
City Council

Notice of Motion

MM9.12	ACTION			Ward:38
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Release of Section 37 and Section 45 Planning Act Reserve Funds from Various Developments for Community Benefit Projects in Ward 38 - by Councillor Glenn De Baeremaeker, seconded by Councillor Josh Matlow

** Notice of this Motion has been given.*

** This Motion is subject to referral to the Executive Committee. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Glenn De Baeremaeker, seconded by Councillor Josh Matlow, recommends that:

1. Council increase the 2015 Approved Capital Budget for Toronto Public Library by \$150,000 gross, \$0 net, fully funded by Section 37 and Section 45 community benefits from the developments at 1340, 1350 and 1360 Danforth Road (\$100,000 from source Account Number XR3026- 3700700) and at 1 and 2 Meadowglen Place (\$50,000 from source account number XR3028-4500172), secured for improvements to Bendale Library, including protective fencing around the reading garden and computer/shelving/furnishings upgrades for library users.
2. City Council increase the 2015 Approved Operating Budget for Shelter Support and Housing Administration by \$80,000 gross, \$0 net, for transfer to Toronto Community Housing, fully funded by Section 37 community benefits from the development at 1340, 1350 and 1360 Danforth Road (source Account Number XR3026- 3700702), secured for Toronto Community Housing Corporation improvements and other matters, to help build an outdoor playground for local children.
3. City Council direct that the \$80,000 be forwarded to TCHC, subject to TCHC signing an Undertaking governing the use of the funds and the financial reporting requirements.
4. City Council increase the approved 2015 Operating Budget for Non-Program by \$27,371.93 gross, \$0 net, fully funded by Section 37 community benefits obtained from the developments at 740 Progress Avenue (\$902.69 from Source Account: XR3026-3700149) and (\$6,469.24 from source Account: XR3026-3700148) and from the development at 1340, 1350 and 1360 Danforth Road (\$20,000 from source Account Number XR3026- 3700702) for the purpose of forwarding funds to the South Asian Autism Awareness Centre at 1970 Ellesmere Road.

Section 37 funds will be used for capital improvements to the centre including recreation, facility and office improvements. (cost centre NP-2161).

5. City Council direct that the \$27,371.93 be forwarded to South Asian Autism Awareness Centre, subject to the Autism Awareness Centre signing an Undertaking governing the use of the funds and the financial reporting requirements.

6. Council increase the 2015 Approved Capital Budget for Transportation Services by \$110,621.50 gross, \$0 net, fully funded by Section 37 community benefits from the developments at 50, 60, 70 Town Centre Court, (\$10,621.50 from source Account Number XR3026- 3700074) and at 1340, 1350 and 1360 Danforth Road (\$100,000 from source Account Number XR3026- 3700701) for the Trudelle Street Piazza. The Section 37 funds will be used for landscaping, grading, shade structures, public art and/or a water feature (cost centre CTP415-02).

7. City Council increase the approved 2015 Operating Budget for Non-Program by \$100,000 gross, \$0 net, fully funded by Section 37 and Section 45 community benefits obtained from the developments at 1340, 1350 and 1360 Danforth Road (\$50,000 from source account number XR3026- 3700704) and at 1 and 2 Meadowglen Place (\$50,000 from source Account: XR3028-4500171) and for the purpose of forwarding funds to the Toronto Feral Cat Recovery Centre. The Section 37 funds will be used for improvements such as cages, traps, a vehicle, and odour control (cost centre NP-2161).

8. City Council direct that the \$100,000 be forwarded to Toronto Feral Cat Recovery Centre, subject to the Recovery Centre signing an Undertaking governing the use of the funds and the financial reporting requirements.

9. City Council amend the 2015 Approved Capital Budget for Parks, Forestry and Recreation by adding a new project titled McCowan Park New Pathway, with a project cost of \$100,062 and pre-approved cash flow of \$10,000 in 2015 and \$90,062 in 2016; funded by Section 37 community benefits from the developments at 50, 60, 70 Town Centre Court, (\$62 from source account number XR3026-3700076) and 1340, 1350 and 1360 Danforth Road (\$100,000 from source account number XR3026-3700703).

10. City Council increase the 2015 Approved Capital Budget for Facilities Management by \$23.55 gross, \$0 net, fully funded by Section 37 community benefits from the development at 50,60,70 Town Centre Court, (source Account Number XR3026- 3700078) for the purpose of Albert Campbell Park improvements. The residual funds will help build the new park infrastructure, including a children's playground (cost centre CCA204-05).

11. City Council increase the 2015 Approved Capital Budget for Toronto and Region Conservation Authority by \$206,204.62 gross, \$0 net, fully funded by Section 37 community benefits from the development at 1 and 2 Meadowglen Place (from source Account Number XR3026-3700698). Section 37 funds will be used for improvements such as habitat restoration, meadowland planting, hiking trails and habitat structures such as song bird nesting boxes.

12. City Council increase the 2015 Approved Capital Budget for the Toronto Transit Commission account CTT063-1 Other Service planning by \$77,326.73 gross, \$0 net, fully funded by Section 37 community benefits from the development at 1 and 2 Meadowglen Place

(source Account Number XR3026- 3700699) for the installation of a transit priority signal at three intersections in the vicinity of the Site as referenced in the memorandum of the Toronto Transit Commission dated August 7, 2011 (Account 61990050).

