

Planning Act (Section 37 and Section 45) Reserve Funds Statement, 2019

Date: June 3, 2021

To: Budget Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report provides a financial statement of the Planning Act (Section 37 and Section 45) reserve funds for the 2019 fiscal year. The report details the contributions received from developers; interest earned; and transfers for capital expenditures for the period of January 1, 2019 to December 31, 2019. In addition, the report summarizes the Section 37 community benefits secured through site-specific zoning by-laws and Section 45 community benefits secured through Committee of Adjustment decisions during this time period.

The attachments to the report provide additional transaction details and reserve fund balances by ward as of December 31, 2019.

With the enactment of the Bills 108 and 197, the Province enacted provisions to replace Section 37 Density Bonusing with a new Community Benefits Charge. On September 18, 2020 the province enacted a new regulation, Ontario Regulation 509/20, which prescribes reporting requirements with respect to the new Community Benefits Charge with amended reporting requirements. Staff will continue to report on the status of Section 37 reserve funds annually according to the requirements of the new regulation, in consideration of annual reserve fund reporting processes.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommend that:

1. City Council receive this report for information.

FINANCIAL IMPACT

Section 37 of the *Planning Act* authorizes municipalities to grant increases in permitted height and/or density through the zoning by-law in exchange for community benefits. Similarly, community benefits can also be obtained pursuant to Section 45(9) of the *Planning Act*, where the Committee of Adjustment imposes a condition on the approval of a minor variance to the zoning by-law. These community benefits may include 'cash-in-lieu' or in-kind contributions.

During 2019, the City of Toronto received a total of \$50.9 million in cash-in-lieu contributions through Section 37 and Section 45 of the *Planning Act*. Of this, \$50.6 million was received from Section 37 contributions and \$0.3 million from Section 45 contributions.

Within the Section 37 and Section 45 Planning Act reserve funds, the City earned \$4.8 million in interest and spent \$81.0 million on specific community improvements, resulting in a total net increase of \$96.7 million in funds during this time period.

As of December 31, 2019, the total balance of the Section 37 Reserve Fund (XR3026) was \$308.8 million and the total balance of the Section 45 Reserve Fund (XR3028) was \$19.1 million, for a total balance of \$327.9 million. Reserve fund balances are presented as of the 25 Ward Structure in Attachment 4.

A total of \$259.9 million in Section 37 and Section 45 reserve funds is currently committed to funding specific community improvements in the 2020 Operating Budget and 2020-2029 Capital Budget and Plan or through approved transfers to other reserves and reserve funds. The availability of Section 37 and Section 45 funding is subject to change throughout the year as contributions from developers are received. The 2020 financial activity for Planning Act Reserve Funds is expected to be reported on in Q4 of 2021.

DECISION HISTORY

As of the enactment of Bill 73, *Smart Growth for Our Communities Act, 2015*, on July 1, 2016, Section 37 of the *Planning Act* requires the Treasurer to provide Council with an annual financial statement regarding the Planning Act reserve funds. The Treasurer is also required to provide a copy of the statement to the Minister of Municipal Affairs and Housing upon request.

ISSUE BACKGROUND

Section 37 and Section 45 of the Planning Act

Section 37 of the *Planning Act* authorizes municipalities to grant increases in permitted height and/or density through the zoning by-law in exchange for community benefits,

provided that there are approved Official Plan policies in effect. The City's Official Plan, Section 5.1.1 contains such policy provisions.

Section 37 community benefits can include 'cash-in-lieu' contributions, which are monetary funds towards local benefits or capital facilities, and in-kind contributions whereby the developer will directly provide or construct the community benefit. Section 37 community benefits are secured through a legal agreement between the owner/developer and the City and is registered on title. Both the implementing zoning by-law and the Section 37 agreement contain a description of the secured benefits and the capital improvements/facilities they will be directed to.

Similar to Section 37, community benefits can also be obtained pursuant to Section 45(9) of the *Planning Act*, where the Committee of Adjustment imposes a condition on the approval of a minor variance to the zoning by-law. Section 37 and Section 45 community benefits are usually implemented on-site or in the local area of the development as the benefit or capital facility is required to have a geographic relationship to the development.

Information regarding the implementation of Section 37 benefits or the Official Plan can be found at: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/section-37-benefits/>

COMMENTS

Table 1 below summarizes the financial activity of Section 37 and Section 45 reserve funds during 2019, including revenue received from developers and expenditures, for cash-in-lieu contributions. The value of in-kind contributions that have been provided directly by the developer are not included in these calculations. Attachments 1 and 2 provide additional details of financial activity by ward.

