

# 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

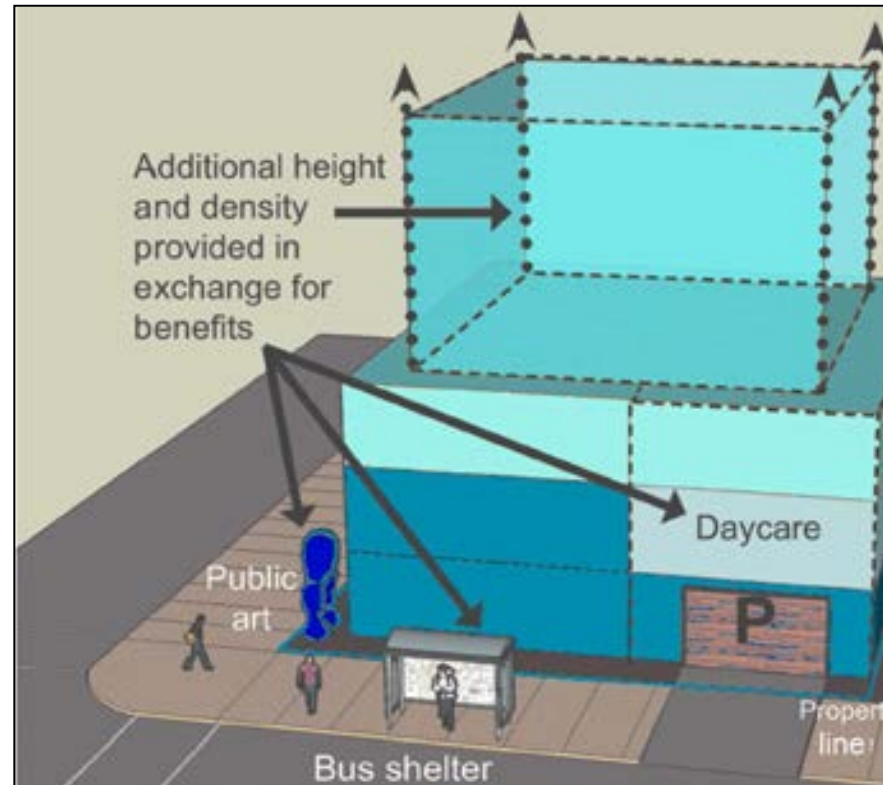
 Late Fall – Comprehensive Report to Planning Committee

 Early Winter – Official Plan Amendments presented to Council

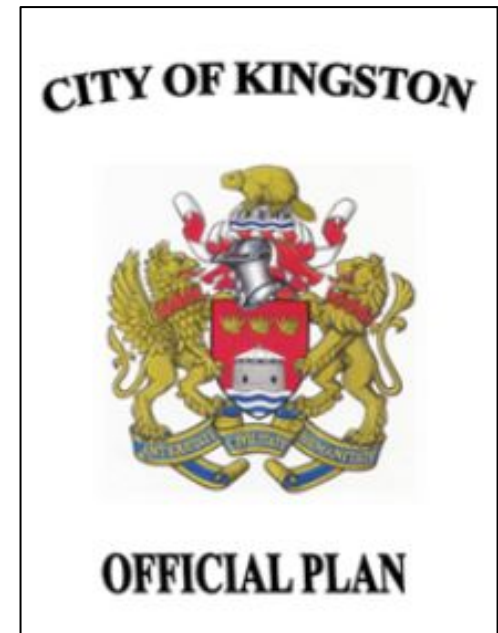
 Early 2018 – Implementation following 20 day appeal period

