
TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL **FILE: D08TE-BON**

FROM: S. FORFAR, MBA, MCIP, RPP, MANAGER OF GROWTH PLANNING

NOTED: R. FORWARD, MBA, M.Sc., P. ENG.
GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT

C. LADD, CHIEF ADMINISTRATIVE OFFICER

RE: BONUSING POLICIES

DATE: MAY 29, 2017

This memo is being provided to clarify the intent and implementation of the City's Bonusing initiatives as they relate specifically to development proposals within the City's Intensification Nodes and Corridors for Developers/Applicants, staff and the Bonusing Committee.

The Planning Act of Ontario authorizes municipalities with appropriate Official Plan provisions, to secure community benefits when and if it is considering passing a zoning by-law to increase the height and/or density beyond that which would otherwise be permitted by the current standard as a result of a development application. The community benefits must be set out in the authorizing zoning by-law amendment and may be secured in an agreement registered on title.

In this regard, Council, through Motion 15-G-026, approved Implementation Guidelines for negotiating Community Benefits under Section 37 of the Planning Act and Section 6.8 of the City of Barrie Official Plan. As outlined in a Memo to Council dated June 8, 2015, community benefits would be negotiated through a staff committee comprised of the General Manager of Community & Corporate Services, the Executive Director of Invest Barrie, and the General Manager of Infrastructure & Growth Management (Negotiating Committee).

Staff have been directed to implement the bonusing initiatives for all new planning applications within the Urban Growth Centre and the Intensification Nodes and Corridors as identified on Schedule I of the Official Plan. In this regard, on October 5, 2015, Council approved the Mixed Use Zoning standards through By-law 2015-097 for the Intensification Nodes and Corridors. These standards would permit maximum building heights of 5 storeys (16.5m) for standalone residential developments and 8 storeys (25.5m) for mixed use developments with combined residential and ground floor commercial uses. While the mixed use zone is currently under appeal at the OMB, it should be noted that the permitted uses and standards are not being contested with the current appeal.

As such, provided development proposals within the Intensification Nodes and Corridors comply with the Council approved Mixed Use Zoning standards established through By-law 2015-097, the Bonusing provisions of Section 6.8 of the Official Plan will not apply and a property appraisal will not be required. However, development proposals that exceed the maximum height and/or density criteria established for the mixed use zoning categories within the Intensification Nodes and Corridors will be subject to Bonusing and the developer/applicant will be required to provide a property appraisal in accordance with the procedures outlined in the Bonusing Implementation Guidelines.

Implementation of the City's bonusing initiatives, as identified above, is intended to encourage residential intensification and mixed-use development proposals that are designed in accordance with the standards established for the City's Intensification Nodes and Corridors. This approach provides clarity and certainty moving forward for applicants, staff, and the Bonusing Committee members in terms of the review process, and the community expectations for the application of bonusing policies in these defined areas of the city.

Should members of Council have any questions regarding this matter, please do not hesitate to contact Carlissa McLaren, Planner, at extension 4719.