

COUNCIL POLICY C091

13 - Planning & Development

Residential Community Amenity Contributions

Effective Date: March 14, 2017

Last Revised: March 6, 2018

1. Policy Statement

The Community Amenity Contribution Policy is intended to provide the City with a framework for negotiating amenities as part of the rezoning application process.

2. Purpose

Provincial legislation enables municipal governments to require services, collect fees and / or obtain land from new development through development cost charges, servicing agreements, park land and roadway acquisition to mitigate the impacts of growth. Provincial legislation and the courts also grant local governments broad powers when considering zoning applications where councils weigh the costs and benefits of development on the community. The impact of new development on a community can extend beyond roadways, infrastructure, schools and park land and place additional burdens on City services and amenities that are not captured by the Development Cost Charge funding schedule. Other impacts may include the need for more library space or community meeting rooms, fitness equipment, improvements to bike paths and pedestrian corridors, and various forms of affordable housing.

Since rezoning land to permit a more dense or intense land use is a discretionary decision (as recognized by the courts) made by Council, the City regards the rezoning application process as an opportunity to negotiate these additional services and amenities.

This policy is intended to provide direction on community amenity contributions, including the process to inform the contribution amount.

3. Definitions

In this policy,

Community Amenity Contributions are negotiated in-kind or cash contributions agreed to by the applicant/developer and local government as part of a rezoning process initiated by the applicant/developer.

Low Rise: Low Rise refers to apartment buildings that are typically four stories in Pitt Meadows. Under the proposed policy, these buildings could either be stratified or under one ownership (dwelling units rented out).

Mixed Use: Mixed Use buildings are those with commercial on the first floor with dwelling units on the upper floors. Under the CAC policy, funds would only be collected from the dwelling units, not the commercial units.

Single family: Lots for one-unit homes. The Zoning Bylaw also permits garden suites and secondary suites in certain one-unit zones and under certain conditions. Garden suites and secondary suites are exempted from the policy

Townhouse: A townhouse is a dwelling unit contained in a building intended to be used for several units, each dwelling unit having direct access to grade outside. For the purposes of the CAC policy, the townhouse category also includes duplexes, triplexes and courtyard housing.

4. Scope

The Community Amenity Contribution Policy applies to properties within the Urban Containment Boundary for proposed residential development needing rezoning approval from Council including:

- Single-family dwellings
- Townhouses (this category includes duplexes, triplexes and courtyard housing)
- Apartment buildings
- Apartment buildings with first floor commercial space

5. Exclusions

The CAC policy applies to the development of all residential dwellings, including those within a mixed use development with the following exceptions:



- a) Affordable and special needs housing that are secured through a Housing Agreement as established in Section 483 of the Local Government Act.
- b) Accessory dwelling units such as secondary suites or detached garden suite.

6. Policy

- 1. Each CAC will be based on the following contribution rate:

Housing Type	Contribution Rate per Unit
Single Family	\$5,200
Townhouse*	\$4,600
Low Rise	\$3,500
Mixed Use	\$3,500

*Townhouses includes duplexes, triplexes and courtyard housing

- 2. Council will establish a Community Amenity Contribution Reserve and identify those amenities that may benefit from the community amenity contributions.
- 3. Community amenity contribution funds received will contribute to any of the following amenities:
 - a) Community Civic Facility
 - b) Public Art
 - c) Acquisition of land for the provision of:
 - i. Affordable or special needs housing
 - ii. Parks
 - iii. Trails
 - iv. Significant ecological features
 - d) Park, trail, or sports facility or field construction or maintenance
 - e) Affordable or special needs housing units
 - f) Heritage conservation
 - g) Conservation of significant ecological features
 - h) Other projects as identified by Council
- 4. Council may also consider the provision of the specific amenity as listed in Section 3, above, rather than a cash-in-lieu contribution.
- 5. Council may choose to suspend this policy at any time and contemplate an alternate formula or process of collecting residential community amenity contributions.