

Appendix B: Bonusing Policies

Livable Oakville

Part E: Section 21 – Uptown Core

21.7.2 Bonusing

- a) The Town may allow increases of up to four storeys beyond the maximum permitted building height in the areas of the Uptown Core delineated on Schedule M2, without amendment to this Plan. The additional height may be allowed in exchange for the provision of public benefits as listed in section 28.8.2, and with priority given to those public benefits noted in section 21.7.2 c).
- b) Bonusing shall only be permitted within the Uptown Core if supported by a transportation impact analysis which identifies cumulative impacts and confirms that the additional *development* will not adversely impact the transportation network or, where cumulative impacts are identified, that such impacts are accommodated through transportation improvements which are to be provided through agreement by the applicant.
- c) Public benefits considered appropriate for the application of increased height and density in the Uptown Core may include, but are not limited to:
 - i) a pedestrian boardwalk along the west edge of the pond in Memorial Park, south of Wellspring;
 - ii) a trail system around the ponds in Memorial Park including a pedestrian bridge crossing;
 - iii) the completion of the Trafalgar Memorial space;
 - iv) *affordable housing*;
 - v) underground public parking;
 - vi) grade separated pedestrian/cycling facilities over Dundas Street and/or Trafalgar Road; and,
 - vii) transit (conventional and rapid transit).

Part F: Section 28 – Implementation

28.8 Bonusing (Bonus By-laws)

28.8.1 Development standards may be incorporated into the Zoning By-law to permit increases in height and/or density of *development*, where such *development* provides public benefits above and beyond what would otherwise be required.

28.8.2 The public benefits may include but are not limited to:

- a) public transit *infrastructure*, facilities, services and improved pedestrian access to public transit;
- b) public parking;
- c) *affordable housing* for a wide array of socio-economic groups;
- d) conservation and preservation of *cultural heritage resources*;
- e) protection and/or enhancement of natural features and functions;
- f) community centres and/or facilities and improvements to such centres and/or facilities;
- g) parkland and improvements to parks;
- h) day care centres;
- i) public art;
- j) integration of office uses in mixed use *developments*;
- k) green buildings; and,
- l) other local improvements that contribute to the achievement of the Town's building, landscape and urban form objectives as set out in this Plan and supporting documents.

28.8.3 The public benefits should generally be provided in the area in which the bonusing is provided.

28.8.4 Bonus by-laws should only be considered where such increases can be accommodated by the existing or improved *infrastructure*. Studies supporting the increased height and/or density proposed may be required to address *infrastructure* capacity for the subject *development* as well as the impacts on the surrounding area.

28.8.5 Bonus by-laws shall only be considered where such increases are *compatible* with the surrounding area.

28.8.6 Increased height and/or density provisions enacted in the Zoning By-law as outlined above shall specify the *development* standards that would apply where increases are to be permitted in accordance with this Plan.

28.8.7 The Town shall require the execution of agreements for *development*, which include increased height and/or density in exchange for public benefits.

28.8.8 Additional bonusing policies related to individual Growth Areas are contained in Part E.