

## **333 College Street and 303 Augusta Avenue – Community Benefits Charge In-kind Offer**

**Date:** March 24, 2026

**To:** Toronto and East York Community Council

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

**Ward:** 11 - University-Rosedale

**Planning Application Number:** 25 214214 STE 11 OZ

### **SUMMARY**

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On December 16, 2025 City Council approved Official Plan and Zoning By-law Amendments to permit the construction of a 62.3 metre (20 storeys) mixed-use building containing 638 privately-owned student residence units at 333 College Street and the rear part of 303 Augusta Avenue.

As part of the approval, City Council directed that the Executive Director, Development Review, in consultation with the local Ward Councillor and the City Solicitor, to work with the applicant to finalize an in-kind community benefit contribution pursuant to Section 37(6) of the Planning Act, of up to forty (40) percent of the Community Benefits Charges value, to provide such genealogical and/or other research as the City may require to support bringing into City ownership the lanes that abut 333 College Street (known as Ellen Avenue) and the lanes that abut and provide emergency access to Kensington Community School, and to provide lighting, paving, and public realm improvements for such lanes to the reasonable satisfaction of Transportation Services, and to report back to City Council for further instruction, if required.

Council also requested the Mayor, as part of the Budget process, to allocate sixty (60) percent of the Community Benefits Charges funds collected from the development at 333 College Street to the Toronto Community Housing Corporation for capital upgrades to Toronto Community Housing Corporation affordable housing properties in Ward 11, in consultation with the local Councillor.

The purpose of this report is to report back to City Council on the agreed-to CBC in-kind contribution that will be used toward paving the lane adjacent to the site (known as Ellen Avenue) in concrete to City standards, including related subgrade work, and genealogical or other research to support bringing Ellen Avenue and the lanes that abut and provide emergency access to Kensington Community School into City ownership.

Staff have determined that the value of the Community Benefits Charge would not be sufficient to achieve improvements to the lane abutting and providing access to

Kensington Community School in addition to the work on Ellen Avenue. Potential future acquisition of these lanes by the City would allow for further opportunities for the city to implement improvements.

## **RECOMMENDATIONS**

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

1. City Council accept the offer of the owner of 333 College Street and 303 Augusta Avenue (the "Site") dated March 13, 2026 attached as Attachment 1 to this report in respect of in-kind community benefits for the development;
2. City Council allow the owner of 333 College Street and 303 Augusta Avenue (the "Site") to contribute as part of the development, to the satisfaction of the Chief Planner and Executive Director, City Planning, an in-kind contribution pursuant to subsection 37(6) of the *Planning Act*, in accordance with the following terms:
  - A. Pave Ellen Ave in concrete to City standards to the satisfaction of Transportation Services, including necessary below-grade work as specified in the offer dated March 13, 2026;
  - B. Provide to the City the following searches in support of bringing the lane abutting 333 College Street (i.e. Ellen Avenue) and the lanes that abut and provide emergency access to Kensington Community School into City ownership, to the satisfaction of the City Solicitor:
    - i. The execution and genealogy searches as further specified in the offer dated March 13, 2026
    - ii. The title searches of adjacent properties as further specified in the offer dated March 13, 2026
3. City Council attribute a value to the in-kind contribution set out in Recommendation 2 equal to forty-eight percent (48%) of four percent (4%) 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 and direct staff to advise the owner of such valuation.
4. City Council request the Mayor, as part of the Budget process, to revise the percentage of the Community Benefits Charges funds collected from the development at 333 College Street to be allocated to the Toronto Community Housing Corporation for capital upgrades to Toronto Community Housing Corporation affordable housing properties in Ward 11, in consultation with the local Councillor, from sixty percent (60%) to fifty-two percent (52%).

5. City Council authorize the Executive Director, Development Review to enter into an agreement pursuant to subsection 37(7.1) of the *Planning Act* (the "In-kind Contribution Agreement") to address the provision of the in-kind contribution identified in Recommendation 2 to the satisfaction of the Chief Planner and Executive Director, City Planning and the City Solicitor, with such agreement to be registered on title to the lands, which agreement shall be evidence of arrangements for the provision of the in-kind contribution that are satisfactory to City Council.

