

## **Authorization to Release Section 37/45 Funds for upgrades to Seaton Park**

**Date:** February 3, 2026

**To:** City Council

**From:** Mayor Olivia Chow

### **RECOMMENDATIONS**

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The Mayor recommends that:

City Council increase the 2026 Operating Budget for Non-Program on a one-time basis by \$343,737.02 gross, \$0 net, fully funded by Section 37 and 45 community benefits obtained from the following developments to be used by the Bloor-Annex Business Improvement Area for upgrades to Seaton Park (Cost Centre: NP2161):

192A, 194, and 200 Bloor Street West (Source Account: XR3026-3700395) in the amount of \$245,346.80;

10-14 Prince Arthur Avenue (Source Account: XR3026-3701330) in the amount of \$12,995.35;

391 Brunswick Avenue (Source Account: XR3028-4500036) in the amount of \$62.57;

206 St. George Street (Source Account: XR3028-4500086) in the amount of \$332.30; and

316 Bloor Street West (Source Account: XR3026-3701257) in the amount of \$85,000.

City Council direct that the \$343,737.02 be forwarded to the Bloor-Annex Business Improvement Area upon the signing of an Undertaking by the Bloor-Annex Business Improvement Area that governs the use of the funds and the financial reporting requirements.

### **SUMMARY AND COMMENTS**

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Seaton Park is a small, neglected park between the Bathurst subway station and the Hot Docs cinema, steps from the Bloor Annex shopping/ restaurant/ entertainment area. Standard levels of Parks Department maintenance have been unable to cope with

chronically high level of vandalism and trash in Seaton Park, despite bitter complaints from residents about its dirty, shabby and dangerous condition.

In the absence of any other solution, Council added Seaton Park to the territory of the Bloor-Annex BIA, which is now voluntarily providing daily maintenance of Seaton Park. This has been an enormous benefit for both business and residential neighbours. The Bloor-Annex BIA has also proposed some essential upgrades to the park to make it safer and easier to maintain. Making these upgrades is an appropriate use of \$343,737.02 in s. 37/45 funds from developments in the Annex, and is supported by the Annex Residents Association:

Address	Bylaw	Amount
192A Bloor W	1131-2010	\$245,346.80
10-14 Prince Arthur	1272-2022	\$12,995.35
391 Brunswick	A 0563/05 TEY	\$62.57
206 St. George St.	A 0711/09 TEY	\$332.30
316 Bloor W	594-20 21	\$85,000

Approving these funds at this Council meeting is urgent to allow the BIA to obtain all necessary approvals in 2026 in time to commence construction in early spring 2027, and to complete the work in time to allow community use of the park in late summer 2027. The upgrades will be done by the BIA under a partnership agreement with Parks that is now being prepared.

## **SIGNATURE**

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Olivia Chow  
Mayor

## **ATTACHMENTS**

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Attachment 1 - Letter from Councillor Saxe dated February 3, 2026