

# FAQ

## Frequently Asked Questions Community Amenity Contribution & Density Bonus Program

**Disclaimer:** This is not a legal document and does not outline all applicable regulations. Any contradiction, dispute, or difference between the contents of this document and applicable City bylaws, plans, policies, or guidelines will be resolved by reference to the bylaws or other official documents.

### Q: What are Community Amenity Contributions (CACs)?

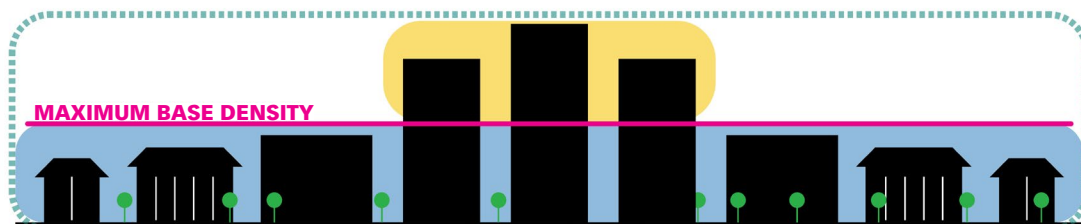
A: CACs are voluntary contributions agreed to by a developer and the City as part of a rezoning process. When a property is rezoned to enable an increase in density or a change in use, there is often an associated increase in land value. CACs are a tool that can help the City address the costs of growth-related community amenities (e.g. affordable housing, recreation amenities and greenspace, cultural amenities, and emergency services).

### Q: What is Density Bonusing?

A: A Density Bonus is additional density that can be built in exchange for providing an amenity contribution. This is implemented through specific zones that have two density rules, one that generally applies to the zone and another that applies if the amenity conditions are met. The amenity conditions are laid out in [Section 140 of the Zoning Bylaw](#).

### Q: How are CACs and Density Bonusing different from Development Cost Charges (DCCs)?

A: DCCs are required fees paid on all new development to support the necessary infrastructure that is required to service growth across the city. The Local Government Act states that DCC funds can only be used for specific types of infrastructure. CACs and Density Bonusing are typically used to help fund amenities that cannot be funded through a DCC program.



#### Community Amenity Contribution

voluntary contribution applicable to development at or below the maximum base density

#### Density Bonus

optional contribution in exchange for development above maximum base density

#### Development Cost Charges

required fee on all new development to fund city-wide infrastructure

## Q: How are the funds generated through the CAC and Density Bonus program used?

A: The revenue generated through the CAC and Density Bonus Program is allocated towards the following amenity categories:

Amenity Category	Allocation	Fund	Example Amenities
Affordable Housing	35%	Affordable Housing Opportunities Reserve Fund	<ul style="list-style-type: none"> <li>» Land acquisition for affordable housing</li> <li>» Grant distribution for affordable housing</li> </ul>
Recreation Amenities and Greenspace	25%	Community Amenities Reserve Fund	<ul style="list-style-type: none"> <li>» Recreation centre</li> <li>» Park &amp; trail improvements</li> </ul>
Cultural Amenities	25%		<ul style="list-style-type: none"> <li>» Community amphitheatre</li> <li>» Performing arts centre</li> </ul>
Emergency Service Amenities	15%		<ul style="list-style-type: none"> <li>» Fire hall</li> <li>» Police station</li> </ul>

## Community Amenity Contributions

### Q: What types of applications are subject to CACs?

A: All residential rezoning applications, including the residential component of mixed use projects, are subject to the [CAC Policy \(C007-11\)](#) and contribution rates outlined in Table 1 of the Policy.

### Q: How are CACs calculated?

A: For single detached developments, CACs are calculated on the net new units (lots) proposed. For ground oriented multi-residential projects (e.g. townhouse), CACs are calculated per unit. For apartments, CACs are based on Net Floor Area, as defined in the [Zoning Bylaw](#).

### Q: What are the CAC rates for Abbotsford?

A:

Dwelling Type	Rate
Single Detached / Duplex	\$5,000 per unit
Townhouse / Rowhouse / other ground oriented housing	\$3,000 per unit
Apartment	\$22 per m <sup>2</sup> of Net Floor Area

### Q: When are CACs collected?

A: Payment of CACs is typically made prior to Council adoption of the Zoning Bylaw Amendment Bylaw. At Council's discretion, in some cases CAC payments will be collected at the time of issuance of a development permit, or where one is not required, at the time of issuance of a building permit.

## **Q: Do CACs make housing more expensive?**

A: No, house prices are set by market demand. CACs are generally considered part of the costs of development and therefore incorporated into a developer's overall project costs and the amount they are willing to pay for land. The City worked with Coriolis Consulting Corp to identify CAC rates for Abbotsford that will not impact the pace of development and will allow the City to capture some of the increased land value generated through rezonings, for the purpose of delivering community amenities.

## **Density Bonus**

### **Q: Where in the city is bonus density available?**

A: Development applications in the City Centre Core, City Centre Residential, and Civic Institutional land use designations in the City Centre Neighbourhood Plan are eligible for a maximum base density of 2.75 FSR, with the option to achieve up to 2.25 FSR of bonus density (up to a maximum of 5 FSR).

### **Q: What are the requirements for achieving the bonus density?**

A: Where the zoning bylaw enables bonus density, the extra density is available in exchange for a payment made to the City in the amount of \$44 /m<sup>2</sup> of bonus floor area, or the bonus density is used for non-residential uses.

### **Q: Are bonus density contributions paid in addition to CACs?**

A: CACs apply up to the maximum base density (i.e. non bonus floor area only) and density bonus contributions apply up to the maximum bonus density.

### **Q: When are Density Bonus contributions collected?**

A: Density bonus payments must be made prior to receiving a building permit authorizing construction of a building containing bonus density.

## **Helpful Links:**

[Community Amenity Contributions Policy \(C007-11\)](#)

[City of Abbotsford Zoning Bylaw](#)

[Affordable Housing Opportunities Reserve Fund Policy \(C003-05\)](#)

[BC Provincial Guidelines on Community Amenity Contributions](#)



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