CITY OF NEW WESTMINSTER

AMENITY COST CHARGE BYLAW NO. 8540, 2025

BACKGROUND REPORT

DECEMBER 1, 2025

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EXECUTIVE SUMMARY

In 2024, the City of New Westminster (City) initiated the process to develop an Amenity Cost Charge (ACC) bylaw, the Amenity Cost Charges Bylaw No. 8450, 2025. The City of New Westminster does not currently collect ACCs; the ACC program has been created in response to anticipated growth from recent legislative changes.

As a new cost-recovery tool, many municipalities across B.C. are implementing ACCs to support municipal financial sustainability. The advantages of implementing an ACC bylaw are as follows:

- Provides certainty to the development community about amenity upgrade costs.
- Ensures costs for future amenities are fairly distributed across the benefiting developments.
- Fosters fairness by ensuring the development community and existing property taxpayers share the costs of growth-related amenities.
- Minimizes financial risk by allowing the City to save for growth-related amenity costs.

The new ACC program will capture current infrastructure costs for capitalized amenities that are driven by growth. The proposed rates ensures that those who will use and benefit from City-provided amenities share the growth-related costs in a fair and equitable manner. Key drivers for the development of the City's ACC program include:

- Community growth and changing development patterns.
- New amenities required to meet the needs arising from future development and growth.
- Ensuring timely and transparent cost recovery on capitalized amenities.

The City's new ACC program aligns with the City's current Development Cost Charge (DCC) program, developed through capital planning, population growth modelling, as well as conversations with key staff across various departments.

This report presents the City of New Westminster's proposed ACC rates and program. The proposed 2025 ACC rates are provided in **Table ES1.**

Please note that the material provided in this report is meant for information only. The City's adopted ACC Bylaw should be referred to for rates and requirements.

Table ES1: New Westminster Proposed ACC Rates

Land Use	Unit of Charge	Proposed City-Wide ACC Rates
Single Detached – Residential	m^2 parcel area	$125.52
Townhouse Residential	m^2 GFA	$240.56
Apartment Residential	m^2 GFA	$330.32
Float Home	m^2 GFA	$240.56
Commercial – Retail	m^2 GFA	$159.63
Commercial – Office	m^2 GFA	$135.08
Industrial	m^2 GSA	$55.26
Institutional	m^2 GFA	$135.08

1.0 BACKGROUND

In 2024, the City of New Westminster (City) initiated the process to develop an Amenity Cost Charge (ACC) bylaw, the Amenity Cost Charges Bylaw No. 8540, 2025. The City of New Westminster does not currently collect ACCs; the ACC program has been created in response to anticipated growth from recent legislative changes.

The new ACC program will capture current infrastructure costs for capitalized amenities that are driven by growth. The proposed rates ensure that those who will use and benefit from City-provided amenities share the growth-related costs in a fair and equitable manner. Key drivers for the development of the City's ACC program include:

- Community growth and changing development patterns.
- New amenities required to meet the needs arising from future development and growth.
- Ensuring timely and transparent cost recovery on capitalized amenities.

Since this the City's first ACC bylaw, a fulsome analysis of the inputs to the ACC rate calculation included the following:

- Compilation of updated eligible ACC projects, cost estimates, and appropriate benefit allocations
- Alignment of residential and non-residential growth estimates with the 2024 DCC Bylaw
- Alignment of land use categories with the 2024 DCC Bylaw
- Selection of a city-wide charge that reflects an appropriate benefitting area for the infrastructure needed to service growth

This ACC program was developed to be consistent with the following legislation, plans, and policy guides:

- *Local Government Act (LGA)*
- Amenity Cost Charges Best Practices Guide, Ministry of Housing
- Metro Vancouver 2050 Regional Growth Strategy
- City of New Westminster Official Community Plan (2017)
- City of New Westminster Development Cost Charge Bylaw No. 8546, 2024
- City of New Westminster studies and plans including:
    - 30 Year Capital Infrastructure for Growth Plan
    - 10 Year Parks Implementation Plan

It should be noted that the material provided in the background report is meant for information only.

