

70-86 Lynn Williams Street – Zoning By-law Amendment Application – Supplementary Report

Date: February 19, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

Planning Application Number: 23 216060 STE 10 OZ

SUMMARY

The purpose of this report is to provide additional information for the non-profit licensed child care facility that the applicant is proposing as an in-kind community benefits charge contribution.

RECOMMENDATIONS

The Director, Community Planning Toronto and East York District recommends that:

1. City Council receive this supplementary report for information.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

BACKGROUND

On December 4, 2024, Toronto and East York Community Council (TEYCC) deferred the Zoning By-law Amendment application at 70-86 Lynn Williams Street for one month. On January 14, 2025, TEYCC deferred the application again to the February 20, 2025 TEYCC meeting, also passing a motion to request further consultation on the application.

Since that time, Development Review staff, together with the Liberty Village Residents' Association, the Deputy Mayor's office, and the applicant, have met to discuss the proposal.

COMMENTS

The proposal includes a licensed, non-profit child care centre, to be provided as an in-kind community benefits charge (CBC) contribution. The child care centre will include 456 m² (4,908 sq. ft.) of interior floor space and 204.75 m² (2,204 sq. ft.) of outdoor play space.

Licensed, non-profit child care spaces are needed across the City, particularly following the introduction of the Canada-Wide Early Learning and Child Care program, which reduces the cost of care for children from birth to 5 years of age. The child care centres within and surrounding Liberty Village operate a total of 289 licensed child care spaces (56 infant spaces, 105 toddler spaces, and 128 preschool spaces). The waitlist for child care in this community includes 1,337 children (661 children waiting for an infant space; 362 children waiting for a toddler space; and 314 children waiting for a preschool space). On average, families wait 12 months to access infant care and 12-18 months to access toddler and preschool care in this community.

The applicant's in-kind CBC contribution of a licensed, non-profit child care will contribute to the achievement of mixed-use, complete communities, and will meet an immediate need for families living in Liberty Village

The Liberty Village Residents' Association (LVRA) has expressed an interest in the CBC contribution to be a community space. A community space may be proposed as part of an in-kind CBC, however, it is not clear what the space would be used for, who would operate the space, and if it would be the most efficient use of a space given that it would not be large enough to be a full community recreation facility.

The LVRA also proposed a cash contribution for the CBC, and for this cash contribution to be used for a community space in Liberty Village. Under the CBC regulations, the charge or cash contribution is paid at issuance of a building permit. This cash contribution is collected and used to pay for capital costs of facilities and services, together with Development Charges and parks levies. The CBC cash contribution is collected into a special account and each year the City must then allocate or spend at least 60% of the special account.

To ensure compliance with this requirement, allocation to specific capital projects and initiatives are reviewed and recommended through the annual budget process. This is in keeping with the CBC by-law and strategy adopted by City Council. City Council may, as part of the budgeting process each year, devote funds to community services and facilities in Liberty Village, provided there is need, space, and adequate funding available. As part of the Liberty Village Regeneration Area Study, these needs will be identified, as well as potential locations, size, programming and timing for such services and facilities.

CONTACT

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SIGNATURE

A handwritten signature in black ink, appearing to read 'Carly R', with a long horizontal flourish extending to the right.

Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District