



June 27, 2022

Dear Members of Toronto East York Community Council,

Re: TE34.18 - 390-440 Dufferin St. & 41 Alma Ave. - City-Initiated Zoning Amendment  
- Final Report

I write as Chair of the West Side Community Council, an umbrella organization of thirteen West End community associations, in regard to agenda item number TE34.18, 390-440 Dufferin St. & 41 Alma Ave. - City-Initiated Zoning Amendment - Final Report.

We will first focus on the Section 37 Agreement relating to the provision of a Small Business Incubation Centre (SBIC) within the northerly building (Block B) on these lands and secondly, discuss the broader implications of the management and financing of this and other Section 37 public assets potentially operated by community and non-profit organisations.

1. Historically these lands at 390-440 Dufferin Street were zoned industrial and converted to mixed-use. With this conversion was the acknowledgement of the loss of workspace for the residing artists and craftspeople (small entrepreneurs). Section 37 benefits were agreed to by the City and the developer 390 Dufferin Residences LP. These hard-won local community benefits are now in jeopardy of being lost.

The average market rate to build a commercial-type workspace in Toronto is around \$270 per SF. The revised sale portion of the Section 37 property of 44,500SF equalling \$54.30 per SF. The developer has acquired the benefits of Section 37 increasing the density and height of his buildings. The cash payment of \$2,416,451.00 will not return the loss of workspace for the local community.

This in our view is a cute-rate price and should not be considered by City Councillors.

We appreciate the failed attempts to secure a partnership between George Brown College, MaRS and ReMAP but the preferred focus should be on local organisations. There are other organizations that should have been approached in the outreach for a tenant such as the Centre of Social Innovation, 401 Richmond, Akin Collective, and The Neighbourhood Land Trust to name just a few.

Sadly but appreciated is that the revised Section 37 Agreement before you retains of the original 59,000SF a 14,500SF portion on the first two floors of Block B with a

25-year lease agreement with the City. If this report is approved how will the City secure a tenant(s) for these two floors and not be back in a year to sell off this final remaining portion?

Rental for small workspaces in Toronto is almost non-existent.

2. There are numerous such Section 37 Agreements in our catchment area that are endangered besides 440 Dufferin Street SBIC (59,000SF). The Toronto Media Arts Cluster (TMAC) project (30,000SF) at 32 Lisgar Avenue and the loss of 6 at-grade units on the mews at 68 Abell Street (4,600SF) are just a few examples of sites that we are aware of. See the photos attached.

Communities and non-profit organizations are challenged to finance, manage and outfit these sites for the long-term benefit of their communities. A new strategy needs to be set in place for current sites and future proposals that secure long-term tenure by such groups that can follow through on the local needs of residents, artisans, craftspeople and small entrepreneurs. One that will help grow these community groups and make them more resilient.

There needs to be a broader conversation between the City politicians, various siloed City departments, residents and non-profit organizations regarding Section 37 benefits agreements and the updates to the *Development Charges Act - Community Benefits Charges*.

In closing, since City Council will be winding down shortly in preparation for a municipal election this conversation needs to start as-soon-as-possible.

Sincerely,

Ric Amis

Spokesperson/Chair, West Side Community Council

Secretary/Chair, Parkdale Residents Association

Members of the WSCC include: the Grange Community Association, the Harbord Village Residents' Association, the Garment District Neighbourhood Association, the Trinity Bellwoods Community Association, the Ossington Community Association, the Lakeview Avenue Neighbourhood Association, the Liberty Village Residents' Association, Beaconsfield Village Residents' Association, Active 18, the Parkdale Residents Association, Roncesvalles–Macdonell Residents Association, and the Bloordale Community Improvement Association.

440 Dufferin St./41 Alma Ave.







