

COMMUNITY BENEFITS

Workshop
August 23



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

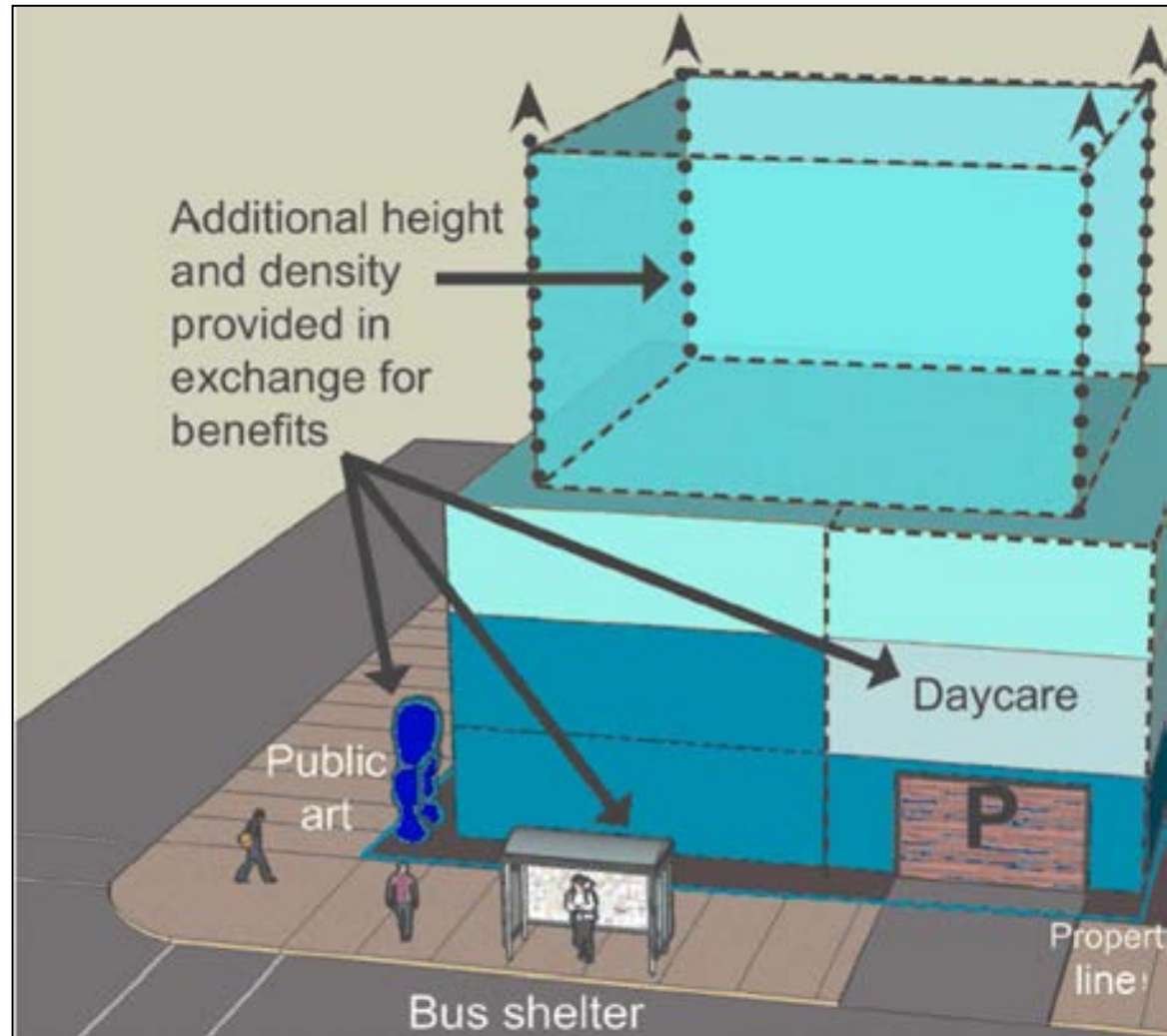
 Late Fall – Comprehensive Report to Planning Committee

