

HEIGHT & DENSITY BONUSING

Public Meeting

Presented by:
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April 14th, 2014



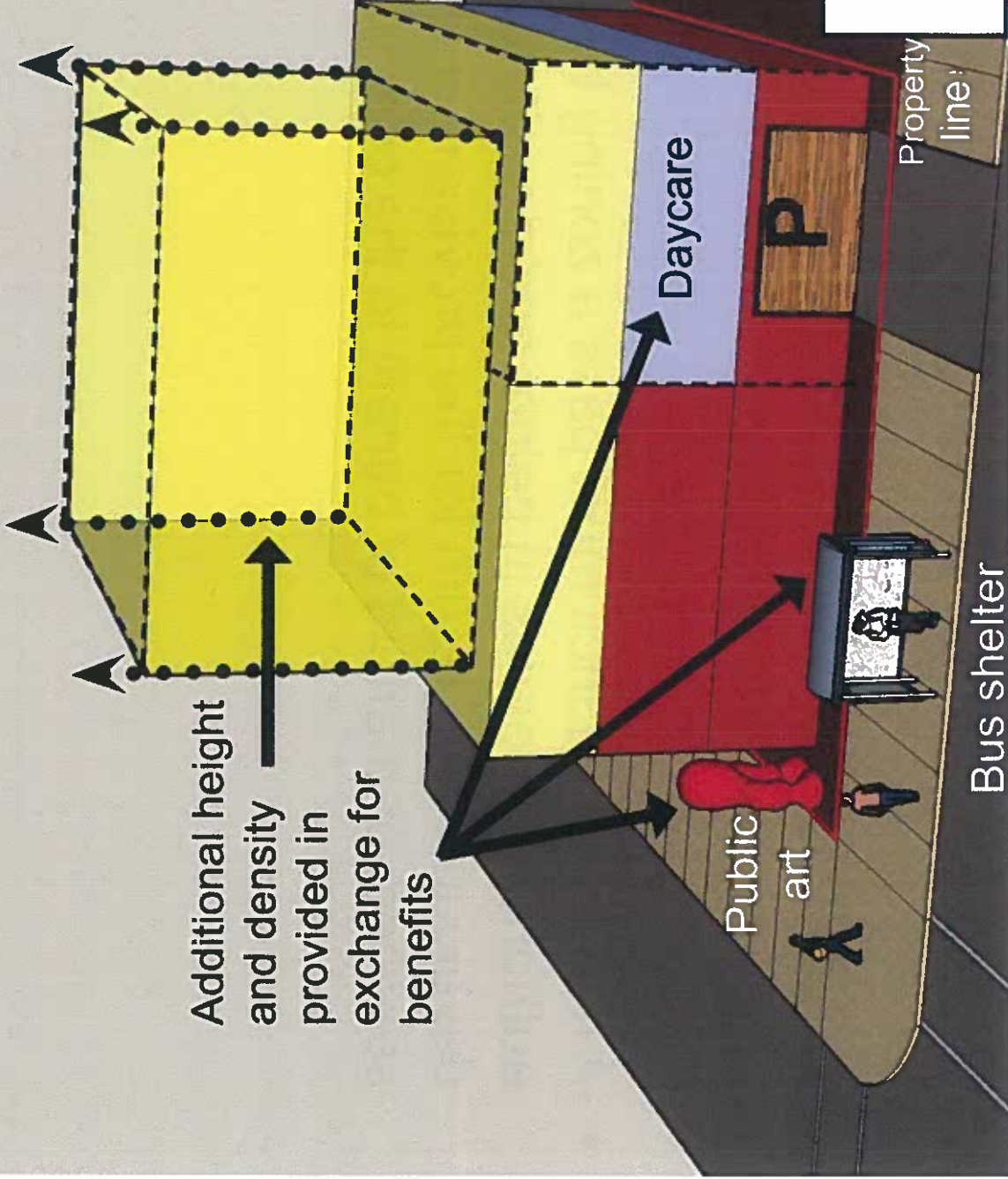
What is Bonusing

- Legislative authority under Section 37 of the Planning Act.
- Process to allow buildings to exceed the height and density of development otherwise permitted by zoning by-laws in exchange for community benefits.
- Optional tool, requires additional official plan (OP) policies for set-up.
- Allows services, facilities or matters to be set out in agreements and registered on title

Agreement



Additional height and density provided in exchange for benefits



Legend - Land Use

- Residential
- Commercial
- Institutional

Source: Ministry of Municipal Affairs and Housing

Statutory Requirements

- To use this tool, a municipality must have approved OP policies related to bonusing.
- A municipal council must pass a zoning by-law to authorize increases in height and density of a development in return for the provision of facilities, services, or matters of benefit to the community.