Table 1: Summary of Section 37 and 45 Cash-in-Lieu Community Benefits Financial Activity for the Period between January 1, 2019 and December 31, 2019 (in millions)

	2019
Contributions from Developers	\$50.918
Interest Earnings	\$4.826
Total Revenue	\$55.744
Contributions (to)/from Operating:	(\$12.529)
Contributions (to)/from Capital:	(\$12.678)
Contributions (to)/from Reserves and Reserve Funds:	(\$4.945)
Total Expenditures	(\$30.151)
Total Net Revenue	\$25.593

Received Section 37 and Section 45 Community Benefits

Upon receipt, funds are deposited to the Planning Act Reserve Fund group of accounts, which were created with Council approval in 2008 to ensure funds are set aside to provide specific community benefits. Each received contribution gets placed into an account within the Section 37 (XR3026) or Section 45 (XR3028) reserve fund based on its development location and purpose.

The payment schedule for cash contributions is outlined in the Section 37 agreement. Typically payment of the community benefit is required prior to the issuance of the first above-grade building permit for the development project. Where cash contributions are secured in Section 37 agreements, the amount of such funds should generally be indexed to the Statistics Canada Construction Price Index for Toronto and the construction type. The relevant recommendations and provisions are included in the final planning report and associated agreements.

As described in Table 1, from January 1, 2019 to December 31, 2019, the City of Toronto received as payments from developers for a total of \$50.9 million in Section 37 and Section 45 cash-in-lieu of community benefits. In addition, as evidenced in Table 2 the City received numerous in-kind community benefits valued at a minimum of \$22.3 million for facilities including affordable housing, public art and community use spaces.

Table 2: Summary of Section 37 and 45 In-Kind Community Benefits Received for the period between January 1, 2019 and December 31, 2019 (in millions)

Ward	Development Location	Description of Benefit	In-Kind Value
10	571 Dundas Street West	affordable rental and/or ownership housing	\$2,000,000
		new 1,100 square metre community facility	\$5,000,000
		4,000 square feet of non-residential floor space for local social enterprise and business development	\$1,000,000
10	55 - 95 Lake Shore Blvd East	a non-profit licensed child care facility to accommodate at least 62 children	\$4,000,000
		in-kind Public Art contribution	\$2,200,000
12	281 and 289 Avenue Road	improvements to Robertson Davies Park	\$220,000
Ward 12 Total:			\$220,000
13	6 - 16 Glen Road	relocation of the existing heritage building currently located at 76 Howard Street	\$500,000
13	55-61 Charles Street East	transfer to the City the property at 218 Carlton Street, for use as affordable rental housing units	\$6,400,000
Ward 13 Total:			\$6,900,000
17	1-35, 45-69 and 6-66 Adra Villaway	improvements to the East Don River Trail system	\$615,600
		on-site public art installation	\$296,000
		provision of a commercial kitchen	\$72,000
Ward 17 Total:			\$983,600
2019 City Total In-kind Received:			\$22,303,600

Interest Earned on Section 37 and Section 45 Reserve Funds

Interest is allocated to reserve funds once a year during year-end processes. The amount earned is based on the reserve fund accounts' average quarterly closing balances from December 1 to November 30. All earnings from the investment of reserve funds is allocated to and forms part of the reserve fund. From January 1, 2019 to December 31, 2019, the City earned \$4.8 million in interest from investment of Section 37 and Section 45 reserve funds.

Expenditure of Section 37 and Section 45 Community Benefits

Between January 1, 2019 and December 31, 2019, a total of \$30.15 million was dedicated to specific community improvements from the Planning Act reserve funds, including \$12.5 million to operating accounts, \$12.7 million to capital projects, and \$4.9 million to reserves / reserve funds. Descriptions of all expenditures, by ward, can be found in Attachment 2.

Council approval is required through the budget process, quarterly variance reports, or through report or motions to Council, to withdraw funds from reserve funds. The Section 37/45 expenditure must align with the approved zoning by-law and agreement, be within a close geographic proximity to the development project, and be in compliance with the Implementation Guidelines for Section 37 of the Planning Act:

<https://www.toronto.ca/wp-content/uploads/2017/08/8f45-Implementation-Guidelines-for-Section-37-of-the-Planning-Act-and-Protocol-for-Negotiating-Section-37-Community-Benefits.pdf>

Section 37 cash contributions are to be directed to specific capital improvements / facilities. In some circumstances funds may be transferred to operating accounts such as when a third party or not-for-profit community service provider will be completing the capital work. For example, funds may be transferred to the Toronto Community Housing Corporation (TCHC) for capital improvements to TCHC buildings. The City and the third party will sign an undertaking that governs the use of funds and a long-term community access agreement, if required. Occasionally cash contributions may be directed to specific reserves / reserve funds such as the Public Art Reserve or the Capital Revolving Fund for Affordable Housing, before being directed to a specific capital improvement.

