

NOTICE OF MOTION

Authorization to Release Section 37 Funds to Toronto Metropolitan University for Campus Public Realm Plan

Moved by: Councillor

Moise

Seconded by: Deputy Mayor

Malik

SUMMARY:

This motion is to provide community benefits secured through section 37 to Toronto Metropolitan University (TMU) for the purposes of implementing their [Campus Master Plan](#). Starting with their former 2008 Campus Master Plan, TMU has continued to expand and create an environment for students that feels within—not apart from—the larger downtown.

Funds from the 363-391 Yonge Street section 37 agreement collected for this very purpose will be directed to TMU to allow them to fund new streetscape and public realm improvements.

RECOMMENDATIONS:

1. City Council increase the 2026 Operating Budget for Non-Program on a one-time basis by \$1,837,974.68 gross, \$0 net, (Cost Centre: NP2161) for the transfer of funds to Toronto Metropolitan University to fund the construction costs of Public Realm Improvement Projects proposed for portions of Toronto Metropolitan University main Campus, fully funded by Section 37 community benefits from the development 363-391 Yonge Street and 3 Gerrard Street East (Source Account: XR3026-3701436).
2. City Council direct that the \$1,837,974.68 be forwarded to Toronto Metropolitan University upon the signing of an Undertaking by Toronto Metropolitan University governing the use of the funds and the financial reporting requirements.
3. City Council direct that the use of Section 37 community benefits be recognized in documents and promotional materials, including on any construction hoarding, in consultation with the Ward Councillor as a requirement within the Undertaking between the City and Toronto Metropolitan University.

July 29, 2026