The Corporation of the District of North Vancouver

ADMINISTRATIVE POLICY MANUAL

Section:	Land Administration	8
Sub-Section:	Development	3060
Title:	Community Amenity Contribution Policy	2

1. **OBJECTIVE:**

To create policy guidance for the provision of community benefits and community amenities achieved through new development.

2. **INTERPRETATION:**

"Community Benefit" means the overall contribution or improvement that a new development could make to the community.

"Community Amenity" means any public amenity or benefit that improves the quality of life of a community, over and above the new development itself and over and above the Community Benefits listed in Section 3.1 (a) to (e) of this Policy, and may include any of the amenities listed in 3.8 of this Policy.

"Community Amenity Contribution" or **"CAC"** means a community amenity contribution as set out in Sections 3.4 through 3.7 of this policy.

"Gross Floor Area" is the total floor area permissible on a site inclusive of areas exempted from the FSR calculation for zoning purposes, but excluding underground parking.

"OCP" means the District Official Community Plan.

"OCP Designated Centres" means areas as shown in Schedule 2 to this policy.

3. **POLICY:**

PROVISION OF COMMUNITY BENEFITS:

3.1 New development must meet the goals set out in the District of North Vancouver's Official Community Plan and provide the following community benefits:

a) Works and services required to accommodate the development and works and services to the centreline of abutting streets;
b) Development Cost Charges as specified in the District of North Vancouver Development Cost Charge Bylaw;
c) Mitigation actions, works and measures to address negative impacts on the community;
d) Subdivision requirements as applicable;
e) Any required road dedications;
f) In certain circumstances, as outlined in Section 3.3 below, new development should provide community amenities or a financial contribution to cover the cost of a specified Community Amenity or a portion thereof sufficient that the District can make provision toward the specified Community Amenity.

3.2 The requirements for basic works and services, development cost charges and mitigation measures will be determined through the development review process and in accordance with any applicable statutory requirements and District bylaws and policies. The provision of Community Amenity Contributions should be determined as specified in the balance of this policy. Council supports the view that residents expect new development to pay its own way and make a positive contribution to the community.

PROVISION OF COMMUNITY AMENITY CONTRIBUTIONS:

3.3 Community Amenity Contributions should be provided for rezonings that involve an increase in density in accordance with:

(a) Section 3.4 for sites within the OCP Designated Centres (as defined in Part 2);
(b) Section 3.5 for residential development sites outside a designated town centre or village centre for which the OCP contemplates an increase in density;
(c) Section 3.6 for sites where the increase in density is not contemplated in the OCP.

3.4 The OCP or other adopted town or village centre policy will guide decisions related to Community Amenity Contributions for sites within an OCP designated town centre or village centre. Where a developer is seeking an increase in density for a site within a town centre or village centre, the CACs should be negotiated on a case specific basis, except for the areas specified within the OCP Designated Centres (as defined in Part 2) where the recommended CAC target is $28.90 per square foot of increased residential gross floor area calculated on the basis of the proposed gross floor area for the subject site requested by the developer minus the gross floor area under the "base density", where "base density" means the floor space ratio for the site calculated in accordance with "Schedule 1"

3.5 For sites within an area contemplated for increased density in the OCP but outside of a town centre or village centre, the recommended CAC target should be calculated as follows:

(a) $8.70 per square foot of increased residential gross floor area for any project with an FSR less than or equal to 0.8 FSR;
(b) $18.85 per square foot of increased residential gross floor area for any project with an FSR greater than 0.8 but less than or equal to 1.0 FSR
(c) $28.90 per square foot of increased residential gross floor area for any project with an FSR greater than 1.0

For the purpose of this section 3.5, the increase in gross floor area should be calculated on the basis of the proposed gross floor area for the subject site requested by the developer minus the gross floor area on the site under the "base density", where "base density" means the floor space ratio for the site calculated in accordance with "Schedule 1".

While the above formula is intended to be applicable in the majority of circumstances, there may be rezoning applications where the District or the developer identifies the formula to be inappropriate and in those cases, the CACs should be negotiated outside the above formula. Where the CACs are negotiated outside the above formula, the total value of the CAC should be a maximum of 75% of the estimated increase in the market value of the land attributable to the density increase.