2.0 ACC KEY ELEMENTS

The Amenity Cost Charge Best Practices Guide (Best Practices Guide), prepared by the Ministry of Housing, stipulates key elements that should be considered when determining ACC rates. Table 1 outlines the key elements, decisions, and supporting rationale used in this update. The table also indicates whether the approach aligns with the Best Practices Guide.

Table 1: ACC Key Elements

Key Element	City 2025 ACC Update	Rationale	Aligns with Best Practices Guide?
Time Horizon	20 Years	• Aligns with ongoing OCP update, recent infrastructure assessments and plans	✓
City- wide or area-specific charge	City-wide Charge	• Amenity program is applied City-wide as this program provides a benefit to all growth within the City.	✓
Grant Assistance	None	• No identified ACC projects include grant assistance	✓
Developer Contribution	None	• No identified ACC projects include a developer contribution	✓
Financing	None	• No identified ACC projects include financing	✓
Benefit Allocation	20-100%	• 100% benefit is allocated to projects required only to increase capacity due to growth or to service growth • For projects where both new and existing residents will benefit, benefit has been calculated based on modelling, the ratio of new population to total population, or rule of thumb (for some studies)	✓
Municipal Assist Factor	1%	• The City is contributing 1% across all amenity categories.	✓

Key Element	City 2025 ACC Update	Rationale	Aligns with Best Practices Guide?
Units of charge	Per lot, per dwelling unit, per square meter gross floor area, and per metre improved site area	• *Per square meter of parcel area* for single detached dwelling, at time of subdivision. • *Per square meter of gross floor area* for townhouse, apartment, commercial, and institutional uses as impact on infrastructure is expected to correlate most closely with floor space. • *Per square meter of improved site area* for industrial uses as impact on infrastructure is expected to correlate most closely with site area.	✓
Economic Viability	Completed	• The Province recommends that economic analysis be conducted to determine the economic impacts of ACCs on development. The City undertook an economic analysis that revealed ACCs have a marginal effect on viability amongst other market factors.	✓

3.0 GROWTH PROJECTIONS AND EQUIVALENCIES

3.1 RESIDENTIAL GROWTH PROJECTIONS

The residential growth projections for this update were sourced from the 2024 DCC Bylaw. This aligns the ACC and DCC Programs on the same 20-year growth horizon. The population and person per unit assumptions were informed by the City's 2017 Official Community Plan.

Table 2: Residential Growth by Dwelling Type, City-Wide (20 years)

Dwelling Type	Number of New Units	Persons per Unit	New Population
Single Detached Dwelling	290	3.8	1,102
Townhouse	1,079	2.7	2,913
Apartment	11,737	1.8	21,127
Total	**13,106**	**-**	**25,142**

3.2 NON-RESIDENTIAL GROWTH PROJECTIONS

Growth projections for commercial, industrial, and institutional uses were sourced from the 2024 DCC Bylaw Update. This aligns the ACC and DCC Programs on the same 20-year growth horizon. The non-residential growth projections were informed by building permit data and input from City staff. Non-residential growth projections for the 20-year time horizon used in this ACC update are shown in **Table 3**.

Table 3: Non-Residential Growth by Land Use, City-Wide (20 years)

Land Use	New Development	Units
Commercial – Retail	46,159	m^2 total floor area
Commercial – Office	149,784	m^2 total floor area
Industrial	42	ha gross site area
Institutional	37,535	m^2 total floor area

3.3 EQUIVALENCIES

The equivalent population factor used to calculate the ACC rates were sourced from the 2024 DCC Bylaw update. This aligns the ACC and DCC programs to reflect the same expectations regarding relative impact.

