

DISTRICT OF NORTH SAANICH

SECTION NO.

SECTION NAME:

POLICY NO.

10000

SERVICES

10003.2

SUBJECT: AMENITY CONTRIBUTION POLICY

1. POLICY INTENT

This amenity contribution policy for residential rezoning applications provides guidelines for staff and development applicants in preparing an amenity contribution package with rezoning applications. Because changes in zoning can create significant increases in the value of land and because subsequent development can increase the demand for community services and amenities, the District wishes to encourage applicants for rezoning to make community amenity contributions that supports community amenities in the District of North Saanich.

This policy provides guidelines and is not prescriptive. It sets out desired guidelines for amenity contributions and the type of amenities that would be funded by the contributions in the District of North Saanich. Applicants for rezoning may consider offering more or for less than the guidelines depending on the specifics of an application including, for example, any on-site amenities, affordable housing or actual amenities provided by a developer, extraordinary servicing costs faced by an application, or changing economic conditions.

The provision of services (roads, sewers, water, storm drains), charity contributions by a developer, and amenities provided outside of the District of North Saanich would not be considered an amenity under this policy.

2. COLLECTION AND USE OF CASH IN LIEU OF IN KIND AMENITY CONTRIBUTIONS

If the agreed upon amenity contribution is a cash in lieu contribution, the District will collect the monetary contributions which will then be placed in a reserve fund for use at a later date by the District.

3. DESIRED COMMUNITY AMENITY CATEGORIES

The following amenities have been identified by the community in the District of North Saanich as requiring establishment, upgrading or expansion due to community growth.

Agriculture	<ul style="list-style-type: none"> - Establishment of a permanent site for a District farmers' market - Development of community gardens and agriculture parks - Funding for agricultural programs
Affordable and special needs housing	<ul style="list-style-type: none"> - Acquisition of land for affordable housing - Seniors and special needs housing
Environment	<ul style="list-style-type: none"> - Offsite environmental improvement projects
Cultural and Heritage	<ul style="list-style-type: none"> - District heritage resources and programs - North Saanich Library materials and facilities - Public art - Shoal Harbour natural heritage preservation - Identification of historical place names pre- and post-contact
Parks and Recreation	<ul style="list-style-type: none"> - Off-site Parks and trails development - Expansion of recreational facilities - Development of marine recreation facilities (i.e. new beach accesses, public dock or pier) - Off-site cycle lanes and cycle paths - Other projects identified in the Parks and Trails Master Plan and Active Transportation Plan
Municipal Services	<ul style="list-style-type: none"> - Child-care facilities - Expansion of municipal facilities

4. CONTRIBUTION GUIDELINE

In consideration of the desired amenities identified by the community, the following details the cost sharing guidelines established by Council with respect to community amenities. All applicants for rezoning should consider amenity contributions in line with these guidelines:

Nature of development	Guideline amenity contribution
Single family lots	\$20,000 for each additional lot
Townhouses	Negotiated on a case-by-case basis – see section 6
Apartments	Negotiated on a case-by-case basis – see section 6

Council acknowledges that special circumstances may exist with regard to certain development that warrant lesser amenity contributions and encourages applicants to provide any information for such circumstances.

5. PROJECT EXEMPTIONS

The following projects will be exempted from requests for amenity contributions:

1. Non-market housing projects which are rental housing, owned by a non-profit housing provider, secured by a housing agreement that provides for affordability for the life of the building.
2. A standard rezoning for purpose-built rental housing which is secured as rental housing for the life of the building by a housing agreement.

6. ECONOMIC ANALYSIS TO INFORM AMENITY CONTRIBUTIONS

For rezoning applications which do not meet the criteria for a fixed rate amenity contribution target, (i.e., townhouses and apartment projects) the District will require as part of the submission an economic analysis that must be undertaken to determine how much amenity contribution an approvable project can support. This analysis should be completed by an independent third-party consultant, agreed upon by the developer and the District, and engaged by the District and paid for by the developer.

The District would seek a target of 75% of the increase in land value for the provision of community amenities.

To estimate the increase in land value, the following approach will be used by the District or the consultant:

- Estimate the land value of the property under the current zoning. This estimate will exclude any additional land value that could be created by rezoning.
- Estimate the land value supported by the proposed rezoning, taking into account any costs associated with the rezoning approval (other than amenity contribution costs).

- Compare the two land value estimates to calculate the estimated increase in land value due to the proposed rezoning.

7. SECURING AMENITY CONTRIBUTIONS

Monetary amenity contributions will be paid prior to issuance of a building permit but secured prior to adoption of the bylaw. The value of any cash amenity contribution will be inflated every 12 months after final bylaw adoption based on the most recent Statistics Canada Non-Residential Building Construction Price Index for Vancouver.

In a phased project, the amenity contribution may be divided proportionately between different phases of the development. Amenity contributions may generally be secured in one of two ways:

1. A covenant that will detail the amenity contribution to be delivered, at which time the covenant will be removed; or,
2. Where the amenity includes affordable housing, a signed housing agreement.