

**COMMUNITY AMENITY
CONTRIBUTIONS
POLICY REVIEW**



Welcome!

Public Open House

June 15, 2022

5:30-7:30PM

55 Activity Centre, 1201 Village Green Way

Join District of Squamish staff for an overview of the current community amenity contribution policy, learn about proposed changes and provide your perspectives and feedback!

**Public Survey open now
until June 30 2022**

letstalksquamish.ca/cac-policy-review

Introduction

COMMUNITY AMENITY CONTRIBUTION POLICY REVIEW

WHAT'S HAPPENING?

The District of Squamish is reviewing and updating the Community Amenity Contributions (CAC) policy. The policy was last reviewed in 2018. As market conditions change, it is important to review the policy. These changes will guide how the District collects CACs from new developments going forward.

What Are CACs?

- **Cash or in-kind contributions** that developers provide to help address community needs that result from population growth.
- **CACs are negotiated** as part of new development applications (rezoning applications and OCP Bylaw amendments only).
- **CACs help pay for some of the costs associated with growth** that don't have funding through other legislated fees (e.g. recreational facilities and publicly owned affordable housing). CACs do not fund infrastructure improvements; instead, they are meant to help address community needs that result from growth over and above infrastructure demands.
- **CACs are different from Development Cost Charges (DCCs)**. DCCs are levies charged to new developments to cover the costs of upgrades offsite from the development, such as waste water treatment facilities or new water mains.
- Generally, CACs are calculated based on the size of residential development being proposed, with larger developments providing a larger contribution.

CURRENT POLICY (2015-2016)

The current CAC policy was created in 2015 and has gone through one major review since then. The current policy directs CACs for new developments as follows:

- **Smaller Rezoning (less than 50 dwelling units) pay cash in lieu of \$15/ft²**. These funds are directed towards critical facilities, child care facilities, and affordable housing.
- **Larger Rezoning (greater than 50 dwelling units) target either a financial contribution of \$21/ft² of new residential space or 10% of all units in the new development as affordable rental housing, plus a cash contribution of \$6/ft²**.
- The current policy also has **provisions for cash in lieu for active transportation amenities (\$1.00 /ft²) and \$0.50 /ft² for park amenities** (or equivalent construction of park and transportation amenities).
- **Market rental housing is subject to lower CAC targets of \$5/ft²**.

CAC Policies in Other Communities

WE LOOKED AT 17 OTHER MUNICIPALITIES

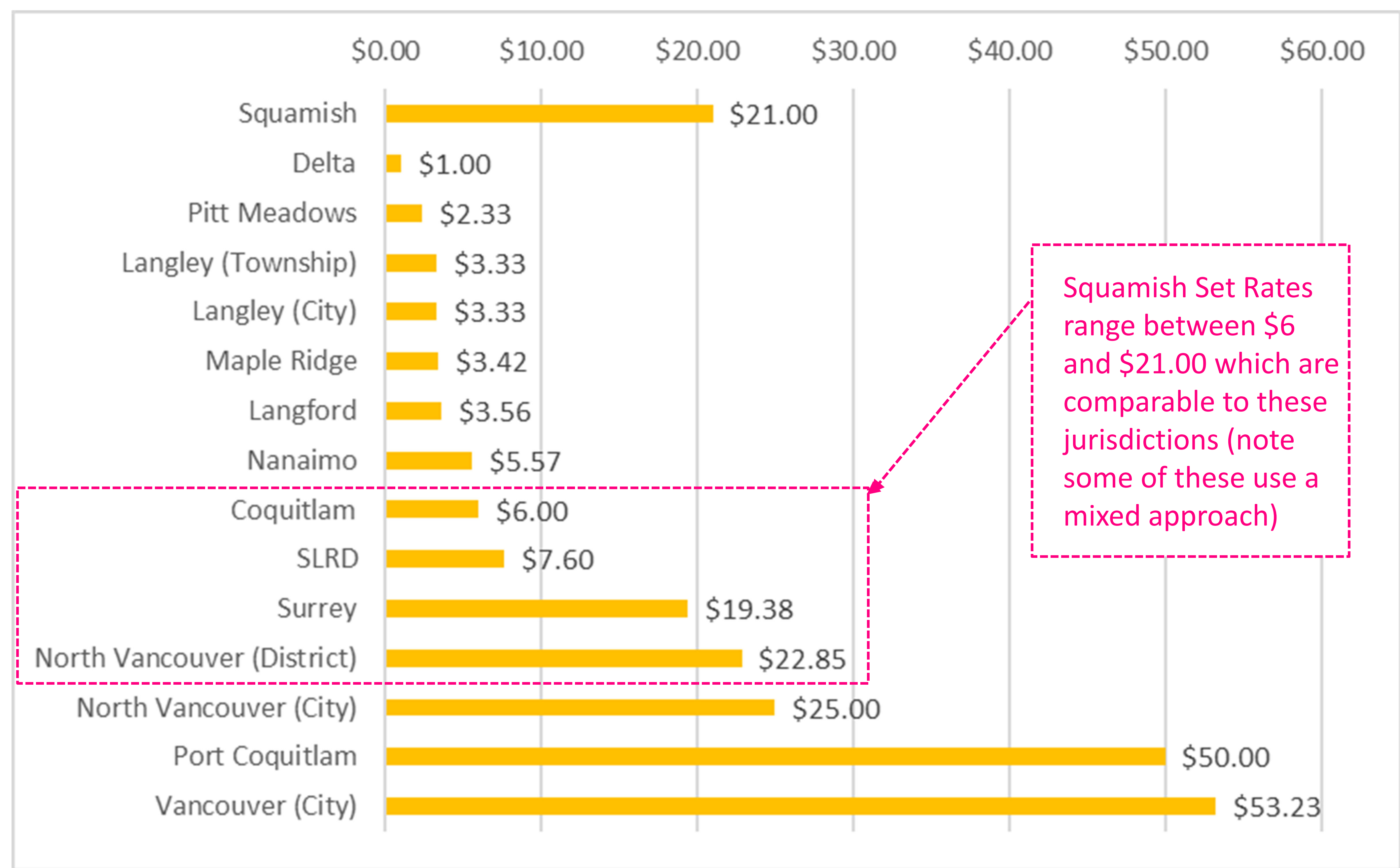
Land Lift Approach	Set Rate (Squamish)	Mixed Approach
Whistler	SLRD	North Vancouver D.
Pemberton	North Vancouver C.	Coquitlam
West Vancouver	Langley Township	Delta
	Maple Ridge	Langley City
	Pitt Meadows	Port Coquitlam
	Nanaimo	Vancouver
	Langford	Surrey

