

<b>TITLE:</b>			
<b>BONUS DENSITY &amp; COMMUNITY AMENITY CONTRIBUTION</b>			
<b>Origin:</b>	Development Services		
<b>Adopted:</b>	Council – March 13, 2017	#2017.07.124	Ref: DV-013
<b>Amended:</b>			Page: 1 of 2

### 1. Purpose

The purpose of this policy is to establish a framework for the calculation and collection of Bonus Density amenity contributions and Community Amenity Contributions triggered by increases in development density as permitted by the Town of Sidney Zoning Bylaw or as approved by Council through a rezoning process. Bonus Density and rezoning processes that include Community Amenity Contributions allow additional development density in accordance with the Official Community Plan and Zoning Bylaw in return for community amenities which benefit the people living and working in Sidney.

### 2. Application of Policy

This policy applies to all applications for multiple unit residential development in the Multi-Family Residential areas and to all development within the Downtown Commercial area, as designated by the Official Community Plan which propose to exceed the maximum Base Density permitted within that specific zone, as established by the Town of Sidney Zoning Bylaw.

### 3. Interpretation

Terms used in this policy shall have the same meaning as those found in related policies and regulation contained in the Official Community Plan and Zoning Bylaw.

### 4. Calculations

Development applications shall make a cash contribution of \$150 per square metre of additional gross floor area above the Base Density permitted by the property's existing zoning as it is designated at the time of submission of the development application in each of the following circumstances:

1. Development applications which propose to exceed the applicable Base Density but do not exceed the Bonus Density within that specific zone, as established by the Zoning Bylaw.
2. Development applications which propose to change the zoning designation of a property or properties where the new zoning designation would allow a higher Base Density.
3. Development applications which propose to exceed the applicable Bonus Density maximum of that specific zone, as established by the Zoning Bylaw, and therefore require a zoning amendment to allow additional density.

### 5. Council Discretion on Amenities

1. Council may, by resolution, accept an alternate contribution of tangible amenities (i.e. physical improvements such as infrastructure improvements) in lieu of a cash contribution at a rate of equal or greater value to the fixed rate amount contained in Section 4 of this policy. Tangible amenities are to benefit the community in the area of the proposed development, including but not limited to:
  - a. Non-market housing;

- b. Off-site street or park improvements;
  - c. Land or improvements involving publicly accessible open space and/or pedestrian routes, either through dedication, easement or covenant;
  - d. Additional public parking either underground or within the built form of a proposed development;
  - e. Public art;
  - f. Environmental protection, conservation and/or remediation projects.
2. Council may give future consideration to a negotiated amenity contribution based on the calculations and contributions contained in Sections 4 and 5.1 of this policy for larger scale development applications involving multiple properties.

## 6. Collection of Amenity Contributions

The full amount of amenity contributions shall be paid prior to issuance of a Building Permit.

## 7. Allocation of Funds

1. Funds collected as amenity contributions shall be allocated as follows:

Amenity	Density Bonus Amenity Contribution Allocation	Location of Funds
General Amenities	33%	General Amenity Reserve Fund
Attainable and Affordable Housing	67%	Attainable Housing Reserve Fund

2. Funds allocated to Attainable and Affordable Housing should be used to fund programs that facilitate and incentivize affordable and attainable housing, rather than to directly produce a limited number of actual units.

## 8. Reporting on Collection and Disbursement of Amenity Contributions

Staff shall report to Council, on an annual basis, on the collection and disbursement of Amenity Contributions collected as per this policy.

## 9. Effective Date

This policy shall come into force on the date of adoption of Zoning Bylaw, Amendment No. 30, Bylaw No. 2132.