



Amenity and Planning Contribution Rates Applicable to Rezoning Applications (Not Including Hamilton)

No.: DEVAPPS-12

Date: 2019-03-11

Revised: 2025-02-28

Purpose:

To provide information on the community amenity and planning contribution rates in the Official Community Plan (OCP) and Area Plans applicable to rezoning applications and periodic increases to these rates as provided in the OCP.

Background:

City Council amended the OCP and Area Plans on February 19, 2018 to update the community amenity and planning contribution rates and to provide that these rates be adjusted to include inflation every two (2) years, starting on February 28, 2019.

| Policy Document Except Hamilton Area Plan (Year Rate Set) | Specific Contributions | Rate Effective Feb. 28, 2023 to Feb. 27, 2025 | Rate Effective Feb. 28, 2025 to Feb. 27, 2027 |
|--|---|--|--|
| 1. Broadmoor (2010) | General Amenity | \$3.06/sf | \$3.42/sf |
| | Community Planning Contribution | \$0.32/sf | \$0.34/sf |
| 2. OCP Market Rental (2022) | Townhouse Development | \$2.65/sf | \$3.09/sf |
| | Apartment Development inside of CCAP | \$5.25/sf | \$6.11/sf |
| | Apartment Development outside of CCAP | \$3.00/sf | \$3.49/sf |
| 3. Cash In Lieu of Indoor Amenity Space (Former Council Policy 5041, 2003) | Size of project: | | |
| | • 1 to 3 units | None | None |
| | • 4 to 19 units | \$2,066/unit | \$2,309/unit |
| | • 20 to 39 units | \$4,132/unit | \$4,617/unit |
| | • 40 or more units | \$6,196/unit | \$6,924/unit |
| | Note: Projects are exempt where the average unit floor area exceeds 148 m ² . | | |
| 1. City Centre (2009) | Community Planning Contribution | \$0.34/sf | \$0.36/sf |
| 2. West Cambie Area Plan – Alexandra (2006) | Affordable Housing | \$7.86/sf | \$8.78/sf |
| | Child Care | \$0.93/sf | \$1.04/sf |
| | Park, Pathway & Facility Dev. | \$0.93/sf | \$1.04/sf |
| | Community Planning Contribution | \$0.09/sf | \$0.10/sf |
| 3. Steveston Area Plan (2009) | Heritage Conservation Strategy Contribution | \$72.93/sf | \$81.50/sf |

See over →

Example Calculation: Cash In Lieu of Indoor Amenity Space

3-Unit Multi-Family Project

No contribution is required for a project with a total of 3 units or less.

10-Unit Multi-Family Project

| | |
|--|--|
| \$2,309/unit applies to first 10 units | $\$2,309/\text{unit} \times 10 \text{ units} = \$23,090$ |
| | Total \$23,090 |

25-Unit Multi-Family Project

| | |
|--|--|
| \$2,309/unit applies to first 19 units | $\$2,309/\text{unit} \times 19 \text{ units} = \$43,871$ |
| \$4,617/unit applies to the 20 to 25 units | $\$4,617/\text{unit} \times 6 \text{ units} = \$27,702$ |
| | Total \$71,573 |

Implementation:

The above noted rates come into effect for all applications considered by Council effective February 28, 2025 onwards.

In the event that the contribution is not paid to the City within one-year of the application having received third reading of Council (Public Hearing), the contribution shall be recalculated based on the rate in-effect at the time of payment, as posted in a Bulletin.

If you should have any further questions, please contact the Development Applications Department at 604-276-4395.