Communities use a variety of approaches to determine appropriate CAC targets.

Land Lift Approach – Assess each development’s costs, expected revenue and profit margin to determine land lift value and then assign a % of it as a CAC target (from 25% to 100%).

Set Rate – set a per ft² rate of new residential density as a CAC target.

Mixed Approach – Smaller developments follow set rate targets; bigger developments subject to land lift analysis.



COMMUNITY AMENITY CONTRIBUTION POLICY (CAC)

CASH IN LIEU RATE INCREASE

The District is proposing raising the cash in lieu rates for residential developments that require rezoning from the current rate of \$6 per square foot of increased density to \$25 per square foot. This increase in CAC funds is to help to ensure community amenities, including recreation facilities and libraries, can keep up with growth. It would also align the District’s approach with North Vancouver (District), and would be a higher rate than many Lower Mainland jurisdictions charge.

Add your comments here!

LAND LIFT ANALYSIS FOR >50 RESIDENTIAL UNITS

The District is proposing that, for large residential development projects (more than 50 units), the new CAC policy should include a criteria to calculate CACs using a land lift analysis rather than a set rate. Land lift is the increase in the value of the land as a result of adding more residential density. This approach would be more reflective of changing market than using a set rate.

Add your comments here!

COMMUNITY AMENITY CONTRIBUTION POLICY (CAC)

20% ON SITE AFFORDABLE HOUSING TARGET

The District is proposing that the onsite affordable housing contribution target should be increased from the current 15% of units in the development being allocated to affordable housing (for developments with 50+ units), to 20% of units in the development. Financing is generally available for developers that own affordable units. As a result, a 20% target may be feasible for some developments. This would help to address the critical housing affordability situation in Squamish. A 20% contribution of affordable rental housing is a common practice in Vancouver.

Add your comments here!

COMMUNITY AMENITY CONTRIBUTION POLICY (CAC)

ON SITE AFFORDABLE HOUSING UNIT PROVISION

The District is proposing to reduce the size of development that is recommended to provide onsite affordable housing from 50 or more units, to developments with 30 or more units. In developments with less than 50 units, a contribution of 15% affordable units may be more appropriate (rather than 20% in developments with 50+ units).

Add your comments here!

DEDICATED AFFORDABLE UNITS FOR >60 UNIT PROJECTS

In larger developments (60+ units), the District is proposing to set a target for a percentage of affordable housing units to be donated to the Squamish Community Housing Society. In these cases, a small percentage of units in the development would be given to the Squamish Community Housing Society to own and operate. This donation would be considered as part of a reduction in other CACs.

Add your comments here!

COMMUNITY AMENITY CONTRIBUTION POLICY (CAC)

UNITS TO SQUAMISH COMMUNITY HOUSING SOCIETY

The District is proposing that the Squamish Community Housing Society should be given the right of first refusal to manage all affordable housing rental units in a development. This will help to build a portfolio of affordable units managed by the society and allow the society to determine which units it can effectively manage.

Add your comments here!

LAND DEDICATIONS FOR AFFORDABLE HOUSING

The District is proposing that developments with large parcels of land should be evaluated on a case-by-case basis to determine if a dedication of land to the District for future affordable housing projects is feasible. This would help the District provide affordable housing in the future. Many factors would be considered, including the overall size of the development and the cost of the land when it was acquired by the developer.

Add your comments here!

COMMUNITY AMENITY CONTRIBUTION POLICY (CAC)

CAC COLLECTION AT REZONING

The District is proposing that CACs should be collected at the time of rezoning, whenever possible. An interest rate would be applied if collection of CACs is not possible at the time of rezoning. Ideally CACS will be collected at the time of rezoning, as that when value is created on the land. However, in cases where the contribution is substantial and the developer may not have financing in place, an interest rate will be applied.

Add your comments here!

