

The Corporation of the District of Peachland Policy

Community Amenity Contribution Policy

Effective Date: January 22, 2013	Authorized By: Council – Regular Meeting	Replaces: New Policy
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Purpose:

To outline the community amenities needed in the future and provide the associated costs for the provision of those future amenities (20 year timeline).

Exemptions:

- Projects less than 3 units.
- Secondary suites of all types.

Collection of Amenity Charge:

For Single Family Dwelling (multiple lot subdivision)	Subdivision
Multi-Family and other Non-Residential Uses	Building Permit Issuance

Final Amenity Contributions (Rounded to the nearest \$1.00)

Residential	<u>\$1,877.00 per unit</u>
Non Residential (Commercial and Industrial)	<u>\$2.50 per ft²</u> <u>\$26.80 m²</u>

Process:***Ponderosa / Pincushion has committed to Amenities:***

Total Cost	\$4,166,000.00
Total Residential Units	2310
Total Non-Residential Floor Space	50,000 ft ² (4,650 m ²)

1.0 District of Peachland: Amenity List

<u>Amenity / Facility</u>
Fire Protection Services/Fire Hall
Civic Offices
Community Centre Upgrade
Primary School Future Upgrade
Skateboard Park
Museum Upgrade
Waterfront Enhancement – Beach Avenue (Phase I - 13 th St. to Todd Rd.)
Waterfront Enhancement – Beach Avenue (Phase II - Todd Rd. To Davis Cove)
Trail Development
Multi-Purpose Arena
<u>TOTAL COST OF AMENITIES =</u> <u>\$9,178,406.50</u>

<u>COST ALLOCATION PER RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT</u>		
Residential	90% of total amenity cost	<u>\$8,260,565.85</u>
Non-Residential	10% of total amenity cost	<u>\$917,840.65</u>

2.0 Background to the Establishment of Amenity Contributions

<u>RESIDENTIAL</u>	
<u>Development / Applicant(s)</u>	<u>Proposed # of Units</u>
New Monaco	2700 (61%)
Downtown Redevelopment	800 (18%)
Lower Princeton	700 (16%)
Additional New Development (New Applicants)	200 (5%)
<u>TOTAL UNITS</u>	<u>4400 (100%)</u>

<u>NON-RESIDENTIAL (COMMERCIAL / INDUSTRIAL)</u>	
<u>Development / Applicant(s)</u>	<u>Proposed Floor Space (ft²; m²)</u>
New Monaco	269,107 ft ² (25,000 m ²) 73%
Downtown Redevelopment	45,000 ft ² (4,181 m ²) 12%
Aqua Vita	40,000 ft ² (3,716 m ²) 11%
Additional New Space (New Applicants)	15,000 ft ² (1394 m ²) 4%
<u>TOTAL PROPOSED FLOOR SPACE</u>	<u>369,107 ft²</u> <u>(34,291 m²)</u> <u>100%</u>

3.0 Distribution of Costs

<u>Development Type</u>	<u>Calculation</u>	<u>Final Cost Distribution</u>
Residential	\$8,260,565.85 / 4400 units	<u>\$1877.40 per unit</u>
Non-Residential	\$917,840.65 / 369,107 ft ² \$917,840.65 / 34,291 m ²	<u>\$2.49 per ft²</u> <u>\$26.77 m²</u>

* The costs shown in this section are not the Community Amenity Charge. Instead, they represent the actual calculated value. The Community Amenity Charges have been rounded to the nearest dollar for residential development and to the nearest \$0.10 for non-residential (industrial and commercial) development.