

April 1, 2025

Toronto and East York Community Council
City Hall, Committee Room 1
100 Queen Street West
Toronto ON M5H 2N2

Dear Committee Members,

Amending existing Zoning By-law Section 37 Schedules to Facilitate Purchase of Community Space in the Church-Wellesley Village

I am writing to request support to amend several existing Zoning by-laws to amend the *section 37* agreements in the vicinity of the Church-Wellesley Village to go towards the purchase and improvement of new or existing community space for community or non-profit use within Ward 13.

A longstanding challenge in Toronto Centre has been ensuring the long-term viability of non-profit organizations that serve the 2SLGBTQ+ community. There are many organizations who serve this community who have left or are concerned about their long-term presence in the neighbourhood. Originally conceived as a land trust, I am seeking to have the City purchase a building within the neighbourhood using *section 37* funds that can serve as a long-term home for non-profit organizations who primarily serve the 2SLGBTQ+ community.

An opportunity to purchase a building within the neighbourhood has arisen, but to capitalize on the opportunity would require amending the zoning by-laws, [similar to what occurred in Ward 11](#), to allow *section 37* funds from nearby developments to go towards this goal. Staff are currently evaluating the value of the property in question to ensure that any future purchase is obtained at a reasonable price.

In the event the purchase does not proceed, the funds would still be able to go towards their original uses, with the additional ability to put the money towards new or existing community space. I would also ask staff to add a three-year clause as found in more recent *section 37* schedules to allow these pools of money to be used for other purposes at the discretion of the Executive Director, Development Review after three years have past.

Supporting this request would be an incredible step to help support the local 2SLGBTQ+ community and the future of the Church-Wellesley Village.

RECOMMENDATION

It is recommended that:

1. City Council direct the Executive Director, Development Review, in consultation with the Chief Planner and Executive Director, City Planning, to bring forward, at the earliest opportunity, City-initiated amendments to the Zoning By-laws identified in Attachment 1 to this letter that:
 - a. amend the Section 37 schedules in the Zoning By-laws listed in Attachment 1 to include the purchase and improvement of new or existing community space for community or non-profit use within Ward 13, Toronto Centre; and
 - b. include in the amended bylaws the same reallocation authority as in other bylaws, i.e. to authorize reallocation of unspent funds at the discretion of the Executive Director, Development Review, and Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, provided that the purpose is identified in the Toronto Official Plan and will benefit the community in Ward 13, Toronto Centre.
- 2, City Council direct the Executive Director, Development Review to consult with the public at the earliest opportunity about these City-initiated amendments to the zoning by-laws identified in Attachment 1 to this letter.



Chris Moise
City Councillor
Ward 13 - Toronto Centre

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Attachment 1 - List of Development Addresses with *section 37* By-laws to Amend

No.	Development Address	By-law & Year	Secure by-law for	Uncommitted funds
1.	587 to 599 Yonge Street, 2 to 4 Dundonald Street, 7 to 9 Gloucester Street	2016 778-2016	for TCHC for capital improvements, and/or community, cultural or recreational space improvements in the local area	829,974.50
2.	454-464 Yonge Street	2013 1724-2013	For streetscape improvements, transit upgrades, affordable housing within Ward 27, and/or local area park improvements	1,396,677.35
3.	45 Charles Street East	2013 566-2013	construction of indoor pool at Wellesley Community Centre or other community recreation facilities in the vicinity of the site, prior to above-grade B.P	119,154.50
4.	2,6,8 Gloucester St. & 601-613 Yonge St.	2013 817-2013	capital improvements to the Toronto Reference Library	591,614.20