

NOTICE OF MOTION

Authorization to Release Section 42 Funds for the 819 Yonge Street – Park Development Project

Moved by: Councillor

Saxe

Seconded by: Councillor

Ainslie

SUMMARY:

This motion authorizes the release of **\$5,000,000 in Section 42 funds** secured from developments in Ward 11 to the **Parks and Recreation 2026 – 2035 Capital Budget and Plan for development of a new park at 819 Yonge Street and 876 Church Street.**

At its meeting on March 26 and 27, 2025, City Council, via Member Motion [2025.MM28.1](#), authorized the General Manager, Parks and Recreation, among others, to enter into and execute on behalf of the City a Construction Management Agreement with the owner of 148 Yorkville Avenue (140 Yorkville Corporation) for securing, designing and constructing a new park that focusses on Indigenous Place Keeping at 819 Yonge Street. At its meeting on March 25 and 26, 2026, City Council, via Member Motion [2026.MM39.52](#), authorized this Construction Management Agreement to include adjacent City-owned lands at 876 Church Street.

Member Motion [2025.MM28.1](#) amended the 2025-2034 Parks and Recreation Capital Budget and Plan to create a new sub-project, “819 Yonge Street – New Park” in the Land Acquisition project. As per Confidential Attachment 1 to 2025.MM28.1, funds allocated to that project cover the value of the property above the required park dedication by the 148 Yorkville Ave development, related acquisition costs and some costs to bring the property to base park condition.

This motion requests to release Section 42 funds for the remainder of costs to design and fully build out the park, including demolition and related costs, engineering studies, site servicing, consultant and construction management fees, design, construction and public art.

RECOMMENDATIONS:

1. City Council amend the 2026–2035 Capital Budget and Plan for Parks and Recreation to create a new project, “819 Yonge St – Park Development,” on a one-time basis, by \$3,000,000 gross and \$0 debt in 2026, and \$2,000,000 gross and \$0 debt in 2027, fully funded by local Section 42 parkland dedication funds secured in Ward 11 (Source Accounts: XR2213-4201446, XR2213-4200055, and XR-2213-4201723), to design and construct a new park at 819 Yonge Street and 876 Church Street by 140 Yorkville Corporation under a Construction Management Agreement – Phase 2 between the City and 140 Yorkville Corporation.