



TOWN OF GIBSONS

POLICY MANUAL

SECTION: PLANNING AND DEVELOPMENT		POLICY # 3.14
TITLE: COMMUNITY AMENITY CONTRIBUTION POLICY		APPROVED BY: COUNCIL
ADOPTED DATE: July 17, 2007	RESOLUTION # R2007-349	
REVISED DATE: March 1, 2016	RESOLUTION # R2016-051	
REVISED DATE: November 2, 2021	RESOLUTION # R2021-396	
REVISED DATE:	RESOLUTION #	

1. PURPOSE

- 1.1.1. The purpose of the Community Amenity Contribution Policy is to offer guidance for the provision of Community Amenity Contributions (CACs) in the Town of Gibsons. The CAC Policy aims to be fair, reasonable, consistent, and transparent.

2. DEFINITIONS

2.1.1. WHAT ARE CACS?

Community Amenity Contributions (CAC) are monetary (or in-kind) contributions made by the developer to the Town as part of the rezoning process. CACS are intended to help offset the cost of providing community amenities associated with new residential development that are seeking a change in use or change in density. CAC rates are derived from the change in land value under higher density zoning.

2.1.2. WHAT AMENITIES WILL BE FUNDED THROUGH CACS?

A community amenity is any public benefit, improvement, or contribution that can enhance the quality of life for a community. Amenities may include, but are not limited to affordable housing, civic facilities, plazas, pedestrian and cycling improvements, recreation facilities, arts and culture facilities, heritage conservation, environmental enhancements, public art, and parkland improvements.

3. OBJECTIVE

3.1.1. WHO PAYS CACS?

The CAC program applies to all new residential development in Gibsons that requires rezoning approval from the Town, including single-family subdivisions, duplex, townhouses, and apartment uses. CACS are payable by the rezoning applicant prior to Council consideration of adoption of the Zoning/OCP Amendment Bylaw.

4. POLICY

4.1.1. CAC REVENUE ALLOCATION

CAC revenue received by the Town of Gibsons shall be allocated as follows:

- 44 % to the Town's Affordable Housing Reserve Fund
- 56 % to the Town's General Community Amenity Contribution Reserve to assist with the funding of other public amenities deemed appropriate by Council.

4.1.2. CAC TARGET RATES

CACS shall be based on the target rates outlined below:

Form of Development	Target CAC Rate
Single Family Lot	\$10,000 per lot
Multi-Family Development	\$5,000 per unit

* *Multi-Family includes duplex, three-family dwelling, townhouse, apartments, and live-work*

4.1.3. CREDIT FOR EXISTING RESIDENTIAL USE

Credit shall be given for existing residential units on a lot at the time of submission of a rezoning application that is intended to be either demolished or retained as part of redevelopment of the lot. Credit will be calculated on a per unit basis.

Example 1: An existing lot containing a single-family home is subdivided to accommodate a new duplex and single-family home is demolished.

- On new lot, pay \$10,000 for creation of a new lot and \$5,000 for net new residential unit
- On existing lot, no CAC if single-family home replaced by residential use permitted under existing zoning

Example 2: Existing lot containing single-family is demolished and rezoned to accommodate apartment development.

- Pay \$5,000 per net new residential unit
- Credit of \$10,000 for demolished single-family home

Example 3: Lot assembly of three single-family lots to be demolished and replaced by apartment building

- Pay \$5,000 per net new residential unit
- Credit of \$10,000 for each demolished single-family home

4.1.4. NEGOTIATED APPROACH

An economic analysis conducted at the applicant's expense may be used to determine the amount of CAC an approvable project can support. The Town considers 75% of the increase in land value from existing zoning to be a reasonable balance between the need for CACs and a project's economic viability. This analysis is to be completed by an independent third-party consultant agreed upon by the applicant and the Town of Gibsons. Examples of when an applicant may opt to use an economic analysis include but are not limited to:

- Where the proposed density exceeds what is permitted in the OCP
- Where a subdivision of more than 10 lots is being proposed
- Where the proposed density exceeds 10 units
- Where a complex project, such as a phased development, is being proposed
- Where the proposed development is located within the Harbour Area Plan area
- Where an applicant wishes to undertake their own economic assessment, at the applicants expense

4.1.5. CAC EXEMPTIONS

- Not-for-profit organizations serving the community will not normally be expected to provide CACS.
- 100% purpose-built rental projects (or mixed-use projects where the residential portion is 100% rental) and tenure is secured by legal agreement for the greater of 60 years or the life of the building.
- Council may, at its discretion, waive some or all of the CACS as part of rezoning where affordable housing or another public amenity is being provided directly by the applicant.

5. SCOPE

5.1.1. WHEN DO CACS APPLY?

The CAC Policy is a Town-wide program that applies to all new residential floorspace that is subject to a rezoning application. It does not apply to commercial, industrial or institutional development.

6. PROCEDURE

- 6.1.1. The Planning Department will provide this policy to developers who inquire about zoning amendment or OCP amendment processes.
- 6.1.2. The planning department will provide a community amenity contribution offer letter to Council for consideration.
- 6.1.3. Any rezoning application that has been received by the Town prior to the date of Council amendments to this policy shall be exempt from the amendments if the rezoning process, including Council adoption of the Zoning Bylaw Amendment, is completed within one year of the adoption date of the amendments. If the process is not completed within the one-year period, payment of the Community Amenity Contribution under the amended policy shall apply.

7. RESPONSIBILITIES

- 7.1.1. Council is responsible for accepting the Community Amenity Contribution offer prior to adoption of a zoning amendment or Official Community Plan amendment bylaw.
- 7.1.2. The Director of Planning is responsible for administering this Policy.

8. REVIEW DATE

- 8.1.1. CAC target rates will be reviewed every two to five years to ensure alignment with market considerations. However, Council may amend the value of the CAC target rates and any other aspect of this policy as it deems appropriate in response to the changing community needs.