In some areas undergoing intensification, a larger capital facility may be identified that may require contributions from several applications. In these instances, Section 37 and Section 45 reserve funds are pooled in order to contribute to a larger project in the local area. For example, cash contributions were received from multiple development locations in Ward 12 towards the development of the Davisville Aquatic Centre.

It should be noted that the list of expenditures during 2019 in Attachment 2 does not indicate capital projects were fully completed or implemented during this time period. These projects may have outstanding budget commitments for 2019 and future years. For information regarding specific projects, budgeted commitments and funding sources, please refer to the annual budget documents: <https://www.toronto.ca/city-government/budget-finances/city-budget/>

Section 37 and Section 45 Reserve Fund Balances

Quarterly reserve fund balances are reported by the Chief Financial Officer and Treasurer, including City-wide balances for Section 37 and Section 45 reserve funds.

As of December 31, 2019, the total balance of the Section 37 Reserve Fund (XR3026) was \$308.7 million and the total balance of the Section 45 Reserve Fund (XR3028) was \$19.1 million, for a total balance of \$327.9 million. Reserve fund balances are presented by ward in Attachment 4.

It is important to note a significant portion of Section 37 and Section 45 reserve funds have been committed to fund current or future year capital improvements. A total of \$259.9 million in Section 37 and Section 45 reserve funds is currently committed to funding specific community improvements in the 2019 Operating Budget and 2020-2029 Capital Budget and Plan or through approved transfers to other reserves and reserve funds. Funds will remain in the Planning Act Reserve Funds until actual expenditures are incurred. The availability of Section 37 and Section 45 funding is subject to change throughout the year as contributions from developers are received.

Secured Section 37 and Section 45 Community Benefits

Section 37 and Section 45 community benefits are secured through a site-specific zoning by-law; a Section 37 or Section 45 agreement; and/or a Committee of Adjustment decision. The Section 37 agreement binds the expenditure for the purpose outlined in both the By-law and the Section 37 agreement to ensure the expenditure is directed towards the facilities identified at the time of application's approval. Table 3 below provides a summary of the Section 37 and 45 benefits (cash-in-lieu and in-kind) secured from January 1, 2019 to December 31, 2019. During 2019 there were 52 developments approved which contain Section 37 or Section 45 provisions with 142 individual community benefits secured through Section 37 or Section 45 of the Planning Act. Detailed amounts secured by Ward can be found in Attachment 3.

It is challenging to forecast when revenue will be received as payment is typically triggered by the issuance of an above-grade building permit and therefore is dependent on the applicant's construction schedule. While some of the secured contributions below have been received as of the date of this report, any outstanding secured payments will be required per the details of the agreements.

Table 3: Summary of Section 37 and Section 45 Approvals and Secured Contributions for the Period between January 1, 2019 and December 31, 2019

Number of Development Approvals	
Section 37 Approvals ¹	46
Section 45 Approvals ²	6

1. Site-specific zoning by-laws approved by Council or the Ontario Municipal Board (OMB).
2. Committee of Adjustment or OMB decisions with community benefit conditions attached to the minor variance approval.

Number of Development Approvals	
Total Approvals:	52
Secured Community Benefits³	
Number of Secured Cash-in-Lieu Contributions	91
Number of Secured In-Kind Contributions	51
Total Secured Contributions:	142

Between January 1, 2019 and December 31, 2019, the City secured a total of \$107.3 million in cash-in-lieu contributions (see Attachment 3). The amount is subject to change upon the receipt of funds due to indexing requirements and/or unknown details. For example, an owner may be required to contribute a benefit valued at a percentage of the gross construction costs for the building, which is not determinable at the time of the agreement.

Table 4: Value of Secured Section 37 and Section 45 Cash-in-Lieu Contributions for the Period between January 1, 2019 and December 31, 2019 (in millions)⁴

	2019
Value of Section 37 Cash-in-Lieu Contributions	\$105.9
Value of Section 45 Cash-in-Lieu Contributions	\$1.4
Total Value of Cash-in-Lieu:	\$107.3

In addition to cash contributions, the City also secured a number of in-kind benefits in 2019. It can be difficult to assess the monetary value of in-kind contributions unless a letter of credit is required. For these instances, the total value of in-kind benefits secured in 2019 is \$65.7 million. There are also community benefits where a value cannot be identified. This may include benefits to:

- preserve heritage resources;
- continue operations of existing childcare facility;
- construct and provide at no cost to the City affordable housing units;
- convey lands to the City at a nominal fee;
- provide space within a private building for community services or facilities;
- contribute to the construction or community recreational facilities;

3. The numbers may vary since in-kind benefits can be secured by Letters of Credit, and thus become a monetary benefit if there is an in-kind benefit contribution default.

4. Amounts can vary significantly over time due to the owner's ability to select cash-in-lieu/in-kind options, e.g. a public art contribution is often identified as an in-kind benefit, but owners may make cash contributions in lieu of the installation. New information regarding benefits secured are identified in the City draws upon a Letter of Credit.

