COMMUNITY BENEFITS

Open House & Presentation
Where Are We Now?

- July – Draft Guidelines and OP Amendments available
- July 25 – Public Open House
- Aug. 2 & 23 – Community & Developer Workshops
- Early Fall – Statutory Public Meeting at Planning Committee
- Late Fall – Comprehensive Report to Planning Committee
- Early Winter – Official Plan Amendments presented to Council
- Early 2018 – Implementation following 20 day appeal period
What are Community Benefits?

- Facilities, services or matters that benefit the community such as parks, daycares, transit shelters or public art

- Exchanged for increased height and/or density above as of right zoning provisions
  - Where community expectation of built form is challenged
  - Benefit to community being impacted by the change in form and density

- Not “pay to play”
  - Must constitute good planning in its own right
  - Not used to make a bad proposal good, but a good proposal better

- Tool to achieve planning goals
Our Official Plan Policies

- Clear connection and planning relationship
- Site-specific bylaw
- Reasonable proportion based on appraised value
- Good planning on own merits
- Priorities identified
- Community consultation
- Consistent
- Fair

Section 9.5.25-
Section 9.5.30
Prioritization of Benefits

- Affordable housing if impacted
- In-kind benefits from City-adopted Plans
- In-kind benefits listed as type of benefit in Official Plan only
- Other benefit volunteered by applicant
Prioritization of Benefits

- Cash for tangible benefit in immediate vicinity
- Cash contribution toward project where not all funds are available for project (benefit will not be implemented right away)
- Community benefits not near site but benefit community at large

Priority:

1. Cash-in-Lieu
2. Away from site
List of what facilities or services will be considered:

- Affordable housing
- Parks
- Natural heritage
- Transit facilities
- Trails, pathways
- Public parking
- Community facilities
- Cultural heritage
- Views
- Public art
- Streetscapes (Downtown Action Plan)
- Local improvements
Changes to Community Benefits

- **Green technology and sustainable architecture and alternative construction methods such as green roofs and LEED certified buildings**

- **“Green” infrastructure / renewable energy**

- **Public and/or Underground parking**
  Above and/or below grade **public parking**, where it meets City objectives

- **Cultural heritage resources** – restoration, adaptive reuse, commemoration, public access or study

- **Cultural amenities such as live/work spaces, exhibition venues**

- **Publicly-accessible urban agriculture**

- **Other benefits identified through process**
When to apply the Guidelines

- Does the project have (or could have) a residential component?  
  - Yes
  - No

- Is the proposed development over 3,000 sq.m.?  
  - Yes
  - No

- Does the proposal exceed the permitted height and/or density?  
  - Yes
  - No

- Does the proposal represent good planning?  
  - Yes
  - No

- Community Benefits will be negotiated.

- Community Benefits do not apply.

- Applies to residential development 3,000m² and over (32,291 ft²)

- Includes residential part of a mixed use building

- When requesting zoning amendment for additional height or density (specific circumstances)

- Does not apply to Commercial, Institutional or Industrial (except circumstances where project may undergo future residential conversion)
**Advising**
- Pre-application for Zoning Amendment
- City advises applicant that Guidelines apply
- City provides list of possible Community Benefits in area

**Circulate**
- Application gets circulated for comments within City Departments and agencies

**Appraisal**
- Real Estate Appraisal by qualified professional
- Applicant pays for appraisal
- City specifies details (acts as client)

- Aware of Requirements
- Technical feedback
- Fair assessment of value
Assessing Value

- Appraisal of Uplift Value
  - Paid by applicant
  - Lead by City (City acts as client)
  - City obtains quotes from appraisers for work; Applicant selects appraiser

- Uplift value
  - Value of height or density above the as-of-right value (calculated on Gross Floor Area)
  - As-of-right determined by existing zoning
    - Residential: height for applicable residential use
    - Non-residential: Most permissive height of any use
Guidelines

Public Meeting
- Options presented to public based on list of identified needs in area
- Community has opportunity to provide input on what benefits they believe are most important

Valuation
- Negotiate Community Benefit based on value
- Chose Benefit based on comments
- Cost of benefit is to be 20% of the appraised uplift value

Formalize
- Report to Planning Committee and Council
- By-law and legal agreement

✓ Public input
✓ Benefit to be 20% of uplift value
✓ Solidify negotiated details
Scenario 1: 66 Montreal St.

