
TO: GENERAL COMMITTEE

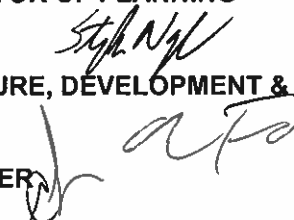
SUBJECT: BONUSING POLICIES

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RECOMMENDED MOTION

1. That a public meeting be scheduled for February 25, 2013, to consider an amendment to "Section 6.8 Bonusing" of the City of Barrie Official Plan. The proposed amendment would have the effect of deleting the entire Section and replacing it with the following:

6.8 Height and Density Bonusing

- (a) *The City may permit an increase in height and/or density that exceed the maximum height and/or density permitted in the Zoning By-law, in return for the provision of community benefits pursuant to Section 37 of the Planning Act provided that:*
- i. the development constitutes good planning and is consistent with the goals, objectives and policies of this Plan;*
 - ii. the community benefit provided bears a reasonable planning relationship to the increase in the height and/or density of the proposed development including having an appropriate geographic relationship to the development;*
 - iii. Adequate infrastructure exists or will be provided by the developer to support the proposed development.*
- (b) *Without limiting the authority of the foregoing, the City will seek to secure any of the following community benefits above and beyond those that would otherwise be provided under the provisions of the Planning Act (including parkland dedication and cash-in-lieu of parking) or the Development Charges Act or other statute.*

The community benefits that may be secured include, but are not limited to, the following:

- Provision of affordable housing units;*
- Community facilities/services;*
- Daycare facilities;*
- Arts and Cultural facilities;*
- Public Art;*
- Parks facilities and equipment;*
- Protection of cultural heritage resources;*
- Public access to facilities;*
- Streetscape improvements on the public boulevard not abutting the site;*

- *Local improvements to transit facilities including pedestrian connections to transit facilities;*
 - *Amenities for active transportation such as pedestrian or cycling facilities;*
 - *Land for other municipal purposes;*
 - *Preservation and enhancement of the Natural Heritage System;*
 - *Enhanced on site tree planting or landscaping;*
 - *Public parking structures;*
 - *Local improvements identified through Community Improvement Plans, sustainable energy strategies, capital budgets or other implementation plans or studies;*
 - *Any public work, initiative or matter in compliance with this Plan.*
- (c) *Where community benefits are to be provided in return for increased height and/or density pursuant to Section 37 of the Act, these benefits will be set out in the zoning by-law amendment along with the increased height and/or density.*
- (d) *Where community benefits are to be provided, they may be secured by letter of credit and/or in one or more agreements, which may be registered on title to the lands.*
2. That staff be directed to start implementing this initiative for all new complete planning applications received January 1, 2013 onward.

PURPOSE & BACKGROUND

Report Overview

3. The purpose of this staff report is to recommend amendments to Section 6.8 of the City of Barrie Official Plan relating to Bonusing Policies and to establish a procedure to implement these policies to achieve municipal benefits associated with community interests.

Background

4. The Planning Act of Ontario authorizes municipalities with appropriate Official Plan provisions to pass zoning by-laws increasing the height and density of development application beyond what would otherwise be permitted in return for the provision by the owner of community benefits. The community benefits must be set out in the authorizing zoning by-law amendment and may be secured in an agreement registered on title.
5. The City of Barrie Official Plan has contained provisions for securing these community benefits since 1997, but these provisions have rarely been exercised through the development process notwithstanding the significant increases in height and densities that have been approved particularly in the City Centre Planning Area.
6. This report is intended to advise General Committee and Council of its authority under the Planning Act and the City's Official Plan to secure community benefits when considering applications for increased height and density throughout the City, but particularly in the City Centre Planning Area and the primary intensification nodes and corridors.

Policy Framework

7. Section 37 of the Planning Act of Ontario provides the enabling legislation for the process of height and density bonusing. Section 37 states the following:
37. (1) *The council of a local municipality may, in a by-law passed under section 34, authorize increases in the height and density of development otherwise permitted by the by-law*

that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law.