 Early Winter – Official Plan Amendments presented to Council

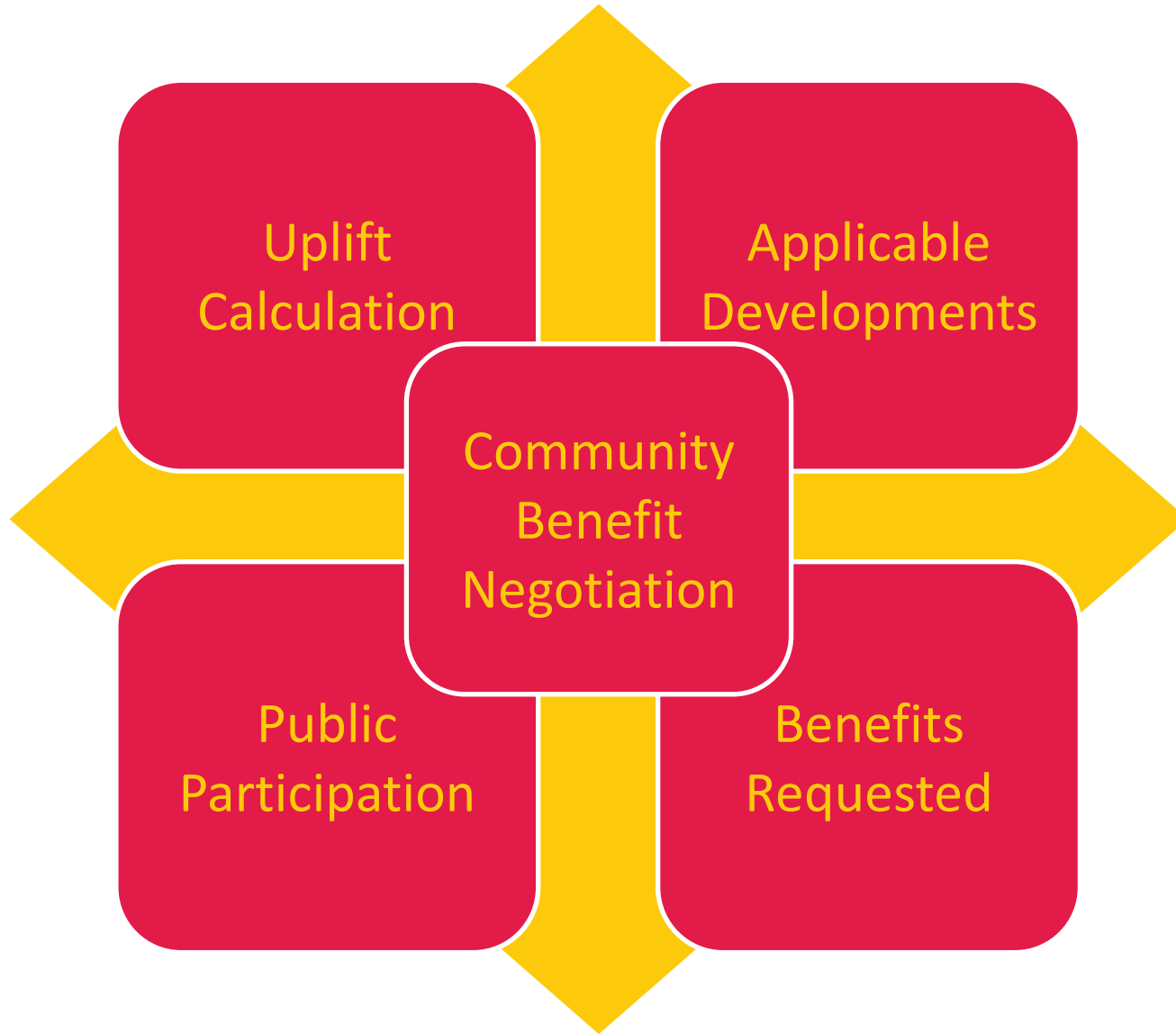
 Early 2018 – Implementation following 20 day appeal period

Community Benefits Recap

- One tool in the planning toolkit.
- Allows high level planning objectives to be incorporated into individual projects.
- Are a forum for negotiation of community facilities and services in exchange for increased height or density.

