

## City Council

### Notice of Motion

MM32.7	ACTION			Ward: 3
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**Re-Opening and Amending Item 2025.EY20.2 - 56, 58 and 60 Fieldway Road - Community Benefits Charge In-Kind Report - by Councillor Amber Morley, seconded by Councillor Alejandra Bravo**

*\* Notice of this Motion has been given.*

*\* This Motion is subject to a re-opening of Item 2025.EY20.2 only as it pertains to the percentage Community Benefits Charge contributions set out in Part 1. A two-thirds vote is required to re-open that Item. If re-opened, the previous Council decision remains in force unless Council decides otherwise.*

### Recommendations

Councillor Amber Morley, seconded by Councillor Alejandra Bravo, recommends that:

1. City Council amend its previous decision on Item 2025.EY20.2 by:

a. amending Part 1.b. by deleting the words "33 percent" and replacing them with "55 percent" so that Part 1.b. now reads as follows:

1.b. the commissioning and installation of public art on the Site, to the satisfaction of the Chief Planner and Executive Director, City Planning, generally in accordance with recommendations from the Toronto Public Art Commission and in consultation with City Planning, at a total cost to the owner of up to 55 percent of four percent of the value of the land (net of any exclusions or exemptions authorized under the Community Benefits Charge By-law), as determined the day before the day the building permit is issued in respect of the development, with the projected costs of the in-kind contributions to be evidenced through cost estimates provided by the owner and approved by the City; and

b. amending Part 1.c. by deleting the words "33 percent" and replacing them with "55 percent" so that Part 1.c. now reads as follows:

1.c. to the extent that the estimated cost of the in-kind contribution is less than 55 percent of four percent of the value of the land, the difference in value between the final estimated cost of the in-kind contribution and four percent of the value of the land, as determined the day before the building permit is issued in respect of the development, will be provided in cash.

### Summary

On October 11 and 12, 2023, City Council approved the Zoning By-law Amendment for 56, 58 and 60 Fieldway Road to permit a mixed-use development with four towers and a public park. Following discussions with City Staff, the applicants agreed to provide on-site public art as a Community Benefits Charge in-kind, at a total cost to the owner of up to 33 percent of four percent of the value of the land. On March 26 and 27, 2025, City Council subsequently directed the Chief Planner and Executive Director, City Planning to enter into an agreement pursuant to subsection 37(7.1) of the Planning Act on this basis.

Following further discussions, City Staff have determined that up to 55 percent of the Community Benefits Charge contribution (4 percent of the land value) will be required to realize the public art plan for the site. The remainder of the Community Benefits Charge, net of the in-kind contribution, will need to be paid at the time of the building permit issuance.

Requires Re-opening:

Etobicoke York Community Council Item 2025.EY20.2 (March 26 and 27, 2025, City Council meeting), as it relates to the percentage Community Benefits Charge contribution set out in Part 1.

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

Member Motion MM32.7

(<https://www.toronto.ca/legdocs/mmis/2025/mm/bgrd/backgroundfile-257458.pdf>)