owner of the property. The agreement secured various public benefits, including the provision of 38 square metres of community space within the building to be conveyed to the Toronto Arts Council, and a payment of \$50,000 to finish the community space.

### **COMMENTS**

All parties have agreed that a cash-in-lieu payment to the City would have a more positive impact than a conveyance of 38 square metres of space for TAC at this location. At the time of writing of the Final Report in 2012, the 38 square metres was valued at \$80,000. The \$50,000 cash payment associated with TAC fitting up the 38 square metres was paid to the City at the time of the issuance of the building permit.

In consultation with the Ward Councillor, TAC and the applicant, Planning staff have determined that these funds should be distributed as follows:

- \$50,000 to TAC for capital improvements to TAC spaces in Ward 20;  
and
- \$80,000 to the City for local parkland improvements and/or neighbourhood greening initiatives.

An amendment to the Section 37 Agreement is necessary to re-allocate these funds as outlined above. The site specific Zoning By-law requires an amendment in order to revise the Section 37 provisions and provide authority for an amending Section 37 Agreement. The amending Section 37 Agreement will be drafted in consultation with City Planning, Legal Services, and the property owner.

No changes to the By-law regarding built form or any other performance standards are proposed.

## **CONTACT**

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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## **ATTACHMENTS**

Attachment 1: Draft Zoning By-law Amendment

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**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To amend ~ Zoning By-law No. 1631-2012, as amended,  
With respect to the lands municipally known as,  
297 College Street**

WHEREAS authority is given to Council by Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Section 3 (b) and (c), be replaced with the following:
  - (b) A cash contribution in the amount of \$80,000, which shall be indexed and payable prior to the issuance of any above-grade building permit, to be used towards local parkland improvements and/or neighbourhood greening initiatives.
  - (c) A cash contribution of \$50,000 to the Toronto Arts Council, which shall be indexed and payable prior to the issuance of any above-grade building permit, for capital improvements to Toronto Arts Council spaces in Ward 20.