



Community Benefits Guidelines

Drop-in Open House Public Comments

Held on Tuesday July 25, 2017 from 5pm-7pm in Memorial Hall at City Hall (216 Ontario St.) with a presentation by City Planning Staff. Approximately 25 people attended the drop-in open house. Attendees were able to view storyboards explaining the guidelines and obtain copies of the draft guidelines and supporting official plan amendments. There was opportunity to speak with staff, ask questions, fill in comment sheets and participate in a survey of four key questions.

City of Kingston

Located at:
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216 Ontario Street
Kingston, ON K7L 2Z3

communitybenefitguide@
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What We Heard

Prioritization of Benefits: There were concerns about lack of public involvement in the selection process and only using city plans to guide selection.

“Good planning”: What constitutes “good planning”? The use of the term does not provide enough certainty or clarity of expectations. General concern that asking for Community Benefits will trump the Official Plan and allow for undesired developments that go above what the Official Plan, and public, has considered.

Calculations for benefit contributions: Various concerns over the percentage amount (too low) and the starting point of calculation when property does not have residential zoning.

Types of Benefits: Most support for trails and pathways, affordable housing and recreation facilities. Discussion about the surrounding neighbours benefiting the most and questions about green building standards as a community benefit.



Next Steps

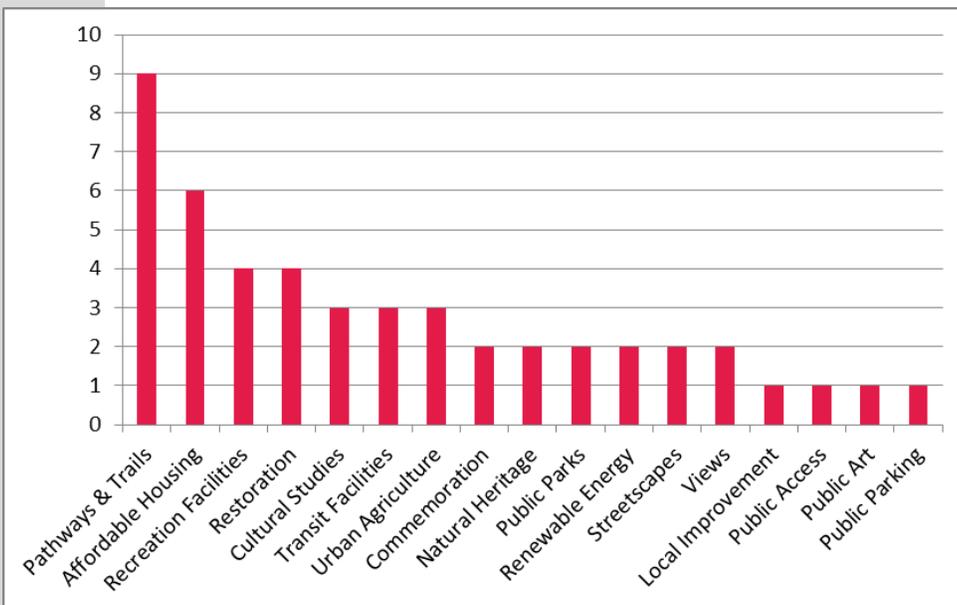
Comments are being compiled and discussed to rework the draft Guidelines. Workshops with community groups and the development community to discuss possible changes to the draft will be held August 23.

Questions Asked

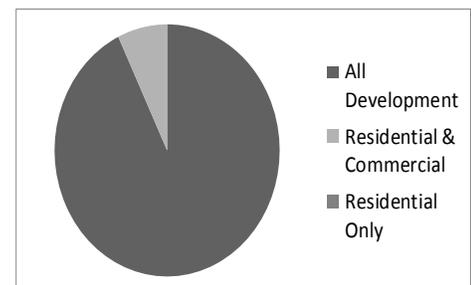
- ⇒ Why not include commercial buildings?
- ⇒ How does Toronto apply benefits at a city-wide scale?
- ⇒ What other places use the same assessment method?
- ⇒ How do we ensure all people are involved and heard in the process ?
- ⇒ Why does the uplift start at as-of-right for non-residential?
- ⇒ Why are you not looking more at the Official Plan?
- ⇒ What is good planning?
- ⇒ Why is the area limited to a 400 metre radius for looking for benefits?
- ⇒ Why not wider?
- ⇒ What happens if the development doesn't happen right away?

How You Answered

Dot Democracy votes result in every benefit receiving at least one vote. Most supported was pathways & trails.



The majority of voting attendees supported City-wide guidelines for all types of development for projects over 3,000 square metres



Priorities not supported: Eleven out of 14 votes received did not agree with the prioritization of community benefits