



## NOTICE OF MOTION

### Authorization to Release Section 37 Funds for the Acquisition of Community Space in the Church Wellesley Village

Moved by: Councillor Moise

Seconded by: Mayor Chow

#### SUMMARY:

Toronto Centre is among the fastest-growing wards in the city, and maintaining pace with the demand for community space is essential to preserving the social, cultural, and livability foundations that define strong, resilient neighbourhoods.

The Church-Wellesley Village has long served as a cornerstone of Toronto's identity and a vital cultural and social hub for the city's 2SLGBTQ+ community. In recent years, however, intensified development pressure within the area has significantly reduced the availability of accessible space for 2SLGBTQ+ organizations, eroding the community infrastructure that has historically supported and empowered marginalized residents and visitors alike.

In early 2025, a unique opportunity was presented to acquire an existing building within The Village. Since that time, my office has been working collaboratively with City Staff – from Corporate Real Estate Management, Social Development, The 519, and key community stakeholders, to assess an opportunity to expand community space through partnerships between the City and community organizations. This effort has been coordinated with the Council-adopted Association of Community Centres Expansion Framework and Implementation Strategy, the Community Space Tenancy Policy, and the anticipated Cultural District Program.

As part of this process, in June 2025, City Council approved a staff report on City-Initiated Zoning By-law Amendments re-allocating Section 37 Planning Act funds within Ward 13 from four developments. A Community Consultation Meeting was hosted by City Planning in early June 2025 in connection with that re-allocation. My office has worked collaboratively with City staff to ensure the full cost of this initiative will be covered by

Section 37 Community Benefits funds identified and approved for this purpose by City Staff.

This opportunity is about revitalizing The Village by bringing organizations such as Glad Day Bookshop, Pride Toronto, and other 2SLGBTQ+ organizations and agencies back into the neighbourhood. Enriching the Village strengthens Toronto's long standing place as the nation's champion of diversity, equity, and inclusion.

Securing necessary funding through the dedication of section 37 funds represents a significant first step. Next steps include further collaboration between City staff and community organizations to finalize the operating model that will underpin this new opportunity and typical due diligence on any proposed acquisition, including feasibility assessments, facility enhancements, and specific property due diligence. Due to the real estate nature of this matter, the property location has been identified in a confidential attachment, which will be released publicly following the closing of any purchase transaction.

## **RECOMMENDATIONS:**

1. City Council increase the 2026-2035 Capital Budget and Plan for Corporate Real Estate Management by the amount set out in Confidential Attachment 1, fully funded from Section 37 community benefits from the developments identified below in the amounts as set out in Confidential Attachment 1, to advance next steps for the development of community space in Ward 13:
  - a. 20-26 Maitland Street (Source Account: XR3026-3701376), for new and existing capital improvements in City owned community, cultural, and recreational centres in Ward 13;
  - b. 244-262 Church Street (Source Account: XR3026-3701311), for new and existing capital improvements in City owned community, cultural, and recreational centres in Ward 13;
  - c. 319-323 Jarvis Street (Source Account: XR3026-3701209), secured and to be allocated at the discretion of the Chief Planner, in consultation with the Ward Councillor, provided that the purposes are identified in the Official Plan and will benefit the community in the vicinity of the lands;
  - d. 308-314 Jarvis Street (Source Account: XR3026-3701216), secured and to be allocated for uses that will benefit the community in the vicinity of the Site at the discretion of the Chief Planner in consultation with the Ward Councillor
  - e. 454-464 Yonge Street (Source Account: XR3026-3700672), toward the purchase and improvement of new or existing community space for community or non-profit use within Ward 13 - Toronto Centre;

- f. 365-375 Church Street (Source Account: XR3028-4500158), toward the purchase and improvement of new or existing community space for community or non-profit use within Ward 13 - Toronto Centre;
  - g. 587 to 599 Yonge Street, 2 to 4 Dundonald Street, 7 to 9 Gloucester Street (Source Account: XR3026-3700894), toward the purchase and improvement of new or existing community space for community or non-profit use within Ward 13 - Toronto Centre;
  - h. 2,6,8 Gloucester Street & 601-613 Yonge Street (Source Account: XR3026-3701144), toward the purchase and improvement of new or existing community space for community or non-profit use within Ward 13 - Toronto Centre;
  - i. 608-618 Yonge Street, 5-9 St Joseph Street, 15-25 St. Nicholas Street (Source Account: XR3028-4500155), toward community improvements in an area bounded by the north side of College Street to the south, Charles Street to the north, Bay Street to the west and Church Street to the east;
  - j. 45 Charles Street East (Source Account: XR3026-3700433), secured the purchase and improvement of new or existing community space for community or non-profit use within Ward 13 - Toronto Centre;
  - k. 480-494 Yonge Street (Source Account: XR3026-3700911), to be allocated towards capital improvements for new or existing cultural and/or community space in the Ward
  - l. 55-61 Charles Street East (Source Account: XR3026-3701046), to be allocated towards community, cultural, or recreational facilities capital improvements within Ward 13
  - m. 40 Wellesley Street East (Source Account: XR3026-3700721), for improvements to community and cultural facilities in the Ward; and
  - n. 45 Charles Street East (Source Account: XR3028-4500094), towards the construction of an indoor swimming pool at the Wellesley Community Centre, located at 495 Sherbourne Street, or construction of other community recreation facilities in the vicinity of the lot, and/or to the purchase and improvement of new or existing community space for community or non-profit use within Ward 13, Toronto Centre
2. City Council direct that the use of Section 37 community benefits be prominently recognized in documents and promotional materials related to any community space expansion work in Ward 13, including on any construction hoarding, in consultation with the Ward Councillor as a requirement within the Undertaking between the City and The 519 Community Centre.
  3. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Social Development, to negotiate and enter into an agreement of purchase and sale and such related and ancillary agreements as may be required or desirable to complete the acquisition and activation of the property identified in Confidential Attachment 1

(the "**Property**"), on such terms and conditions as are acceptable to the Executive Director, Corporate Real Estate Management and the Chief Financial Officer and Treasurer and in a form satisfactory to the City Solicitor.

4. City Council direct that the Confidential Attachment remain confidential at this time as it relates to a proposed or pending acquisition of properties by the City.
5. City Council authorize the public release of Confidential Attachment 1 following the closing of any purchase transaction of the property identified in Confidential Attachment 1, at the discretion of the Executive Director, Corporate Real Estate Management.

March 25, 2026