

District of West Vancouver ADMINISTRATIVE POLICY

Planning Lands & Permits Division	Public Amenity Contribution Policy
Policy #02-80-303	
File: 0282-20-303	

1.0 Purpose

1.1 The purpose of this policy is to define in policy form a public amenity contribution framework for the District of West Vancouver.

1.2 Definitions:

- a) “**Community Benefit**” refers to the overall contribution that a new development could make to the community – i.e., how well a proposal responds to OCP policies, and contributes to enhancing community livability by providing basic services, mitigation actions, and public amenities.
- b) A “**Public Amenity**” is a feature that improves the quality of life in the community, over and above the basic development; and may fall within a broad range of categories including: public realm enhancements, arts and cultural facilities, public art, parks and environment, heritage conservation, greater housing choice, and adaptable design features, child care facilities, and similar features or facilities.

A public amenity contribution is one type of community benefit from new development.

2.0 Policy

2.1 *Community Benefit Objectives*

All new development shall meet the community goals outlined in the OCP, and provide the following:

- a) basic services to accommodate the development;
- b) works to centreline of abutting streets;
- c) mitigation actions to address any direct negative impacts on the community; and

- d) under certain conditions, as outlined in Section 2.3, the provision of *public amenities* or a financial contribution toward the cost of such *amenities*.

2.2 Provision of Infrastructure Services

The requirements for basic services, works to centreline and mitigation actions to be provided by the property owner will be determined during the development application process.

2.3 *Public Amenities*

A *public amenity* contribution is provided:

- a) As part of a site-specific rezoning;
- b) As part of an amenity bonus provision in the Zoning Bylaw; and
- c) When considering significant variances from zoning regulations.

2.4 Securing *Amenity* Contributions

Public amenities can be secured through one or more of the following methods:

1. A comprehensive phased development agreement, under proposed Section 905.1 of the *Local Government Act*, which includes the contribution of amenities;
2. Zoning for amenities and affordable housing, under Section 904 of the *Local Government Act*;
3. A housing agreement for affordable and special needs housing, under Section 904 and/or 905 of the *Local Government Act*;
4. As articulated in the terms of a sale agreement for projects involving the disposition of an interest in land owned by the District;
or
5. Other methods as recommended by the Municipal Solicitor.

2.5 Type and Scale of *Public Amenity* Contributions

A description of *public amenity* categories may be identified by Council, or determined through a community planning process for a specific area of the municipality. The appropriate scale of *public amenity* contributions shall reflect, in part, the size of the project and its impacts on the community; how well it responds to OCP and other policy objectives; and

factors impacting project viability, such as extraordinary risk or difficulty of land assembly.

In the case of Section 904 zoning-based bonus density, the value of the amenity being provided shall reflect a percentage of the increased value of the land associated with the bonus density, or other value determined by Council (for example, on a 'per buildable square foot' basis).

In the case of larger area plans for new development (e.g., Rogers Creek in the Upper Lands, or an 'Evelyn Drive' type project), the use of comprehensive phased development agreements may be considered, with overall benefits and amenities, or the cash equivalent for same, provided as a result of the larger area planning discussions.

In regard to amenity zoning, Council shall have discretion in determining whether in-kind amenities or a cash contribution in respect of the amenity is to be provided. If cash is contributed, it will be deposited to an amenity reserve fund if not going immediately to pay for the amenity.

Approval Date: December 03, 2007	Approved by: Council
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