

# NEAR CAMPUS NEIGHBOURHOODS



# PECORIENTATION2015



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# INTENSIFICATION PROCESS



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# THE LONDON PLAN

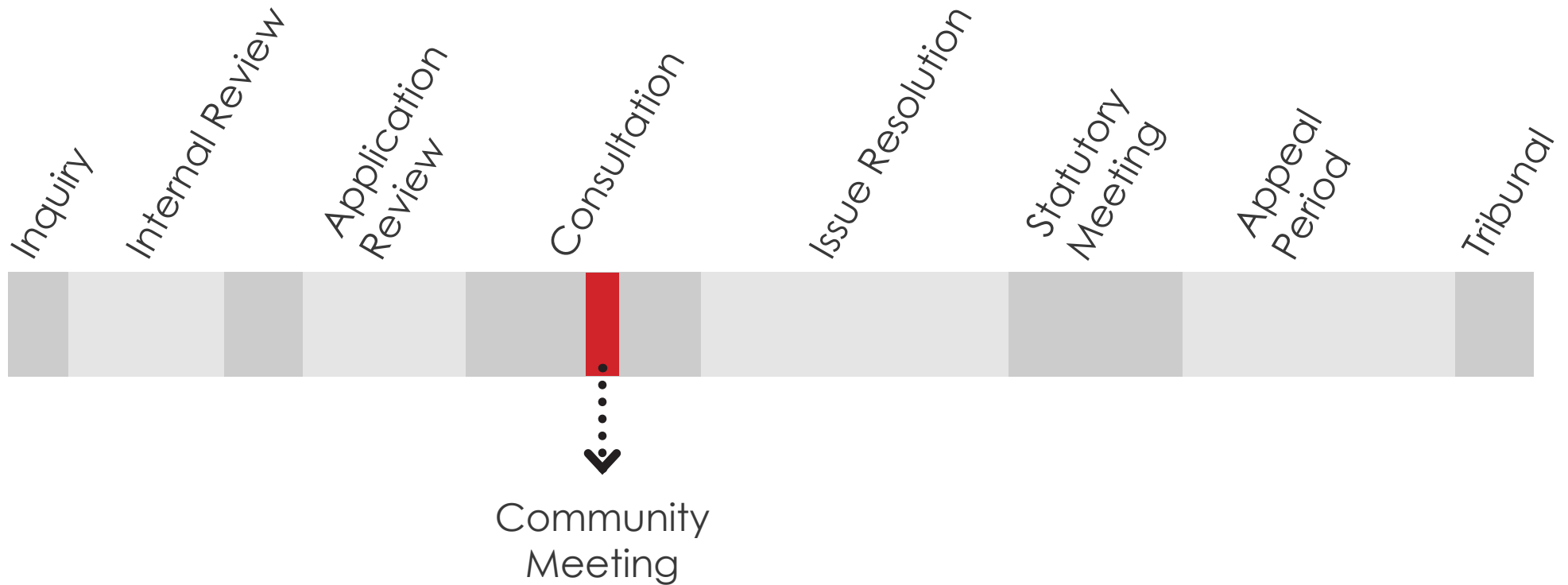
- Upcoming, but not in effect yet
- Will provide a different approach and more definitive methods of evaluation

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# INTENSIFICATION PROCESS



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# BONUSING



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# 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.

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# PLANNING ACT

## 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.



# OFFICIAL PLAN POLICY

19.4.4 Under the provisions of the *Planning Act*, a municipality may include in its Zoning By-law, regulations that permit **increases to the height and density limits** applicable to a proposed development in **return for the provision of such facilities, services, or matters**, as are set out in the By-law.



# OFFICIAL PLAN POLICY

19.4.4 ii) Bonus Zoning is provided to encourage development features which result in a **public benefit** which **cannot be obtained through the normal development process**.

- (a) to support the provision of the development of **affordable housing** as provided for by 12.2.2.
- (b) to support the provision of **common open space** that is functional for active or passive recreational use;
- (c) to support the provision of **underground parking**;
- (d) to encourage aesthetically attractive residential developments through the enhanced provision of **landscaped open space**;
- (e) to support the provision of, and improved access to, **public open space**, supplementary to any parkland dedication requirements;

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# OFFICIAL PLAN POLICY

- (f) to support the provision of employment-related **day care facilities**;
- (g) to support the **preservation of structures and/or districts identified as being of cultural heritage value** or interest by the City of London, in consideration for their designation under the Ontario Heritage Act;
- (h) to support **innovative and environmentally sensitive development** which incorporates notable design features, promotes energy conservation, waste and water recycling and use of public transit;
- (i) to support the **preservation of natural areas and/or features**; and
- (j) to support the provision of **design features that provide for universal accessibility in new construction and/or redevelopment**.

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# WHY BONUS?

- 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
- Enter into an agreement to register the services or matters against the land.
- Ensures the resolution of community discussion is enforceable.
- What you see is what you get.

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# GOOD PLANNING

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

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# BONUSING EXAMPLES



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# 96 RIDOUT ST S



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# BLACKWATER & GARIBALDI



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# 100 FULLARTON ST



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# 581 WATERLOO ST



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# 637 DUNDAS ST



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# DUNDAS/KING/LYLE/HEWITT



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# 390 PRINCESS AVE



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# 590 BEAVERBROOK RD



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# KING/RIDOUT/YORK



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# 545 FANSHAWE PARK RD W



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