

Phase 4: Amenity Program

Sidney Density Review

Committee of the Whole

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barefoot

The Plan

- Quick Recap
- Shared Language
- Brief rationale for Amenity Program
- Recommendations
- Proposed Amenity Program Framework

Quick Recap

Quick Recap

- **Phase 1/2:** Proposed Bonus Density structure
- **Council:** Considered Single FAR, no BD (Phase 3)
- **Then:** Reconsider Bonus Density... attainable housing?
- **Now:** Proposed comprehensive Amenity Program

Shared Language

Shared Language

- **Amenity Program**
 - Any policies/regulations related to Bonus Density or CACs
- **Amenity Policy**
 - Policy document containing relevant details of an amenity program
- **Bonus Density**
 - Increase in density does not require a rezoning (within set base/bonus)
- **Community Amenity Contribution (CAC)**
 - Increase in density requires a rezoning (e.g., RM5 to RM7 or FAR beyond permitted Bonus maximum)

Shared Language

- **Amenity Contribution**

- Actual amenity or cash-in-lieu contribution via an amenity policy

- **Affordable Housing**

- Non-market or below-market housing (permanent or temp)

- **Attainable Housing**

- Housing that is “more affordable” to mid-range income earners (e.g., small lot, smaller units, rentals)

Brief Rationale for Amenity Program

Rationale

- **Why an Amenity Program?**
 1. Council decisions can ‘create value’ by approving increases in buildable density
 - e.g., RM5 to RM7, or base to bonus density
 - Amenity policies only way to **capture some of this value for the community** to ensure smart grow / mitigated impacts

Rationale

- **Why an Amenity Program?**
2. The most direct tools for achieving certain community amenities/benefits
 - e.g., affordable housing, streetscape improvements, active transportation, heritage preservation, public art
 - Goes beyond DCCs, subdivision requirements, etc.
 3. Currently, BD only...

Recommendations

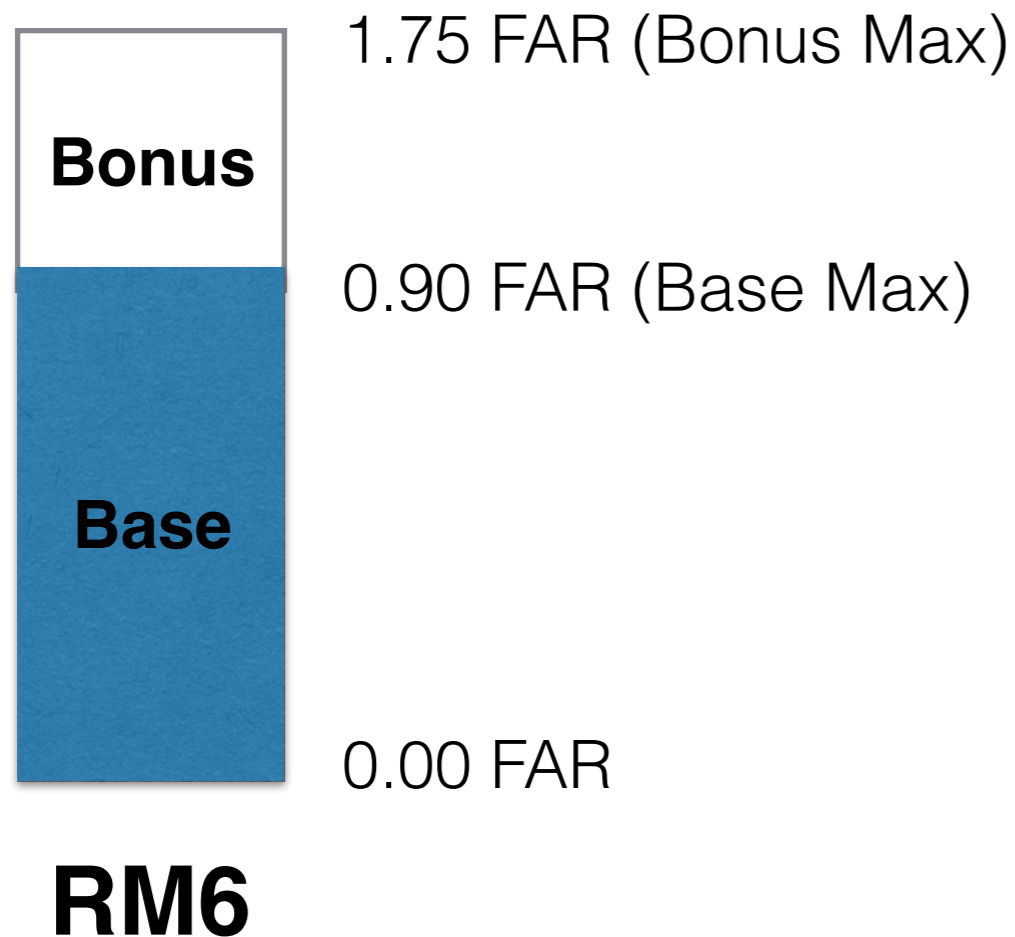
Recommendation #1

- Adopt an **Amenity Program that addresses increases in density** (and created value) in three key scenarios...
 1. Bonus Density (no rezoning)
 2. Rezoning (type I)
 3. Rezoning (type II)

