

1 Zoning Incentives Consultation

WELCOME

Queens's Park Heritage Conservation Area Zoning Incentives

In June 2017, a Heritage Conservation Area was adopted for the Queen's Park neighbourhood. At that time Council also endorsed implementation actions, including the exploration of zoning incentives for protected properties.

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Zoning: Almost all single detached dwelling properties in Queen's Park are zoned RS-1, which allows for a Floor Space Ratio (FSR) of 0.5. That means that the size of the house can be a maximum of 50% of the size of the property.



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Principle One

Incentives should benefit the protected properties.

The intent of this principle is to ensure that the incentive program will work on the protected properties. The unique context, including diversity of building/property shape and size, must be taken into consideration when developing an incentive package.

Do you agree with this direction?

Strongly Disagree

Disagree

Neutral

Agree

Strongly Agree

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Principle Two

The benefits to the property must be balanced with the benefits to the community.

The intent of this principle is to ensure that the benefit the community sees through heritage protection is relatively equal to the benefit the property owners receive through the incentive.

Do you agree with this direction?

Strongly Disagree

Disagree

Neutral

Agree

Strongly Agree

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Principle Three

Consider the liveability and character of the Queen's Park neighbourhood.

The intent of this principle is to ensure incentives do not exceed the upper limit of density and building massing that is appropriate in a single detached dwelling context. New construction must fit within the context of the neighbourhood. Compatibility of the incentives with other city-wide programs, such as Heritage Revitalization Agreements and laneway/carriage houses, must also be considered.

Do you agree with this direction?

Strongly Disagree

Disagree

Neutral

Agree

Strongly Agree

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Principle Four

Ensure that the incentives continue to allow meaningful opportunities for Heritage Revitalization Agreements.

The intent of this principle is to ensure that Heritage Revitalization Agreements (HRAs) are still attractive for homeowners. The incentives being considered for protected properties are some of the incentives that the City usually uses through HRAs. Since HRAs are a higher level of protection than the Heritage Conservation Area, it is important for the City to still be able to offer additional incentives.

Do you agree with this direction?

Strongly Disagree

Disagree

Neutral

Agree

Strongly Agree

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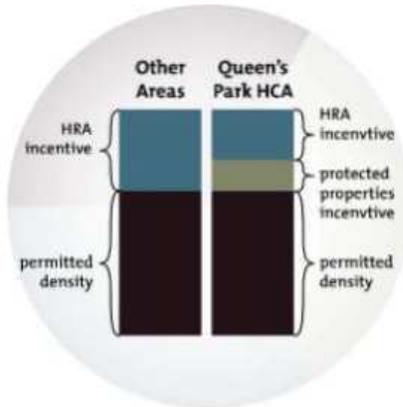
Principle Four

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Principle Five

Implementation of the zoning incentives must not result in needing to increase the incentives available for Heritage Revitalization Agreements.

The intent of this principle is to maintain the current upper limit of incentives available in exchange for heritage protection. The highest level needs to be retained for Heritage Revitalization Agreements (HRAs) across the city. A lower level of incentives is being considered for the protected properties in Queen's Park. The City will determine the appropriate level through this process.

Do you agree with this direction?

Strongly Disagree

Disagree

Neutral

Agree

Strongly Agree

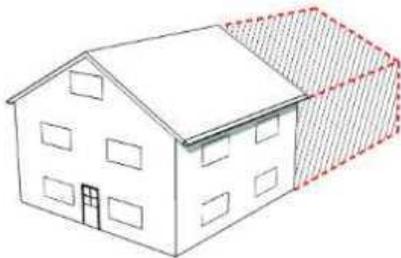
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3 Zoning Incentive Options

- Increase the FSR
- Exempt Basements
- Exempt Attics



Increase the FSR

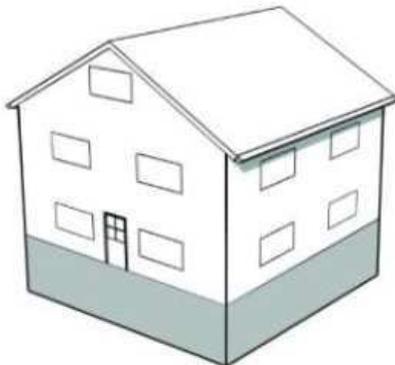
Floor Space Ratio (FSR) is the tool the City uses to regulate the size of houses. FSR links the size of a house to the size of the property. This incentive would increase the permitted FSR, which would increase the amount of floor space that could be built on a protected property. If this is a preferred incentive, the exact amount of the increase would be explored during the next steps. With this incentive, the exact amount of new floor space each property would be entitled to would be easy to determine. This would be the easiest incentive for the City to administer.

Do you agree with this direction?



3 Zoning Incentive Options

- Increase the FSR
- Exempt Basements
- Exempt Attics



Exempt Basements

This incentive would exempt basement space from the FSR total. This could mean that a new basement could be added to a house without a basement, even if the existing house is already at the maximum FSR. For a house with an existing basement, this exemption may "free up" floor space and allow the owner to build an above ground addition equivalent of up to the size of their basement. The amount of floor space that could be added through this incentive is difficult to determine, and could vary significantly by property. This incentive would be more challenging for the City to administer.

Do you agree with this direction?



3 Zoning Incentive Options

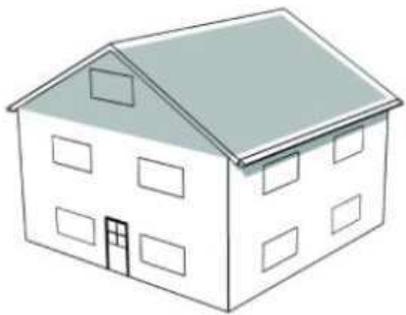
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Increase the FSR Exempt Basements Exempt Attics



Exempt Attics

Under the City's current zoning, some of the space in an attic counts towards the FSR. This incentive would exempt that attic space from the FSR total. This may increase the opportunity for owners to make use of existing underutilized space in their house. For houses with accessible attics, this exemption may "free up" new density and allow the owner to build an addition of up to the equivalent of the size of their usable attic. The amount of floor space that could be added through this incentive is difficult to determine. This incentive would be the most challenging for the City to administer.

Do you agree with this direction?

Agree Disagree

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4 Incentive Priorities

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PRIORITY RANKING WRAP UP

Order your top 1 items above this line

Exempt Basements Exempt Attics Other Increase the FSR No Incentive

Staff may recommend one incentive, all of the incentives or a combination of incentives to Council. To help inform this recommendation we want to understand which of the incentives are the highest priority for you.



Please drag 1 of the items above the line in your preferred order.

Suggest another

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Tell Us A Bit About Yourself

What to do

Final Questions

Do you live in Queen's Park?

Select:

Do you live on a protected property?

Select:

What is your age?

Select:

Housing Tenure

Select:

Were you involved in previous consultation?

Select:

Any last comments you want to add?

Type...

Submit Final Questions

Skip

Thank You

Thanks for your input! All of your feedback will help shape the zoning incentives proposed for protected properties in the Queen's Park Heritage Conservation Area.

[Please visit our website.](#)

Next Steps