Potential Advantages

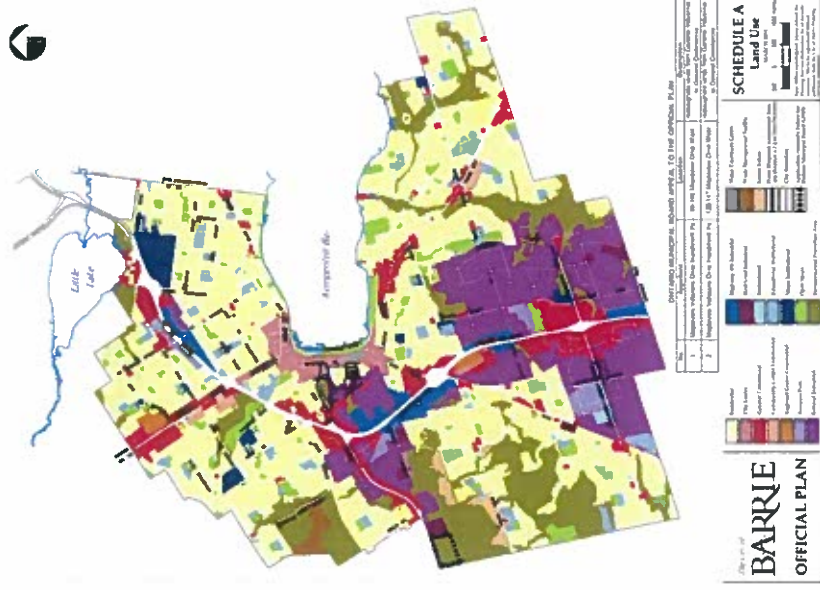
- May allow facilities, services, or matters, such as public art or transit improvements to be provided to the community without increasing the financial burden on municipalities or their taxpayers.
- May support intensification, growth management, transit supportiveness and other community building objectives.
- May provide desirable visual amenities to enhance the development site and the surrounding neighborhood