Increase in Density #1

Bonus Density (no rezoning)

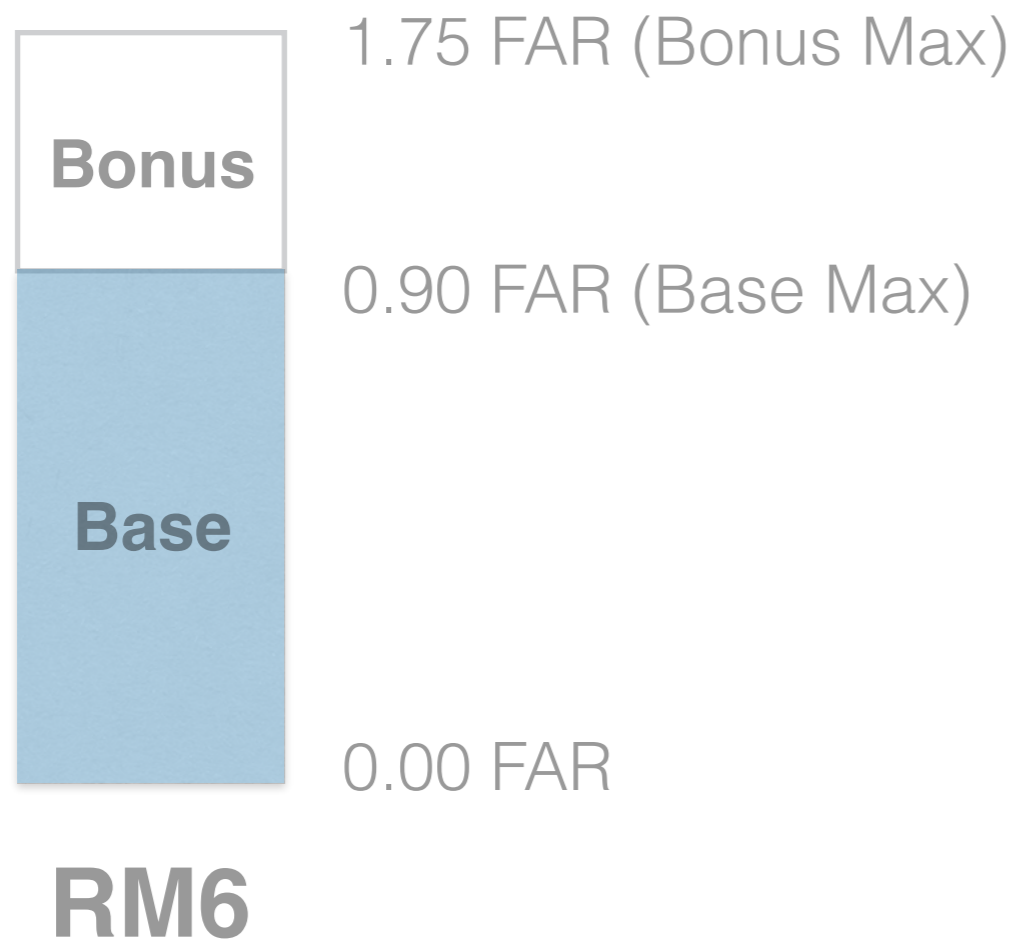
Current Zoning



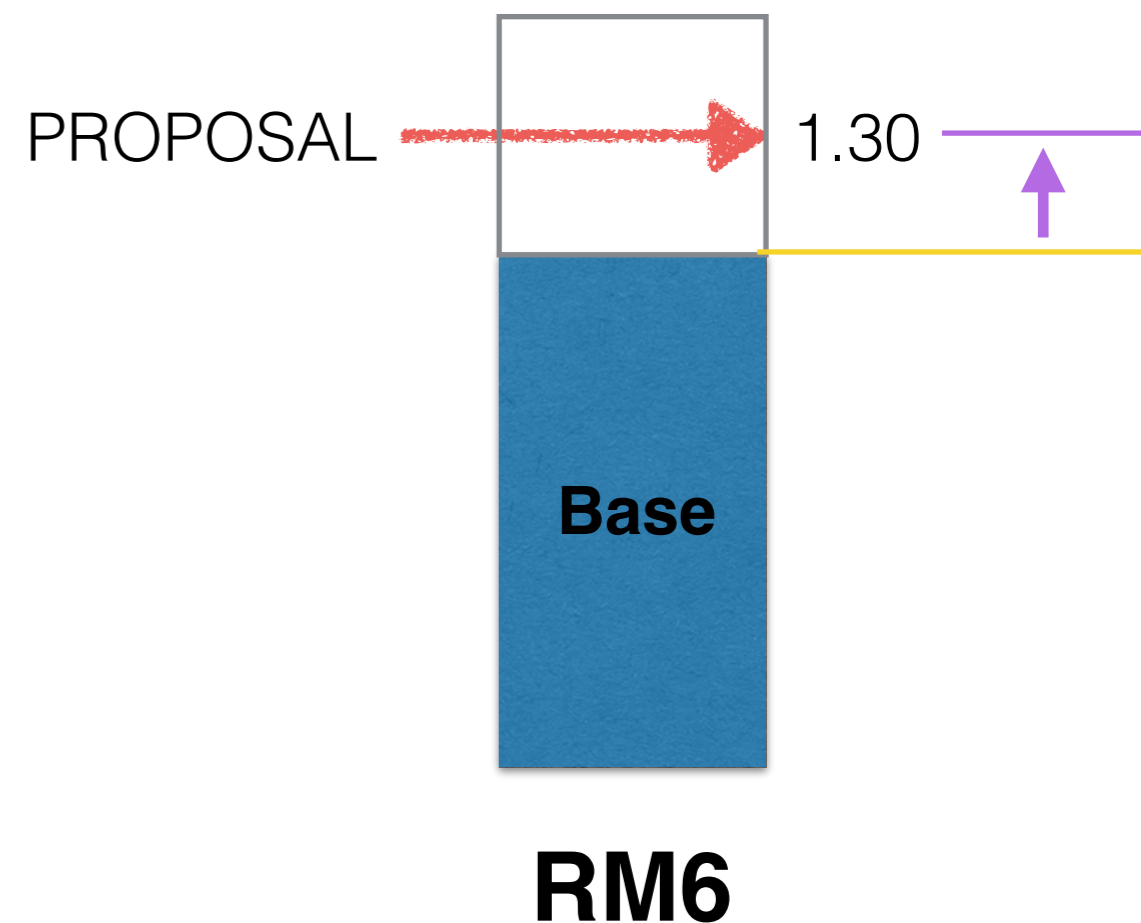
Increase in Density #1

Bonus Density (no rezoning)