## **FINANCIAL IMPACT**

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There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

This report requests Council approval of a CBC in-kind contribution for:

- a) paving the lane adjacent to 333 College Street, known as Ellen Avenue in concrete according to City standards, and
- b) conducting genealogical or other research to support potential future acquisition by the City of the lane known as Ellen Avenue and the lane abutting and providing emergency access to Kensington Community school.

The estimated value of the in-kind contribution is forty-eight percent (48%) of the full four percent (4%) CBC payable in accordance with the CBC by-law. The percentage ascribed to the in-kind-contribution will not be a direct CBC payment to the City.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **DECISION HISTORY**

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On December 16, 2025 City Council approved Official Plan and Zoning By-law Amendments to permit the construction of a 62.3 metre (20 storeys) mixed-use building at 333 College Street and the rear part of 303 Augusta Avenue. As part of the approval, City Council directed that the Executive Director, Development Review, in consultation with the local Ward Councillor and the City Solicitor, to work with the applicant to finalize an in-kind community benefit contribution pursuant to Section 37(6) of the Planning Act, of up to forty (40) percent of four percent (4 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 first building permit is issued in respect of the development, to provide such genealogical and/or other research as the City may require to support bringing into City ownership the lanes that abut 333 College Street (known as Ellen Avenue) and the lanes that abut and provide emergency access to Kensington Community School, and to provide lighting, paving, and public realm improvements for such lanes to the reasonable satisfaction of Transportation Services, and to report back to City Council for further instruction, if required.

Council also requested the Mayor, as part of the Budget process, to allocate sixty (60) percent of the Community Benefits Charges funds collected from the development at 333 College Street to the Toronto Community Housing Corporation for capital upgrades to Toronto Community Housing Corporation affordable housing properties in Ward 11, in consultation with the local Councillor.

The decision document can be found here: <https://secure.toronto.ca/council/agenda-item.do?item=2025.TE27.8>

## **COMMENTS**

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The applicant has agreed to paving Ellen Avenue in concrete, including below grade work, to the satisfaction of Transportation Services as an in-kind Community Benefit pursuant to Section 37(6) of the Planning Act and the City's Community Benefits Charge By-law. A cost estimate outlining the scope of this work has been provided by the applicant and has been accepted by Transportation Services.

The applicant has also agreed to provide genealogical research or other research to support the City bringing Ellen Avenue, and the lane abutting and providing emergency access to Kensington Community School, into public ownership as an in-kind Community Benefit pursuant to the same.

The scope of the above work is outlined in detail in Attachment 1 to this report.

In accordance with Council direction, staff also reviewed the potential for the applicant to provide paving and public realm enhancements on the lane abutting and providing access to Kensington Community School and determined that the required work, in combination with the work on Ellen Avenue, would exceed the value of the Community Benefits Charge. Staff are recommending that the scope of work be limited to the lane known as Ellen Avenue, given that the available funds are not sufficient to improve both lanes.

Potential future acquisition by the City of the lane abutting and providing access to Kensington Community School would create further opportunities for the City to implement improvements.

Staff are recommending that Council allow the applicant to allocate forty eight percent (48%) of the value of the Community Benefits Charge to the in-kind contribution outlined above. This re-allocation of funds would reduce the amount previously requested to be allocated to Toronto Community Housing from sixty percent (60%) of the value of the Community Benefits Charge to fifty two percent (52%) of the value of the Community Benefits Charge. Staff are satisfied that the combined value of the proposed work will not exceed forty eight percent (48%) of the full four percent (4%) Community Benefits Charge payable in accordance with the CBC by-law.

The lanes known as Ellen Avenue and the lanes providing emergency access to the Kensington Community school are providing public access to the Toronto Community

Housing building at 34 Oxford Street and the Kensington Community School respectively, but are not within public ownership. The proposed in-kind community benefit would improve the safety and functionality of the lane known as Ellen Avenue. The proposed in-kind community benefit would also provide research to support bringing the lanes into public ownership in the future.