Table 4: Equivalencies, City-Wide

Land Use	Unit	ACC (pop.)
Single Detached	Per parcel/dwelling unit	3.80
Townhouse	Per dwelling unit	2.70
Apartment	Per dwelling unit	1.80
Float Home	Per dwelling unit	2.70
Commercial - Retail	Per m^2 GFA	0.013
Commercial - Office	Per m^2 GFA	0.011
Industrial	Per ha	45.00
Institutional	Per m^2 GFA	0.011

Amenities

Given the need for new amenities that serve cultural, environmental and social benefit is generated largely by population increases and users generated by development in the industrial, institutional and commercial sector, the City will levy on all residential and non-residential land uses where population equivalent is used.

4.0 ACC PROJECTS AND COSTS

4.1 ACC PROJECTS

The ACC program was developed by reviewing recent infrastructure assessments and plans to identify growth-related projects. The types of projects included in the ACC program are as follows:

- Turf fields and lighting
- Dog off leash areas
- Heritage museum space
- Childcare
- Pickleball courts
- Libraries
- Public Art
- Picnic Shelters and Facilities
- Dry Floor / Ice Arena
- Waterplay Features

All projects included in the ACC program will be owned and controlled by the City. A complete list of detailed projects and cost estimates is provided in **Appendix A**.

4.2 ACC COSTS

The total ACC Program Capital Costs amount to **$415.7M**—of those costs, **$364.9 M** are eligible for recovery through ACCs (i.e., paid by the development community). The City is responsible for funding the remaining **$50.8M** (**$2.5M/year**) through City revenues (e.g., property tax). This is a key consideration for Council when considering the City's financial sustainability and the costs to developers and existing taxpayers. These costs are included in **Table 5**. Costs reflect 2025 dollars.

Table 5: ACC Program Overview and Capital Costs

Service	Total Capital Costs (Millions)	Benefit Allocation	Municipal Assist Factor	ACC Recoverable (Millions)	Municipal Contribution (Millions)[1]
Amenities	415.7	20-100%	1%	364.9	50.8
Total [2]	**$415.7M**			**$364.9M**	**$50.8M**

[1] Includes municipal assist factor and portion allocated to existing development.

[2] Figures may not add due to rounding.

4.3 INTEREST ON LONG-TERM DEBT

No interest on long-term debt is included.

5.0 ACC RATES

ACC rates are determined by applying the key elements, growth projections, and equivalencies described earlier in this report to projects that are ACC eligible and expected to be built within the specified ACC timeframe.

Proposed ACC rates are included in **Table 6** below. The ACC calculations were based on a 1% assist factor for all categories.

Table 6: ACC Rate Comparison

Land Use	Unit of Charge	Proposed ACC Rates
Single Detached – Residential	m^2 parcel area	$125.52
Townhouse Residential	m^2 GFA	$240.56
Apartment Residential	m^2 GFA	$330.32
Float Home	m^2 GFA	$240.56
Commercial – Retail	m^2 GFA	$159.63
Commercial – Office	m^2 GFA	$135.08
Industrial	m^2 GSA	$55.26
Institutional	m^2 GFA	$135.08

6.0 CONSULTATION AND ACC RATES

6.1 INTERESTED PARTIES' CONSULTATION

The draft ACC rates were presented to Council in May 2025. During the meeting Council considered whether the ACCs:

- Are excessive in relation to the capital cost of prevailing standards of service;
- Will deter development; and
- Discourage the development of reasonably priced housing or serviced land

Council recommended staff proceed with two levels of engagement, which included the following:

1. Direct engagement with developers in the City. This group was invited to an information session where the draft ACC rates and program were presented.
2. Informed engagement for stakeholders through an information session and posting the draft ACC rates and program on the City's website with an option to submit questions and written feedback.

The first information session was conducted with the development community (July 9, 2025), and the second session was conducted with the public (August 6, 2025), there were eight (8), and nine (9) attendees, respectively. The information sessions included a presentation outlining the ACC update and proposed updated ACC rates.

Feedback from the interested parties' discussion listed above provided some insights to the project team. Key feedback included the following:

- Concerns around interaction with other development finance tools (e.g., DCC, Density Bonus)
- Concern around the ACC economic analysis
- Concerns around ACC exemptions

This feedback was taken to Council in August 2025 for consideration.