Current Zoning



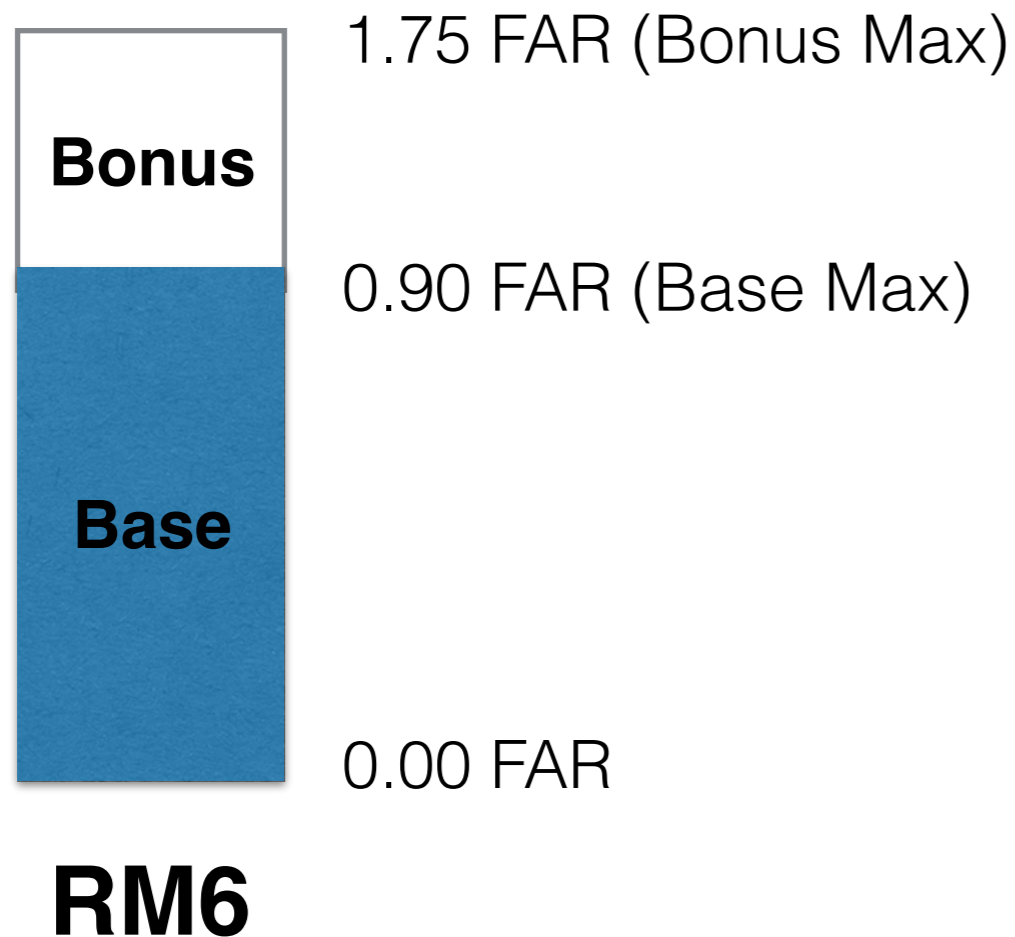
Proposal



Increase in Density #2

Rezoning (beyond Bonus FAR)