- provide on-site privately-owned, publically accessible open space; or
- design and construct road and pedestrian improvements.

Purpose of Secured Community Benefits

During 2019, 27 of the 91 individual cash-in-lieu community benefits secured were for a range of, or multiple, benefits, valued at \$46.5 million, or 43% of all cash-in-lieu community benefits secured. For example, these funds may have been secured for "local parkland, streetscape improvements, community facilities or other community benefits within the local community". In these instances the funds are not attributed to a specific community benefit until a specific project is determined and the funds are allocated with Council approval.

The value of cash-in-lieu community benefits secured for specific purposes totalled \$60.9 million and is detailed below in Table 5.

Table 5: Section 37 and Section 45 Cash-in-Lieu Community Benefits Secured for Specific Purposes during the Period of January 1, 2019 to December 31, 2019

	Number of Community Benefits Secured	Value of Cash-in-Lieu Contributions Secured (millions)
Affordable housing including creation of affordable housing and capital improvements to Toronto Community Housing Corporation buildings	20	\$26.604
Streetscape improvements on the public boulevard not abutting the site	11	\$17.546
Parkland and/or park improvements	13	\$5.610
Public agency space including non-profit arts, cultural, community or institutional facilities	5	\$3.290
Community Centres	1	\$3.050
Road, transportation and pedestrian improvements	4	\$2.606
Non-profit child care facilities, including start-up funding	4	\$0.490
Toronto Public Library capital improvements	3	\$0.340
Bike Share Toronto infrastructure	2	\$0.300
Public art	1	\$0.035
Redevelopment of the Jack Layton Ferry Terminal	1	\$1.000
Total	65	\$60.871

Significant in-kind contributions have also been secured for specific purposes. These benefits include:

- the construction of two (2) child care facilities;

- 841.5 square metres (9,058 square feet) of community agency, non-profit community space and or cultural facilities;
- 12 privately-owned publicly accessible space comprised of a minimum of 3,675 square metres (39,500 square feet);
- public art valued at approximately \$7.1 million;
- the provision of approximately 228 new affordable rental or ownership units; and
- other local improvements including BIA streetscape improvements, above base park improvements, heritage conservation, pedestrian walkways and community use space.

Future Section 37 Reports

This Section 37 and Section 45 Reserve Funds Statement will be provided to City Council annually, with the next report anticipated in **Q4** of 2021 to reflect the financial activity of 2020.

The former provisions in Section 37 of the Planning Act have been replaced with the community benefits charge, a new funding tool allowing municipalities to levy set a charge of up to 4% of land value to fund the growth-related capital costs of community facilities. Prior to collecting community benefits charges, the City is required to approve a community benefits strategy and by-law that set out details including how the charge will be allocated.

The replacement of Density Bonusing with a Community Benefits Charge will continue to be a fundamental tool for the City of Toronto to deliver new and upgraded community facilities. The recent legislative changes and related regulations require the City to update the by-laws regulating its growth-related funding tools, including a new Section 37 Community Benefits Charge Strategy.

City staff will undertake a comprehensive review of the amended growth-related funding tools and bring forward recommendations within the established timeframe that enable the City's continued support of healthy, resilient and complete communities, including new and enhanced parkland and recreation facilities.

CONTACT

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SIGNATURE

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ATTACHMENTS

Attachment 1: Section 37 and Section 45 Cash-in-Lieu Financial Activity (2019), by Ward

Attachment 2: Description of Section 37 and Section 45 Cash-in-Lieu Expenditures (2019), by Ward

Attachment 3: Summary of Section 37 and Section 45 Community Benefits Secured (2019) by Ward

Attachment 4: Section 37 and Section 45 Reserve Fund (XR3026 / XR3028) Balances as of December 31, 2019, by Ward

Attachment 1: Section 37 and Section 45 Cash-in-Lieu Financial Activity (2019) by Ward⁵

