



COUNCIL POLICY

Subject: Jericho Greenway Amenity

Policy No:	07-224
Previous Policy No:	07-618
Approved by Council:	2011-05-30
Revised by Council:	2015-04-27
Revised by Council:	2016-05-30
Revised by Council:	2019-03-11

1. Purpose

- 1.1. To provide a means of providing greenway amenities in the Jericho sub-neighbourhood pursuant to the Local Government Act.

2. Background

- 2.1. The Jericho Sub-Neighbourhood Plan requires the provision and construction of greenways of various types, pocket parks and plazas. Amenity zoning provisions of the Local Government Act may be used to acquire and construct these amenities.

3. Related Policy

- 3.1. Jericho Sub-Neighbourhood Plan, Schedule W-5 to the Willoughby Community Plan.

4. Policy

- 4.1. The Jericho Sub-Neighbourhood Plan requires the provision and construction of greenways of various types, as well as pocket parks and plazas ("Amenities") as shown in Schedule A.
- 4.2. All developing properties in that portion of the Jericho Sub-Neighbourhood Plan area shown on the attached Schedule B will benefit from the Amenities.
- 4.3. The Township has determined that an equitable sharing of the cost of the Amenities in the Development Area will be \$46.69 per m² of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C, of properties designated as Commercial; Business Office Park; High Density Mixed Use; High Density Residential; Apartment; Townhouse; High Density Seniors Residential / Institutional; Institutional; and Mixed Institutional within the Development Area. For the purposes of this Policy "Developable Land" means land area of a parcel excluding road dedications, land below the top-of-bank of watercourses, streamside protection areas, area of rights-of-way and linear park system / greenway amenities. Detention Pond Lands are included within the definition of "Developable Land".
- 4.4. The Amenity Cost can be provided by means of land with improvements constructed thereon ("Improved Land"), cash plus land without improvements constructed thereon ("Unimproved Land") and cash alone.

- 4.5. Section 482 of the Local Government Act provides for the establishment of different density regulations for a zone, one generally applicable for the zone and the other applicable if conditions, including those relating to the conservation or provision of amenities, and the number, kind, and extent of amenities are met.
- 4.6. Where Council proposes to rezone a property within the Development Area pursuant to Section 482, it may choose to include the Amenity Cost as an amenity for the purposes of that bylaw.
- 4.7. Where the Amenity Cost is determined to be an amenity for the purposes of a bylaw adopted pursuant to section 482 and the developer wishes to take advantage of the higher density set out in the bylaw referred to in Section 4.6 by providing the amenities, including the Amenity Cost, the Amenity Cost will be referenced in rezoning bylaws and may be provided as follows:
 - a) where the property being developed contains a Greenway, Pocket Park or Plaza the developer shall, subject to 4.7(b), provide the Amenity Cost by way of Improved Land plus cash;
 - b) where the property being developed contains a Greenway, Pocket Park or Plaza and the Director of Community Development of the Township, or his designate, determines that the construction of the improvements would be premature the developer shall provide the Amenity Cost by way of cash plus Unimproved Land; and
 - c) where the property being developed does not contain a Greenway, Pocket Park or Plaza the developer shall provide the Amenity Cost by way of cash only.
- 4.8. The Amenity Cost payable in respect of any development shall be reduced by the value of the Improved Land provided as part of that development.
- 4.9. Where the value of the Improved Land exceeds the Amenity Cost, the difference shall be returned to the developer as a rebate. Contributions to the public art component of the Amenity Cost may not be included in this rebate.
- 4.10. Rebates shall be paid only when there are sufficient funds available based on a first-in first-out basis and shall be paid out at the collected rate.
- 4.11. Where the Amenity Cost includes Unimproved Land the value of the Unimproved Land shall be deemed to be \$2,800,000 per acre (2019 deemed cost).
- 4.12. Amenity proceeds collected will be placed in an interest-bearing reserve.
- 4.13. Minor or narrow multi-use trail networks that serve to provide pedestrian connectivity within development parcels that enhance linkage to greenways may be counted toward the Amenity contribution to the acceptance of the Manager of Parks Design and Development of the Township.
- 4.14. The development cost for creek greenways located within watercourse setback areas will be considered part of the overall Amenity Cost.

4.15. Where the Amenity Cost includes Improved Land, the value of the Improved Land shall be deemed to be the value of the Unimproved Land plus the following costs:

