

COMMUNITY AMENITY CONTRIBUTIONS

Policy	Community Amenity Contributions
File	PLP00008
Approved By	Council
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Amendment Date	

OVERVIEW

As growth occurs within the municipality, new developments should contribute to community amenities and affordable housing that enhance the community, in a fair and equitable manner. The District of Oak Bay is committed to providing these amenities throughout the municipality in a sustainable manner.

The Community Amenity Contribution (CAC) Policy outlines the approach for considering community amenity contributions, which are intended to offset and enhance changes as a result of development within the municipality. The policy provides guidelines and targets for the type of amenities suitable to the overall vision for the Oak Bay community, which can be achieved through CAC funding.

PURPOSE

1. To provide a framework to achieve benefits from development through community amenity contributions.
2. To establish consistent and transparent targets to guide negotiations for community amenity contributions in combination with rezoning approvals.
3. To ensure negotiated community amenity contribution targets from new development are reasonable and balanced against potential impacts to housing affordability.

PROCEDURE

Consideration of community amenity contributions will occur where an application to rezone a property has been submitted to the District of Oak Bay.

1. Community Amenity Contribution Targets

- 1.1. Community amenity contribution base target rates are as follows:

Type	Base Target Rate
a) Single Family Lot	\$6000 per unit/lot
b) Duplex	\$4500 per unit
c) Multifamily	\$4000 per unit
d) Commercial	\$30.00 per m ²

- 1.2. The community amenity contribution targets set out in section 1.1 apply to all areas of the municipality where a property is being rezoned.
- 1.3. In addition to the targets set out in section 1.1, where there will be direct impacts on municipal services and programs as a result of a proposed development:
 - 1.3.1. the community amenity contribution proposed for that development must also address those impacts;
 - 1.3.2. the community amenity contribution proposed is in addition to the requirements set out in the District of Oak Bay *Subdivision and Development Bylaw*.
- 1.4. Where a community amenity contribution should directly benefit the community, community amenity cash contributions to third party organizations are generally discouraged.
- 1.5. Council may, by resolution, accept a physical amenity as outlined in section 2 below or as otherwise agreed to, in lieu of a cash contribution, or a combination of both.

2. Community Amenity Allocation

Community amenity contributions will be used to fund a select group of amenities within the community. These amenities have been identified as based on Council priorities, and as identified in Section 4, policy CF7 of the District of Oak Bay Official Community Plan. A community amenity reserve fund will collect all community amenity contributions received through a rezoning process.

- 2.1 Community amenity contributions should be directed toward the following amenities, as prioritized by Council:
 - 2.1.1 streetscape improvements along Oak Bay Avenue;
 - 2.1.2 climate action initiatives;
 - 2.1.3 tree installation on public lands to support the Urban Forest Strategy;
 - 2.1.4 municipal facilities;
 - 2.1.5 heritage preservation;
 - 2.1.6 affordable housing.

3. Exemptions

- 3.1 Any activity that meets the following criteria is exempt from the targets set in this Policy:
 - 3.1.1 dwelling units resulting from conversion of a heritage building identified on the Oak Bay Heritage Register to multiple dwelling units or, where applicable, mixed use;
 - 3.1.2 affordable housing units as provided through a housing agreement.

4. Community Amenity Contribution Payment

- 4.1 Payment of negotiated community amenity contributions shall be submitted to the District of Oak Bay, or where applicable, included in a section 219 covenant to be registered to the title of the property prior to Council consideration of adoption of the applicable zoning amendment bylaw.
- 4.2 Where Council does not adopt the applicable zoning amendment bylaw and payment of the negotiated community amenity contributions has been submitted to the District of Oak Bay, the District will return the funds to the applicant with no interest.

5. Administration

- 5.1 The Community Amenity Contributions Policy is administered by the Building and Planning Department.
- 5.2 The Community Amenity Contributions Policy will be monitored to review contribution rates and prioritized amenities, and revise as required.
- 5.3 A report will be provided to Council on an annual basis, detailing the collection, disbursement and current balance on the community amenity reserve fund.
- 5.4 Any applications for rezoning submitted prior to approval of the Community Amenity Contributions Policy are not exempt from the Policy.

DEFINITIONS

Affordable Housing means non market housing provided at rental rates and / or purchase prices below market rates, to those of low and moderate incomes, as set out in a housing agreement between the District of Oak Bay and the property owner.

Community Amenity means a physical asset, or a cash in lieu contribution specified for a specific amenity as outlined in this Policy, provided by a property owner to the District of Oak Bay at no cost to the District.