



COUNCIL POLICY

**Subject: Central Gordon Estate Greenway
Amenity**

Policy No:	07-225
Previous Policy No:	07-620
Approved by Council:	2012-05-07
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 Central Gordon Estate neighbourhood pursuant to the Local Government Act.

2. Background

- 2.1. The Central Gordon Estate Neighbourhood Plan requires the provision and construction of various amenities including greenways of various types, a pocket park, wildlife habitat patch, amenity features, heritage amenity structures and public art. Amenity zoning provisions of the Local Government Act may be used to acquire and construct the greenways and pocket parks.

3. Relate Policy

- 3.1. Central Gordon Estate Neighbourhood Plan, Schedule W-6 to the Willoughby Community Plan.

4. Policy

- 4.1. The Central Gordon Estate Neighbourhood Plan requires the provision and construction of various amenities including greenways of various types, a pocket park, wildlife habitat patch, amenity features, heritage amenity structures and public art ("Amenities") as shown in Schedule A.
- 4.2. All developing properties in that portion of the Central Gordon Estate Neighbourhood Plan area shown on the attached schedule ("Development Area" as shown in 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 \$47.26 per m² of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C, of properties designated as Residential 1, Residential 2, Townhouse (A, B, C and D), Townhouse Live/Work, Apartment, Apartment Mixed use and Institutional within the Development Area. For the purposes of this Policy "Developable Land" means the gross area of a parcel excluding streamside protection areas, the area below the top of bank and land to be used for greenways and parks. Detention Pond Lands are included within the definition of "Developable Land".

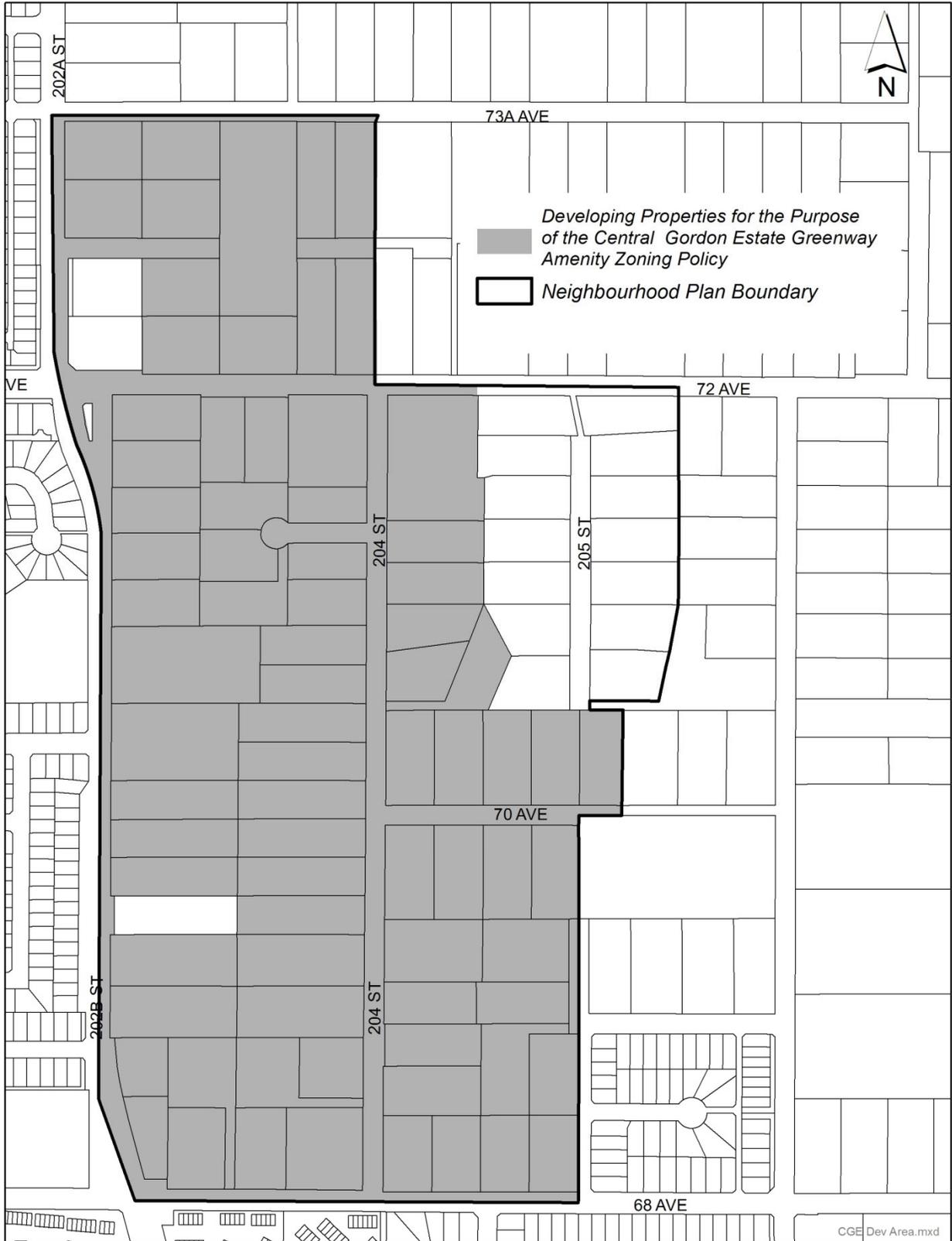
- 4.4. The Amenity Cost can be provided by means of land with improvements constructed thereon ("Improved Land"), cash plus land without improvements constructed thereon ("Unimproved Land") and cash alone.
- 4.5. Section 482 of the Local Government Act provides for the establishment of different density 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, wildlife habitat patch, amenity feature, heritage amenity structure(s) and/or public art 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, wildlife habitat patch, amenity feature, heritage amenity structure(s) and/or public art and the General Manager 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, wildlife habitat patch, amenity feature, heritage amenity structure(s) and/or public art 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 (including a wildlife habitat patch) the value of the Unimproved Land shall be deemed to be \$2,800,000 per acre (2019 deemed cost).
- 4.12. Amenity costs collected will be placed in an interest-bearing Reserve Fund.

