

**City Council****Motion without Notice**

MM36.32	ACTION			Ward: 13
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**Requesting the Minister of Municipal Affairs to Make a Minister's Zoning Order for the Reikai Centre at Cherry Place, a Non-Profit Long-Term Care Facility at 55 Eastern Avenue - by Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow**

*\* Notice of this Motion has not been given. A two-thirds vote is required to waive notice.  
\* This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.  
\* This Motion has been deemed urgent by the Chair.*

**Recommendations**

Councillor Kristyn Wong-Tam, seconded by Councillor Josh Matlow, recommends that:

1. In accordance with City Council Item 2021.PH22.8, City Council request the Minister of Municipal Affairs and Housing to make a Minister's Zoning Order, pursuant to Section 47 of the Planning Act, for 55 Eastern Avenue to provide relief from the in-force zoning regulations in order to permit the development of a new 348 bed long-term care facility.
2. In accordance with City Council Item 2021. PH22.8, City Council request that Site Plan related matters remain within the City's jurisdiction.

**Summary**

According to the Toronto Central Local Health Integration Network, as of July 2021, there were over 5,900 people on the waitlist for a long-term care bed. This urgent need has grown exponentially through the pandemic and requires expedited approvals for the development of new long-term care beds in downtown Toronto.

The Reikai Centres is a non-profit, charitable corporation, which owns and operates two long-term care homes in downtown Toronto: the Reikai Centre at Sherbourne Place and the Reikai Centre at Wellesley Central Place. The Reikai Centres currently provides care to 276 residents.

The Reikai Centres recently purchased the property at 55 Eastern Avenue in the West Don Lands from Infrastructure Ontario. On this site, Reikai is proposing to build a new state-of-the-art 13-storey long-term care home, composed of 348 long-term care beds in combination with a Seniors Assessment Centre, a Dialysis Clinic, and a Personal Support Worker College. The project will have a total gross floor area of 23,773 square metres, along with 5 vehicle parking spaces, 52 bicycle parking spaces, and one Type G loading space. The new building will be

serviced by a laneway along the western boundary of the site, owned by the Reikai Centres. A Site Plan Approval application was submitted on May 7, 2021 (Number 21 151369 STE 13 SA) and is currently under review by the City.

The Minister's Zoning Order will help to expedite the construction of this facility in Toronto where long-term care beds are in short supply.

The proposal is consistent with the Provincial Policy Statement and conforms with the Growth Plan as this facility will contribute to complete community objectives and provide a range of living accommodations for residents at different stages of their life cycle.

With respect to the City of Toronto, the subject site is designated Regeneration Areas by the City of Toronto Official Plan, and more specifically Regeneration Areas "B" (West Don Lands) in the King-Parliament Secondary Plan. The West Don Lands Regeneration Areas are an area to be reintegrated with the structure of the City in a manner that reinforces the urban form of the surrounding areas, for a wide range of use including institutional development. The subject site is also included in the Downtown Secondary Plan and the Central Waterfront Secondary Plan Area, the latter of which sets out certain direction for the West Don Lands precinct, among other policies. A Precinct Plan was developed for the West Don Lands, which the subject site forms part of (identified as Block 5). The proposal conforms with these applicable policies and meets the intent of the Precinct Plan.

The proposal for the new Reikai Centre at Cherry Place has been presented to the community numerous times for public consultation, specifically to the West Don Lands Committee which has submitted written support for the project to the Ministry of Long-Term Care (Attachment 1). In addition, the proposal was presented three times to the Waterfront Toronto Design Review Panel and has received a vote of full and unanimous support.

Reikai Centres has been working collaboratively with City Planning staff on the proposal for several years and the local City Councillor has been consistently engaged throughout the process.

Recommended Framework for the Use of Minister's Zoning Orders and Response to Bills 245 and 257.

[Agenda Item History - 2021.PH22.8 \(toronto.ca\)](#)

This Motion is urgent because the funding from the Federal Government for the new Reikai Centre building is time-sensitive and cannot wait until the November City Council meeting.

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

Member Motion MM36.32

Attachment - Letter (September 2, 2020) from the Co-Chairs, West DonLands Committee (<http://www.toronto.ca/legdocs/mmis/2021/mm/bgrd/backgroundfile-171456.pdf>)