3.6 For sites that are being rezoned to permit an increase in gross floor area over and above that which is contemplated in the OCP, CACs should be negotiated on a case by case basis and the value of the CACs should be a maximum of 75% of the estimated increase in the market value of the land attributable to the density increase.

3.7 For the purpose of estimating the increase in the market value of land attributable to a proposed density increase, the base market value of the subject land (not necessarily equal to acquisition cost) should be calculated on the basis of the applicable zoning as at the date of the complete preliminary application for the increased density.

3.8 When considering the inclusion of a specific amenity rather than cash-in-lieu, the District's OCP or other Council direction or policy may provide guidance as to the type of Community Amenity Contributions that may be provided and if there are no such policies applicable to a proposed new development, then the following list should be used as a guide for determining the type of Community Amenity Contribution(s) (in no particular order of priority):

- Land for, or provision of, affordable, rental or special needs housing;
- Community, cultural, school, library or recreation facility or facility improvements;
- Seniors care, seniors day care or seniors wellness facility or facility improvements;
- Child care facility or facility improvements;
- Youth, children or family facility or facility improvements;
- Heritage conservation;
- Public Art in accordance with established policy;
- Provision of park land or park improvements;
- Extraordinary pedestrian, cycling, streetscape, public plaza or other public-realm linkages and improvements beyond those required by District bylaws and design guidelines;
- Environmental, or sustainability measures beyond the normal environmental development permit requirements;
- Other Community Amenities as identified by the District of North Vancouver to meet established community goals, policies or needs.

3.9 Negotiation of CAC's, as above, will be directed by senior staff and reported to Council.

3.10 CAC's should be a cash payment in-lieu of specific Community Amenities unless the District requires the inclusion of a specific Community Amenity. If specific Community Amenities are required, they should be valued in accordance with Section 3.4, 3.5 or 3.6 as applicable.

3.11 Where CAC's are being negotiated, the developer should be required to pay the District's costs of the negotiation including the District's cost to engage a qualified consultant for the purposes of such negotiation.

3.12 In the case where policy objectives in the OCP or other established policies are inconsistent with this policy, the CAC should be negotiated with the aim of achieving Council's priority objectives in relation to the particular rezoning proposal being applied for.

4.0 SECURING COMMUNITY AMENITY CONTRIBUTIONS:

4.1 The provision of CACs may be secured through one or more of the following methods:

- A phased development agreement, under Section 905.1 of the *Local Government Act*, as may be amended from time to time;
- Zoning for amenities and affordable housing, under Section 904 of the *Local Government Act* as may be amended from time to time;
- A housing agreement for affordable and special needs housing, under Section 904 and/or 905 of the *Local Government Act* as may be amended from time to time;
- As articulated in the terms of a sale agreement for projects involving the disposition of an interest in land owned by the District; or
- Other methods as recommended by the Municipal Solicitor.

5.0 REASON FOR POLICY

To ensure that the community obtains benefits from new development through a fair and equitable approach and to provide opportunities to achieve community improvements and innovation through development.

6.0 PROCEDURE

Planning staff are directed to implement the community amenity policy as part of development application processing and to include a summary of the community benefits when new development requires a report to Council.

This policy should be reviewed at the staff level every two years.

7.0 AUTHORITY TO ACT

Senior staff will negotiate appropriate amenities which will then be referred to Council for final approval.

8.0 TRANSITIONAL PROVISIONS

8.1 The Community Amenity Charges in this policy do not apply until April 22, 2024, unless the applicant agrees in writing that this policy should have effect. During this transitional period all CACs should continue to be determined through the Community Amenity Policy adopted May 02, 2023.

9.0 ANNUAL INFLATION

9.1 The Community Amenity Contribution target rates in Section 3.4 and 3.5 of this policy will be adjusted annually for inflation using the Statistics Canada Building Construction Price, Vancouver Residential (BCPI-VR).

