Legislation Details (With Text)

File #:	ID-1579-16	**Version:** 1	**Name:**	
Type:	Presentation		**Status:**	Agenda Ready
File created:	9/7/2016		**In control:**	Council Priorities Committee
On agenda:	9/12/2016		**Final action:**	
Title:	Community Amenity Contributions and Density Bonus Zoning			
Sponsors:				
Indexes:				
Code sections:				
Attachments:				

Date	Ver.	Action By	Action	Result
9/12/2016	1	Council Priorities Committee		

Community Amenity Contributions and Density Bonus Zoning

That the Council Priorities Committee receive the presentation by staff regarding Community Amenity Contributions and Density Bonus Zoning.

Clerk's Note: Council requested presentation at the January 25, 2016 Regular Evening Council meeting regarding the following Notice of Motion and Amendment.

Fixed Rate Community Amenity Contributions Policy

Whereas the Langley Township is a growing community which faces many pressures and challenges;

Whereas there are many community needs which come with the growth of community experiences, such as the need for new recreation facilities, libraries, police, fire, and new road infrastructure;

Whereas the future funding source for crucial community amenities, such as the completion of the Yorkson Community Park, remains uncertain which leaves the timeframe for completion unknown;

Whereas there is critical road infrastructure, for example in the Willoughby area, which is not completed and which currently relies on piecemeal completion by development, with unknown timelines;

Whereas the Township of Langley's own Sustainability Charter lists the goal to achieve fiscal stability and

fiscal health with the objective to develop non-taxation funding sources;

Whereas the current practice of the creation of levies and relying on tax increases to fund these types of projects has seen general taxes increase year over year;

Whereas Community Amenity Contributions (CAC's) are amenity contributions agreed to by the developer and local government as part of a rezoning process initiated by the developer;

Whereas CAC's can take several forms including community amenities, affordable housing, and financial contributions towards infrastructure that cannot be obtained through DCC's, such as recreation facilities or fire halls;

Whereas the Township currently does not fully utilize Fixed Rate Community Amenity Contributions to its full potential through the entire Township and relies more heavily on the more limiting DCC program or general tax revenue; and further

Whereas neighbouring communities such as the City of Coquitlam and the City of Surrey successfully use CAC's to fund projects such as new recreation facilities, the completion of parks, and new fire halls;

Therefore be it resolved that Council ask staff to report back with the necessary policy updates to create a more comprehensive Township wide Fixed Rate Community Amenity Contributions Policy to address the funding needs our community experiences from growth, to include for example, but not limited to, the funding of new recreation facilities, parks, libraries, police, fire, and road infrastructure. The report shall also include information regarding utilizing Density Bonus Zoning as a funding source.

AMENDMENT

That the final paragraph be amended to read as follows:

Therefore be it resolved that Council ask staff to report back to a future Council Priorities Committee with the necessary policy updates to create a more comprehensive Township wide Fixed Rate Community Amenity Contributions Policy to address the funding needs our community experiences from growth, to include for example, but not limited to, the funding of new recreation facilities, parks, libraries, police, fire, and road infrastructure. The report shall also include information regarding utilizing Density Bonus Zoning as a funding source.

REFERRAL

That the original motion and amendment be referred to a future Council Priorities Committee meeting for a presentation from staff.

CARRIED