



# CITY OF DELTA

## Parks, Recreation and Culture Amenity Contributions (PRCAC) Policy

**INTENT:**

- For new developments in the City of Delta to contribute to the cost of new amenities to support community growth.
- Apply a reasonable, predictable and transparent approach to obtaining contributions from new development for community amenities in the City of Delta.
- Apply a consistent approach to obtaining amenity contributions across Delta’s three urban communities.
- Provide certainty and consistency for Council, the development community, staff and the public.
- Retain the ability to negotiate for contributions towards community amenities on a site-specific basis where appropriate with clear guidelines.

**POLICY:**

New developments in the City of Delta shall contribute towards the cost of new community amenities to support community growth as follows:

Type of Development	Required Contribution
Multi-unit and/or mixed-use developments involving <ul style="list-style-type: none"> <li>- Rezoning</li> <li>- Creation of 3 or more new units or lots</li> </ul>	\$1,000 per unit
Unique large and complex projects including any of the types of development listed below: <ul style="list-style-type: none"> <li>- Official Community Plan amendment</li> <li>- More than six storeys</li> <li>- Large industrial projects</li> <li>- Master planned communities</li> <li>- Multi-phased developments</li> <li>- Other projects considered to have significant impacts on the community**</li> </ul>	Negotiated target of 25% of land lift arising from the rezoning*  Council retains the right to negotiate in-kind contributions, further financial contributions, or other such suitable package of different amenities tailored to a specific project.
Purpose-built rental apartments and townhouses	Exempt; however, projects involving six or more storeys may require the provision of common on-site amenities, such as recreational, social or other facilities for building residents above minimum zoning requirements
Single detached residential, duplex or infill developments resulting in the creation of less than 3 new lots	Exempt
Non-profit housing	Exempt
Institutional	Exempt
Industrial and commercial rezonings consistent with the OCP (except as provided above)	Exempt

\*City of Delta would cover the cost of engaging a third-party land economist to perform a land lift analysis, where appropriate.

\*\*To be determined through conversations between the applicant and planning staff.

Applicants should contact the Community Planning & Development Department to speak to a planner about what rate or rates would apply. Applicants are encouraged to request a [pre-application meeting](#) to provide an opportunity for staff to share some initial input on land use policies and regulations, relevant planning issues and to provide an overview of the associated information to be submitted as part of a formal application.

**COMMUNITY AMENITIES TO BE FUNDED:**

The funds collected by the PRCAC Policy will be placed in an amenity reserve fund to be used specifically to fund community amenities, including but not limited to the following:

- recreation facilities;
- community centres;
- indoor sports centres;
- sports field upgrades;
- field houses; and
- other appropriate amenities to be determined at Council’s discretion.

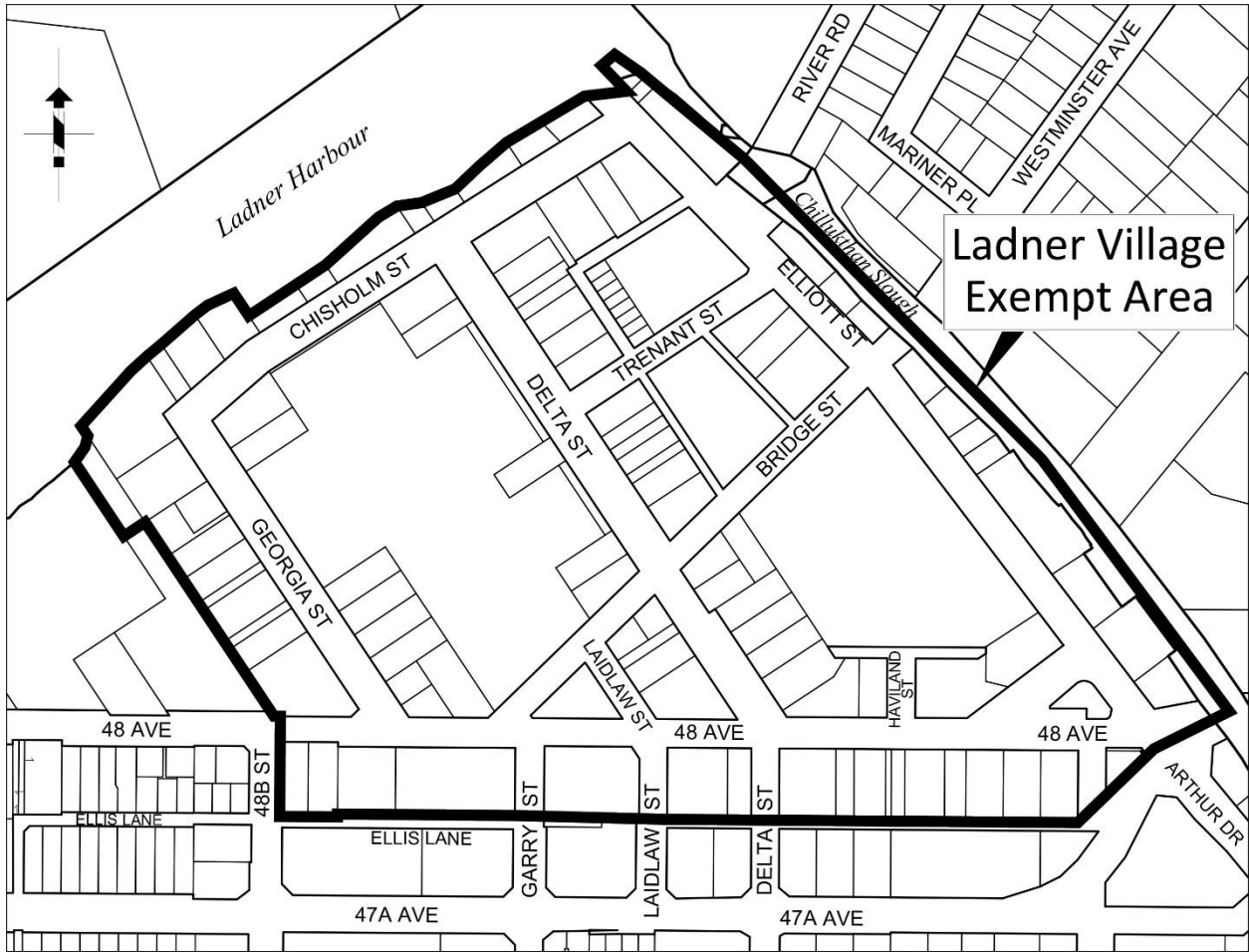
**OTHER CONDITIONS:**

- New developments within the Ladner Village Renewal Area as outlined in bold and marked “Ladner Village Exempt Area” on the map in Schedule “A” are exempt from the PRCAC Policy.
- The PRCAC Policy and the above-listed rates are subject to review and may change following two years after the adoption of this Policy.
- The rate will be calculated using total number of units. No credit or reduction will be given for units that existed on the subject site prior to rezoning.
- The agreed-to amenity contribution will be considered as an integral component of the subject development proposal when considered at Public Hearing and third reading and will be secured as a condition of adoption the bylaw(s) necessary for rezoning or Official Community Plan amendment.
- The alteration of the contribution will not be permitted following Public Hearing and will only be possible with the submission of a new or substantially revised application. A new public notification and consultation, staff review, Council’s consideration and a Public Hearing will be required.
- A refund or return of a contribution paid to the City will not be permitted after final adoption of relevant bylaw(s).

Approved by Council: December 14, 2020
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# Schedule "A"

## Ladner Village Exempt Area



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