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ATTACHMENT F
EMAIL FROM NEWCASTLE NEIGHBOURHOOD ASSOCIATION

Lisa Brinkman

From: Nancy Mitchell [REDACTED]
Sent: Friday, May 7, 2021 9:39 AM
To: Lisa Brinkman
Subject: Community Amenity Contribution Policy: Newcastle Community Association Comments

To Lisa Brinkman:

Thank you for asking for comments from neighbourhood associations on the draft Community Amenity Contribution policy. The Newcastle Community Association would like to offer the following for consideration:

1. The proposed policy notes that reference will be made to neighbourhood plans to determine what kinds of amenities might be reflective of the community interest and the Newcastle-Brechin Neighbourhood Plan does have a list of amenities for consideration in rezoning and comprehensive development approvals. We consider it essential, however, that the city and/ or developer actually consult with the neighbourhood association about which amenity might fit a specific situation. As such, we would like to see a **requirement for such consultation with the neighbourhood be included in the revised CAC policy.**
2. The policy suggests that for monetary contributions, a minimum of 40% of the total would be diverted to the City's Housing Legacy Reserve Fund. While we appreciate the rationale for this proposed policy and certainly support building up a housing reserve fund, **we suggest this policy should be waived when the development proposal under consideration actually adds to the affordable housing stock** so that any potential negative impact to the neighbourhood could be mitigated through community amenities.
3. The policy also proposes that CAC contributions "may be waived" 100% for non-market rental dwellings including those units "owned or operated by a non-profit housing partner". This would presumably mean that the Newcastle neighbourhood could conceivably get nothing in the way of amenities under this policy if the proposed supportive housing development at 250 Terminal went through a rezoning process. **If this is so, then it would be difficult for us to support this element of the proposed policy.** We have already seen that 250 Terminal has put added pressure on public services and required property owners and renters to take measures to mitigate the impacts. The inability to receive anything in return would be very disappointing for the neighbourhood.

Regards, Nancy Mitchell, Newcastle Community Association, Development Director
cc: Newcastle Community Association Executive Committee

From: Lisa Brinkman <Lisa.Brinkman@nanaimo.ca>
Sent: Friday, April 9, 2021 1:36:13 PM
To: Lisa Brinkman <Lisa.Brinkman@nanaimo.ca>
Subject: CAC Project - Seeking Your Input

Hello Neighbourhood Association,

The City of Nanaimo values your input, and we are seeking your input regarding a draft Community Amenity Contribution (CAC) Policy and new CAC rates that would apply to a developer at the time of a rezoning application. Attached to this email is a letter and the draft CAC Policy. Information about the Community Amenity Contribution (CAC) project can be found at this link: <https://www.nanaimo.ca/your-government/projects/projects-detail/community-amenity-contribution-review>

We respectfully request that you provide your comments by May 7, 2021. Please feel free to contact me if you have any questions.

Regards,

**Lisa Brinkman, MCIP, RPP
Planner**

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