



AMENITY COST CHARGE (ACC)

VILLAGE OF HARRISON
HOT SPRINGS

What is ACC?

Amenity Cost Charges are a development financing tool that allows local governments to collect charges from new development.

ACCs help fund eligible community amenities needed for growth, such as

- recreation facilities
- libraries
- daycare
- public spaces.

Legislative Context

Bill 46 (2023)

Introduced Amenity Cost Charges as a new development financing tool in BC, effective November 30, 2023.

Local Government Act

ACC authority is established under Part 14, Division 19.1 of the Local Government Act.

ACC Bylaw

Local governments may implement ACCs through a bylaw to help fund amenities needed to support new development.

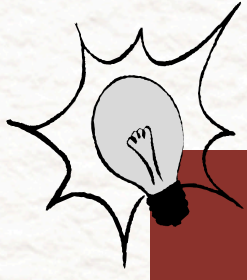
ACCs and DCCs

→ Development Cost Charges

- Fund infrastructure and services
- Examples: water, sewer, roads, drainage, parks, fire and police
- Inspector approval required
- Consultation not required by legislation

→ Amenity Cost Charges

- Fund community amenities
- Examples: recreation, libraries, daycare, public spaces
- Inspector approval not required
- Public and stakeholder consultation required



What Can ACCs Fund?

ACCs may help fund eligible capital costs associated with:

- Providing a new amenity
- Constructing an amenity
- Expanding an existing amenity
- Altering an existing amenity
- Acquiring land for an eligible amenity
- Capital contributions through partnering agreements

ACCs fund one-time capital costs only.

ACC Calculation Process

01 Forecast future development and population growth.

02 Identify eligible amenity projects

03 Estimate the total capital cost

04 Determine the portion benefiting future growth

05 Apply the municipal assist factor

06 Allocate recoverable costs to development types

This produces a charge:

- Per dwelling unit for residential development
- Per square metre for commercial development

Potential Amenity Areas

Council identified a range of possible projects for consideration:

- Fire and emergency facilities
- Parks, trails and recreation spaces
- Library and community spaces
- Civic Centre / Hub
- Daycare and healthcare
- Public spaces and land acquisition
- Tree canopy and environmental improvements

These ideas were reviewed to determine whether they were suitable for ACC funding.

How Were Projects Screened?

Potential projects were assessed based on:

- ACC eligibility
- Relationship to future growth
- Capital nature of the project
- Potential overlap with DCC funding
- Ability to clearly define the project
- Long-term community benefit

Projects with a strong relationship to growth and clear ACC eligibility were given priority.

Candidate ACC Amenities

Candidate Amenity	Growth Rationale
Daycare Facility	Responds to growth-related childcare demand
Civic Centre / Hub	Provides community facility capacity for growth
Healthcare Capital Contribution	Addresses growth-related healthcare pressures

Residential Growth Forecast

The Village’s Housing Needs Report identifies a need for 637 new housing units by 2041.

Housing Type	New Units	Persons per Unit	New Population
Low Density	466	2.2	1,025
Medium Density	73	2.1	153
High Density	98	1.9	187
Total	637		1,364

Commercial Growth Forecast

Projected Commercial Development

Growth Input	Forecast
Existing Commercial Employment	335 workers
Projected New Workers	341 workers
Floor Space per Worker	40 m ²
Projected Commercial Floor Space	13,640 m ²

Capital Cost Estimates

Preliminary Amenity Costs

Candidate Amenity	Estimated Capital Cost
Daycare Facility	\$1,443,333
Civic Centre / Hub	\$8,160,880
Healthcare Capital Contribution	\$125,000
Total	\$9,729,213

The estimates are based on high-level construction benchmarks, comparable facilities, soft costs and contingency allowances.

Benefit to Growth

What Portion Can Be Recovered?

Only the portion of amenity costs related to future growth can be recovered through ACCs.

