

COMMUNITY BENEFITS

**Workshop
August 2**



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

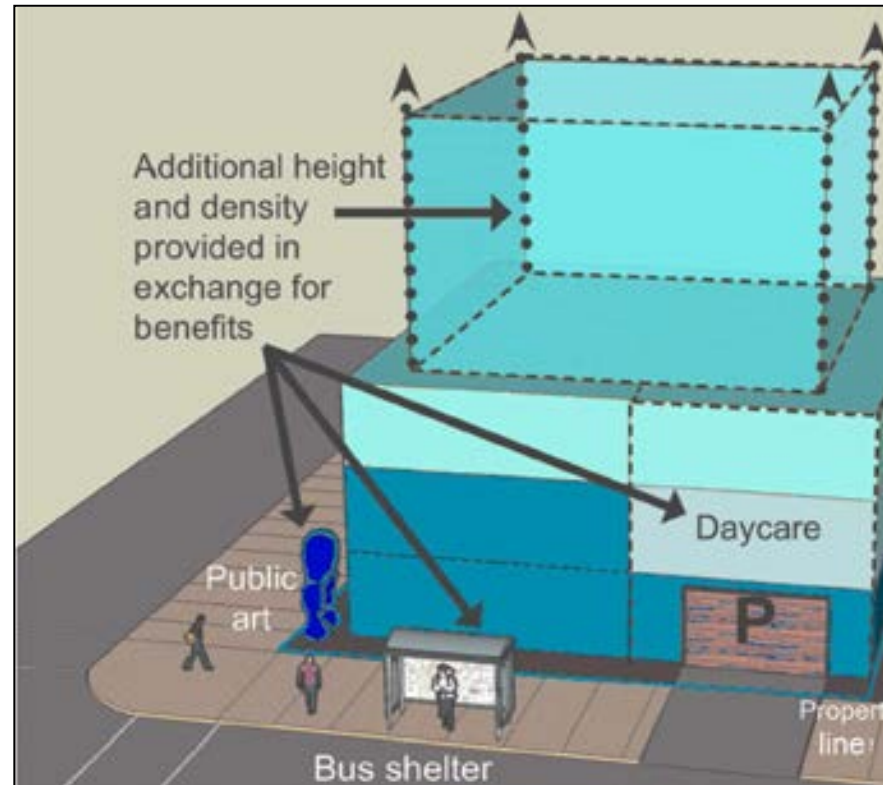
 Late Fall – Comprehensive Report to Planning Committee

 Early Winter – Official Plan Amendments presented to Council

 Early 2018 – Implementation following 20 day appeal period

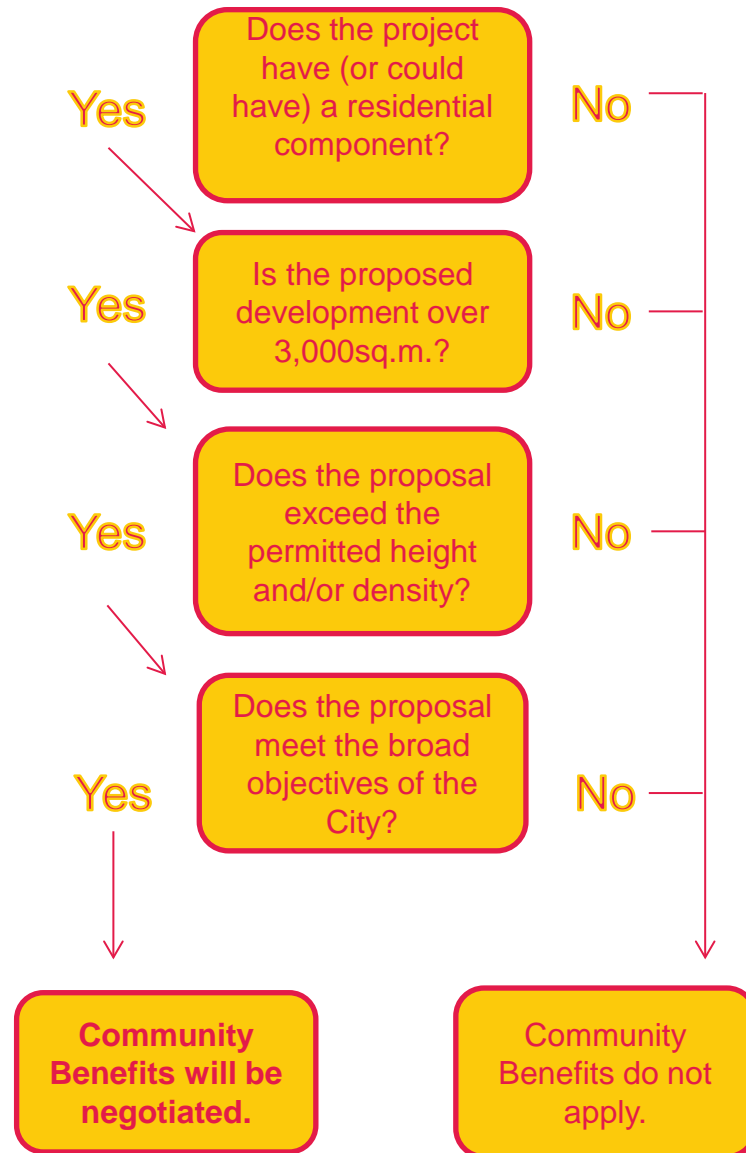
Community Benefits Recap

- Community benefits are **one tool in the planning toolkit** that begins to bridge the link between a development and its broader externalities that the City is not, or is only partially, able to regulate through other planning controls.
- It widens the scope **to allow high level planning objectives to be incorporated into individual projects** for the betterment of the project, the City and the surrounding community.
- It provides a **forum for negotiation** of community facilities and services in exchange for increased height or density



