Community Amenity Contribution Policy

July 15, 2019, Council Workshop

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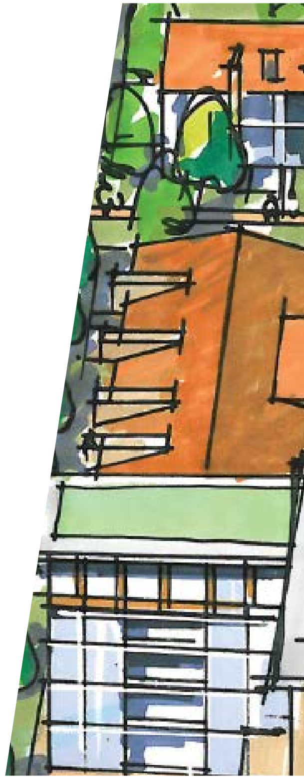
Outline

- Update on March 5, 2019, Workshop and Financial Report
- Amenities: Key Questions
- Financial Reporting

Revenue by project (2011-2018):

- Works & Services
- Development Cost Charges (DCC)
- Community Amenity Contributions (CAC)
- Land added,
- Gross units (contributed assets) added, and
- Housekeeping changes

To achieve the OCP Vision and Objectives residents will need new infrastructure & amenities



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Amenities: Key Questions

- How have we identified amenities and are they the right ones for the community? Do we have the right amenity standards?

- How much CACs should be directed to market rental, social housing and care facilities, relative to using District lands or density bonus zoning?

Amenities described in various policies:

- 2010 - CAC Policy
- 2011 - Official Community Plan
- 2012 - Bicycle Master Plan (pedestrian, safe routes etc.)
- Centres Implementation Plans & Design Guidelines
- 2016 - Rental and Affordable Housing Strategy
- 2018 - Child Care Needs Assessment
- 2018 - Public Art Program Review

Changing the Amenities

Amenities were informed by community and stakeholder input involving a series of engagement events with local residents, business operators, members of the general public, and others.

Each process was 15 m – 4+ yrs.

Significantly changing the amenities may require a similar effort

Amenities

Financial Reporting

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CAC Summary

CACs Negotiated (2011-2018) *collected and pending	$107.9M	Difference = $23.4M
Committed Projects (2011-2019) *cash and contributed assets	$84.4M	
Other projects identified for CAC funding. *Not incl. market rental, social housing or care facilities.	$61.9M	

CAC Summary

CACs Negotiated (2011-2018) *collected and pending — $107.8M

Committed Projects (2011-2019) *cash and contributed assets — $84.4M

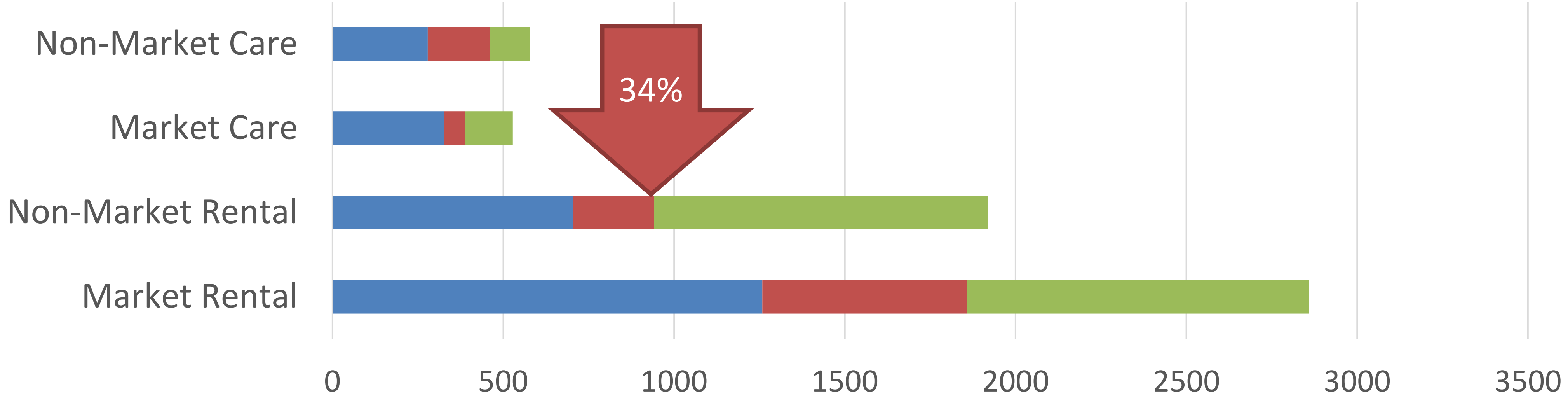
Other projects identified for CAC funding. *Not incl. market rental, social housing or care facilities. — $61.9M

