



NOTICE OF MOTION

Amending Item CC36.6 – 83-87 River Street and 2-4 Labatt Avenue – Zoning By-law Amendment Application – Reallocation of Section 37 Benefit Contribution

Moved by: Councillor

Moise

Seconded by: Councillor

Matlow

SUMMARY:

At its meeting on October 1 and 4, 2021, Toronto City Council adopted Item CC36.6 approving a Zoning By-law application to permit a 34-storey mixed-use building located at 83-97 River Street and 2-4 Labatt Avenue, which included allocating a cash contribution towards community benefits that was subsequently implemented in a Section 37 Agreement.

The applicant would like to provide an EarlyON facility on-site in lieu of a portion of the cash contribution secured in the Section 37 Agreement.

RECOMMENDATIONS:

1. City Council request the Executive Director, Development Review, in consultation with appropriate City Divisions, to initiate appropriate amendments to Zoning By-law 122-2023(OLT) for the property municipally known as 83-97 River Street and 2-4 Labatt Avenue, to enable the provision of an on-site EarlyON centre in lieu of a portion of the cash contribution previously secured, with any remaining contribution to be directed to priorities on-site or in the ward.
2. City Council direct the Executive Director, Development Review, to hold a public consultation on the proposed amendment and report back with recommendations with respect to a Zoning By-law Amendment in the second quarter of 2026.

Date: May 20, 2026