

MOTION WITHOUT NOTICE

Advancing Alternate Section 37 Agreement Contributions at Bloor and Dufferin

Moved by: **Councillor Bravo**

Seconded by: **Mayor Chow**

SUMMARY:

Following further review and community consultation, accepting a cash contribution in lieu of the construction of the below-grade connection to Dufferin Station represents the best outcome for the community.

This motion directs the City to proceed with the cash contribution option, allowing the value which would otherwise have been allocated to the tunnel's construction to be redirected toward high-priority affordable housing initiatives, community and cultural amenities, and public realm improvements for Dufferin Subway Station identified through consultation with residents and stakeholders. This approach ensures that community benefits associated with the development are delivered in a manner that maximizes public value in a way that is responsive to current local needs.

Reason for Urgency:

This motion is urgent to provide clarity on Section 37 matters, and to enable all parties to progress during the Council recess.

RECOMMENDATIONS:

1. City Council direct the Executive Director, Development Review, in consultation with the City Solicitor and the Executive Director, Housing Development Office to, upon conveyance of Block F to the City, bring forward a City-initiated Zoning By-law Amendment to amend Schedule A of Site-Specific By-law 700-2021 (Ontario Land Tribunal) to exercise Option b. identified in [MM39.48](#), as adopted by Council March 25 and 26, 2026, upon the Zoning By-law Amendment coming into force, namely:
 - b. an additional financial contribution, with a minimum amount to be specified in the Zoning By-law Amendment, with indexing provisions, satisfactory to the Executive Director, Development Review, the Executive Director, Housing Development Office, and the Executive Director, Corporate and Real Estate Management, that will be directed towards:
 1. the provision of Affordable Housing in the local ward satisfactory to the

Executive Director, Housing Development Office and Executive Director,
Development Review;

2. new or existing cultural and/or community space in the ward; and/or
3. Capital improvements to Dufferin Subway Station, including priority safety, mobility, and accessibility enhancements as identified in consultation with residents and TTC, to the satisfaction of the Executive Director, Corporate Real Estate Management, and the Toronto Transit Commission

with the selection to be at the City's sole discretion.

Date: July 29, 2026