Condition

- (2) *A by-law shall not contain the provisions mentioned in subsection (1) unless there is an official plan in effect in the local municipality that contains provisions relating to the authorization of increases in height and density of development.*

Agreements

- (3) *Where an owner of land elects to provide facilities, services or matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters.*

Registration of agreement

- (4) *Any agreement entered into under subsection (3) may be registered against the land to which it applies and the municipality is entitled to enforce the provisions thereof against the owner and, subject to the provisions of the Registry Act and the Land Titles Act, any and all subsequent owners of the land. R.S.O. 1990, c. P.13, s. 37.*

8. Currently, Section 6.8 of the City's Official Plan addresses Section 37(2) of the Act by including the following:

6.8 BONUSING POLICIES

- (a) *The City may pass a zoning by-law authorizing increases in the height and density of a development beyond what is otherwise permitted by the by-law, in return for the provision of such facilities, services or matters as set out in the Zoning By-law.*
- (b) *The City will consider negotiating for the provision of facilities, services or matters set out in a site specific by-law in exchange for increased height or density, only in situations where the need for such facilities, services or matters has been identified by the City.*
- (c) *The City may increase the height of buildings permitted in the Zoning By-law subject to fulfilment of the policies contained within the Urban Design Guidelines of this Plan. In evaluating the merits of such applications, the City shall also have regard for the impact of on site constraints to development such as soil conditions, drainage and topography.*
9. These policies provide Council the legislative authority to acquire community benefits in consideration of increased height and density. The term "community benefits" is intended to reflect the City's priority on providing public benefits within the local community in which the contributing development project is located. These benefits can include the provision of affordable housing, day care facilities, public art, parks or recreation facilities, transit improvements, protection of cultural heritage resources or other items identified by Council as a public or community benefit.

ANALYSIS

10. It is important to distinguish these community benefits from other matters required for good planning. In other words, conditions, amendments or alterations, such as the requirement for traffic improvements or enhanced landscaping to a development project intended to address

issues arising from that project or to mitigate the impact of the project on the surrounding area, should not be considered as community benefits. These requirements should and would apply to a development whether Section 37 benefits were engaged or not.

11. The exercise of Council's authority under Section 37 of the Act and Section 6.8 of the Official Plan will allow the City to realize benefits addressing matters which are outside the normal scope of a development project but which have been identified by Council either through its Strategic Priorities or its Official Plan as matters of interest to the Community.

Lost Bonusing Opportunities

12. In the course of the last fifteen years since the City incorporated Bonusing Policies into its Official Plan, the City has approved or is reviewing a number of development applications seeking an increase in either height or density or both in just the Urban Growth Centre alone.
13. Each of these development applications and projects have or will contribute to the health and vitality of the downtown but they represent lost opportunities to secure benefits which would further contribute to the enhancement of the downtown through such things as public art or the provision of affordable housing.
14. Furthermore, opportunities to secure community benefits as part of a rezoning application seeking increased height or density does not have to be restricted to the Urban Growth Centre. Numerous applications for increased density have been granted throughout the City, some of which have been developed and others are still in various approval stages.
15. Given the nature of these developments and the potential to secure benefits to the community in return for the increase in return realized by the additional permissions granted on each of these properties and others, staff recommend that Council consider utilizing the Bonusing provisions of its Official Plan.
16. In 2013, staff will also be undertaking a review and possible update of the City's Height Review Study which was completed in 1990. Although the basic topographic and view shed basis of the study has not changed in the last 20 years, the policy environment has changed with the passage of the Growth Plan and the City's own intensification policies. Any amendments to the study may also have an impact on the ability to secure bonusing through zoning by-law amendments.

Municipal Survey

17. There are other municipalities in Ontario as well as some in British Columbia which have implemented policies for bonusing provisions to ensure that this important planning tool is appropriately implemented in a fair and transparent manner.
18. The City of Toronto has incorporated Height and/or Density Incentives as policies under Section 5.1.1 of its Official Plan. These policies are fairly comprehensive and are implemented at the zoning by-law amendment stage of a development approval subject to a set of implementation guidelines and a protocol for negotiating community benefits approved by City Council in November and December of 2007 respectively.
19. Section 5.1.1 of the Toronto Official Plan states that capital facilities secured through Section 37 to permit increased height and/or density must bear a reasonable planning relationship to the increase, must constitute good planning and must be contingent on adequate infrastructure to support the development. These community benefits will be secured by agreements registered on title to the lands.