- 4.13. 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) 202B Street/68 Avenue Amenity Feature \$300 per square metre of park
 - b) 202B Street/72 Avenue Amenity Feature \$100 per square metre of park
 - c) Enhanced Sidewalk \$318.17 per lineal metre
 - d) Street Greenway \$593.17 per lineal metre
 - e) Pocket Park \$55.36 per square metre of park
- 4.14. Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

Schedule A Central Gordon Estate Amenities



Schedule B Development Area



**Schedule C
Central Gordon Estate Amenity Cost Calculation**

CGE Amenity Costs	Approximate Area (acres)	Approximate Construction Cost	Approximate Land Cost	Approximate Total Cost
202B @ 68 Ave. Amenity	0.025	\$607,200	\$70,000	\$677,200
202B @ 72 Ave. Amenity	0.012	\$40,000	\$33,600	\$73,600
Enhanced Sidewalk	0.105	\$71,388		\$71,388
Street Greenway	2.70	\$1,440,289	\$7,556,804	\$8,997,094
Pocket Park	1.075	\$224,042	\$3,012,800	\$3,236,842
Wildlife Habitat Patch	1.078		\$3,019,226	\$3,019,226
Heritage Amenity Structures		\$400,000		\$400,000
Public Art		\$400,000		\$400,000
Total	4.877	\$3,182,919	\$13,692,430	\$16,875,350

Developing Properties	Approximate acres	Approximate m²
Residential 1/Residential 2	21	84,987
Townhouse /Townhouse Live/Work	57.5	232,702
Apartment/Apartment Mixed Use	15	60,705
Minus Amenity Areas	-4.9	-19,830
Total	88.6	358,564

Amenity Cost = \$16,875,350/357,107 m² = \$47.26 per m²
 Or \$472,556.87 per hectare
 Or \$191,243.77 per acre