

City Council

Motion without Notice

MM42.45	ACTION			Ward: 3
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Release of Section 37 Funds from various developments to MABELLEarts for Capital Improvements to Mabelle Parkette - by Councillor Mark Grimes, seconded by Councillor Gary Crawford

** 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 Mark Grimes, seconded by Councillor Gary Crawford, recommends that:

1. City Council increase the Council Approved 2022 Operating Budget for Non-Program, by \$500,000 gross, \$0 net, on a one-time basis, for transfer to MABELLEarts for the purpose of undertaking capital improvements to Mabelle Parkette (Cost Centre NP2161), fully funded by Section 37 and Section 45(9) (Planning Act Reserve Funds) community benefits from the following developments:

- a. 50 Michael Power Place, secured for generic community benefits, in the amount of \$32,417 (Source Account: XR3028-4500123);
- b. 5145 Dundas Street West (11 Dunbloor Road), for streetscape improvements and heritage initiatives; but which can be redirected for another purpose, in the amount of \$167,452 (Source Account: XR3026-3700264); and
- c. 5239, 5245 and 5249 Dundas Street West and 3 Auckland Road, secured for the future Westwood YMCA in the Six Points area; but which can be redirected for another purpose, in the amount of \$300,131 (Source Account: XR3026-3700929).

2. City Council direct that the \$500,000 be forwarded to MABELLEarts, subject to the MABELLEarts signing an Undertaking governing the use of the funds and the financial reporting requirements.

Summary

This Motion recommends the release of \$500,000 in Sections 37 and Section 45(9) Planning Act Funds to MABELLEarts for the purpose of undertaking capital improvements to Mabelle Parkette.

There is an urgent need to utilize the funds in the motion for the Mabelle Parkette Project. MABELLEarts has been awarded over \$700,000 from the Federal Revitalization Program (maximizing COVID recovery through capital infrastructure investment). In order to meet

funding obligations, MABELLEarts must be able to complete the MABELLE clubhouse by December 31st 2022.

The Mabelle Park project has recently encountered issues with rising costs and revised quotes from the architect and now requires additional funds to be fully-funded as of today.

MABELLEarts anticipate cost increases of upwards of 30% if they cannot obtain fully-funded status now.

The project is required to be fully funded in order to proceed as per the provisions by the lease with TCHC. Providing these funds will deem the project fully funded and it can then proceed in 2022. The project is a "green extension" of the living rooms in the immediate area, it is heavily used and enjoyed by local residents and will be programmed by MABELLEarts. This project represents significant public realm development in a rapidly densifying, equity seeking neighbourhood. Mabelle Park will serve as a vital greenspace for the influx of new residents as well as the existing neighbourhood in an area with limited access to outdoor space.

This motion is seeking to utilize funds from various developments including:

- A payment from the development at 5145 Dundas Street West (11 Dunbloor Road), which was secured for streetscape improvements and heritage initiatives within the Ward. The funds remain largely unspent. The zoning by-law (575-2017) and Section 37 agreement provides that in the event the financial contribution has not been used for the intended purposes within three (3) years of the By-law coming into full force and effect, the contribution may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is identified in the Official Plan and will benefit the community in the vicinity of the lands. The three (3) year mark has passed and it has been determined that purpose is identified in the Official Plan and that the geographic proximity of the benefit location to the development site to be acceptable as they are both within the Etobicoke Secondary Plan area. Accordingly the funds can be redirected.
- A payment from the development at 5239, 5245 and 5249 Dundas Street West and 3 Auckland Road, which was secured for the future Westwood YMCA in the Six Points area. The funds remain unspent. The zoning by-law (447-2016) and Section 37 agreement provides that in the event the financial contribution has not been used for the intended purposes within three (3) years of the By-law coming into full force and effect, the contribution may be redirected for another purpose(s), at the discretion of the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose(s) is identified in the Official Plan and will benefit the community in the vicinity of the lands. The three (3) year mark has passed and it has been determined that purpose is identified in the Official Plan and that the geographic proximity of the benefit location to the development site to be acceptable as they are both within the Etobicoke Secondary Plan area. Accordingly the funds can be redirected.

Background Information (City Council)

Member Motion MM42.45