

## MOTION WITHOUT NOTICE

### Relief from Environmental Peer Review Requirements for Affordable Housing and Long-Term Care Development at 640 Lansdowne Avenue

Moved by: Councillor Bravo \_\_\_\_\_

Seconded by: Deputy Mayor Malik \_\_\_\_\_

#### SUMMARY:

This Motion relates to the development of a seven-storey mixed-use building at 640 Lansdowne Avenue on lands owned by the Toronto Transit Commission, but under a long-term lease to Magellan Community Charities. The development will contain 256 long-term care beds, 57 affordable rental dwelling units, and non-residential space on the ground floor fronting Lansdowne Avenue. The development meets the City's objective of increasing new affordable housing opportunities for seniors, including those with mental and physical disabilities, and by providing safe, secure and affordable housing for a range of people in Toronto. The development has received funding from the Province and the City, and is progressing towards permit issuance.

Given the structure of the lease with Magellan Community Charities, the environmental requirements with respect to assessment of the lands were initiated by CreateTO. As a result of these unique circumstances as well as the timing of construction, this Motion seeks relief from the peer review requirements of the Policy for Accepting Contaminated Lands to be Conveyed to the City under the Planning Act for conveyances required pursuant to Section 114 of the City of Toronto Act, 2006 (or the site plan approval process).

#### Reason for Urgency:

This motion is urgent in order to prevent delays in a City-supported project that will provide essential long-term care and affordable housing.

#### RECOMMENDATIONS:

1. City Council authorize an exemption from the application of the Policy for Accepting Contaminated Lands to be Conveyed to the City under the Planning Act ("the Conveyance Policy") with respect to the requirements under Section 5 and 6 of the Conveyance Policy to complete a peer review applicable to the lands to be conveyed to the City in satisfaction of the obligations pursuant to Section 114 of the City of Toronto Act, 2006.