

## City Council

### Motion without Notice

MM31.60	ACTION			Ward:20
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### **497, 505 and 511 Richmond Street West Zoning Amendment - Final Report - by Councillor Joe Cressy, seconded by Councillor Paul Ainslie**

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

*\* This Motion is subject to a re-opening of Item TE22.5. A two-thirds vote is required to reopen that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

### **Recommendations**

Councillor Joe Cressy, seconded by Councillor Paul Ainslie, recommends that:

1. City Council amend its decision on Item TE22.5, by:
  1. amending Part 6.a. to read as follows:
    - a. the matters set out in Parts 1.c. 3-5., 1.d. 1-7, 1.e. 1 and 2, and 1.f. of Item TE22.17 headed "Alterations to Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 497, 505 and 511 Richmond Street West; and
  2. amending Part 6.s. by adding the words "excluding permits for demolition and staging work (including façade retention)," between the words "permit", and "the", so that Part 6.s. now reads as follows:
    - s. prior to the issuance of the first building permit, excluding permits for demolition and staging work (including façade retention) as well as a concrete foundation system to support any future façade retention structure where satisfactory arrangements have been made with Toronto Water, the owner shall obtain and submit a discharge agreement/permit from City of Toronto, Toronto Water, Environmental Monitoring and Protection Section for discharging groundwater to City sewers, if applicable, to the satisfaction of the Executive Director, Engineering and Construction Services;

### **Summary**

At its meeting on March 9, 2017, City Council adopted Item TE22.5 to permit the construction of a 13- storey mixed use building at 497, 505, and 511 Richmond Street West.

The proposed development will result in the restoration and conservation of the historic

Waterworks building, and will create a community hub on the property with a unique mix of uses, including a new 54,000 square foot YMCA, 15 new affordable housing units administered by Artscape, market housing, an expanded St. Andrew's Playground, a new food hall, and commercial uses.

In a separate Motion, amendments have been proposed to Council's decision that relate to heritage conservation in Item TE22.17, headed "Alterations to Designated Heritage Property and Authority to Amend a Heritage Easement Agreement - 497, 505 and 511 Richmond Street West", which would enable the applicant to commence the early stages of its construction while it satisfies the pre-approval conditions for the permits required for above-grade construction. A corresponding revision is proposed to Part 6a. of Item TE22.5 relating to matters being secured in the Section 37 obligations to ensure this modification is reflected.

In addition, in this case and on the basis of the reports submitted and accepted, Engineering and Construction Services is satisfied that the excluded works may proceed, independent of finalizing discharge agreements with the City, provided satisfactory arrangements have been made with Toronto Water. A revision is proposed to Part 6.s. to ensure that the Section 37 requirements allow for this flexibility. This allows the applicant to begin the extensive heritage work required on the property in advance of the discharge agreement being finalized.

This Motion is urgent as it allows the applicant to begin the extensive work required for the heritage alterations, which are necessary for the construction of the YMCA.

**REQUIRES RE-OPENING:**

Toronto and East York Community Council Item TE22.5 - City Council meeting March 9, 2017.

**Background Information (City Council)**

Member Motion MM31.60