CASH IN LIEU ADJUSTMENTS WITH MARKET CHANGE

The District is proposing that the new CAC policy will allow the cash in lieu target rates to be adjusted each year if market conditions change. The District does not have the capacity to review the CAC policy on an annual basis. When market conditions change dramatically from year-to-year, the CAC policy needs some flexibility to allow staff to negotiate a set rate.

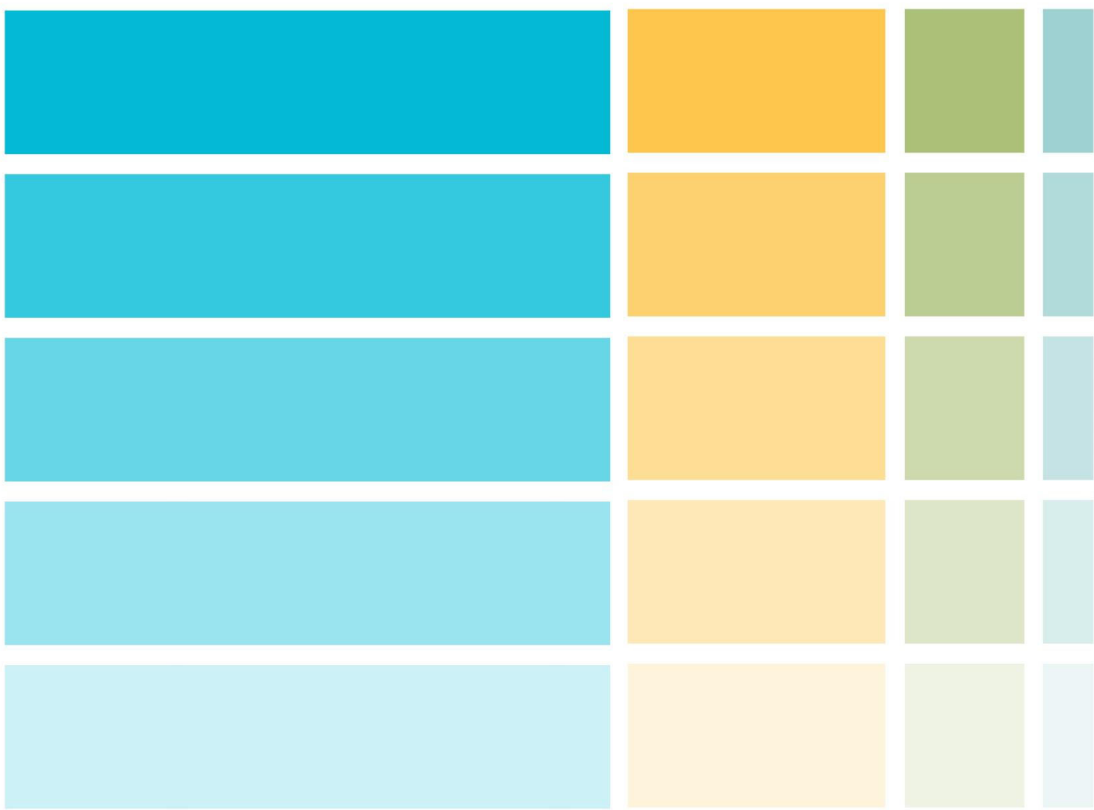
Add your comments here!

Squamish Childcare Amenities

CHILD CARE ACTION PLAN :: BACKGROUND

The District of Squamish continues to work with government and community partners in developing policies and guidelines, monitoring needs, advocating for increased funding for wages and child development supports, and using legislative levers and tools to negotiate provision of childcare spaces within Squamish.

SQUAMISH CHILD CARE NEEDS ASSESSMENT & STRATEGY 2018-2023



Squamish Child Care
Needs Assessment and Strategy
2018 to 2023
Prepared by SPARC BC

