

CITY POLICY



POLICY NUMBER: C599A

REFERENCE:

ADOPTED BY:

City Council

SUPERSEDES:

**C599 Community Amenity
Contributions in Direct Control
Provisions**

PREPARED BY: Urban Form and Corporate Strategic
Development

DATE December 7, 2020
:

TITLE: **Community Amenity Contributions in Direct Control Provisions**

Policy Statement:

The City of Edmonton is committed to promoting a sustainable built form and complete, healthy and livable communities. Amenities in direct control provisions support these goals, and help development contribute to the communities where it occurs. This policy establishes the process whereby community amenities are contributed through direct control provision rezonings.

The City will require that applications to rezone to direct control provisions contribute community amenities in accordance with this policy. Community amenities will offset impacts of development and provide a tangible and ongoing benefit to local residents.

Community amenity contributions are one of many land use considerations evaluated through the rezoning process. Land use and urban design compatibility are of primary concern in this evaluation. Satisfying the requirements established in this policy does not guarantee support for a rezoning application.

The purpose of this policy is to:

- Establish requirements and processes for community amenity contributions in direct control provisions.

This policy is subject to any specific provisions of the Municipal Government Act or other relevant legislation or Union Agreement.

Definitions:

1.0 Definitions

- 1.1. "Alternative Contribution Requirement" means 60 percent of the increase in value of the land being rezoned as determined through the process described in section 5.0 of this policy.
- 1.2. "Base Floor Area" means the maximum gross Floor Area (in square meters) permitted in the existing zone or zones as determined by Floor Area Ratio and site size.
 - i. Where an approved statutory plan provides a development concept for an area, the floor area ratio of the equivalent standard zone identified in the development concept will be used to determine base floor area, regardless of the existing zone.
 - ii. Where the existing zone does not provide a floor area ratio, it will be assumed to be 1.
 - iii. Where multiple parcels with different zones are rezoned, the average Base Floor Area will be calculated by multiplying the Base Floor Area of each existing zone by the proportion it comprises of the total site.
- 1.3. "Community Amenity" may include the following:
 - i. public art,
 - ii. preservation of Historic Resources,
 - iii. publicly accessible open space,
 - iv. streetscape improvements,
 - v. public park improvements,
 - vi. Dwelling units with three or more bedrooms,
 - vii. improvements to Community League facilities,
 - viii. other capital improvements to the public realm or for public use at the discretion of the City.
- 1.4. "Contribution Rate" means the required contribution per additional square meter of gross floor area permitted through rezoning.
- 1.5. "Contribution Requirement" means the total contribution amount required for a proposed development, derived by multiplying the Contribution Rate by the net increase in gross floor area (in square meters).
- 1.6. "Developed" means a condition of land containing improvements for any purpose except as described in the General Purpose section of the Agriculture and Reserve Zones in Zoning Bylaw 12800, as amended.
- 1.7. "Dwelling" is as defined in Zoning Bylaw 12800.
- 1.8. "Floor Area" and "Floor Area Ratio" are as defined in Zoning Bylaw 12800.

- 1.9. “Historic Resources” means structures or resources on the City of Edmonton’s Inventory of Historic Resources.

Standards:

2.0 Applicability of community amenity contribution requirements

- 2.1. This policy applies to rezonings that meet all of the following criteria:

- use direct development control provision (DC1) or site specific development control provision (DC2),
- increase the total floor area from the Base Floor Area by five percent or more,
- provide 13 or more units, and
- occur on land that has previously been Developed or lies within downtown, a mature neighbourhood or an established neighbourhood as described in *The Way We Grow, Edmonton’s Municipal Development Plan*.

3.0 Community amenity contribution amount

- 3.1. Applicants will include community amenity contributions of equal or greater value than the Contribution Requirement or the Alternative Contribution Requirement, where applicable, as regulations of the proposed zone.
- 3.2. A land development application subject to this policy shall include:
- a calculation for the contribution requirement,
 - a list of proposed amenities,
 - an accounting of how the proposed amenities satisfy the contribution requirement, and
 - a summary of comments relative to community amenity contributions obtained from any pre-application process required in Zoning Bylaw 12800.
- 3.3. The value of amenities will be set by the City, subject to adjustment every two years (even years).
- 3.4. The Contribution Rate will be adjusted to match changes to the consumer price index as published by Statistics Canada every two years (even years).
- 3.5. Where the existing zone contains amenity requirements, the proposed zone will preserve equivalent requirements and add an additional Contribution Requirement in accordance with any proposed increase in Floor Area Ratio beyond the maximum amount of gross floor area (in square meters) permitted in the existing zone.

4.0 Cash contributions for amenities

- 4.1. A Contribution Requirement may be satisfied by providing cash towards one or more Community Amenities.
- 4.2. The Community Amenity to be funded by a cash contribution will be described in the zone, along with the amount of the contribution.
- 4.3. Cash contributions will be secured by binding agreement prior to the issuance of a development permit.
- 4.4. Cash contributions may pay for a Community Amenity in its entirety or be combined with other funding, including other Community Amenity contributions.

5.0 Alternative Contribution Requirement process

- 5.1. Notwithstanding 3.1, an applicant may substitute the standard Contribution Requirement with the Alternative Contribution Requirement.
- 5.2. The Alternative Contribution Requirement will be determined through analysis conducted by an independent land economist retained by the City of Edmonton.
- 5.3. The cost of the analysis for the Alternative Contribution Requirement will be borne by the applicant.
- 5.4. Initiating the process to determine the Alternative Contribution Requirement is at the sole discretion of the applicant, and an applicant may withdraw from the process at any time and use the standard Contribution Rate to determine the Contribution Requirement.

6.0 Communication

- 6.1. The City of Edmonton will publish information regarding community amenity contributions to www.edmonton.ca/communityamenitycontributions for ease of access. Information will include:
 - current and past Contribution Rates,
 - the value of Community Amenity types,
 - a list of approved Community Amenity types,
 - the schedule for Contribution Rate adjustment or review of the value of Community Amenities,
 - information requirements and cost estimates for Alternative Contribution Requirement process, and
 - this policy and any accompanying administrative procedures.