Summary

This report recommends the release of a total of \$851,610.33 in funds secured by the City through agreements made under Section 37 of the Planning Act and conditions of approval under Section 45 of the Planning Act (minor variance approvals). The funding will be applied to capital improvements and/or capital facilities for a range of projects in Ward 38, as identified below. The amounts recommended to be budgeted include, where applicable, interest accrued while on deposit with the City in the Planning Act Reserve Fund.

Bendale Library – The Bendale library, opened in 1961, is a small neighbourhood library that hosts a relatively small collection of items with a special focus on young children and seniors. Section 37 funds will be used to create an outdoor reading garden (including protective fencing) with any remaining funds used for upgrades to computers, shelving, furnishings and desks. To fund the improvements to the library, this motion recommends that the 2015 Approved Capital Budget for Toronto Public Library be increased by \$150,000 fully funded by Section 37 and Section 45 community benefits (from the sources identified in Recommendation 1 below).

Toronto Community Housing property at 400 McCowan Road– The Section 37 funds will help build an outdoor playspace for local children. TCHC will sign an Undertaking governing the use of the funds and the financial reporting requirements prior to the funds being released from the City. To fund the improvements to the TCHC property at 400 McCowan Avenue, this motion recommends that the 2015 Approved Operating Budget for Shelter Support and Housing Administration be increased by \$80,000 fully funded by Section 37 community benefits (from the source identified in Recommendation 2 below).

South Asian Autism Awareness Centre at 1970 Ellesmere Road. The SAAAC provides support to families dealing with autism in a culturally sensitive manner with programs such as: tutoring, parent workshops, employment services, job skills and sports/play sessions. Section 37 funds will be used for capital improvements to the centre including recreation, facility and office improvements. The Centre will sign an Undertaking governing the use of the funds and the financial reporting requirements prior to the funds being released from the City. To fund the improvements to the Autism Awareness Centre, this motion recommends that the City Council increase the approved 2015 Operating Budget for Non-Program by \$27,371.93 fully funded by Section 37 community benefits (from the sources identified in Recommendation 4 below).

Trudelle Street Piazza – The proposed piazza, located at 45 Trudelle Street, will provide an inviting community space for nearby TCHC residents and as residents from nearby apartment buildings. The Section 37 funds will be used for landscaping, grading, shade structures, public art and/or a water feature. To fund the Trudelle Street Piazza streetscape improvements, this report recommends that the 2015 Approved Capital Budget for Transportation Services be increased by \$110,621.50 fully funded by Section 37 community benefits (from the sources identified in Recommendation 6 below).

Toronto Feral Cat Recovery Centre – The TFCC is a coalition of municipal animal services programs, humane societies and rescue groups working together to reduce the feral cat overpopulation problem in Toronto. The Section 37 funds will be used for improvements such as cages, traps, a vehicle, and odour control. The Centre will sign an Undertaking governing the use of the funds and the financial reporting requirements prior to the funds being released from the City. To fund the improvements to the Recovery Centre, this motion recommends that the City Council increase the approved 2015 Operating Budget for Non-Program by \$100,000 fully funded by Section 37 and Section 45 community benefits (from the sources identified in Recommendation 7 below).

McCowan Road Park - To fund the design and construction of new pedestrian pathways and trails in McCowan Park, this motion recommends that the 2015 Approved Capital Budget for Parks, Forestry and Recreation be amended by adding a new project in the amount of \$100,062, with a pre-approved cash flow of \$10,000 in 2015 and \$90,062 in 2016, fully funded by Section 37 community benefits (from the sources identified in Recommendation 9 below).

Albert Campbell Park – The ACP will provide the recreational space in the immediate vicinity of the Scarborough Civic Centre and the thousands of new condos built in the area. The residual funds will help build the new park infrastructure, including a children's playground. This motion recommends that the 2015 Approved Capital Budget for Facilities Management be increased by \$23.55. This amount represents residual funds in a source account secured for parks improvement purposes. The allocation of the fund to the project will ensure that there are no stranded funds in that account identified in Recommendation 10 below.

Re-naturalization of the Gattineau Hydro Corridor – The re-naturalization project aims to transform an ecologically desolate stretch of hydro corridor into a butterfly meadow and community park. Section 37 funds will be used for improvements such as habitat restoration, meadowland planting, hiking trails and habitat structures such as song bird nesting boxes. To fund the Re-naturalization of the Gattineau Hydro Corridor, this report recommends that the 2015 Approved Capital Budget for the Toronto and Region Conservation Authority be increased by \$206,204.62 fully funded by Section 37 community benefits (from the source identified in Recommendation 11 below).

Installation of transit priority signal – In an effort to address traffic concerns in the area of a new condo development, city staff recommended (among other matters) that introduction of transit signal priority measures at three intersections in the area surrounding the 1 and 2 Meadowglen Place property. To fund the installation of the three transit priority signals, this report recommends that the 2015 Approved Capital Budget for the Toronto Transit Commission be increased by \$77,326.73 fully funded by Section 37 community benefits (from the source identified in Recommendation 12 below).