



## COUNCIL PRIORITIES COMMITTEE

Monday, September 12, 2016 at 12:33pm  
Fraser River Presentation Theatre  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

**PRESENT:** Councillor C. Fox, Chair

Mayor Froese and Councillors P. Arnason, D. Davis, B. Long, A. Quaale, M. Sparrow, and B. Whitmarsh

M. Bakken, R. Seifi, and J. Winslade

W. Bauer and K. Stepto

#### **A. ADOPTION AND RECEIPT OF AGENDA ITEMS**

##### **1. Council Priorities Committee Agenda – September 12, 2016**

Moved by Mayor Froese,  
Seconded by Councillor Arnason,  
That Council adopt the agenda and receive the agenda items of the  
Council Priorities Committee meeting held September 12, 2016.

**CARRIED**

#### **B. PRESENTATIONS**

##### **1. Community Amenity Contributions (CAC's) and Density Bonus Zoning**

R. Seifi introduced consultant Gerry Mulholland, Vice-President, Development Strategies with G.P. Rollo and Associates, whose firm was engaged to undertake a review of practices of other jurisdictions and conduct an economic analysis of some case studies. He commented that CAC's are contributions agreed to by the applicant or developer and the local government as part of a rezoning process, in relation with the community's amenity requirements. These amenities may include public spaces, public art, recreation facilities, fire halls, and affordable housing. There are generally two approaches for obtaining CAC's; on a site-by-site basis, and a more holistic approach involving establishment of "preferred target amounts". These "preferred targets" cannot be seen as a fee, but rather a recommended contribution. Negotiation on a site-by-site basis is typically based on what is referred to as a "lift" in the value of the land after rezoning. This approach is relatively complex and time consuming as it

## **B. PRESENTATIONS**

requires assessment of the value of the land prior to and after the rezoning process. The preferred target amount requires the clear identification of community amenity requirements, as a first step, which are then used to establish the “target amounts” for CAC’s to be discussed and negotiated by the developers. This approach provides for more clarity, transparency, and consistency.

Density Bonus Zoning (DBZ) is slightly different than CAC’s in that the Zoning Bylaw would be structured to define a permitted base density with no amenity contributions; and additional (or bonus) density that can be obtained when the developer provides a specified amenity. Similar to CAC’s, there are two approaches to DBZ; on a site-by-site basis in conjunction with individual rezoning applications, and pre-zoning land (typically initiated by the local government) with a base density while providing for additional density that can be obtained when the amenity is obtained.

Implementation tools can be summarized as follows:

- CAC’s negotiated on a site-by-site basis could be implemented by a Council resolution or Council Policy that directs staff to negotiate CAC’s as part of the rezoning application process.
- Preferred target CAC’s can be established through a Council Policy that outlines “recommended contributions, considered to be optimal, based on assessment of the needs that would be articulated in a clear manner.
- Site-by-Site DBZ could be implemented through a Council Policy that provides direction to staff on a formula for additional density that may be exchanged for amenity contributions.
- Pre-Zoning DBZ could be implemented through Zoning Bylaw amendments, but this process would not only adding bonus density provisions to the Bylaw but also pre-zoning land. This is not considered an appropriate mechanism for the Township based on the infrastructure and servicing improvements that are typically acquired as part of a rezoning process.

The Township currently employs a combination of the different approaches, depending on the different neighbourhood plan area, based on provisions that have generally been in place since 1998 with the adoption of the Willoughby Community Plan.

G. Mulholland commented that the majority of communities surveyed utilize land lift to fund amenities:

- Of those there is a mix of set rates and negotiated contributions.
- Generally there is a limited clarity on the basket of goods for which amenity charges are being collected.
- Most communities like to keep flexibility to negotiate with developers at rezoning.

**B. PRESENTATIONS**

- Many communities have area specific amenity charges that tie in to growth in those areas.
- Unit (site area, GBA, number of units) by which fees are charged vary by community.

After the community surveys and case study analysis, the following results were found:

- Most municipalities in the Lower Mainland collect monies for amenities through density bonusing or CAC's;
- Many have done something such as the case study analysis to illustrate the ability to collect these monies without adversely affecting development;
- Although few municipalities have a clearly identified basket of goods for which monies are collected, most indicated they have done internal work to identify and cost this;
- Variable rates by planning area is common and are often look upon more favourably by developers; and
- Establishing set formulas for CAC's and density bonusing is preferred by developers as it offers certainty.

R. Seifi presented the following recommended next steps:

1. Undertake a Needs Assessment for a Comprehensive "Preferred Target CAC" Policy approach (November 2016).
2. Engage the Development Industry, stakeholders, and the public to obtain feedback (February 2017).
3. Present the policy framework to Council for approval (April 2017)

**COUNCIL**

Moved by Councillor Long,

Seconded by Councillor Sparrow,

That the Council Priorities Committee recommends that Council direct staff to undertake the following steps:

1. Undertake a Needs Assessment for a Comprehensive "Preferred Target CAC" Policy approach.
2. Engage the Development Industry, stakeholders, and the public to obtain feedback.
3. Present the policy framework to Council for approval.

**CARRIED**

**C. OTHER BUSINESS**

D. **TERMINATE**

Moved by Councillor Long,  
Seconded by Mayor Froese,  
That the meeting terminate at 1:47pm.  
**CARRIED**

CERTIFIED CORRECT:

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Chair, Councillor C. Fox