# 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

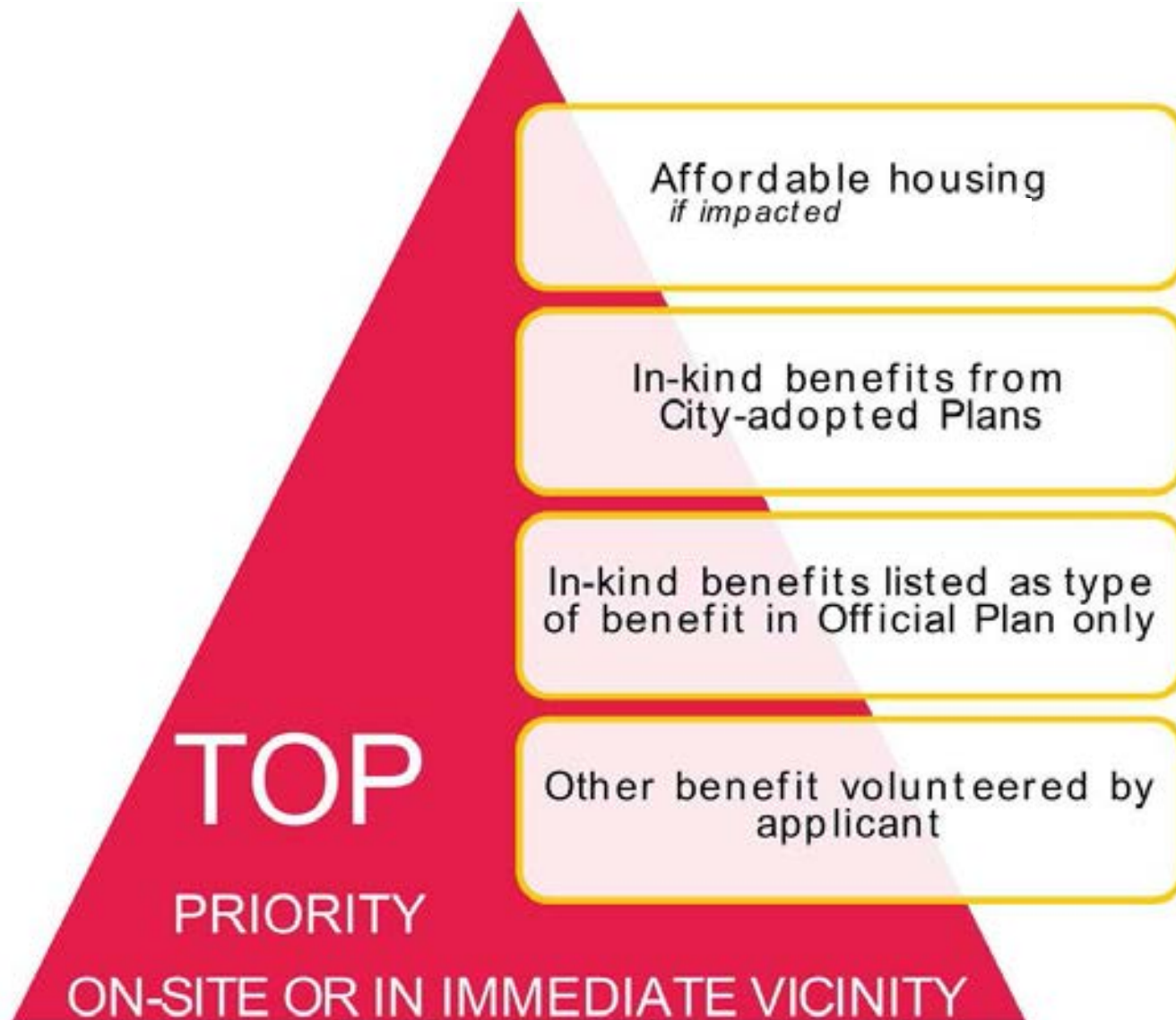


# Our Official Plan Policies

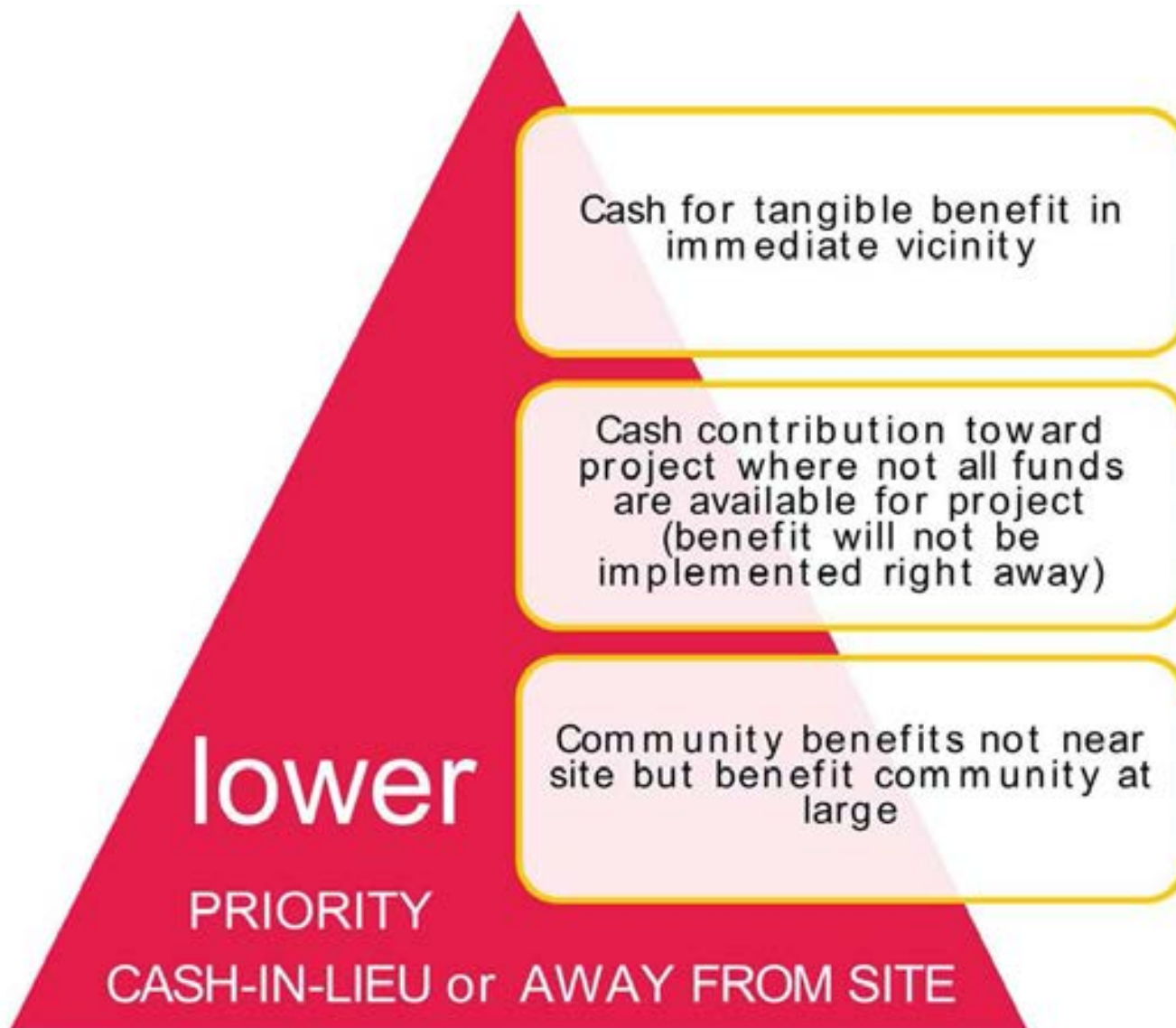


Section 9.5.25-  
Section 9.5.30

# Prioritization of Benefits



# Prioritization of Benefits





