

Decision-Making Framework



Community Benefits Guidelines Community Group Workshop

Held on Wednesday August 2, 2017 from 3:00-4:30pm in Second Floor Meeting Room 1 at City of Kingston (1211 John Counter Boulevard with a casual presentation by City Planning Staff used to initiate and inform discussion of new ideas based on comments at the open house. Seven community members, including representatives of community associations attended. Attendees were able to have a open discussion, obtain copies of the draft guidelines, supporting official plan amendments and a comparison chart of other municipal approaches to Community Benefits (Section 37 Agreements).

City of Kingston

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What We Heard

Public Input: Receptive to idea of identifying community or district priorities of benefits in advance of applications. Concern of practicality of district councilor leading public engagement process and of public participation fatigue.

Integrity of the Official Plan: Overall concern of eroding the policies in the Official Plan and community benefits encouraging this or making it easier. Discussion of including maximum heights to be considered with community benefits in Official Plan to gain certainty.

Who should benefit: Discussion about who should benefit, with general support for those within the impacted area. City-wide benefits like affordable housing were agreed to be needed with discussion of whether they would be top priority or not included in community benefits. Some benefits were seen as something that should be provided regardless.

Mechanisms for compliance: Discussion around ensuring benefits get implemented and that public access to benefits is ensured (concern with privatization of public space). There was discussion about defaulting to previous standards if not completed within a specified time frame, as the value decreases over time.

How much should we ask for: Discussion about what is the correct ratio (percentage) and generally thought 20% is too low.

Questions Asked

- ⇒ What input would be appropriate and should it be based on the scale of the project?
- ⇒ How does the Community Services and Facilities Study fit into the process?
- ⇒ Who all benefits from the benefit?
- ⇒ Is affordable housing a community need or a community benefit?
- ⇒ Who owns the air space?
- ⇒ Where is the make or break point for not getting a development approved?
- ⇒ Is there a better way to illustrate what types of developments apply? (3,000 sq m vision)

Next Steps

Comments are being compiled and discussed to rework the draft Guidelines. Workshops with community groups and the development community to discuss possible changes to the draft will be held August 23.