

Appendix D – Sections 37 of the Planning Act

Section 37 of the Planning Act allows the City to collect funds from a development application in return for additional density. The City policy requires that Section 37 funds be earmarked for community benefits in the host ward of the development application.

The City has prepared general guidelines for staff and the development community to work within. Examples of appropriate use of Section 37 funding include:

- Parks (Park Improvements, Playing Field, Open Space, Playground)
- Roads and Streetscapes (Road and Streetscape Improvements, Parking Area, Traffic Calming, Road Allowance)
- Environment Improvements (Re-naturalization, Trail and Path Improvements, Greening Initiatives)
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Section 37 cash contributions from the City of Toronto may also be appropriate towards the capital costs of facilities on school properties or within school buildings.

The current process to transfer Section 37 funding from the City of Toronto to the Board is initiated by a Motion at City Council and requires the TDSB to enter into a Community Use Agreement with the City of Toronto that speaks to community access requirements and the duration of the TDSB's commitment to uphold community access.