

4. COMMUNITY CONTRIBUTIONS

As a way of maximizing community benefit, amenities, infrastructure, and similar contributions are often negotiated as part of discretionary approvals (these include rezoning and OCP amendment applications and to a lesser extent development variance permits). For the purpose of this OCP, these are referred to as “Community Contributions”.

Community Contributions typically serve one of two purposes: 1) they ensure a proposed development will not have an undue economic, social, environmental or infrastructural burden on the community; and 2) they ensure the benefits of the project outweigh the impacts on the community. The objective of this section of the OCP is to offer guidance to Council on how to make Community Contributions fair, consistent and in the best interest of the community.

Interpretation

“**Community Contribution**” means a public benefit, improvement, or contribution that can enhance the quality of life for a community, and includes public art, provision of parkland, trails, pedestrian and cycling infrastructure affordable and special needs housing and sports and recreational facilities.

Policy

1. New development will not constitute an undue burden on taxpayers, but instead should offer a net economic benefit to the community.
2. Proponents are encouraged to anticipate the impacts of their projects on the community and propose Community Contributions that address these impacts.
3. Community Contributions shall be secured through legally binding, irrevocable means such as parkland dedication, transfer of

assets, cash contributions, phased development agreements, and covenants.

4. Although this OCP provides the primary guidance respecting Community Contributions, other secondary sources of information are: 2021 CVRD Regional Housing Needs Assessment; Waterfront Area Plan; Ladysmith Age-Friendly Walkability/Accessibility Project; A Community Vision for a Sustainable West Coast Town; Community Energy Plan; Parks, Recreation, and Culture Master Plan; Ladysmith Heritage Strategic Plan; and Sustainability Action Plan, the Town's capital works plan and future plans called for in this OCP.
5. The following contributions are examples of community contributions that may be appropriate, depending on the circumstances and in no particular order:
 - a. Infrastructure improvements in excess of what is needed to support the development (e.g. extended sidewalk connection).
 - b. Contribution of land for a civic or institutional use (e.g. school or recreation facility).
 - c. Provision of special needs housing or affordable housing.
 - d. Improvements to public facilities or public buildings.
 - e. Heritage conservation.
 - f. Provision of parkland or park improvements (e.g. bike skills park).
 - g. Provision of or improvements to a trail or active transportation corridor.
 - h. Protection of environmentally significant areas.
 - i. Public realm improvements (i.e. public plaza, pedestrian and cycling linkages).
 - j. Contribution of land for the purpose of watershed protection.
 - k. Provision of cash for the above or similar examples.
6. Contributions or features of a development that:

- a. are required under existing bylaws or legislation (e.g. 5% parkland dedication at time of subdivision, Streamside Protection and Enhancement Areas or frontage improvements);
- b. provide on-site or off-site infrastructure that is essential to the proposed development; or
- c. are not available to, or do not have, a direct benefit to the public,

will not be considered Community Contributions for the purposes of this policy.

- 7. Community Contributions will be negotiated on a case-by-case basis, utilizing the principles of:
 - a. Nexus – there is a direct, demonstrable link between the Community Contribution and the impact of the new development;
 - b. Proportionality – the Community Contribution is proportional to the impact that the new development generates and the economic benefits the proponent will receive; and
 - c. Resilience – the Community Contribution will not result in undue lifecycle costs and will provide a lasting – ideally permanent – benefit to the community.
- 8. Community Contributions may be provided as cash or in-

kind contributions. In either case, the minimum value of the contribution should be based on the table below and applied only to the additional units that can be developed as a result of the proposed zoning/OCP changes. Suites should not be included in the calculations provided covenants or similar instruments are in place to require suite construction.

9. The Town will deposit cash Community Contributions in a reserve

Type of Development	Community Contribution Rate	
	Inside of Priority Growth Area	Outside of Priority Growth Area
Single Unit Dwelling without suite	\$3,000/Unit	\$4,000/Unit
Single Unit Dwelling with suite	\$2,000/Unit	\$3,000/Unit
Townhouse or duplex with suite	\$1,500/Unit	\$2,000/Unit
Townhouse or duplex without suite	\$2,000/Unit	\$3,500/Unit
Multifamily Dwelling	\$2,000/Unit	\$3,500/Unit

pursuant to section 188 of the Community Charter.

10. When evaluating the value of a proposed Community Contribution, hard costs, soft costs, land costs and lifecycle costs may be considered, such as:

- a. Hard costs – all material and labour costs for the construction of the Community Amenity.
- b. Soft costs – all fees and costs for the design of the Community Amenity.
- c. Land costs – eligible only where land or an interest in land comprising the Community Amenity is transferred to the Town.
- d. Lifecycle costs – all recurring costs over the lifespan of the Community Amenity.

11. Not-for-profit and governmental organizations proposing community-serving developments will not normally be expected to make Community Contributions.