20. The Toronto Official Plan establishes that, within that jurisdiction, Section 37 may be used for any developments with more than 10,000 square metres gross floor area where the proposal to increase height and/or density would increase the density by at least 1,500 square meters and/or significantly increases the permitted height. Non-profit developments are exempted from this provision and Section 37 may be used to secure certain benefits outlined in the Plan regardless of the size of the development or proposed increase.
21. The Toronto Official Plan then goes on to list approximately 13 types of benefits which the City will seek to secure under a Section 37 agreement and indicates that these benefits will be selected on the basis of local community needs, intensification issues in the area, the nature of the development applications and the strategic objectives of the Official Plan.
22. The City of Burlington also incorporates provisions for Community Benefits in Part VI, Section 2.3 of its Official Plan. These policies are somewhat simpler than those found in the Toronto Official Plan and simply state that the City may permit increases in height and density in exchange for the provision of facilities, services or other matters indicated in the Plan. The Burlington Plan also identifies approximately 14 types of benefits and requires an agreement between the landowner to secure these benefits. The Plan also stipulates that any increase in height and density still has to conform with the intent of the Plan and be considered compatible with surrounding lands.
23. Similarly, the Town of Markham incorporates height and density bonusing provisions. Markham's policies are less specific than either Toronto's or Burlington's, although they do list a few types of benefits which may be considered and still require an agreement to secure these benefits. Markham's policies do, however, state that these "facilities, services and other matters" may be of benefit to a specific area or the Town at large. It should be noted that the Town is currently in the process of updating its Official Plan and the revised height and density Bonusing Policies are much more similar to Toronto's and Burlington's than the current policies.
24. The City of Hamilton Official Plan also contains similar policies under Chapter F, Section 1.9 of the Plan. Hamilton refers to these policies as Bonusing Provisions and Transfer of Development Rights policies and they too follow the pattern established in the previous examples by listing the type and nature of the benefits being sought and requiring that they be secured through a development agreement. Hamilton, however, states that the community benefit provided be directly related to the increased height and density proposal. Hamilton also includes a provision in their Plan to permit the transfer of density potential from one property to another for the protection of cultural heritage resources or other purposes specified in secondary plans or area specific policies.
25. There are other examples of similar policies in municipal Official Plans in Ontario and other jurisdictions but rather than provide a summary of all the examples available, staff are of the opinion that the examples provided above are sufficient to indicate the necessity of updating the City's own Bonusing Policies.
26. Staff are therefore recommending that a public meeting be scheduled to consider amendments to Section 6.8 of the City's Official Plan in accordance with paragraph 29 of this report to enhance the existing Bonusing Policies for clarity and consistency with similar policies in municipal official plans throughout the province.
27. Although some jurisdictions restrict the application of Section 37 Bonusing Policies to specific geographic areas, for example, their downtowns, staff are recommending that the policies apply on a City wide basis as the need for community benefits is not restricted to any one area of the City. It is anticipated that the majority of instances where these policies will apply will likely be within the Urban Growth Centre as this area generally attracts the most significant number of applications for increased height or density. However, the application of these policies on a City wide basis will allow for future consideration of applications outside the UGC.

28. The cost of providing capital facilities and services has been steadily increasing over the past decade and the City has provided a number of community based benefits which are intended to improve the planning and development of the City, but which have largely been required because of the increase in growth that the City has experienced.

29. Staff are therefore recommending that Section 6.8 be deleted in its entirety and replaced with the following;

6.8 Height and Density Bonusing

(a) *The City may permit an increase in height and/or density that exceed the maximum height and/or density permitted in the Zoning By-law, in return for the provision of community benefits pursuant to Section 37 of the Planning Act provided that:*

- i. the development constitutes good planning and is consistent with the goals, objectives and policies of this Plan;*
- ii. the community benefit provided bears a reasonable planning relationship to the increase in the height and/or density of the proposed development including having an appropriate geographic relationship to the development.*
- iii. Adequate infrastructure exists or will be provided by the developer to support the proposed development.*

(b) *Without limiting the authority of the foregoing, the City will seek to secure any of the following community benefits above and beyond those that would otherwise be provided under the provisions of the Planning Act or the Development Charges Act or other statute.*

The community benefits that may be secured include, but are not limited to, the following:

- Provision of affordable housing units;*
- Community facilities/services;*
- Day care facilities;*
- Arts and Cultural facilities;*
- Public Art;*
- Parks facilities and equipment;*
- Protection of cultural heritage resources;*
- Public access facilities;*
- Streetscape improvements on the public boulevard not abutting the site;*
- Local improvements to transit facilities including pedestrian connections to transit facilities;*
- Amenities for active transportation such as pedestrian or cycling facilities;*
- Land for other municipal purposes;*
- Preservation and enhancement of the Natural Heritage System;*
- Enhanced on site tree planting or landscaping;*
- Public parking structures;*
- Local improvements identified through Community Improvement Plans, sustainable energy strategies, capital budgets or other implementation plans or studies;*
- Any public work, initiative or matter in compliance with this Plan.*

30. *Where community benefits are to be provided in return for increased height and/or density pursuant to Section 37 of the Act, these benefits will be set out in the amending zoning by-law along with the increased height and/or density.*

31. *Where community benefits are to be provided, they may be secured by letter of credit and/or in one or more agreements, which may be registered on title to the lands.*
32. These policies would serve to allow Council to secure facilities and/or contributions towards facilities that would enhance and contribute to ensuring that the City of Barrie is a vibrant, active and healthy place to live for current and future residents. Staff are therefore recommending that a public meeting be held to consider the proposed revisions to Section 6.8 of the City's Official Plan as it relates to Bonusing Policies.
33. As part of the implementation of these policies, staff have prepared a draft protocol to help guide negotiation of community benefits to ensure transparency and consistency in implementing these policies (see Appendix "A").

ENVIRONMENTAL MATTERS

34. There are no environmental matters specifically related to the recommendation. However, community benefits can be negotiated to enhance or strengthen environmental features and functions. Community benefits under this section of the Official Plan are not intended to be used to preserve environmental features that should be protected through the normal course of development but they can be used to enhance that feature.

ALTERNATIVES

35. There are two alternatives available for consideration by General Committee:

Alternative #1

General Committee could maintain the existing policy/procedure/by-law with respect to Section 6.8 of the Official Plan (i.e. Status Quo).

This alternative is not recommended. The existing policies have been part of the City's Official Plan for more than a decade and have never been utilized for the purposes they were intended. Given the significance of the powers granted to municipalities under Section 37 of the Planning Act, staff are recommending that these policies be implemented in the consideration of future applications for increased height or density. If General Committee agrees with this recommendation, staff are of the opinion that the policies should be revised to more specifically state Council's intention with regard to this matter.

Alternative #2

General Committee could alter the proposed recommendation by specifically including additional matters which might be considered for community benefits.

Although this alternative is available, staff have circulated the recommendations of this report to all departments which are likely to be impacted and have included matters which were proposed and in keeping with the spirit and intent of these policies.

FINANCIAL

36. There are no direct financial implications for the Corporation resulting from the proposed recommendation to amend the City's Official Plan to update the Bonusing Policies. Indirectly the amendment to the Official Plan has the potential to help the Corporation to avoid costs that may otherwise be required for assets that would be subject to the Bonusing Policies.

37. These policies will enhance Council's existing authority to secure community based benefits under the provisions of the Planning Act, which will serve to ensure that new development in excess of the minimum standards of the Zoning By-law contributes towards the ongoing health and vitality of the City.
38. Cash contributions accepted in lieu of the provision of specific capital facilities or services must be provided for specific projects and directed to accounts created for that project. Section 37 benefits cannot be used to supplement the general tax revenue.

LINKAGE TO 2010-2014 COUNCIL STRATEGIC PLAN

39. The recommendations included in this Staff Report support the following goals identified in the 2010-2014 City Council Strategic Plan:

- Direct and Manage Economic Development
 - These policies if implemented will encourage the attraction of new jobs in the City by creating an environment and fosters lifestyle amenities that will attract employers to Barrie.
- Manage Growth and Protect the Environment
 - These policies can help secure and enhance the City's Natural Heritage System and provide opportunities for increased tree planting and landscaping.
- Strengthen Barrie's Financial Condition
 - These policies will help ensure that the financial burden of providing the types of community benefits which are necessary to maintain Barrie as a great place to live are shared by property owners and developers who are benefitting from the increased planning permissions that they are already receiving from Council.
- Create a Vibrant and Healthy City Centre
 - These policies will allow the City to continue to provide the types of facilities and services in the City Centre which will make it an attractive and desirable place for residents and employers alike including the provision of cultural facilities, public art and affordable housing.