7.0 ACC IMPLEMENTATION

7.1 BYLAW EXEMPTIONS

As per the *LGA,* an amenity cost charge is not payable if any of the following apply at the time of application for a building permit:

- The building permit authorizes the construction, alteration, or extension of a building or part of a building that is, or will be, after the construction, alteration, or extension, exempt from taxation under section 220(1)(h) or 224(2)(f) of the *Community Charter*;
- An ACC is not payable in relation to affordable and special needs housing units that are required under an affordable and special needs housing zoning bylaw as defined under section 478(1) of the *LGA*;
- No increase in the population of residents or workers is expected to result from the development;
- An ACC in respect of a particular amenity is not payable if an ACC in respect of that amenity has previously been paid for the same development, unless further development is expected to result in an increase in the population of residents or workers;
- An ACC is not payable in respect of a capital cost for which a development cost charge may be imposed;
- The development falls within any class of affordable housing prescribed by regulation; or,
- The *LGA* or any regulations thereunder provide that no ACC is payable.

7.2 ACC WAIVERS AND REDUCTIONS

The City does not have any ACC waivers or reductions at this time.

7.3 COLLECTION OF CHARGES

Local governments can choose to collect ACCs at time of subdivision approval or building permit issuance, whichever comes first. Of the two possible collection times, subdivision approval occurs earlier in the process. The City will collect ACCs for Single Detached - Residential at time of subdivision approval. Collecting ACCs early will allow the City to ensure timely provision of infrastructure and services. ACCs for other residential land use categories will be collected at time of building permit (or at subdivision, whichever comes first). Non-residential land uses will also be levied ACCs at time of building permit (or at subdivision, whichever comes first) when floor area or site area will be known.

7.4 COLLECTION OF ACCS ON REDEVELOPED OR EXPANDED DEVELOPMENTS

Collection of ACCs in cases of redevelopment or expansion will follow the precedent set by DCC collection (i.e., if DCC credits are provided for the existing development, ACC credits will also be provided)

7.5 IN-STREAM APPLICATIONS

The new ACC rates will be in force as per the effective date in the ACC Bylaw upon adoption. Protection from rate increases for development applications submitted prior to the adoption date will be provided as per legislation.

7.6 CONTINUOUS IMPROVEMENT RECOMMENDATIONS

7.6.1 REBATES AND CREDITS

The City should establish a practice to guide staff in the collection of ACCs and the use of ACC credits. Policies for ACC credits, rebates, and latecomer agreements can be drafted to assist staff with development finance administration.

7.6.2 ACC MONITORING AND ACCOUNTING

To monitor the ACC Program, the City should enter all the projects contained in the ACC program into a tracking system, such as the one established for DCCs.

Local governments are required to prepare a publicly-available report regarding ACC collection and use of funds before June 30 of each year. These reports must include the following information:

- Amount of ACCs received;
- Expenditures from ACC reserve fund(s), including any expenditures made to a person or public authority under a partnering agreement;
- The balance in the ACC reserve fund(s) at the start and end of the applicable year;
- Any waivers or reductions made; and,
- Any in-kind amenity contributions.

7.6.3 ACC REVIEWS

Local governments can update their ACC bylaw as needed. For efficiency, it is recommended that updates are aligned with land use and financial planning cycles. Local governments may also consider reviewing and updating ACC bylaws in line with DCC updates, new and updated financial plans, OCPs, HNRs, and/or zoning bylaws.