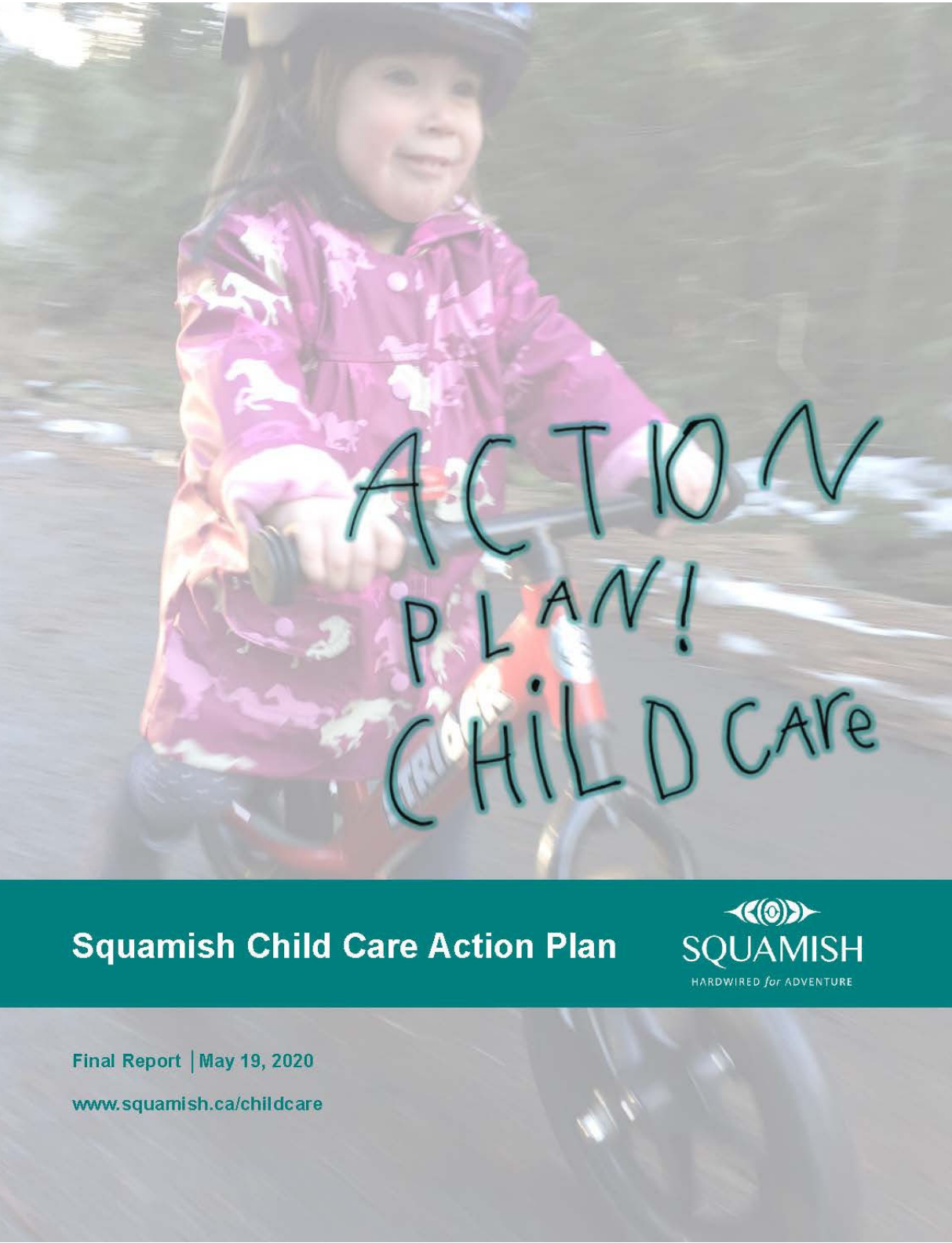


A long-term child care strategy to address critical issues such as lack of available and affordable space, shortage and high cost of care for children under 36 months, and the need for before and after school-age care. The needs assessment and strategy was completed by SPARC BC, under the leadership and direction of the Sea to Sky Putting Children First Initiative early years planning table.

VISION FOR CHILD CARE IN SQUAMISH

Squamish families have access to a range of affordable, accessible, high quality child care options that meet the demand throughout the community and support children’s healthy development.

SQUAMISH CHILD CARE ACTION PLAN



On May 19, 2020 Council endorsed the Squamish Childcare Action Plan. The Action Plan identifies high priority recommendations from the Squamish Child Care Needs Assessment and Strategy 2018-2023 and includes practical next steps for advancing each recommendation.

PART 1: CURRENT STATE AND FUTURE NEEDS

The first part of this plan is a refined, detailed summary of the current state of child care in Squamish and projected future needs. The following topics are addressed in this section:

- Number of licensed spaces;
- Assessment of the sufficiency of the current number of licensed spaces, in the context of Squamish's growing child population and unique demographics, and affordability challenges;
- Child care staffing challenges;
- Location of licensed child care spaces;
- Travel patterns and location of licensed child care spaces by neighbourhood;
- Colocation of child care spaces;
- Hours of operation;
- Meeting the child care needs of underserved populations;
- Economic impact, with focus on women; and
- Projected future licensed child care space needs.

PART 2: ACTIONS

The second part of this plan focuses on tangible, actionable strategies for advancing the highest priority recommendations in the Squamish Child Care Needs Assessment & Strategy 2018-2023. Actions included:

- Implement preliminary amenity space creation guidelines,
- Provide affordable housing for Early Childhood Educators,
- Update District of Squamish resources and requirements,
- Provide child-minding service,
- Improve middle years (ages 7-12) programming, and
- Build partnership between the District of Squamish and School District 48.

Updated CAC policy in 2022 helps to advance the CC Action Plan

Squamish Childcare Amenities

COMMUNITY AMENITY CONTRIBUTIONS (CAC)

Additional amenity policy is being developed to guide childcare-specific amenity contributions and related public benefits negotiated as part of rezoning or official community plan amendment applications. This policy will clarify municipal expectations for the design and delivery of child care amenities within the community to ensure availability of quality, accessible and affordable care options.

