

NOTICE OF MOTION

Allocation of Section 37 Funds to 1240, 1246, 1250 Weston Road

Moved by: **Councillor Nunziata**

Seconded by: **Councillor Fletcher**

SUMMARY:

The purpose of this Motion is to allocate \$1,455,897.98 in Section 37 funds for the development of seventy new affordable rental housing units and fifty-eight new rent-controlled units at 1240, 1246, 1250 Weston Road in Ward 5. The owner, the Learning Enrichment Foundation (LEF) will also be providing twenty-one rental replacement units. The Section 37 funds are being paid to the City from the development at 8-16 Locust Street. The development at 1240, 1246, 1250 Weston Road will be built by LEF. The funds will be provided to the proponent through a municipal capital facility agreement, with disbursements following key construction and occupancy milestones.

RECOMMENDATIONS:

1. City Council increase the 2026-2035 Capital Budget and Plan for Housing Secretariat and Housing Development Office under WBS element CAF009-01 by \$1,455,897.98 gross, \$0 debt, to support the affordable housing development at 1240, 1246, 1250 Weston Road, fully funded by Section 37 (Planning Act Reserve Fund) community benefits for this purpose, received by the City from the development at 8, 10, 12, 14 and 16 Locust Street (Source Account XR3026-3701441).
2. City Council authorize the Executive Director, Housing Development Office, to allocate \$1,455,897.98 in funding to the Learning Enrichment Foundation to support the construction of a new residential building at 1240, 1246, 1250 Weston Road in Ward 5 which will contain seventy (70) new affordable rental housing units, twenty-one (21) rental replacement units, and fifty-eight (58) market units subject to rent-control.
3. City Council authorize each of the Executive Director, Housing Development Office and the Executive Director, Housing Secretariat, severally to negotiate and enter into, on behalf of the City, a municipal housing facility agreement ("Contribution Agreement") or amendments to existing Contribution Agreements with the Learning Enrichment Foundation, to secure the funding set out in Part 2 above and to set out the terms of the development and operation of the affordable rental housing for a term of 40 years, on terms and conditions

satisfactory to the Executive Director, Housing Development Office, in consultation with the Executive Director, Housing Secretariat, and in a form satisfactory to the City Solicitor.

4. City Council authorize severally, the Executive Director, Housing Development Office and the Executive Director, Housing Secretariat to enter into any security or financing documents, or any other documents required to facilitate the delivery of affordable housing units approved under the City's Rental Housing Supply Program, to complete pre-development activities, construction and secure conventional financing, where required, including any postponement, confirmation of status, discharge or consent documents where and when required during the term of the Contribution Agreement, as required by normal business practices, and provided that such documents do not give rise to financial obligations on the part of the City that have not been previously approved by City Council as set out in Part 2 above, on terms and conditions satisfactory to the Chief Financial Officer and Treasurer.

July 29, 2026