APPENDIX A

ACC Program and Calculations

CITY OF NEW WESTMINSTER
CITY-WIDE ACC PROGRAM

Project Number	Project Name	Col. (2) Cost Estimate (2024$)	Col. (3) Benefit Factor %	Col. (4) = Col. (2) x Col. (3) Benefit to New Development	Col. (6) Municipal Assist Factor 1%	Col. (7) = Col. (4) - Col. (6) ACC Recoverable	Col. (8) = Col. (2) - Col. (7) Total Municipal Responsibility
A-001	Public Works Yard	$51,600,000	25%	$12,900,000	$129,000	$12,771,000	$38,829,000
A-002	City Hall	$31,800,000	100%	$31,800,000	$318,000	$31,482,000	$318,000
A-003	Artificial Turf Fields	$38,739,688	100%	$38,739,688	$387,397	$38,352,291	$387,397
A-004	Biodiversity Strategy Implementation/ Habitat/ Naturalization	$1,950,000	50%	$975,000	$9,750	$965,250	$984,750
A-005	Sport Courts and Outdoor Facilties	$19,825,000	100%	$19,825,000	$198,250	$19,626,750	$198,250
A-006	Picnic Shelters and Fieldhouses	$8,060,000	100%	$8,060,000	$80,600	$7,979,400	$80,600
A-007	Waterplay Features	$2,600,000	100%	$2,600,000	$26,000	$2,574,000	$26,000
A-008	Dog Off Leash Park Areas	$455,000	100%	$455,000	$4,550	$450,450	$4,550
A-009	Community Facilities	$147,600,000	100%	$147,600,000	$1,476,000	$146,124,000	$1,476,000
A-010	Dry Floor/Ice Arena	$31,300,000	100%	$31,300,000	$313,000	$30,987,000	$313,000
A-011	22nd Street Self-Service Library	$260,000	100%	$260,000	$2,600	$257,400	$2,600
A-012	Main Library Expansion	$13,650,000	100%	$13,650,000	$136,500	$13,513,500	$136,500
A-013	Queensborough Expansion	$520,000	100%	$520,000	$5,200	$514,800	$5,200
A-014	Downtown Satellite Library	$2,340,000	100%	$2,340,000	$23,400	$2,316,600	$23,400
A-015	East Side Branch Library	$26,650,000	100%	$26,650,000	$266,500	$26,383,500	$266,500
A-016	Museum	$6,890,000	20%	$1,378,000	$13,780	$1,364,220	$5,525,780
A-017	Downtown Urban Spaces	$8,060,000	100%	$8,060,000	$80,600	$7,979,400	$80,600
A-018	East Urban Spaces	$5,882,500	100%	$5,882,500	$58,825	$5,823,675	$58,825
A-019	West Urban Spaces	$8,274,500	100%	$8,274,500	$82,745	$8,191,755	$82,745
A-020	Queensborough Urban Spaces	$1,423,500	100%	$1,423,500	$14,235	$1,409,265	$14,235
A-021	City-wide Public Art Projects	$4,550,000	75%	$3,412,500	$34,125	$3,378,375	$1,171,625
A-022	Gateway Public Art Projects	$1,950,000	75%	$1,462,500	$14,625	$1,447,875	$502,125
A-023	Site Responsive Public Art Projects	$1,300,000	75%	$975,000	$9,750	$965,250	$334,750
	Totals	**$415,680,188**		**$368,543,188**	**$3,685,432**	**$364,857,756**	**$50,822,432**

CITY OF NEW WESTMINSTER
CITY-WIDE ACC CALCULATION

A: ACC Calculation					
Land Use	Col. (1)	Col. (2)	Col. (3)	Col. (4) = (1) x (3)	Col. (5) = (4) / (a)
	Estimated New Development	Unit	Population	Multiple	% Population Equivalent
Single Detached	290	dwelling units	3.80	1,102	4%
Townhouse	1,079	dwelling units	2.70	2,913	10%
Apartment	11,737	dwelling units	1.80	21,127	71%
Commercial					
Retail	46,159	m2 total floor area	0.013	600	2%
Office	149,784	m2 total floor area	0.011	1,648	6%
Industrial	42	ha gross site area	45.000	1,910	6%
Institutional	37,535	m2 total floor area	0.0110	413	1%
			Total Population Equivalent	29,713 (a)	100%

B: Unit ACC Calculation			
Net ACC Program Recoverable	$364,857,756	(b)	
Existing ACC Reserve Monies	$0	(c)	
Net Amount to be Paid by ACCs	$364,857,756	(d) = (b) - (c)	
ACC per Person	$12,279.57	(e) = (d) / (a)	

