



PLANNING AND BUILDING SERVICES MEMORANDUM

FILE NO. D08-73

TO: MAYOR J. LEHMAN AND MEMBERS OF COUNCIL

FROM: M. BANFIELD, RPP, MANAGER OF GROWTH & DEVELOPMENT

NOTED: A. BOURRIE, RPP, DIRECTOR OF PLANNING AND BUILDING SERVICES
A. BOURRIE, RPP, GENERAL MANAGER OF INFRASTRUCTURE AND GROWTH MANAGEMENT (ACTING)
M. PROWSE, CHIEF ADMINISTRATIVE OFFICER

RE: PUBLIC MEETING FOR PROPOSED AMENDMENTS TO THE OFFICIAL PLAN SECTION 6.8 HEIGHT AND DENSITY BONUSING UNDER THE PLANNING ACT (COMMUNITY BENEFITS)

DATE: MAY 6, 2019

The purpose of this Memorandum is to advise members of Council of the Public Meeting regarding City-initiated amendments to Section 6.8 of the City's Official Plan respecting height and density bonusing under the *Planning Act*.

Section 37 of the *Planning Act* authorizes municipalities to secure community benefits if and when Council is considering the passing of a zoning by-law which would increase the maximum height and density as a result of a development application above what would otherwise be permitted by the current zoning. The community benefit must be set out in the site specific zoning by-law amendment and must be secured in an agreement registered on title. The proposed amendment is addressing how the City of Barrie will allocate the funds collected from the application of Section 37.

Given Council's 2018-2022 Strategic Plan, in particular the priority of *Fostering a Safe & Healthy City* these proposed amendments to the Official Plan and the allocation of the funds from Section 37 developments, will work to "*collaborate to address social issues, especially homelessness and the opioid crisis*" and to "*get more affordable housing built*". In addition the proposed allocation of funds, in continued consultation with the Ward Councillor, will ensure ward-specific community benefits are realized when a new development becomes part of the existing community.

Timing and Public Consultation

A notice of public meeting was issued on April 11, 2019 in the Barrie Advance and via email to the City's standard circulation list of internal and external departments and agencies. Since the circulation of the public meeting notice supplementary information has been provided on the City's website. To date, the City has not received any comments from the public or any department or agency respecting the proposed amendment to Section 6.8 of the Official Plan.

Planning and Implementation Considerations

The proposed amendments to Section 6.8 of the Official Plan will add a new item (f) which states:

(f) The funds collected from the application of Section 37 will be allocated in the following manner:

- A minimum of 10% of all funds collected from the application of Section 37 be deposited in the Community Facility Improvement Reserve.
- A minimum of 70% of all funds collected from the application of Section 37 be deposited in an Affordable Housing Reserve.
- A minimum of 20% of all funds collected from the application of Section 37 to be allocated to Ward specific community priorities, as established annually by the Ward Councillor in accordance with the Implementation guidelines.

The Community Facility Improvement Reserve will be available, by application, to eligible, not-for-profit organizations that provide community facilities to help address various community building efforts throughout the City. It is intended to allow these organizations to obtain matching capital funding in order to advance projects. Examples of community facilities include supportive and transitional housing and facilities that may provide the following support services: social, addiction, homelessness and mental and physical well-being.

The Affordable Housing Reserve will be available, by application, to support eligible, local affordable housing initiatives that respond to the continuum of affordable housing needs within the City of Barrie.

The City of Barrie current spectrum of Affordable Housing types are:

Emergency Housing is housing that provides short term interim housing such as shelters, to address an immediate need to take a person or persons out of a harmful or high risk situation.

Transitional Housing is temporary accommodation to bridge the gap from homelessness to permanent housing by offering support services structure, supervision, to facilitate integration into permanent occupation. Support may include education and training, translation services, life skills as appropriate to the situation.

Social Housing may include Not-for-Profit Housing, Rent Geared to Income Housing, Urban Native Housing, or any form of rental housing where rental costs are supplemented with government subsidy. This may include co-op housing supported by the housing service provider.

Affordable Rental Housing is defined as the least expensive of:

- i) A unit for which the rent does not exceed 30% of the gross annual household income for low and moderate income households; or
- ii) A unit for which the rent is at or below the average market rent of a unit in the regional market area.

The Monthly affordable rent rate and market region may be based on annual price points as determined by the County of Simcoe as the Service Provider, or as otherwise defined by CMHC or other Federal, Provincial or Local Service provider. This definition is reviewed on an annual basis.

The current definition of Affordable Housing used by the City is defined by the County of Simcoe taken from the Provincial Policy Statement (PPS, 2014):

- a) In the case of ownership housing, the least expensive of:
 1. Housing for which the purchase price results in annual accommodation costs which do not exceed 30 percent of gross annual accommodation costs which do not exceed 30 percent of gross annual household income for low and moderate income households; or

2. Housing for which the purchase price is at least 10 percent below the average purchase price of a resale unit in the regional market area;
- b) In the case of rental housing, the least expensive of:
 1. A unit for which the rent does not exceed 30 percent of gross annual household income for low and moderate income households; or
 2. A unit for which the rent is at or below the average market rent of a unit in the regional market area.

Examples of affordable housing initiatives include, but are not limited to:

- Building new units;
- Conversions of existing units; and,
- Co-ordinated landlord / tenant programs.

The emphasis for all affordable housing initiatives funded through the Affordable Housing Reserve will be on securing a long term commitment to the creation and maintenance of affordable housing units in the community. The proposed amendments will be implemented by the parameters of the Community Facility Improvement Reserve, the Affordable Housing Reserve, Section 37 Implementation Guidelines and the Terms of Reference for Site Specific Land Valuations required for Section 37 purposes.

Next Steps

Staff will address the feedback received through the public consultation process, as well as those comments raised through the analysis of these amendments by staff and our agency partners. A staff report to General Committee is anticipated to be brought forward in the fall of 2019 to make a decision on the proposed amendment to Section 6.8 of the Official Plan respecting height and density Bonusing under Section 37 of the *Planning Act*. As part of the recommendation report the implementation guidelines and the parameters of issuing the reserves for both the Community Facility Improvement and Affordable Housing will be provided and ready for implementation following Council's consideration of the Official Plan Amendment.

For more information, please contact Andrea Bourrie, RPP, Director of Planning and Building Services and General Manager of Infrastructure and Growth Management at x4485.