



STAFF REPORT ACTION REQUIRED

497, 505, and 511 Richmond Street West – Zoning Amendment Application – Supplementary Report

Date:	March 2, 2017
To:	City Council
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	P:\2017\Cluster B\PLN\CC17005 & 16 196378 STE 20 OZ

SUMMARY

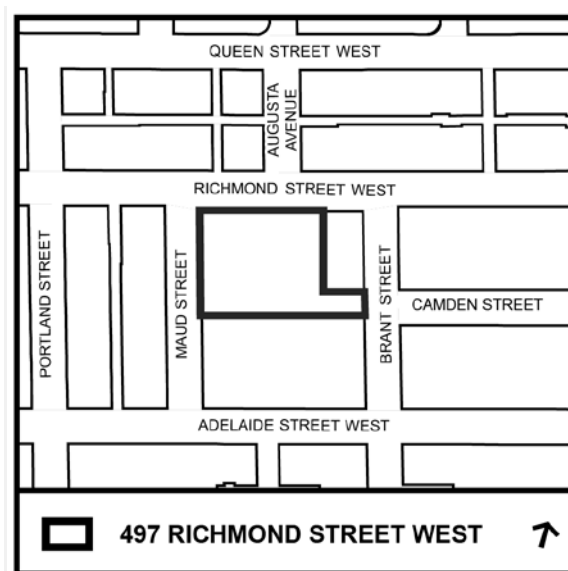
At its meeting of February 22, 2017, Toronto and East York Community Council requested that the Chief Planner and Executive Director, City Planning Division report directly to City Council on any necessary measures to secure the long term provision of a community centre space on site at 497, 505, and 511 Richmond Street West to serve the needs of local residents. This report responds to this request from Toronto and East York Community Council, providing information on the existing measures that are in place to secure the community centre space and recommends additional provisions to be added to the Section 37 Agreement to secure the long term provision of a community centre space at 497, 505, and 511 Richmond Street West.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The recommendations adopted by Toronto and East York Community Council (Item No. TE 22.5) be amended to add Recommendation 6 (y) to the list of items to be secured in the Section 37 Agreement as follows:

"A minimum of 4,600 square



metres of community centre space, as defined in Zoning By-law 569-2013, shall be operated on-site by the City or by a non-profit organization to the satisfaction of the General Manager, Parks, Forestry and Recreation.

Should the community centre space not be conveyed to a non-profit organization for the purposes of a community centre, as defined in Zoning By-law 569-2013, the City shall have the option for the space to be conveyed to the City for nominal value for the purposes of a community use, at the discretion of the General Manager, Parks, Forestry and Recreation, subject to the appropriate legal agreements being amended. Should the City choose not to occupy the space for the purposes of a community centre, any alternative use or disposal of the space shall require approval by City Council."

DISCUSSION

At its meeting of February 22, 2017 Toronto and East York Community Council requested that the Chief Planner and Executive Director, City Planning Division report directly to City Council on any necessary measures to secure the long term provision of a community centre space on site at 497, 505, and 511 Richmond Street West to serve the needs of local residents. The addition of proposed recommendation 6(y) is intended to add this certainty. The community centre space has been part of all proposals for this property and is a key element in the planning approvals. This provision is intended to secure the City's interest in the proposed community centre space, and to secure the long term intention of the space to serve the needs of the local community.

The existing agreements executed or being finalized between the YMCA, MOD/Woodcliffe and the City provide assurances about the provision of a community centre in the building, and the City's right to occupy the space should the non-profit organization choose not to occupy the space. This assurance begins after construction has begun on the community centre space.

The provision of a community centre space is proposed to be secured through the draft zoning by-laws, which require a minimum 4,600 square metres of community centre space, as defined in Zoning By-law 569-2013. Further, Zoning By-law 569-2013 defines a community centre as, "premises operated by or on behalf of a government or non-profit organization providing community activities, such as arts, crafts, recreational, social, charitable and educational activities.

The Section 37 provisions will echo the draft zoning by-law language and provide more details to ensure that this space remains a community centre to service the local community. The Section 37 provisions will secure the requirement that, should the YMCA choose not to occupy the community centre space, the City would retain the right for the purposes of a City-operated community centre or be able to assign the space to an

alternate non-profit organization that services the needs of the local community. Should the City choose not to occupy the space for the purposes of a community centre, any alternative use or disposal of the space would require approval of City Council.

CONTACT

Lynda Macdonald, Manager

Tel. No. 416-392-7618

E-mail: lynda.macdonald@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division