C: Resulting ACCs				ACC Revenue Estimates
Single Detached	$46,662.00	per dwelling unit	(e) x Col. (3)	$13,531,980
	$125.52	*per sq. m. parcel area*		
Townhouse	$33,155.00	per dwelling unit	(e) x Col. (3)	$35,774,245
	$240.56	*per sq. m. gross floor area*		
Apartment	$22,103.00	per dwelling unit	(e) x Col. (3)	$259,422,911
	$330.32	*per sq. m. gross floor area*		
Commercial				
Retail	$159.63	per m2 total floor area	(e) x Col. (3)	$7,368,307
Office	$135.08	per m2 total floor area	(e) x Col. (3)	$20,232,811
Industrial	$552,580.65	per ha gross site area	(e) x Col. (3)	$23,455,486
	$55.26	*per sq. m. gross floor area*		
Institutional	$135.08	per m2 total floor area	(e) x Col. (3)	$5,070,240

APPENDIX B

City of New Wesminster

Amenity Cost Charge Bylaw, No.8540, 2025

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8540, 2025

A Bylaw to Impose Amenity Cost Charges

WHEREAS the City Council of the corporation of the City of New Westminster ("Council") under authority provided by the *Local Government Act* R.S.B.C. 2015, c. 1, as amended (the "*Local Government Act*"), may impose amenity cost charges; and

WHEREAS the amenity cost charges may be imposed for the purpose of providing funds to assist the City of New Westminster (the "City") in paying the capital costs of providing, constructing, altering, or expanding a facility or feature (amenity) that provides social, cultural, heritage, recreational or environmental benefits to a community and service, directly or indirectly, the development for which the charges are imposed;

WHEREAS the amenity cost charges established by this Bylaw will be used for the recited purposes; and

WHEREAS Council has taken into consideration the provisions of Part 14: Division 19.1 of the *Local Government Act*; and

WHEREAS the charges imposed by this bylaw are related to capital costs attributable to amenity projects included in the City's capital expenditure program and are consistent with the City of New Westminster Official Community Plan Bylaw No. 7925, 2017, as amended from time to time;

NOW THEREFORE THE CITY COUNCIL of the Corporation of the City of New Westminster in open meeting assembled ENACTS AS FOLLOWS:

1. General Provisions

1.1 This Bylaw may be cited as the "New Westminster Amenity Cost Charges Bylaw No. 8540, 2025".

1.2 The following schedules attached to this Bylaw form part of this Bylaw:

(a) Schedule A – The City of New Westminster Amenity Cost Charges

(b) Schedule B – List of Amenities

2. Effective Date

2.1 This Bylaw will come into force on the *Effective Date*.

3. Definitions

3.1 In this Bylaw italicized words will have the meanings attributed to them as follows:

AMENITY COST CHARGE or **ACC** means the applicable rates prescribed in Schedule "A".

ADOPTION DATE means the date of adoption of this bylaw by Council for the *City*.

APARTMENT RESIDENTIAL means a building or portion of a building divided into three or more *dwelling units* with common or shared entrances or interior passageways, which provide access to the outside and which does not include a townhouse.

BUILDING PERMIT means any permit authorizing the construction, alteration or extension of a building or structure in the *City*.

CITY means the City of New Westminster.

COMMERCIAL - OFFICE means a building or portion of building designed and intended for *office* use, excluding offices for trade contractors.

COMMERCIAL - RETAIL means a building or portion of a building providing for the sale or rental of goods or services to the end user or for the servicing and repair of goods.

DEVELOPMENT means:

(a) a *Subdivision* and a proposed *Subdivision*; or

(b) the proposed construction, alteration, or extension of a building or structure for which a *Building Permit* is required.

DWELLING UNIT means one or more habitable rooms designed, occupied or intended for use, including occupancy, by one or more persons as an independent and separate residence in which a facility for cooking, sleeping facilities and a bathroom are provided for the exclusive use of such person or persons.

