



March 31, 2024

VIA EMAIL

Toronto East York Community Council
Toronto City Hall
100 Queen Street West
Toronto, ON

Dear Councillors:

**Re: Item TE12.15 Toronto East York Community Council - Reallocation
of Section 37
Funds
Request for Deferral**

We are writing further to our letter dated February 14, 2024 to Councillor Saxe, from GYRA, ABC, and Bloor-Yorkville BIA. In that letter, we emphasized the need to have unspent Section 37 funds associated with various specific development projects in our area, be allocated to address gaps in community infrastructure in our immediate area.

GYRA (Greater Yorkville Residents' Association) represents well over 10,000 residents living within our 54 member multi-residential buildings. Our neighbourhood deserves the benefit of community improvements available through Section 37 funds. We are dismayed to now read the recommendations contained in the March 14, 2024 report from the Director of Community Planning, Toronto and East York, which attempts to reallocate Section 37 unspent funds. This reallocation ignores the impacts of all the approved development projects in our residential area, without the community benefits to compensate for the increased density and population for which these funds were intended. Our community members endured the demolition, dust, noise, traffic congestion and the overall increase of these development projects and our neighbourhood deserves the benefits of the community improvements available through these Section 37 funds.

Reference was made to a virtual community consultation meeting on February 13th, 2024, in which a total of 7 people participated. In addition to City staff members and Councillor Saxe, who attended part of the meeting, representatives from the 2 resident associations as well as the local BIA were among those who attended. It must be noted that those representatives did not support the reallocation of unused Section 37 funds for TTC station improvements in any other area within Ward 11. Specifically, they opposed the reallocation of funds to be used for an art mural in the amount of approximately \$600,000 at the Bloor/Spadina subway station (as described to those of us who attended the meeting), as well as being opposed to reallocate other Section 37 funds out of the immediate area to other areas of Ward 11. The residents and business associations expressed their strong views that the funds must be used in the same immediate neighbourhood as the source of the funds from the various developments. With several large developments already either started or proposed in the immediate area of Bloor/Spadina, we feel it is far more appropriate to use the Community Benefits from these developments, for the Bloor/Spadina subway station. Considering the ever-increasing density in our immediate area, the allocated Section 37 TTC funds should be used towards making the entrance/exit on Cumberland St. fully accessible. We strongly feel that this TTC improvement would be a far better and more appropriate use of the Section 37 funds.

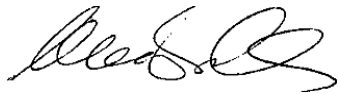
Regarding the Balmuto Streetscape Improvements (6B), between Bloor and Charles, we strongly feel that the funds for this project should be maintained and used for its intended purposes. In addition, the community has requested on numerous occasions, that Charles St., between Balmuto and Yonge, becomes a 2-way street. This area has already experienced a substantial increase in density and now with two more 90+ storey condominiums currently being developed, the need for traffic relief becomes even more essential.

Finally, we understand that the 7 specific zoning by-laws may allow for the reallocation of funds to other projects in the “vicinity”, if they were not used within a period of three years. Aside for the possible legal issue regarding this provision, we do not feel that the definition used for “vicinity” is appropriate. In addition, the cause for the project delays is in no small part a result of City delays as well as a lack of attention by several previous councillors. With the massive increase in the density in our neighbourhood, the end result of the proposed reallocation of funds, will be a reduction of community infrastructure benefits that would help ameliorate the impacts. These dormant funds were collected from developments within our neighbourhood and need to be

reallocated to TTC, park and streetscape improvements within the same immediate neighbourhood.

We are therefore requesting that the March 14, 2024 report from the Director of Community Planning listed on the Toronto East York Community Council agenda as Item TE12.15 be deferred until there can be a mutual agreement with the residential and business communities as to how and where the dormant funds will be expended.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Alan Baker', with a stylized, cursive script.

Alan Baker – GYRA, President

A handwritten signature in black ink, appearing to read 'Paul Bedford', with a cursive script.

Paul Bedford – GYRA, Director Community Planning