

NOTICE OF MOTION

Authorization to Release Section 37 Funds for Richmond Street East Streetscape Improvements

Moved by: Councillor

Moise

Seconded by: Deputy Mayor

Malik

SUMMARY:

This motion is to provide community benefits secured through section 37 for the purposes of upgrading the streetscape on Richmond Street East adjacent to the development under construction by Tricon Residential Inc. at 261 Queen Street East (also known as ROQ City). Working with the developer, this funding would allow upgrades to the Richmond Street East streetscape and cycle track adjacent to ROQ City, in alignment with the Old Town Toronto BIA Street Network Master Plan and beyond the scope of the approved Site Plan Control application for the development.

Through collaboration with Transportation Services, Engineering and Construction Services and Development Review, the BIA has been diligently working to find opportunities to implement the vision of the BIA Master Plan and upgrade the Richmond Street East cycle track through development projects, including approved projects such as ROQ City.

Funds from the 245-285 Queen Street East, 348-410 Richmond Street East, 88-106 Ontario Street, 8-12 Brigden section 37 agreement will be directed to the 2026 Capital Budget, to allow Transportation Services to enter into an agreement for Tricon Residential Inc. (legally known as Queen Ontario LP) to complete the proposed streetscape improvements.

This motion is urgent as this development site is near completion and there is no regular meeting of Council until 2027.

RECOMMENDATIONS:

1. City Council increase the 2026-2035 Capital Budget for Transportation Services by \$800,000 gross and \$0 net, fully funded by Section 37 community benefits obtained from the development at 245-285 Queen Street East (Source Account: XR3026-3701360) secured towards capital facilities to be determined by the Chief Planner and Executive Director, City Planning, in consultation with the Ward Councillor, for the purpose of forwarding one-time funds to the Transportation Services to provide streetscape improvements on Richmond Street East between Brigden Place and Ontario Street (Cost Centre:CTP426-06).



2. City Council authorize the General Manager, Transportation Services, to negotiate, enter into and execute a Municipal Infrastructure Agreement, with Queen Ontario LP to design and construct streetscape improvements on Richmond Street East, on terms and conditions satisfactory to the General Manager, Transportation Services, and the Executive Director, Development Review, and in a form satisfactory to the City Solicitor.
3. City Council authorize the General Manager, Transportation Service, in accordance with Section 195 7.1(E) of Toronto Municipal Code Chapter 195 (Procurement), to negotiate and enter into an agreement with Queen Ontario LP in the value of up to \$800,000 net of all taxes and applicable charges, on such terms and conditions satisfactory to the General Manager, Transportation Services, and in a form satisfactory to the City Solicitor.

July 29, 2026