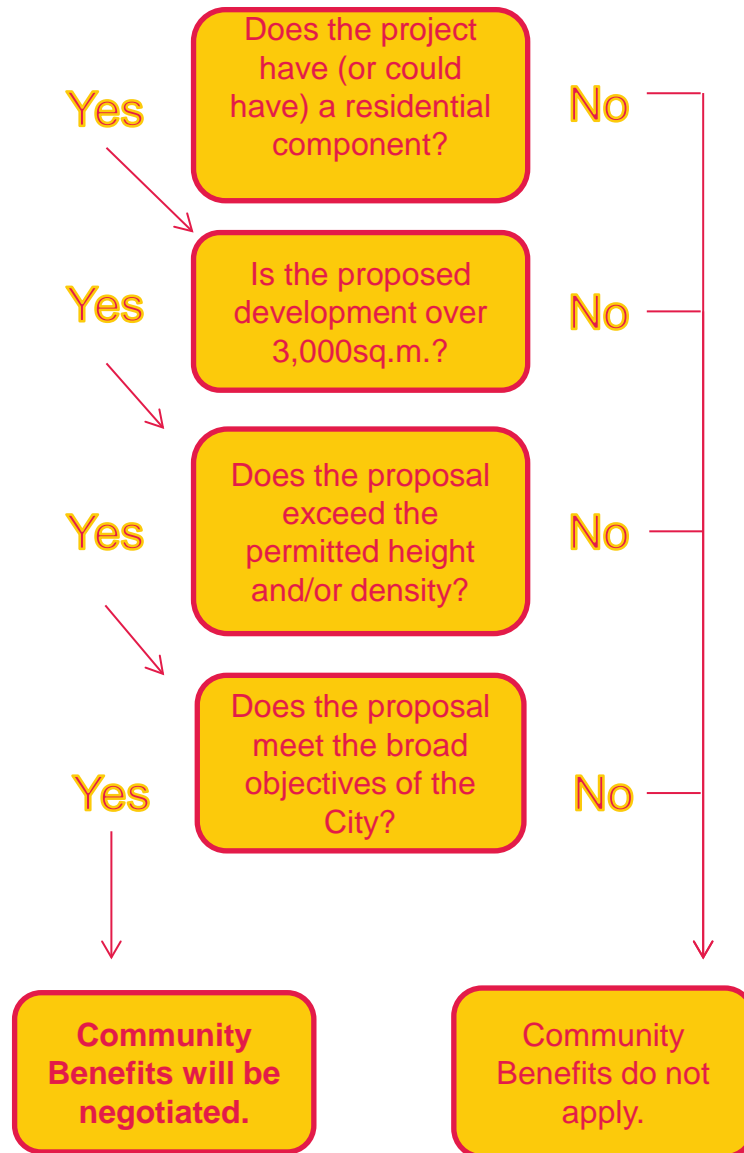


Overview: Five Moving Pieces



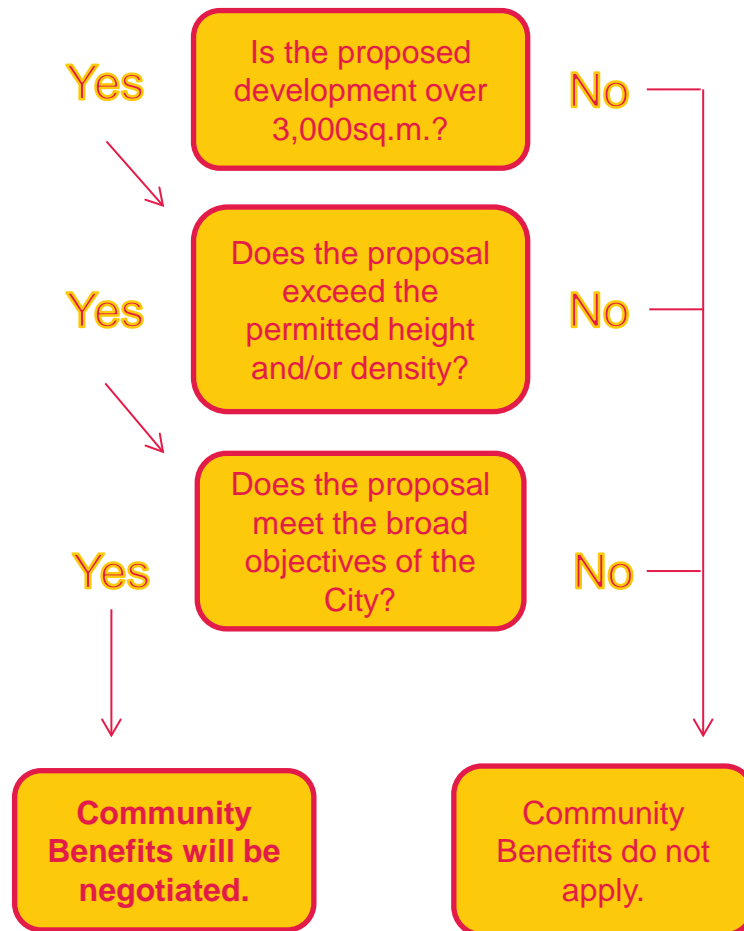
Applicable Developments

- ✓ Residential
- ✓ >3,000sq.m.
- ✓ Re-zoning
- ✓ Supportable Application

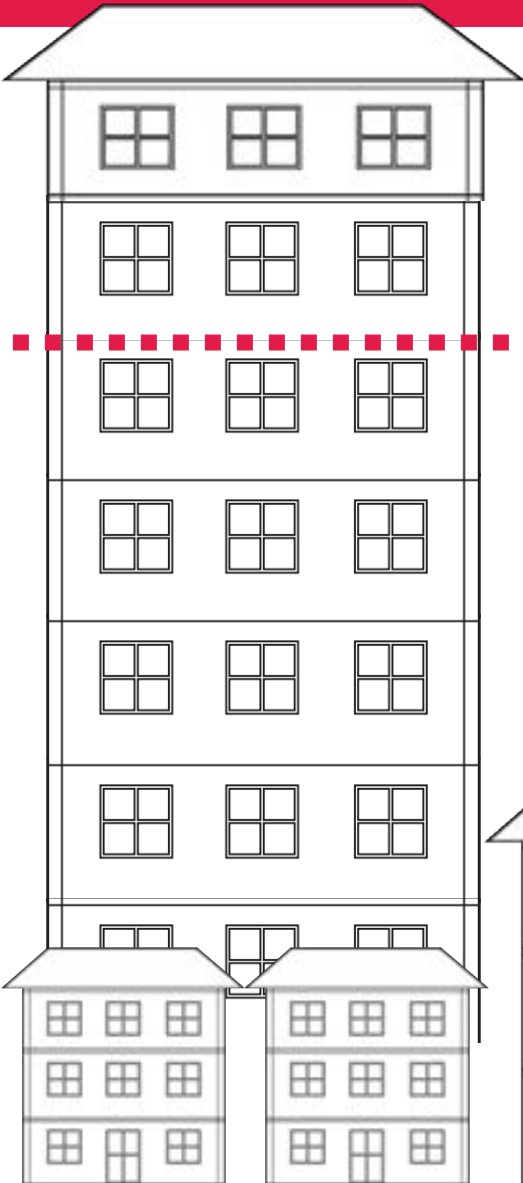


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