

## APPENDIX B – Section 21.7.2 (Uptown Core bonusing provisions)

### 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 28.6.2, 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).