

**City Council****Notice of Motion**

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| MM11.6 | ACTION |  |  | Ward:5 |
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**Commitment of Planning Act Reserve Funds (Section 37 and Section 45) towards the construction of the new Young Men's Christian Association (YMCA) facility at 5145 Dundas Street West - by Councillor Justin J. Di Ciano, seconded by Councillor Vincent Crisanti**

*\* 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 Justin J. Di Ciano, seconded by Councillor Vincent Crisanti, recommends that:

1. City Council direct that Section 45 funds received from the development at 15 Viking Lane, (\$4,848.22 in source account: XR3028-4500065), and Section 37 funds received from the development at 1 Valhalla Inn Road, (\$1,042,287.71 in source account XR3026-3700435), be committed towards the YMCA for the purpose of the construction of a new YMCA of Toronto facility at 5145 Dundas Street West, in accordance with the terms of a forthcoming agreement between the City and the YMCA.
2. City Council direct that Section 37 community benefits funds received from the development at 5233 Dundas Street West (\$518,651.87 in source account XR3026-3700315) be committed towards the YMCA in accordance with the terms of a forthcoming agreement between the City and YMCA for the construction of a child care facility at the proposed YMCA facility at 5145 Dundas Street West.
3. City Council direct the General Manager, Parks, Forestry and Recreation and the General Manager, Children's Services to work with the YMCA to explore the feasibility of developing the new facility at 5145 Dundas Street West as part of the future redevelopment of the former Westwood Theatre site by Build Toronto and to report back to Council on the proposed project scope, total project costs and financing options including City's finances required for the proposed project through the future year budget process.

**Summary**

The YMCA of Toronto is planning to construct a new facility at 5145 Dundas Street West as part of the future redevelopment of the former Westwood Theatre site by Build Toronto. The YMCA is undertaking a fundraising campaign for the construction of this proposed facility. This Motion proposes that available Section 37 and Section 45 funds secured for community

facilities which are in compliance with the respective Section 37 Agreements and/or Committee of Adjustment conditions be allocated to the YMCA's construction fundraising campaign.

The Motion is urgent as the potential redevelopment of the former Westwood Theatre site has been pending for at least ten years and at this time proof of commitment and funding for the Construction of a YMCA facility are required to ensure the project can proceed. The project is viable and of great importance to Ward 5. A visible show of support from the City would assist the YMCA with its philanthropic goals and help make this project a reality.

Funds have been secured and received from various developments. The development at 1 Valhalla Inn Road that included \$1,005,000 plus indexing was secured under Section 37 for the purpose of constructing a new community centre and/or gymnasium facility within the vicinity of the Lands. There is currently \$1,042,287.71 uncommitted for a new community centre. Further, Section 37 benefits have been secured and received from the development at 5233 Dundas Street West for the purpose of providing day care space or a public library/family resource centre for children under the age of 18 provided it is not located more than 1.6 kilometres from the perimeter of the development. The proposed YMCA facility is within this area. Of the original contribution from 5233 Dundas Street West, \$518,651.87 remains uncommitted and can be utilized for the provision of a day care centre in the YMCA facility. In addition, funds have been secured through Section 45 benefits from a minor variance approval related to the development at 15 Viking Lane that included \$150,000 plus indexing and interest for the purpose of constructing an alternative community facility. These funds have been received by the City and have accrued interest. Of the original contribution and accrued interest there remains approximately \$4,848.22 for a new community centre that have not been spent or remain uncommitted.

### **Background Information (City Council)**

Member Motion MM11.6