## **CONTACT**

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Abraham Plunkett-Latimer, Planner, Tel. No. 416-397-1942, E-mail: Abraham.Plunkett-Latimer@toronto.ca

## **SIGNATURE**

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David Driedger,  
Acting Director, Community Planning  
Toronto and East York District

## **ATTACHMENTS**

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Attachment 1: In-Kind Contribution Offer Letter

## Attachment 1: In-Kind Contribution Offer Letter



Barristers & Solicitors  
Bay Adelaide Centre, West Tower  
333 Bay Street, Suite 3400  
Toronto, Ontario M5H 2S7  
Telephone: 416.979.2211  
Facsimile: 416.979.1234  
goodmans.ca

Direct Line: 416.597.5168  
jhoffman@goodmans.ca

March 13, 2026

Our File No.: 243568

### **Via Email**

Planning & Administrative Tribunal Law  
City of Toronto Legal Services  
55 John Street, 26<sup>th</sup> Floor, Metro Hall  
Toronto, ON M5V 3C6

**Attention: Jessica Amey, City Legal**

**Re: TE27.8 - 333 College Street and 303 Augusta Avenue Approved Official Plan and Zoning By-law Amendments In-Kind Contribution Offer**

We are solicitors for HSRE-Parallax 1, LP (“Parallax”), the owner of the properties municipally known as 333 College Street and 303 Augusta Avenue in the City of Toronto (the “Property”). At the City Council meeting held on December 16 and 17, 2025, City Council approved the Official and Zoning By-law Amendments permitting a 20-storey privately-owned student residence on the Property. The OPA and ZBA have been assigned By-law No’s 1564-2025 and 1563-2025, respectively. As part of the approval, City Council directed the Executive Director, Development Review, in consultation with the local Ward Councillor and the City Solicitor, to work with the applicant to finalize an in-kind community benefit contribution pursuant to Section 37(6) of the Planning Act for the Property.

Since the approval, we have worked with City legal, City staff and local Councillor to arrive at a scope of work for the in-kind contribution, along with related terms, for the Developer to pave in concrete and undertake related subgrade work for the orphan laneway shown in Schedule “A” of this letter (i.e. Ellen Avenue) and to provide such genealogical and/or other research as the City may require to support bringing into City ownership the orphan lane. In particular, Parallax agrees to provide the City with an in-kind contribution equal to 48% percent of the CBC to undertake work in respect of the orphan always shown in Schedule “A”, pursuant to the terms in Schedule “B” and the scope of work in Schedule “C” of this letter.

