

Attachment 1

Background on Community Amenity Contributions

Local governments face many challenges in managing growth, including new development that is acceptable to the community, respects official community plans and needed infrastructure, amenities and services are in place to keep pace with growth.

As a tool to address this growth, Provincial legislation allows local governments to ensure developers install services as part of their development, both on the site itself and immediately adjacent. Legislation also allows local governments to impose development cost charges (DCCs) for certain off-site services, including water, sewer, drainage, roads and parkland. Distinct from DCCs, community amenity contributions (CACs) are negotiated through the rezoning process to help fund a range of amenities or facilities that are excluded from considerations in DCCs. Increasingly, local governments are relying on the rezoning process to secure affordable housing, and contributions towards recreation facilities and other community amenities that cannot be funded through DCCs.

Section 904 of the *Local Government Act* (LGA) allows zoning bylaws to include the option of additional (bonus) density subject to specific conditions, which can include providing amenities. The acquisition of CACs is becoming common in many parts of British Columbia as local governments acquire CACs from applicants seeking a change in zoning to capture some of the boost in land values resulting from changes in use or an increase in density. Increasingly, local governments and residents see this as a reasonable opportunity to help fund community amenities. Community amenities typically include aesthetic features, public spaces, and facilities to meet a range of social, cultural, recreational and infrastructure needs of the community. CACs, if implemented in a consistent and transparent approach, can obtain these financial and tangible amenities and alleviate community challenges associated with development.

The natural environment, cultural history and arts community remain some of the Regional District of Nanaimo's (RDNs) greatest assets and continue to attract new residents to the region. The continued migration of new residents to the region leads to a strong development market that increases pressure on existing amenities and requires the need for additional ones to address future community needs. As the RDN is rural in nature, financing these necessary amenities poses a challenge and must be achieved from a variety of sources. The RDN can use CACs as an opportunity to help fund community amenities to address challenges associated with rezonings and benefit the community as whole. The acquisition of CACs can help ensure new development is acceptable to the community and appropriate infrastructure, amenities and services are in place.