# Examples of Community Benefits

- 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

Renewable Energy

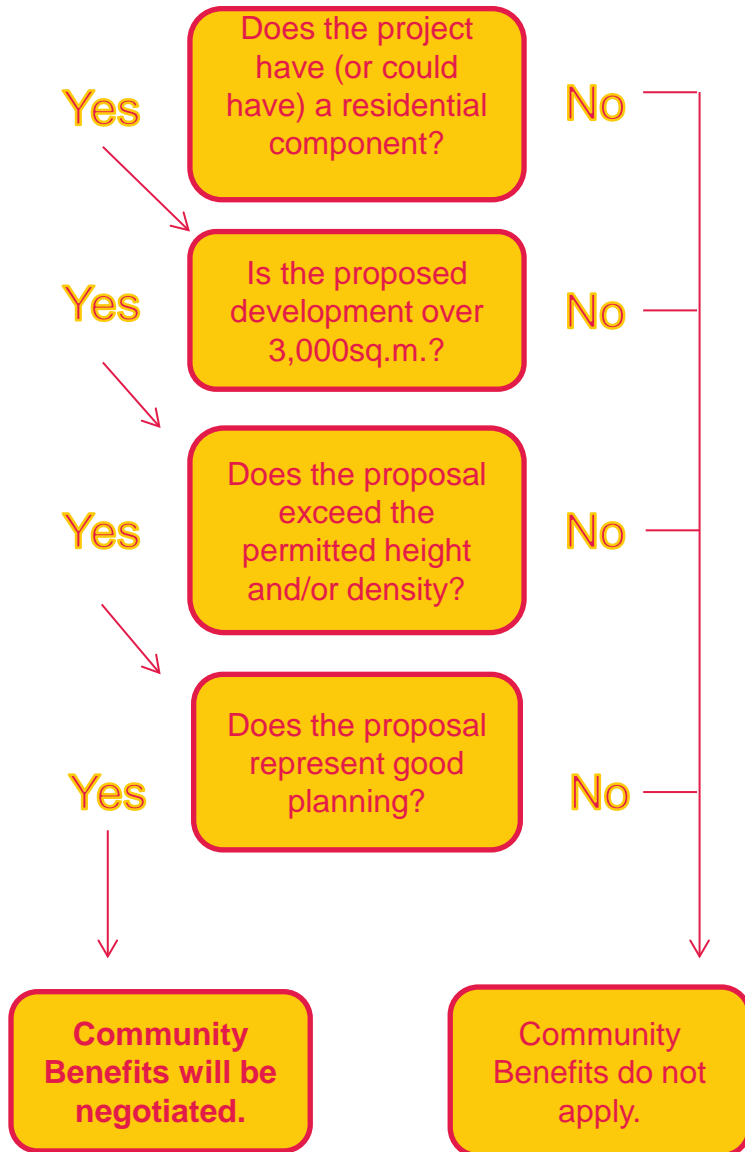


Public Parking





# When to apply the Guidelines



- Applies to residential development **3,000m<sup>2</sup> and over** (32,291ft<sup>2</sup>)
- 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)

# Guidelines

## Advise

- Pre-application for Zoning Amendment
- City advises applicant that Guidelines apply
- City provides list of possible Community Benefits in area