Community Benefits Recap

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



Our Official Plan Policies

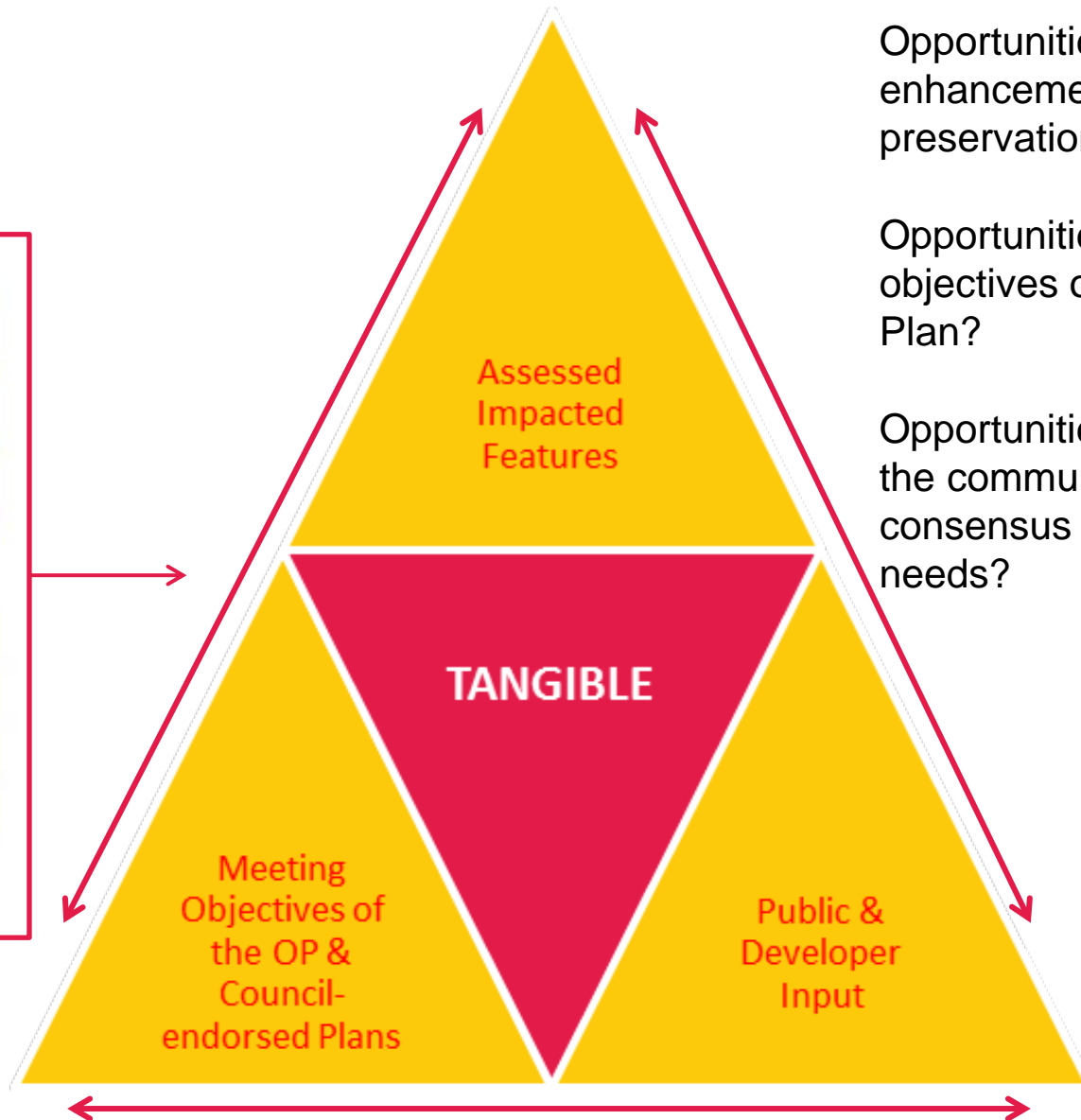


Section 9.5.25-
Section 9.5.30

What We Could Be Asking For



Decision-Making Framework



Opportunities for enhancement or preservation?

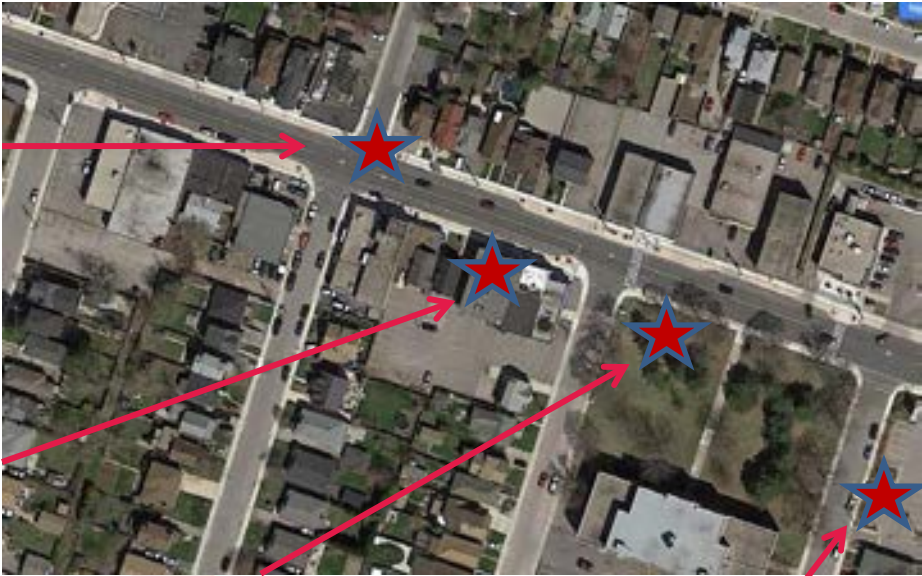
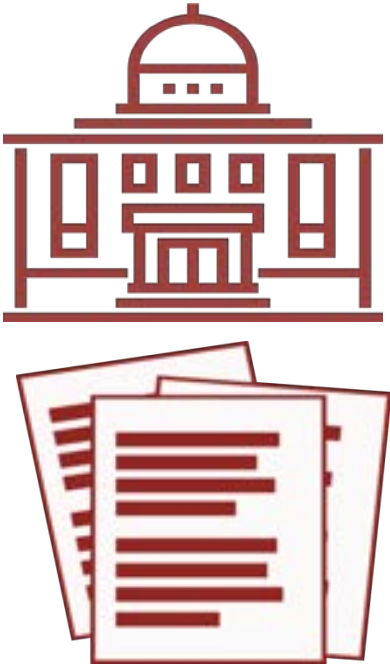
Opportunities to meet the objectives of the Official Plan?

