



- 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) \$5100 per single family lot created;
      - ii) \$4100 per townhouse or other attached ground-oriented dwelling unit;
      - iii) \$3100 per apartment dwelling unit;in addition to the \$3100 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:
      - o Affordable or special needs housing;
      - o Parks
      - o Trails
      - o 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:
  - o Affordable or special needs housing;
  - o Parks
  - o Trails
  - o Significant ecological features
- d) Affordable or special needs housing units; or
- e) Park or trail construction or improvements.

**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.

**Key Areas of Responsibility**

**Action to Take**

**Responsibility**