Recommended Policies for 2022 CAC Policy update:

Proposals for new development in Squamish shall be expected to:

- Contribute to creation of new childcare spaces to meet childcare access and facility targets in the *Squamish Childcare Action Plan*
- Prioritize build out of on-site child care facilities in larger mixed-use developments (close to neighbourhood nodes, parks, schools, core transit network)
- Set a maximum lease rate (cap) to ensure affordability for child care operators
- Prioritize space for non-profit child care operations to maintain affordability
- Include some affordable housing units reserved for child care staff (for development projects that propose on-site affordable housing units)
- Fit out the in-kind amenity for successful licensing and initial occupancy (e.g. construction, finishing, furnishing and equipment – e.g. “turn key”)

What amenity guidelines will help Squamish improve child care spaces + access? What’s missing? Add your sticky notes here:

2021 Child Care Snapshot

NUMBER OF LICENSED SPACES + ACCESS RATE

Squamish Licenced Child Care Facilities as of September 2021	
Facility Type	Capacity Totals
Family Child Care	135
Group Child Care (30 Months to School Age)	358
Group Child Care (School Age)	179
Group Child Care (Under 36 Months)	76
In-Home Multi-Age Child Care	23
Multi-Age Child Care	8
Preschool	54
TOTAL	833

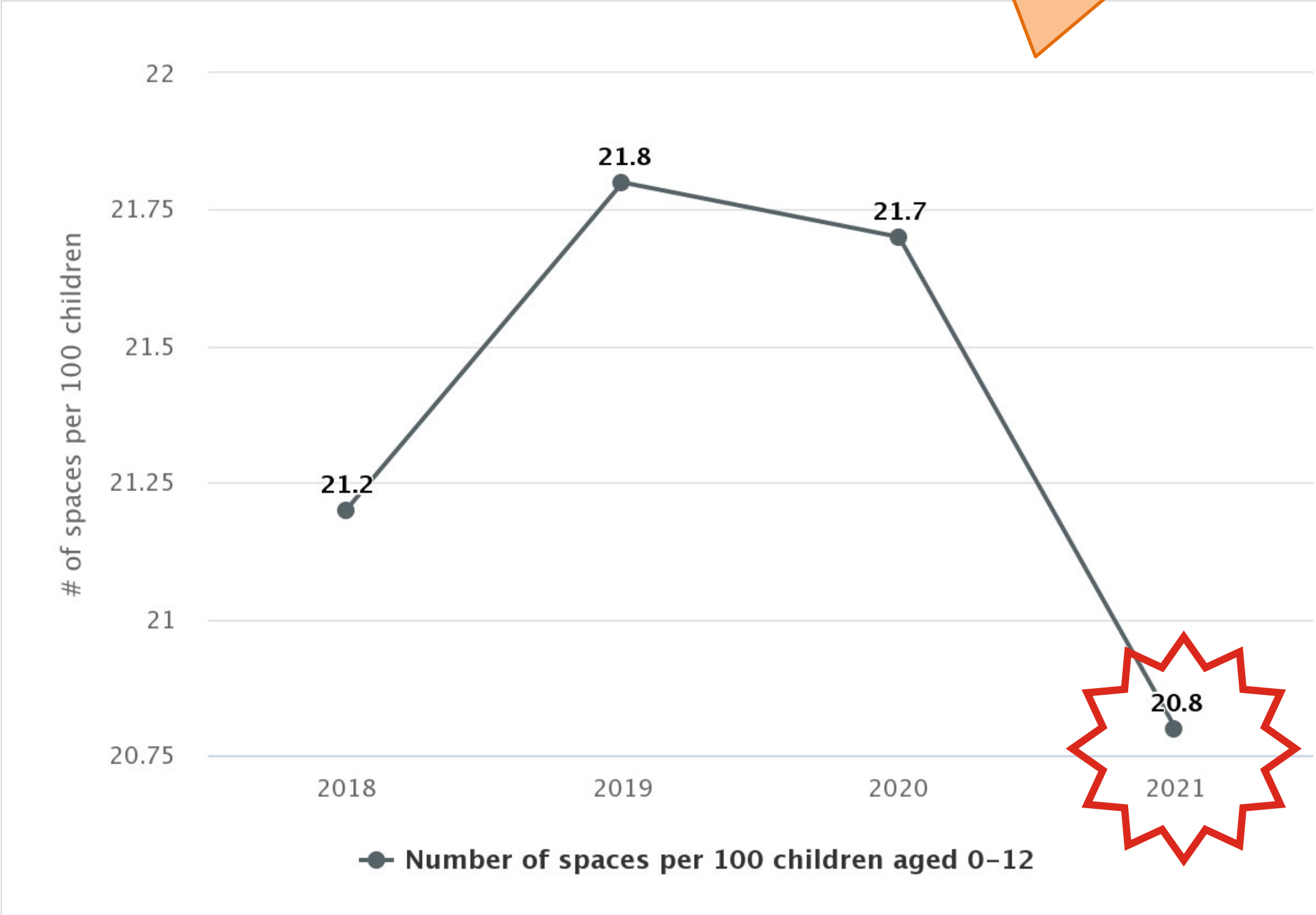
Squamish is reaching for a 30% access rate

CHILD CARE ACCESS RATE

This metric monitors the availability of licensed child care spaces relative to the child population in Squamish. It is expressed as a ratio of the number of licensed child care spaces per 100 kids aged 0-12. Annual population estimates are from Statistics Canada for July 1, by census agglomeration, based on 2016 boundaries.

