

City Clerk's Office

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**In reply please quote:
Ref.: 23-EX6.14**

(Sent by Email)

August 16, 2023

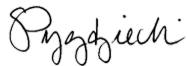
Mr. Ron Carinci
Chair, Board of Directors
CreateTO
Union Station East Wing
61 Front Street West, 3rd Floor
Toronto, Ontario M5J 1E5
roncarinci@jaardevelopments.com
trab@toronto.ca

Dear Mr. Carinci:

**Subject: Executive Committee Item 6.14
Expanding Housing Options in Neighbourhoods - Beaches-East York Pilot
Project: Status Update and Directions Report (Ward 19)**

City Council on July 19 and 20, 2023, considered [Item EX6.14](#), and a copy is attached for your information or appropriate action.

Yours truly,

A handwritten signature in cursive script, appearing to read "Przedziecki".

for City Clerk

S. Przedziecki/ab

Attachment

Sent to: Board of Directors, CreateTO
Chief Executive Officer, CreateTO

c. City Manager

Executive Committee

EX6.14		Adopted on Consent		Ward: 19
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Expanding Housing Options in Neighbourhoods - Beaches-East York Pilot Project: Status Update and Directions Report

City Council Decision

City Council on July 19 and 20, 2023, adopted the following:

1. City Council direct that the City-owned property at 72 Amroth Avenue be allocated to the Beaches-East York Pilot Project for the purposes of developing missing middle housing solutions on City-owned, transit-oriented properties.
2. City Council authorize the Executive Director, Corporate Real Estate Management to approve an agreement to transfer 72 Amroth Avenue, and agreements related thereto, to a CreateTO managed corporation, Build Toronto Inc. or an affiliate of Build Toronto Inc., substantially on the major terms and conditions set out in Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning, and including such other terms and conditions that are acceptable to the Executive Director, Corporate Real Estate Management, and in a form satisfactory to the City Solicitor.
3. City Council authorize severally each of the Executive Director, Corporate Real Estate Management and Director, Transaction Services to execute the documents required to complete the transfer transaction upon notice from CreateTO of a closing date for the disposal of 72 Amroth Avenue for redevelopment purposes.
4. City Council request the Chief Planner and Executive Director, City Planning, to advance any Official Plan Amendments and Zoning By-law Amendments required to provide permissions for missing middle housing opportunities on the property at 72 Amroth Avenue, to prepare the property at 72 Amroth Avenue for marketing missing middle housing opportunities on the lands.
5. City Council request the CreateTO Board to approve a market offering process for 72 Amroth Avenue following approval of a business case from the Chief Executive Officer, CreateTO, and City Council direct the Chief Executive Officer, CreateTO to administer the market offering process utilizing its pre-qualified Broker roster to expedite marketing.
6. City Council direct that the City-owned property at 72 Amroth Avenue be de-designated as a municipal parking facility and cease to be managed by the Toronto Parking Authority and the City of Toronto Municipal Code Chapter 950, Traffic and Parking, Schedule XXXIV: Municipal Parking Facilities, be amended to reflect such de-designation.
7. City Council authorize the City Solicitor to introduce the necessary Bills and make any necessary minor modifications, technical amendments, or by-law amendments as may be

identified by them, or by the Executive Director, Corporate Real Estate Management, in order to give effect to Part 6 above.

8. City Council request the Executive Director, Environment and Climate, and the General Manager, Transportation Services, in consultation with the Chief Executive Officer, CreateTO and the President, Toronto Parking Authority, to explore the feasibility of electrifying the existing Bike share station on Amroth Avenue and integrating it with a new on-street Electric Vehicle charging station.

9. City Council authorize the public release of Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning, following the closing of the transactions contemplated in Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning.

10. City Council request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, in consultation with the Chief Planner and Executive Director, City Planning and the local Councillor, to establish an advisory group in first quarter of 2024 to advise on the Beaches-East York Pilot Project at 72 Amroth Avenue, and help inform lessons learnt in developing missing middle of a similar scale on other appropriate sites.

11. City Council direct the Chief Building Official and Executive Director, Toronto Building, in consultation with the Fire Chief and General Manager, Toronto Fire Services and the Chief Planner and Executive Director, City Planning, to facilitate the design and construction of missing middle housing forms, while meeting Building Code objectives, in support of the City's housing strategy and the Expanding Housing Options in Neighbourhoods initiative by:

a. hiring a Building Code Consultant for technical consulting services to study the feasibility of supporting egress in multi-residential buildings of up to four stories, including additional life safety and other measures which would meet the objectives and intent of the Ontario Building Code, and report back on these findings to the Planning and Housing Committee in the first quarter of 2024; and

b. working in partnership with the Chief Planner and Executive Director, City Planning, incorporate any alternative options for compliance into the "Expanding Housing Options in Neighbourhoods" initiative and other missing middle projects in the City of Toronto.

Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning remains confidential at this time in accordance with the provisions of the City of Toronto Act, 2006, as it pertains to proposed or pending acquisition or disposition of land by the City of Toronto. Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning will be made public following the closing of the transactions contemplated in Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning.

