



NOTICE OF MOTION

Authorization to Release Section 37 Funds for the Reconstruction of Church Street in Coordination with Water Main Replacement

Moved by: Councillor

Moise

Seconded by: Deputy Mayor

Malik

SUMMARY:

The Church-Wellesley Village Business Improvement Area sits at the geographic and cultural heart of Canada's largest LGBTQ2S+ neighbourhood. Known as The Village, this vibrant and diverse community is bordered by Bloor Street to the north, Carlton Street to the south, Jarvis Street to the east, and Yonge Street to the west. The Business Improvement Area itself is bound by Gloucester Street to the north and Wood Street to the south, with its east-west boundaries encompassing the immediate mixed-use and residential properties along Church Street. For decades, The Village has served as a gathering place for diverse communities, a primary point of contact for tourists, and a welcoming destination for LGBTQ2S+ newcomers to Toronto. It is home to several major public events throughout the year, most notably the annual Pride Toronto celebration, as well as the Village Fest community event, the Halloween on Church Festival, and numerous other events of varying scales.

The community has engaged in multiple rounds of consultation over many years and now expects the City to move forward without further delay. In 2014, the State of the Village Study and Neighbourhood Plan was completed following extensive community engagement. In 2019, early discussions around the YongeTOMorrow project included commitments to coordinate the reconstruction of Church Street with the broader reconstruction of Yonge Street. However, the YongeTOMorrow project was first delayed by the COVID-19 pandemic and is now further delayed pending completion of the Ontario Line, which is anticipated no earlier than 2030 and potentially as late as 2035 or 2040. Given this extended timeline, the reconstruction of Church Street must be advanced independently and without further deferral.

Adding urgency to this matter, watermain replacement work originally scheduled for Church Street — from Gloucester Street south to Carlton Street — was deliberately deferred in 2021 so that it could be coordinated with a full streetscape reconstruction following the Business Improvement Area's finalization and approval of a Streetscape Master Plan. That watermain infrastructure is now overdue for replacement and there are short segments in critical condition that must proceed in advance of road reconstruction in order to prevent recurring watermain breaks and sink holes.

In 2026, extensive community engagement through the Church Street Pedestrianization Pilot surfaced clear and consistent design priorities to guide the revitalization of Church Street. These include the addition of patio space to support local businesses, widened sidewalks to improve pedestrian movement and accessibility, the installation of permanent vehicle mitigation infrastructure to facilitate street closures for festivals, events, and pedestrianization, as well as enhanced seating, trees and planting, lighting, public art, and waste receptacle installations throughout the corridor.

This motion directs the Deputy City Manager of Infrastructure Services, whose portfolio includes Transportation Services, Toronto Water, and Engineering and Construction Services, to advance a phased approach to the construction required for Church Street from Gloucester Street south to Carlton Street, proceeding first in 2027 with the critical segments of water main replacement previously deferred, while advancing a strategy for the upcoming reconstruction of Church Street that delivers on the vision of the Church-Wellesley Village Streetscape Master Plan, in a manner that is efficient, financially prudent, and reflects the community's vision and infrastructure priorities identified through years of consultation.

RECOMMENDATIONS:

1. City Council increase the 2026-2035 Capital Budget and Plan for Transportation Services on a one-time basis by \$17,910,366.30 gross and \$0 debt, for the reconstruction of Church Street fully funded by Section 37 community benefits obtained from the following developments for the purpose of streetscape improvements:
 - a. 475 Yonge Street in the amount of \$9,120,000 towards local area park or streetscape improvements, in consultation with the Ward Councillor;
 - b. 70-72 Carlton Street (Source Account: XR3026-3700885) in the amount of \$2,567,709.73 for Local parks and streetscape improvements;
 - c. 45 Charles Street East (Source Account: XR3026-3700660) in the amount of \$1,619,812.80 for Local parks and streetscape improvements;

- d. 55-61 Charles Street East (Source Account: XR3026-3701045) in the amount of \$1,662,954.26 for Local parks and streetscape improvements;
 - e. 506-516 Church Street in the amount of \$1,600,000 to be allocated towards local streetscape and laneway improvements for Donna Shaw Lane and Alexander Place;
 - f. 40 Wellesley Street East (Source Account: XR3026-3700720) in the amount of \$1,352,368.34 for local parks and streetscape improvements; and
 - g. 454-464 Yonge Street in the amount of \$109,643.42 for Church Wellesley Business Improvement Area or other purposes.
- 2. City Council direct the Deputy City Manager, Infrastructure Services to coordinate the implementation of construction projects on Church Street between Gloucester Street and Carlton Street, using a phased approach, proceeding first in 2027 with the critical segments of water main replacement previously deferred in order to prevent recurring watermain breaks and sink holes, while advancing a strategy for the upcoming reconstruction of Church Street that delivers on the vision of the Church-Wellesley Village Streetscape Master Plan, in a manner that is efficient, financially prudent, and reflects the community's vision and infrastructure priorities identified through years of consultation..
- 3. City Council direct that the Church Street reconstruction design work be advanced utilizing the Council approved Church Wellesley Village BIA Streetscape Masterplan, insights gathered from the Church Street Pedestrianization Pilot, and through engagement with the Church Wellesley Village BIA in Q1 2027.
- 4. City Council direct the Deputy City Manager, Infrastructure Services to report to the Infrastructure and Environment Committee no later than Q3 2027, with a strategy and timeline for executing the full reconstruction of Church Street between Gloucester Street and Carlton Street to a high standard of coordination and design excellence, including resource requirements, public engagement plans, and schedule, prior to any major work being advanced and executed.

July 29, 2026