
City Council

Notice of Motion

MM19.18	ACTION			Ward:20
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Release of Section 37 Funds from the Development at 426 University Avenue for Capital Improvements to Toronto Community Housing Corporation Properties in Alexandra Park - by Councillor Joe Cressy, seconded by Councillor Ana Bailão

** 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 Joe Cressy, seconded by Councillor Ana Bailão, recommends that:

1. City Council increase the approved 2016 Operating Budget for Shelter, Support and Housing Administration on a one-time basis by \$170,000.00 gross, \$0 net, fully funded by Section 37 (Planning Act Reserve Funds) community benefits from 426 University Avenue (source account XR3026-3700306) for transfer to the Toronto Community Housing Corporation in order to undertake capital improvements to basements of townhomes being constructed in Alexandra Park (cost centre: (for Expenditure) CC FD5101 CE 5036 and (for Revenue) CC FD0R01 CE 9265).
2. City Council direct that the \$170,000.00 be forwarded to the Toronto Community Housing Corporation, subject to Toronto Community Housing Corporation signing an Undertaking governing the use of the funds and the financial reporting requirements.

Summary

This Motion recommends the release of Section 37 Planning Act funds to Toronto Community Housing Corporation for the purpose of funding capital improvements at Toronto Community Housing Corporation properties located in Alexandra Park.

The Revitalization of Alexandra Park is well underway. Developed through collaboration with residents, the Toronto Community Housing Corporation, the Atkinson Housing co-op and the City, the 10-15 year Revitalization project includes: zero displacement of local residents, 333

new townhome and apartment units and 473 refurbished apartment units, expanded community recreation facilities, including a new 1,100 square metre (minimum) community centre, new parks and new basketball courts, 4,000 square feet of local social enterprise, bike sharing stations and a commitment to expanding affordable rental housing and home ownership in Alexandra Park (a plan to do so has already been approved by Council).

The first phase of replacement townhomes is nearing completion. However, there is potential usable space in the basements in Phase 1a of the new townhomes, which are currently unfinished. Until they were nearing completion, the need for this space in the townhomes (given the smaller footprint occupied by the new units) was not fully clear. These funds will be used to finish the basement ceilings with drywall or an approved substitute in the first 40 rental townhouses constructed as part of Phase 1a of the revitalization.

The Toronto Community Housing Corporation has agreed that these funds sourced as community benefits from Ward 20 developments will not be used for capital improvements that would have been included on the Toronto Community Housing Corporation's list of Ward 20 capital projects.

Funds have been secured from the development at 426 University Avenue as community benefits through Section 37 Planning Act to be used by the City for facilities, services or matters, which may include affordable housing projects in Ward 20, local park improvements, and streetscape improvements to Dundas Street West. The funds identified have been received by the City.

The Toronto Community Housing Corporation will be required to sign an Undertaking that will govern the use of the funds and the financial reporting requirements, prior to the funds being released to Toronto Community Housing Corporation by the City.