

PUBLIC BENEFITS

Community Amenity Contributions & Development Cost Levies

What are Public Benefits?

One of the City's overall planning principles is that community livability should be maintained as the city grows and that new development should contribute to paying for its growth costs and impacts.

To address needs arising from growth, the City relies on a variety of financing tools: chiefly, the Capital Plan (supported by property taxes) and revenues from new developments.

New development helps deliver new public amenities in two ways:

Development Cost Levies (DCLs)

- applies to all developments including those being rezoned
- partially funds parks, childcare facilities, replacement housing, and engineering infrastructure.

Community Amenity Contributions (CACs)

- applies only to developments that are being rezoned
- contributes to community centres, libraries, childcare, park improvements, and neighbourhood houses
- Typically negotiated on a project-by-project basis

Area Objectives

- In June 2012, Council directed staff to evaluate the potential for establishing an area-specific, flat-rate, per-square foot Community Amenity Contribution for the Adjacent Area.
- An area-specific, flat-rate Community Amenity Contribution will offer more clarity and predictability in the redevelopment process.

Draft Policy: Community Amenity Contributions

A flat rate Community Amenity Contribution will be implemented in the Adjacent Area based on building type.

Building Type	Density	Flat Rate CAC
Stacked Townhouses (see board 5)	Up to 1.5 FSR	\$0 per square foot
4 to 6 Storey Apartments (see board 6)	1.5 to 2.3 FSR	\$23 per square foot

**The flat rate will not be applicable to the existing rental properties along Main St zoned RM-3A as they are subject to the Rate of Change by-law protecting rental housing. These properties will follow a standard negotiated approach to determine an appropriate CAC.*

Development Cost Levies

In addition to a flat rate Community Amenity Contribution, developments will also be required to pay the City-Wide DCL at current rates.