

Amenity Cost Charge Overview

Recommendation:

THAT Council receive the report dated March 10, 2026, titled “Amenity Cost Charge Overview” for information.

Report Purpose and Summary Statement:

To provide Council with information on a new Amenity Cost Charge framework project, including recent provincial legislative changes, the City’s current growth-related funding approach, and the process underway to develop an Amenity Cost Charge Program and Bylaw for the City of Maple Ridge.

Previous Council Action:

March 5, 2024 - Special Council Workshop. At this meeting Council received a progress report on the recent provincial housing legislation and associated implementation considerations for the City, including the new development financing tools available to local governments.

Strategic Alignment:

Liveable Community;
Diversified, Thriving Economy;
Governance & Corporate Excellence.

Amenity Cost Charge Overview

BACKGROUND:

In the fall of 2023, the Province introduced new development financing tools through the *Housing Statutes (Development Financing) Amendment Act* (Bill 46). Among these changes was the introduction of Amenity Cost Charges (ACCs) as a financing tool, which provide local governments with a new authority to recover growth-related capital costs for eligible community amenities.

ACCs are authorized by the *Local Government Act*, in section 570.2 and related provisions, which establish the authority, eligible capital cost criteria, calculation requirements, and reserve fund rules for local governments.

Following enactment of the ACC provisions, municipalities across British Columbia began reviewing or establishing ACC programs to fund growth-related community amenities. ACCs have already been introduced in other municipalities including New Westminster, Pitt Meadows, Coquitlam, and Mission. In April 2025, the Province released an [Amenity Cost Charge Best Practices Guide](#) to support consistent and transparent implementation.

ACCs are intended to help fund growth-related community amenities that are needed to support population and employment growth, such as recreation and cultural facilities, libraries, childcare facilities, and other community-serving spaces, as permitted by provincial legislation.

As Maple Ridge continues to grow, the demand for community amenities is expected to increase. To support long-term capital planning and align with the updated provincial framework, the City has initiated work to develop a new ACC Program and Bylaw.

Staff are focused on developing a tool that balances the need for new developments to contribute to the cost of new amenities to serve our community, while keeping the City's rates competitive so developers can continue to build the affordable homes needed to support growth.

Watson & Associates Economists Ltd. has been retained to support this work, by providing technical analysis, financial modelling, and the preparation of an ACC Program and Bylaw tailor made for Maple Ridge for Council's consideration.

DISCUSSION:

Current Growth-Related Funding Framework:

The City currently relies on Development Cost Charges (DCCs) and Community Amenity Contributions (CACs) to help fund growth-related infrastructure and amenities.

DCCs are standardized, bylaw-based charges applied broadly to new development. They are limited to funding core engineering infrastructure such as water, sewer, drainage, roads, and parkland acquisition. DCCs remain the City's primary tool for funding growth-related infrastructure and are periodically updated to reflect revised growth forecasts, capital costs, and legislative requirements. The City most recently updated the *Maple Ridge Development Cost Charges Imposition Bylaw No. 7320-2017* in September 2024, including updated rates.

CACs are typically secured through rezoning applications by Council policy, they are voluntary and negotiated on a site-specific basis. CACs have historically been used to support community amenities or other public benefits associated with increased development density or changes in land use.

Amenity Cost Charges:

ACCs are a legislatively-enabled funding tool that allows municipalities to recover a portion of growth-related capital costs for eligible community amenities. Like DCCs, ACCs are established by bylaw and supported by a technical study including infrastructure costs. ACCs must be based on growth forecasts, identified capital project lists, cost allocation methodology, and financial feasibility analysis.

Figure 1 illustrates a high-level conceptual overview of how development generates a demand for both core infrastructure and community amenities, and how local governments may recover a portion of growth-related capital costs through both DCCs and ACCs. It also illustrates the relationship between development activity, eligible infrastructure and amenities, and the timing of payment prior to subdivision or building permit issuance.

Figure 1. Conceptual Overview of Development-Related Funding Through Development Cost Charges and Amenity Cost Charges



Source: Adapted from the Province of British Columbia, *Amenity Cost Charge Best Practices Guide (2025)*.

ACC-Eligible Services:

ACCs are not a general revenue source. Under the provisions of the *Local Government Act*, ACCs are limited to specific categories of eligible community amenities and must be supported by growth forecasts, eligible capital project lists, and a compliant cost allocation approach. The *Local Government Act* establishes broad categories of community amenities that may be funded through ACCs, provided they are required to support growth and meet the specified eligibility and calculation requirements.

The technical background work of the Maple Ridge ACC program is underway, and will focus on the growth-related capital facilities that fall within these legislated categories. The project will refine the eligible service categories through technical analysis to confirm growth demand and financial feasibility. The following service types are examples of amenities that may be considered for inclusion in an ACC program, subject to further analysis:

- Community, recreation, and cultural facilities;
- Libraries;
- Childcare facilities;
- Seniors and social service facilities; and
- Public squares.

Only the growth-related portion of capital costs is eligible for ACC funding. Asset renewal, replacement, increasing service levels, and maintenance are not eligible.

The costs associated with the provision of affordable housing is not currently eligible for ACC funding, and may continue to be addressed through other tools.

Evolution Toward a DCC/ACC/CAC Growth Funding Framework:

The introduction of an Amenity Cost Charge Program would build on the City's existing growth-related funding framework by clarifying the respective roles of DCCs, ACCs, and CACs in supporting infrastructure and community amenities required to support the community's growth.