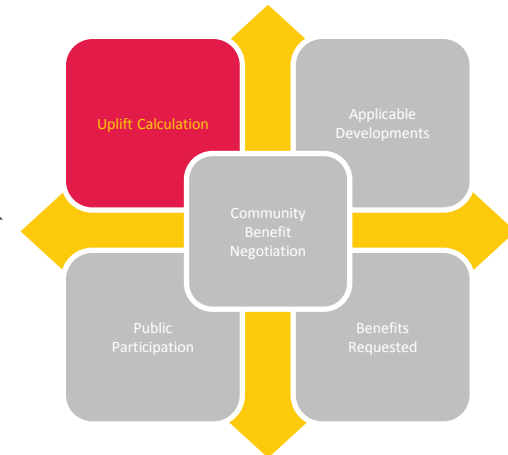


Uplift Calculation – Original Method



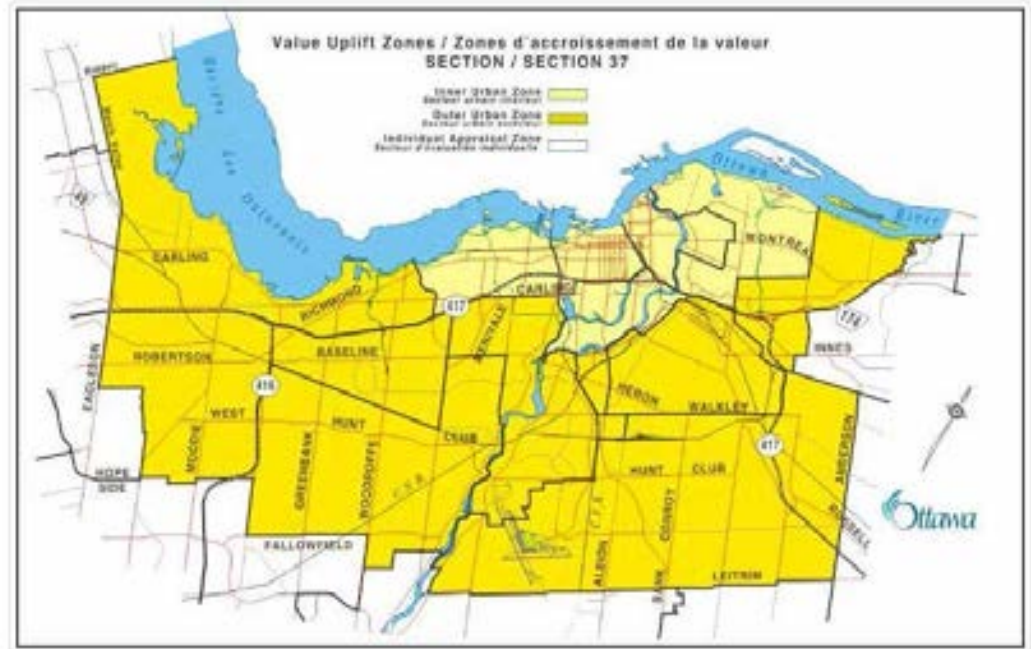
1. Land Value is determined through an independent appraisal of the property.
2. The assessed value of the land is multiplied by the uplift GFA to determine the Uplift Value.