EFFECTIVE DATE means the date of adoption of this bylaw by Council for the *City*.

FLOAT HOME means a structure incorporating a flotation system, intended for use or being used or occupied for residential purposes, not primarily intended for, or usable in, navigation and does not include a water craft designed or intended for navigation.

GROSS FLOOR AREA means:

(a) the floor area of the building or structure (measured from the outside edge of all exterior walls of the building or structure), less the floor area of the building or structure that is used or is intended to be used for vehicular and bicycle parking, bicycle end-of-trip facilities, vehicular access, maneuvering aisles, elevators and stairs; or

(b) in the case of an alteration or extension of less than the entire building or structure, the portion of the building or structure to which the *Building Permit* applies (measured from the outside edge of any exterior walls in such portion of the building or structure), less the floor area of the building or structure that is used or is intended to be used for vehicular and bicycle parking, bicycle end-of-trip facilities, vehicular access, maneuvering aisles, elevators and stairs;

IMPROVED SITE AREA means the whole or a portion of the parcel to be improved for *industrial* purposes as part of the *development* authorized by a *building permit*, including all buildings, vehicular and pedestrian circulation areas, loading, parking, storage, works, decorative areas and landscaped areas belonging to the *development*.

INDUSTRIAL means a lot used or intended to be used for *industrial* uses, including manufacturing, processing, treatment, assembly, disassembly, storage, utility, testing, wholesale, distribution, or servicing of goods and materials.

INSTITUTIONAL means:

(a) a use providing for the gathering of persons for charitable, cultural, governance, philanthropic, religious, community recreation facilities, hospitals, mental health facilities, or educational purposes, or

(b) Housing units for the accommodation of caretakers, staff, students and/or patients, provided that such housing units are part of the institutional complex and a restrictive covenant is registered against

the title of the land in favour of the City to ensure that the housing units remain in the designated use.

LAND TITLE ACT means the Land Title Act, R.S.B.C 1996, c. 250, as amended.

MIXED-USE means a *development* in which the building or buildings are intended to be used for two or more uses.

SINGLE DETACHED – RESIDENTIAL includes any dwelling unit which is or will be situated in a single building or structure containing one dwelling unit and no other principal uses, and which may include a secondary suite, carriage house, or laneway house that is constructed, altered or extended on a single parcel.

STRATA PROPERTY ACT means the Strata Property Act, S.B.C 1998, c. 43 as amended.

SUBDIVISION means the division of land into two or more parcels under the *Land Title Act* or the *Strata Property Act*.

SUBDIVISION APPLICATION means an application for *subdivision*, submitted and accepted by the *City* as a legitimate application, which includes a completed *subdivision application* form, submission of all required items, and payment of all applicable application fees.

TOWNHOUSE RESIDENTIAL means a building or portion of a building divided into two or more *dwelling units* where each *dwelling unit* has direct ground level access, or indirect ground level access by way of a staircase shared by not more than two *dwelling units* on the same storey, and each *dwelling unit* is attached to another *dwelling unit*.

ZONING BYLAW means Zoning Bylaw 6680, 2001 as amended or replaced from time to time.

4. Imposition of Amenity Cost Charges

4.1 Subject to Section 5, a person who obtains:

(a) approval of *subdivision*; or

(b) a *building permit* authorizing the construction, alteration or extension of a building or structure;

must pay to the *City* the applicable *amenity cost charges* set out in this Bylaw, at the time of the approval of the *subdivision* or the issuance of the *building permit*, as set out in Schedule "A"

4.2 Where on Schedule "A" an *amenity cost charge* is described as being payable at either *subdivision approval* or *building permit* issuance, it shall be paid upon the earlier event.

