

City Council**Motion without Notice**

MM25.25	ACTION			Ward: 6
---------	--------	--	--	---------

**103 Overbrook Place - Development Charges Pre-Payment Agreement -
by Councillor James Pasternak, seconded by Councillor Mike Colle**

** 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 James Pasternak, seconded by Councillor Mike Colle, recommends that:

1. City Council permit the execution of an amending development charge agreement between the City of Toronto and Sage 147 Elder Realco, the owner of 103 Overbrook Place, in a form satisfactory to the City Solicitor, to allow all of the development charges for the 103 Overbrook Place Building Permit File 20 186427 BLD 00 BA), to be paid within the 14 days subsequent to the issuance of an above grade building permit with the rate that the development charge is to be calculated is the rate in place on the day that the above grade building permit is issued.

Summary

The lands municipally known as 103 Overbrook Place are being developed as a proposed 20 suite addition to the existing retirement residence located on the municipal lands described as 147-151 Elder Street. The residence is known as 147 Elder Street and currently operates as a 50 suite retirement home catered to seniors afflicted with Dementia and other cognitive impairments (147 Elder Street). 147 Elder Street has a 20 year track record of delivering best-in-class care to seniors suffering from dementia and has an offering that is unique to the Toronto area. Due to the large demand from seniors afflicted with Dementia, the residence has long had a waitlist that we are unable to satisfy at our current size. The completion of the 20 suite expansion will allow us to offer our services to help serve this waitlist and the many more who will need this type of service in the years to come. The pandemic has further exacerbated the need for this type of service as it takes pressure off hospitals and long-term care homes by providing a residential setting where residents are safe and cared for.

The project has satisfied zoning approvals and has received notice of approval conditions from city planning staff with all major pre-approval conditions either satisfied or expected to be satisfied within short order.

The project received notice of development charges in September 2020 and entered into a development charge deferral agreement. Given the small size of the project, and inevitable

delays and cost pressures from the pandemic, it is critical for the project to pay the development charges prior to the November 1, 2020 increase.

Background Information (City Council)

Member Motion MM25.25

<http://www.toronto.ca/legdocs/mmis/2020/mm/bgrd/backgroundfile-157865.pdf>