



SQUAMISH

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To: Development Community
Date: January 15, 2016
From: Development Services

Interim Community Amenity Contribution (CAC) Targets and Allocations

At the December 15, 2015 Regular Council meeting, the District of Squamish adopted Interim Community Amenity Contribution (CAC) Targets and Allocations. Attached Table 1 contains the interim policy. The interim CAC schedule bridges and fills the current policy void while a more comprehensive CAC policy is finalized and will form the basis for further consultation, review and analysis with the development community and the community at large.

Target CAC values outlined in Table 1 are those provided and further revised by Coriolis consultants at the end of June 2015 and then further refined by the Committee of the Whole at its meeting on December 8, 2015. Interim allocations are based on initial CAC priorities identified by Council. Due to the priority need around *Affordable Housing (AH)*, for all rezonings the interim schedule targets a base allocation of 60% of collected CACs, with a greater AH allocation of 75% for higher density multi-unit and mixed use projects. Remaining CAC funds are recommended to be allocated towards *General Amenities* (including on-site parks/open space or public realm improvements and active transportation improvements), and finally 5% towards *Child Care Facilities* (on-site in kind, land or cash-contribution). This is in recognition of the shifting demographics and growing early childhood and family population in Squamish.

Community Amenity Contributions are voluntary and are not a requirement for submitting a land development application. The interim targets are intended to be a starting point for CAC negotiations at rezoning, and the development of density bonusing for appropriate projects. They are not fixed rates, and instead are to be assessed, allocated and disbursed based on neighbourhood and community needs, as well as best practices.

Please refer to the full Draft Policy Document dated June 2015 for additional background information.

Upcoming Engagement on CAC Policy. The District will be hosting a CAC Workshop with Council, tentative set for Tuesday March 8, 2016. The Development Community and interested Squamish residents are encouraged to attend to review and discuss proposed CAC policy targets and amenity allocations. Workshop date and timing will be advertised in The Chief newspaper in late February and early March, and on the District's Project Page: www.squamish.ca/communityamenities

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Table 1: Interim Community Amenity Contribution Targets and Allocations (December 15, 2015)

Type of Rezoning	Mechanism	Cash-in-lieu CAC Targets	CAC Target Allocations
From Low Density rural or resource to residential (outside Downtown) <i>e.g. From RL1, RL2, RE</i>	Site Specific Negotiation	\$10,000 per single detached lot \$6/ft² of multi-unit residential space	<ul style="list-style-type: none"> • 60 % Affordable Housing, either on-site or as a contribution to affordable housing fund • 35% General Amenities (On-site amenities or cash-in-lieu for neighbourhood amenities, with priority given to fire hall, park improvements and recreation facilities as appropriate) • 5% Child Care Facilities (in kind on-site or cash-in-lieu)
From single detached lots, commercial, or industrial to multifamily residential or mixed multifamily and commercial <i>e.g. From RS1, RS2, RS3</i>	Site specific negotiation	\$6 per square foot of multifamily residential	<ul style="list-style-type: none"> • 75 % Affordable Housing, either on-site or as a contribution to affordable housing fund • 20 % General Amenities (on-site parks/open space or public realm improvements, active transportation improvements that cannot be funded by DCCs or obtained via dedications at subdivision, public art/space, community facilities) • 5% Child Care Facilities (in kind on-site or cash-in-lieu)
From single detached lots to a higher density form of single detached lots <i>e.g. From RS1 to RS2; or RS1 or RS2 to RS3 or CD Zone</i>	Density bonus zoning bylaw	\$10,000 per each single detached lot above the existing zoning	<ul style="list-style-type: none"> • 60 % Affordable Housing, either on-site or as a contribution to affordable housing fund • 35% General Amenities (On-site amenities or cash-in-lieu for neighbourhood amenities, with priority given to fire hall, park improvements and recreation facilities as appropriate) • 5% Child Care Facilities (in kind on-site or cash-in-lieu)
From multifamily residential or mixed use to a higher density of multifamily residential or mixed use	Density bonus zoning bylaw	Base density of FAR 1.0: no amenity contribution FAR above 1.0, to maximum in OCP: \$6 per square foot of additional space above the base density.	<ul style="list-style-type: none"> • 60 % Affordable Housing, either on-site or as a contribution to affordable housing fund • 35% General Amenities (on-site parks/open space or public realm improvements, active transportation improvements that cannot be funded by DCCs or obtained via dedications at subdivision, public art/space, community facilities) • 5% Child Care Facilities (in kind on-site or cash-in-lieu)