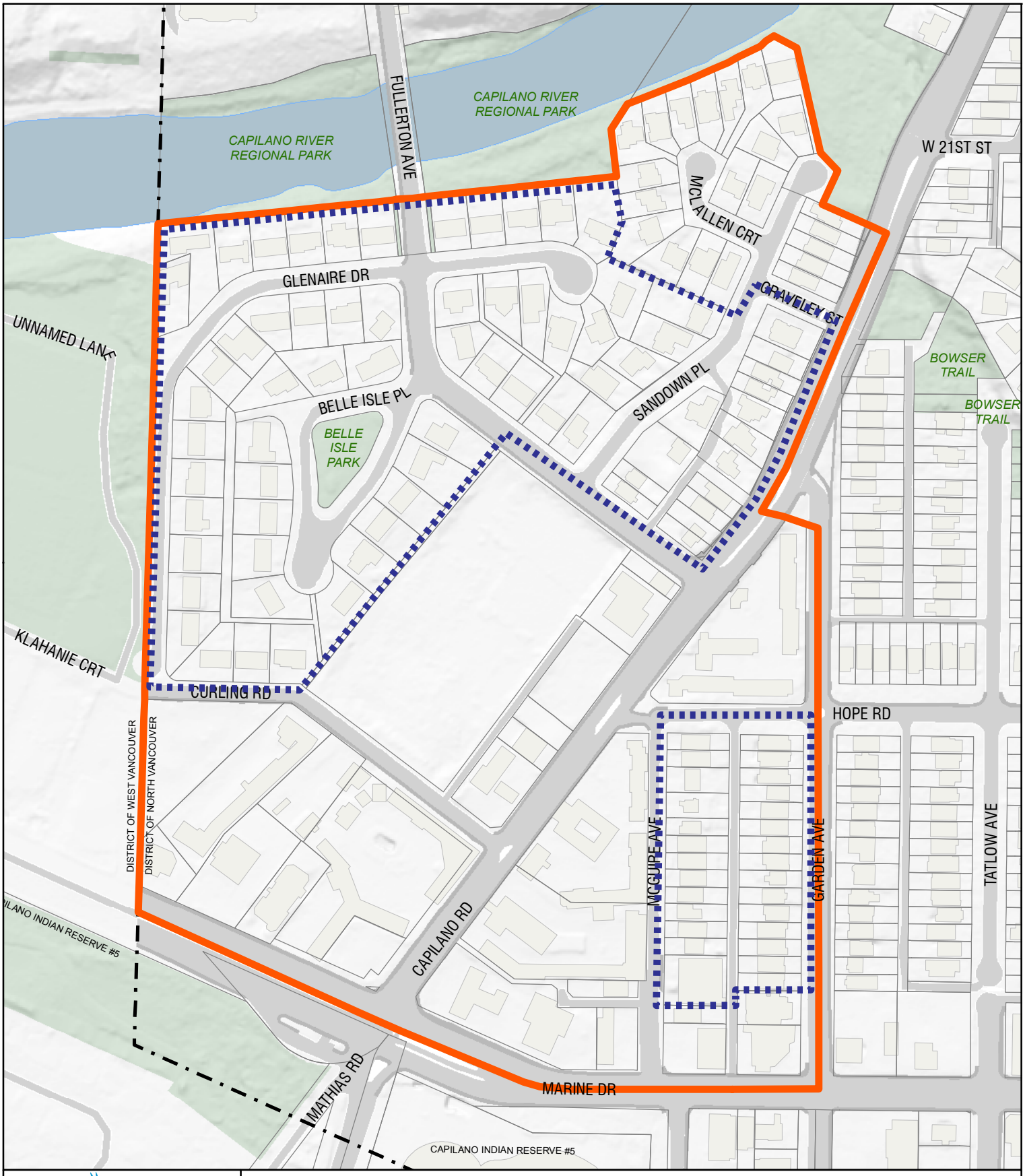
Approval Date:	December 13, 2010	Approved by:	Chief Administrative Officer
1. Amendment Date:	January 20, 2016	Approved by:	Chief Administrative Officer
2. Amendment Date:	January 1, 2017	Approved by:	Chief Administrative Officer
3. Amendment Date:	February 27, 2018	Approved by:	Chief Administrative Officer
4. Amendment Date:	March 12, 2019	Approved by:	Chief Administrative Officer
5. Amendment Date:	December 18, 2019	Approved by:	Chief Administrative Officer
6. Amendment Date:	January 15, 2021	Approved by:	Chief Administrative Officer
7. Amendment Date:	January 12, 2022	Approved by:	Chief Administrative Officer
8. Amendment Date:	May 02, 2023	Approved by:	Chief Administrative Officer
8. Amendment Date:	April 22, 2024	Approved by:	Chief Administrative Officer

