Community Amenity Contribution Policy

July 15, 2019, Council Workshop

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Rick Danyluk, Manager, Financial Planning
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
Amendities: 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
CAC Summary

CACs Negotiated (2011-2018)  $107.9M
*collected and pending

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

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

Difference  = $23.4M
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)

- 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)

Total CAC Value 2011-2018 = $45.6M
Rental and Social Housing (2011-2018)

* 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)

Total CAC Value 2011-2018 = $45.6M
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

<table>
<thead>
<tr>
<th>Category</th>
<th>2011 Units</th>
<th>2030 Units</th>
<th>Net Increase 2011-2030</th>
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</thead>
<tbody>
<tr>
<td>Safe Houses*</td>
<td>22</td>
<td>37</td>
<td>15</td>
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<tr>
<td>Emergency Housing*</td>
<td>0</td>
<td>50</td>
<td>50</td>
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<tr>
<td>Supportive Housing*</td>
<td>17</td>
<td>67</td>
<td>50</td>
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<tr>
<td>Transition Housing*</td>
<td>21</td>
<td>121</td>
<td>100</td>
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<tr>
<td>Seniors care and disability care*</td>
<td>279</td>
<td>579</td>
<td>300</td>
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<tr>
<td>Subsidized Rental</td>
<td>644</td>
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<td>Ownership — Co-op</td>
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<tr>
<td>Ownership — Co-housing</td>
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<tr>
<td>Affordable Home Ownership</td>
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# Housing Continuum

<table>
<thead>
<tr>
<th>MARKET</th>
<th>RENTAL</th>
<th>OWNERSHIP</th>
<th>2011 UNITS</th>
<th>2030 UNITS</th>
<th>NET INCREASE 2011-2030</th>
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<tbody>
<tr>
<td></td>
<td>Apartments above shops</td>
<td></td>
<td>28</td>
<td>26</td>
<td>-2</td>
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<tr>
<td></td>
<td>Seniors care and disability care</td>
<td></td>
<td>328</td>
<td>528</td>
<td>200</td>
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<td></td>
<td>Coach Houses*</td>
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<td></td>
<td>Secondary Suites*</td>
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<td>4,295</td>
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<td>Purpose Built</td>
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<td>2,859</td>
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<td></td>
<td>Strata Apartments</td>
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<td>Townhouses</td>
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<td>2,565</td>
<td>3,485</td>
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<td>Duplexes, Triples, etc.</td>
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<td>Single-Family Detached</td>
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<td>19,944</td>
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<td>TOTAL*</td>
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<td>28,977</td>
<td>38,895</td>
<td>9,918</td>
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