



**PLANNING & BUILDING SERVICES DEPARTMENT
MEMORANDUM**

TO: MAYOR J. LEHMAN, AND MEMBERS OF COUNCIL

FROM: CELESTE TERRY, PLANNER

NOTED: ANDREA BOURRIE, DIRECTOR OF PLANNING & BUILDING SERVICES
RICHARD FORWARD, GENERAL MANAGER OF INFRASTRUCTURE
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: HEIGHT & DENSITY BONUSING FOR D14-1618 (37 JOHNSON ST.)

DATE: SEPTEMBER 11, 2017

The purpose of this Memorandum is to advise Members of City Council of the outcome of the Negotiating Committee regarding the implementation of Height & Density Bonusing for the development of a second apartment building on the property municipally known as 37 Johnson Street. This memorandum should be considered as supplementary information to Staff Report PLN025-17 presented to General Committee on September 11, 2017.

The Negotiating Committee met on August 30, 2017 to review the application for a zoning by-law amendment to permit the principle of infill intensification on the property municipally known as 37 Johnson Street. It was noted at the meeting that the subject site is outside of the Urban Growth Centre (UGC), Nodes and Corridors identified for Intensification in Schedule I of the City's Official Plan. In accordance with Council direction, the implementation of Bonusing was intended to initially focus on the UGC, Nodes and Corridors, as such the Negotiating Committee concluded that the application of Bonusing for this project was outside of the Committee's mandate provided by Council. Height & Density Bonusing will therefore not be applied to the subject application.