

Title: Community Amenity Contribution Program		Policy No.: 6.31 Amended: May 10, 2022 Supersedes: December 13, 2017	
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Approval: Council CMT General Manager <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>		Review Date: May 11, 2024	
POLICY STATEMENT The City of Maple Ridge is committed to providing a variety of amenities throughout the municipality, including the provision of affordable and special needs housing, in a financially sustainable manner.			
PURPOSE To provide direction on the implementation of a city-wide community amenity contribution (CAC) program, including the process to determine the contribution amount.			
DEFINITIONS Community Amenity means any public amenity that provides a benefit to the residents of the City or a specific neighbourhood as the result of increased residential density.			
The Community Amenity Contribution Program (CAC Program) is comprised of the following components: <ol style="list-style-type: none"> 1. The CAC Program will apply city-wide. 2. The starting point for each CAC will be based on a contribution rate in Table 1, in addition to consideration of unique circumstances of specific neighborhoods and developments that give rise to specific amenity use, and thereby warrant departure from the Target Rate Adjustment to capture the proportional impact of the new development: 			
Table 1 – Target Rate Adjustment Schedule			
Per	CAC Rate until July 31, 2022	CAC Rate from August 1, 2022 to July 31, 2023	CAC Rate beginning August 1, 2023
Apartment Dwelling Unit	\$3,100 per unit	\$4,300 per unit	\$5,600 per unit
Townhouse or other attached ground oriented dwelling unit	\$4,100 per unit	\$5,700 per unit	\$7,400 per unit
Single family lot created	\$5,100 per lot	\$7,100 per lot	\$9,200 per lot

3. The CAC Program applies to the development of all residential dwellings, including those that are included in a mixed-use development (such as commercial and residential) 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*;
 - b) Rental housing units that are secured through a Housing Agreement established under Section 483 of the *Local Government Act* will also be subject to a covenant enacted under Section 219 of the *Land Titles Act*;
 - c) Single family residential subdivisions proposing fewer than 3 lots – only the original lot is exempt, after which the CAC program applies to each additional lot;
 - d) Accessory dwelling units, such as a secondary suite or detached garden suite;
 - e) Duplex, triplex and fourplex dwelling units on a single property, where only one building is being constructed - only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit; and
 - f) Courtyard dwelling units, located on a single property – only the first dwelling unit is exempt, after which the CAC program applies to each additional dwelling unit.
4. The Density Bonus Framework established in the Albion Area Plan will continue to apply, in addition to the city-wide CAC Program.
 - a) For developments that take advantage of the density bonus provisions included in the Maple Ridge Zoning Bylaw for the Albion Area Plan, the amenity contribution rate will be:
 - i) \$5,100 per single family lot created;
 - ii) \$4,100 per townhouse or other attached ground-oriented dwelling unit;
 - iii) \$3,100 per apartment dwelling unit;in addition to the \$3,100 density bonus rate.
 - b) For developments that do not take advantage of the density bonus provisions included in the Maple Ridge Zoning Bylaw, the CAC rate will be the rate established in Section 2 of this policy.
5. The Official Community Plan may also establish additional or alternative community amenity contribution policies, guidelines and density bonus provisions for each Area Plan
6. Development applications that are in process (in-stream) at the time of enactment of the CAC Program Council Policy, will
 - a) be subject to the provisions of this Policy unless the applicable Official Community Plan or Zoning Bylaw amending bylaw has received Third Reading; OR
 - b) be subject to the provisions of this Policy if a condition for the Policy to apply was included in the first or second reading report of the applicable Official Community Plan or Zoning Bylaw amending bylaw.
7. All development applications that are seeking an extension under Development Procedures Bylaw No. 5879-1999 (as amended), may be subject to the city-wide community amenity contribution program at the discretion of Council.
8. Council will establish one or more Reserve Funds and identify those amenities that may benefit from the community amenity contributions.

9. Community Amenity Contribution funds received will contribute to any of the following eligible amenities:
- a) Civic facility;
 - b) Public art;
 - c) Acquisition of land for the provision of:
 - Affordable or special needs housing;
 - Parks
 - Trails
 - Significant ecological features
 - d) Park or trail construction and/or maintenance;
 - e) Affordable or special needs housing units;
 - f) Heritage conservation; or
 - g) Conservation of significant ecological features.
10. The provision of a specific amenity, rather than a cash-in-lieu contribution may also be considered by Maple Ridge Council. If Council determines that the provision of an amenity is more desirable, the following list is to be used as a general guide for determining the type of community amenity:
- a) Public art;
 - b) Heritage conservation;
 - c) Land for the provision of:
 - Affordable or special needs housing;
 - Parks
 - Trails
 - Significant ecological features
 - d) Affordable or special needs housing units; or
 - e) Park or trail construction or improvements.