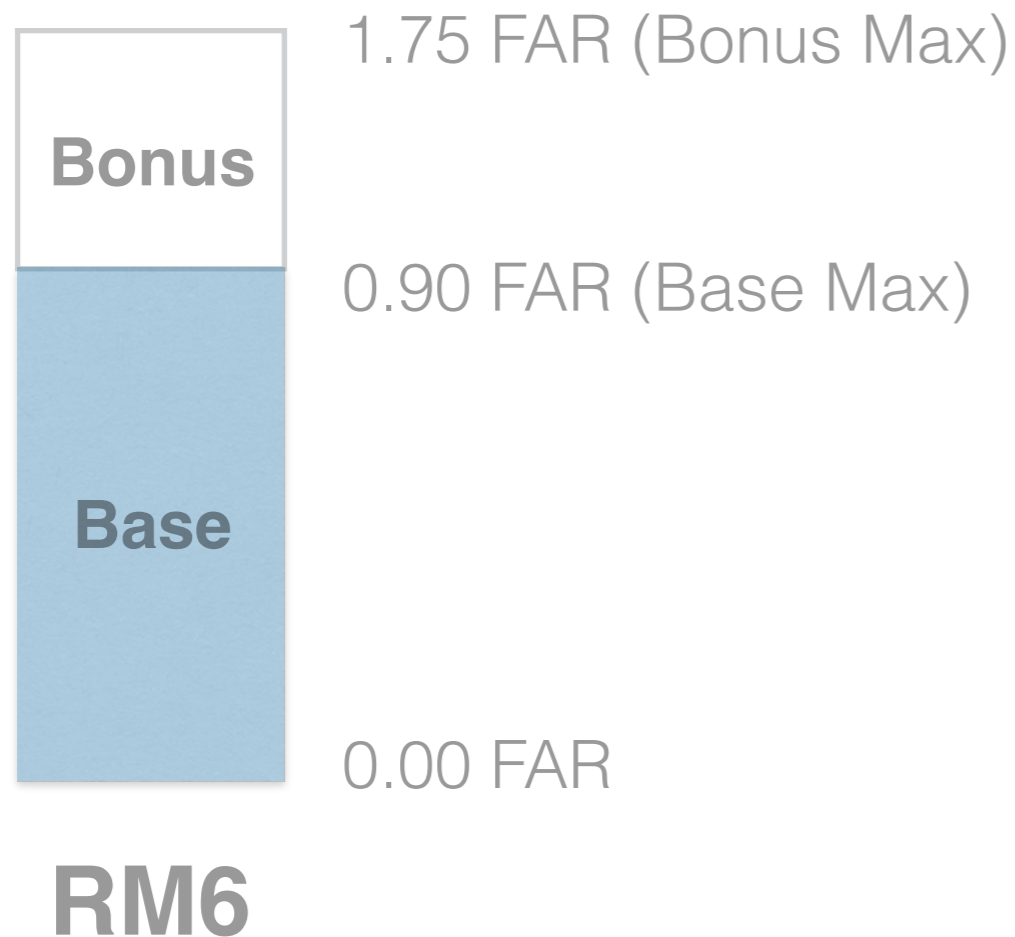
Current Zoning



