

MOTION

Authorization to Release Section 37 Funds to Toronto Community Housing Corporation for affordable housing upgrades

Moved by: Councillor Saxe

Seconded by: Councillor Fletcher

SUMMARY:

Toronto Community Housing Corporation owns and maintains 12 affordable housing facilities in Ward 11, 8 operated by TCHC, and 4 operated by Toronto Seniors Housing Corporation. Seven of them require upgrades to improve security, landscaping and energy management.

TCHC has requested funds for the following capital upgrades at these affordable housing buildings in Ward 11:

Address	Scope of Work	Est Budget
250 Davenport Ave	Landscaping and drainage improvements, parking reconfiguration and security (CCTV)	\$225,000
117 Pendrith Ave	Solar Panels	\$846,000
701 Asquith Ave	Security (CCTV)	\$275,000
341 Bloor St	Security (CCTV)	\$400,000
25 Elm St	In Suite/Common Area Lighting upgrades	\$310,000
72 Clinton	Landscaping	\$220,000
34 Oxford St	Solar Panels	\$90,000
Total		\$2,366,000.00

The Ward Councillor proposes to fund these upgrades with s. 37 and s. 45 community benefit funds earmarked for capital upgrades at TCHC and/or affordable housing.

RECOMMENDATIONS:

City Council increase the 2026–2035 Capital Budget and Plan for Toronto Community Housing Corporation, through the Housing Secretariat under WBS element CAF010-03, on a one-time basis by \$2,366,000 gross and \$0 debt, for landscaping, security, and energy upgrades at existing Toronto Community Housing Corporation buildings in Ward 11, fully funded from Section 37 and Section 45 community benefits secured for capital improvements at TCHC and/or affordable housing from the developments listed below:

- a. 275 Albany Avenue and 420 Dupont Street (Source Account: XR3026-3701050) in the amount of \$84,634, secured for capital improvements;

- b. 316 Bloor Street West (Source Account: XR3026-3701254) in the amount of \$260,722, secured for capital improvements;
- c. 840 and 860 Dupont Street (XR3026-3701345) in the amount of \$110,000, secured for capital improvements;
- d. 164 Avenue Road (XR3028-4500159) in the amount of \$32,997, secured for capital improvements;
- e. 124 and 128 Pears Avenue (XR3026-3700793) in the amount of \$168,420, secured for capital improvements;
- f. 11 Yorkville Avenue (XR3028-4500246) in the amount of \$474,164, secured for capital improvements;
- g. 767-773 Yonge Street (XR3026-3701233) in the amount of \$817,366, secured for capital improvements,
- h. 300 Bloor Street West and 478 Huron Street (XR3026-3701225) in the amount of \$417,697, secured for capital improvements