Total = $146.3M

Amenities

Market Rental, Social Housing, Care Facilities

Rental and Social Housing (2011-2018)

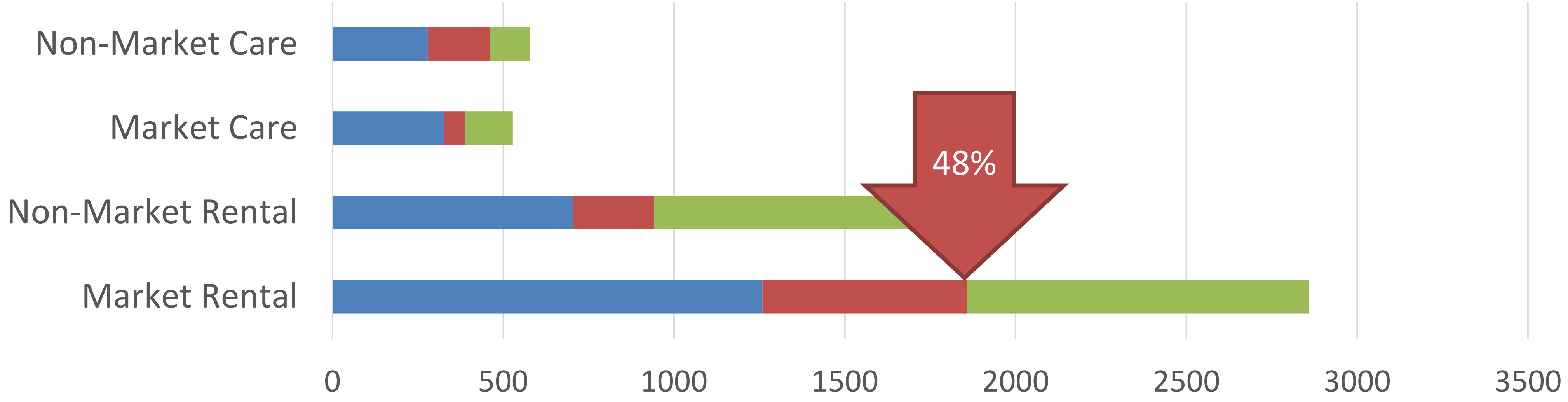


	Market Rental	Non-Market Rental	Market Care	Non-Market Care
2011	1259	704	328	279
2011-2018	598	238	61	181
Housing Continuum Estimated Demand	1002	977	139	119

Total CAC Value 2011-2018 = $45.6M

* CAC Value based on 2017 Coriolis Report - gross units (762 market rental units)
* Does not include 341 market rental units (Larco - not secured in housing agreement)

Rental and Social Housing (2011-2018)



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Past Approach

Case-by-case (Oxford St.) +
Maplewood Strategy

Land + $8.1M (capital improvements)

$45.6M (contributed assets) 2011-2018

Alternative Approach

Centres and FTN Strategy

Strategically acquire/identify land + capital

+$5-10M cash, plus contributed assets

Success Requires

Confirm estimated demand for market rental, social housing, care beds (Housing Continuum)

Confirm desired social housing rental rates and eligibility criteria.

Confirm use, density, infrastructure and amenities.
(i.e. certainty, fairness and transparency)

Housing Continuum

			2011 UNITS	2030 UNITS	NET INCREASE 2011-2030
NON-MARKET	SUBSIDIZED	Safe Houses*	22	37	15
		Emergency Housing*	0	50	50
		Supportive Housing*	17	67	50
		Transition Housing*	21	121	100
		Seniors care and disability care*	279	579	300
		Subsidized Rental	644	1,644	1,000
		Ownership — Co-op	343	343	0
		Ownership — Co-housing	0	0	0
		Affordable Home Ownership	0	0	0

Housing Continuum

			2011 UNITS	2030 UNITS	NET INCREASE 2011-2030
MARKET	RENTAL	Apartments above shops	28	26	-2
		Seniors care and disability care	328	528	200
		Coach Houses*	0	80	80
		Secondary Suites*	4,295	6,930	2,635
		Purpose Built	1,259	2,859	1,600
	OWNERSHIP	Strata Apartments	3,793	10,143	6,350
		Townhouses	2,565	3,485	920
		Duplexes, Triplexes, etc.	73	73	0
		Row House	0	0	0
		Single-Family Detached	19,944	19,794	-150
		TOTAL*	28,977	38,895	9,918

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