



Town of Comox

AFFORDABLE HOUSING CALCULATOR GUIDE

Since April 2008 the Town of Comox has negotiated Affordable Housing (AH) contributions on developments where rezoning yields more than 4 additional dwelling units in keeping with the Town's *Housing Affordability Strategy*.

In April, 2019, Town of Comox Council directed staff to seek a 15% land or cash-in-lieu-of-land contribution, based on the number of additional dwelling units or lots obtainable through rezoning. For example, if rezoning increases the number of additional dwelling units possible on a property to 20 units, over and above what is possible without rezoning the land, the Town would seek a contribution of land or cash equivalent sufficient for 3 dwelling units.

In order to discuss an Affordable Housing contribution as a negotiated amenity, Applicants proposing rezoning need to know:

- a) what area of land would be sought from the Town's perspective; and
- b) how much money could be involved if the proposal was to contribute cash-in-lieu of land.

Note that, if a site under consideration for rezoning is not suited to contributing land for an affordable housing project, *the contribution may be proposed to Council as cash-in-lieu*.

Using the link below, open our Affordable Housing Calculator¹ and enter information from your development proposal to assess whether the Town would be seeking an AH contribution. The calculator will provide, for comparison purposes, both an AH land area and a cash-in-lieu-of-land amount, proportional to your proposal.

The calculator is not appropriate for rezoning land that is currently zoned for mixed commercial/residential use as this more complex transition in land use requires consultation with Planning staff and a manual calculation of AH contribution.

The Affordable Housing Calculator:

- determines 15% of the number of dwelling units that are over and above the current residential development potential of the land;
- models the area needed for dwelling units that meet Comox' affordable housing parameters; and
- ensures a cash contribution is valued as if the land was fully serviced, so it is equivalent to a fully serviced land contribution.²

While most steps in the calculator are self explanatory, the first step asks for the number of dwelling units or residential lots that the property could yield under its current zoning. Determining this number may be obvious from zoning regulations (i.e. if it is currently a commercial zone where no residential uses are allowed, the current number of dwelling units or lots is "0"). Alternatively, if it is currently a residential zone, an estimate must be made of the number of dwelling units or lots that could be created without rezoning. Planning staff will review your estimate and may require further information to verify the estimate.

Include a copy of the affordable housing calculator's results with your rezoning application.

Please send us an email at planning_feedback@comox.ca if you found this calculator helpful in the preparation of your proposal or if you have suggestions on how to improve the calculator.

¹ AH contributions are a negotiated amenity that is secured by a Phased Development Agreement between the Town and the developer. The calculator is a tool for convenience purposes to assist in those negotiations.

² Fully serviced land means: all abutting existing abutting road dedications are constructed to the Town's standards and the land has adequate Town of Comox municipal water, sanitary sewer, and storm drainage service connections to the property. If any of these are deficient, staff should be consulted to determine if an engineer's estimate is required.