

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

Public Meeting

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ANDREA MILLER, RPP  
DIRECTOR – PLANNING & BUILDING SERVICES  
GENERAL MANAGER OF INFRASTRUCTURE & GROWTH  
MANAGEMENT (ACTING)



# The Purpose of the Proposed Amendment

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- 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

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- 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

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- 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 (2<sup>nd</sup> 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

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- 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

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- 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

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- 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