

<b>TITLE:</b>			
<b>BONUS DENSITY &amp; COMMUNITY AMENITY CONTRIBUTIONS</b>			
<b>Type:</b>	Council	<input checked="" type="checkbox"/>	Administrative
<b>Approved:</b>	Council - March 13, 2017	#2017.07.124	Ref: DV-013
<b>Amended:</b>	Council - December 16, 2019	#2019.45.626	Page: 1 of 2
	Council – March 11, 2024	#2024.09.112	
	Council – July 15, 2024	#2024.30.303	

**1. Purpose**

The purpose of this policy is to establish a framework for the calculation and collection of Bonus Density amenity contributions and Community Amenity Contributions triggered by increases in development density as permitted by the Town of Sidney Zoning Bylaw or as approved by Council through a rezoning process. Bonus Density and rezoning processes that include Community Amenity Contributions allow additional development density in accordance with the Official Community Plan and Zoning Bylaw in return for community amenities which benefit the people living and working in Sidney.

**2. Application of Policy**

This policy applies to all applications for multiple unit residential development in the Multi-Family Residential areas and to all development within the Downtown Commercial area, as designated by the Official Community Plan, which propose to exceed the maximum Base Density permitted within that specific zone, as established by the Town of Sidney Zoning Bylaw.

**3. Interpretation**

Terms used in this policy shall have the same meaning as those found in related policies and regulation contained in the Official Community Plan and Zoning Bylaw.

**4. Calculations**

Development applications shall make a cash contribution of \$200 per square metre of additional gross floor area (with the exception of development applications within the RM7-WS zone, where the amount shall be \$50 per square metre) above the Base Density permitted by the property’s existing zoning as it is designated at the time of submission of the development application in each of the following circumstances:

1. Development applications which propose to exceed the applicable Base Density but do not exceed the Bonus Density within that specific zone, as established by the Zoning Bylaw.
2. Development applications which propose to change the zoning designation of a property or properties where the new zoning designation would allow a higher Base Density.
3. Development applications which propose to exceed the applicable Bonus Density maximum of that specific zone, as established by the Zoning Bylaw, and therefore require a zoning amendment to allow additional density.

## 5. Council Discretion on Amenities

1. In lieu of a cash contribution, Council may, by resolution, accept an alternate contribution of tangible amenities (i.e. physical improvements) having a value equal to or greater than the fixed rate amount contained in Section 4 of this policy. Tangible amenities are to benefit the community, and may include, but not be limited to:
  - a. Non-market housing; this may be in the form of a full or partial waiver of amenity fees if the proponent agrees to provide below-market housing under a Housing Agreement or similar instrument;
  - b. Off-site street or park improvements that are over and above what would normally be required by the Town's development bylaws and policies;
  - c. Land or improvements involving publicly accessible open space and/or pedestrian routes, either through dedication, easement or covenant;
  - d. Additional public parking either underground or within the built form of a proposed development;
  - e. Public art;
  - f. Environmental protection, conservation and/or remediation projects.
2. Council may give future consideration to a negotiated amenity contribution based on the calculations and contributions contained in Sections 4 and 5.1 of this policy for larger scale development applications involving multiple properties.

## 6. Collection of Amenity Contributions

The full amount of amenity contributions shall be paid prior to issuance of a Building Permit, and shall be placed into a Town Amenity Reserve.

## 7. Allocation of Funds

1. Funds collected as amenity contributions shall be applied to the following eligible project categories:
  - a. Attainable and affordable housing
  - b. Park improvements or parkland acquisition
  - c. Underground wiring
  - d. Public art
  - e. Tree planting and other climate action initiatives
  - f. Environmental protection or enhancement
  - g. Waterfront improvements consistent with Town plans
  - h. Other projects deemed by Council to have a community benefit.
2. Specific ideas or projects to be funded through the Amenity Reserve shall typically be brought forward for consideration as part of the Town's annual budget process.

## 8. Reporting on Collection and Disbursement of Amenity Contributions

Staff shall report to Council, in the Annual Report, on the collection and disbursement of Amenity Contributions collected as per this policy.

## 9. Effective Date

This policy shall come into force on the date following adoption.