Ward (25)	Developer Contributions	Interest Earnings	Contributions (to)/from other funds	2019 Total Financial Activity
1	\$0	\$5,778	\$0	\$5,778
2	\$0	\$57,578	\$0	\$57,578
3	\$2,834,958	\$183,252	(\$23,125)	\$2,995,085
4	\$0	\$93,893	(\$924,439)	(\$830,545)
5	\$1,113,464	\$3,408	\$0	\$1,116,871
6	\$2,323	\$74,574	(\$365,625)	(\$288,728)
7	\$0	\$14,828	\$0	\$14,828
8	\$739,440	\$58,607	(\$93)	\$797,954
9	\$0	\$30,634	(\$224,033)	(\$193,398)
10	\$16,764,738	\$1,469,366	(\$12,622,017)	\$5,612,088
11	\$3,612,892	\$521,902	(\$2,344,731)	\$1,790,064
12	\$1,709,018	\$276,974	(\$7,559,007)	(\$5,573,015)
13	\$18,742,149	\$1,126,423	(\$4,489,192)	\$15,379,380
14	\$0	\$99,359	(\$532,000)	(\$432,641)
15	\$852,061	\$83,000	(\$86,793)	\$848,267
16	\$0	\$73,246	\$0	\$73,246
17	\$3,936,394	\$257,734	(\$145,600)	\$4,048,529
18	\$0	\$223,134	(\$372,363)	(\$149,229)
19	\$356,250	\$20,495	\$0	\$376,745
20	\$0	\$23,145	\$0	\$23,145
21	\$254,429	\$56,935	\$0	\$311,364
22	\$0	\$39,385	(\$319,455)	(\$280,070)
23	\$0	\$11,773	(\$108,940)	(\$97,167)
24	\$0	\$14,727	(\$33,985)	(\$19,258)
25	\$0	\$5,879	\$0	\$5,879
City Total:	\$50,918,117	\$4,826,031	(\$30,151,397)	\$25,592,750

⁵ This table reflects the financial activity for Section 37 and Section 45 reserve funds during 2019. A negative total indicates expenditures exceeded revenues during this time period. Ward balances can be found in Attachment 4.

Attachment 2: Description of Section 37 and Section 45 Cash-in-Lieu Expenditures (2019), by Ward

Ward	Development Location	Description of Expenditure	Amount
3	3391 Bloor Street West	Village of Islington streetscape improvements	\$18,125
3	2175 Lake Shore Boulevard West	Park improvements on lands adjacent to 2175 Lake Shore Boulevard West	\$5,000
Ward 3 Total:			\$23,125
4	24-66 Howard Park Avenue	Rooming House Property Acquisition and Modernization	\$258,383
4	383 Sorauren Avenue	Rooming House Property Acquisition and Modernization	\$115,682
4	51-77 Quebec Avenue and 40-66 High Park Avenue	Rooming House Property Acquisition and Modernization	\$265,261
4	4180,4186,4186A and 4190 Dundas Street West	Capital upgrades to Humbertown Park	\$40,000
4	1844-1854 Bloor Street West	High Park Playground (near Bloor St.) improvements	\$115,877
4	2500 Bloor Street West (2 Old Mill Dr.)	Baby Point Gates streetscape improvements	\$41,659
4	2464, 2474, 2490 Bloor Street West (1 Old Mill Dr.)	Replacement of Lighting in the Bloor West Village BIA	\$87,577
Ward 4 Total:			\$924,439
6	525 Wilson Avenue & 9 Tippet Road	Upgrades to the recreational/playground facilities at the North York Women's Shelter	\$100,000
6	545-555 Wilson Avenue	St. Norbert Catholic School playground improvements	\$75,625
6	2800 Keele Street	Playground improvements at St. Conrad Catholic School	\$50,000
6	9 Tippet Road	20 Bell Boxes murals in various locations within Ward 6	\$30,000
6	9 Tippet Road	Playground improvements at Dublin Heights P.S.	\$110,000
Ward 6 Total:			\$365,625
8	1250 Eglinton Avenue East	R.V. Park Improvements. Additional funding for new playground area with new equipment	\$93
Ward 8 Total:			\$93

Ward	Development Location	Description of Expenditure	Amount
9	150 Sudbury Street	Capital Improvements to Carnegie Library at 1115 Queen Street West	\$200,000
9	1636 Dundas St W. & 284 Brock Ave.	Dufferin Grove Footpath improvements	\$15,000
9	1636 Dundas Street West & 284 Brock Avenue	Shirley Street Public School playground upgrades	\$8,000
9	1093 Queen Street West	Bike share expansion in the vicinity of development	\$1,033
Ward 9 Total:			\$224,033
10	90 Stadium Road	Stadium Road trail and path development	\$360,428
10	426 University Avenue	Chinatown BIA streetscape improvements	\$6,495
10	751,761,771 King Street West	Liberty Pedestrian Bridge development	\$18,799
10	12,18 Mercer Street & 60 John Street	John Street Revitalization Project	\$176,355
10	100 Fort York Blvd., Railway Lands West, Blocks 33 & 37 (511 Bremner Blvd.)	Childcare facility upgrades in the Railway Lands	\$118,760
10	100 Fort York Blvd., Railway Lands West, Blocks 33 & 37 (511 Bremner Blvd.)	Railway Lands Community Space Design	\$16,000
10	1030 King Street West	Bike share expansion in the vicinity of development	\$101,650
10	1100 King Street West	Rooming House Property Acquisition and Modernization	\$719,799
		Rooming House Property Acquisition and Modernization	\$140,875
10	219 Queen Street West	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$344
		Queen Street West streetscape improvements	\$62,483
10	130-132 Queens Quay East	East Bayfront Public Art Plan implementation	\$655,667
10	500 Lake Shore Boulevard West	Canoe Landing (Railway Lands) Playground improvements	\$862,091

