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## City Council

### Motion without Notice

MM2.21	ACTION			Ward: 14
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### **Potential Acquisition of Hearn Generating Station - by Councillor Paula Fletcher, seconded by Mayor John Tory**

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

*\* This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

#### **Recommendations**

Councillor Paula Fletcher, seconded by Mayor John Tory, recommends that:

1. City Council direct the Deputy City Manager, Corporate Services, in consultation with the Chief Executive Officer of CreateTO, to initiate negotiations on an expedited basis with the appropriate parties for the acquisition of the Hearn Generating Station site at market value, taking into consideration the environmental condition of the property and any other relevant factors, including recent transaction values, and otherwise on terms satisfactory to the Deputy City Manager, Corporate Services.
2. City Council direct the Deputy City Manager, Corporate Services to report to the Executive Committee at its meeting of April 9, 2019 regarding the status of such negotiations, and for the approval of the agreed upon business terms, if applicable.

#### **Summary**

The Richard L. Hearn Generation Station (the "Hearn Generating Station"), with its late Art Deco façade and 213 metre high chimney stack, is a defining feature of the Port Lands and one of the largest structures in Canada. The Hearn Generating Station was recognized as Provincial heritage property and has been listed in the City's Heritage Register as a rare example of a mid-century pre-nuclear generating station, playing a major role in defining the industrial character of the Port Lands. The Senior Manager, Heritage Preservation Services will be reporting on the evaluation of the Hearn Generating Station property under Ontario Regulation 9/06, the criteria prescribed for municipal designation under Part IV, Section 29 of the Ontario Heritage Act, at future meetings of the Toronto Preservation Board and City Council.

The Port Lands Planning Framework planning process, informed by extensive public and stakeholder consultation, identified the Hearn Generating Station site as one of seven key destinations, with great potential as a new public park space surrounding an adaptively re-used Hearn building that would both conserve its cultural heritage value and accommodate civic, sport and cultural uses.

The Port Lands Planning Framework and Official Plan Modification were adopted by City Council during its meeting of December 5, 6, 7 and 8, 2017. The Planning Framework recommendations and Official Plan Modification policies identified the Hearn Generating Station site as a major public park, and supported the re-use of the Hearn building with community uses that would serve as a catalyst for the Port Lands, creating a publically-accessible destination for residents and visitors with sports, civic, and cultural attractions, and large open spaces.

In addition, a small portion of the Hearn Generating Station site is required to accommodate City infrastructure, including the new Broadview Extension, the Unwin Avenue realignment and a future streetcar loop.

Accordingly, acquisition of the Hearn Generating Station site would support important City planning, recreational, cultural and infrastructure priorities.

### **Background Information (City Council)**

Member Motion MM2.21