

City Council**Notice of Motion**

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| MM39.3 | ACTION | | | Ward: 14 |
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1555-1575 Queen Street East - Conveyance of Parkland at 2 Phin Avenue from Toronto Community Housing Corporation to the City of Toronto - by Councillor Paula Fletcher, seconded by Councillor Jennifer McKelvie

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Planning and Housing Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Paula Fletcher, seconded by Councillor Jennifer McKelvie, recommends that:

1. City Council exempt the conveyance of the off-site parkland dedication at 2 Phin Avenue associated with the proposed Toronto Community Housing Corporation revitalization project at 1555-1575 Queen Street East from the applicable provisions of the City policy entitled "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act" and City Council authorize the City to accept the conveyance of the parkland dedication prior to environmental investigation and remediation of the parkland.
2. City Council direct the General Manager, Parks, Forestry and Recreation, in consultation with the Executive Director, Corporate Real Estate Management, to conduct environmental investigation and remediation (if necessary) and to make the parkland available to the public only after such investigation and remediation is complete.
3. City Council authorize the City Solicitor to amend the Section 37 Agreement registered on title to 1555-1575 Queen Street East to implement City Council's decision on this matter to the satisfaction of the General Manager, Parks Forestry and Recreation and the City Solicitor.

Summary

The purpose of this Motion is to authorize the City to accept conveyance of the parkland dedication associated with the Toronto Community Housing Corporation revitalization project at 1555-1575 Queen Street East prior to environmental investigation and remediation of the parkland.

The Official Plan and Zoning Amendment, Part Lot Control, and Rental Housing Demolition and Conversion Applications (the "Development Applications") for the proposed development were approved by City Council on July 28, 2020. City Council's decision may be found at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.TE16.5>

Pursuant to Section 42 of the Planning Act and in accordance with City Council's approval of the development, Toronto Community Housing Corporation is required to dedicate 675.32 square metres of land located at 2 Phin Avenue for parkland purposes (the "Parkland Dedication"). The Parkland Dedication is adjacent to an existing City owned and operated park called Phin Park. The Parkland Dedication lands were previously owned by the City from 1950 until it was transferred to the Province of Ontario in 1971, and then transferred to Toronto Community Housing Corporation in 2002.

In its decision on the Development Applications, City Council adopted Part 28 of Item 2020.TE16.5 directing the Chief Financial Officer and Treasurer, in consultation with the Deputy City Manager, Community and Social Services, to include in the 2021 Capital Plan, submission of funds to cover any costs related to the impact of the conveyance, remediation and landscape improvement costs for the transfer of parkland at 2 Phin Avenue from Toronto Community Housing Corporation.

In light of City Council's adoption of Part 28 of Item 2020.TE16.5, it would be more efficient and cost-effective from an operational perspective for the City to conduct its own environmental investigation and any necessary remediation. For this reason, this Motion seeks to exempt the Parkland Dedication from the "Policy for Accepting Potentially Contaminated Lands to be Conveyed to the City under the Planning Act" and will permit the City to accept the conveyance of the Parkland Dedication prior to environmental investigation and any remediation.

Background Information (City Council)

Member Motion MM39.3