

Request to Transfer Additional Funds to Toronto Community Housing Corporation for the St. James Town Open Space Project

Date: March 16, 2026

To: City Council

From: General Manager, Parks and Recreation

Wards: Ward 13

REASON FOR CONFIDENTIAL INFORMATION

The confidential attachment to this report contains financial information that belongs to the City of Toronto and has monetary value.

TCHC's financial contribution to this project is included in the confidential attachment.

SUMMARY

In May 2023, City Council authorized the City of Toronto to enter into a Construction Management Agreement with Toronto Community Housing Corporation (TCHC) and to transfer up to \$4.722 million for the construction of the St. James Town Open Space and Public Realm project ([Agenda Item History - 2023.GG4.22 \(toronto.ca\)](#)). The \$4.722 million includes \$4.615 million of Section 37 funding secured by Parks and Recreation and \$107,000 identified in Transportation Services' Capital Budget. The project costs are being proportionately shared between TCHC and the City.

The [St. James Town Open Space project](#) was tendered for construction by TCHC in 2025, and the resulting lowest bid was higher than the construction funding allocated by the City and TCHC. The lowest bidder has slightly reduced their bid in response to a review of the bid against the final cost estimate. However, the lowest bid is still over the project budget. The options are to cancel the procurement and value-engineer the project, with the risk that costs continue to escalate and construction is delayed, or to proceed with the lowest bid and seek additional funding.

The report seeks authority to transfer additional funds for construction of Parks and Recreation's (P&R) share of the project to TCHC. The funds are to cover the differential between the original approved amount and the tendered lowest bid amount. TCHC has allocated funds in the 2026-2035 Capital Budget and Plan for State of Good Repair for

this project, which also includes TCHC's costs associated with garage rehabilitation. TCHC's financial contribution to this project is included in the confidential attachment.

The construction will be managed by TCHC in coordination with the City and is anticipated to start later in 2026 and last until approximately 2028, pending approval of this additional funding.

The project is located within land owned by TCHC and comprises a large open space, a shared walking/cycling corridor (formerly referred to as Ontario Street South) and the public realm surrounding the TCHC buildings located at 275 Bleecker Street and 200 Wellesley Street East. The open space will become a City park under a lease agreement with TCHC. The lease will commence once construction of the park is complete.

The future park is designed to increase the amount and quality of green space in the St. James Town neighbourhood and will include a playground, water play, a large open lawn and a stage.

RECOMMENDATIONS

The General Manager, Parks and Recreation, recommends that:

1. City Council increase Parks and Recreation's 2026 Approved Capital Budget for the St. James Town Open Space Construction project, in the amount of \$2.6 million fully funded from the Section 42 reserve funds received from 308 Jarvis Street (Internal Order: XR2213-4201671) which has been received and deemed eligible for use.
2. City Council authorize the City of Toronto to transfer up to \$2.6 million in funding to Toronto Community Housing Corporation on the condition that Toronto Community Housing Corporation must enter into an acceptable Construction Management Agreement, and that within the Agreement there is included a condition that Toronto Community Housing Corporation should be contractually obligated to enter into a lease with the City before the City advances any funding for the project.
3. City Council direct that the information contained in Confidential Attachment 1 is to remain confidential as it contains financial information that belongs to the City of Toronto and has monetary value.
4. City Council authorize the public release of Confidential Attachment 1 following the completion of the project, at the discretion of the General Manager, Parks and Recreation.

FINANCIAL IMPACT

There are no financial impacts beyond what has already been approved in the current year's budget.

DECISION HISTORY

N/A

COMMENTS

The contractor award for the project will be presented for approval at the April 28, 2026, TCHC Board of Directors meeting, by which time the City's portion of the project funding must be approved by City Council

CONTACT

Laurel Christie, Senior Project Coordinator, Landscape Architecture Unit; Tel: (416) 395-0074, Email: laurel.christie@toronto.ca

Erika Richmond, Senior Project Manager, Landscape Architecture Unit; Tel: (416) 394-5770, Email: erika.richmond@toronto.ca

SIGNATURE

Terry Ricketts
General Manager

ATTACHMENTS

Confidential Attachment 1 – Full Budget of Project