

Proposed Official Plan Amendment:
SECTION 6.8 HEIGHT AND DENSITY BONUSING UNDER
THE PLANNING ACT (COMMUNITY BENEFITS)

Public Meeting

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MANAGEMENT (ACTING)



The Purpose of the Proposed Amendment

- In order to proactively address Council’s 2018-2022 Strategic Plan, in particular the priority of *Fostering a Safe & Healthy City*, the City needs to be BOLD and do things it hasn’t done in the past.
- Section 37 of the *Planning Act* authorizes municipalities to secure community benefits if and when Council is considering the passing of a zoning by-law which would increase the maximum building height or maximum permitted unit density above what would otherwise be permitted by the current zoning.
- These City-initiated amendments to the Official Plan propose to allocate a significant portion of the funds generated from Section 37 developments to new Reserves, providing the meaningful funding source needed to bring to life the Council priority of “*collaborate to address social issues, especially homelessness and the opioid crisis*” and to “*get more affordable housing built*”.

The Proposed Amendment

- Will add a Section to the Official Plan:

Section 6.8 (f):

The funds collected from the application of Section 37 will be allocated in the following manner:

- A minimum of 10% of all funds collected from the application of Section 37 be deposited in the Community Facility Improvement Reserve.
- A minimum of 70% of all funds collected from the application of Section 37 be deposited in an Affordable Housing Reserve.
- A minimum of 20% of all funds collected from the application of Section 37 to be allocated to Ward specific community priorities, as established annually by the Ward Councillor in accordance with the Implementation guidelines.

Community Facility Improvement Reserve

- The Community Facility Improvement Reserve will be available, by application, to eligible, not-for-profit organizations that provide community facilities to help address various community building efforts throughout the City
- The intention is to allow these organizations to obtain matching capital funding to advance one-time capital projects
- Community Facilities can include: supportive and transitional housing and facilities that may provide the following support services: social, addiction, homelessness and mental and physical well-being

*It is proposed that **10%** collected from the application of Section 37 be deposited in the Community Facility Improvement Reserve (to be capped at \$300k at any one time)*

Affordable Housing Reserve

- The Affordable Housing Reserve will be available, by application, to support eligible, local affordable housing initiatives that respond to the continuum of affordable housing needs throughout the City
- The current spectrum of affordable housing types in the City are:
 - Emergency housing
 - Transitional housing
 - Social housing
 - Affordable Rental Housing
- Potential affordable housing initiatives may include:
 - Creation of new units (purpose built rental, NFP built units, sweat equity units)
 - Conversion of units (2nd suites)
 - Programs to support landlord/tenant arrangements (units in a market rent building are dedicated and managed by NFP provider)
 - Incentive programs (permit and fee credits, tax rate)
- The emphasis of initiatives funded through the Reserve will be on securing a long term commitment to the creation and maintenance of affordable housing units in the community

*It is proposed that **70%** collected from the application of Section 37 be deposited in the Affordable Housing Reserve*

Ward-Specific Community Priorities

- On an annual basis, the Ward Councillors will establish ward-specific community priorities for development applications in their wards
- As currently defined, community benefits can include:
 - Affordable housing units*
 - Community facilities and services*
 - Arts and cultural and other public facilities and the protection of cultural heritage resources
 - Public art, parks facilities and equipment
 - Streetscape and transit improvements
 - Enhanced on-site tree and landscaping improvements
 - Public parking facilities
 - Local or City – wide improvements established through a Community Improvement Plan or other public initiatives
 - Sustainable energy work and facilities

** These items are proposed to be included in every application of the Section 37 provisions*

*It is proposed that **20%** collected from the application of Section 37 be deposited in the Affordable Housing Reserve*

Implementation Measures

- The implementation of this amendment will be done by Planning and Building Services with support from Finance
- Application processes to consider requests under the Community Facility Improvement Reserve and the Affordable Housing Reserve will be established and presented in the Staff Report for approval by Council
- It is proposed that applications be considered twice per year and funds distributed based on the approved evaluation criteria

Summary & Questions

- Here tonight to obtain public input on this matter
 - Concept in general
 - Allocation amounts
 - Scope of projects to be considered for funding under each Reserve
 - Definitions that might affect eligibility or outcomes
 - Intake and funding distribution timing
 - Anything that might influence the OP policy and/or the administration of the Reserves
- Review and address the comments received
- Recommendation report will return to Council at a later date