Opportunities to fill a need in the community? Is there a consensus on the community needs?



City Objectives

It's all in the plans!



Public Input



Establishing a nexus

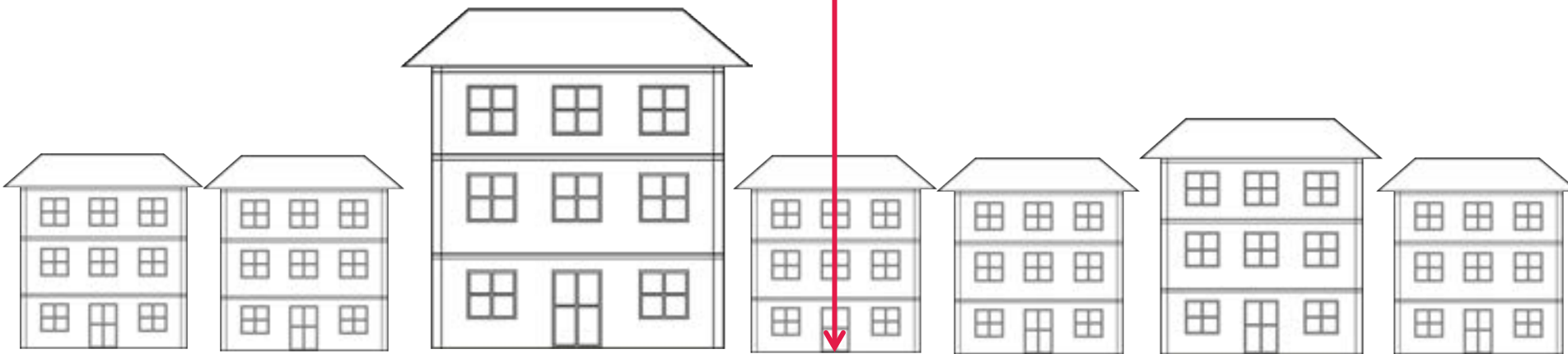
- The benefits provided must have a connection to the development (a nexus)
 - Nexus is easier to establish when benefit is close/on-site
- Could be to address what the development is impacting (like affordable housing)
- Could be what the development can preserve (like built or cultural heritage)
- Could be what the development can enhance (public urban agriculture, parkland, transit shelter)



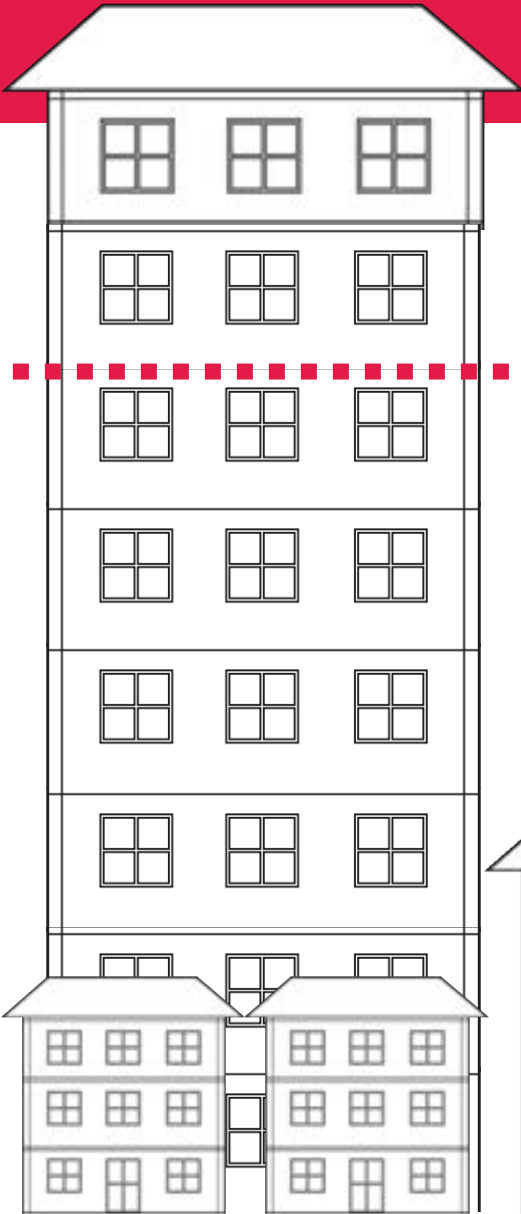
Assessing Value: Williamsville Example

In Williamsville today, a 20 metre height limit is the as-of-right zoning for the majority of the Princess Street corridor.

