

**56 Yonge Street, 21 Melinda Street, 18 to 30
Wellington Street West, 187 to 199 Bay Street and 25
King Street West - Zoning Amendment Application –
Supplementary Report**

Date: September 12, 2019

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: Ward 13 - Toronto Centre

Planning Application Number: 17 277715 STE 28 OZ

SUMMARY

The purpose of the report is revise the recommendations of the Section 37 community benefits package in conjunction with the recommendations to approve the 65-storey office building and 3-storey glass pavilion in the Final Report dated August 28, 2019.

RECOMMENDATIONS

This report recommends deleting recommendation 5.a) from the Final Report, dated August 28, 2019, item TE8.11 and replacing it with the following recommendation:

5.a) Contributions to be allocated towards the following:

- i. A contribution of \$3,271,000, either as a cash contribution, or secured by way of a letter of credit, or combination thereof, shall be directed towards public streetscape improvements adjacent to the subject site as shown on the Landscape Plans by Claude Cormier + Associes dated March 13, 2019, to the satisfaction of the Chief Planner and Executive Director, City Planning, payable prior to the issuance of the first above grade permit;
- ii. A cash contribution of \$1,829,000 to be allocated to public streetscape improvements within the Financial District, of which the boundaries are established on Map 41-2 of the Downtown Plan, payable prior to the issuance of the first above grade permit;
- iii. A cash contribution of \$12,400,000 to be allocated to the discretion of the Ward Councillor towards:

A. The provision of new affordable housing within Ward 13, to be directed to the Capital Revolving Fund for Affordable Housing, payable prior to the issuance of the first above grade permit; and

B. The provision of local streetscape improvements within Ward 13, payable prior to the issuance of the first above grade building permit; and

iv. A contribution of a minimum value of \$1,000,000 for on-site public art, through the preparation of a public art plan, in accordance with City Planning's Percent for Public Art process, and with approval from City Council. Alternatively, if it is determined that the public art will not be on-site, the owner will contribute the \$1,000,000 to the City's capital budget for Public Art off-site to be commissioned by the City. The owner agrees to advise the City, in writing of its chosen option prior to the issuance of the first building permit.

FINANCIAL IMPACT

The recommendations in this report have no financial impact.

CONTACT

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SIGNATURE

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