a) Pocket Park \$55.36 per square metre of park

b) Plaza \$200 per square metre

c) Greenway

Street (4.5 metre width) \$593.17 per lineal metre

Creek (6 metre width) \$562.17 per lineal metre

Recreational (10 metre width) \$672.17 per lineal metre

200 Street fronting Commercial only (4.5 metre width) \$690.00 per lineal metre

200 Street (15 metre width) \$828.00 per lineal metre

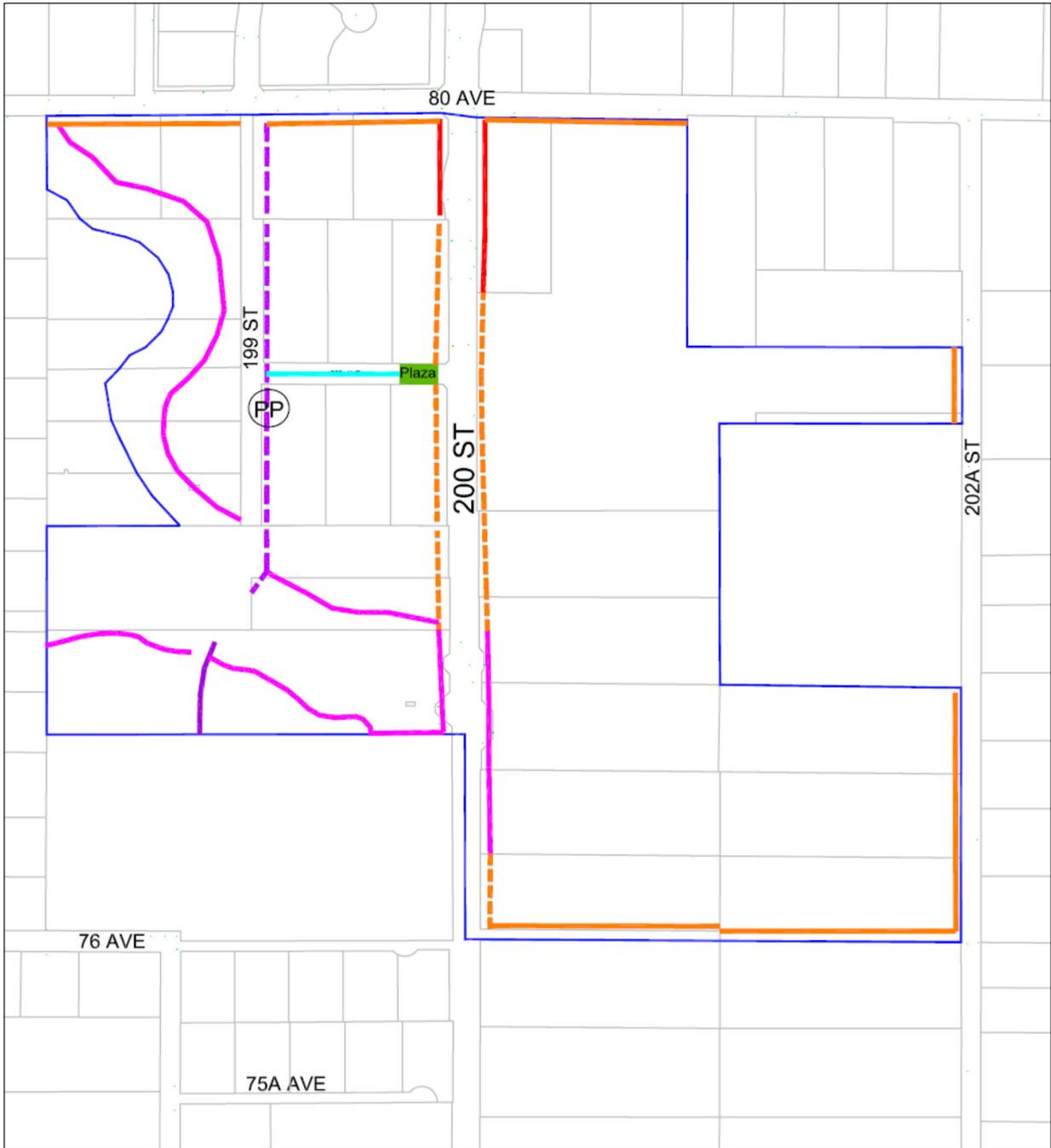
199 Street (4.5 metre width) \$593.17 per lineal metre

199 Street (6.0 metre width) \$724.50 per lineal metre

Multi-Use Trail Linkages (3 to 4.5 metre width) \$450.00 per lineal metre

4.16. Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

Schedule A Jericho Greenway Amenities



	Pocket Park		200 St, Greenway fronting Commercial only
	Plaza		200 St, Greenway
	Street Greenway		199 St. (North side of Latimer Creek)
	Creek Greenway		199 St. (South side of Latimer Creek)
	Recreational Greenway		

**Schedule C
Jericho Amenity Cost Calculation**

Jericho Amenity Costs	Approximate Area (acres)	Approximate Construction Cost	Approximate Land Cost	Approximate Total Cost
199 St. (North side of Latimer Creek)	0.57	\$278,737	\$1,596,000	\$1,874,737
199 St. (South side of Latimer Creek)	0.11	\$55,614	\$308,000	\$363,614
200 St. Greenway fronting Commercial only	0.29	\$179,957	\$812,000	\$991,957
200 St. Greenway	0.27**	\$367,632	\$756,000	\$1,123,632
Creek Greenway	1.99	\$798,217	\$0	\$798,217
Multi-Use Trail Linkages		\$20,000		\$20,000
Recreational Greenway	0.26*	\$70,727	\$0	\$70,727
Street Greenway	0.94	\$501,450	\$2,632,000	\$3,133,450
Pocket Park	0.2	\$44,808	\$560,000	\$604,808
Plaza	0.2*	\$161,880	\$0	\$161,880
Total	4.83***	\$2,479,022	\$6,664,000	\$9,143,022

* land area falls within existing 78B Ave municipal road right-of-way

**excludes land along 200 Street that would be utilized as underground parking beneath greenways

***excludes area of greenways on Langley Events Centre lands already constructed along 200 Street

Development Area	Approximate acres	Approximate m²
Commercial	2.43	9,834
Business Office Park	4.13	16,714
High Density Mixed Use	13.97	56,537
High Density Residential	1.39	5,625
Apartment	5.27	21,328
Townhouse	0.78	3,157
High Density Seniors Residential / Institutional	7.13	28,855
Institutional	1.39	5,625
Mixed Institutional	9.83	39,782
Future Land Dedications (i.e.: road r/ws, High Street, etc.)	6.90	27,924
Less greenways, pocket park(s) and plaza(s)	-4.83	-19,549
Total	48.39	195,834

Note: development areas exclude land below the top-of-bank of watercourses, streamside protection areas, area of rights-of-way and linear park system / greenway amenities and any stormwater related detention ponds.

Amenity Fee Cost = \$9,143,022 / 195,834 sq.m. = \$46.69 per sq.m.
or \$466,876 per hectare
or \$188,944.77 per acre