Existing Policies

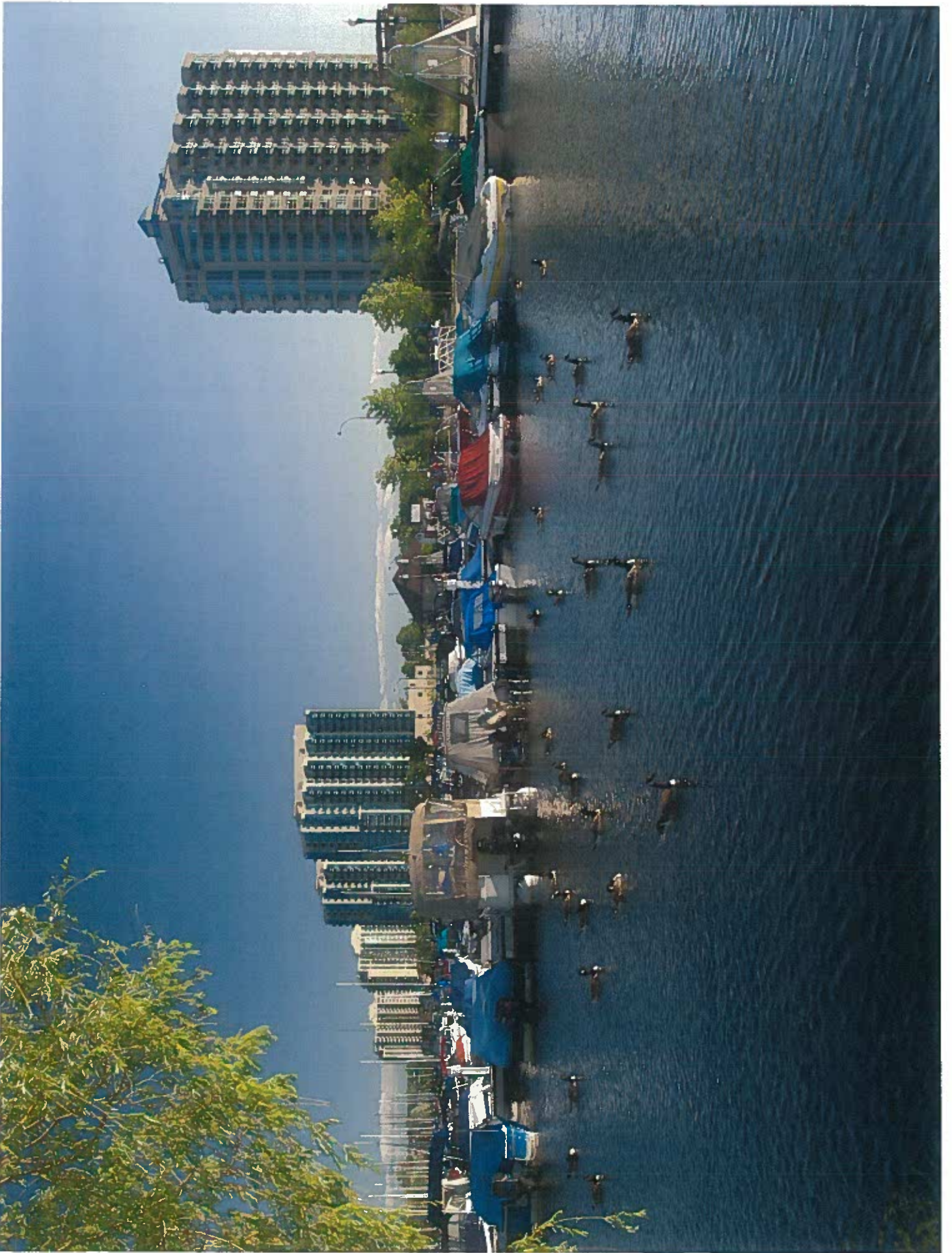
- OP has included Bonusing policies since 1997.
- Current Policies adequate. Proposed amendments will refine providing clearer guidance and greater transparency.
- Current policies do not establish the type and nature of benefits to be secured.
- New policies modeled on survey of Ontario municipalities with more current bonusing policies.

Proposed Policies

- Establishes that development must meet tests of good planning and adequate infrastructure regardless of proposed community benefits.