Ward	Development Location	Description of Expenditure	Amount
10	602 - 622 King Street West and 499, 503 and 505 Adelaide Street West	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$52,171
10	576, 578, 580 Front Street West	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$196,604
10	30 Ordnance Street	Bike share expansion in the vicinity of development	\$50,030
10	130-132 Queens Quay East & 143-177 Lake Shore Boulevard East	East Bayfront - Various Local Infrastructure improvements	\$4,424,094
10	40, 46, 48, 50, 52 and 60 McCaul Street and 10 Stephanie Street	Grange Green Plan implementation - transfer to the Sir William Campbell Foundation	\$35,000
		Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$101,905
10	15 – 35 Mercer Street	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$583,924
10	57 Spadina Avenue	Alexandra Park Community Centre capital improvements	\$50,000
10	10, 11 and 25 Ordnance Street and 45 Strachan Avenue	Bike share expansion in the vicinity of development	\$90,488
10	500 Lake Shore Boulevard West	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$570,175
		Childcare facility upgrades in the Railway Lands	\$102,840
10	19 Duncan Street and 219-223 Adelaide Street West	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$336,141
10	495-517 Wellington Street West and 510-532 Front Street West	Waterfront Neighbourhood Centre - capital upgrades	\$400,000
10	30 Widmer Street and 309-315 Adelaide Street West	Capital Improvements to various Toronto Community	\$500,000

Ward	Development Location	Description of Expenditure	Amount
		Housing Corporation (TCHC) facilities in Ward 10	
		Alexandra Park Revitalization - Affordable Housing	\$500,000
10	23 Spadina Avenue	Canoe landing (Railway Lands) Community Space construction	\$1,185,484
10	650 King St. W and 95 Bathurst St.	Laneway improvements on Queen Street West (CED097-01)	\$50,000
10	56 Blue Jays Way	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$50,981
10	290 Adelaide Street West	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$50,981
10	578-580 Front Street West, 25-27 Bathurst Street & 33-49 Niagara Street	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$11,161
10	306-322 Richmond Street West	Capital Improvements to various Toronto Community Housing Corporation (TCHC) facilities in Ward 10	\$40,290
Ward 10 Total:			\$12,622,017
11	1 Bedford Road & 230-244 Bloor Street West	Heritage Plaque commemorating the history of Taddle Creek	\$6,789
		Heritage Plaque commemorating the history of Taddle Creek	\$14,673
11	732,734,738,740 Spadina Avenue	Monsignor Fraser Parkette improvements	\$100,491
11	36, 38-48 Yorkville Avenue 32 Davenport Road, 12-22 McMurrich Street	Ramsden Park improvements	\$73,555
11		Ramsden Park Improvements	\$250,725
11	984, 990, 1000 Bay Street	Public art at Cloverhill Park by artist Myfanwy Macleod	\$40,000
11	4,6,8 St. Thomas Street & 100-110 Charles Street West	New Affordable Housing units at 14 Spadina Road	\$69,076

Ward	Development Location	Description of Expenditure	Amount
11	50-60, 62 and 64 Charles Street East & 47 and 61 Hayden Street	New Affordable Housing units at 14 Spadina Road	\$410,015
11	245-255 College Street & 39 and 40 Glasgow Street	Sensory garden Project at Beverly Junior Public School	\$153,756
		Monsignor Fraser College Parkette	\$285,694
11	124 and 128 Pears Avenue	Sergeant Ryan Russell Parkette - Playground Upgrade	\$170,000
11	231-237 College St. and 177-189 Huron St.	Kensington Community School playground upgrades	\$125,000
		Bell box mural in vicinity of development	\$1,500
		Heritage Plaque commemorating life of Sam Richardson	\$2,200
11	250 Davenport Road	Improvements to indoor amenity spaces at 250 Davenport Rd.	\$318,043
11	740 Dupont Street	Dupont Street capital improvements - Dupont by the Castle BIA	\$50,000
11	164 Avenue Road	Sergeant Ryan Russell Parkette - Playground Upgrade	\$48,368
11	32 Davenport Road & 12-22 McMurrich Street	Ramsden Park improvements	\$86,287
11	164 Avenue Road	Sergeant Ryan Russell Parkette - Playground Upgrade	\$138,560
Ward 11 Total:			\$2,344,731
12	150 Roehampton Avenue	Davisville Junior Public School project	\$45,514
12	50 Rosehill Avenue	Davisville Junior Public School project	\$153,908
12	630, 650 Mt. Pleasant Road	Davisville Junior Public School project	\$20,553
12	18 Brownlow Avenue	Davisville Junior Public School project	\$102,002
12	70 Roehampton Ave	Davisville Junior Public School project	\$72,274
12	79 Dunfield Avenue & 85-117 Eglinton Avenue East	Davisville Junior Public School project	\$645,432
12	30 Roehampton Ave. and 2345 Yonge St.	Davisville Junior Public School project	\$1,250,224