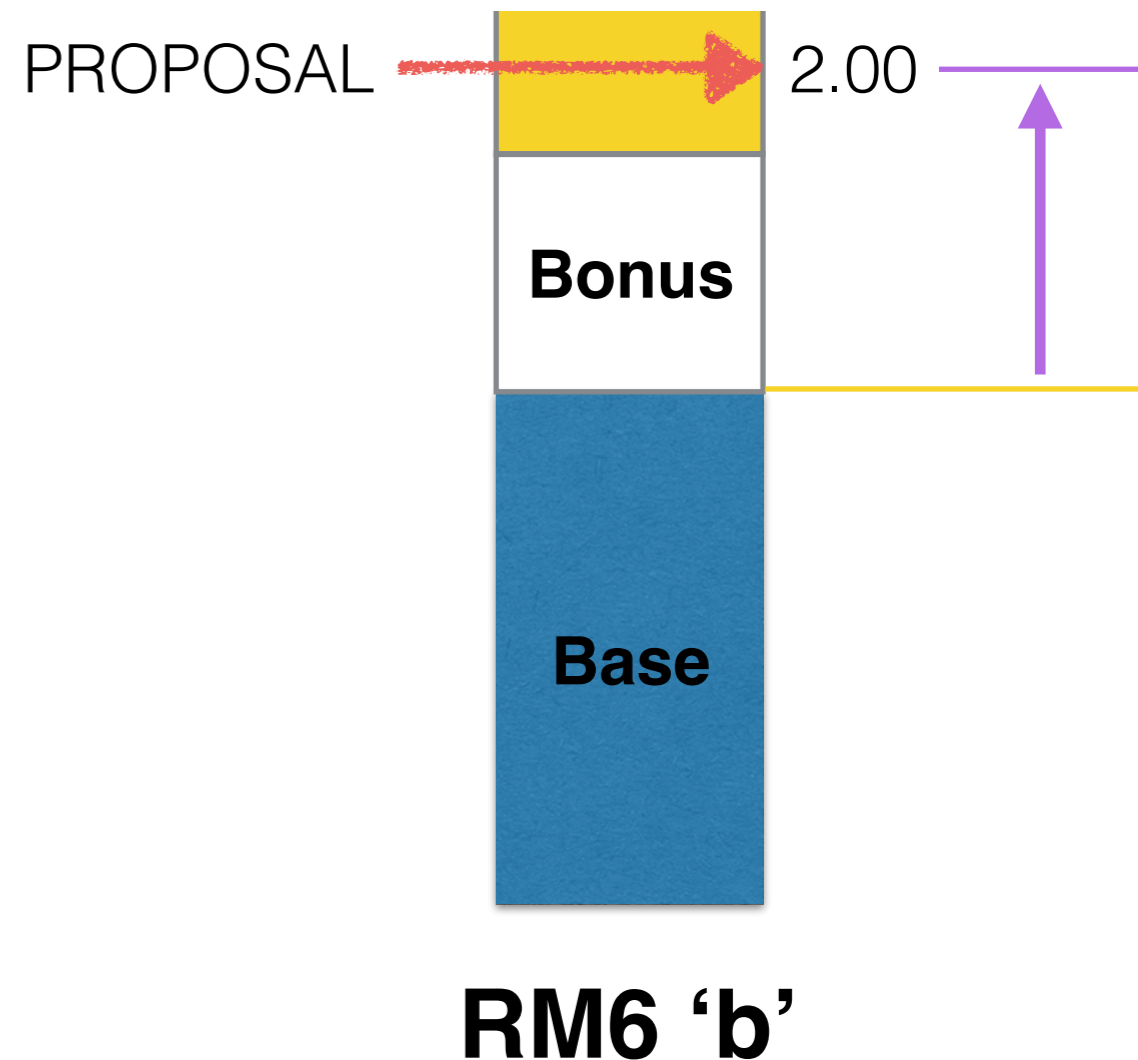
Increase in Density #2

Rezoning (beyond Bonus FAR)

