



April 29th 2025

To: Chair and Members of Etobicoke York Community Council

Re: 720 Humberwood Boulevard – Reallocation of Section 37 Benefit Contribution

SUMMARY:

On May 12, 2010, City Council enacted By-law 477-2010, a Zoning By-law Amendment for the property at 720 Humberwood Boulevard, to permit the development of 9 single detached dwellings and 62 semi-detached dwellings. As part of this development the owner was required to provide the City with a Section 37 cash contribution in the amount of \$53,250 to be used specifically toward the construction of a surface parking lot related to Indian Line Park. The owner and the City entered into a Section 37 Agreement registered on title to the property on May 26, 2010, and the owner provided the cash contribution to the City. The parking lot was never constructed and is no longer needed. City Planning and Parks and Recreation staff have identified the need for additional funds required for the construction of playground and related components in Indian Line Park, and recommend that the cash contribution be reallocated to this current project.

Both the Zoning By-law Amendment and the Section 37 Agreement do not contain a reallocation provision that would allow the City to reallocate the cash contribution to another benefit in the instance when the identified benefit is no longer required. Therefore, a revision to By-law 477-2010 is required to re-direct the funds for the construction of the playground equipment and related components.

Urgent consideration is being requested as additional funding is needed as soon as possible as the playground improvements project is in the design development phase, where the construction drawings are progressing and the tender process for construction should be reached in late spring 2025 to maintain current project timelines.



RECOMMENDATION:

1. City Council direct the Executive Director, Development Review, in consultation with the General Manager, Parks and Recreation, to bring forward a City-initiated amendment to By-law 477-2010 to reallocate the Section 37 contribution of \$53,250 from the construction of a surface parking lot related to Indian Line Park to the construction of the playground equipment and related components in Indian Line Park.

Sincerely,
Vincent Crisanti

A handwritten signature in blue ink, appearing to read "Vincent Crisanti".

City Councillor, Ward 1 Etobicoke North