Existing population: 1,905

Forecast population growth: 1,364

Future service population: 3,269

Calculation

$1,364 \div 3,269 \times 100$

Benefit to Growth = 41.7%

This means 41.7% of the eligible capital costs are attributed to future growth.

ACC Recoverable Cost

Amenity	Growth-Related Cost	Municipal Assist	Recoverable Cost
Daycare	\$601,870	\$6,019	\$595,851
Civic Centre / Hub	\$3,403,087	\$34,031	\$3,369,056
Healthcare	\$52,125	\$521	\$51,604
Total	\$4,057,082	\$40,571	\$4,016,511

Calculation Method

Growth-Related Cost
Total Capital Cost × 41.7%

ACC Recoverable Cost
Growth-Related Cost – 1% Municipal Assist

Allocation and Draft Rates

Residential and Commercial Allocation

- **Daycare:** 100% residential
- **Civic Centre / Hub:** 80% residential, 20% commercial
- **Healthcare:** 80% residential, 20% commercial

Residential Recoverable Cost: \$3,332,379

Commercial Recoverable Cost: \$684,132

Development Type	Draft Rate
Low-Density Residential	\$5,374.80 per unit
Medium-Density Residential	\$5,130.50 per unit
High-Density Residential	\$4,641.88 per unit
Commercial	\$50.16 per m ²

ACC Rate Comparison

VILLAGE OF CUMBERLAND

Development Type	ACC Rate	Amenity Type
Low-Density Residential	\$9,035.02 per lot	Recreation Centre Expansion; Daycare Facility
Medium-Density Residential	\$6,076.37 per dwelling unit	
High-Density Residential	\$4,453.88 per dwelling unit	
Commercial	N/A	
Industrial	N/A	
Institutional	N/A	

CITY OF COURTENAY

Development Type	ACC Rate	Amenities
Low Density Residential	\$6,643.00 per lot/unit	Community & recreation facilities, sports fields, parks, cultural facilities
Medium Density Residential	\$3,618.00 per dwelling unit	
High Density Residential	\$42.56 per m² GFA	
Commercial	\$13.84 per m² GFA	

ACC Rate Comparison

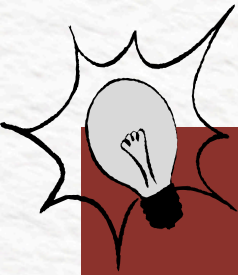
CITY OF MISSION

Development Type	ACC Rate	Amenities
Single-Family	\$9,378.05 per dwelling unit	Performing arts/civic space, recreation facilities, turf field, disc golf, public art
Townhouse + Plex	\$5,275.15 per dwelling unit	
Apartment	\$3,321.39 per dwelling unit	
Congregate Care	\$26.38 per m ² floor area	
Commercial	Not levied	

CITY OF PITT MEADOWS

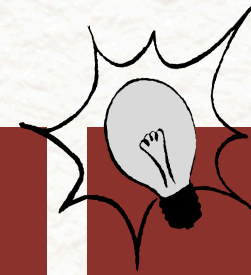
Development Type	ACC Rate (Apr. 1, 2026–Mar. 31, 2027)	Amenities
Single-Family Dwelling	\$8,480 per dwelling unit	Recreation & culture facilities, public art, heritage conservation, environmental conservation
Duplex or Townhouse	\$7,330 per dwelling unit	
Apartment	\$5,240 per dwelling unit	
Secondary Suite or Garden Suite	\$3,560 per dwelling unit	

Implementation and Next Steps



Proposed Implementation

- Apply the ACC across the entire Village
- Collect low-density residential charges at subdivision
- Collect other residential and commercial charges at building permit
- Deposit revenues into an ACC reserve fund
- Complete annual reporting
- Consult the public and affected parties



Next Steps

1. Confirm candidate amenities
2. Refine project costs
3. Prepare the draft ACC bylaw
4. Present the report and bylaw to Council
5. Complete consultation
6. Proceed with bylaw adoption