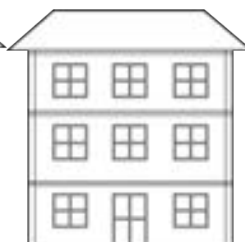
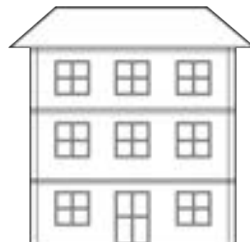
= 20 metres



Assessing Value: Williamsville Example



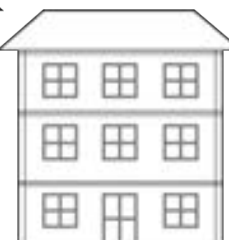
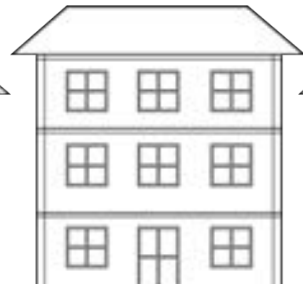
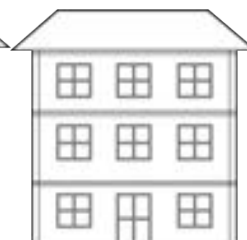
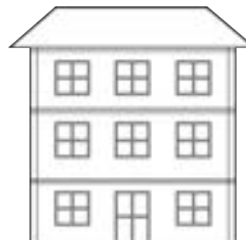
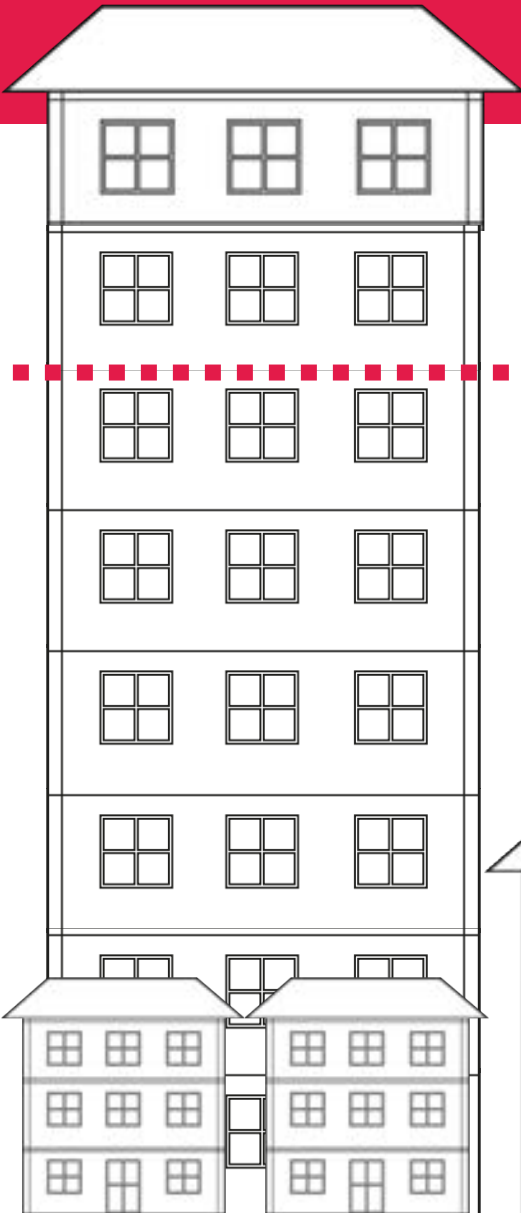
- A residential project with 40 units is proposed.
- This building is 8 storeys, and 24 metres tall.
- It is 5,000 sq.m. total.
- Community Benefits APPLIES



Assessing Value: Williamsville Example

The top two storeys contain 10 units, and exceed the as-of-right zoning, and cover 1,250 sq.m.

The lower 6 storeys contain 30 units, complies with zoning, and cover 3,750 sq.m.

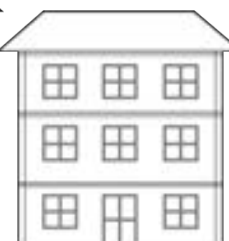
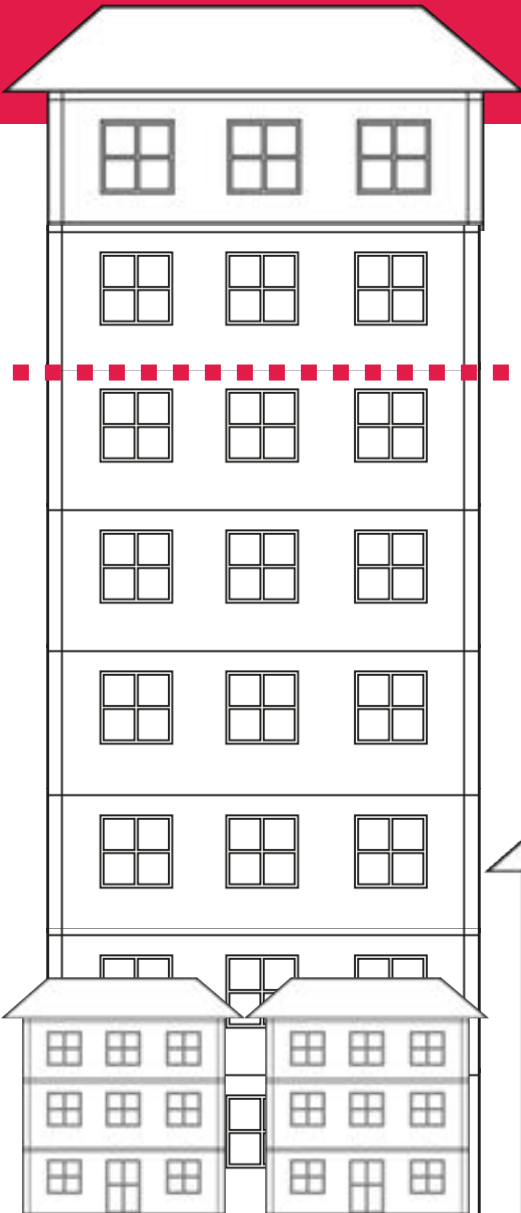