- Residential Designation
- Zoning: Residential (B2)
- Property Area: 2.08 ha
- Hypothetical: 6 storey tower
- As-of-right height: 3 storeys or 9 metres, whichever is less.
Scenario 1: 66 Montreal Street

- Proposed 6 storey, 12 metre residential building.
- The max permitted height in the B2 zone is 3 storeys. As such, the uplift is calculated on storeys 4-6.
- If the uplift is appraised at $100/m², then the total uplift value will be $425,000.
- 20% of $425,000 means the Community Benefit Value will be $85,000

<table>
<thead>
<tr>
<th>Floor</th>
<th>Building Height</th>
<th>gfa (m²)</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed</td>
<td>12.0m</td>
<td>10,000</td>
<td></td>
</tr>
<tr>
<td>Permitted</td>
<td>3 storeys</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Floor 1</td>
<td>2.0m</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>Floor 2</td>
<td>4.0m</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>Floor 3</td>
<td>6.0m</td>
<td>1,750</td>
<td></td>
</tr>
<tr>
<td>Floor 4</td>
<td>8.0m</td>
<td>1,750</td>
<td></td>
</tr>
<tr>
<td>Floor 5</td>
<td>10.0m</td>
<td>1,250</td>
<td></td>
</tr>
<tr>
<td>Floor 6</td>
<td>12.0m</td>
<td>1,250</td>
<td></td>
</tr>
<tr>
<td>Uplift</td>
<td>4,250</td>
<td>$425,000</td>
<td></td>
</tr>
</tbody>
</table>
Priority of Community Benefit

Identify
- City looks at its adopted Plans for identified community needs

List
- City prepares a list of potential community benefits and provides at pre-application
- Within 400 metre radius of site

Meeting
- Listed benefits will be presented at Public meeting to gain input
- Prioritize list

Costs
- Assess costs of prioritized community benefits
- Match cost with 20% of uplift value

Negotiate
- Details negotiated with applicant
- Formalize terms in bylaw and Section 37 Agreement

1) Playground Equipment: $20,000
2) Underpass connection to Cataraqui River: $65,000
Scenario 2: Kingston Train Station

- 4.5 hectare parcel
- C2 Zone: 13.7m maximum building height
Scenario 2: Kingston Train Station

- Proposed 10 storey, 20 metre commercial-at-grade, hotel and condo.
- The four storeys above 13.7 metres are the uplift. If the uplift is appraised at $125/m², then the total uplift value will be $500,000.
- 20% of $500,000 means the Community Benefit Value will be $100,000

<table>
<thead>
<tr>
<th>Floor</th>
<th>Building Height</th>
<th>gfa (m²)</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed</td>
<td>20.0m</td>
<td>15,000</td>
<td></td>
</tr>
<tr>
<td>Permitted</td>
<td>13.7m</td>
<td>-</td>
<td></td>
</tr>
<tr>
<td>Floor 1</td>
<td>2.0m</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>Floor 2</td>
<td>4.0m</td>
<td>2,000</td>
<td></td>
</tr>
<tr>
<td>Floor 3</td>
<td>6.0m</td>
<td>1,750</td>
<td></td>
</tr>
<tr>
<td>Floor 4</td>
<td>8.0m</td>
<td>1,750</td>
<td></td>
</tr>
<tr>
<td>Floor 5</td>
<td>10.0m</td>
<td>1,750</td>
<td></td>
</tr>
<tr>
<td>Floor 6</td>
<td>12.0m</td>
<td>1,750</td>
<td></td>
</tr>
<tr>
<td>Floor 7</td>
<td>14.0m</td>
<td>1,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>Floor 8</td>
<td>16.0m</td>
<td>1,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>Floor 9</td>
<td>18.0m</td>
<td>1,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>Floor 10</td>
<td>20.0m</td>
<td>1,000</td>
<td>$125,000</td>
</tr>
<tr>
<td>Uplift</td>
<td>4,000</td>
<td></td>
<td>$500,000</td>
</tr>
</tbody>
</table>
COMMUNITY BENEFITS

Discussion & Questions

communitybenefitguidelines@cityofkingston.ca