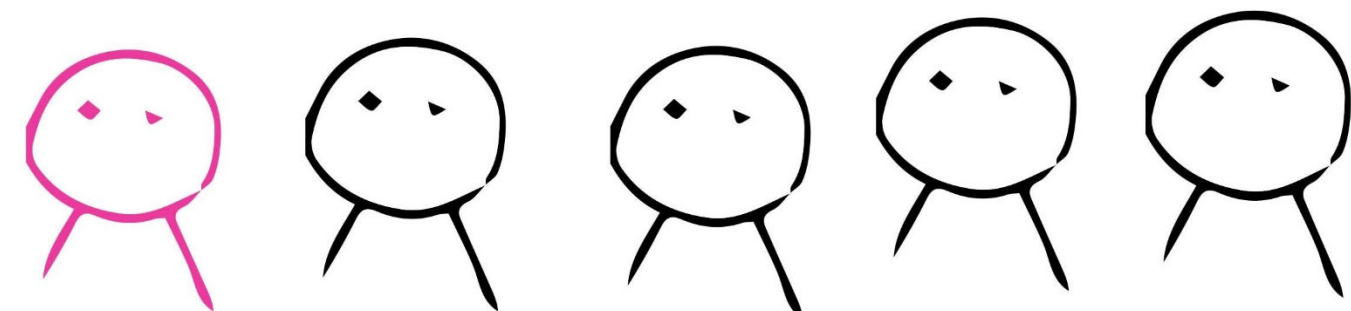
Why Monitor?

Access to adequate and affordable child care options contribute to child wellbeing and improve livability for young families. It also supports business attraction and recruitment, retaining employees and developing a skilled workforce. Ongoing monitoring of child care supply/demand and anticipated growth is critical to ensure the local child care access rate meets community needs over time.

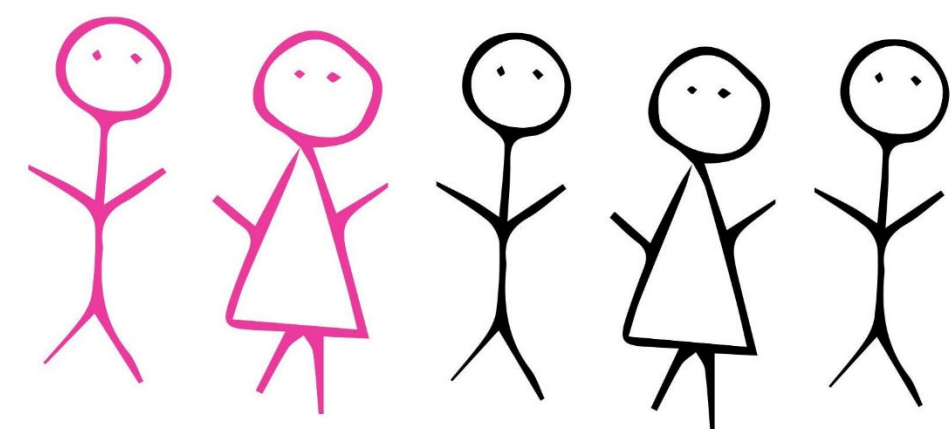


In Squamish...

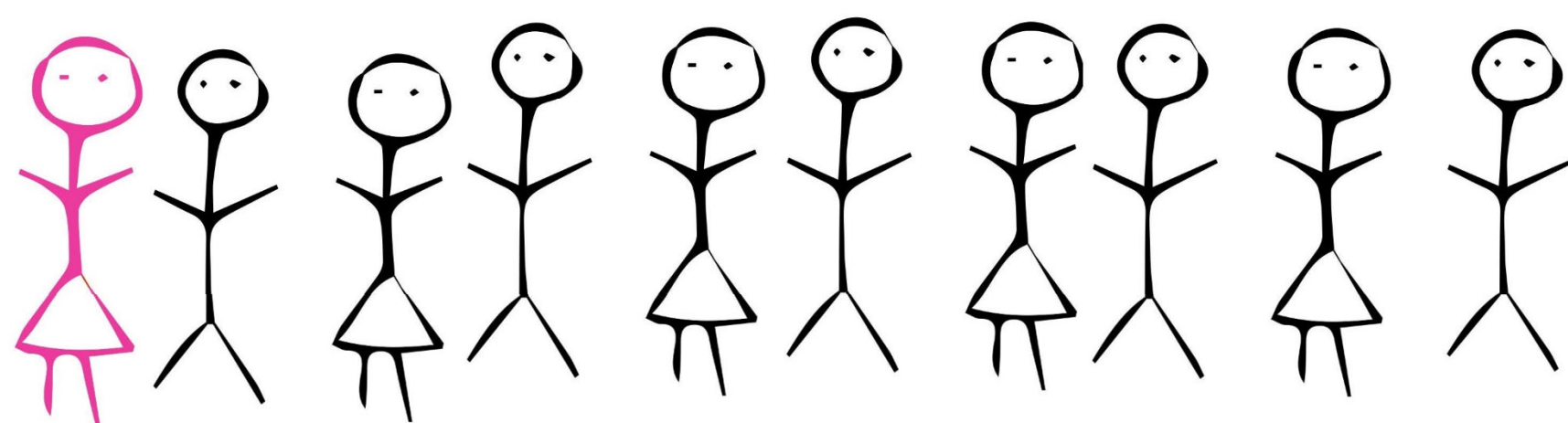
there are full time spaces for **one in five** kids aged 12 to 30 months.



there are full time spaces for **less than half** of kids aged 3 to 5 years.



