



COUNCIL POLICY

Subject: Community Amenity Contributions

Policy No:

07-166

Approved by Council:

2018-07-23

Revised by Council:

2019-04-15

2019-11-18

2021-10-18

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 sufficiently 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 intended to be 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.

5. Policy

- 5.1 The provision of community amenities will be subject to community input, Council prioritization and available revenue. Where one developer is not expected to provide an entire amenity, the developer may pay the Township cash in lieu, referred to as CACs. The amenities are as follows:
 - (a) 15% will be Affordable Housing, and therefore 15% of CACs will go into the Affordable Housing Reserve Fund; and
 - (b) 74% of community amenities will be Township-wide enhancements, and therefore 74% of CACs 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
 - (c) 11% of community amenities will be enhancements to areas within the Aldergrove Core Area Plan, and therefore 11% of CACs will go into an Aldergrove Community Amenity Fund to assist in funding amenities.

- 5.2 The Township intends to obtain contributions to civic infrastructure and amenities from new development that involves rezoning. In doing so, the Township will apply the following principles:
- (a) New development should make a fair contribution to new community amenities, affordable housing, and other community needs, to meet the needs of a growing community and to address some of the impacts of growth.
 - (b) The Township's community amenities are set out in section 5.1.
 - (c) The Township will set its targets for amenities (and for cash in lieu of amenities, referred to herein as CACs, where one developer is not expected to provide an entire amenity) such that the cost implications for new development will be reasonable. The extent of CACs will be such that there is little risk that there will be any impact on the pace of new development in the Township.
 - (d) The Township will set targets for cash in lieu Community Amenity Contributions it hopes to obtain from new development. Effective January 1, 2021 the targets as set out in Table 1 may be reviewed by Council from time to time, based on changing community needs, changing priorities, and changing market conditions.
 - (e) The Township will use phased development agreements or acknowledgement and release letters as the mechanisms to obtain cash in lieu CACs. In site by site negotiations, the Township will seek to obtain a target contribution that makes a meaningful contribution to community amenities while ensuring that land owners still have enough incentive to make land available in the redevelopment market.
 - (f) Where an application includes an amendment to the OCP to increase the residential density beyond that established in the OCP, the target CAC for each additional unit shall be a minimum of three (3) times the target set out in Table 1 below, per additional unit proposed.
 - (g) With Section 5.2 (f) as a minimum, where the form of growth is more unique; and for more substantial or complex applications proposing an amendment to the OCP, at the discretion of the Township of Langley or as directed by Council, the Township working in collaboration with the applicant, will determine a more appropriate target CAC to ensure an appropriate level of alignment with the proposed OCP amendment.

5.3 EXEMPTIONS

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

- (a) Any not-for-profit development as defined in the Development Cost Charge Waiver For Affordable and Supportive Housing Bylaw 2019 No. 5462
- (b) 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;
- (c) Accessory dwelling units, such as a secondary suite or coach house;

- (d) 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.
- (e) The development of residential dwellings within the area identified in the Aldergrove Core Area Plan, including mixed-use development, that have received Third Reading from Council prior to July 31, 2024.

5.4 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. At the discretion of the General Manager of Engineering and Community Development, the provision of CACs may be secured through either a Phased Development Agreement or Acknowledgement and Release Letter. If adoption is not given by Council to the Zoning Bylaw 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.

5.5 Council may amend the CAC target contribution amounts and any other aspect of this Policy as it deems appropriate in response to changing needs.

5.6 This Policy is to be administered and monitored by the Community Development Division and the Finance Division.

5.7 This Policy will be reviewed periodically to assess amenities and associated capital 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 to the extent possible.

Table 1

Residential Type	Target Amenity Contribution	Required Amenity (or) Allocation of the Amenity Contribution
New single family lot	\$6,808 per lot	See section 5.1
Townhouse/rowhouse/duplex or other ground-oriented dwelling unit	\$5,776 per unit	See section 5.1
Low rise apartment (6 storeys or less)	\$4,539 per unit	See section 5.1
Mid-high rise apartment (7 storeys or more)	\$3,507 per unit	See section 5.1