

	<b>Title: Amenity Contributions Policy</b>	<b>Number: CO-80</b>
	<b>Authority: Council</b>	<b>Section: Development Services</b>
	<b>Date Adopted: July 22, 2024, December 13, 2021</b>	
	<b>Historical Changes (July 22, 2024)</b>	

**Purpose:**

The purpose of this policy is to guide 1.) the provision of community amenity contributions to the City from development applications that involve an increase in density, and 2.) Council’s consideration of waiving amenity contributions for affordable housing units.

**Scope:**

This policy applies to all development applications with multiple unit residential and plex-home units and involving an increase in density on the subject property.

Recognizing that increased density creates an increased demand for community amenities, the key principle behind amenity contributions and density bonusing is that the City obtains a reasonable share or contribution of the increased property value or ‘land lift’ that a developer receives from increased density on their development site. The City then uses this contribution to help fund community amenities that keep pace with growth and enhance quality of life for City residents, such as park, plaza and trail improvements, public art, recreational and cultural facilities, and affordable housing, among others.

These contributions are to be provided as ‘cash-in-lieu’, unless otherwise specified in this Policy or in the Zoning Bylaw, and utilized to help fund amenities identified in the City’s Plans and Capital Plans, and as directed by Council.

This Policy also enables Council to consider waiving amenity and density bonus contributions for affordable housing units, specifically those renting at below-local-rental-market rates or at deeply subsidized non-market rates, as ‘on-site’ community amenities, given that these units immediately meet housing affordability needs in the community. In these cases a Housing Agreement is required to ensure that affordable housing units remain affordable for the life of the building these units are located within. This approach will assist senior governments, non-profits and developers in creating more affordable housing and act as a City contribution to affordable housing partnerships.

**Policy Statement:**

In 2008 the City initiated the collection of community amenity contributions (‘CACs’) from new multifamily developments, as a part of increasing multi-family residential densities in the Zoning Bylaw. The initial contribution rate was \$500

per multi-family dwelling unit, and this was increased to \$1,000 per unit in 2013 and then to \$2,000 per unit in 2017.

The City adopted a new Official Community Plan (OCP) in November 2021, with a land use plan and policies that focus future growth around SkyTrain and increase densities, among other goals. Given that amenities are needed to accommodate higher densities, the new OCP includes Policies 1.6, 3.29 and 3.30 that suggest that development applications involving an increase in density are to continue to provide amenity contributions as means to fund amenities, and that density bonusing also be implemented to permit additional or 'bonus' development density in new developments, in exchange for new amenities.

Following adoption of the OCP, CAC rates were increased to \$4,000 per unit up to 2.5 Floor Area Ratio (FAR), \$5,000 per unit between 2.5 FAR and 3.0 FAR and \$6,000 per unit between 3.0 FAR and 3.5 FAR. With SkyTrain now under construction, residential densities increasing and the need for new amenities and affordable housing continuing, including funding new amenities in the Parks, Recreation and Culture Plan (endorsed by Council in July 2023), the Policy's contribution rates will be updated on January 1, 2025 and January 1, 2026.

The amenity contributions, and reductions for affordable housing units, are in effect as of the dates in the Policy. New density bonusing and other housing regulations in the Zoning Bylaw or another housing-related Bylaw may override select amenity contribution or reduction amounts and requirements in this Policy, and this Policy may be amended to reflect new density bonusing and other housing regulations in the Zoning Bylaw or other housing-related Bylaws. This Policy in its current form also remains in effect until an Amenity Contribution Charge (ACC) Bylaw is adopted by Council.

### **Implementation:**

Based on the above context, the Amenity Contribution Policy is to be implemented according to these components:

1. The City will seek the following amenity contribution per multi-family dwelling unit for development applications involving an increase in density, according to the following dates, and for units that are comprised of floorspace within the following FAR tiers.
  - a. Effective until December 31, 2024:
    - i. 0.0-2.5 FAR: \$4,000 per unit
    - ii. 2.5-3.0 FAR: \$5,000 per unit
    - iii. 3.0-3.5 FAR: \$6,000 per unit
  - b. Effective January 1, 2025:
    - i. 0.0-2.5 FAR: \$6,000 per unit
    - ii. 2.5-3.0 FAR: \$7,000 per unit
    - iii. 3.0-3.5 FAR: \$8,000 per unit
    - iv. 3.5-4.0 FAR: \$9,000 per unit

- v. 4.0-4.5 FAR: \$10,000 per unit
- vi. 4.5-5.0 FAR: \$11,000 per unit
- vii. 5.0-5.5 FAR: \$12,000 per unit

c. Effective January 1, 2026:

- i. 0.0-2.5 FAR: \$8,000 per unit
- ii. 2.5-3.0 FAR: \$9,000 per unit
- iii. 3.0-3.5 FAR: \$10,000 per unit
- iv. 3.5-4.0 FAR: \$11,000 per unit
- v. 4.0-4.5 FAR: \$12,000 per unit
- vi. 4.5-5.0 FAR: \$13,000 per unit
- vii. 5.0-5.5 FAR: \$14,000 per unit

2. The composition of units by floor area will be calculated by dividing the building's gross residential floor area by the number of units to determine a gross average unit size. In counting the number of units in each density tier, units that are split by two tiers shall have amenity contributions sought based on the lower-density tier.
3. As enabled by Sections 515-522 in the LGA, Phased Development Agreements (PDAs) may be utilized to seek up-front amenity contributions for large and/or multi-phase development applications. These up-front contributions, which are to be provided to the City with the first redevelopment phase, are to equal or exceed the total amenity contributions for the entire development application.
4. Council may consider the reduction or waiver of amenity contributions for affordable housing units according to these categories and requirements:
  - a. Maximum 75 percent reduction
    - Effective until December 31, 2024: for units with rents that are at least 10 percent below market rents in the City of Langley;
    - Effective January 1, 2025: for units with rents that are at least 20 percent below local market rents, as posted. These posted rents shall be updated annually based on local CMHC average rents compared with current market rents and adjusted further to attain 20% below market; and
    - a Housing Agreement is required to be registered on property title to secure these units as affordable for the life of the building.
  - b. Maximum 100 percent waiver
    - for applications (all units within a single building) with a majority of non-market units with rents that are geared to income and/or are deeply subsidized for individuals on fixed government income;
    - for 3 bedroom units with rents that are at least 20 percent below market rents in the City of Langley, as defined in 4 a. above; and

- a Housing Agreement is required to be registered on property title to secure these units as affordable for the life of the building.

**References:**

Policy Number:	<b>CO-80</b>
Policy Owner:	<b>Development Services</b>
Final Approval:	<b>Council</b>
Date Approved:	
Revision Date:	
Amendments:	
Related Policies:	
Related Publications:	<b>Official Community Plan Bylaw; Zoning Bylaw</b>