✓ Aware of Requirements

## Circulate

- Application gets circulated for comments within City Departments and agencies

✓ Technical feedback

## Appraisal

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

✓ 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

✓ Public input

## Valuation

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

✓ **Benefit to be 20% of uplift value**

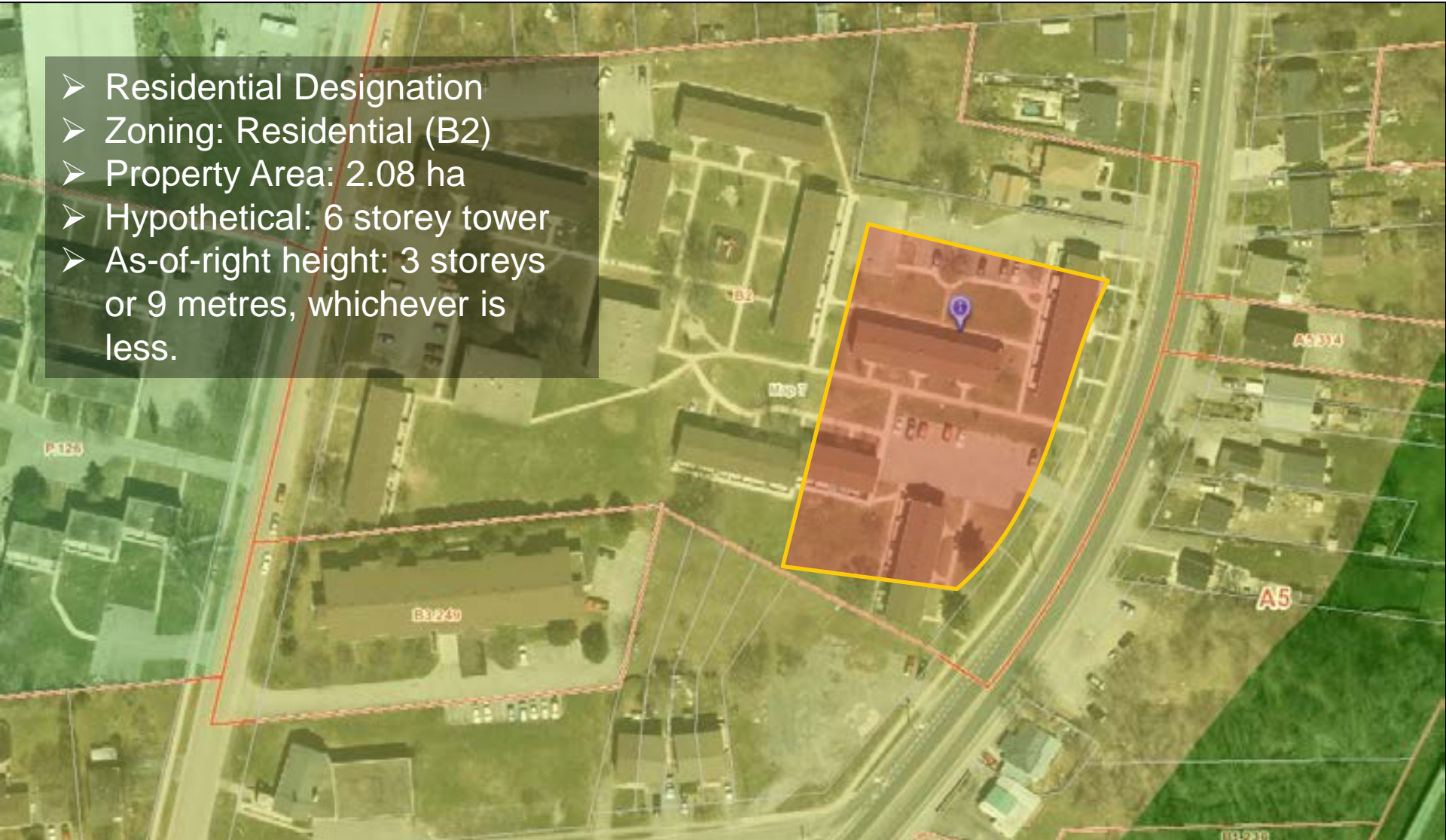
## Formalize

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

✓ 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



	Building Height	gfa (m <sup>2</sup> )	Value
Proposed	12.0m	10,000	
Permitted	3 storeys	-	
Floor 1	2.0m	2,000	
Floor 2	4.0m	2,000	
Floor 3	6.0m	1,750	
Floor 4	8.0m	1,750	
Floor 5	10.0m	1,250	
Floor 6	12.0m	1,250	
Uplift		4,250	\$425,000

- 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/m<sup>2</sup>, then the total uplift value will be \$425,000.
- 20% of \$425,000 means the **Community Benefit Value will be \$85,000**