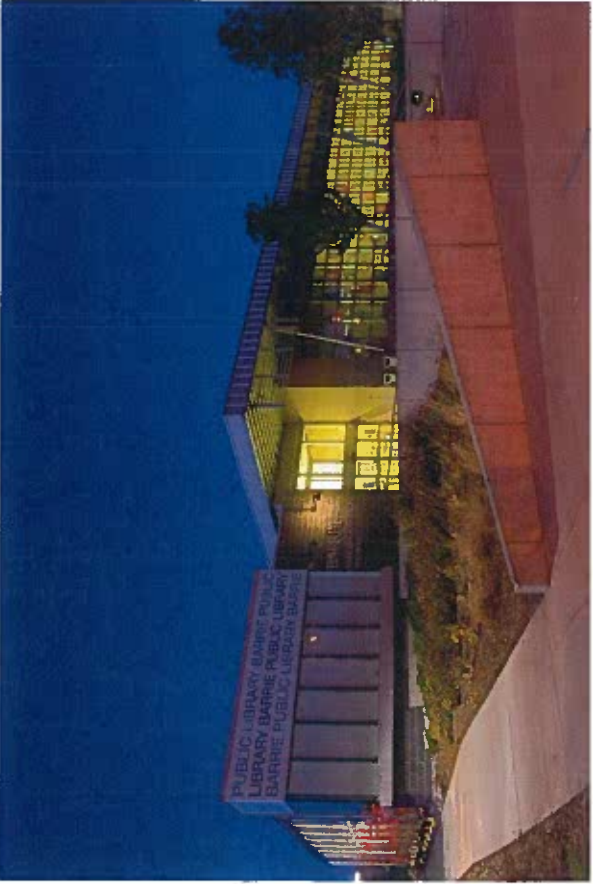


Community Benefits

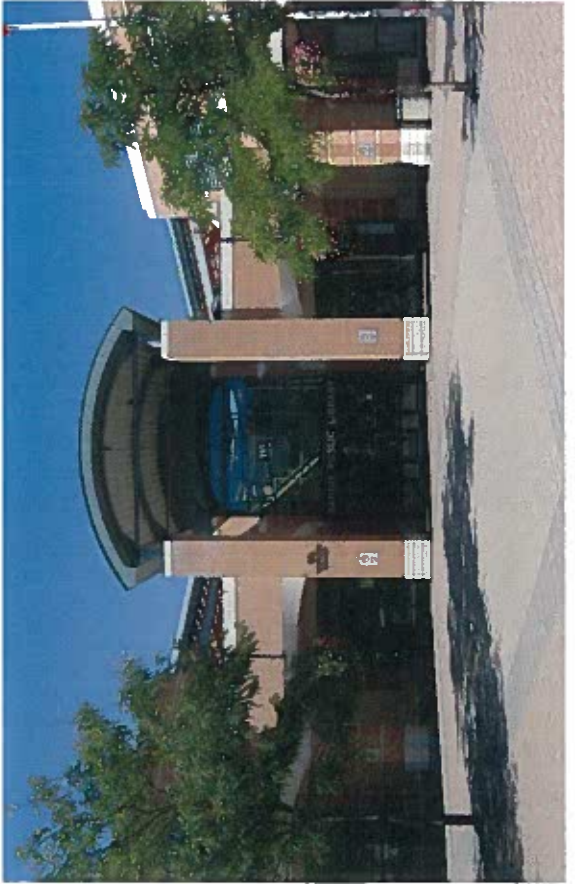


Affordable Housing