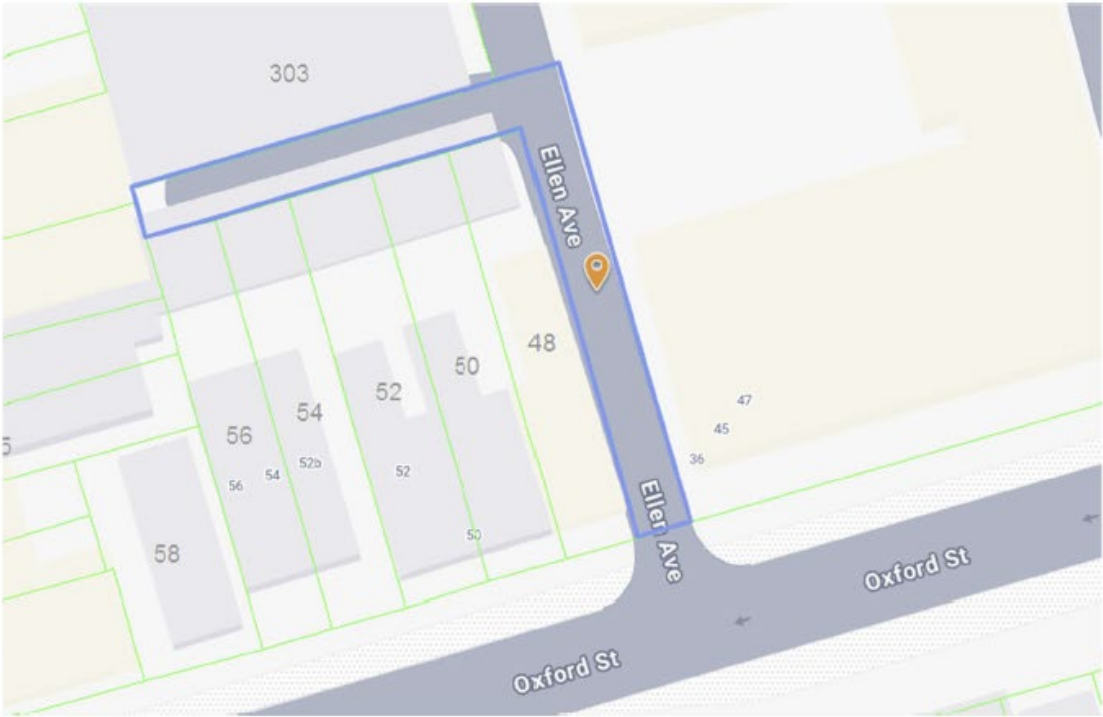
Regards,

**Goodmans LLP**

A handwritten signature in blue ink, appearing to read "J. Hoffman", written over a light blue circular stamp.

Joseph Hoffman  
JHH/il

Schedule "A"  
Orphan Laneway



## Schedule "B"

## In-Kind Contribution Agreement Terms

As an in-kind contribution toward 48% percent of the CBC for 333 College Street and 303 August Avenue (the "Property"), the Developer shall provide such genealogical and/or other research as the City may require to support bringing into City ownership the orphan lanes that abut 333 College Street (the "Orphan Laneway") and to provide concrete paving and related subgrade work for the Orphan Laneway to the reasonable satisfaction of Transportation Services (the "In-Kind Contribution"). The in-kind contribution shall be in accordance with the principles listed below, to be secured in an in-kind contribution agreement between the Developer and the City.

## Key Terms

1. The Parties agree that the CBC amount is \$953,120. Of this amount, 52% of the CBC shall be paid in cash to the City prior to the issuance of the first building permit for the Property. 48% of the CBC shall be allocated as an in-kind contribution for the following work to be undertaken by the Developer:
  - a. Pave in concrete and undertake related subgrade work for the Orphan Laneway pursuant to the scope of work contained in Schedule "C".
  - b. At the request of and to the satisfaction of the City Solicitor, provide to the City genealogical and/or other research to support bringing into City ownership the Orphan Laneway. Such cost to the Developer shall not exceed \$20,000 inclusive of HST.
2. Prior to the issuance of the first Building Permit for the Property, the Developer shall post a letter of credit or surety bond with the City in the amount of 48% of the CBC.
3. The Developer shall undertake necessary due diligence to confirm whether the work for the Orphan Laneway is consistent with the anticipated scope of work in Schedule "C" and upon completing this due diligence shall provide the City with a detailed accounting to confirm costs to complete the work for the Orphan Laneway.
4. If it is determined the additional work is required to pave the Orphan Laneway and undertake related subgrade work that is outside the scope of work in Schedule "C" such that the costs are greater than 48% of the CBC, the City may, entirely at its own election:
  - a. agree to pay for the cost of any additional work exceeding 48% the CBC to facilitate completion of the work;
  - b. the City adjust the scope of work so that the anticipated costs are approximately equal to 48% of the CBC; or
  - c. elect to receive 48% of the CBC amount less any costs incurred by the Developer for genealogical and/or other research, as requested by the City, to support bringing

into City ownership the Orphan Laneway, in which case the Developer shall not be required to undertake any further work in relation to the Orphan Laneway.

5. No later than five months after the first Building Permit being issued for the Property, the Developer shall submit working drawings for the scope of work contained in Schedule "C" for review and approval by the City (the "Working Drawings") and the City shall confirm what support, if any, the Developer may provide the City to support bringing into City ownership the Orphan Laneway. The Developer and the City shall work cooperatively and promptly to finalize the Working Drawings.
6. Within two years after the first Building Permit being is issued for the Property, the City shall either:
  - a. acquire the Orphan Laneway, or
  - b. obtain the requisite permissions, including permissions and releases of liability from those with an easement over the Orphan Laneway, for the Developer to complete the works for the Orphan Laneway, in accordance with the Working Drawings.

