

COMMUNITY BENEFITS

Workshop & Presentation



Community Benefits Guidelines

Developer Workshop

Held on Tuesday July 18, 2017 from 1:00-2:30pm in Second Floor Boardroom at City of Kingston (1211 John Counter Boulevard) with a presentation by City Planning Staff. Seven representatives of the development community attended. Attendees were able to have an open discussion, lead by an informal presentation by City Planning Staff, obtain copies of the draft guidelines and supporting official plan amendments, and provide feedback.

City of Kingston

Located at: 1211 John
Counter Boulevard,
216 Ontario Street
Kingston, ON K7L 2Z3

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What We Heard

Compounding Costs to Development / Taxing: General emphasis on additional costs that would result in higher unit or rental prices or kill project viability. This is one of many compounding costs and is seen as a tax.

Outdated zoning: Concern that zoning is out of date and therefore should not be used as a baseline for as of right calculations.

Good planning: If the project is supportable by good planning, then community benefits should not apply. It is unclear what is 'bad to good' v. 'good to better'.

Types of Benefits: Discussion over expanding the types of benefits considered to include archaeological assessments, brownfields, environmental requirements, underground parking and building standards.

Benefit selection: Concern that City is asking developers to pay for something that City is already planning to do or may be selected at the whims of Council

Appraisal process: Concern over city acting as client and wanting process for second opinions

Questions Asked

- ⇒ What is the need for Community Benefits at all?
- ⇒ How will arbitration over appraisals be conducted?
- ⇒ Why are the guidelines being applied to conversions if built form already exists?
- ⇒ How will these guidelines be applied to church or school conversions?
- ⇒ When will the money be required from the developer?
- ⇒ If the project makes good planning sense, why is a benefit required?

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.