



COMMUNITY AMENITY CONTRIBUTION PROGRAM



BACKGROUND INFORMATION

The City of Coquitlam's Community Amenity Contribution (CAC) program applies city-wide for all new residential development that requires rezoning. CAC revenues collected from new developmental is used to help fund the capital cost of major new parks, recreation and cultural facilities needed in Coquitlam to keep pace with population growth.

WHAT IS A CAC PROGRAM?

CACs are a voluntary financial contribution made by an applicant to a municipality at the time of rezoning of a property to assist with offsetting the burden of the development on the community. CAC programs typically apply only to new residential density created as part of development. Many Metro Vancouver municipalities have CAC programs, each of which varies in terms of some of the details of how it is applied.

Coquitlam's CAC applies up to a maximum floor area (FAR) of 2.5 times the lot area. For higher density developments above an FAR of 2.5, which would typically be high-rise buildings, the City has an optional Density Bonus Program that developers can use that also includes a financial contribution to the City.

WHO PAYS CACS?

The CAC program applies to all new residential development in Coquitlam up to a maximum FAR of 2.5 that requires rezoning approval, including one-family lot subdivisions, duplexes, triplexes, quadruplexes, townhouses and apartment buildings. The CACs would be payable by the party that applies for rezoning prior to Council consideration of final approval of the zoning bylaw amendment.

WHAT KINDS OF PROJECTS WOULD THE CACS BE USED TO FUND?

Coquitlam is one of the fastest growing municipalities in Metro Vancouver and this is creating strong demand for new public amenities. The CAC revenue collected by the City would be used to help fund major capital projects identified in the Parks, Recreation and Culture Master Plan. The capital cost of these major projects is estimated on a preliminary basis to be in the range of \$300 - \$350 million over the next 30 years.



WHAT ARE COMMUNITY AMENITIES?

Community amenities are a public amenity or benefit that improves the livability of a local community. They can include public facilities, such as a library, community or recreation centre, arts facility, or youth centre, improvements to parkland and other public facilities, or space for non-profit group which serves the community.

WHEN DOES THE CAC PROGRAM APPLY?

The CAC program applies to all new residential floorspace when there is a rezoning involved.

The CAC program does not apply to:

- commercial, industrial or institutional development;
- a new home replacing an existing home on a lot if there is no rezoning, even if the new home is much larger than the existing home or to an addition is being made to an existing home; and
- a rezoning application from RT-1 Infill Residential to RT-3 Multiplex Residential where the proposed rezoning does not result in additional units or floor area from what would be permitted under the existing RT-1 zoning of a property

WHAT ARE THE PROPOSED CAC RATES?

The CAC rates are:

- \$32.29 per sq. m. (\$3.00 per sq. ft.) for new multifamily residential floorspace;
- \$5,500 for large one-family lots equal to or greater than 375 sq. m. (4,037 sq. ft.); and
- \$4,800 for small one-family lots less than 375 sq. m.

The multi-family rate is the same rate that currently applies in the existing Burquitlam-Lougheed CAC program area.

A credit would be applied for any existing residential floorspace on a lot that is being redeveloped. For example, if there was an existing large home on a lot and it was being replaced by a 1,000 sq. m. (10,765 sq. ft.) triplex, CACs would be:

$$\frac{1000\text{m}^2 \times \$32.29 = \$32,290 - \$5,500 = \$26,790}{\text{floorspace} \times \text{rate} = \text{amount} - \text{credit} = \text{total payable}}$$

QUESTIONS?

For further information on the proposed expansion of the City's CAC program, please visit coquitlam.ca/cacprogram or contact:

Planning and Development Department
Coquitlam City Hall, 3000 Guildford Way, Coquitlam, BC V3B 7N2

 604-927-3430

 planninganddevelopment@coquitlam.ca