

Community Amenity Contribution Policy

1.0 Policy Statement

Community amendment contributions are intended to assist with meeting the needs of a growing community and address increased demand on public facilities and services by adding, improving and expanding public facilities and services.

This policy accompanies the **Mount Pearl Development Regulations**.

2.0 Purpose

This policy provides the framework for how the City of Mount Pearl will identify, define, and secure community amenity contributions.

3.0 Scope

The policy applies to City-owned land conveyed for residential, commercial, or mixed-use development which meet one of the following criteria:

- 1) Commercial and mixed-use developments with a land conveyance of one acre or greater.
- 2) Residential development which includes more than three units.

Nonprofit organizations are excluded from the requirements of this policy.

4.0 Amenity Options

The following amenities are eligible and will be selected based on location context, community needs, and project scale:

1. Trailways – Expansion or improvement of pedestrian and cycling connections.
2. Public Art – Inclusion of murals, sculptures, or art installations visible and accessible to the public.
3. Roadways – Local Road improvements and/or new access roads.
4. Park Areas – Creation or enhancement of public green space, landscaping, or passive recreation zones.
5. Playgrounds – Age-inclusive, accessible play areas.

6. Transit Infrastructure – Bus shelters, bike racks, or transit-supportive amenities.
7. Green Infrastructure – Rain gardens, green roofs, energy-efficient facilities, or public EV charging stations.
8. Safety Enhancements – Upgrades to lighting, traffic calming measures, or visibility enhancements for active transportation users.
9. Cash Contribution – Where physical amenities are not feasible, a financial contribution to be allocated toward off-site amenities or community benefit funds.

5.0 Amenity Selection

Developers provide amenities as a way of ensuring that the proposed development is making a reasonably balanced contribution to the neighbourhood and community at large in exchange for the development or redevelopment of former City land or amenities.

Each development will be assessed individually in collaboration between City staff and the property developer to select a suitable amenity or mix of amenities. The final contribution will be negotiated with the City and approved by Council.

The principles in negotiating the type of amenity and amount of financial investment are as follows:

1. New development should make a fair contribution to new community amenity needs to address some of the impacts of growth.
2. The amenity will be proportional to the impact of development and reasonable, minimizing the impact on project viability, the pace of new development, and on housing affordability.

6.0 Responsibilities for City Owned Amenities

In-kind community amenities that will be conveyed to the City will be subject to the following conditions:

1. Developers are responsible for constructing, finishing, furnishing and equipping any in-kind community amenity as well as for payment of all applicable up-front development costs.
2. The size, location, materials, and design of the in-kind community amenity must be to the satisfaction of the City and in accordance with applicable standards and guidelines; and
3. The City's future budgets must be able to support the estimated lifecycle costs of operating, maintaining, and repairing the community amenity.

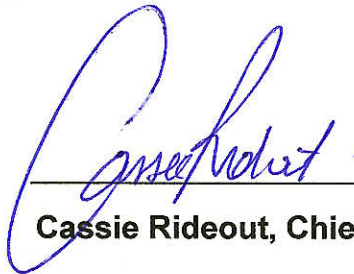
7.0 Requirements for Private Amenities

In-kind community amenities that are not owned by the City may be considered on a case-by-case basis and will be subject to the following conditions. The in-kind community amenity must:

1. Provide amenities, programs and services that align with the City's priorities, goals, and services typically offered by the City.
2. Meet a demonstrated community need; and
3. Be affordable, equitable and accessible to the neighborhood or general community.

8.0 Approvals

Approved by Council 12/09/2025



Cassie Rideout, Chief Administrative Officer

Feb 11th / 26.

Date