Attachment: Appendix "A" – Section 37 Implementation Guidelines

APPENDIX "A"

Section 37 Implementation Guidelines

Introduction

These Guidelines are intended to assist in the implementation of the Height and Density Bonus Policies of the Official Plan contained in Section 6.8. Facilities, services or matters (community benefits) obtained through height and/or density incentives are secured pursuant to Section 37 of the *Planning Act*.

Section 37 authorizes a municipality with appropriate Official Plan provisions to pass zoning by-laws involving increases in the height or density otherwise permitted by the Zoning By-law, in return for the provision by the owner of community benefits. The community benefits must be set out in the zoning by-law amendment related to the development to which the community benefits pertain. The community benefits may be secured in an agreement which may be registered on title.

The term "community benefits" reflects the City's priority on providing public benefits within the local community in which the contributing development project is located. The increase in height and/or density is an incentive to the developer to provide community benefits at no cost to the City.

The principles below are to be followed when using Section 37 of the Planning Act:

- 1.1 *The proposed development must represent good planning.*
- 1.2 *Community benefits and the increase in height and/or density must be set out in the amending zoning by-law.*
- 1.3 *Section 37 community benefits should be specific capital facilities, or cash contributions to achieve specific capital facilities.*

Cash-in-lieu of capital facilities is only acceptable where the cash is secured for specific local capital facilities in lieu of the developer being required to actually construct or provide those specific facilities. Section 37 is not a vehicle to generate general revenue within a local community for non-specific or indeterminate purposes.

- 1.4 *There should be a reasonable planning relationship between the secured community benefits and the increase in height and/or density in the contributing development.*

Generally this shall mean a geographic relationship but may go beyond consideration of matters necessary to support that particular development, and which may be important in maintaining the quality of life in the City while accommodating intensification. For example, cash contributions towards the development of a cultural facility may not be directly necessary to support a specific development proposal but may be required to enhance the quality of life in the City.

- 1.5 *No Citywide formula exists for determining the level of Section 37 benefits.*

This approach, while simpler to implement, could be challenged in court and would likely not survive the challenge on the basis that it constitutes an illegal tax. The rationale taken by the City must be consistent from one development to the next.

1.6 *The community benefits which are listed in the Official Plan are not intended to be exhaustive.*

Other benefits not specifically listed in the Official Plan may also be secured, provided these have been identified through a Council approved assessment and the City and the owner have agreed to such community benefits.

1.7 *Good design is expected of all developments, as a matter of course, and is not eligible Section 37 benefits.*

1.8 *Section 37 cash contributions toward capital facilities should be over and above the parkland dedication or cash in lieu thereof as provided by Section 42 of the Planning Act.*

1.9 *Section 37 cash contributions toward capital facilities should be over and above the facility costs that will be funded through development charges (DC's).*

Section 37 community benefits in the form of cash contributions may be secured toward services and facilities that:

- address service needs or deficiencies existing currently and exacerbated by the development or created by the development in the community where a reasonable planning relationship exists between the contributing development and the community benefits. (Development charges fund only the portion of certain capital services required for new growth, and not capital services for existing development);
- cannot be, or are not, funded by the DC By-law;
- represent the municipal share of providing services for new growth that are only partly funded through DC's; or
- represent that portion of service levels for new growth above the maximum levels funded by DC's.

1.10 *The Ward Councillor should always be consulted by City Planning staff prior to any negotiation of S.37 community benefits.*

1.11 *City Planning staff should always be involved in discussing or negotiating Section 37 community benefits with developers/owners.*

City Planning staff has a particular responsibility to ensure that the Official Plan policies are being complied with, and must be involved in discussing or negotiating Section 37 benefits.

General Considerations

Use of Section 37

Section 37 agreements are appropriate only where the proposed development constitutes good planning in accordance with the objectives and policies of the Official Plan, including the built form policies and all applicable urban design policies.

Determination of Appropriate Types of Community Benefits

A general determination of community benefit priorities in an area anticipating potential intensification can be undertaken prior to the receipt by the City of a planning application. The purpose of such analysis is to assist in setting the determination of appropriate type(s) of community benefits.

The determination of appropriate type(s) of community benefits for a specific application should bear a reasonable planning relationship to the increase in the height and/or density of a proposed development including, at a minimum, having an appropriate geographic relationship to the development except in those cases where the benefit is provided to enhance the quality of life in the overall City.

Determination of municipal benefits will not consist of infrastructure improvements which can otherwise be secured through other legislation such as the Planning Act or the Development Charges Act.