	Building Height	gfa (m ²)	Value
Appraised Value / m ²			\$110
Proposed Permitted	24.0m	5,000	
Floor 1	3.0m	625	
Floor 2	6.0m	625	
Floor 3	9.0m	625	
Floor 4	12.0m	625	
Floor 5	15.0m	625	
Floor 6	18.0m	625	
Floor 7	21.0m	625	\$68,750
Floor 8	24.0m	625	\$68,750
Uplift		1250	<u>\$137,500</u>



Uplift Calculation – Alternate Method

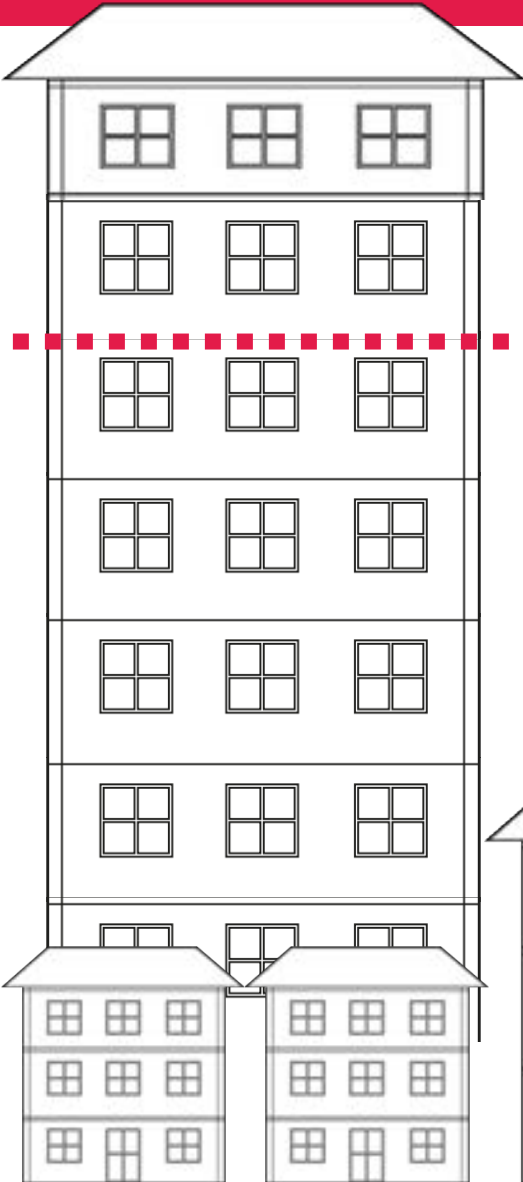
1. Kingston is divided into various zones based on development pressure and existing planning.
2. The City's Real Estate division will calculate a flat-rate uplift value for each zone based on sales of properties that would exceed our Applicable Development threshold.
3. This flat rate will be applied to the GFA above as-of-right in a s.37 situation.



Ottawa uses a similar zone method, as seen above. Their Downtown Uplift is \$300 / sq.m., Suburban Uplift is \$130 / sq.m., and Rural Uplift is appraised case-by-case.



