Policy

POLICY NAME:	**Rezoning Application Alignment with Official Community Plan Policy**			
APPROVING AUTHORITY:	☒	Legislative (Council approved)	☐	Administrative (CAO approved)
ISSUED BY Planning Department G.M. of Community Development		DATE APPROVED: NEXT REVIEW DATE: DATE LAST AMENDED:		17-02-2026 12-06-2023

PURPOSE

This policy provides further guidance in reviewing rezoning applications to facilitate alignment with the District of Squamish Official Community Plan (OCP) policies related to housing diversity and affordability, incorporation of child care facilities, or delivering critical community amenities triggered by a development proposal. Where possible and reasonable, voluntary development-related amenities are to be negotiated as part of a rezoning application where an increase in residential density is being proposed.

DEFINITIONS

Amenity Cost Charges (ACC) are a development financing tool that enables local governments to collect funds for amenities such as community centres, recreation facilities, libraries and public spaces. Rates for various forms of residential development are established in the District of Squamish Amenity Cost Charge Bylaw No. 3120, 2024.

Affordable Housing means non-market housing the ownership of which is transferred by the developer to the Squamish Community Housing Society, or owned by the developer/landowner and available at rental rates and purchase prices below market rates and prices, to those of low and moderate incomes, that is subject to a Housing Agreement between the District and a landowner, pursuant to the *Local Government Act*, that has some form of occupancy restrictions, and or the rent or price charged to the occupant for the unit, and as more clearly detailed in an affordable housing policy or bylaw approved by Council.

Community Amenity means a tangible capital asset provided by a private party to the District or made available for public use. Community Amenity can be located on public land or located onsite of a proposed development. Community Amenities can include capital/physical space assets dedicated for public use or to non-profit community organizations for the purposes of providing cultural, arts, heritage, or recreational services, including childcare and affordable housing.

Community Amenity Provision Fund means a non–legislated provision created to hold any funds resulting from cash in lieu contributions made through the Community Amenity Contribution Policy or the Rezoning Consideration Policy.

Gross Floor Area (GFA) has the same meaning as that contained in the District's Zoning Bylaw (as amended from time to time).

Housing Agreement means a formal housing agreement as outlined in the Local Government Act.

In Stream means the same as the term defined in Division 19 of the Local Government Act.

POLICY

1. Table 1 attached to this policy outlines the amenity contribution goals for an applicant for a Zoning Bylaw or an Official Community Plan amendment. All Community Amenity offers are voluntary.

In some cases, amenities may be offered directly in-kind by new rezoning development projects and in some cases the amenity may take the form of a cash-in-lieu offer.

2. Major new residential development projects (exceeding 250 new residential units), including Official Community Plan amendments may benefit from a neighbourhood-level of development and neighbourhood needs analysis.

3. Where a development project proposes to physically provide affordable housing units, those affordable housing units may be located "off site," or at an alternate location to that subject to the application. The acceptance of the alternate location shall be made by Council. This provision is not intended to allow the clustering of affordable housing within a small number of buildings or in a small geographic area of the District.

4. Cash contributions to third party organizations are generally discouraged, unless they result in the provision of affordable housing subject

to a Housing Agreement, or are expressly approved by Council. Applicants interested in supporting a third party should seek early direction from the District, and generally deal directly with that party. Any financial transactions should occur directly between the applicant and the third party, with appropriate receipts delivered to the District.

5. Rezoning commitments related to this policy should be identified as "prior to" conditions of a rezoning or OCP redesignation enactment. The delivery or provision of community amenities by the applicant for a rezoning application should be outlined in a Land Development Agreement. Where appropriate:

(a) Amenities may be provided in phases outlined in a Land Development Agreement.
(b) The provision of Amenities may be deferred to occupancy of the development without the need for financial securities to be provided.

6. Larger developments should consider including onsite childcare facilities as part of the development proposal including the necessary outdoor space. Where onsite childcare facilities and affordable housing units are proposed, at least two of the affordable housing units should be secured for childcare providers. Where possible, in order to facilitate affordable childcare, the developer should commit to reserving the childcare space for a non-profit child care operator. Floor space dedicated to childcare should target the following scenarios:

ONSITE CHILDCARE SPACE TARGETS	
Proposed Development Size	**Childcare Indoor Space Target**
70+ Dwelling Units (Townhouse only)	1,200 ft^2
100+ dwelling units	1,200 ft^2
150+ dwelling units	1,700 ft^2
200+ dwelling units	2,200 ft^2
250+ dwelling units	3,300 ft^2
300+ dwelling units	4,400 ft^2

7. On-site affordable housing and childcare space goals should not be applied for those portions of applications that propose market rental housing and non-market affordable or social housing subject to a Housing Agreement.

