

NOTICE OF MOTION

Re-opening and Amending Item 2026.PH30.2 Toronto Builds: 970 Kipling Avenue – Zoning By-law Amendment Application – Decision Report – Approval

Moved by: Councillor

Amber Morley

Seconded by: Mayor

Olivia Chow

SUMMARY:

At its meeting on May 20, 2026, City Council, via 2026.PH.30.2, approved the application to amend Zoning By-law 569-2013, to permit a modified version of the previously approved Housing Now mixed-use building on Block 5 of the Bloor-Kipling Block Context Plan (970 Kipling Avenue). This development proposal on City-owned land is being delivered through the Toronto Builds Policy Framework.

As the selected proponent of the Toronto Builds project, the applicant is anticipated to deliver a portion of the site, measuring 2,193 m² in area, in Base Park condition (see “Dundas St Historical Alignment” in Appendix A), to be operated and maintained by the Parks and Recreation Division. The applicant wishes to deliver Above-Base Park Improvements prior to first occupancy of the approved mixed-use building, given that some units in the building will front onto the parkland.

Staff are seeking City Council authority to provide the applicant with a credit for the Parks and Recreation component of the Development Charges for the design and construction of the Above Base Park Improvements.

This future park will expand the existing public open space network in the Six Points area. This matter is urgent because City Council authority is required prior to finalization of the Ground Lease and Project Agreement for the Toronto Builds project.

REQUIRES RE-OPENING: Planning and Housing Committee Item 2026.PH30.2 (May 20 and 21, 2026 Council Meeting).

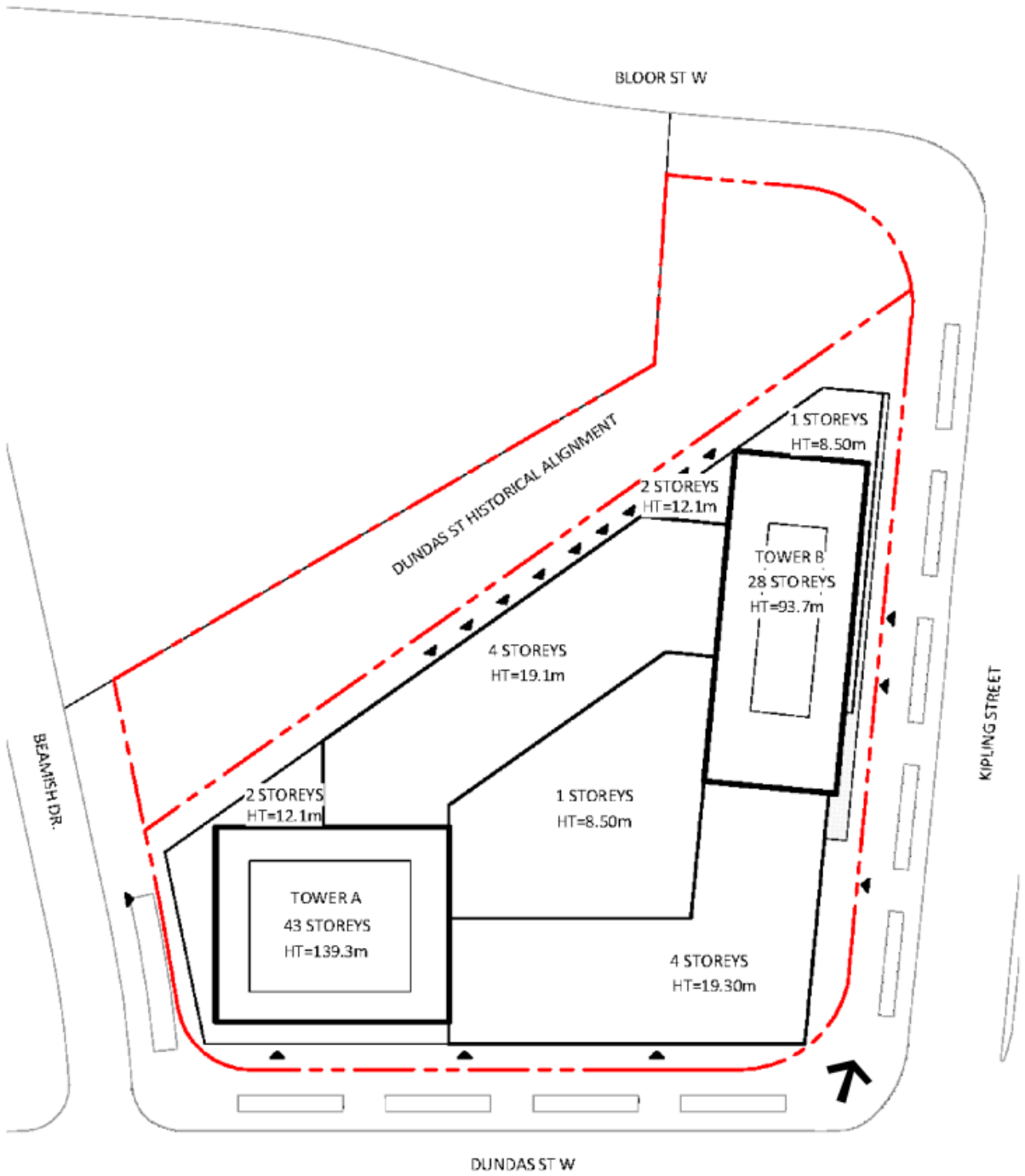
RECOMMENDATIONS:

1. City Council amend its previous decision on Item 2026.PH30.2 by adding a new Recommendation 3 as follows:
 3. City Council approve a development charge credit against the Parks and Recreation component of the Development Charges for the design and construction by the Leasehold Owner of the Above Base Park Improvements to the satisfaction of the

General Manager, Parks and Recreation. The development charge credit shall be in an amount that is the lesser of the cost to the Owner of designing and constructing the Above Base Park Improvements, as approved by the General Manager, Parks and Recreation, and the Parks and Recreation component of development charges payable for the development in accordance with the City's Development Charges By-law, as may be amended from time to time.

Date: June 17, 2026

Appendix A



Site Plan