

POLICY NAME	Community Amenity and Affordable Housing Contribution	POLICY NO.	3.5.8
POLICY OWNER	Director of Planning and Development	REVIEW PERIOD	
EFFECTIVE DATE	November 17, 2021	RESOLUTION NO.	2021-11B-6
AMENDMENT DATE		AMENDMENT RESOLUTION NO.	

PURPOSE

This policy is designed to forward the goals and priorities of the District of Sechelt Strategic Plan and the District of Sechelt Official Community Plan Bylaw, by establishing criteria to consider the provision of community amenities and affordable housing in relation to official community plan and zoning bylaw amendments.

New development, particularly lower density residential development outside of downtown Sechelt, creates demand for additional services and amenities that are largely provided through municipal operational budgets, and funded by taxation.

New development can contribute toward the provision of community amenities and affordable housing within the community in a fair and predictable manner.

When reasonable and agreed to by both District of Sechelt Council and land developer, community amenity and affordable housing contributions will be contributed as part of a development agreement to consider an amendment to the Official Community Plan or Zoning Bylaw. An increase in density beyond the existing zoning is proposed and in particular when density increases are proposed beyond what is contemplated within the official community plan. It is commonly accepted that an increase in density and developable units increased land value and creates an opportunity to examine benefits for both the applicant and the community as a whole.

Contributions for affordable housing and community amenities may come in the form of dedication land or units within a building. When this is not practical other options include tangible assets or cash-in-lieu of land, units.

RELATED POLICIES:

This policy serves to:

- (a) replace District of Sechelt Council Policy 3.5.6, 2008;
- (b) implement District of Sechelt 2019-2022 Strategic Plan; and
- (c) implement Section 5.17-5.23 of the District of Sechelt Official Community Plan, Bylaw 492, 2010.

DEFINITIONS

Affordable Housing means housing is considered affordable when 30 per cent or less of a household's gross income goes towards paying for housing costs.

Community amenity means land, unit within a building, a tangible capital asset, or cash in lieu of a contribution provided by a private party to the District at no cost to the District, pursuant to this policy.

GUIDELINES

This policy will:

- (a) apply to all properties within the District of Sechelt.
- (b) be used as a foundation for discussions and community amenity contributions will be considered on a case-by-case basis.
- (c) note that community amenity contributions are a voluntary agreement between Council and property owners.
- (d) be used by District of Sechelt staff to assist in productive discussions pertaining to contributions.

Contributions may vary based on proposed use, location and density. Table 1 within this policy outlines suggested contributions. Policies contained within the Official Community Plan may include contributions in the form of land, constructed dwelling units for ownership or operation of registered non-profit societies, tangible assets, or cash in lieu of the preceding amenities. A list of suggested forms of contributions is noted within Policy 5.20 of the Official Community Plan.

Developments for non-profit societies or other means of affordable, as described in Part 5, designed to provide designated and permanent affordable housing may be exempt from additional community amenity contributions.

DETERMINATION OF AMENITY CONTRIBUTION

In a case where the development itself is not the primary amenity, a developer may contribute cash in lieu of an amenity through a community amenity contribution. Contributions may include land or units within a building. Cash in lieu of community amenities may also be considered.

Cash from community amenity contributions shall be split evenly between the Affordable Housing and Community Amenity Funds. Timing and sequence of cash payments may be considered as conditions of third reading, prior to adoption of the Official Community Plan or Zoning Bylaw amendment.

Land or units within a building for the purpose of affordable housing can be considered for ownership or management by a registered non-profit housing provider as condition of development, if secured by housing agreement. BC Housing funding categories 'Housing Income Limits – Rent Geared to Income' and 'Low Income – Deep Subsidy Units' are examples of applicable provision of affordable housing.

Community amenities may be in the form of, but not limited to, parkland development, trail construction, infrastructure improvements, tangible assets, or land dedication in excess of the statutory park dedication.

Cash contributions will be placed in appropriate statutory reserve funds and will be utilized for projects throughout the District on District owned land or other lands with appropriate tenure and managed by BC Housing or non-profit affordable housing societies.

DEDICATION AND COLLECTION OF AMENITY CONTRIBUTIONS:

Land or units within a building shall be transferred at the time of subdivision of land or issuance of building permit. Transfer of ownership shall be subject to a Housing Agreement required as a condition of Third Reading of bylaw amendment and registered prior to adoption of the Official Community Plan or Zoning Bylaw amendment.

Payment of cash in lieu of an amenity contribution shall be paid to the District prior to adoption of the Zoning Bylaw or Official Community Plan amendment.

Alternatively, payment may be made to the District at the time of issuance of subdivision, development permit, or building permit. Should the District permit this option a registered development agreement may be required as a condition of Third Reading of bylaw amendment and prior to adoption of the Official Community Plan or Zoning Bylaw amendment.

If cash in lieu of amenities is considered, Table 1 in this policy outlines the target rates to be negotiated between the District and an applicant for affordable housing and community amenities.

All community amenity contribution agreements must be considered by Council and approved by Council resolution.

Table 1 – Recommended Contribution

Unit Type	Single Family Dwelling	Townhouse/Row House/Duplex/Triplex	Apartment Building	Dedicated market rental
Suggested amount 2021 and 2022	\$7,500 per lot .	\$5,000 per unit	\$3,000 per unit	50% reduction
Annual Amendment	To match Vancouver area Consumer Price Index	To match Vancouver area Consumer Price Index	To match Vancouver area Consumer Price Index	To match Vancouver area Consumer Price Index

This Policy will be administered by the Planning and Development Department and referred to in staff reports to Council relating to applicable developments at the time of consideration.

EXEMPTIONS:

Where development meets the following conditions Council may consider an exemption from this policy:

1. development is proposed from a non-profit society;
2. where the development is deemed in of itself to be a noted amenity to the community,
or
3. bylaw amendment applications that have received Third Reading from Council prior to adoption of this policy.

DISBURSEMENT OF FUNDS:

Affordable housing cash contributions will be placed in the Affordable Housing Reserve Fund. Management of funds will be addressed pursuant to District of Sechelt Affordable Housing Reserve Fund Bylaw No. 596. 2019 and as directed by Council.

Community amenity cash contributions will be placed in the Community Amenity Reserve Fund. Management of funds will be addressed pursuant to District of Sechelt Community Amenity Reserve Fund Bylaw No. 587, 2019 and as directed by Council.

Decision on spending of funds from either reserve fund will be subject to Council resolution.

EFFECT OF POLICY:

Upon adoption by Council resolution this policy shall remain in place until formally repealed and replaced.

At the discretion of Council this policy should be reviewed from time to time and in particular if District of Sechelt Official Community Plan Bylaw No. 492 is repealed and replaced or if there is a substantive change in the real estate market.