

		POLICY AND PROCEDURE MANUAL	
Category: Land Use	Number: LAN.40(C)	Financial Contributions for Community Amenities	
Type:	Authority:	Approved By:	
<input checked="" type="checkbox"/> Policy <input type="checkbox"/> Procedure	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Administrative	<input checked="" type="checkbox"/> Council <input type="checkbox"/> Chief Administrative Officer <input type="checkbox"/> Department Head	
Office of Primary Responsibility: Planning Division			
Date Adopted: July 15, 1996	Council Resolution No: 00/113	Date to be Reviewed: June 2028	
Manner Issued: Pipeline			

PURPOSE:

To provide direct and transparent guidance to the development community when considering contributions to the City made to address the unique financial burden that development imposes on the community by creating a need or demand for new/upgraded public facilities or amenities.

POLICY:

1. Council supports the view that residents expect new development to pay its fair share by making a positive contribution to the community.
2. To the extent that amenities are required to meet the needs of new residents and businesses, the majority of capital costs of these improvements should be borne by proponents of new development and not place an excessive burden on existing taxpayers.
3. Council encourages applicants for rezoning to consider contributing to the City's Community Amenity Contributions (CACs) fund which is aimed at providing needed infrastructure and amenities, and as a way of ensuring that their development is seen as making a positive contribution to the immediate neighbourhood and the community at-large.
4. All applicants for residential rezoning should consider CACs in line with the recommended targets as follows:
 - For each single-family residential lot created - \$7,200
 - For each multi-family residential unit created (includes duplex, townhouse, apartment, mixed use and comprehensive developments) - \$7,200
5. Council acknowledges that special circumstances may exist with regard to certain developments that warrant other contribution opportunities for Council's consideration and encourages applicants to provide any information on such circumstances.

6. Council encourages non-residential developments to consider other contribution opportunities for Council's consideration as a way of ensuring that their development is seen as making a positive contribution to the immediate neighbourhood and the community at-large.
7. This policy will come into effect immediately after the date the policy is approved by Council.
8. Any rezoning application, submitted prior to the final approval 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 third reading by Council of the Zoning Amendment Bylaw. If the process is not completed within the one-year period, the increased CAC shall be sought.
9. On March 1st of each subsequent year, the target rates in paragraph 4 will be increased by the percentage change in the Vancouver consumer price index of the immediately preceding calendar year, rounded up to the nearest \$1.

10. Exceptions

The CAC Policy applies to the development of all residential dwellings, including those that are included in a mixed-use development with the following exceptions:

- Affordable housing that is secured through a Housing Agreement as established in Section 483 of the *Local Government Act*;
 - Rental housing units that are secured through a Housing Agreement established under Section 483 of the *Local Government Act* and will be subject to a covenant enacted under Section 219 of the *Land Titles Act*;
11. In certain instances, Council may not request the applicant to contribute to the Community Amenity Contribution reserve as part of a rezoning where another public amenity is being directly provided by the applicant.
 12. The "Confirmation of Contribution to Offset Burden of Rezoning" Form should be submitted at the time of applying for rezoning. Any contribution towards the Community Amenity fund shall be made to the City prior to Council consideration of adoption of the related Zoning Amending Bylaw. In the event that adoption is not granted by Council through the Zoning Amendment Bylaw, any cash contributions made shall be returned to the applicant.
 13. 20% of all CAC funds received will be apportioned to the City's Affordable Housing Reserve and utilized in accordance with the Affordable Housing Reserve Policy.
 14. 80% of all CAC funds received will be apportioned to the Community Amenity Reserve and used to assist in the funding of public amenities deemed appropriate by Council, including, but not limited to:
 - Acquisition of land for the provision of:
 - Civic facilities
 - Community facilities
 - Cultural facilities
 - Libraries
 - Recreation facilities
 - Heritage conservation

- Public Art
- Trails
- Design and construction of:
 - Civic facilities
 - Community facilities
 - Cultural facilities
 - Libraries
 - Recreation facilities
 - Neighbourhood Parks
 - Trails
- Acquisition of Public Art
- Heritage conservation
- Conservation of significant ecological features and environmental enhancements
- Green initiatives such as recycling improvements, landfill diversion, or EV charging stations.

15. This policy will be reviewed after the Parks and Trail Master Plan and the Facilities Master Plan are complete or 5 years, which ever is sooner.

RELATED POLICIES, PROCEDURES, AGREEMENTS AND/OR BYLAWS:

N/A

***** END OF POLICY *****

RECORD OF AMENDMENTS/REVIEW

<u>Policy #</u>	<u>Date Adopted</u>	<u>Date Reviewed</u>	<u>Amended (Y/N)</u>	<u>Date Reissued</u>	<u>Authority (Resolution #)</u>
LAN.40(C)			Y	February 7, 2000	00/113
LAN.40(C)			Y	March 19, 2001	01/229
LAN.40(C)			Y	May 7, 2007	07/375
LAN.40(C)			Y	January 1, 2008	07/375
LAN.40(C)			Y	January 1, 2009	07/375
LAN.40(C)			Y	June 15, 2009	RC09/372
LAN.40(C)			Y	February 22, 2010	PH10/010
LAN.40(C)			Y	December 20, 2010	RC10/701
LAN.40(C)			Y	December 2, 2013	RC13/763

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LAN.40(C)			Y	July 21, 2014	RC14/492
LAN.40(C)			Y	January 22, 2018	RC18/028
LAN.40(C)			Y	November 18, 2019	RC19/684
LAN.40(C)			Y	March 2, 2020	RC20/139
LAN 40(C)			Y	April 6, 2020	RC20/183
LAN 40(C)		December 19, 2022	Y	December 19, 2022	RC22-618
LAN 40(C)		February 21, 2023	Y	February 21, 2023	RC23-070