

City Council**Notice of Motion**

MM28.34	ACTION			Ward: 9
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Reimbursement for Environmental Work at 640 Lansdowne Avenue to Magellan Community Charities - by Councillor Alejandra Bravo, seconded by Councillor Gord Perks

** Notice of this Motion has been given.
* This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Alejandra Bravo, seconded by Councillor Gord Perks, recommends that:

1. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Chief Executive Officer, CreateTO and the Executive Director, Housing Secretariat, to negotiate and execute an amendment to the ground lease between the City of Toronto and the Magellan Community Charities dated September 19, 2019 to provide, either directly or through CreateTO, a reimbursement to Magellan Community Charities for demonstrated environmental remediation and implementation costs incurred, up to a maximum of \$1,500,000 associated with the implementation and compliance of the risk management measures required under Section 13.1 of the ground lease and such other terms and conditions acceptable to the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.

Summary

This Motion seeks approval to reimburse Magellan Community Charities for necessary environmental work completed in connection with the development of an affordable housing and long-term care development on a City-owned property.

640 Lansdowne Avenue (the “Property”) is a 3.98 acre property that has been, following a competitive process led by CreateTO, leased to Magellan Community Charities (the “Tenant”) for affordable housing and long-term care uses on the designated mixed use portion of the Property. The development will contain 256 long-term care beds and 57 affordable rental dwelling units. Through this project, the Tenant will also offer culturally sensitive care to aging members of Portuguese-Canadian communities.

CreateTO, in consultation with the City, led the Risk Assessment process and obtained the related Certificate of Property Use for the Property. The Tenant has completed certain environmental work in connection with the implementation of the Certificate of Property Use requirements pursuant to the Risk Assessment completed for the Property, including well decommissioning, dewatering treatments and installation of impermeable liner barriers and other activities, in coordination with CreateTO. This environmental work is critical to advance

the Property to the next phase of redevelopment. Funding for the reimbursement has been allocated in the 2025-2034 Capital Budget and Plan for the Corporate Real Estate Management division.

Background Information (City Council)

Member Motion MM28.34