SCHEDULE 1: DEEMED DENSITIES IN DNV ZONING DISTRICTS

ZONING CATEGORY			
RESIDENTIAL	**ZONE**	**Building Form**	**Deemed Density**
Single Family Residential (RS)			
	RS1	Single Family	**0.45**
	RS2	Single Family	**0.45**
	RS3	Single Family	**0.45**
	RS4	Single Family	**0.45**
	RS5	Single Family	**0.45**
	Neighbourhood Zones		**0.45 – 0.55 As specified in zone**
Multi-Family Residential (RM)			
	RM1	Single Family	**0.45**
	RM1	Townhouse	**0.45**
	RM2	Single Family	**0.45**
	RM2	Townhouse	**0.6**
	RM2	Low-rise Apartment	**0.6**
	RM3	Townhouse	**0.75**
	RM3	Low-rise Apartment	**0.75**
	RM5	Townhouse	**0.45**
	RM6	Townhouse or Low-	**0.80**

		rise Apt.	
	RM7	Townhouse or Low-rise Apartment	**0.80**
Low-rise Residential (RL)			
	RL1	Townhouse	**1.0**
	RL1	Low-rise Apartment	**1.0**
	RL2	Low-rise Apartment	**1.2**
	RL3	Low-rise Apartment	**1.25**
	RL4	Low-rise Apartment	**1.3 FSR**
High-rise Residential (RH)			
	RH2	High-rise Apartment	**1.75**
COMMERCIAL	**ZONE**	**Building Form**	**Deemed Density**
General Commercial Zone 1	C 1		**1.75**
Local Commercial Zone 1A	C 1A		**0.55**
Corner Store Commercial Zone 1B	C 1B		**0.55**
General Commercial Zone 1L	C 1L		**1.75**
General Commercial Zone 2	C 2		**1.75 except 1.0 in Edgemont Village**
General Commercial Zone 3	C 3		**1.75 except 1.0 in Edgemont Village**
General Commercial Zone 3A	C 3A		**1.75 except 1.0 in Edgemont Village**
Tourist Commercial Zone	C 4	Tourist Accommodation	**1.2 for commercial use (Change in use would trigger negotiated process)**
Entertainment Commercial Zone	C 5		**2.4 for commercial use (Change in use would trigger negotiated process)**
Entertainment/Outdoor Tourist Attraction	C 5A	Suspension Bridge	**0.35 for commercial use (Change in use would trigger negotiated process)**
Public House Commercial Zone 6	C 6	Neighbourhood Pub	**1.75 for commercial use (Change in use would trigger negotiated process)**
General Commercial Zone 7	C 7	Garden Centre	**0.5 (Change in use would trigger negotiated process)**
Commercial Business Zone 8	C 8		**1.0 (Change in use would trigger negotiated process)**
Marine Drive Commercial Zone	C 9		**1.0 for lots less than 1,100 m^2 1.75 for lots = to or greater than 1,100 m^2**
Commercial Business Zone 10	C 10		**1.75 (Change in use would trigger negotiated process)**
COMPREHENSIVE DEVELOPMENT ZONES (CD)	**ZONE**	**Building Form**	**Deemed Density**
	CD-1 through CD-61+	Varies by zone	**Refer to Zone**

