

Bonusing

An Overview

Planning Act

Section 37

Increased density, etc., provision by-law

(1) The council of a local municipality may, in a by-law passed under section 34, authorize increases in the height and density of development otherwise permitted by the by-law that will be permitted in return for the provision of such facilities, services or matters as are set out in the by-law.

Condition

(2) A by-law shall not contain the provisions mentioned in subsection (1) unless there is an official plan in effect in the local municipality that contains provisions relating to the authorization of increases in height and density of development.

Agreements

(3) Where an owner of land elects to provide facilities, services or matters in return for an increase in the height or density of development, the municipality may require the owner to enter into one or more agreements with the municipality dealing with the facilities, services or matters.

Registration of agreement

(4) Any agreement entered into under subsection (3) may be registered against the land to which it applies and the municipality is entitled to enforce the provisions thereof against the owner and, subject to the provisions of the *Registry Act* and the *Land Titles Act*, any and all subsequent owners of the land. R.S.O. 1990, c. P.13, s. 37.

Two Primary Objectives

1. Secure facilities, services or matters:

- Urban design goals of the OP
- Affordable housing
- Open space
- Underground parking
- Landscaped open space
- Public open space
- Daycare
- Heritage preservation
- Sustainable forms of development
- Preservation of natural areas and/or features
- Universal accessibility

2. Enter into agreement to register the services, services or matters against the land

- WYSIWYG – helps communities to accept greater height and density
- Ensures the resolution of community discussion is enforceable

Good Planning

- Reasonable facilities, services or matters
- Height and density should not result in an inappropriate scale of development
- Servicing capacity

Examples

96 Ridout St. S. (Old South)



Base

- H – 45m
- D – 150 uph

Bonus

- H – 73m
(22-storeys)
- D – 322 uph
(183 units)

Urban design:

- Fit
- Defined base podium
- Townhouse appearance at street
- Window-wall columns
- Building materials

4th Floor terrace w/greenroof and communal gardens

Blackwater/Garibaldi (north)



Base

- H – 18m
- D – 75 uph

Bonus

- H – 21 m
(6-storeys)
- D – 99 uph
(138 units)

Urban design:

- Enhanced design
- Articulation and variation in massing
- Variation in building materials
- Dedication and development of civic space

Below-grade pkg.

100 Fullarton St. (Downtown)



South West corner of Building



South East corner of Building



North West Corner of Building



North East corner, View of Rooftop Patios

Base

- H – 90 m
- D – 350 uph

Bonus

- H – 110 m
(33-storey)
- D – 1155 uph
(approx. 250 units)

Urban design:

- Base podium
- Transparent glazing at street level
- Pedestrian amenities
- Glass window wall facades
- Slender floor-plate (point tower)

Green roof

Below-grade pkg.

Barrier-free

581 Waterloo St. (Woodfield)

Base

- H – 12 m
- D – 75 uph

Bonus

- H – 20 m
(6-storeys)
- D – 210 uph
(35 units)

Urban design:

- Individual entrances to street
- Terraced theme
- Townhouse façade design
- Front patios
- Architectural excellence

Green roof

Universal accessibility

Below-grade pkg.

Reclamation of heritage materials



637 Dundas St. (Old East)



Base

- H – 12m
- D – 150 uph

Bonus

- H – 30m
(9-storeys)
- D – 280 uph
(72 units)

Urban design:

- Mixed-use
- Commercial at-grade
- Enhanced urban design
- Continuation of street-wall & contribution to streetscape

Geo-thermal and solar technology

Affordable hsg. – seniors housing

Dundas/King/Lyle/Hewitt (Old East)



Base

- H – 36m
- D – 160 uph

Bonus

- H – 80m
- D – 483 uph
(154 units)
(9 com. units)

Urban design:

- Defined podium base
- Street-oriented 'townhouse' facades
- Street-wall continuity
- Slender floor-plate (point tower)
- Infilling in priority area (Dundas)
- Enhanced landscaping

Below-grade pkg.

390 Princess Ave. (Woodfield)



Base

- H – 15m
- D – 75 uph

Bonus

- H – 4-storeys
- D – 256 uph

Urban design:

- Street-oriented
- Heritage character/
materials

Affordable hsg.

Heritage preservation

Tree preservation

Landscaping

Green design elements

590 Beaverbrook Rd. (West)

Base

- H – 12m
- D – 75 uph

Bonus

- H – 16m
(5-storeys)
- D – 100 uph
(144 units)

Urban design:

- Enhanced UD
- Street-oriented
- Building materials (large proportion of masonry and glazing)

Shared public park space/plaza

Below-grade pkg.



King/Ridout/York



Base

- H – 90m
- D – 350 uph

Bonus

- H – 95 m
- D – 750 uph

Urban design:

- Mixed-use (retail at street level)
- Defined human-scale podium base
- Mechanical penthouse incorporated into arch. design (skyline)

Public art - \$100k

Green Roof

Below-grade pkg.

Public Parking

545 Fanshawe Park Rd. W. (north)



Base

- H – n/a
- D – 150 uph

Bonus

- H – 60m
(20 storey)
- D – 246 uph
(250 units)

Urban design:

- UD excellence
- Slender floor-plate
(Point tower)
- Defined street-oriented podium
- Variation in materials and massing
- Roof design incld. common amenity space

Below-grade pkg.

Enhanced landscaping – centralized park/plaza

Green roof