

# Council Policy C007-11

## Community Amenity Contributions

### Part 1 - General

#### Division 1 - General

##### Purpose

- 1 To establish and describe a Community Amenity Contributions (CAC) program for residential development applications that require rezoning.

##### Background

- 2 CACs are voluntary amenity contributions made by the developer as part of a rezoning process.
- 3 CACs are intended to offset the cost of providing community amenities associated with new residential development, thereby having a benefit to the community. In the event that development does not contribute towards the provision of amenities, it may not be in the public interest for the City to support a development application.

##### Scope

- 4 This policy applies city-wide to all residential rezonings, including the residential component of mixed-use developments.

#### Division 2 - Interpretation

##### Definitions

- 5 In this policy:

"**In-Stream Application**" means an application to amend the Zoning Bylaw, received by the City prior to the date of adoption of this policy.

"**Net Floor Area**" has the same meaning as in the Zoning Bylaw, 2014.

#### Division 3 - Rates & Amenity Categories

##### Contribution Rates and Allocation

- 6 The City will establish contribution rates that do not detrimentally affect the financial viability of new development and continue to incentivize the development industry to meet the City's housing needs.
- 7 Amenity contributions are intended to be collected through a cash-in-lieu contribution (Table 1), based on a set of predetermined amenity categories (Table 2).
- 8 The contribution rates set out in Table 1 and amenity categories set out in Table 2 will be reviewed by Council from time to time based on changing community needs, changing City priorities, and changing market conditions.

Table 1 - Contribution Rates

Dwelling Type	Rate
Single Detached/ Duplex	\$5,000 per unit
Townhouse/ Rowhouse/ or other ground oriented	\$3,000 per unit
Apartment	\$22 per m <sup>2</sup> of Net Floor Area

Table 2 - Amenity Categories & Allocation

Amenity Category	Allocation	Fund
Affordable Housing	35%	Affordable Housing Opportunities Reserve Fund
Recreation Amenities and Greenspace	25%	Community Amenities Reserve Fund
Cultural Amenities	25%	
Emergency Service Amenities	15%	

## Division 4 - Exemptions and Exceptions

### Alternative Amenities

- 9 Accessory dwelling units, such as secondary suites, coach houses, and garden suites are exempt from providing Community Amenity Contributions.
- 10 CAC reductions or exemptions may be considered where residential development applications demonstrate the ability to provide secured below market housing and/or secured emergency and supportive housing, as described in the City's Affordable Housing Strategy.

### Community Amenity Contribution Credits

- 11 Where new single detached development is replacing existing single detached dwellings, a credit with a value corresponding to the replaced single detached dwellings will be applied.

#### Example:

3 single detached dwellings replacing 1 existing single detached dwelling  
 = (3 x \$5000) – (1 x \$5000) = \$10,000.

- 12 Where new residential development occurs on a lot with non-residential uses, the CAC is calculated on the residential floor area only.
- 13 Where new development occurs in an area where bonus density may also be available, the CAC is calculated on the non-bonus floor area only.

## **Division 5 - Administration**

### **Collection of Community Amenity Contributions**

- 14 In most cases CAC payments will be secured prior to Council adoption of the Zoning Bylaw amendment bylaw. If adoption of the amendment bylaw is not granted by Council, the contribution will be returned to the applicant in full, without interest.
- 15 Where necessary, at the discretion of Council, CAC payments may be secured at the time of issuance of a development permit, or where a development permit is not required, at the time of issuance of a building permit.

### **Monitoring and Reporting**

- 16 Staff will prepare an annual report on the collection and allocation of CACs.

### **Phasing for In-Stream Applications**

- 17 In-Stream Applications are subject to the rates in effect on the date the application was received. Applicable rates remain in effect until the In-Stream Application is closed, in accordance with the Development Application Procedures Bylaw, 2016.

ADOPTED September 11, 2023