Schedule 2



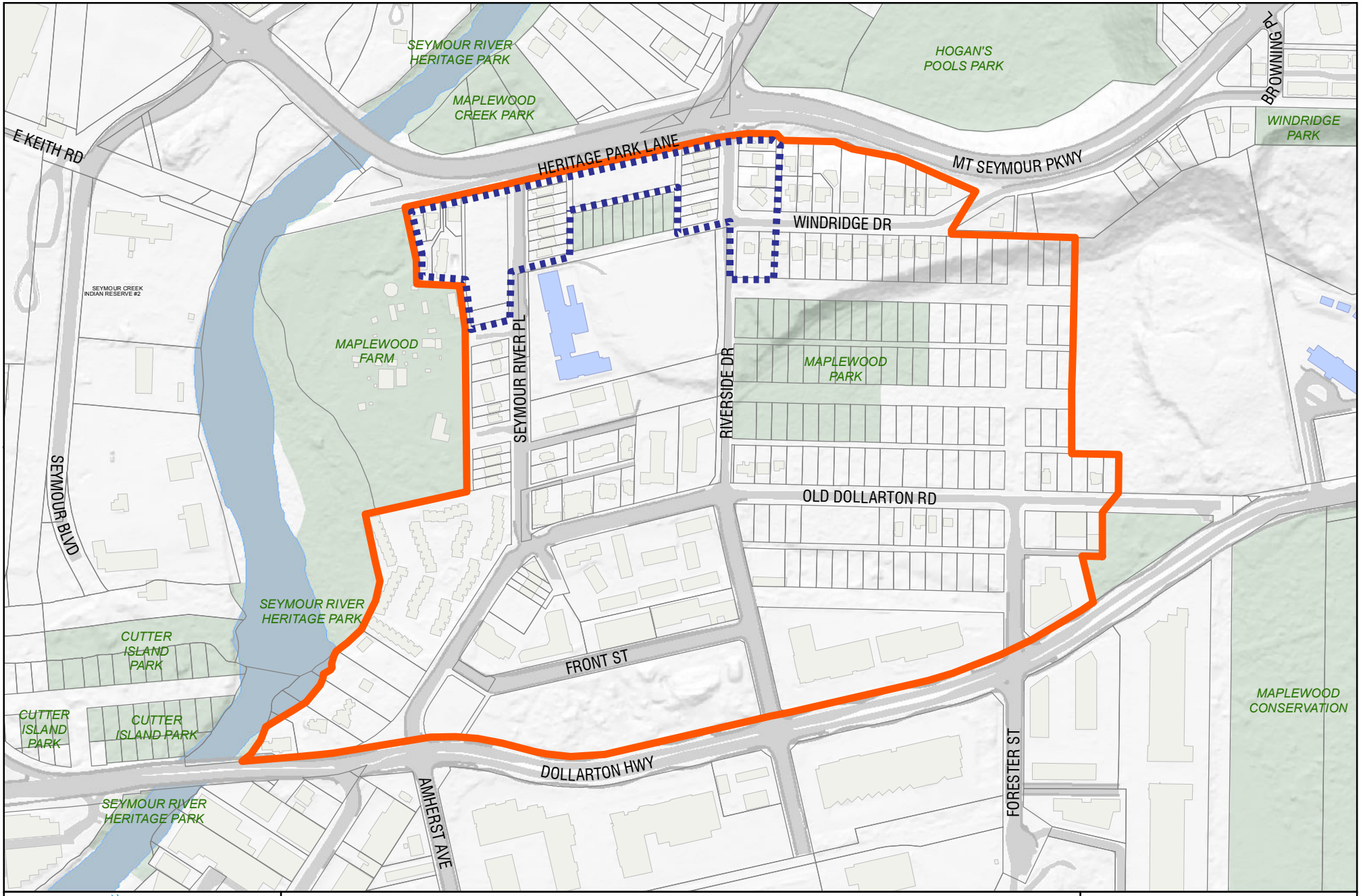
NORTH VANCOUVER DISTRICT
Planning Department

