



June Callwood Park, Source: Reddit

Section 37

Public Realm objectives found in Toronto's Official Plan are implemented through various policy tools. Section 37 of the *Planning Act* allows the city to grant additional density or height allowances to a developer beyond E 6/B 7A >3@ B32 7 B63H<7-5'OG:/E 7<@B@: 4@@ 1=; ; C<BG03<37BA 1/>B7: 41: BBA' =@ 7 >@D3; 3<BA AC16/A>/@A A'/C@A 1=; ; C<B 13<BBA /<2>CO: 7I /@

+ 673' 31B7<' 6/A53<3@B32/ A7<47I/<B /; =C<B=4; =ney B63A3'4<2A>@2=; 7/BG/>>:y' to'/@/A=4B63'1B'3F>3@B<17<5'@>2'5@E B6. (63@ 7A'1C@B<BG<=; 316/<7 B= B@<A@B67A' ; =23 B=areas E B6'<= 23D3=; 3<B; /<G=4E 67I6' /@23A>@/@B3G<332 7 >@D3; 3<BA7<>CO: 7I A>/13 \$=: 7IGB=:'AAC16/A' 31B7<' 1/<=B /22@AA63B-/; B'G=4>CO: 7I A>/13<332A'

' 31B7<' E /A<3D3@7-B3<232 B= 03/ @DC3< B=; B=>@D723'1B'G E 723'7'4 AB@C@B@ B'A' >C@=A3 7AB>@@D723>CO: 7I 03<34BA4@; A>3177I 23D3=>; 3<BAB6/B/A9 4@63756B 23<ABG 3F3; >B<-A BBA'@quent use, however, draws attention to an overreliance on one policy too to fund capital projects at the expense of others.

"It is great when there is a plan for Section 37, but too often the policy responds to a need-du-jour." (Urban Design staff, city of Toronto)

There is a lack of oversight with regards to the monitoring and delivery of Section 37 funds. Benefits are secured as a condition for building approval, but funds often sit in waiting due to various delays in construction. One of the main complications is identifying who is responsible for stewarding the funds.

Community benefits achieved through Section 37 may not always match community needs and broader planning objectives. A move away from ad-hoc decision making to setting a schedule of priorities is needed to maximize public benefit

Recommendations

1. The city of Toronto should place a time restriction on the period between development approval and the issuing of a building permit to allow for a quicker delivery of Section 37 funds.
2. The City of Toronto should consider creating a public benefit team that comprises multiple city divisions (e.g., culture, transportation, planning, environment, parks) when determining what types of benefits to provide through Section 37