Under this approach:

- *Development Cost Charges*: would continue to fund core engineering infrastructure;
- *Amenity Cost Charges*: would fund eligible growth-related community amenities; and
- *Community Amenity Contributions*: may continue to be used selectively for limited, site-specific circumstances, consistent with provincial legislation and Council direction.

Together, these tools are intended to function as a complementary (not duplicative) set of growth funding tools supporting infrastructure, community amenities, and site-specific public benefits associated with development. It is anticipated that CAC will continue to play a role in certain site-specific circumstances, particularly where rezonings create localized impacts or where on-site amenities are secured directly as part of a development. This will give the City flexibility and a broader range of growth financing options. Detailed implementation considerations, including any transition-related matters, will be prepared and brought forward for Council's consideration.

As an example, Figure 2 illustrates how growth-related funding tools are applied under the City's current framework and how these tools may be organized under a future DCC/ACC/CAC approach. Under this example, DCCs would continue to fund core engineering infrastructure (water, sewer, drainage, roads/active transportation, and parks/trails), while funding for broader community amenities would transition from a primarily rezoning-based CAC model to a standardized ACC Framework.

Figure 2. Possible Relationship Between Growth-Related Funding Tools

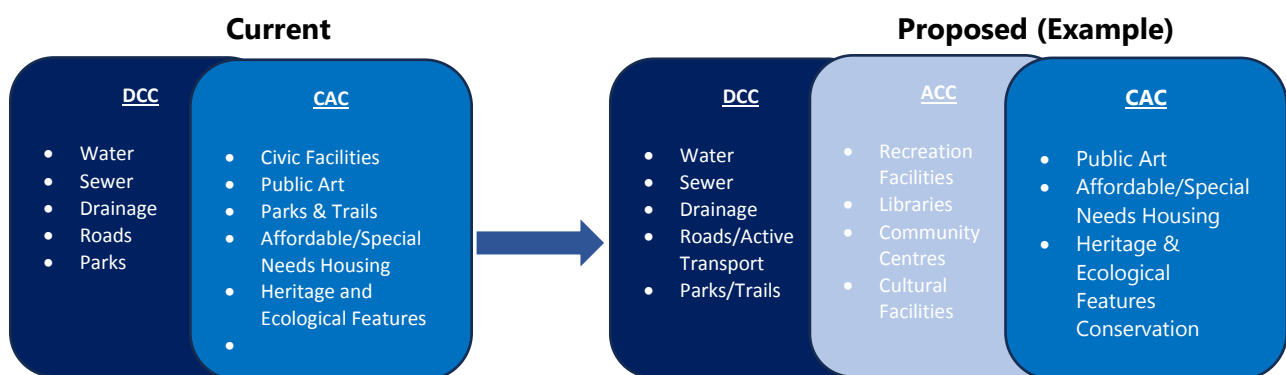


Figure 2 also highlights that while ACCs could be used to fund major community amenity categories on a city-wide basis (such as recreation facilities, libraries, community centres, and cultural facilities), CACs would continue to be used in limited, site-specific rezoning situations to

support amenities delivered directly through development (such as public art, affordable or special needs housing, and conservation of heritage or ecological features).

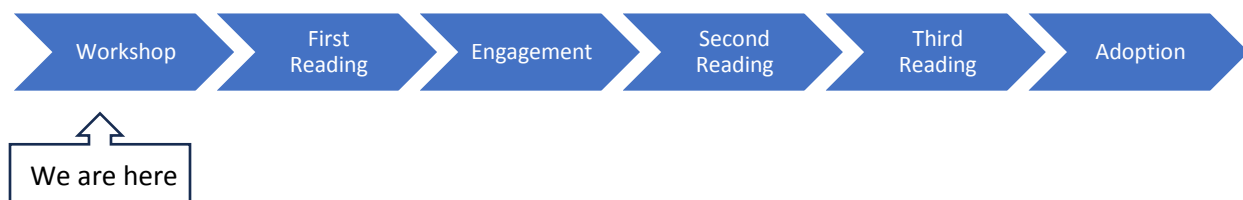
Next Steps:

Staff are advancing the ACC technical study and draft bylaw, with the support of Watson & Associates, with the objective of completing the work by the Summer of 2026 (Figure 3). After which, the results of the technical analysis, engagement, and draft program and bylaw will be presented to Council for consideration and direction.

The ACC project includes a review of legislative requirements and provincial best practices, assessment of the City’s existing growth-related funding framework, identification of potential ACC-eligible service categories and capital project lists, growth forecasting and cost allocation, financial feasibility testing, and preparation of a draft ACC technical study and bylaw.

Program development will include engagement with affected interest holders, supported by appropriate public information as the work advances.

Figure 3. Program and Bylaw Adoption Process



CONCLUSION:

This report provides Council with information on the Amenity Cost Charge framework project and the work underway to develop an ACC program and bylaw. Introducing ACCs as a growth funding tool would support a more consistent, transparent, and legislatively aligned approach to funding eligible growth-related community amenities, while retaining some form of Community Amenity Contributions for limited site-specific applications. Council will continue to be engaged as the work progresses through future reports.

“Bryan De George”

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Report Approval Details

Document Title:	Amenity Cost Charge Program and Bylaw, Workshop Report.docx
Attachments:	
Final Approval Date:	Mar 4, 2026

This report and all of its attachments were approved and signed as outlined below:

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