



Policy No. 13.3
Adopted by Council June 22, 2009
Amended By Council April 26, 2010

Community Amenity Contribution Policy, 2010

Base Density

- 1.1 This policy applies to rezoning applications for residential properties in the District of Sooke.
- 1.2 The District of Sooke has established the Base Density (Zoning generally applicable to the zone) for specific Land Use Designations in the *Official Community Plan ("OCP")* as follows:
 - Town Centre – 30 dwelling units per hectare
 - Comprehensive Development – 20 dwelling units per hectare
 - Community Residential – 12 dwelling units per hectare
 - Community Gateway Residential – 1 dwelling unit per hectare
 - Rural Community Residential – 1 dwelling unit per Four (4) hectares

Application

- 2.1 Despite paragraph 1.1, this Policy applies only to a rezoning application for additional dwelling units in excess of the applicable Base Density or the maximum density permitted under the current zone, whichever is greater.
- 2.2 Despite paragraph 1.1, a rezoning application permitting four (4) dwelling units or less within the Community Residential land use designation area is exempt from this policy.
- 2.3 Despite paragraph 1.1, a rezoning application for properties in the Rural Community Residential land use designation area are exempt from this policy unless the applicable parcel owner is granted an OCP amendment to change to a higher density Land Use Designation area. In the event of such an OCP amendment, the Community Amenity Contribution calculation will be based on a Base Density of 1 dwelling unit per Four (4) hectares.
- 2.4 Despite paragraph 1.1, Affordable Housing is exempt from this policy.

Amenity Contributions

- 3.1 Subject to paragraphs 1.1 through 2.4 of this Policy, in relation to a rezoning application, for each additional residential dwelling permitted under the rezoning in excess of the

- (i) Base Density, or
- (ii) existing density if greater than Base Density,

the Owner is entitled to the higher density only if the owner provides the amenities set out in the rezoning bylaw under section 904(2)(a) of the *Local Government Act*

- 3.2 The amenities that may be included in the rezoning bylaw are parks and trail development, waterfront walkway, including a boardwalk, affordable housing, open space (in addition to statutory park dedications), day care facilities (typically not for profit), public art, park equipment, ALR property acquisitions, community gardens, parking structures, performing arts facility, green infrastructure, beautification projects, preservation of heritage structures, fire equipment and buildings and other amenities with a clear community benefit.

An amenity provider may be permitted to erect a recognition plaque with the approval of the District.

- 3.3 In lieu of providing the amenity required under this policy, the owner may contribute the value of the amenity to the District to allow the District to provide, construct or install the amenity in the place of the owner, and the District must deposit such contribution to the "Community Amenities Reserve Fund" in accordance with the following schedule:

	Town Centre/Unit	Outside Town Centre/Unit
General Amenities Reserve	\$2,500	\$5,000

- 3.4 Community Amenity Contributions will be collected in two ways by the District of Sooke:

- (i) Establishment of a new zone and an Amenity Zoning Bylaw that includes the amenity contributions as a density bonus. The contributions will be collected at the subdivision stage for single-family residential development and at the building permit stage for multi-family development.
- (ii) Agreed to as part of Phased Development Agreement as per section 905.1 to 905.5 of the *Local Government Act*.

- 3.5 Amenities for commercial properties will be determined at time of the rezoning application.