Community Facilities

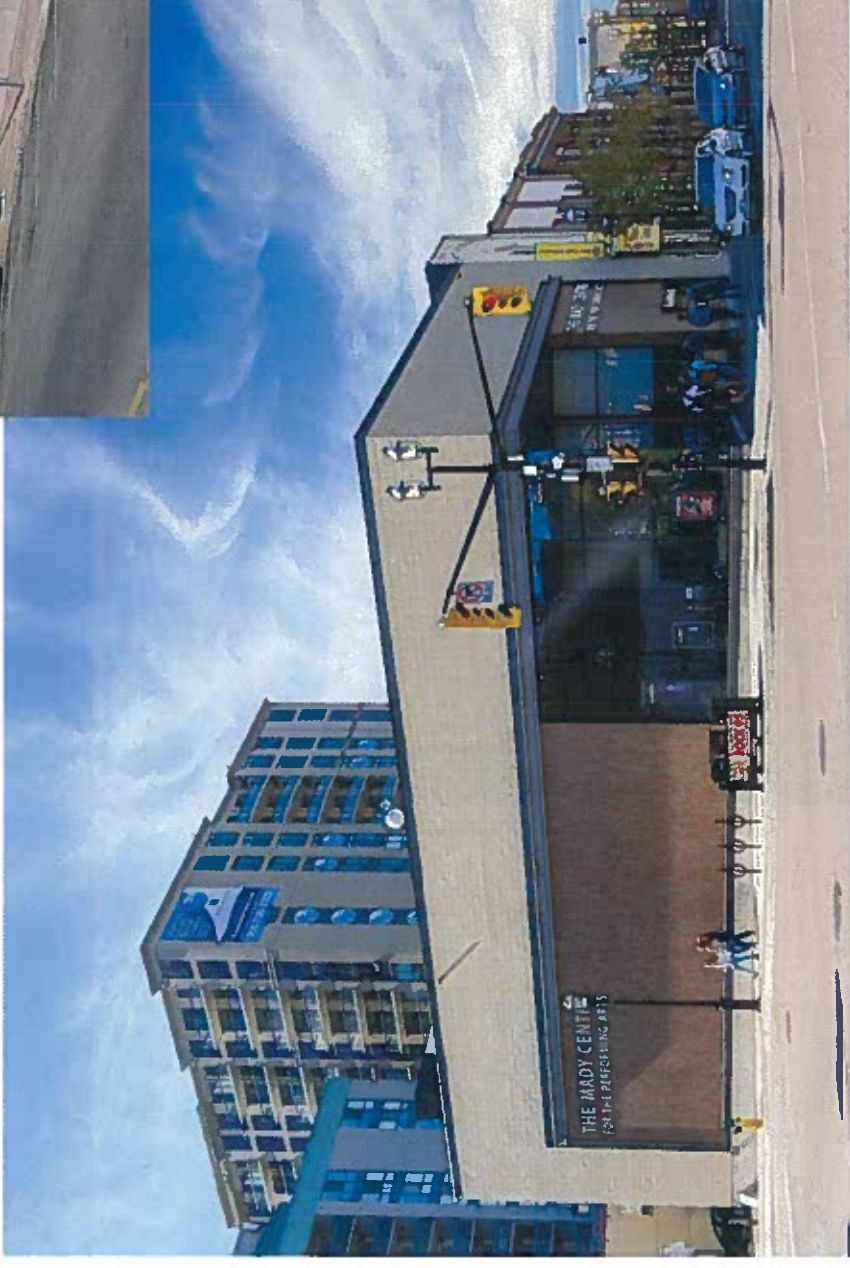
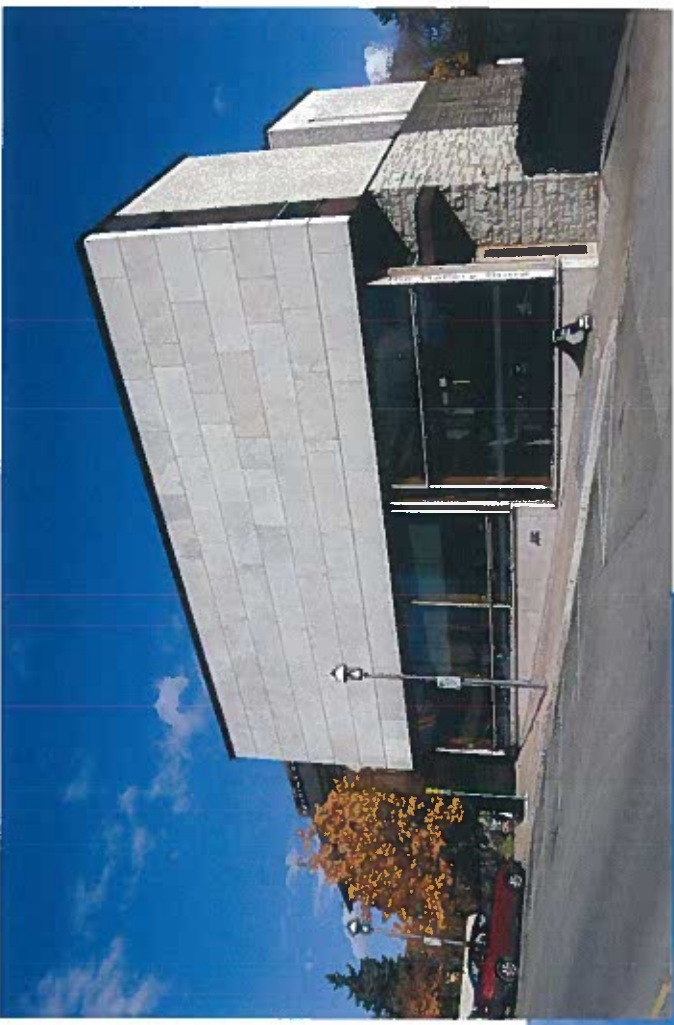