Timing of Agreement Execution

The Section 37 agreement will generally be executed prior to the passage of the by-law that implements the rezoning for the increased density and/or height. The timing of payment or provision of benefits should be stated in the agreement provisions.

Timing of Cash Payments

The payment of community benefits secured as cash as a condition of the Section 37 agreement, should be paid prior to the issuing of an above-grade building permit. Where a community facility is needed sooner rather than later for good planning reasons, the payment(s) may be secured at an earlier appropriate trigger point which should be included in the zoning by-law amendment and/or the agreement. In a phased development, the phasing of payments may occur unless the benefit is required prior to the completion of all phases.

Change in Previously Secured Community Benefits

A change to an existing agreement to reallocate funds or change the community benefits must be authorized by all parties to the original agreement, or their successors in title. Where a condominium has been registered, all unit owners are considered parties to the agreement. Because specific Section 37 community benefits are set out in the site-specific zoning by-law, amendments to those provisions may also be required. A minor variance process may be an option, but Council authority is still required to amend the agreement.

No Section 37 Exemptions for Development Charges or Section 42 Park Levies

Section 37 agreements shall not provide for exemptions from, or reductions in, development charges under the Development Charge By-law or parks contribution requirements under Section 42 of the Planning Act.

Indexing of Cash Contributions Secured

Where cash contributions are secured in Section 37 agreements, the amount of such funds should generally be indexed to the Statistics Canada Construction Price Index for Barrie that would pertain to the type of community benefit secured. Indexing may not be appropriate in every situation involving cash contributions.

Community Benefits Summary in Financial Impact Section of Final Reports

The Financial Impact section of planning reports on applications involving Section 37 should contain a summary of the community benefits secured, the estimated cost or value of each community benefit where possible, and the timing of their provision, especially the payment timing for cash contributions secured. There are some community benefits, such as preservation of heritage resources or existing rental housing, for which a value is usually not possible to estimate.

Consultation with Ward Councillor

The Ward Councillor will be consulted by City Planning staff prior to any discussions or negotiations regarding Section 37 benefits with the applicant;

City Planning staff will provide Ward Councillor with the following information as soon as it is available:

- Advice as to whether Section 37 benefits are appropriate and desirable;
- Appropriate types of benefits, based on any information previously assembled, as noted above;
- Advice regarding the implications for community benefits of Official Plan policies and other relevant considerations in the context of the specific application.

Recommendation

Staff will include recommendation of community benefit in staff report recommending approval of the height density increase for a proposed development.

Other Issues

City Planning staff should coordinate Section 37 negotiations:

- City Planning staff are responsible for compliance with Official Plan policy and for recommending an appropriate decision on the application.
- Where the Ward Councillor independently pursues discussions with an applicant on Section 37 benefits, staff member handling the application should be consulted prior to such discussions.

Timing of Section 37 negotiations in relation to discussion of other planning issues:

- The possibility of pursuing Section 37 negotiations should be raised as early as possible in discussions of an application without committing in principle or otherwise to any increase in height or density or both.

City Planning staff should ensure, in every case where Section 37 may be utilized, that it has undertaken a review that is consistent with past decisions. Each determination should be recorded. A suggested template with examples is:

<u>Municipal address</u>	<u>Deficiency anticipated to be created / exacerbated by the proposed development</u>	<u>Deficiency (general)</u>	<u>Remedy</u>	<u>Implementation</u>	<u>Notes</u>
1	<u>Loss of view to water because of increased height</u>	<u>Loss of public aesthetic in the area</u>	<u>Improve public art in the area</u>	<u>Value the loss. This determines the cash value to be put towards public art/ the public art donated.</u>	

2	<u>Increase in density causes transit restrictions</u>	<u>Traffic</u>	<u>Dedication of funds to be put towards public transit / bike lanes</u>	<u>Value the deficiency created. This determines the cash value to be put towards public bus system and/or bike lanes</u>	
3	<u>Increase in density causes need for daycare in the area</u>				
4	<u>Increase in density raises public expectation as to cultural services provided in the City</u>	<u>Perceived deficiency in culture in Barrie</u>	<u>Dedication of funds to be put towards local theatre / art exhibitions</u>	<u>Public expectation determined, then cost to deliver valued. The developer to pay a portion, based on contributions from other developments throughout the City that also contribute to the expectation</u>	