LIONS GATE VILLAGE

0 15 30 60 90 120
Meters

Scale: **1:3,000**

Town Centre Boundary
Fixed Rate Boundary



NORTH VANCOUVER DISTRICT

Planning Department

MAPLEWOOD VILLAGE CENTRE

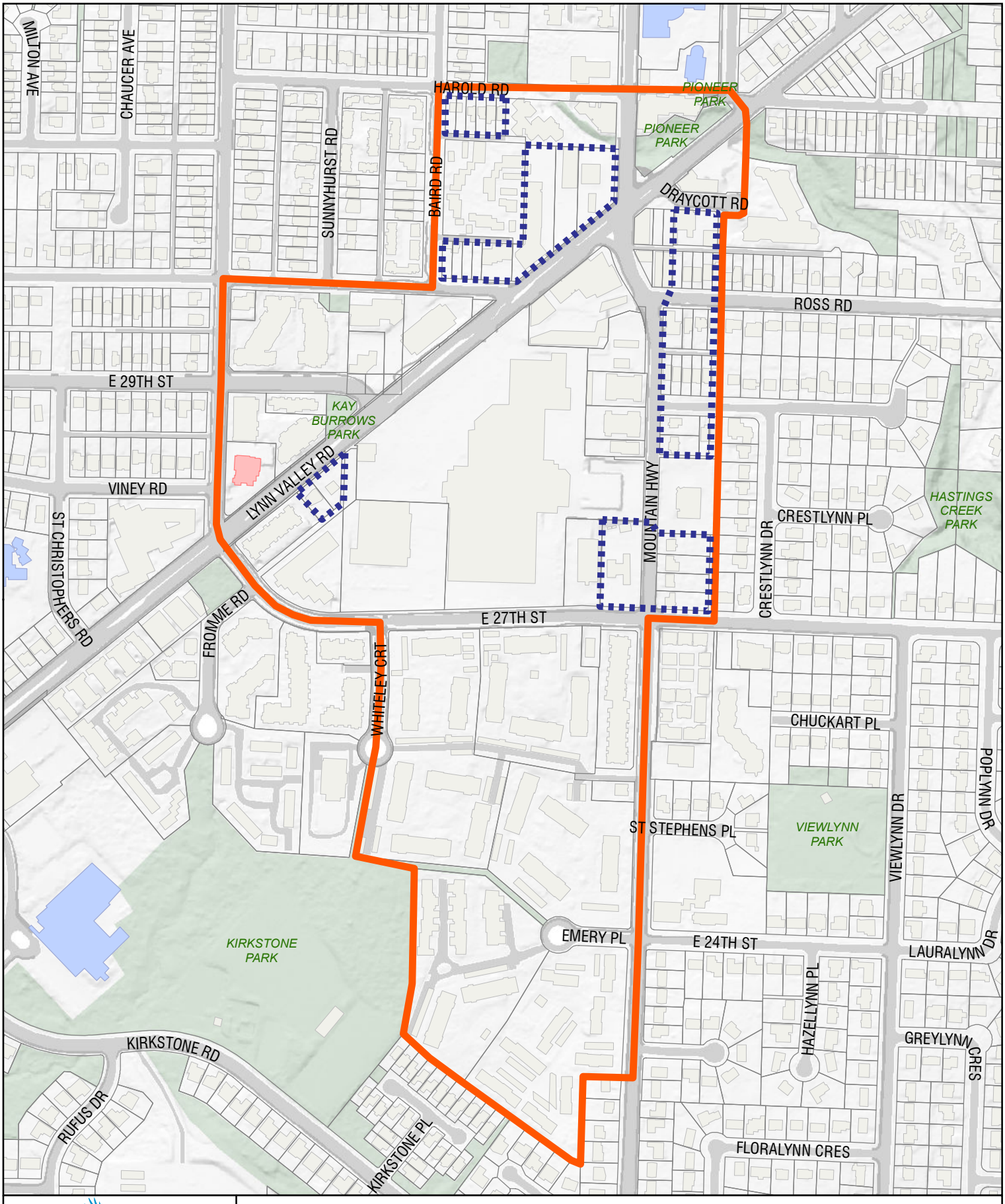
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Town Centre Boundary

