

## Public Attachment 1

### Section 37 Provisions

The facilities, services and matters set out below are required to be provided by the owner of the *lot* at their expense to the *City* in accordance with one or more agreements pursuant to Section 37(3) of the *Planning Act*, in a form satisfactory to the *City*:

1. Symington entering into a Section 37 Agreement to secure the following community benefits
  - a. A cash contribution of \$500,000 to the City to be paid to the Conseil Scolaire Viamonde (the French Language Public School Board) for capital improvements to the school's yard, soft landscaping, and repurposing existing paved areas to green space to be designed by the Conseil, **and made accessible to the public, all in a manner that demonstrates community benefit** with input from the Ward Councillor **and the Perth Symington Kingsley Residents Association**, with such payment to be made by the owner to the City prior to the earlier of: (a) the first above-grade building permit for the development; and, (b) one year from the date that the zoning by-law is in full force and effect, which funds shall be held by the City and, in turn, paid from the City to the Conseil subject to the Conseil entering into a community access agreement satisfactory to the Ward Councillor, in a form acceptable to the City Solicitor;
  - b. A cash contribution of \$250,000 to the City for **local capital facilities general park improvements** in the vicinity, with such payment to be made prior to the first above-grade building permit; and,
  - c. A new private laneway will be introduced along the rear portion of the neighbouring properties that front on Symington Avenue to the north of the mid-rise component and to the south of Kingsley Avenue. The laneway will be subject to an easement for vehicular access in favour of these neighbouring Symington Properties.