

NOTICE OF MOTION

Authorization to Release Section 37 Funds to Deliver an AOCC (Association of Community Centres) Space in Regent Park

Moved by: Councillor

Moise

Seconded by: Mayor

Chow

SUMMARY:

As Regent Park continues to grow and evolve, the delivery of permanent community infrastructure is critical to building a complete community where residents have access to the spaces, services, and opportunities needed to participate fully in neighbourhood life.

Association of Community Centres (AOCCs) are community-governed, multi-purpose facilities overseen by volunteer Boards of Management appointed by City Council. These facilities provide affordable space for residents, grassroots groups, community organizations, and local initiatives, while advancing community development and resident leadership. The Council-adopted [AOCC Expansion Framework and Implementation Strategy](#) affirm the AOCC model as essential community development infrastructure that advances neighbourhood resilience.

As part of City Council's approval of Regent Park Phases 4 and 5, community space and a new Toronto Public Library branch were secured through the redevelopment. During detailed planning discussions, an opportunity was identified to expand the future library site to accommodate a new AOCC facility, co-located with the future Parliament Street District Library Branch. Located within Regent Park's future civic square, this facility would serve as a permanent community hub and civic anchor for local residents and the broader Downtown East.

This motion authorizes the release of Section 37 funds to facilitate the design, construction and full fit-out of a new community space that will be co-located with the future Toronto Public Library Parliament Street District Branch, creating an integrated civic hub and enabling the establishment of a new AOCC facility in Regent Park.

RECOMMENDATIONS:

1. City Council amend the 2026–2035 Capital Budget and Plan for Corporate Real Estate Management, by creating a new capital project with a total project cost of \$9,000,000 gross and \$0 debt, with cash flow of \$100,000 gross and \$0 debt in 2026 and \$8,900,000 gross and \$0 debt in future year commitments, for the creation of additional community space as part of Building 5a of 325 Gerrard Street East (Regent Park Phases 4 and 5), fully funded from Section 37 community benefits secured for capital facilities within Ward 13 from the developments listed below:
 - a. 89, 97 and 99 Church Street (Source Account: XR3026-3701195) in the amount of \$3,564,754.62, collected for capital projects in the vicinity of the site in conformity with the City's Official plan, to the satisfaction of the Chief Planner, in consultation with the Ward Councillor.
 - b. 59 Richmond Street East and 114 and 120 Church Street (Source Account: XR3026-3701223) in the amount of \$4,428.83, to be allocated towards community facilities, recreation, cultural space, community and cultural facilities, and/or streetscape improvements;
 - c. 241 Church Street (Source Account: XR3026-3701431) in the amount of \$3,671,421.16, to capital improvements for new or existing affordable housing, cultural, community and/or recreation space;
 - d. 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street and 8-12 Brigden Place (Source Account: XR3026-3701360) in the amount of \$1,759,395.39 towards capital facilities to be determined by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor.
2. City Council authorize the Executive Director, Corporate Real Estate Management, in consultation with the Executive Director, Social Development, to negotiate and execute required contribution and/or delivery agreements with Toronto Community Housing Corporation for the Community Space as part of Building 5a of 325 Gerrard Street East (Regent Park Phases 4 and 5), on terms and conditions satisfactory to the Executive Director, Corporate Real Estate Management, the Executive Director, Social Development, and in a form satisfactory to the City Solicitor.