Fixed Rate Boundary



NORTH VANCOUVER DISTRICT

Planning Department

LYNN VALLEY TOWN CENTRE

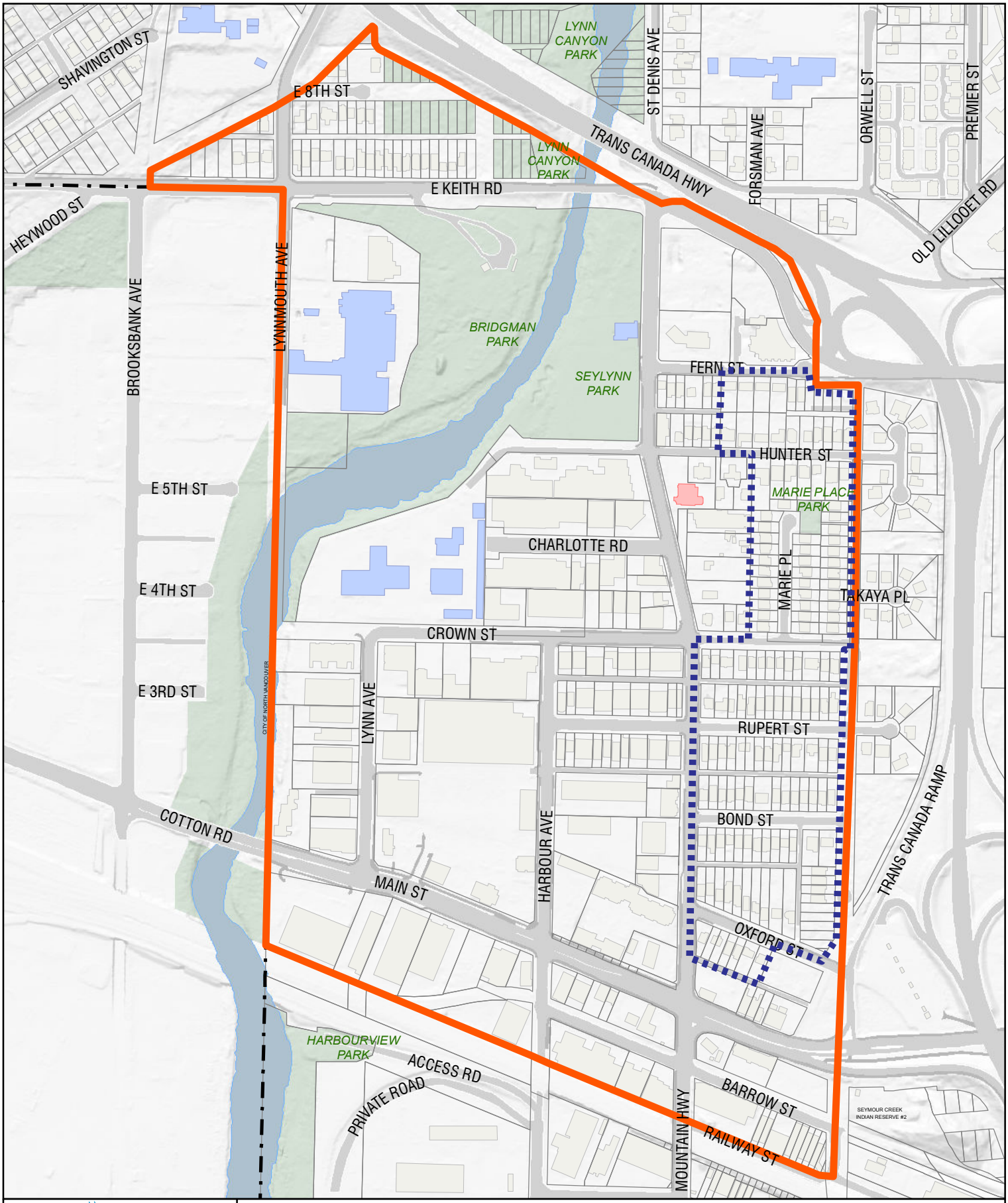
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Town Centre Boundary