Current Zoning



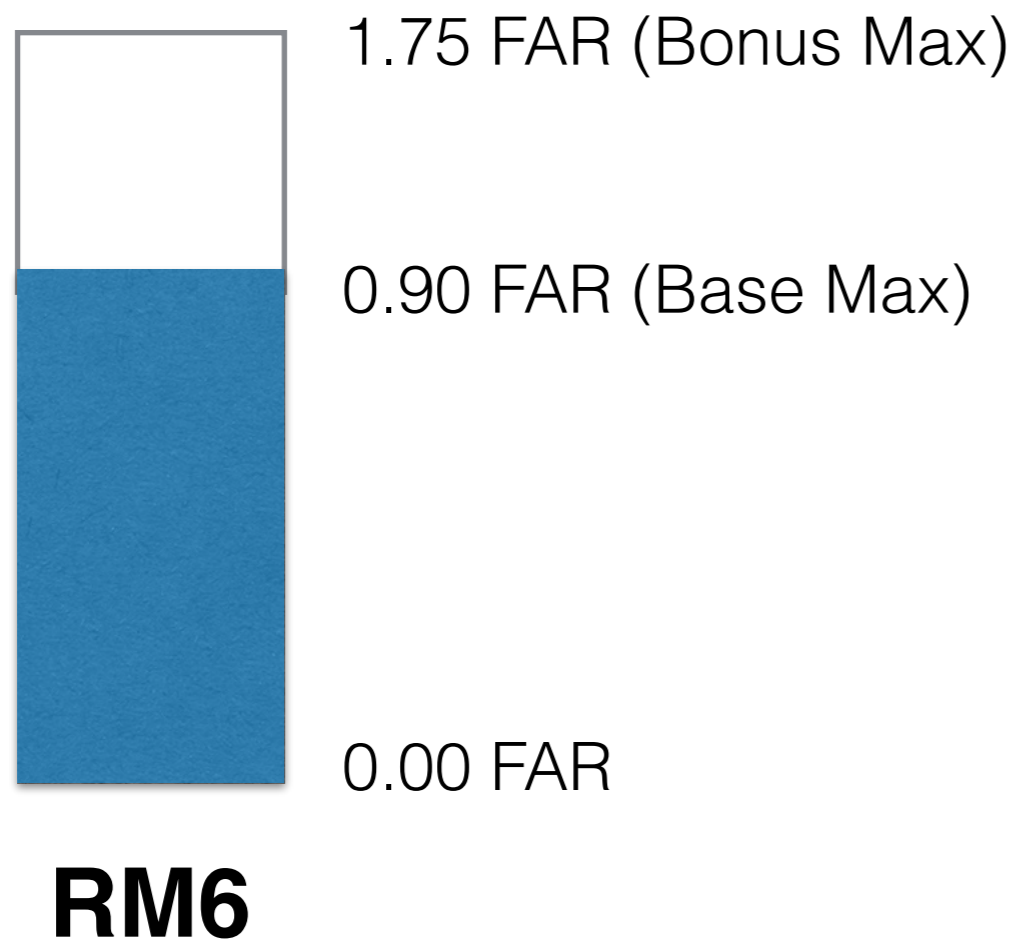
Proposal



Increase in Density #3

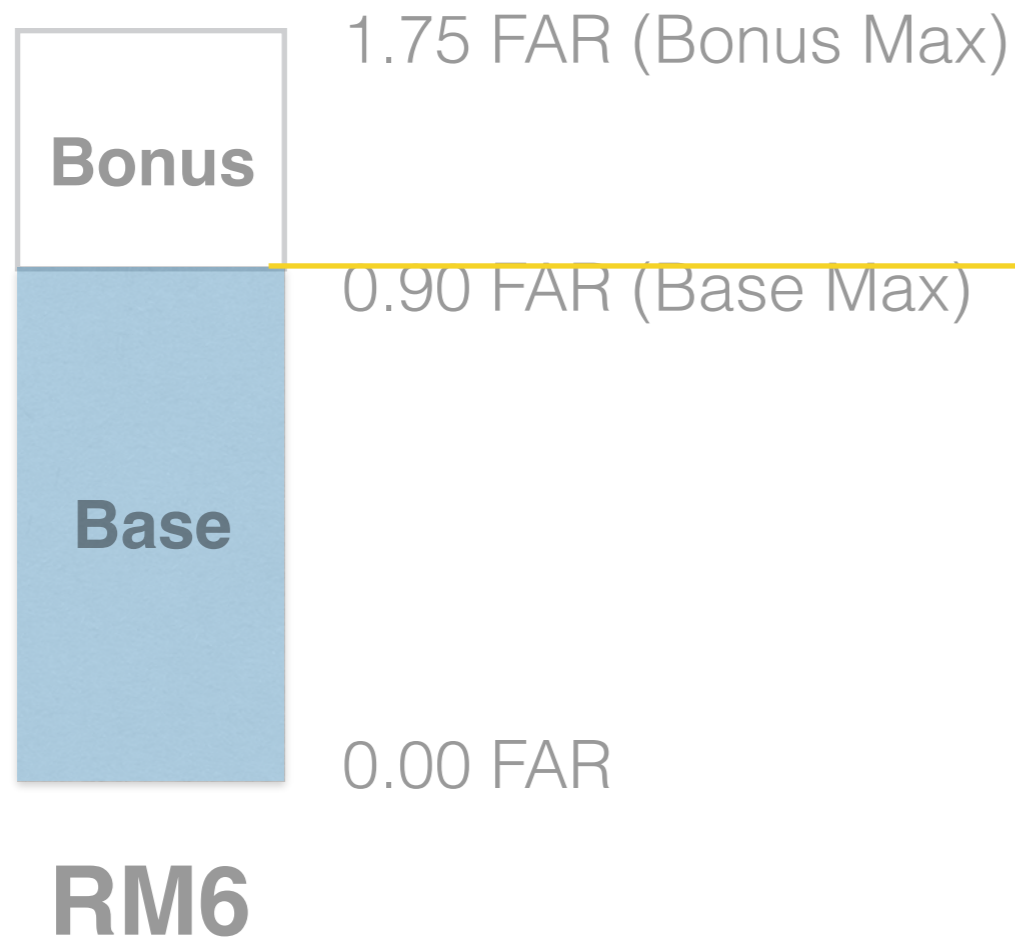
Rezoning (different zone)