If (a) are (b) are not obtained within this two year period, or the City does not provide permission within this two year period for the Developer to complete the work in Schedule "C", including permission from Toronto Water to complete subgrade work and connect to necessary municipal infrastructure, the Developer shall not be required to undertake the improvements and related subgrade work with respect to the Orphan Laneway and shall pay the City 48% of the CBC amount less any costs incurred by the Developer for genealogical and/or other research, as requested by the City, to support bringing into City ownership the Orphan Laneway.

7. The Developer shall improve the Orphan Laneway and undertake the related subgrade work in accordance with the Working Drawings for the Orphan Laneway only after the Orphan Laneway is acquired by the City or the necessary permissions and releases to undertake the improvements are granted.
8. The City and the Developer shall take such steps to ensure that the Developer can commence construction of the improvements of the Orphan Laneway promptly after the Orphan Laneway is acquired by the City or permissions to improve the Orphan Laneway are granted where the City is not the owner of the Orphan Laneway.
9. The Developer shall complete the improvements and related subgrade work in accordance with the Working Drawings no later than six (6) months after first occupancy of the building on the Property.
10. Upon completing the work, the Developer shall provide the City with as-built engineering drawings of the completed work.

11. Upon the earlier of: (a) the completion of the improvements to the Orphan Laneway and related subgrade work, or (b) the payment of 48% of the CBC if made by the Developer to the City pursuant to the terms herein, the City shall return the letter of credit or surety bond to the Developer.

SCHEDULE "C"

Quotation



87B Westcreek Drive, Woodbridge On, L4L 9N6  
Phone : 1-888-747-2124

Date: March 12, 2026

Quotation #: L26-004

Rev.#: 2

Quotation For

Client: Parallax  
Job: Ellen Avenue Paving Works  
Address of Job: Ellen Avenue Paving Works  
City/Town of Job: Toronto

Quotation valid until: April 11, 2026

Prepared by: April B.

No.	Description	Notes	Qty	Unit	Amount
<b>General</b>					
1	Administration	Inc, Project management, Traffic Control, Layout, Private Locates, Up to 1 Mobilization maximum, Silt Control and Protection, Construction Fence, Daily Clean Up.	1	LS	\$ 41,100.00
	Outline as per Marked up Drawing.	Notices to the Neighbouring Properties and Closures or Temp off Site parking to be coordinated by others. Doesn't include Personal Garages or Driveways.			
1	Concrete Paving Works	Topo/ Bore holes required to confirm proposed works.			
1.1	Concrete Paving with 30mm thk Granular Base	Removal and reinstating of pavement with 32 Mpa Concrete per City of Toronto Standard T-502.01, 30mm Granular A Base. Does not include any mono curbs	385	m2	\$ 85,800.00
1.2	Additional Cost to include full depth Granular Base	Supply, place and compact 150mm depth Granular A base per City of Toronto Standard T-502.01	385	m2	\$ 19,600.00
1.3	Additional Cost to include subgrade drainage tied into new CB	Inc, 300x300mm subdrain with 150mm dia. Weeping Tile wrapped in Filterloth per T-502.01, connection to CB	90	m	\$ 7,500.00
2	Site Servicing Works	Inverts, Sizing and Specs Need to Be Identified for Final Pricing.			
2.1	Supply and install 2 New Single Catch Basins	Inc, 6.5' Single Catch Basin, Moduloek 50mm & 75mm CB, Grade Adjustment Ring, Frame and Flat Grate	2	ea	\$ 22,000.00
2.2	Supply and Install 250mm Dia. PVC Piping	Inc, 250mm PVC Pipe and hook up from existing CB, PVC Tees, Rubber Coupler, Connection to Road Maintenance Chamber	85	m	\$ 49,700.00
2.3	Supply and Install Manhole	Inc, 1200mm Manhole with Baseslab and 6' Riser Flat Cap, Moduloek 50mm & 75mm MH, Grade Adjustment Ring, Frame and Flat Grate, Hydrovacing for installation	1	ea	\$ 49,000.00
3	Sidewalk and Road Crossing for Connection to City	Inverts, Sizing and Specs Need to Be Identified for Final Pricing.			
3.1	Hydro Vac and Granular Backfill Allowance	Inc, Hydrovacing of existing sidewalk and road crossing based on 4.5m3 per load and 6 hrs per Load, Granular Backfill Allowance	1	LS	\$ 38,300.00
3.2	Mono Curb and Concrete Sidewalk Driveway Entry	Inc, 180mm thk 32MPa Concrete Sidewalk with Monolithic Curb, 150mm Granular A, Removals	10	m2	\$ 12,900.00

