



# REPORT TO COUNCIL

To: **Mayor Schaffer and Councillors**

Subject **Community Amenity Contributions**

Report #: 17-044

File #: 4500.00

From: Development Services & Economic Development  
Department

Doc #:

Date: August 29, 2017

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## RECOMMENDATION:

That the City of Langley increase the amount of “Community Amenity Contributions” from \$1,000 per multiple family residential unit to \$2,000 per multiple family residential unit approved.

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## PURPOSE:

To increase the amount of “Community Amenity Contributions” for multiple family residential development.

## POLICY:

Section 904 of the *Local Government Act* allows municipalities to establish bylaws with different density regulations (effectively bonus density) as well as conditions relating to the provision of amenities and affordable housing.

## COMMENTS/ANALYSIS:

Municipalities are interested in using these tools as a means to fund growth. The names of these programs vary by municipality, but are generally known as “Community Amenity Contributions/CAC’s” or Bonus Density. These are separate from Development Cost Charges or DCC’s.

In 2008, Langley City Council implemented (by Council Resolution) a “Community Amenity Contribution” fee in amount of \$500 per multiple family unit, as part of a comprehensive Multiple Family Residential Densification Review conducted by Colliers International Realty Advisors. The CAC charge provides an additional

funding mechanism that the City can utilize to reinvest where amenities are needed most; recognizing that with increased density comes increased demand for amenities and more intensive use of existing services.

Subsequently in 2013, City Council increased the CAC charge from \$500 per multiple family unit to \$1,000 per multiple family unit.

The City has collected \$ 782,500 of Community Amenity Contributions (CAC's) since 2008. Currently, we have \$420,360 in the Community Amenity Contributions fund, of which \$89,975 is allocated to fund various 2017 Capital Improvement Plan projects. These contributions by developers have been allocated in a Reserve Account and can be used by the City to pay for amenities such as: civic facilities, public art, recreational and cultural amenities, way-finding signage, etc.

Staff are now recommending that an increase in the CAC charge from \$1,000 to 2,000 per unit to reflect a meaningful amount of income and will allow for an additional financing component for the construction of various amenities in the City, and is low enough to ensure that the City's fee structure is not detrimental to the development economics.

In spite of an additional cost to development, the overall DCC and CAC rates would continue to be amongst the lowest of the surveyed municipalities. Thus maintaining the City's position as one of the most competitive municipalities for investment. Due to their similar nature and for ease of administration purposes, CAC's would continue to be payable with Development Cost Charges (DCC's).

Most municipalities in Metro Vancouver currently have through their bylaws or through other means requirements for community amenities/benefits (in kind or cash) provided by the developer to the municipality as part of the development rezoning process. These amenities help mitigate the impacts of the development and are funded through extracting part of the rezoning land value increase.

Following is a cursory summary of other CAC requirements of various municipalities within the Lower Mainland. Based on this review, it is clear that there are several different methodologies in determining CAC's, their application and structure. Some CAC requirements are only applicable to additional density granted to a specific development calculated utilizing a specific formula. Other CAC requirements are applicable irrespective of density or the overall number of units within a development.

<b>Municipality</b>	<b>CAC</b>
<b>Abbotsford</b>	Small Voluntary contribution for public art; In process of determining Flat Rate CAC's
<b>Burnaby</b>	\$ per sq. ft (buildable) Bonus Density based on current market values
<b>Coquitlam</b>	\$3/sq. ft. new multifamily residential floorspace up to 2.5 FAR; \$4,800 - \$5,500 for one-family lots
<b>Langley City</b>	\$1,000/unit
<b>Maple Ridge</b>	\$5,100 per one-family lot; \$4,100 per townhouse dwelling unit; \$3,100 per apartment dwelling unit; Bonus density \$3,100 per multifamily unit or additional lot
<b>New Westminister</b>	ad hoc through negotiation
<b>North Vancouver City</b>	ad hoc through negotiation
<b>North Vancouver District</b>	Where case by case negotiations occur, the target is to capture 50% to 75% of value of land lift attributed to rezoning.
<b>Pitt Meadows</b>	Single Family      \$2,100/unit Townhouse          \$2,800/unit Low Rise            \$2,400/unit Mixed Use           \$2,400/unit
<b>Port Coquitlam</b>	100% in RA1 (low-rise apartment) zone, otherwise negotiated
<b>Port Moody</b>	In Process of determine Flat Rate CACs
<b>Richmond</b>	\$2/sq.ft. buildable for single family; \$4/sq.ft. buildable for townhouse; \$6/sq.ft. buildable for apartments <81 units; 5% residential area for Affordable Housing for apartments >80 units
<b>Surrey</b>	Capital cost of NCP amenities determined by City in NCP areas
<b>Township of Langley</b>	In Process of determining Flat Rate CACs
<b>Vancouver</b>	\$55/sq.ft. bonus area in Cambie Corridor; ad hoc through negotiation elsewhere
<b>West Vancouver</b>	ad hoc through negotiation
<b>White Rock</b>	\$30/sq.ft. over 1.75 FAR in Town Centre; Ad hock through negotiation outside

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**BUDGET IMPLICATIONS:**

The proposed Community Amenity Contribution increase will allow the City to collect an additional \$1,000 per dwelling unit.

**ALTERNATIVES:**

1. Maintain the current Community Amenity Contribution amount of \$1,000 per dwelling unit.
2. Amend the current Community Amenity Contribution amount to an alternative amount to \$2,000 per dwelling unit.

Respectfully Submitted,



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Gerald Minchuk, MCIP, RPP  
Director of Development Services & Economic Development

**CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:**

I support the recommendation.



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Francis Cheung, P. Eng.  
Chief Administrative Officer