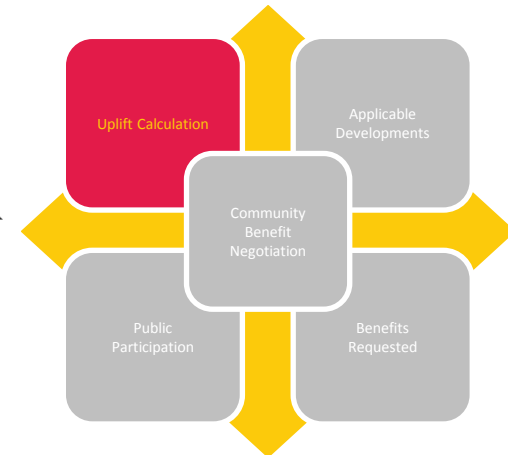
Uplift Calculation – Alternate Method



1. Land Value is pre-determined by the Uplift Zone Rate the proposal is located in.
2. The Uplift Zone Rate is multiplied by the uplift GFA to determine the Uplift Value.



	Building Height	gfa (m ²)	Value
Uplift Zone Rate			\$110 / m ²
Proposed	24.0m	5,000	
Permitted	20.0m	-	
Floor 1	3.0m	625	
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Community Benefit Negotiation

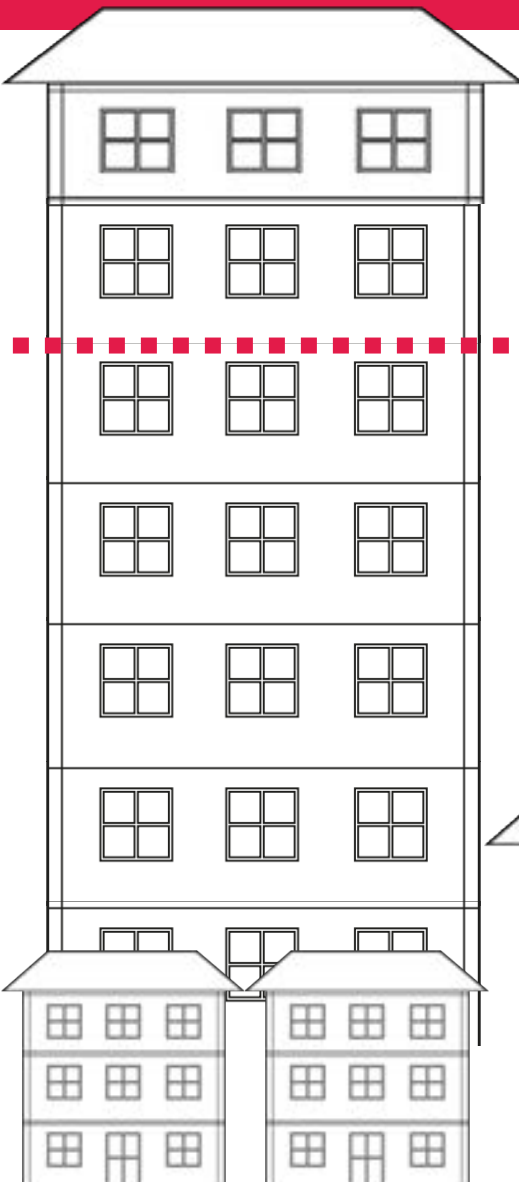
- Moving from a set target to a “draw-down” model. The community benefit value is tied to project quality.
- Trial in Ottawa, very effective and well received. The five-year pilot was recently permanently approved for use in the City.
- Provides opportunities for realizing certain Council-endorsed goals and objectives through negotiation prior to securing the community benefit.
- List of possible draw-down benefits would be explicitly laid out in the newest draft of the guidelines.

What Are Draw-Downs?

- Reasonableness of as-of-right permissions in context.
- Preservation/restoration of non-designated heritage.
- Provisions for publicly-accessible land beyond required.
- Publicly-accessible benefits within the proposal.



Community Benefit Negotiation– Original Model



The proposed 20% for Community Benefits would result in...

