



SUBJECT: PROVISION OF AFFORDABLE HOUSING AND COMMUNITY AMENITIES	SECTION: PLANNING NUMBER: 3.14 PAGE 1 OF 2
ADOPTED: July 17, 2007 REVISED:	RESOLUTION NO.: R2007-349

PURPOSE

In order to alleviate the shortfall in affordable housing and community amenities as a result of increased residential development within the Town of Gibsons, Council will require as part of any new residential rezoning, that results in added value to the applicant, funds towards or the provision of community amenities and affordable housing. The authority to require these contributions will be addressed through the use of Section 904 “Zoning for amenities and affordable housing”.

The intent of providing funds towards the Community Amenity Reserve Fund is to enable the Town to build up a cash reserve to pay for the expansion of services and development of parks that are needed as a result of the increased density enabled by residential rezoning applications. For larger residential rezoning applications community amenities could be provided on or off site instead of providing funds.

Contributions to the Affordable Housing Reserve Fund enables the Town to build up a cash reserve that can be used to purchase land for affordable housing projects or partner with the development community for the development of affordable housing. It is always preferable that actual units of affordable housing be supplied within the proposed residential development as this is the surest way of ensuring affordable housing is provided as part of all new development in the Town.

The affordable housing that is provided as part of a rezoning application will have to meet the needs of households in the Town of Gibsons whose income falls below the median income levels at rates that are no higher than 30% of the gross household income.

The initial priority for the provision of affordable housing in the Town of Gibsons will be for young working families

COMMUNITY AMENITIES

Residential rezoning applications that result in the creation of less than 10 residential lots or multi-family residential units will be required to contribute to a community amenity reserve fund towards the development of parks, community, and cultural services



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Residential rezoning applications that result in the creation of 10 or more residential lots or multi-family housing units will be required to either provide community amenities on or off site or contribute funds to the community amenity reserve fund.

AFFORDABLE HOUSING

Residential rezoning applications that result in the creation of less than 10 residential lots or multi-family residential units will be required to contribute funds towards an affordable housing reserve fund.

Residential rezoning applications that result in the creation of 10 or more residential lots or multi-family residential units will be required to provide at least 10% of the units for affordable housing on or offsite or contribute funds or in kind services in an equivalent amount towards an affordable housing reserve fund. In order to ensure the long term sustainability of the affordable housing it will have to be either transferred to a non-profit organization or a covenant or housing agreement will have to be registered on title.

ROLE OF STAFF

Council instructs the Director of Planning to use Section 904 of the Local Government Act to negotiate with the applicant the amenities and affordable housing to be provided as part of the residential rezoning prior to the application coming to the Planning Committee Meeting.