

Redevelopment of 260 Adelaide Street West

Date: June 24, 2021

To: The Board of Directors of CreateTO

From: Executive Vice President, Development

Wards: Ward 10 - Spadina-Fort York

REASON FOR CONFIDENTIAL INFORMATION

This report deals with the proposed disposition of land by the City of Toronto.

SUMMARY

The purpose of this report is to provide additional information requested by the Board of Directors of CreateTO (the “Board”) regarding the business plan related to the redevelopment of the City-owned property at 260 Adelaide Street West (“260 Adelaide”) and receive approval from the Board on the negotiated joint development agreement with the adjacent landowner based on the terms and conditions set out in Confidential Attachment 1.

RECOMMENDATIONS

The Executive Vice President, Development recommends that the Board of Directors of CreateTO:

1. Approve the negotiated joint development agreement with the adjacent landowner to 260 Adelaide Street West to jointly rezone and sell the sites based on the terms and conditions set out in Confidential Attachment 1.
2. Direct that Confidential Attachment 1 to this report remain confidential in its entirety as it contains information regarding the proposed disposition of land.
3. Recommend that City Council approve the negotiated joint development agreement with the adjacent landowner to 260 Adelaide Street West to jointly rezone and sell the sites based on the terms and conditions set out in Confidential Attachment 1, and that

City Council direct that Confidential Attachment 1 to this report remain confidential in its entirety as it contains information regarding the proposed disposition of land.

FINANCIAL IMPACT

The financial impact of this Report is noted in the Confidential Attachment 1.

DECISION HISTORY

At its meeting of December 9, 2015, City Council requested staff to develop a Secondary Plan for Downtown and supporting infrastructure strategies, including a Parks and Public Realm Plan for Downtown focusing on public spaces and parkland priorities, and a Community Services and Facilities Strategy for the Downtown responding to needs for recreation, child care, libraries, schools, human services and public health, to develop financial strategies for the TOcore infrastructure strategies, and to continue prioritizing parkland acquisition opportunities within the Downtown. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE12.43>

At its meeting of December 13, 14 and 15, 2016, City Council, considering TOcore, directed staff to develop a financial strategy to implement the infrastructure priorities, including revenue generation options such as a dedicated levy-system, locally generated DCs and park-land levies, all with a view to equitably and geographically accommodate the intense pressures resulting from residential intensification in the core. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE20.18>

At its meeting on May 24, 25, 26, 2017, City Council adopted TransformTO: Climate Action for a Healthy, Equitable and Prosperous Toronto - Report 2 - The Pathway to a Low Carbon Future to the year 2050. Development of low-carbon thermal energy systems, including sewer heat recovery is a fundamental component for the City to meet its 2050 GHG reduction target. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PE19.4>

At its meeting of July 4, 2018, Toronto and East York Community Council requested staff begin work on a precinct plan for the area generally bounded by Adelaide Street West, Peter Street, Stephanie Street and Duncan Street, having regard for matters including implementation of the TOcore Downtown Parks and Public Realm Plan and Downtown Community Services and Facilities Strategy, the ongoing King-Spadina Secondary Plan Review and the King-Spadina East Precinct Public Realm Strategy, and the John Street Cultural Corridor project. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.219>

At its meeting of March 7, 2019, City Council approved the 2019 Operating and Capital Budgets. In its 2019 Operating Budget & 2019-2028 Capital Budget and Plan, Toronto Fire Services provided an update on building condition audits conducted for all Toronto Fire Services facilities, and recommended proceeding with identification of design opportunities to enable future fire stations to be integrated into various community hub

and residential development proposals as opposed to maintaining the traditional stand-alone fire station model.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX2.5>

At its meeting on October 2, and 3, 2019, City Council adopted Item MM10.3 entitled "Declaring a Climate Emergency and Accelerating Toronto's Climate Action Plan". City Council endorsed a net zero greenhouse gas emissions target that is in line with keeping global average temperature rise below 1.5 degrees Celsius, immediately strengthening Toronto's goal of becoming net zero before 2050, and City Council requested the Director, Environment and Energy to report back by the fourth quarter of 2020 on the feasibility of actions that could achieve net zero by 2040.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.MM10.3>

At its meeting of October 29, 2019, City Council declared 260 Adelaide surplus and authorized the purchase of 229 Richmond. City Council directed CreateTO, along with Corporate Real Estate Management and City Planning, to report back in 2020 on a Precinct Plan for the combined sites (260 Adelaide & 229 Richmond) and adjacent properties as appropriate along with a business plan to activate these sites with City uses such as affordable housing, parks, public parking managed by Toronto Parking Authority, childcare, and any other uses as may be suitable.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX9.6>

At its meeting on May 11, 2021, CreateTO Board approved the relocation of the Fire Station 332 to Metro Hall and the redevelopment plan for 260 Adelaide which will include affordable housing, a new Paramedic post, and community space. The Board approved the financial business case for the potential disposition of 260 Adelaide and the requisite funding allocation of the proceeds. The Board also approved the redevelopment plan for 229 Richmond, which will include an at-grade park and a potential below-grade parking garage.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.RA22.9>

COMMENTS

On May 11, 2021 the Board approved the redevelopment plan for 260 Adelaide which will include affordable housing, a new paramedic post and community space by endorsing a joint development concept and the non-binding Memorandum of Understanding (MOU) with one of the adjacent landowners. Following the Board approval, CreateTO negotiated a joint development agreement with the same landowner based on the terms and conditions contained in the MOU. The terms and conditions of the joint development agreement as well as the requested financial information are included in the Confidential Attachment 1.

CONTACT

Don Logie, Executive Vice President, Development, CreateTO, Tel: 416-981-2896;
DLogie@createto.ca

Mehakdeep Dhillon, Manager, Development, CreateTO, Tel: 416-981-2456;
MDhillon@createto.ca

Ryan Glenn, Vice President, Client Relationship Management, CreateTO, Tel: 416-660-9158; RGlenn@createto.ca

SIGNATURE

Don Logie
Executive Vice President, Development

ATTACHMENTS

Confidential Attachment 1