5. Exemption from ACC

Amenity cost charges are not payable where:

(a) exempted by statute and where the *building permit* authorizes the construction, alteration or extension of a building or part of a building that is, or will be, after the construction, alteration or extension, exempt from taxation under Section 220(1)(h) [statutory exemption for places of worship] or Section 224(2)(f) [permissive exemptions in relation to places of public worship] of the *Community Charter*;

(b) an *amenity cost charge* is not payable in relation to affordable and special needs housing units that are required under an affordable and special needs housing zoning bylaw as defined under section 478.1 of the *Local Government Act*;

(c) the *development* does not impose new capital cost burdens on the *City*;

(d) no increase in the population of residents or workers is expected to result from the *development*;

(e) the *development* falls within any class of affordable housing prescribed by regulation; or,

(f) the *Local Government Act* or any regulations thereunder provide that no *amenity cost charge* is payable.

6. Calculation of ACC

(a) *Amenity cost charges* imposed under this Bylaw shall be calculated in accordance with the rates prescribed in Schedule "A"

(b) Where a type of *development* is not specifically identified in Schedule "A" the amount of *amenity cost charges* to be paid to the *City* shall be equal to the *amenity cost charges* that are payable for the most comparable type of *development*.

(c) Where a *development* for which an *amenity cost charge* applies contains two or more uses such as in *mixed-use developments*, the *amenity cost charge* to be paid will be calculated separately for each use within the *development* and the total *amenity cost charge* to be paid will be the sum of the *amenity cost charges* for all uses within the *development*.

7. Payment of ACC

Amenity cost charges imposed under this Bylaw must be paid in full to the *City* as follows:

(a) as a condition of the approval of the final plan of *subdivision* by the Approving Officer where the *subdivision* creates *Single Detached Residential* use parcels or bare land strata lots under the *Strata Property Act*; or

(b) for all other types of *development* to which this Bylaw applies prior to the issuance of a *Building Permit* for the *Development*.

8. Severability

If any section, subsection, clause or phrase of this Bylaw is for any reason held to be invalid by a court of competent jurisdiction, the invalid portion shall be severed and the remainder of the Bylaw shall remain valid and enforceable in accordance with its terms.

GIVEN FIRST READING THIS 25th day of August 2025.

GIVEN SECOND READING THIS 25th day of August 2025.

GIVEN THIRD READING THIS 25th day of August 2025.

ADOPTED THIS _____ day of_____ 2025.

_____
MAYOR PATRICK JOHNSTONE

_____
HANIEH BERG, CORPORATE OFFICER

SCHEDULE "A"

CITY OF NEW WESTMINSTER

AMENITY COST CHARGES

The following Amenity Cost Charges apply to development within the City of New Westminster.

Area of Land Use	How Charge is Calculated	When Payable	Total Amenity Cost Charge by sq. m.
Single Detached – Residential	Parcel Area	Subdivision Approval/ Building Permit Approval	$125.52
Townhouse Residential	Gross Floor Area	Building Permit Approval	$240.56
Apartment Residential	Gross Floor Area	Building Permit Approval	$330.32
Float Home	Gross Floor Area	Building Permit Approval	$240.56
Commercial – Retail	Gross Floor Area	Building Permit Approval	$159.63
Commercial – Office	Gross Floor Area	Building Permit Approval	$135.08
Industrial	Improved Site Area	Building Permit Approval	$55.26
Institutional	Gross Floor Area	Building Permit Approval	$135.08

SCHEDULE "B"

CITY OF NEW WESTMINSTER

LIST OF AMENITIES

1. Public Works Yard
2. City Hall
3. Artificial Turf Fields
4. Biodiversity Strategy Implementation / Habitat / Naturalization
5. Sport Courts and Outdoor Facilities
6. Picnic Shelters and Fieldhouses
7. Waterplay Features
8. Dog Off Leash Park Areas
9. Community Facilities
10. Dry Floor/Ice Arena
11. 22nd Street Self-Service Library
12. Main Library Expansion
13. Queensborough Library Expansion
14. Downtown Satellite Library
15. East Side Branch Library
16. Museum
17. Downtown Urban Spaces
18. East Urban Spaces
19. West Urban Spaces
20. Queensborough Urban Spaces
21. City-wide Public Art Projects
22. Gateway Public Art Projects
23. Site Responsive Public Art Projects