3.3	Road Restoration	Inc, Asphalt Road Restoration, Lap joint, Concrete Base	12	m2	\$	11,500.00
3.4	Flush CCTV Pre Construction & Post Construction	Includes PDF Report and Video (City of Toronto Standards Compliant)	1	LS	\$	18,800.00
						\$ 356,200.00
						(HST Not Included)

Separate Pricing (HST Not Included)					
No.	Description	Notes	Qty	Unit	Additional
1	<b>Credit Option 1: Asphalt Paving in lieu of Concrete Paving (Top 40mm Only)</b>	<ul style="list-style-type: none"> <li>- To grind and dispose off site 40mm of existing asphalt.</li> <li>- Sweep and tack coat.</li> <li>- Place, roll and compact 40mm SP 12.5 B, PG 64-28</li> <li>- Traffic control</li> </ul>	385	m2	-\$ 49,000.00
2	<b>Credit Option 2: Asphalt Paving in lieu of Concrete Paving (Full Depth)</b>	<ul style="list-style-type: none"> <li>- To remove existing asphalt and dispose off site.</li> <li>- To excavate and remove approx.. 300mm of materials and dispose off site.</li> <li>- Supply, place and compact 300mm of 3/4" crush gravel</li> <li>- Place, roll and compact 60mm SP19.0 B base course asphalt</li> <li>- Place, roll and compact 40mm SP12.5 B top course asphalt</li> <li>- Traffic control</li> </ul>	385	m2	-\$ 38,600.00

**Notes:**

**HST is NOT included**

Exclusions

Relocation of existing utilities

Upsizing existing sewer and laneway.

Existing condition of sewer is unknown, scope does not include for replacement of existing sewer or on the existing sewer on Oxford St.

Restoration of adjacent private driveways/garages.

Removal of contaminated soils

Permit and approval fees

After hours work

Additional Notes:

Any hoisting/craning/operator or concrete pumps not included.

Allowance for concrete pumps not included, will be extra if access for trucks not given or areas are to accept heating lines/cables.

All concrete based on 30-32 MPa for concrete works, natural colour, unless specified otherwise specified above

Reinforcement for concrete not included unless specified in above items. also epoxy coated reinforcement not included unless detail above in quote.

Winter heating/handling/preparation/additives of concrete is not included

Portable washrooms/power/heaters/water not included.

Adjustments of CB, MH, Valves (any services) not included.

Winter works, along with any snow removal not included.

Winter premium on any materials/handling/heating/protection not included.

Existing on site material testing not included.

Rough grading, excavation, disposal and cut/fill to proposed subgrades not included on or off slab.

Hand digging/ hydrovac/ air spading/ dry vac is not included.

Daylighting not included.

Waterproofing, insulation, protection board not included and to be done by others.

Traffic control, signs/ barriers/ traffic barrels/pylons not included unless stated above.

Pay duty P.O. to be hired by others, if required.

Night work/weekend work is not included.

Lines/layout/ elevations/ surveyor to be provided by others.

Removal and disposal of contaminated material not included.

Removal and disposal of any encountered items, such as boulders, bricks, wood, metal etc. not included.

Geotech Engineer; general review/ inspections/ reports and testing not included.

If haulage load restrictions encountered, additional cost(s) will apply for underloads.

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We are not responsible for any unforeseen items that may slow down progress of work and will be assessed by both parties and come with a fair agreement for any other items/labour which are not listed above in this quotation are not included.  
Streetscape permit/ permits not included and to be obtained by others.  
Tree removals and hoarding/ protection fencing removals or installation not included.  
Quote valid for 30 days from date stated above.  
Private locates not included. Ontario one call standard locates are included.