Confidential Attachment - A proposed or pending acquisition or disposition of land by the City of Toronto (the "City")

Committee Recommendations

The Executive Committee recommends that:

1. City Council direct that the City-owned property at 72 Amroth Avenue be allocated to the Beaches-East York Pilot Project for the purposes of developing missing middle housing solutions on City-owned, transit-oriented properties.
2. City Council grant authority to the Executive Director, Corporate Real Estate Management to approve an agreement to transfer 72 Amroth Avenue, and agreements related thereto, to a CreateTO managed corporation, Build Toronto Inc. or an affiliate of Build Toronto Inc., substantially on the major terms and conditions set out in Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning, and including such other terms and conditions that are acceptable to the Executive Director, Corporate Real Estate Management and in a form satisfactory to the City Solicitor.
3. City Council authorize severally each of the Executive Director, Corporate Real Estate Management and Director, Transaction Services to execute the documents required to complete the transfer transaction upon notice from CreateTO of a closing date for the disposal of 72 Amroth Avenue for redevelopment purposes.
4. City Council request the Chief Planner and Executive Director, City Planning, to advance any Official Plan Amendments and Zoning By-law Amendments required to provide permissions for missing middle housing opportunities on the property at 72 Amroth Avenue, to prepare the property at 72 Amroth Avenue for marketing missing middle housing opportunities on the lands.
5. City Council request the CreateTO Board to approve a market offering process for 72 Amroth Avenue following approval of a business case from the Chief Executive Officer, CreateTO, and direct the Chief Executive Officer, CreateTO to administer the market offering process utilizing its pre-qualified Broker roster to expedite marketing.
6. City Council direct that the City-owned property at 72 Amroth Avenue be de-designated as a municipal parking facility and cease to be managed by the Toronto Parking Authority and the City of Toronto Municipal Code Chapter 950, Traffic and Parking, Schedule XXXIV: Municipal Parking Facilities be amended to reflect such de-designation.
7. City Council authorize the City Solicitor to introduce the necessary Bills and make any necessary minor modifications, technical amendments, or by-law amendments as may be identified by them, or by the Executive Director, Corporate Real Estate Management, in order to give effect to Recommendation 6 above.
8. City Council request the Executive Director, Environment and Climate, and the General Manager, Transportation Services, in consultation with the Chief Executive Officer, CreateTO and the President, Toronto Parking Authority, to explore the feasibility of electrifying the existing Bikeshare station on Amroth Avenue and integrating it with a new on-street Electric Vehicle charging station.
9. City Council authorize the public release of Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning, following the closing of the transactions contemplated in Confidential Attachment 1 to the report (June 26, 2023) from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning.
10. City Council request the Board of Directors of CreateTO to direct the Chief Executive Officer, CreateTO, in consultation with the Chief Planner and Executive Director, City

Planning and the local Councillor, to establish an advisory group in first quarter of 2024 to advise on the Beaches-East York Pilot Project at 72 Amroth Avenue, and help inform lessons learnt in developing missing middle of a similar scale on other appropriate sites.

11. City Council direct the Chief Building Official and Executive Director, Toronto Building, in consultation with the Fire Chief and General Manager, Toronto Fire Services and the Chief Planner and Executive Director, City Planning, to facilitate the design and construction of missing middle housing forms, while meeting Building Code objectives, in support of the City's housing strategy and the Expanding Housing Options in Neighbourhoods initiative by:

- a. hiring a Building Code Consultant for technical consulting services to study the feasibility of supporting egress in multi-residential buildings of up to four stories, including additional life safety and other measures which would meet the objectives and intent of the Ontario Building Code, and report back on these findings to the Planning and Housing Committee in the first quarter of 2024; and
- b. working in partnership with the Chief Planner and Executive Director, City Planning, incorporate any alternative options for compliance into the "Expanding Housing Options in Neighbourhoods" initiative and other missing middle projects in the City of Toronto.

Origin

(June 26, 2023) Report from the Deputy City Manager, Corporate Services and the Chief Planner and Executive Director, City Planning

Summary

The Beaches-East York Pilot Project is part of the Expanding Housing Options in Neighbourhoods (EHON) initiative. The purpose of the Pilot Project is to review appropriate City-owned sites in Beaches-East York (Ward 19) and work with the development industry and in consultation with the community to build a "missing middle" demonstration project. The processes and approaches developed through this initiative will inform how missing middle projects may be built on other sites, both publicly- and privately-owned, within the city.

The purpose of this report is to seek City Council authority for the transfer of the City-owned property at 72 Amroth Avenue ("the Property") from the City to a CreateTO managed corporation, Build Toronto Inc., or an affiliate of Build Toronto Inc. This report responds to direction received in Item PH.20.3 "Expanding Housing Options in Neighbourhoods: Beaches-East York Pilot Project" to facilitate, through an appropriate development procurement process, the design and construction of demonstration projects, as part of the Beaches-East York Pilot Project. This report further seeks City Council authority for city-initiated Official Plan and Zoning By-law Amendments on the property to address policy and zoning barriers in the development of missing middle housing types.

Background Information (Committee)

(June 26, 2023) Report and Attachments 1 to 5 from the Deputy City Manager, Corporate Services and the Chief Planner and the Executive Director, City Planning on Expanding Housing Options in Neighbourhoods - Beaches-East York Pilot Project: Status Update and Directions

(<https://www.toronto.ca/legdocs/mmis/2023/ex/bgrd/backgroundfile-238004.pdf>)

Confidential Attachment 1 - Details of the Proposed Transfer of 72 Amroth Avenue to Build Toronto Inc. (CreateTO)

Communications (City Council)

(July 17, 2023) Letter from Geoff Kettel and Cathie Macdonald, Co-Chairs, Federation of North Toronto Residents' Associations (CC.Supp)

(<https://www.toronto.ca/legdocs/mmis/2023/cc/comm/communicationfile-171442.pdf>)