

## Residential Community Amenity Contributions

Effective Date: March 14, 2017

Last Revised: June 4, 2024

### 1. Policy Statement

The Community Amenity Contribution (CAC) 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, amenity 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.

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 the provision of community amenities.

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

### 3. Definitions

In this policy,

**Amenity Cost Charge** means a charge payable pursuant to the provisions of the Amenity Cost Charge Bylaw.

**Apartment** means an apartment as defined in the Zoning Bylaw.

**Community Amenity Contributions (CACs)** 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.

**Duplex** means a duplex as defined in the Zoning Bylaw.

**Garden Suite** means a garden suite as defined in the Zoning Bylaw.

**Secondary Suite** means a secondary suite as defined in the Zoning Bylaw.

**Single-Family Dwelling** means a single-family dwelling as defined in the Zoning Bylaw.

**Townhouse** means a townhouse as defined in the Zoning Bylaw.

#### 4. Scope

The CAC Policy applies to properties for proposed residential development, including those with mixed use development, needing rezoning approval from Council.

#### 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.

#### 6. Policy

- a) CACs may be negotiated on a case-by-case basis for any development. The City will seek to obtain a meaningful contribution to community amenities, while not deterring development. For a development that is not subject to an Amenity Cost Charge, CACs may be based on the following target contribution rate:



Housing Type	Contribution Rate per Unit
Single Family	\$8,100
Duplex or Townhouse	\$7,000
Apartment	\$5,000
Secondary Suite or Garden Suite	\$3,400

- b) Council will establish a Community Amenity Contribution Reserve and identify those amenities that may benefit from the community amenity contributions.
- c) Community amenity contribution funds received will contribute to any of the following amenities:
  - 1) Community Civic Facility
  - 2) Public Art
  - 3) Acquisition of land for the provision of:
    - i. Affordable or special needs housing
    - ii. Parks
    - iii. Trails
    - iv. Significant ecological features
  - 4) Park, trail, or sports facility or field construction or maintenance
  - 5) Affordable or special needs housing units
  - 6) Heritage conservation
  - 7) Conservation of significant ecological features
  - 8) Other projects as identified by Council

Note: For a development that is subject to an Amenity Cost Charge, CACs will not be used to contribute to amenities identified in the Amenity Cost Charge Bylaw.

- d) Council may also consider the provision of the specific amenity as listed in Section 3, above, rather than a cash-in-lieu contribution.
- e) Despite the target contribution rates listed in Section 1 above, Council may require an independent financial analysis to help determine an appropriate community amenity contribution.



City of  
**Pitt Meadows**  
THE *Natural* PLACE

- f) Council may choose to suspend this policy at any time and contemplate an alternate formula or process of collecting residential community amenity contributions.