



## Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
12/3/2018	1	Township Council	Referred	

Aldergrove Core Area Plan

Whereas since the adoption of the Aldergrove Core Area Plan (ACAP) in 2010 there has been little to no private investment achieved, especially relative to other areas within the Township of Langley;

Whereas amending bylaws that prevent renewal and investment in struggling areas, such as in downtown Aldergrove, should be a high priority for any elected Council;

Whereas as a community of residents, developers, and business interests, we should all be willing to work together and contribute to help revitalize downtown Aldergrove;

Whereas adopted Aldergrove Core Area Plan policies 3.2.22, 3.2.23 and 3.2.24 endorse “shared parking facilities where parking demand varies over the course of the day,” and outline a commitment to “promote alternatives to surface parking, such as a central, shared structure for non-residential parking” via “central parking structures, where proven feasible and appropriate”;

Whereas Community Amenity Contributions (CACs) are currently a matter of policy and not an adopted bylaw;

Whereas increasing CACs by only 20% (for downtown Aldergrove) from current levels with no additional increases for inflation for at least three years would amount to increasing the construction cost to developers of single family home (for example) by 0.06% per year, amortized;

Whereas CACs do not raise the cost of housing units to individual residential buyers as is commonly thought by some and is suggested by some members of the development industry; and

Whereas even if raised slightly, fixed-rate CACs would still maintain a minimal impact upon development and remain very competitive within the region as outlined in the Rollo + Associates report to staff, dated June 27, 2018;

Therefore be it resolved that staff be directed to draft and bring forward an updated Community Amenity Contributions (CACs) framework for public input and Council consideration, updated as follows:

- 1) to create a third category for downtown Aldergrove with an updated percentage breakdown as follows:
  - i. 65% for the existing Community Amenity Contribution Fund; and
  - ii. 20% for the existing Affordable Housing Reserve Fund; and
  - iii. 15% for a new Aldergrove Core Area Plan Reserve Fund for community amenities, capital improvements and land acquisition within the Aldergrove Core Area Plan area, starting with multiple shared parking facilities, Township of Langley owned or contributed towards;
- 2) to increase the current developer Community Amenity Contribution rates 20% to ensure the two current categories remain revenue neutral, or only slightly increased;
- 3) to instead be an “amenity zoning bylaw” (AZB);
- 4) to exempt the Aldergrove Core Area Plan area from CACs;
- 5) to transition the current CAC grace period to still be 12 months, but instead provided via a “step-up approach” transitioned by 25% per three month period, as was strongly suggested within the Rollo + Associates report dated June 27, 2018; and
- 6) to include a stipulation, as a compromise with the development community, not to increase CACs within a new, updated “amenity zoning bylaw” for the remainder of the current Council term, or a period of three years, whichever is longer, with no annual adjustments for inflation during that period as is contemplated within the current policy, Section 5.4.