

CC3.1 - Confidential Appendix A to Confidential Attachment 1 - made public on February 28, 2019

Original Council Direction/Approval from Tribunal	Proposed Amendments
<p>Design and construct family sized affordable rental housing dwelling units within the podium level(s) at a maximum contribution of \$4 million</p>	<p>Prior to the issuance of the first above-grade building permit, the owner shall pay an upwardly-indexed cash contribution to the City in the amount of \$4,000,000 towards the provision of new affordable housing in Ward 13</p>
<p>An onsite daycare located on the third level of the podium with a maximum indoor area of 485 m² and a maximum outdoor area of 278 m² located immediately adjacent to the indoor space in order to accommodate 49 children (10 infants, 15 toddlers and 24 pre-schoolers), provided that such space is acceptable to the Ministry of Child and Youth Services. If the proposed daycare space is not accepted by the Ministry, acting reasonably, or the Ministry has failed to respond to this matter by the point at which the Chief Building Official is in a position to issue any above-grade building permit associated with the development, 9615334 Canada Inc. will provide an additional 375 m² (4,000 ft²) of on-site community space within the B1 level of the development (\$5,800,000.00)</p>	<p>The provision of an EarlyON child care facility located on the third level of the Development and shall be a minimum of 485 square metres. Such facility shall be located on the interior of the development and, for greater clarity there shall be no requirement for outdoor space associated with this facility.</p>
<p>(As a matter of legal convenience) the provision of a minimum of 0.19 resident parking spaces per dwelling unit and 106 non-residential</p>	<p>a minimum of 0.17 resident parking spaces per Dwelling Unit and 48 non-residential parking spaces, inclusive of 6 car-share parking spaces</p>

The conveyance to the City of a 313 square metre portion of 69 Hayden Street (in base park condition) as a Parkland contribution. If the off-site dedication of 69 Hayden Street is deemed acceptable by the General Manager, Parks Forestry and Recreation, it is acknowledged that it would only partially satisfy the parkland dedication requirements for 480-494 Yonge Street, 587-599 Yonge Street and 363-387 Yonge and 3 Gerrard Street East, the remaining parkland dedication requirement would need to be satisfied through cash-in-lieu;

Staff recommends that the City should acquire the entire 69 Hayden Street property for a park. These lands will contribute towards satisfaction of parkland associated with the developments at 480-494 Yonge Street and 587-599 Yonge Street NOT 363-387 Yonge and 3 Gerrard Street East (Yonge and Gerrard).