

MOTION

Authorization to Release Section 37 Funds to St. Clares Multi Faith for upgrades to affordable housing

Moved by: Councillor Saxe

Seconded by: Deputy Mayor Morley

SUMMARY:

Section 37/ 45 community benefits have been earmarked from multiple developments for affordable housing in Ward 11. St. Clare’s Multifaith Housing Society (“St. Clares”) operates supportive affordable housing for the city in several aging properties, including 25 Leonard Avenue, 138 Pears Avenue and City-owned 877 Yonge Street in Ward 11. All three have urgent needs for capital upgrades, including energy efficiency equipment (25 Leonard), secure exterior e-bike storage for fire safety (25 Leonard), accessibility lift and kitchen upgrade (138 Pears), and upgraded energy efficient glazing and doors with secure locks and upgrades to the amenity space balcony (877 Yonge).

The Ward Councillor recommends funding these upgrades with Section 37 funds earmarked for affordable housing from 86-100 Bloor Street West; 1,3 Sultan Street, 11 St Thomas Street, and 76-98 Charles Street West; and 717 Church Street and 85, 89, 93 and 97 Collier Street.

RECOMMENDATIONS:

1. City Council increase the 2026 Operating Budget for Non-Program on a one-time basis by \$555,000 gross, \$0 net, fully funded by Section 37 community benefits obtained from the following developments:
 - a. 86-100 Bloor Street West (Source Account: XR3026-3700154) in the amount of \$9,800, secured for climate-smart affordable housing;
 - b. 1,3 Sultan Street, 11 St Thomas Street, and 76-98 Charles Street West (Source Account: XR3026-3700004) in the amount of \$110,000, secured for climate-smart affordable housing; and
 - c. 717 Church Street and 85, 89, 93 and 97 Collier Street (Source Account: XR3206-3701409), in the amount of \$435,200, secured for affordable housing initiatives

to be utilized for capital upgrades to affordable housing at 138 Pears Avenue, 25 Leonard Avenue and City-owned 877 Yonge Street (Cost Centre: NP2161).

2. City Council direct that the \$555,000 be forwarded to St. Clare's Multifaith Housing Society upon the signing of an Undertaking by St. Clare's Multifaith Housing Society to govern the use of the funds and the financial reporting requirements.