

Options for Sec 37 Agreement Contributions at Bloor and Dufferin

Moved by: **Councillor Bravo** _____

Seconded by: **Mayor Chow** _____

SUMMARY:

At the time of the original settlement, the Section 37 agreement for 1141 Bloor Street West, 980 Dufferin Street, and 90 Croatia Street included the construction of a below-grade pedestrian tunnel connecting the development to Dufferin Station.

Since that agreement was finalized, construction costs associated with the tunnel have escalated significantly. Given these cost increases, it is prudent to reassess whether the tunnel continues to represent the best value for the City. This motion directs staff to report back with an option that would allow the City to accept a cash contribution in lieu of the applicant constructing the tunnel, enabling the City to allocate those funds to other important community priorities.

RECOMMENDATIONS:

1. City Council direct the Executive Director, Development Review, in consultation with the City Solicitor and the Executive Director, Housing Development Office to, upon conveyance of Block F to the City, bring forward a City-initiated Zoning By-law Amendment to amend Schedule A of Site-Specific By-law 700-2021(OLT) to require either:
 - a. the provision of the Toronto Transit Commission Below-Grade Connection identified in Paragraphs 18 to 21 in Schedule A; or
 - b. an additional financial contribution, with a minimum amount to be specified in the Zoning By-law Amendment, with indexing provisions, satisfactory to the Executive Director, Development Review, the Executive Director, Housing Development Office, and the Executive Director, Corporate and Real Estate Management, that will be directed towards:
 - i. the provision of Affordable Housing in the local ward satisfactory to the Executive Director, Housing Development Office and Executive Director, Development Review; and/or
 - ii. capital improvements to the Dufferin Subway Station, to the satisfaction of the Executive Director, Corporate and Real Estate Management and the Toronto Transit Commission,

With the selection to be at the City's sole discretion.

Date: March 25, 2026