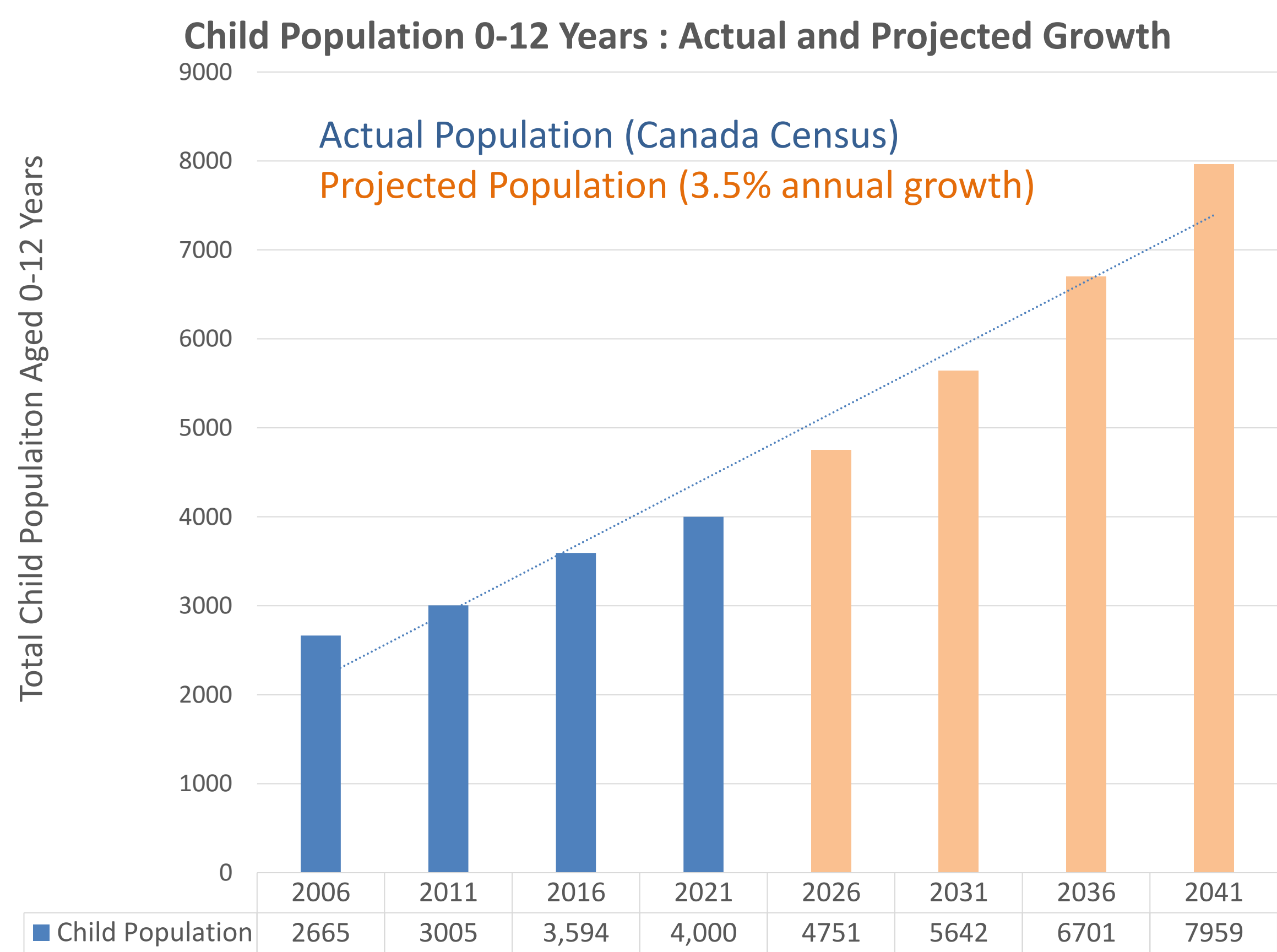
there are spaces for **one in ten** kids aged 5 to 12 years.



Did you know?

Projected Future Needs

SQUAMISH’S GROWING CHILD POPULATION



Between 2016 and 2021, the District of Squamish grew by 22%, and continues to be among the fastest growing communities in Canada.

During the same time period, the growth rate for children aged 0-12 was 11%, or an average annual increase of 2.3% per year. Over the previous censal period 2011-2016, the child population grew by 19%, an average of 3.9% per year.

For planning purposes the Child care Action Plan assumes Squamish’s child population will continue to grow by 3.5% every year for the foreseeable future.

PROJECTED FUTURE CHILD CARE SPACE NEEDS

Two scenarios are highlighted below showing projected needs over time: (1) maintaining the current child care access rate of 21% and (2) increasing the child care access rate to 30%, as recommended in the Squamish Child Care Needs Assessment & Strategy 2018-2023.

SCENARIO 1: MAINTAIN THE CURRENT ACCESS RATE (21%)

Maintaining Squamish’s current access rate of 21% isn’t good enough, and maintaining it could be challenging given the sustained high average annual growth rate for children aged 0-12 in Squamish. As more families move to Squamish, doing nothing isn’t an option because the situation continues to worsen.