Daycare

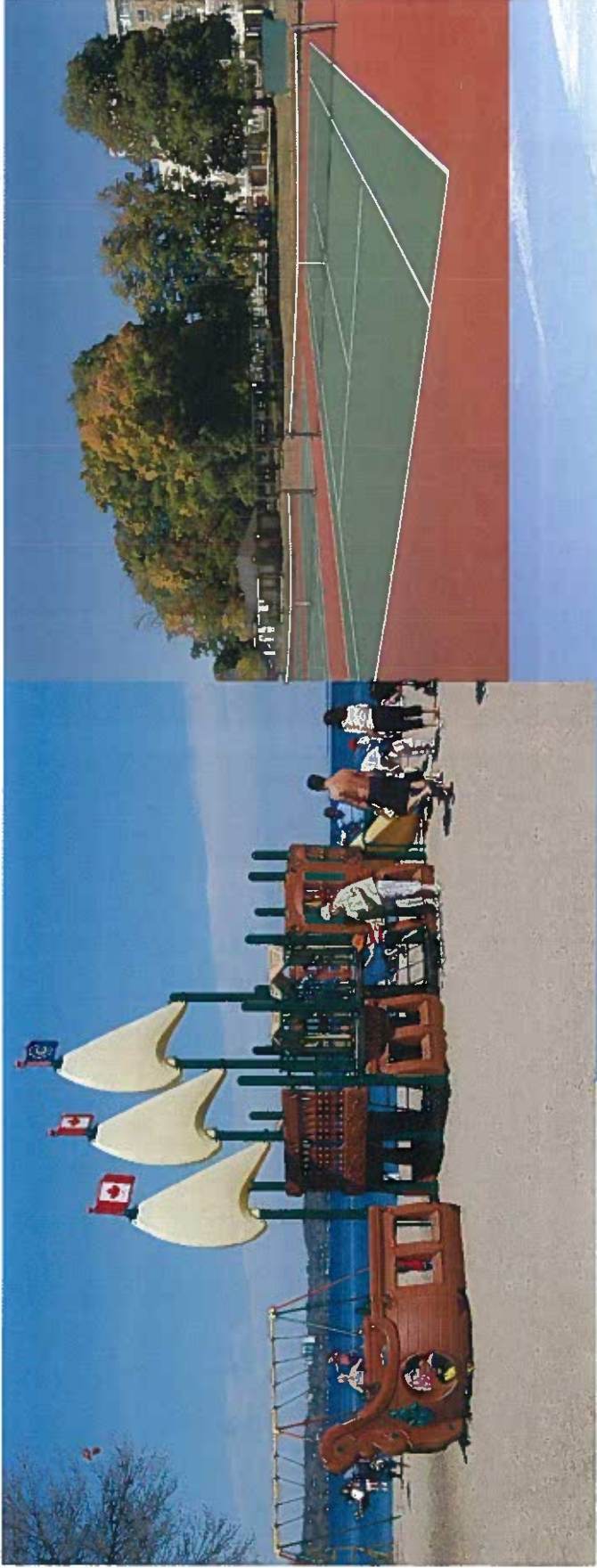


Cultural Facilities





Public Art

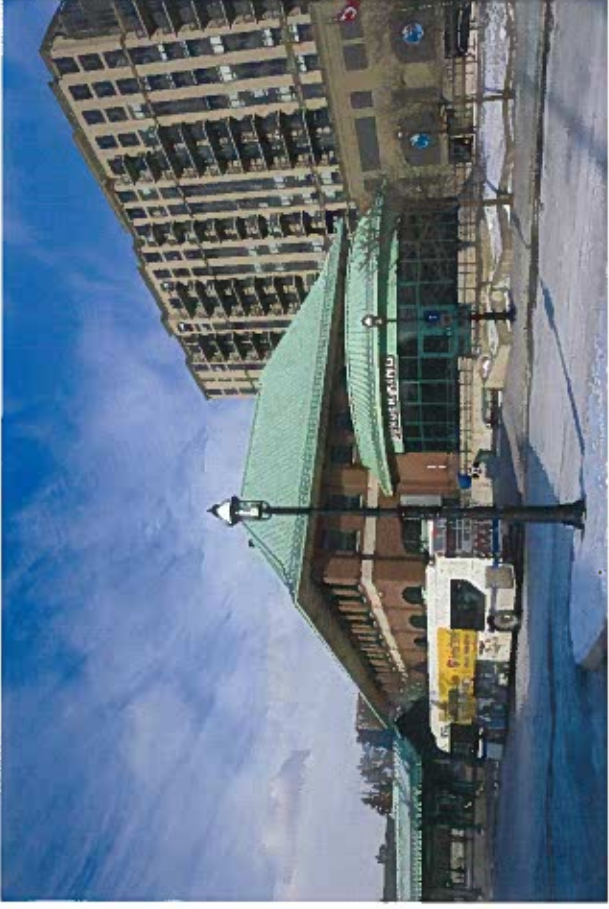


Parks & Facilities & Equipment

Heritage Resources



Other Facilities Or Works



Need for Revised Policies

- New policies articulate importance of good planning, adequate infrastructure and relationship between benefit and proposed development.
- New policies articulate nature of benefits that may be sought.
- New policies identify how benefits may be secured.

Implementation

- Guidelines prepared.
 - Development must be good planning;
 - Must be set out in By-law;
 - Cash-in-lieu acceptable but only for specific capital facilities;
 - No City-wide formula;
 - Benefits list in OP not intended to exhaustive;
 - Enhanced architectural design not considered a benefit;
 - Benefits not substitute for cash-in lieu of parkland or DC however can fund service level improvements over max DC;
 - Ward Councilor to be consulted;
 - Planning staff, as responsible for compliance with PPS, PTG and OP, should be involved in any negotiations on benefits.

Next Steps