

## City Council

### Motion without Notice

MM6.40	ACTION			Ward: 6
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**Authorization to Release Section 37 Funds from the Development at 1100 Sheppard Avenue West to the Transportation Services Division for the Design and Construction of Public Realm and Road Safety Improvements - by Councillor James Pasternak, seconded by Councillor Mike Colle**

*\* 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 James Pasternak, seconded by Councillor Mike Colle, recommends that:

1. City Council increase the 2023-2032 Capital Budget and Plan for Transportation Services by \$400,000 fully funded by Section 37 community benefits obtained from the development of 1100 Sheppard Avenue West secured for streetscape improvements (Source Account: XR3026-3701149), categorized as Service Improvement and Enhancement, for the design and construction of public realm improvements on the east side of Allen Road between Sheppard Avenue West and De Boers Drive and traffic signal and pavement marking improvements at the intersection of Allen Road and De Boers Drive (Cost Centre: CTP423-04).

### Summary

At its meeting on May 23, 24 and 25, 2006 City Council adopted as amended Report 4, Clause 7, At its meeting on June 29, 2020, City Council approved Item NY15.1, 1100 Sheppard Avenue West, Official Plan and Zoning By-law Amendment Applications - Final Report which among other things, required the owner to enter into a Section 37 Agreement for community improvements providing a \$400,000 contribution for public art and \$800,000 for local park and pedestrian realm improvements to be determined by the Chief Planner and Executive Director City Planning in consultation with the local Councillor.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.NY15.1>

The Section 37 Agreement has been completed and fully executed and the City received a payment of \$800,000 for local park and pedestrian realm improvements in 2021. The public realm improvements include a sidewalk on the east side of Allen Road between Sheppard Avenue East and De Boers Drive, modifications to the traffic signal at Allen Road and De Boers Drive and installation of marked crosswalks to provide safe pedestrian access to the proposed new sidewalk.

In February 2022, the Duke Heights Business Improvement Area and its consultants in partnership with the Economic Development and Culture Division-Business Improvement

Areas Office prepared a Concept Design presentation for the area extending along the Allen Road / Dufferin Street corridor from Sheppard Avenue West to Steeprock Drive and Overbrook Place including elements of the work identified for funding through Section 37 contributions. Among other things, the Duke Heights Business Improvement Areas Concept Design extended the proposed pathway on the east side of Allen Road north to Rimrock Road.

Economic Development and Culture Division Business Improvement Areas Office and Transportation Services Division staff are working collaboratively with the Duke Heights Business Improvement Areas to design and implement new pedestrian crossings on the north and south sides of the Allen Road / De Boers Drive intersection, a concrete sidewalk between the TTC plaza at Sheppard Avenue West and De Boers Drive, and a recreational path for the section from De Boers Drive to Rimrock Road.

Costs for the traffic signal modifications and concrete sidewalk (estimated cost, including contingency, \$400,000.00) would be funded using the Section 37 contributions as provided for in the Agreement. The recreational path between De Boers Drive and Rimrock Roads (estimated cost, including contingency \$250,000) will be a cost share project between the EDC - Business Improvement Areas Office and Duke Heights Business Improvement Areas. The tender call for these works is planned to be issued by early July 2023 for construction in fall 2023.

This Motion is urgent as the release of Section 37 funds is required to ensure this project can be tendered and construction completed in 2023.

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

Member Motion MM6.40