Maintain Scenario (21% Access)	2021	2026	2031
% population increase (projected)	3.5% per year		
Estimated # of Children (0-12 years)	4000	4751	5642
Total spaces needed to maintain 21% access rate	840	998	1185
Existing # of Licensed Spaces (2021)	833		
Total # of new spaces to maintain 21% access rate	7	165	352
# of spaces/year needed to maintain access rate 21%		33	35

This row shows how many new spaces are needed by each selected year (2021, 2026, 2031) in order to maintain the current access rate.

This row shows how many new spaces need to be built every year, from 2021, in order to maintain the current access rate by each selected year.

SCENARIO 2: “REACH” TARGET ACCESS RATE (30%)

The Squamish Child Care Needs Assessment and Strategy 2018-2023 identified a 30% access rate as a “reach” target. 30% was selected because it aligned with and slightly exceeded the provincial average of 27% in 2015. Although 30% is significantly lower than the 55% access rate in Quebec in 2016, it is still an ambitious target that reflects the extensive need for child care in our community. **Achieving the reach target would require increasing the number of spaces by 103% or 860 spaces over the next ten years.**

Reach Scenario (30% Access)	2021	2026	2031
% population increase (projected)	3.5% per year		
Estimated # of Children (0-12 years)	4000	4751	5642
Total spaces needed to meet reach 30% access rate	1200	1425	1693
Existing # of Licensed Spaces (2021)	833		
Total # of new spaces to meet reach 30% access rate	367	592	860
# of spaces/year needed to meet reach 30% access rate		118	86

This row shows how many new spaces are needed by each selected year (2021, 2026, 2031) in order to increase the access rate to the recommended 30%.

This row shows how many new spaces need to be built every year, from 2019, in order to reach the target access rate by each selected year.

CC Amenity Space Creation

PLANNING + DESIGN CONSIDERATIONS

Most Wanted: Infant + Toddler Spaces

- Licensed spaces for infants/toddlers (12-30 months) are the hardest to come by in Squamish. There are more than twice as many full-day spaces for preschool age children (30-60 months) than there are for infants/toddlers.
- Providing licensed care to infants/toddlers is more costly than for older children:
 - Provincial licensing regulations require smaller group sizes and higher employee-to-child ratios for infants/toddlers in group child care settings, and restrict the number of young children in family and multi-age child care.
 - In group child care settings, there are higher educational requirements for infant/toddler educators than for care of older children.
 - Different physical space is required for licensed group care of infants/toddlers, such as dedicated nap rooms and changing areas.

With the scarcity and higher costs associated with providing licensed child care for infants/toddlers, new spaces for this age group must be prioritized.

+Multi-Age Groupings

- For new facilities, combining multi-age programs is important to maintain the balance in care across all age groups in Squamish.

CAC Policy Update 2022

Guidance for New Space Creation

- Direct the development of licensed infant/toddler programs alongside all new licensed preschool age spaces as a way to offset the extra cost of infant/toddler spaces. This also avoids the unintended consequence of diverting preschool age children away from family centres and multi-age child care.
- To design for Multi-age Care and program groupings, mandate adequate space for both required activity areas as well as support and storage space for well-functioning, licensable space.

**See provincial regulations and VCH net area recommendations and resources for indoor and outdoor space planning and design.*

Improving neighbourhood access

- Overall, areas in Squamish North (north of the Mamquam River) have lower childcare access than Squamish South.
- In 2019, neighbourhoods estimated to have the lowest childcare access rates were:
 - Northyards (10%)
 - Garibaldi Highlands (13%)
 - Brackendale (19%)
 - Dentville (19%)
- Prioritize new space creation in areas where access rates are low to improve access throughout Squamish.
- Set targets for child care spaces in neighbourhoods/nodes and work with developers in the design and build of in-kind child care spaces.
- Prioritize child care amenity creation at or near existing and future planned schools, service hubs, community centres, parks and Brennan Park Recreation Centre to create and strengthen child care hubs across Squamish. Child cares located close to home or work, and accessible by active transportation and transit will help families and support climate goals to reduce transportation-related emissions.

TABLE 3: Number and Population Percentage of Children 0-12 (2016) and Licensed Child Care Spaces (Sept 2019) by Neighbourhood.

Neighbourhood*	Estimated Number of Children 0-12 (2016)	Percentage of Population Aged 0-12 (2016)	Licensed Child Care Spaces (Sept 2019)	Neighbourhood Access Rate
Brackendale	638	19.0%	119	19%
Garibaldi	724	19.9%	96	13%
Highlands				
Garibaldi	351	15.8%	136	39%
Estates East				
Garibaldi	409	18.0%	85	21%
Estates West				
Total: Squamish North	2122	18.5%	436	21%
Northyards	202	18.1%	21	10%
Dentville	202	16.5%	39	19%
Loggers Lane East	63	24.2%	58	92%
Valleycliffe	463	18.0%	130	28%
Downtown	319	13.9%	81	25%
Total: Squamish South	1249	16.8%	381	31%

* Please note that significant population growth has occurred in some neighbourhoods since the last Census in 2016, which has not been estimated.



Location, physical properties, opportunities for colocation, ownership, affordability, and equity considerations are key to maximize community benefit and ensure the spaces created are in alignment with community need.