Assessing Value: Williamsville Example

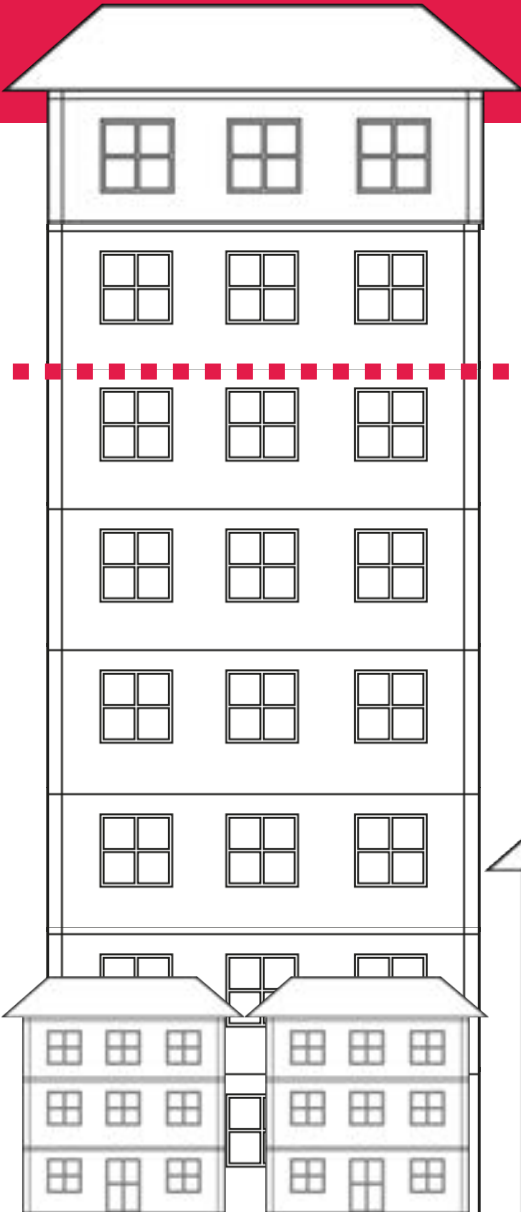
This building has demonstrated a positive contribution to the community on a gateway site in accordance with Williamsville Main Street Official Plan policies supporting additional height.

The 10 units in the uplift would be worth, in realized value, approximately \$400,000 each at 125 sq.m. (1,345 sq.ft.). This totals:

\$4,000,000

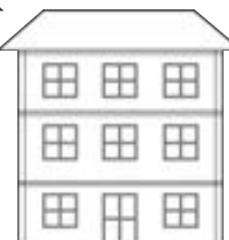
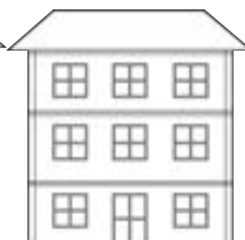
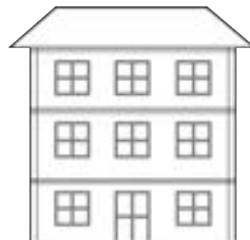


Assessing Value: Williamsville Example

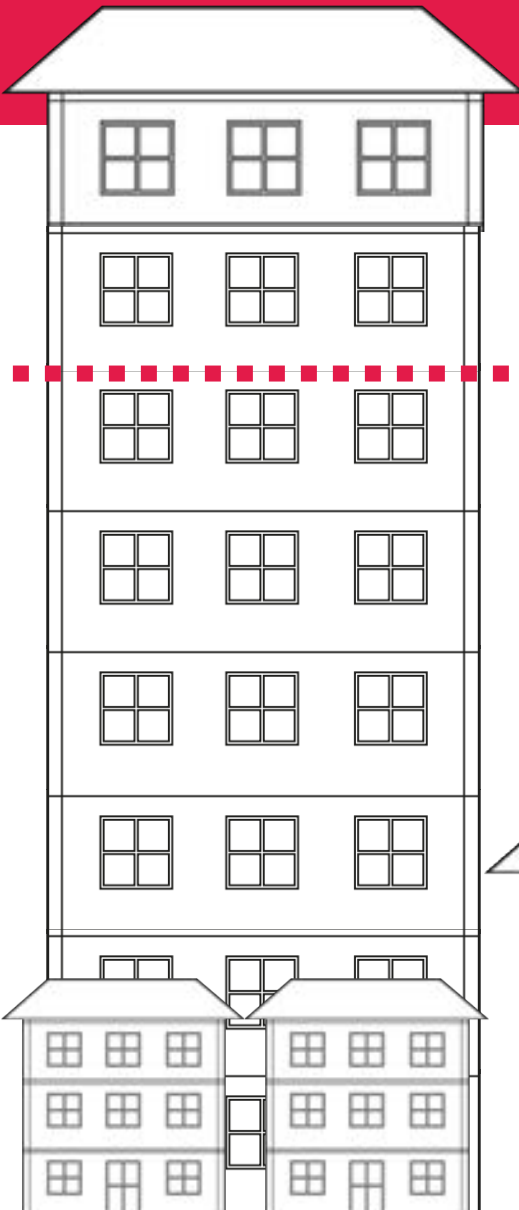


If the assessed land value of these two floors is \$110 / sq.m., then the total uplift value would be:

\$137,500



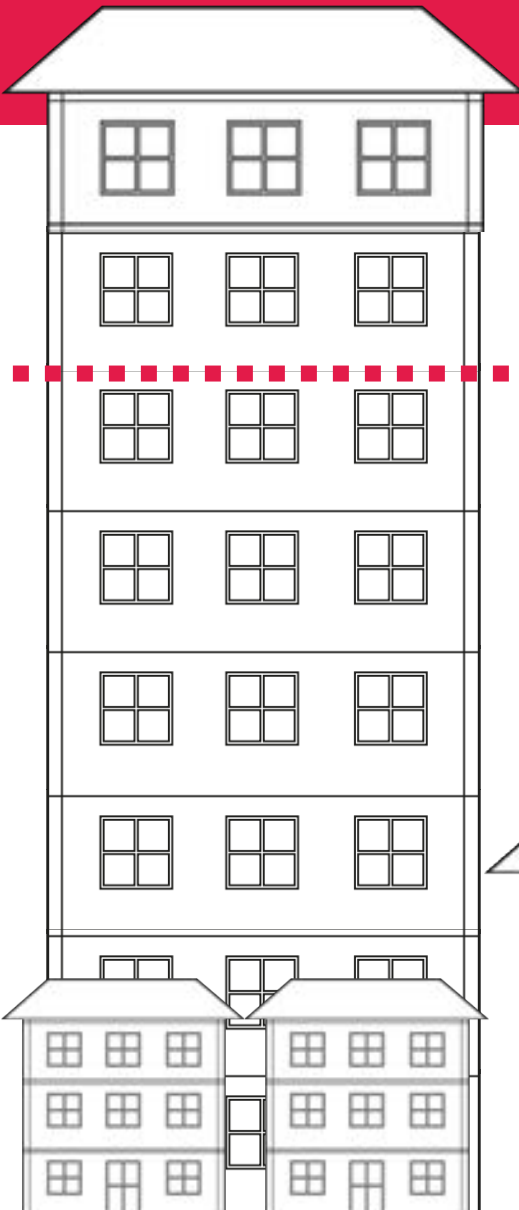
Assessing Value: Williamsville Example



If the assessed value of these two floors is \$110 / sq.m., then the total uplift value would be \$137,500.

	Building Height	gfa (m ²)	Value
Proposed	24.0m	5,000	
Permitted	20.0m	-	
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>

Assessing Value: Williamsville Example

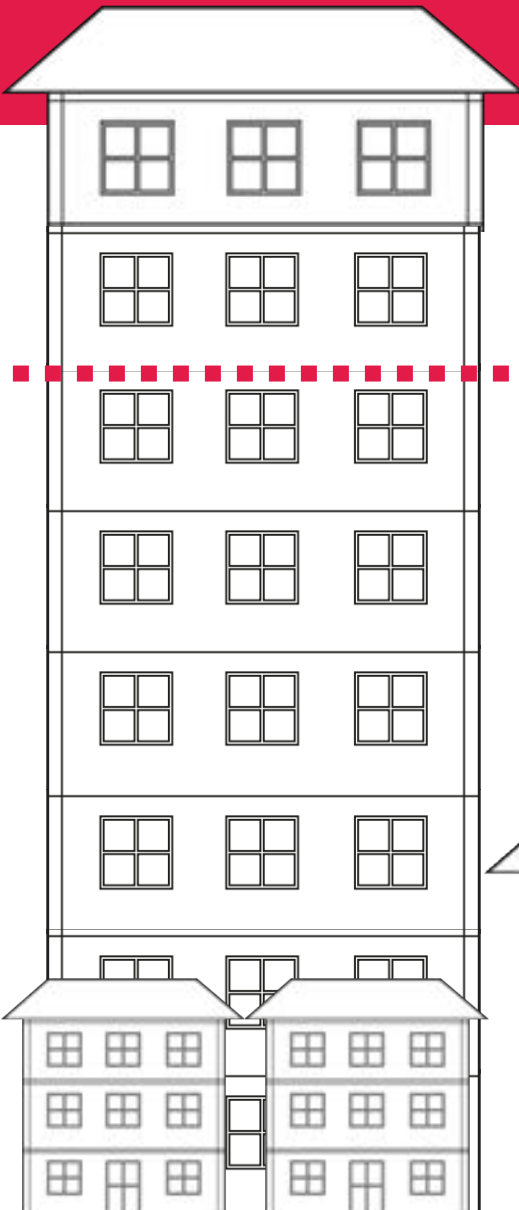


The proposed 20% for
Community Benefits
would result in:

\$27,500

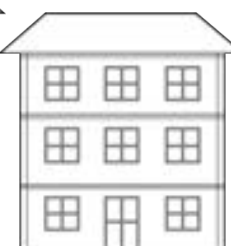
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Uplift		1250	<u>\$137,500</u>

