



May 3, 2024

VIA EMAIL <mailto:tmteycc@toronto.ca>

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

Dear Councillors:

**Re: Item 2024.TE13.3 Toronto East York Community Council - Reallocation of Section 37 Funds**

**Request for Deferral**

We are writing further to our letters dated February 14, 2024 to Councillor Saxe, from GYRA, ABC Residents Association, and the 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 our immediate area to address gaps in community infrastructure. GYRA also sent a letter to TEYCC dated March 31, 2024 emphasizing our request.

GYRA (Greater Yorkville Residents' Association) represents well over 10,000 residents living within our 53-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 and April 16, 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 for which these funds were intended. Our community members endured the demolition, dust, noise, and traffic congestion. Our neighbourhood deserves the benefits of the community improvements that were promised through these Section 37 funds.

Reference was made to a virtual community consultation meeting on February 13th, 2024. **At that meeting, there were only 7 people who participated.** In addition to City staff members, representatives from the 2 resident associations as well as the local BIA 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 well as being opposed to reallocate other Section 37 funds out of our immediate area to other areas of Ward 11. The residents and business associations expressed their strong views that the Section 37 funds must be used in the same immediate neighbourhood where the particular developments are located.

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, we feel that allocated Section 37 TTC funds should be better used **towards** making the TTC entrance/exit on Cumberland St. fully accessible.

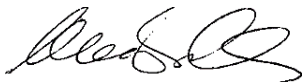
Regarding the Balmuto Streetscape Improvements (6B), between Bloor and Charles, we strongly feel that the funds for this item be maintained and used for its intended purpose. In addition, the community has requested on numerous occasions, that Charles St., between Balmuto and Yonge, become a 2-way street.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

Finally, we understand that the 5 specific zoning by-laws from our area 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 have helped ameliorate the impacts. These dormant funds were collected from developments within our neighbourhood and needs to be reallocated to TTC, park and streetscape improvements within the same immediate neighbourhood.

We would like to add that we continue to support 20% of the Section 37 funds was to be directed to affordable housing. We also support funds directed to Heritage Conservation District matters, but within our immediate area, of which there are several.

We are therefore requesting that the April 16, 2024 report from the Director of Community Planning listed on the Toronto East York Community Council agenda Item 2024.TE13.3 be deferred until there can be mutual agreement with the residential and business communities as to how and where the dormant funds should be expended.

Yours sincerely,



Alan Baker  
GYRA, President



Paul Bedford  
GYRA, Director of Community Planning

GYRA – Greater Yorkville Residents’ Association