

Reallocation of Section 37 Community Benefits Report

Planning and Development Committee
Monday, September 22, 2025

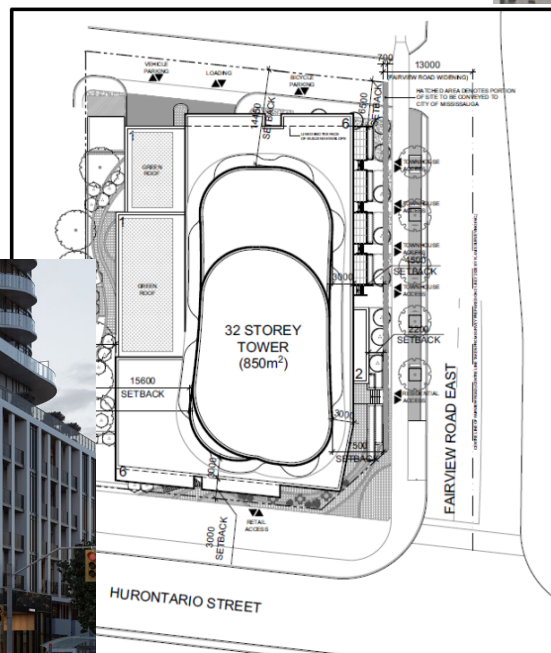
Recommendations

1. That the report dated September 3, 2025, from the Commissioner of Planning and Building outlining the recommended reallocation of the Section 37 Community Benefits under Files OZ 20/001 W4 and H-OZ 21-5 W4, Edenshaw Fairview Developments Inc., 1 Fairview Road East, be approved.
2. That the outstanding Section 37 Community Benefits Affordable Housing cash contribution of \$1,080,000 from Files OZ 20/001 W4 and H-OZ 21-5 W4, Edenshaw Fairview Developments Inc.(Edenshaw), 1 Fairview Road East be provided as five residential units sold at a deeply affordable rate, to a not-for-profit, Habitat for Humanity Halton-Mississauga-Dufferin (Habitat), in accordance with the terms of this report.
3. That the Commissioner of Planning and Building and the City Clerk be authorized to execute an amending Section 37 agreement in a manner satisfactory to the City Solicitor to secure the revised community benefits contribution.

Background

- As part of the approval of the development at 1 Fairview Road East (Files OZ 20/001 W4 and H-OZ 21-5 W4), Edenshaw and the City agreed to a Section 37 cash contribution of \$3.3 million
 - As part of the agreement \$1.14 million was to be used to community park upgrades
 - \$2.16 million was to be used for affordable housing
 - Half of the affordable housing cash contribution has been received and is being held in the City's Section 37 Reserve Fund
 - This report recommends reassigning the remaining \$1.08 million of Section 37 cash allocated to affordable housing owing to subsize the sale of 5 units to Habitat
 - The November occupancy target of this project is a big advantage because the affordable ownership units will be available soon

1 Fairview Road East



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**Thank you.
Questions?**

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