Assessing Value: Williamsville Example



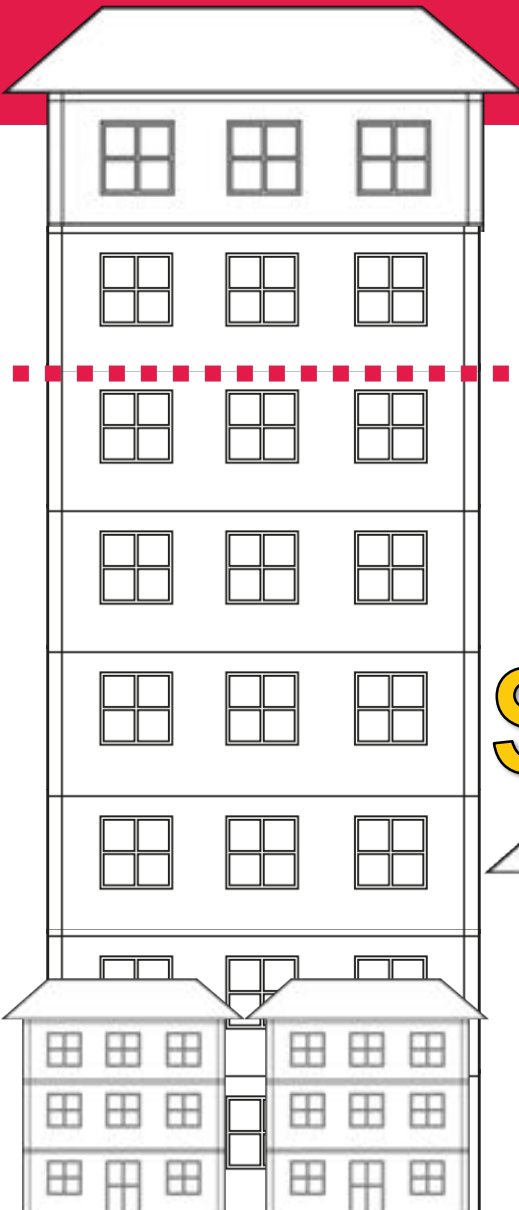
In Ottawa, Community Benefits would not apply in this example, resulting in:

\$0



	Building Height	gfa (m ²)	Value
Proposed	24.0m	5,000	
Permitted	20.0m	-	
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	
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Uplift		1250	<u>\$137,500</u>

Assessing Value: Williamsville Example

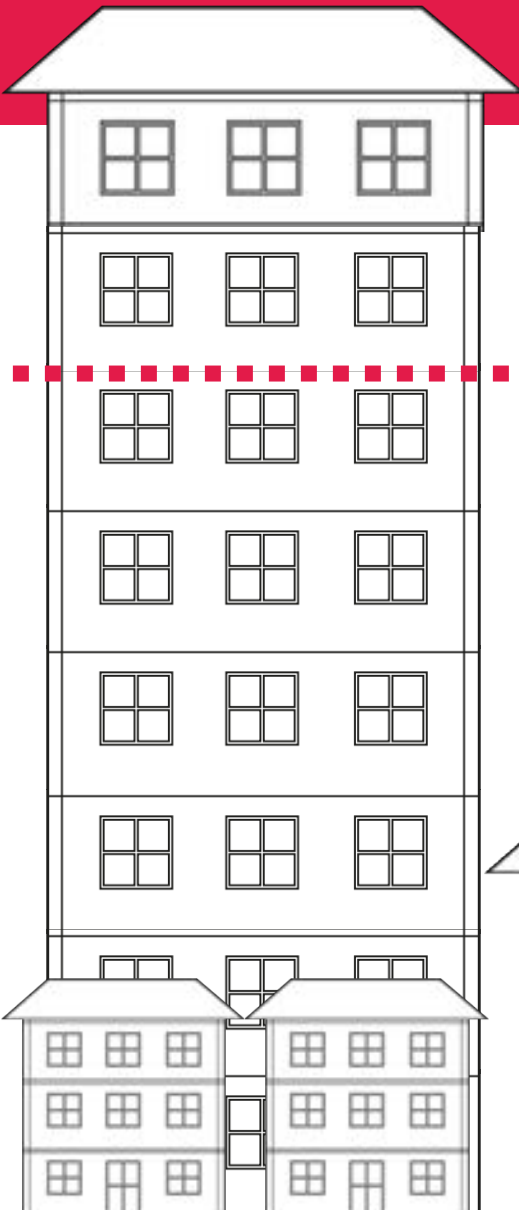


In North York,
Community Benefits
are applied to 100% of
uplift value, resulting in:

\$137,500

	Building Height	gfa (m ²)	Value
Proposed	24.0m	5,000	
Permitted	20.0m	-	
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	
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Uplift		1250	<u>\$137,500</u>

