



Community Benefits Guidelines

Community Groups Workshop

Held on Wednesday August 23, 2017 from 3-4:30pm in the Second Floor Boardroom at the City of Kingston (1211 John Counter Boulevard). Three City Planning Staff used a casual presentation to initiate and inform discussion of the draft Community Benefit Guidelines and the “moving pieces” based on key components in the draft. Six attendees representing community groups and individuals participated. Attendees were able to have an open discussion and obtain copies of the draft guidelines, including revised draft guidelines showing the sections that correlate to the “moving pieces”.

City of Kingston

Located at: 1211 John Counter Boulevard,
216 Ontario Street
Kingston, ON K7L 2Z3

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What We Heard

Deviating from bylaws: Concerns were raised over the process creating a way for developers to buy their way into not complying with the zoning bylaw.

Overall impact of increased height/density: There was also concern about the assessment of impacts of development on surrounding residents and their property. Community benefits in no way compensate for decreased property values, shadowing, loss of privacy and other impacts.

Overlap with other development charges or city-initiatives: It was thought that some of the benefits like transit facilities should be covered with development charges, not community benefits. Overlap in what development charges versus community benefits are used for should not occur. Some of the community benefits are part and parcel with the development.

Types of benefits: Discussion about the problems that occur with providing benefits that should be provided through tax dollars like day care facilities or items like public art that are subject to personal taste.

Proportion of Uplift: Concern about starting with too low of a figure. The impacts of development are seen as higher in Kingston's context and unsympathetic development should be deterred. There should be a minimum percentage but should start at 100%.

Public Participation: Received comments to utilize more than one way to engage the public to create high quality outcomes. Public input should not be limited by District.

Questions Asked

- ⇒ What happens when the public does not support the development at all?
- ⇒ How does the economic viability of a project factor into the rezoning process?
- ⇒ What should be considered a community benefit and what is just part of the project?
- ⇒ What is the uplift value calculation based on?
- ⇒ Should we be deviating from our bylaws at all?
- ⇒ Are we ready to use this as a tool?
- ⇒ How is this not just overriding existing policy?

Next Steps

Comments are being compiled and discussed to rework the draft Guidelines.