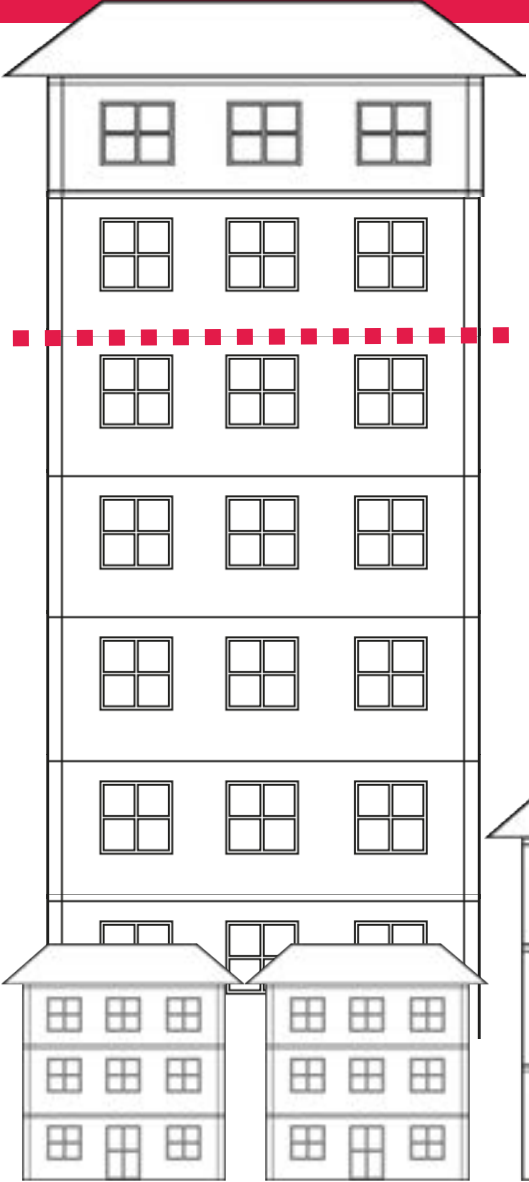
\$27,500

...of the \$137,500 calculated uplift value.

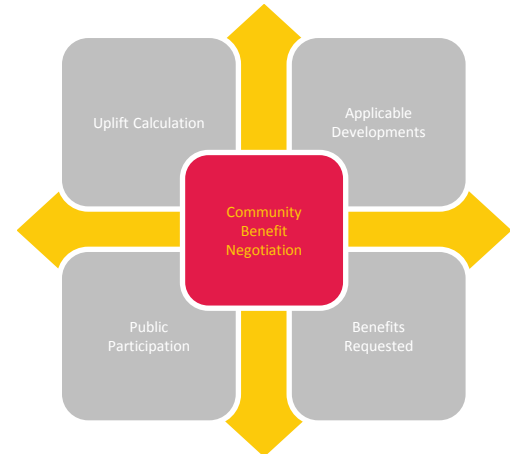
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Community Benefit Negotiation– Draw-Down Model



Calculated Uplift:	\$137,500	100%
Draw-Down for Internal Pathways:	-\$ 13,750	-10%
Draw-Down for Conserving Heritage:	-\$ 41,250	-30%
Draw-Down for Plans Compatibility:	-\$ 55,000	-40%
<hr/>		
Total Benefit:	\$ 27,500	20%



What Can Count As Draw-Downs?