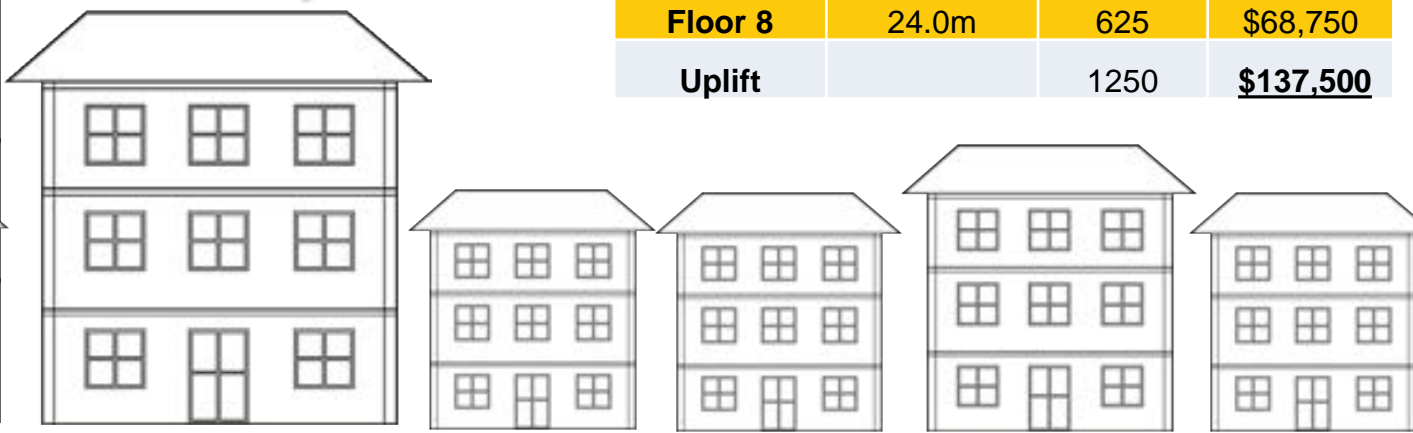
Assessing Value: Williamsville Example



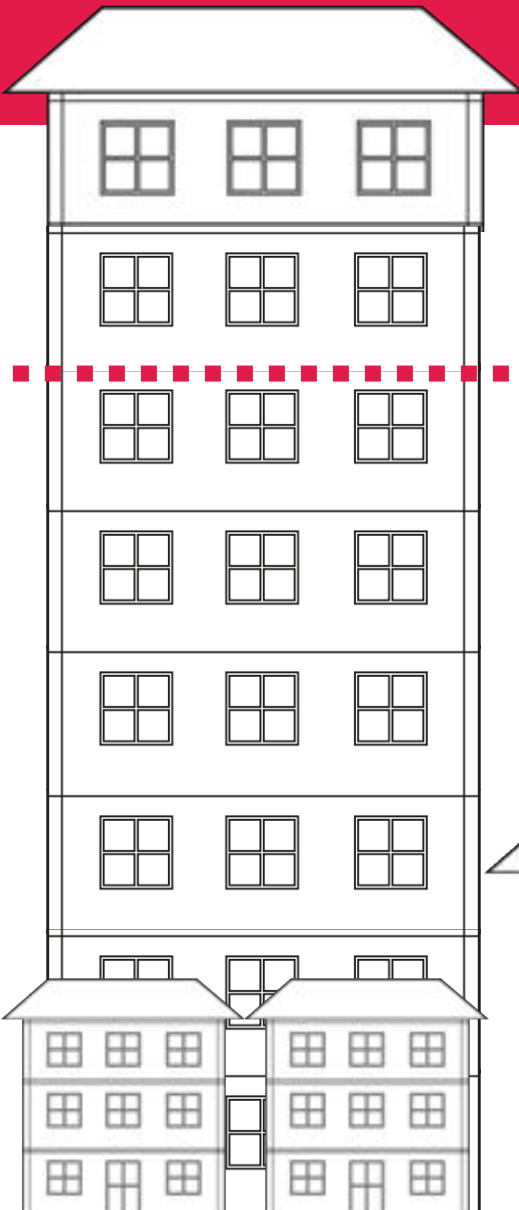
At 40% of uplift value,
Community Benefits
results in:

\$55,000

	Building Height	gfa (m ²)	Value
Proposed	24.0m	5,000	
Permitted	20.0m	-	
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	
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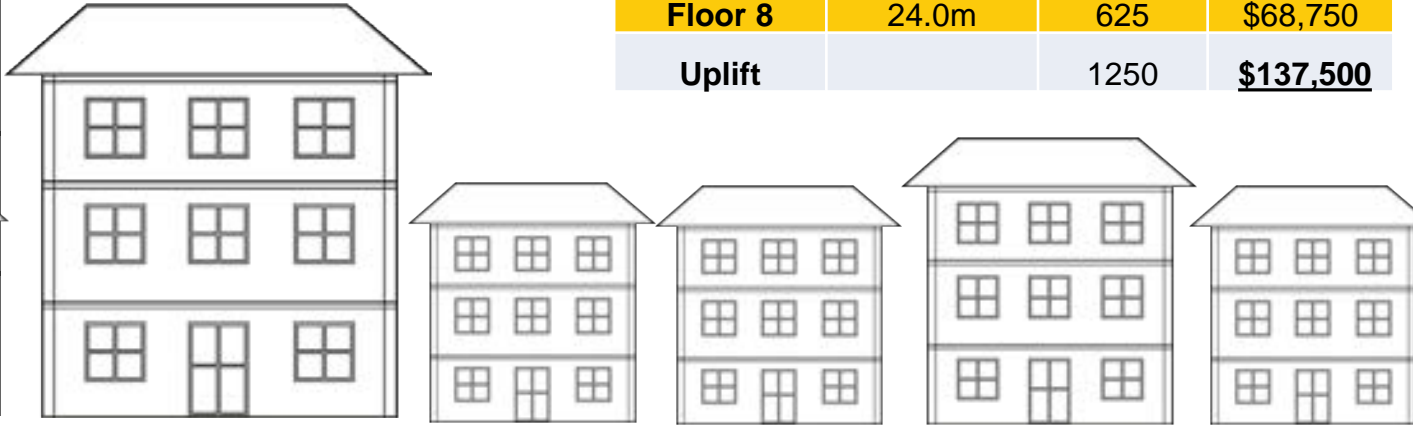
Assessing Value: Williamsville Example



At 60% of uplift value,
Community Benefits
results in:

\$82,500

	Building Height	gfa (m ²)	Value
Proposed	24.0m	5,000	
Permitted	20.0m	-	
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>



Limitations/Considerations

- Establishing a nexus
- Not using Community Benefits as a revenue tool
 - It is a planning tool only
- Fair relationship between the community benefit and the additional value
- Defendable mechanisms for valuation (including the starting point)
 - Applies to additional height/density only

COMMUNITY BENEFITS

Discussion & Questions

communitybenefitguide@cityofkingston.ca