Ward	Development Location	Description of Expenditure	Amount
12	2221 Yonge Street	Davisville Junior Public School project	\$1,542,714
12	1443, 1445, 1451 Bathurst St. & 501 St. Clair	Wychwood Public Library improvements	\$390,279
12	68 Merton Street	Davisville Junior Public School project	\$325,019
12	1486 Bathurst Street	Wychwood Public Library improvements	\$205,657
		Bike Share Toronto bicycle spaces in the vicinity of the lands	\$30,495
12	95 and 99 Broadway Avenue & 197 Redpath Avenue	Davisville Junior Public School project.	\$1,255,278
12	88 Redpath Ave.	Davisville Junior Public School project.	\$170,949
12	1603 Eglinton Avenue West	Production a mural at 2030 Eglinton Ave W. - Fairbank Village BIA	\$10,000
		Oakwood Village Library improvements	\$50,000
12	85-91 Broadway Avenue and 198 Redpath Avenue	Davisville Junior Public School project.	\$1,223,133
12	230 Vaughan Road	Bike Share Toronto bicycle spaces in the vicinity of the lands	\$25,957
12	1657 - 1659 Bathurst Street	Bike Share Toronto bicycle spaces in the vicinity of the lands	\$21,221
Ward 12 Total:			\$7,540,609
13	108-116, 118 George Street & 234 Adelaide Street East	Lighting improvements in St. James Park	\$4,468
13	333 Bloor Street East, 1 Mount Pleasant Road & 575 - 577 Jarvis Street	Heritage Plaque Commemorating Basketball History at Maple Leaf Gardens and other plaques	\$16,600
13	6-18 Church Street & 51-63 Front Street East (70 The Esplanade)	Heritage Plaque Commemorating the university of Hotel Victoria	\$2,200
13	155-163 Dundas Street East and 200 Jarvis Street	Allan Gardens Restroom construction and upgrades	\$129,121
13	951 - 971 Bay Street & 36 Wellesley Street West	Bike Share Toronto bicycle spaces in the vicinity of the lands	\$306,755

Ward	Development Location	Description of Expenditure	Amount
13	64-70 Shuter Street	Bike Share Toronto bicycle spaces in the vicinity of the lands	\$102,594
13	454-464 Yonge Street	Bike Share Toronto bicycle spaces in the vicinity of the lands	\$513,968
13	355 Church Street	Capital Improvements to Family Service Toronto's social enterprise at 355 Church St.	\$179,136
		Streetscape Improvements at Church Street Public School	\$189,687
		Trans-flag coloured pedestrian crossings	\$28,105
13	200 Dundas Street East, 241-251 Jarvis Street & 280 George Street	Streetscape improvements on George Street (George Street Revitalization)	\$16,366
13	20 - 26 Lombard Street & 25 Richmond Street East	Lighting improvements in St. James Park	\$103,344
		Farquhar's Lane improvements - St. Lawrence Market BIA	\$125,000
		Nicholson Lane improvements - St. Lawrence Market BIA	\$60,000
13	480-494 Yonge Street and 3 Grosvenor Street	Bike Share Toronto bicycle spaces in the vicinity of the lands	\$101,730
13	250 Davenport Road	Improvements to support food security benefits and/or health services at 250 Davenport	\$742,100
13	177, 183, and 197 Front Street East, 15-21 Lower Sherbourne Street & 200 The Esplanade	Lighting improvements in St. James Park	\$372,721
13	55-61 Charles Street East	Towards the Capital Revolving Reserve Fund for Affordable Housing	\$1,470,000
13	105 George Street & 252 Adelaide Street East	Lighting improvements in St. James Park	\$14,467
13	501 Adelaide Street East & 228 King Street East	St. Lawrence Market additional funding for Heritage Lighting Project	\$1,730
13	608-618 Yonge Street	Production and installation of Heritage plaques at 538 Jarvis, 40 College and 34 Yorkville	\$9,100
Ward 13 Total:			\$4,489,192