Current Zoning

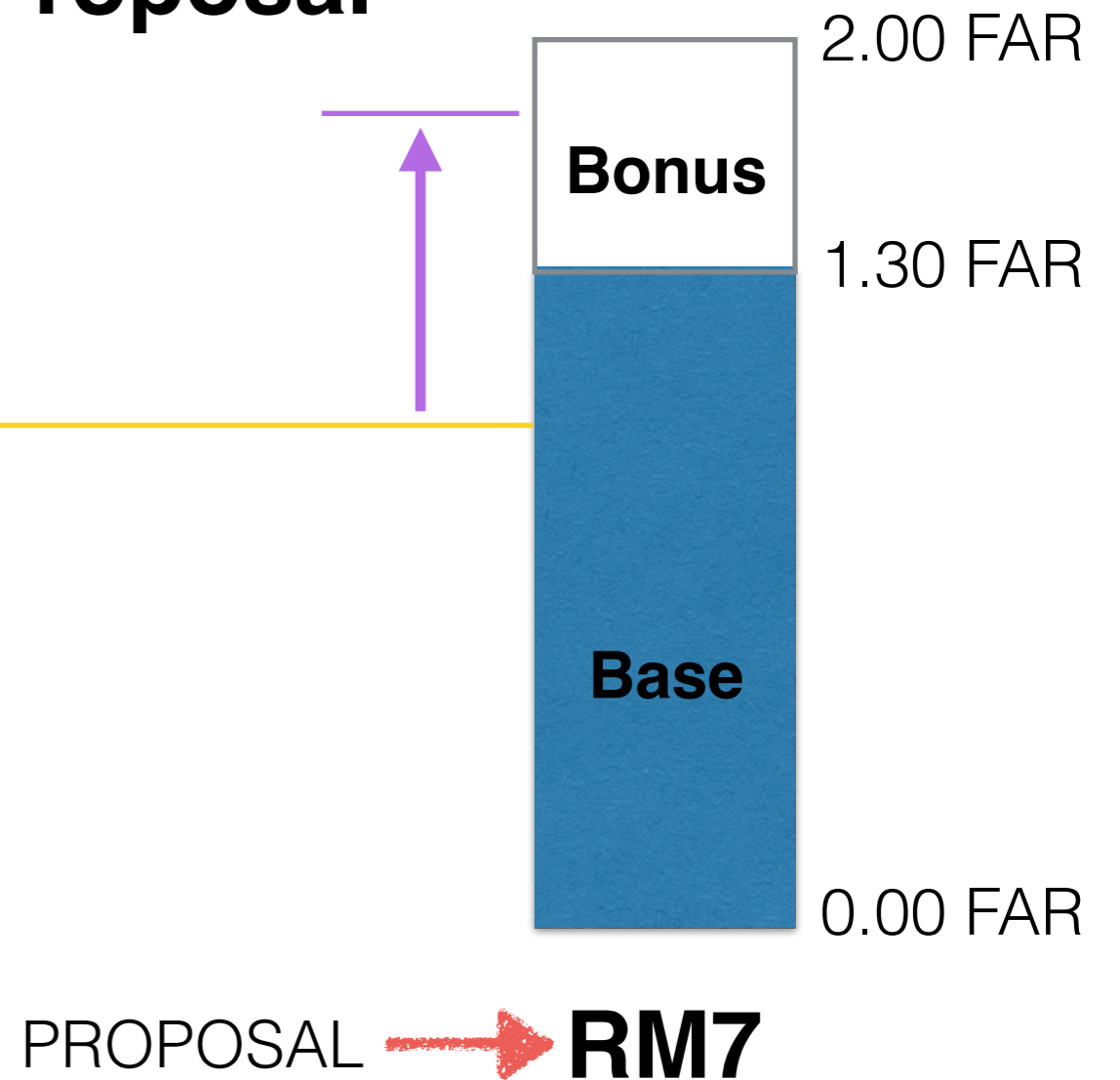


Increase in Density #3 Rezoning (different zone)

Current Zoning



Proposal



Recommendation #2a/b

- **Adopt a fixed-rate amenity contribution**
 - Cash-in-lieu or in-kind of equal/greater value
- **Consider negotiated amenity** contributions in the long-term and for large-scale redevelopment

Recommendation #3

- Employ a fixed amenity **contribution rate of \$150/m²** of bonus floor area
- App. \$12,000/bonus unit
- Also, allow Council-approved in-kind amenities of equal or greater value

Recommendation #4

- **Adopt a separate Amenity Policy** document that includes the details of the Bonus Density and rezoning-based CACs
 - Easier to amend with annual monitoring