# 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

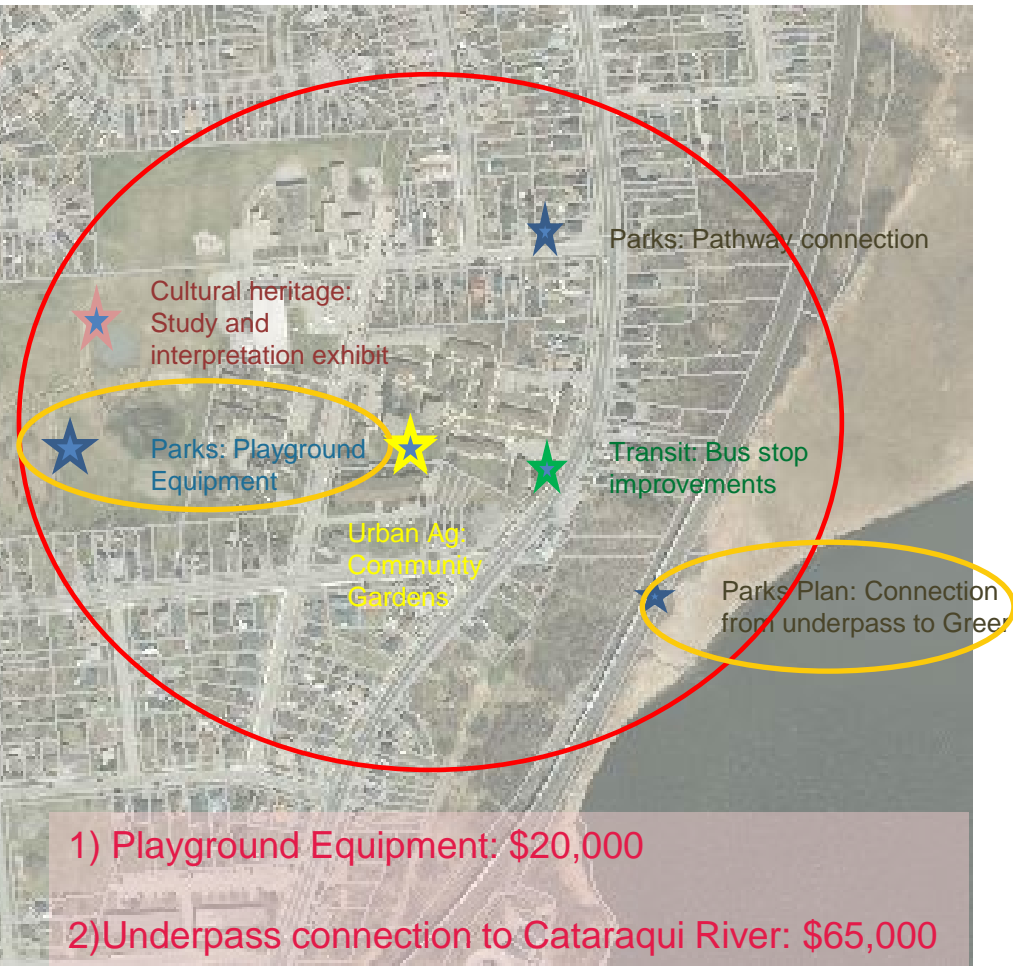
- Listed benefits will be presented t at Public meeting to gain input
- Prioritize list

## 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



# Scenario 2: Kingston Train Station



- 4.5 hectare parcel
- C2 Zone: 13.7m maximum building height

# Scenario 2: Kingston Train Station



	Building Height	gfa (m <sup>2</sup> )	Value
<b>Proposed</b>	20.0m	15,000	
<b>Permitted</b>	13.7m	-	
<b>Floor 1</b>	2.0m	2,000	
<b>Floor 2</b>	4.0m	2,000	
<b>Floor 3</b>	6.0m	1,750	
<b>Floor 4</b>	8.0m	1,750	
<b>Floor 5</b>	10.0m	1,750	
<b>Floor 6</b>	12.0m	1,750	
<b>Floor 7</b>	14.0m	1,000	\$125,000
<b>Floor 8</b>	16.0m	1,000	\$125,000
<b>Floor 9</b>	18.0m	1,000	\$125,000
<b>Floor 10</b>	20.0m	1,000	\$125,000
<b>Uplift</b>		4,000	\$500,000

- 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/m<sup>2</sup>, then the total uplift value will be \$500,000.
- 20% of \$500,000 means the **Community Benefit Value will be \$100,000**



# COMMUNITY BENEFITS

**Discussion & Questions**

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