Ward	Development Location	Description of Expenditure	Amount
14	90-100 Broadview Avenue	Matty Eckler Community Centre - Kitchen renovations	\$32,000
14	661, 663, 669 and 677 Queen Street E. and 77, 79 and 79A East Don Roadway	Affordable Housing at 685 Queen Street East	\$500,000
Ward 14 Total:			\$532,000
15	3 and 5 Southvale Drive	Bayview Leaside Parkettes Project	\$51,793
15	1674-1684 Bayview Avenue and 703-713 Soudan Avenue	St. Anselm School playground improvements	\$35,000
Ward 15 Total:			\$86,793
17	2901 Bayview Avenue	Elkhorn Public School playground upgrades	\$10,000
17	20,100,110,125 Parkway Forest Drive	Special rent supplement contribution to the City to enable the City to provide rental assistance to facilitate the provision of affordable housing for eligible households residing at the remaining apartment buildings	\$85,600
17	2205, 2225, 2235 and 2255 Sheppard Avenue East	PARK 859 Improvements	\$50,000
Ward 17 Total:			\$145,600
18	12 Mckee Avenue, 33 Doris Avenue & 21 Church Avenue	Abbotsford Park Improvements. New pathway connecting Ellerslie to Abbotsford Road. New lighting, signage and planting	\$72,134
18	17,19,21 and 23 Clairtrell Road & 391 Spring Garden Avenue	Improvements to Edithvale Community Centre Park, including components related to the new pollinator garden	\$3,182
18	47 Sheppard Square	Cliffwood Park Playground improvements including a new gazebo, games table, and new limestone retaining wall	\$300,000
18	4726 - 4728 Yonge Street	Basketball court upgrades at TCHC building at 415 Willowdale Ave.	\$31,000
18	4726 - 4728 Yonge Street	Refund to Account of unused funds	-\$33,953
Ward 18 Total:			\$372,364

Ward	Development Location	Description of Expenditure	Amount
22	1030 McNicoll Avenue	Fundy Park Improvements, including a new skateboard park	\$256,767
22	2100-2122 Bridletowne Circle	Fundy Park Improvements, including a new skateboard park	\$81,086
Ward 22 Total:			\$337,853
23	Milner Avenue and Milner Business Court	Malvern Community Centre upgrades	\$108,940
Ward 23 Total:			\$108,940
24	65 and 67 Livingston Road	Guild Inn Fencing and Irrigation	\$33,985
Ward 24 Total:			\$33,985
2019 City Total Expenditures:			\$30,151,398

Attachment 3: Summary of Section 37 and Section 45 Community Benefits Secured (2019), by Ward⁶

Ward	Value of Secured Cash-in-Lieu Community Benefits	Estimated Value of Secured In-Kind Community Benefits <small>*with Letter of Credit</small>	Total Estimated Value of Secured Community Benefits
1	\$0	\$0	\$0
2	\$0	\$0	\$0
3	\$3,125,000	\$0	\$3,125,000
4	\$0	\$0	\$0
5	\$1,600,000	\$0	\$1,600,000
6	\$2,000,000	\$100,000	\$2,100,000
7	\$0	\$0	\$0
8	\$475,000	\$0	\$475,000
9	\$3,190,000	\$18,149,713	\$21,339,713
10	\$29,102,991	\$12,977,215	\$42,080,206
11	\$10,850,000	\$750,000	\$11,600,000
12	\$5,149,200	\$793,617	\$5,942,817
13	\$34,608,000	\$15,052,500	\$49,660,500
14	\$2,300,000	\$0	\$2,300,000
15	\$250,000	\$0	\$250,000
16	\$3,675,000	\$17,971,000	\$21,646,000
17	\$0	\$0	\$0
18	\$7,193,233	\$0	\$7,193,233
19	\$0	\$0	\$0
20	\$1,739,000	\$0	\$1,739,000
21	\$800,000	\$0	\$800,000
22	\$600,000	\$0	\$600,000
23	\$675,000	\$0	\$675,000
24	\$0	\$0	\$0
25	\$0	\$0	\$0
City Total:	\$107,332,424	\$65,794,045	\$173,126,469

⁶ Section 37 and Section 45 community benefits are secured through a site-specific zoning by-law; a Section 37 or Section 45 agreement; and/or a Committee of Adjustment decision. Funds are typically received upon the first issuance of an above-grade building permit.

**Attachment 4: Section 37 and Section 45 Reserve Fund (XR3026 / XR3028)
Balances as of December 31, 2019, by Ward**

Ward (25)	Balance as of December 31, 2019	Ward (25)	Balance as of December 31, 2019
1	\$355,590	14	\$5,628,936
2	\$3,712,248	15	\$5,738,480
3	\$14,307,726	16	\$4,514,630
4	\$5,590,891	17	\$18,413,527
5	\$1,313,242	18	\$13,575,873
6	\$4,395,201	19	\$1,616,815
7	\$912,591	20	\$1,464,075
8	\$4,398,208	21	\$3,661,043
9	\$1,783,428	22	\$2,293,777
10	\$96,516,720	23	\$732,684
11	\$34,791,926	24	\$892,721
12	\$16,885,566	25	\$361,844
13	\$84,038,490		
City Total:			\$327,896,232