

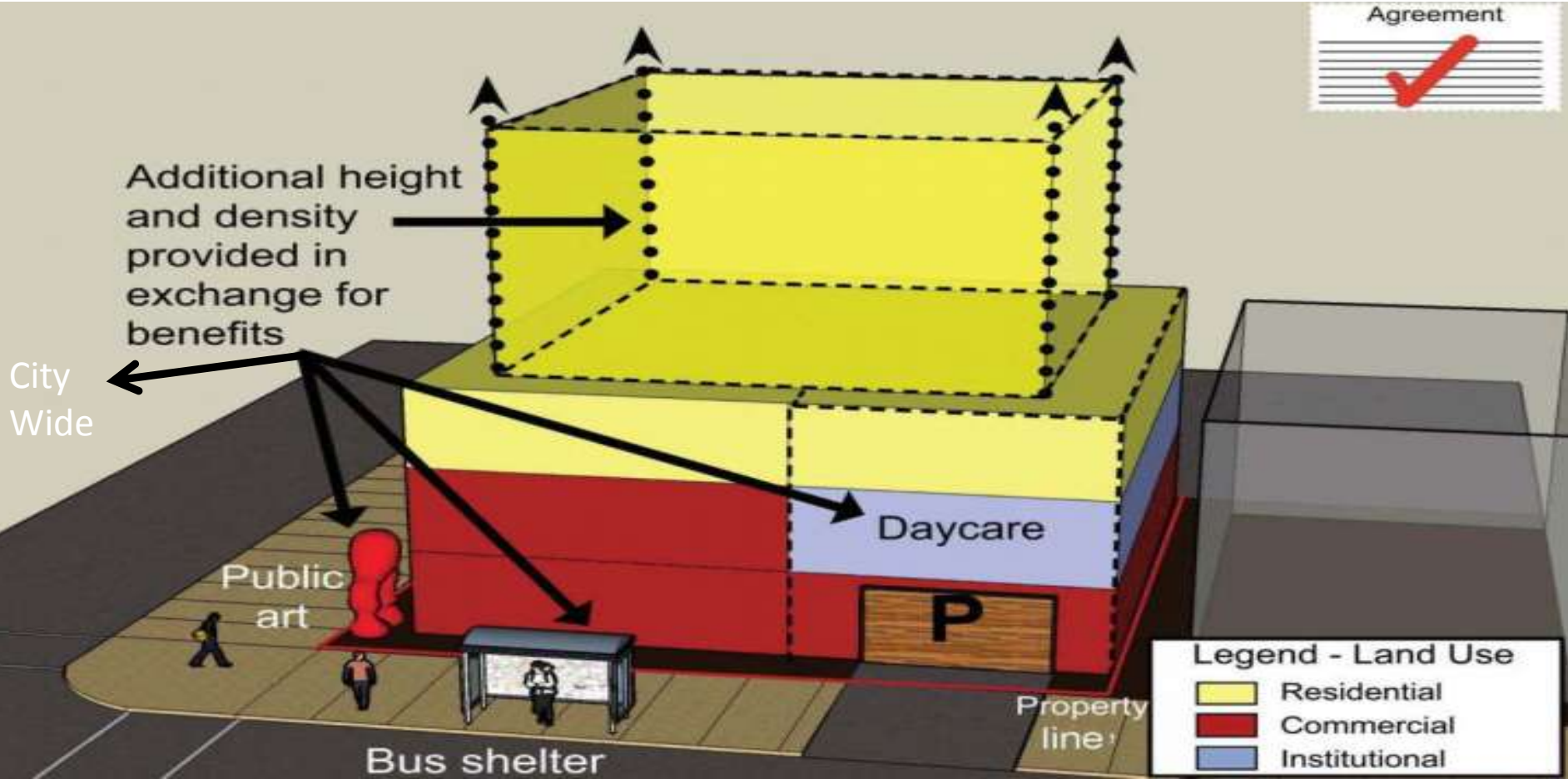


City of Markham Section 37 Allocation Policy

**General Committee
April 3, 2017**

Background

- Section 37 of the Planning Act authorizes local municipalities to increase zoned height and/or density of development in return for “facilities, services or matters” and also authorizes the municipality to enter into an agreement with the land owner to secure the benefits
- Markham has had over six years of experience applying Section 37 provisions of the Planning Act, to secure community benefits in exchange for allowing additional height and density for developments
- Section 37 applies to all development requiring a rezoning that increases height and/or density, provided the development is at least **5000 sq m GFA**, and the density increase represents at least **1500 sq m GFA** over what would otherwise be required



Planning Area	Developer	Agreement Amt	Collected	Commitments	Remaining	Project Description
Yonge Steeles Corridor	Liberty	2,000,000	2,000,000	(2,000,000)	-	Grandview Park Improvements
Markham Rd Corridor - Armadale	Del Ridge	90,000	90,000			
	Del Ridge	250,000				
	Sub Total	340,000	90,000	-	90,000	
Milliken Centre	Jade Kennedy	182,500	182,500	-	182,500	
Markham Rd Corridor - Mt Joy	Pace Development	312,000	312,000	-	312,000	
Markham Centre/ Markham Centre North	Times	240,000	240,000			
	Times	6,000,000	3,049,067			
	H & W	322,500	322,500			
	20 Fred Varley Dr	190,000	190,000			
	Times	560,000				
	Peak	550,000				
	Wyview	560,000				
	Aryeh	698,492				
	Sub Total	9,120,992	3,801,567	(3,559,745)	241,822	Stiver Mill (\$969K); MUP EA/Design (\$441K); Public Art Program (\$150K); Rogue Valley Improvements (\$2,000K)*
Total		11,955,492	6,386,067	(5,559,745)	826,322	

* negotiated benefit to be included in a future capital budget

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- The Planning Act does not provide much guidance as to how these funds are to be spent, however, Markham's Official Plan indicates that the community benefits should bear a reasonable planning relationship to the increase in height and/or density of the proposed development
- The proposed Section 37 Allocation Policy has a minimum of 60% of Section 37 to remain within the planning area (+500M buffer zone) from where the funds are collected
- The remaining amounts are to directed to City-wide initiatives since increased development has City-wide impacts

Section 37 Allocation Policy

- The proposed Section 37 Funding Allocation Policy is as follows:

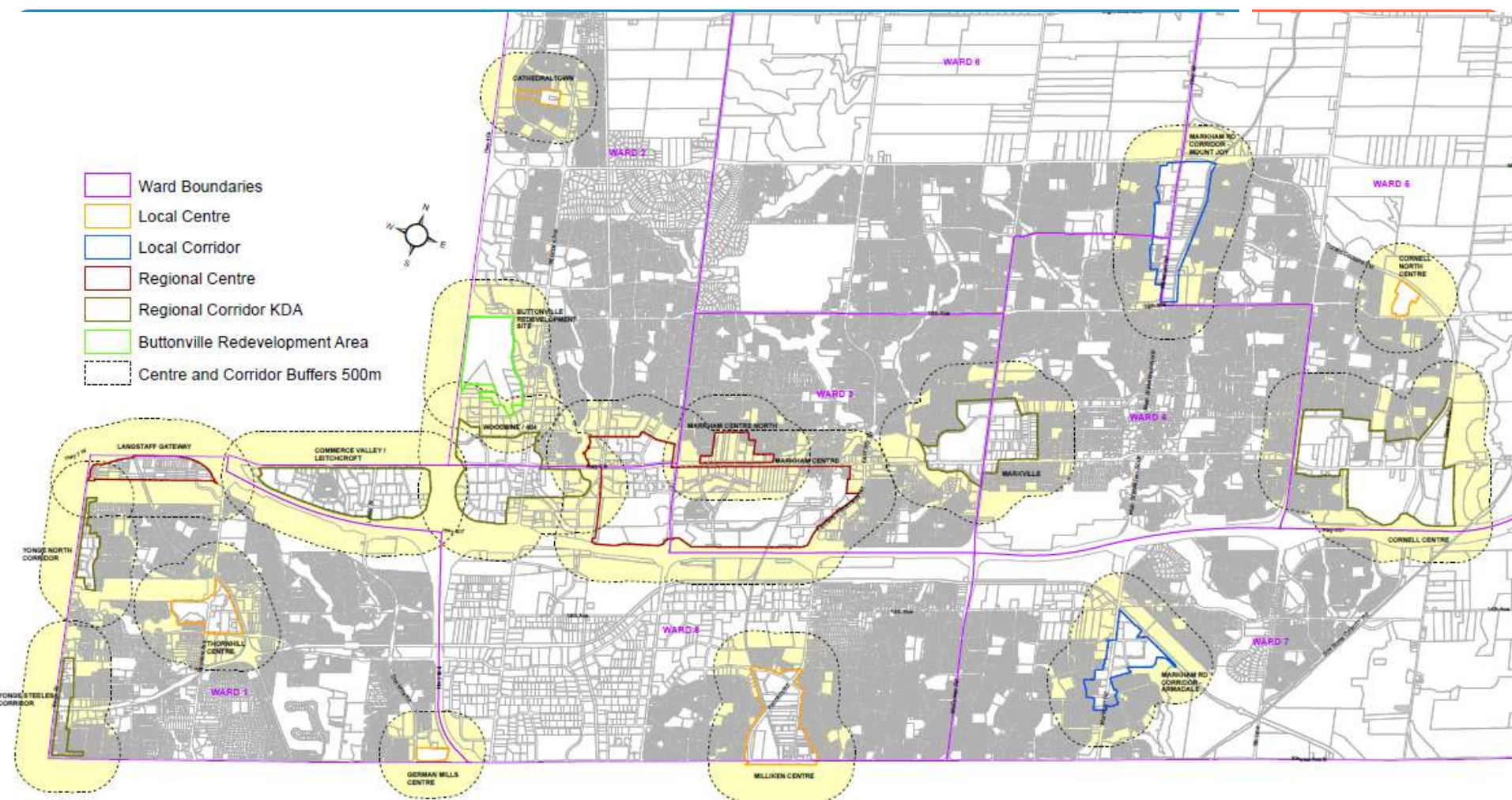
%	Category
20%	City-Wide Public Realm Projects
20%	City-Wide projects already endorsed by Council in principle without an identified funding source (e.g. projects approved in the DC Background study or master plans that aren't fully fundable through Development Charges)
60%	Projects within the planning area of where the Section 37 funds are collected

- Section 37 funds should be used on assets with a goal of minimizing operating costs and maximizing useful life

Section 37 Allocation Policy

Planning Areas:

- Markham Centre
- Markham Centre North
- Buttonville
- Woodbine/404
- Commerce Valley/Leitchcroft
- Langstaff
- Thornhill Centre
- Markville
- Markham Rd Corridor/Armadale
- Yonge/Steeles Corridor
- Yonge North Corridor
- German Mills Centre
- Milliken Centre
- Cathedral Town
- Markham Road Corridor/Mount Joy
- Cornell Centre
- Cornell North Centre



Section 37 Allocation Policy

- The Finance department will allocate Section 37 funds to the reserves set up for the identified purposes
- Through the annual budget process, projects will be identified that can be funded through Section 37
- Council will approve any projects to be funded through Section 37

Recommendation

- That Council approve the Section 37 Allocation Policy principles as outlined in this presentation;
- AND THAT staff be authorized and directed to prepare a policy implementing the principles, to the satisfaction of the Chief Administrative Officer,
- And that staff be authorized and directed to do all things necessary to give effect to this resolution