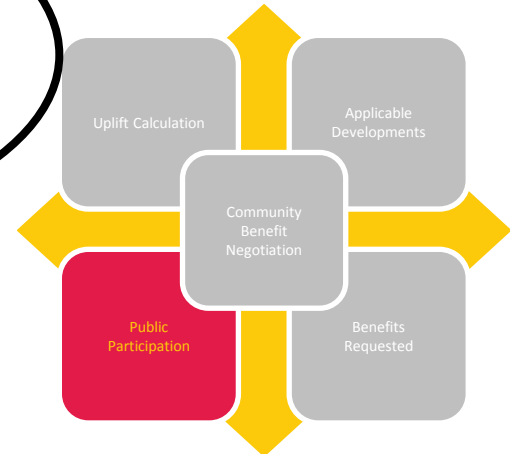
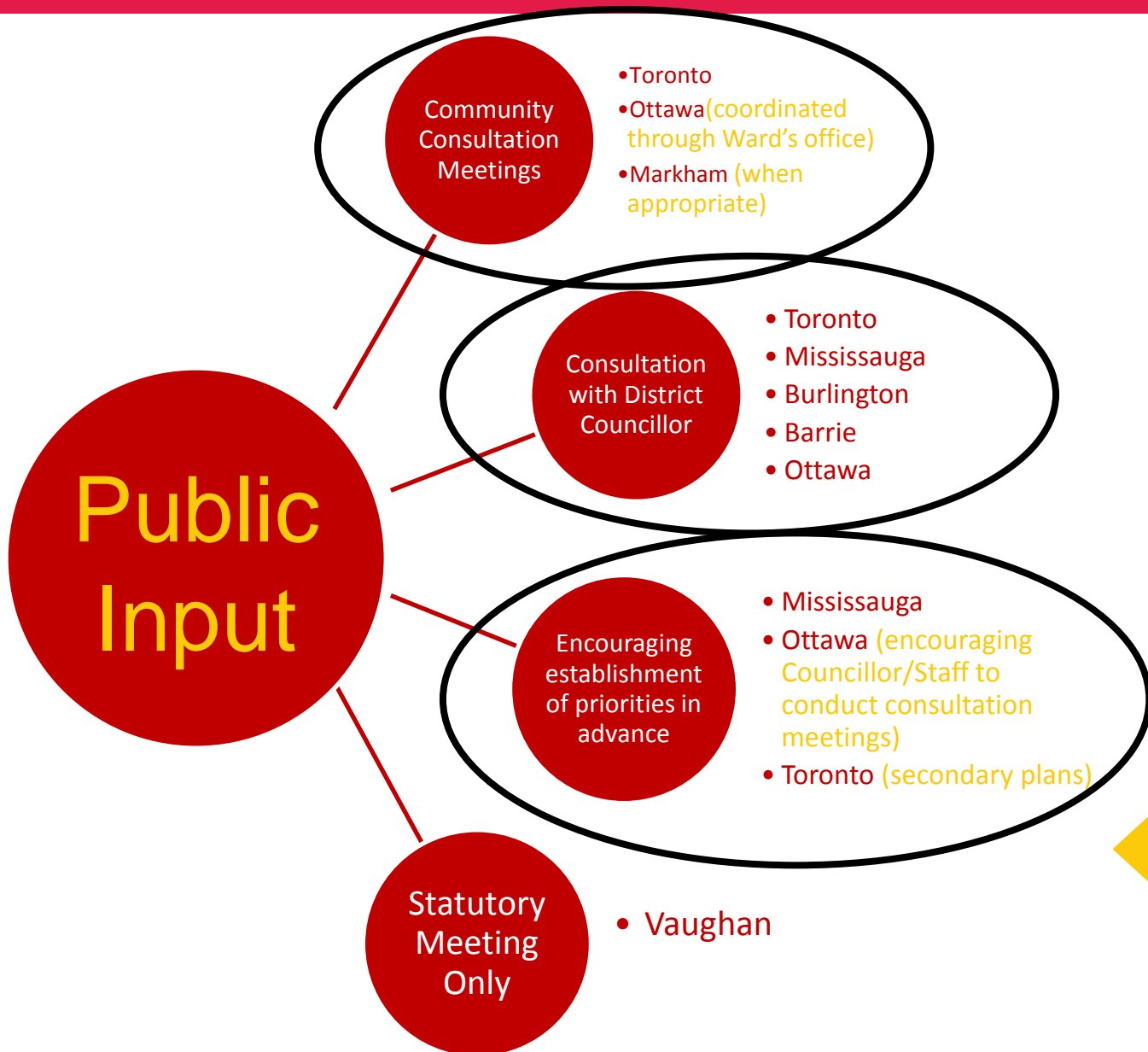
- *Downtown Opportunities*
 - 10A.1.6: Cultural Heritage Resources
 - 10A.2.16: Open Space
 - 10A.3.3: Cycling Opportunities
 - 10A.3.5: Pedestrians Activities
 - 10A.3.7: New Pedestrian Links
 - 10A.4.4: Restoration of Character Defining Buildings
- *Williamsville Main Street Corridor*
 - 10E.1.20: Parkettes
 - 10E.1.23: Sustainable Design
 - 10E.1.24: Façade Design & Articulation
 - 10E.1.40-42: Ground Floor Conditions
- *Energy & The Environment*
 - 6.2.8.3: Solar-Ready Infrastructure
- *Strategic Policy Directions*
 - 2.3.9: Arts & Culture

Draw-downs provide a means for enabling Official Plan policy that is not mandatory.

They also allow for negotiations that factor in the positive features of the development.



Public Participation – Options Discussed



Public Participation – New Approach

- The guidelines will require District Councillors and/or Staff to develop community-directed lists of benefits that residents identify as being necessary or deficient in their communities.
- This may include additional community consultation, or simply negotiating with the applicant from the existing community-directed list of benefits.
- Lots of negative feedback to focusing on Council-endorsed City plans.
- Still necessary to “establish a nexus” between the development and the benefit.

This process removes Planners from benefit-identification, and prioritizes a democratic discussion. Councillors and their constituents who will experience the impacts of development choose what benefits matter most to them.



COMMUNITY BENEFITS

Discussion & Questions

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