

## Maple Ridge Community Amenity Program Decision Table

The following table provides a series of options to be used as a tool for Council to determine the components of a Community Amenity Program.

Amenity Program Component	Options	Comments	Recommendation	Council Resolution
1. <b>Contribution Approach</b> – how the amenity contribution be calculated.	a) Percentage Value of Lift – the increase in land value based on the proposed development density	<ul style="list-style-type: none"> <li>Can be clearly attributed to type and density of the development;</li> <li>Equitable – the range of % value would be established but the contribution to be based on the assessed value</li> <li>Approach in use across the Lower Mainland</li> </ul>	✓	a) THAT a percentage value of lift be applied as the contribution approach for the community amenity program.
	b) Density Bonus – additional density beyond what is permitted in the OCP	<ul style="list-style-type: none"> <li>Density Bonuses allowed in S. 904 of <i>Local Government Act</i> most defensible to a legal challenge</li> <li>Existing density bonus provisions in the Zoning Bylaw could be amended to reflect original amount recommended by the GP Rollo and Associates.</li> </ul> Options: <ol style="list-style-type: none"> <li>Apply the current density bonus rate of \$3100 per lot in the Albion Area</li> <li>Increase the density bonus rate to \$5100 per lot as originally recommended for the Albion Area by GP Rollo and Associates</li> <li>Establish a new density bonus rate as identified by Council</li> </ol>		b) THAT a density bonus program be established incorporating a rate of \$____ per lot.
	c) Flat Rate – one rate for all residential development in the City	<ul style="list-style-type: none"> <li>Not permitted under the <i>Local Government Act</i></li> <li>Least equitable to developers</li> <li>Lack of clear basis for CAC based on the type and density of the development</li> </ul> Options: <ol style="list-style-type: none"> <li>Albion Density Bonus rate of \$3100 per lot</li> <li>Original recommended density bonus rate by GP Rollo &amp; Associates of \$5100 per lot</li> <li>Other rate as identified by Council</li> </ol>		c) THAT a flat rate per dwelling unit/lot of \$____ be applied as the contribution approach for a community amenity program.
2. <b>Geographic Area</b> – in what part of the City will the program be applied?	a) City-wide	Program would be applied city-wide with the exception of the Town Centre Area Plan area	✓	a) THAT the contribution approach identified in category 1 of the Maple Ridge Community Amenity Program Decision Table be applied city-wide.
	b) Specific areas – such as the area plan areas	Council to identify which areas of the city where the community amenity program will be applied.		b) THAT the contribution approach identified in category 1 of the Maple Ridge Community Amenity Program Decision Table be applied in the following areas: _____
3. <b>Albion Density Bonus Framework</b> – how should the existing Albion framework be incorporated?	a) Keep	Options: <ol style="list-style-type: none"> <li>Retain the current density bonus amount of \$3100 per lot within the Albion Area</li> <li>Apply the contribution approach as determined in Category 1 within the Albion Area</li> <li>Apply the contribution approach as determined in Category 1 and retain the current density bonus amount of \$3100 per lot within the Albion Area</li> </ol>	✓	a) THAT the Albion Density Bonus Framework be maintained in the Official Community Plan and Zoning Bylaw and the amenity contribution rate be set at \$____ per lot.
	b) Repeal	Repeal the OCP and Zoning Bylaw provisions for the Albion Area Plan Density Bonus Framework.		b) THAT the OCP and Zoning Bylaw provisions for the Albion Density Bonus Framework be repealed.

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<b>4. Application of Program</b> – what housing forms and other land uses will be subject to the amenity contribution.	a) Residential Building Forms: i. Single Family	Exclude - EXCEPT when a development application proposes 3 or more NEW dwelling units/lots	✓	a) i. THAT single family dwellings be included in the community amenity program for development applications containing 3 or more new residential lots.
	ii. Duplex	Exclude - EXCEPT when a development application proposes more than 1 building	✓	ii. THAT duplex dwellings be included in the community amenity program for development applications containing 2 or more new residential buildings.
	iii. Triplex	Exclude - EXCEPT when a development application proposes more than 1 building	✓	iii. THAT triplex dwellings be included in the community amenity program for development applications containing more than 1 new residential building.
	iv. Fourplex	Include	✓	iv. THAT fourplex buildings are included in the community amenity program.
	v. Townhouse (including Street Townhouses, Row Houses and Stacked Townhouses)	Include	✓	v. THAT townhouses buildings of all forms are included in the community amenity program.
	vi. Apartment building	Include	✓	vi. THAT apartment buildings are included in the community amenity program.
	vii. Rental Apartment unit, special needs and affordable housing units	Exclude all rental apartment units that are secured rental through a Housing Agreement and all special needs and affordable housing units.	✓	vii. THAT all rental apartment units, secured through a housing agreement and all special needs and affordable housing be exempt from the community amenity program.
	b) Employment Lands: i. Commercial	<ul style="list-style-type: none"> <li>• Exclude commercial developments</li> <li>• Include residential dwelling units in mixed-use developments</li> <li>• Exclude rental housing units in mixed-use developments when they are secured as rental housing through a housing agreement</li> </ul>	✓	b) i. THAT commercial developments are exempt from the community amenity program, except where residential dwelling units are included in a mixed-use development. Where rental housing units are included in and are secured as rental housing by a housing agreement, and where special needs and affordable housing units within the development, those dwelling units will be exempt from the community amenity program

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4. (Continued)	ii. Industrial	Exclude	✓	ii. THAT industrial land uses are exempt from the community amenity program
5. <b>Tools to Establish the Program</b> – the regulatory approach for establishing the Amenity Program.	a) OCP Policy	Establish the community amenity program in the Official Community Plan <ul style="list-style-type: none"> <li>• Would provide a robust policy framework</li> <li>• Would require a Public Hearing</li> </ul>	✓	THAT an Official Community Plan amending bylaw be prepared that includes the components of the community amenity program as established by the Maple Ridge Community Amenity Program Decision Table.
	b) Council Policy	A Council Policy could be approved to establish the community amenity program <ul style="list-style-type: none"> <li>• Amenity Program established in policy but not included in the OCP</li> <li>• A Public Hearing is not required</li> </ul>		THAT the community amenity program be established through a Council Policy.
	c) Council Resolution	Council could pass a resolution establishing the community amenity program <ul style="list-style-type: none"> <li>• No policy framework established</li> <li>• A Public Hearing is not required</li> </ul>		THAT the community amenity program be established by Council Resolution
6. <b>In-stream Applications</b>	a) All in-stream applications subject to community amenity program	All applications subject to the community amenity program		a) THAT all residential development applications be subject to the community amenity program.
	b) All in-stream applications subject to community amenity program except those that have received third reading of the Official Community Plan and/or zone amending bylaw(s)	Official Community Plan and Zone Amending bylaws that have received third would be exempt from the amenity program	✓	b) THAT in-stream applications be subject to the community amenity program as established by the Maple Ridge Community Amenity Program Decision Table, except those that have received third reading of the Official Community Plan and/or zone amending bylaw(s)
7. <b>Reserve Fund</b> – Potential Amenities	Range of options available	A follow up report would be prepared outlining options for those amenities that could be including in the Reserve Fund Bylaw(s).	✓	THAT a follow up report on the components of a Reserve Fund bylaw be prepared and presented to Council for consideration at a future meeting.