8. Community Amenity Funding Provisions

(a) All funds voluntarily offered pursuant to this Policy are to be placed in the Community Amenity Provision Fund or Affordable Housing Reserve as applicable.
(b) Expenditures funded by draws from any Provision Fund outlined in this Policy must be included in the District's annual operating budget.
(c) The Community Amenity Provision Fund shall only be utilized for the purposes of financing capital amenities, active transportation or parks improvements, unless expressly authorized by Council and subject to review of specified uses in the original agreements with the Developer.

11. Any Community Amenities secured through rezoning application negotiations guided by this policy are voluntary and separate from charges imposed by the District of Squamish Amenity Cost Charge Bylaw No. 3120, 2024.

12. Any preparation or review of this Policy will include meaningful engagement with the development and building industry.

13. The District will prepare an annual report outlining all Community Amenities made as part of any applications in the prior calendar year.

14. This Policy will come into effect on the date of an approved by motion of Council at the time of its adoption. Applications made prior to this date ("in stream" applications) that have received first and second readings by Council should be reviewed in accordance with the policy in place at the time the application was made.

15. This Policy shall be reviewed by the District no less than every two (2) years following its adoption.

Policy Background

The District of Squamish is currently seeing a significant amount of new development in the community, and anticipates this to continue into the near future as Squamish has become an increasingly attractive place to live and work.

New development brings new requirements for urban infrastructure and facilities. While the District of Squamish supports and facilitates new development, it is not able to carry the full financial burden associated with affordable housing, child care and facility needs. New development should pay a reasonable share of the costs of new infrastructure and facilities that are needed to accommodate growth.

The main tools the District can use to ensure that new development pays a fair share of the costs of new community infrastructure and facilities are Development Cost Charges (DCC) and Amenity Cost Charges (ACC), both imposed by bylaw, as well as frontage improvements imposed through the Subdivision and Development Control Bylaw. These charges on new developments contribute to community-wide needs for expansion and upgrades of the water system, sanitary sewer system, major road network, drainage system, park lands inventory, recreation centres, community facilities and libraries.

Affordable Housing and Childcare Services have no direct forms of imposed cost recovery, while the demand for these programs and facilities increases as a result of new development. The negotiation of Community Amenities through the rezoning process is the only avenue available to the municipality to ensure that new growth pays for a fair share of its implications.

Transitional Matters

Prior to adoption of the Amenity Cost Charge Bylaw No. 3120, 2024 and Development Cost Charge Bylaw No. 3121, 2024, Community Amenity Contributions were utilized to recover the costs of additional capital needs for active transportation, parks, and general amenities. When these bylaws are adopted, the capital costs arising from new development for these services will be recovered through the Amenity Cost Charge bylaw (parks and other amenities) and the Development Cost Charge bylaw (active transportation). Until such time that the Community Amenity Provision Fund is exhausted, funds recovered from negotiated agreements will continue to be utilized for the intended purpose.

Upon utilization of all monies in the Community Amenity Provision Fund, the fund will be closed.

RESPONSIBILITY Community Planning Department
Finance Department

PROCEDURES 1. None.

REFERENCES

1. Community Amenity Contributions: Balancing Community Planning, Public Benefits and Housing Affordability. B.C. Ministry of Community, Sport and Cultural Development, 2014.
2. Amenity Cost Charge Bylaw No. 3120, 2024.
3. Development Cost Charge Bylaw No. 3121, 2024.

ATTACHMENTS

1. None.

DISTRIBUTION Online Policy Library

RECORD OF AMENDMENTS	DATE AMENDED	SUMMARY OF AMENDMENT(S)

TABLE 1: REZONING CONSIDERATION POLICY TARGETS

Type of Development	Affordable Housing Onsite[1]		
TOWNHOUSE 30 Dwelling Units or More	5% of floor area dedicated to Housing Society		
APPARTMENTS 50 Dwelling Units or More	5% of floor area dedicated to Housing Society	**OR**	15% of floor area secured as affordable rental housing
SINGLE DETACHED (& Multiplex) Lot Subdivision 20 Dwelling Units or More	5% of buildable area of the parent parcel dedicated to Housing Society	**OR**	5% of Principal Dwelling Units dedicated to Housing Society

ONSITE CHILDCARE SPACE TARGETS

Proposed Development Size	Childcare Indoor Space Target
70+ Dwelling Units (Townhouse only)	1,200 ft^2
100+ dwelling units	1,200 ft^2
150+ dwelling units	1,700 ft^2
200+ dwelling units	2,200 ft^2
250+ dwelling units	3,300 ft^2
300+ dwelling units	4,400 ft^2

[1] AFFORDABLE HOUSING ONSITE - dedication of floor area to the Squamish Community Housing Society or another local housing agency is preferred. In some cases (as identified in Table 1), the applicants may propose 15% of floor area to be non-market rental housing owned by the developer managed under a Housing Agreement if market rental housing is proposed in the same building. [2] MULTIPLEX refers to duplex, triplex and fourplex parcels.

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