

City Council

Motion Without Notice

MM44.116	ACTION			Ward:27
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Authorization to Release Section 37 (Planning Act) Funds from various developments to purchase additional space at the Indigenous Centre for Innovation and Entrepreneurship located at 200 Dundas Street East - by Councillor Kristyn Wong-Tam, seconded by Councillor Mary-Margaret McMahon

** This Motion has been deemed urgent by the Chair.
 * This Motion is not subject to a vote to waive referral. This Motion has been added to the agenda and is before Council for debate.*

Recommendations

Councillor Kristyn Wong-Tam, seconded by Councillor Mary-Margaret McMahon, recommends that:

1. City Council amend the 2018 Council Approved Capital Budget for Facilities, Real Estate, Environment and Energy by adding a new capital project "200 Dundas Street East" with a total project cost of \$2.2 million, representing the purchase price and associated costs to secure 203.9 square metres of space located at 200 Dundas Street East, fully funded by Section 37 community benefits from the following developments:

- a. 59-71 Mutual Street, secured to acquire approximately 203.9 square metres (2,195 square feet) of at-grade space known as Retail “C” space, which is contiguous to approximately 1,300 square metres (13,993 square feet) of community space previously secured by the City, for conveyance to a non-profit agency as community space, such agreement to be in a form and with content satisfactory to the City Solicitor in consultation with the Chief Planner and Executive Director, City Planning as per conditions approved by City Council at its July 4, 5 and 6, 2017, meeting, in the amount of \$1,200,000.00;
- b. 70 and 72 Carlton Street, secured for new community space in Ward 27, in the amount of \$349,036.46 (Source Account: 220096);
- c. 387-403 Bloor Street East and 28 Selby Street, secured for the capital improvement of existing or the creation of new community and/or cultural space in Ward 27, in the amount of \$337,260.00 (Source Account: 220096); and
- d. 587 to 599 Yonge Street, 2 and 4 Dundonald Street, and 7 and 9 Gloucester Street, secured for Toronto Community Housing Corporation for capital improvements and/or

community, cultural or recreational space improvements in the local area, in the amount of \$313,703.54 (Source Account: 220096).

Summary

This Motion seeks Council authority to release an additional \$1,000,000.00 in Section 37 monies to secure 203.9 square metres of space located at 200 Dundas Street East for the Indigenous Centre for Innovation and Entrepreneurship, and to fund capital improvements to the future home of the Indigenous Centre for Innovation and Entrepreneurship.

As part of the development located at 59-71 Mutual Street, a Section 37 benefit agreement was signed to secure 203.9 square metres of space located at 200 Dundas Street East with the developer agreeing to provide a maximum of \$1.2 million towards the purchase of that space. The City was to be responsible for providing the balance of the funding and it has been determined the City needs to provide \$1.0 million in order to complete the purchase this year.

The City of Toronto, under the leadership of Councillor Kristyn Wong-Tam and City Planning has been engaged in the development of Indigenous Centre for Innovation and Entrepreneurship which will be located at a City-owned commercial space located at 200 Dundas Street East. The building is currently under construction and the City will take possession as part of a Section 37 agreement at the end of 2019 of 16,000 sq. ft. of commercial space. The space will be designated for a not-for-profit organization at below-market rent to launch and operate the proposed Indigenous Centre for Innovation and Entrepreneurship .

The purpose of the Indigenous Centre for Innovation and Entrepreneurship will be to operate as a business incubator to support Indigenous and non-Indigenous entrepreneurs. The services and resources to be provided by the proposed Indigenous Centre for Innovation and Entrepreneurship are to be determined through the consultation process for this project and will be further refined through the operating and business model developed as part of this project. The City's Economic Development and Culture Division is currently leading a process to further refine the planned operations of the Indigenous Centre for Innovation and Entrepreneurship .

To assist with the funding of the Indigenous Centre for Innovation and Entrepreneurship, this Motion recommends that Section 37 funds from Ward 27 dedicated towards community cultural space be allocated to acquire additional space and to fund the capital requirements of the Indigenous Centre for Innovation and Entrepreneurship.

This Motion is urgent as a Section 37 condition of approval for the development of the Mutual Street property, the developer of that property is required to secure additional community space at 200 Dundas, where existing community space has already been secured as a condition of that development. Mutual are providing funding in the amount of \$1.2 million to do so. Any shortfall in the cost of acquiring the additional space at 200 Dundas is to be provided by the City. The shortfall has been identified at \$1 million. It is required at this time in order for this transaction to close this year. Delay to next year may jeopardize the acquisition of this additional space.

Background Information (City Council)

Member Motion MM44.116