



# COUNCIL POLICY

**Subject: Community Amenity Contributions**

**Policy No:**

**07-166**

**Approved by**

**2018-07-23**

**Council:**

**Revised by Council:**

---

## 1. Purpose

- 1.1 To provide administrative guidelines for a Community Amenity Contribution (CAC) Program.

## 2. Background

- 2.1 Municipalities are required to balance their budgets, which means the demand for new capital infrastructure and improvements must be kept within current fiscal and economic limits. Development Cost Charges (DCC), which are a primary source of funding especially for roads, water, sewer, stormwater systems, and park land acquisition and improvement, do not assist in providing all facilities required for new communities.
- 2.2 CACs are amenity contributions by the developer as part of a rezoning process.
- 2.3 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 CACs are not made to help provide the amenities, it is not necessarily in the public interest for the local government to support a rezoning. It has become common practice for many municipalities in B.C. for developers to propose, or municipalities to seek, amenities from projects that are applying for changes in use or density, in order to help address the needs or impacts of new development. In this policy, the amenities are being collected through a fixed rate contribution, based on a set of predetermined amenities.

## 3. Related Policies

- 3.1 The Official Community Plan (OCP) provides objectives and policies for the establishment of a community amenity contribution program. Objectives related to CACs aim to:
  - (a) Ensure that new development pays for the capital costs of providing new infrastructure and facilities to serve that development.
  - (b) Diversify revenue sources to fund new community infrastructure.
  - (c) Provide tools and incentives to encourage affordable housing options.

3.2 Specific policies include:

- (a) Investigate potential for community amenity charges to cover the costs of facilities and amenities required for development that are not funded by DCCs.
- (b) Create incentives to encourage developers to include affordable market rental housing and/or non-market housing in new developments, using community amenity contributions that include affordable housing as a community benefit (new units or cash).

**4. Principles**

- 4.1 As residential growth occurs, new development should make a fair contribution to new community amenities, affordable housing, and other community needs, in order to meet the needs of a growing community and to contribute to managing growth pressures.
- 4.2 The Township of Langley will set its targets for CACs such that the cost implications for new development will be reasonable. The level of CACs will be such that there is minimal impact on new development. More specifically, the expectations for CACs are not likely to affect the financial viability of new development projects. The costs will be such that developers and land owners will still see incentives to seek higher density for residential developments.
- 4.3 The Township of Langley will set CAC rates for a range of residential housing types. These rates will be revised from time to time, based on changing community needs, changing priorities, and changing market conditions.

**5. Policy**

- 5.1 CACs will be used to fund a specific list of amenities. The provision of these amenities will be subject to community input, Council prioritization and available revenue. The CACs will be allocated as follows:
  - (a) 20% will go into the Affordable Housing Reserve Fund; and
  - (b) 80% will go into a Community Amenity Contribution Fund to assist in funding of the following amenities:
    - Township-wide Greenway
    - Satellite RCMP Detachment
    - Conference and Entertainment Centre
    - Recreation Centre in Willowbrook-Willoughby
    - Recreation Centre in Brookwood-Ferridge

5.2 The CAC rates are as follows:

- (a) **\$5,673** per single family lot created
- (b) **\$4,814** per townhouse/rowhouse/duplex or other ground-oriented dwelling unit
- (c) **\$3,782** per low rise apartment unit (6 storeys or less)
- (d) **\$2,923** per mid- or high-rise apartment unit (7 storeys or more)

5.3 The CAC Program applies Township-wide to the development of all residential dwellings, including those that are included in a mixed-use development, where the site is being rezoned.

5.4 The CAC rates will be reviewed on an annual basis and will be adjusted to reflect annual increases based on the Vancouver Consumer Price Index.

#### 5.5 EXEMPTIONS

Development that meets the following conditions is exempt from the CAC program:

- (a) Affordable and special needs housing that are secured through a Housing Agreement as established in Section 483 of the Local Government Act;
- (b) Rental housing units that are secured through a Housing Agreement established under Section 483 of the Local Government Act will also be subject to a covenant under Section 219 of the Land Titles Act;
- (c) Where single family residential subdivisions propose fewer than 3 lots, the original lot is exempt, after which the CAC program applies to each new lot;
- (d) Accessory dwelling units, such as a secondary suite or coach house;
- (e) Duplex, triplex and fourplex dwelling units, where only one building is being constructed – only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit.

#### 5.6 COLLECTION OF CACs

- (a) Payment of the CAC shall be made to the Township prior to Council consideration of adoption of the Zoning Bylaw Amendment Bylaw. If adoption is not given by Council to the Zoning Amendment Bylaw, the CAC (without interest) shall be returned to the applicant by the Township.
- (b) Alternatively, payment of the CAC may be made to the Township at the time of issuance of a development permit, or where one is not required, at the time of issuance of a building permit. Where this option is selected by the applicant, an irrevocable letter of credit must be provided to the Township for the full amount of the CAC prior to Council consideration of adoption of the Zoning Bylaw Amendment.

- 5.7 Any rezoning application, submitted prior to the final adoption of this policy, shall be granted a twelve (12) month grace period from the date of final adoption of this policy, in order to receive fourth and final reading by Council of the Zoning Amendment Bylaw. If the process is not completed within the one-year period, payment of the CAC shall apply.
- 5.8 Council may amend the rate of the CAC and any other aspect of this policy as it deems appropriate in response to changing needs.
- 5.9 Any rezoning application, submitted prior to future amendments to this policy, shall be granted a twelve (12) month grace period from the date of final adoption of the amended policy, during which time the CAC rates applicable at the time of the application shall be payable, unless the developer requests in writing the application of the new policy, upon which the rates applicable under this policy will apply.
- 5.10 This policy is to be administered and monitored by the Community Development Division and the Finance Division.
- 5.11 This policy will be reviewed periodically to assess and revise rates, amenities, and costs as required. Timing of the CAC policy review will be offset so as not to overlap with the periodic review of the Development Cost Charges Bylaw.