Fixed Rate Boundary



NORTH VANCOUVER DISTRICT

Planning Department

LYNN CREEK TOWN CENTRE

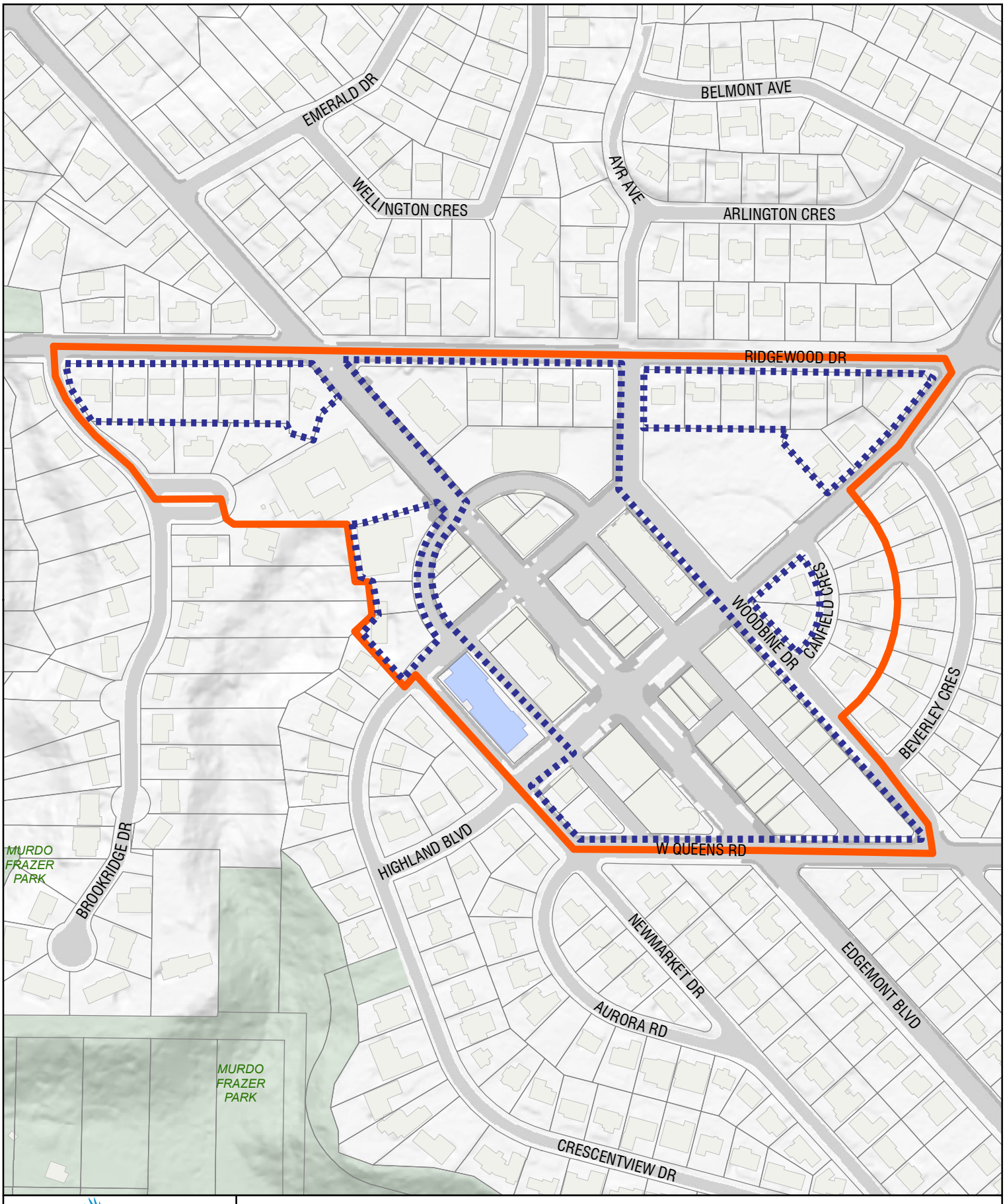
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Meters

Scale: **1:5,500**

Town Centre Boundary

Fixed Rate Boundary



NORTH VANCOUVER DISTRICT
Planning Department

EDGEMONT VILLAGE CENTRE

0 15 30 60 90 120
Meters

Scale: **1:3,000**

Town Centre Boundary
Fixed Rate Boundary