

Corporate Policy

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Section:	Planning and Development	13
Sub-Section:	Planning and Development – General	6410
Title:	Community Amenity Contribution Program	2017-01

Related Policies

Number	Title
10-5080-01	Affordable Housing Reserve Fund – Guidelines for Allocation of Funds
18-7940-01	Public Art

Approvals

Approval Date: September 12, 2017	Resolution #: <u>RC17/324</u>
Amended: September 19, 2017	Resolution #: <u>RC(CW)17/031 (CW17/117)</u>
Amended:	Resolution #:
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Community Amenity Contribution Program

Policy

1. The Community Amenity Contribution Program applies to all areas of the City, with the exception of properties within the 215A Levy Area of Inlet Centre (**Schedule A**).
2. A voluntary Community Amenity Contribution shall be made to the City in the amount of \$6.00 per 0.09m² (1.0ft²) of floor area being developed on a lot for residential use where an application has been made to the City for rezoning of the lot.
3. The maximum Community Amenity Contribution shall be \$6,000 per residential unit.
4. For single-family home lots being created through subdivision, a Community Amenity Contribution of \$6,000 per lot shall apply.
5. Calculation of the residential floor area shall be as defined in the City's Zoning Bylaw.
6. Credit shall be given for any residential floor area existing on a lot at the time of submission of a rezoning application that is intended to be either demolished or retained as part of redevelopment of the lot.
7. Any residential floor area on a lot in excess of a floor area ratio of 2.5 shall be subject to the City's density bonus provisions set out in the City's Zoning Bylaw and shall be exempt from the Community Amenity Contribution Program.
8. The Community Amenity Contribution of \$6.00 per 0.09m² (1.0ft²) of residential floor area received by the City shall be allocated as follows:
 - \$2.00 to the City's Affordable Housing Reserve Fund; and
 - \$4.00 to the City's General Community Amenity Contribution Reserve to assist with the funding of other public amenities deemed appropriate by Council, such as civic facilities, plazas, pedestrian and cycling improvements, recreation facilities, arts and cultural facilities, heritage conservation, land acquisition, environmental enhancements, and parkland improvements.
9. Council may, at its discretion, waive some or all of the Community Amenity Contribution as part of a rezoning where affordable housing or another public amenity is being directly provided by the applicant.
10. Payment of the Community Amenity Contribution shall be made to the City prior to Council consideration of adoption of the Zoning Amendment Bylaw. If adoption is not given by Council to the Zoning Amendment Bylaw, the Community Amenity Contribution shall be returned to the applicant by the City.

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11. Alternatively, payment of the Community Amenity Contribution may be made to the City at the time of issuance of a development permit or, where one is not required, at the time of issuance of a building permit. Where this option is selected by the applicant, an irrevocable letter of credit must be provided to the City for the full amount of the Community Amenity Contribution prior to Council consideration of adoption of the Zoning Amendment Bylaw.
12. Any rezoning application that has been received by the City before the date of Council adoption of this policy shall be exempt from payment of the Community Amenity Contribution if the rezoning process, including fourth and final reading by Council of the Zoning Amendment Bylaw, is completed within one year of the adoption date. If the process is not completed within the one-year period, payment of the Community Amenity Contribution shall apply.
13. Council may amend the value of the Community Amenity Contribution and any other aspect of this policy as it deems appropriate in response to changing community needs.
14. Any rezoning application that has been received by the City before the date of Council amendments to this policy shall be exempt from the amendments if the rezoning process, including adoption by Council of the Zoning Amendment Bylaw, is completed within one year of the adoption date of the amendments. If the process is not completed within the one-year period, payment of the Community Amenity Contribution under the amended policy shall apply.

Monitoring/Authority

This policy is to be administered and monitored by the Development Services Department and the Finance and Technology Department.

Schedule A – 215A Levy Area of Inlet Centre