Recommendation #5-6

- Use amenity funds directed toward housing to **fund programs that facilitate and incentivize** affordable/attainable housing
 - Not to build units
- **Establish a second amenity fund** with a focus on facilitating attainable and affordable housing

Recommendation #7

- Direct cash-in-lieu contributions to **both** a general Amenity Fund and a Housing Fund
- Balance between **social benefit and community amenities**

Recommendation #8

- Undertake **annual reporting and monitoring** of the Amenity Program

Proposed Amenity Program

Regulatory Framework

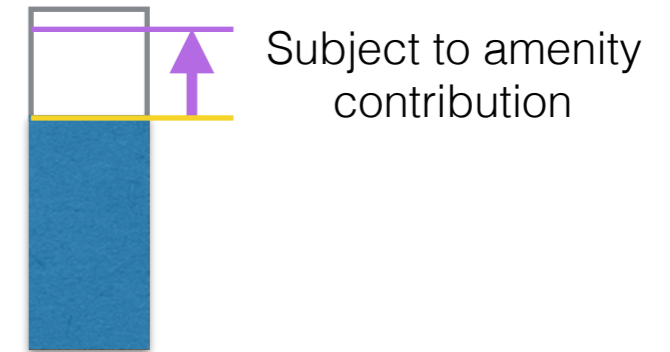
- **OCP** = Guiding Policy
- **Zoning Bylaw** = Base & Bonus FAR for each zone
- **Amenity Policy** = details of contributions/calculations

FAR Maximums

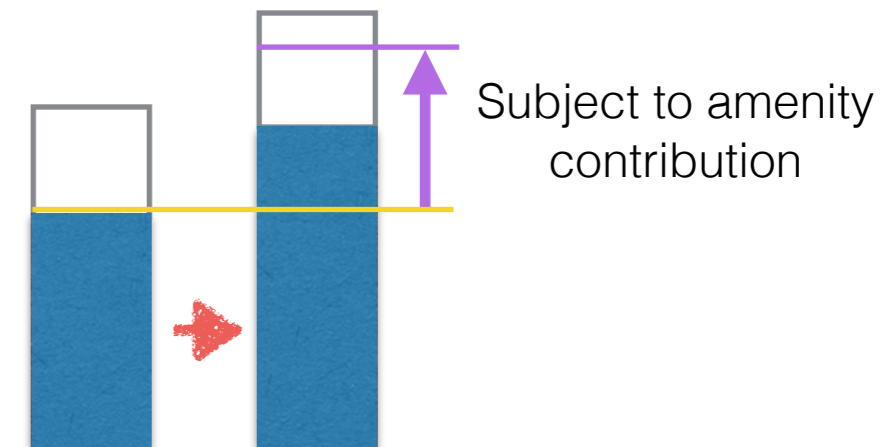
- **RM5** = 0.75 Base, 1.30 Bonus
- **RM6** = 0.90 Base, 1.75 Bonus
- **RM7** = 1.30 Base, 2.00 Bonus
- **C1 On Beacon** = 2.30 Base, 2.70 Bonus
- **C1 Off Beacon** = 2.40 Base, 3.00 Bonus

Amenity Contributions

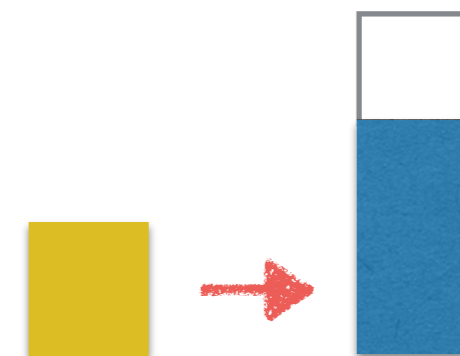
- **Bonus Density** = \$150/m² of bonus floor area beyond the base FAR (or approved in-kind contribution)



- **Rezoning-based CAC** = \$150/m² of floor area beyond the base FAR of the existing zoning (or approved in-kind contribution)



- **Other rezoning-based CAC** = negotiated amenity contribution, informed by the rates above



Questions?

Thank you

Amenities – Housing

- Langford
 - Amenity contributions go to general and affordable housing (roughly 75%/25%)
 - Also has inclusionary zoning of 1/15 units to affordable housing (~\$13K/unit)
- Colwood
 - \$500/unit to affordable housing reserve fund
- Penticton
 - 50%/50% to affordable housing and general amenity reserve funds
- Victoria
 - Has a Housing Fund, offering grants up to \$10k/unit
- Central Saanich
 - Proposed Amenity Program includes Housing Reserve Fund
 - Amenity contributions usually are based on the unique circumstances of each application and vary among local municipalities considerably. Anecdotally, affordable housing contributions in the range of \$1,500 to \$2,000 per unit and general amenity contributions from \$2,500 to \$16,500 plus have been recorded in Greater Victoria.