

- b. Rental housing units that are secured through a Housing Agreement established under Section 905 of the *Local Government Act* will also be subject to a covenant enacted under Section 219 of the *Land Titles Act*.
 - c. single family residential subdivisions proposing fewer than 3 lots;
 - d. duplex dwelling units where only one building is being constructed; and
 - e. triplex dwelling units where only one building is being constructed.
6. The Density Bonus Framework established in the Albion Area Plan will continue to apply, in addition to the city-wide CAC Program. 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 \$3100 per lot or dwelling unit.
 7. The Official Community Plan may also establish additional community amenity contribution policies and guidelines for each Area Plan.
 8. Development applications that are in process (in-stream) at the time of enactment of the Official Community Plan Amending Bylaw No.7188-2015, will be subject to the provisions of the Policy unless the applicable Official Community Plan and/or Zoning Bylaw amending bylaw has/have received Third Reading.
 9. Council will establish one or more Reserve Funds and identify those amenities that may benefit from the community amenity contributions.
 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:
 - Daycare and childcare facilities;
 - Public art;
 - Heritage conservation;
 - Land for the provision of:
 - Affordable or special needs housing;
 - Parks
 - Trails
 - Significant ecological features
 - Affordable or special needs housing units;
 - 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.
- **“Value of Lift”** means the increase in the value of land following rezoning to a zone that permits greater residential density on the site.
- **“Development Costs”** are those costs that are reasonable project expenses associated with the submission of an Official Community Plan and/or zone amending application, including application fees, costs associated with a required Development Permit and Building Permit, financing, sales and marketing costs, developer profit (established at 15%). Development costs do not include land acquisition costs.
- **“Land Value”** means the assessed value of the land prior to rezoning, based on BC Assessment information.

Key Areas of Responsibility	
Action to Take	Responsibility

DRAFT