



COUNCIL POLICY

**Subject: 208 Street Area Greenway
Amenity**

Policy No:	07-226
Previous Policy No:	07-622
Approved by Council:	2013-02-25
Revised by Council:	2015-05-27
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 Northeast Gordon Estate Plan 208 Street Area pursuant to the Local Government Act.

2. Background

- 2.1. The Northeast Gordon Estate Neighbourhood Plan 208 Street Area requires the provision and construction of various amenities including a pocket park, wildlife habitat patch, and urban green, 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. Related Policy

- 3.1. Northeast Gordon Estate Neighbourhood Plan, Schedule W-4 to the Willoughby Community Plan.

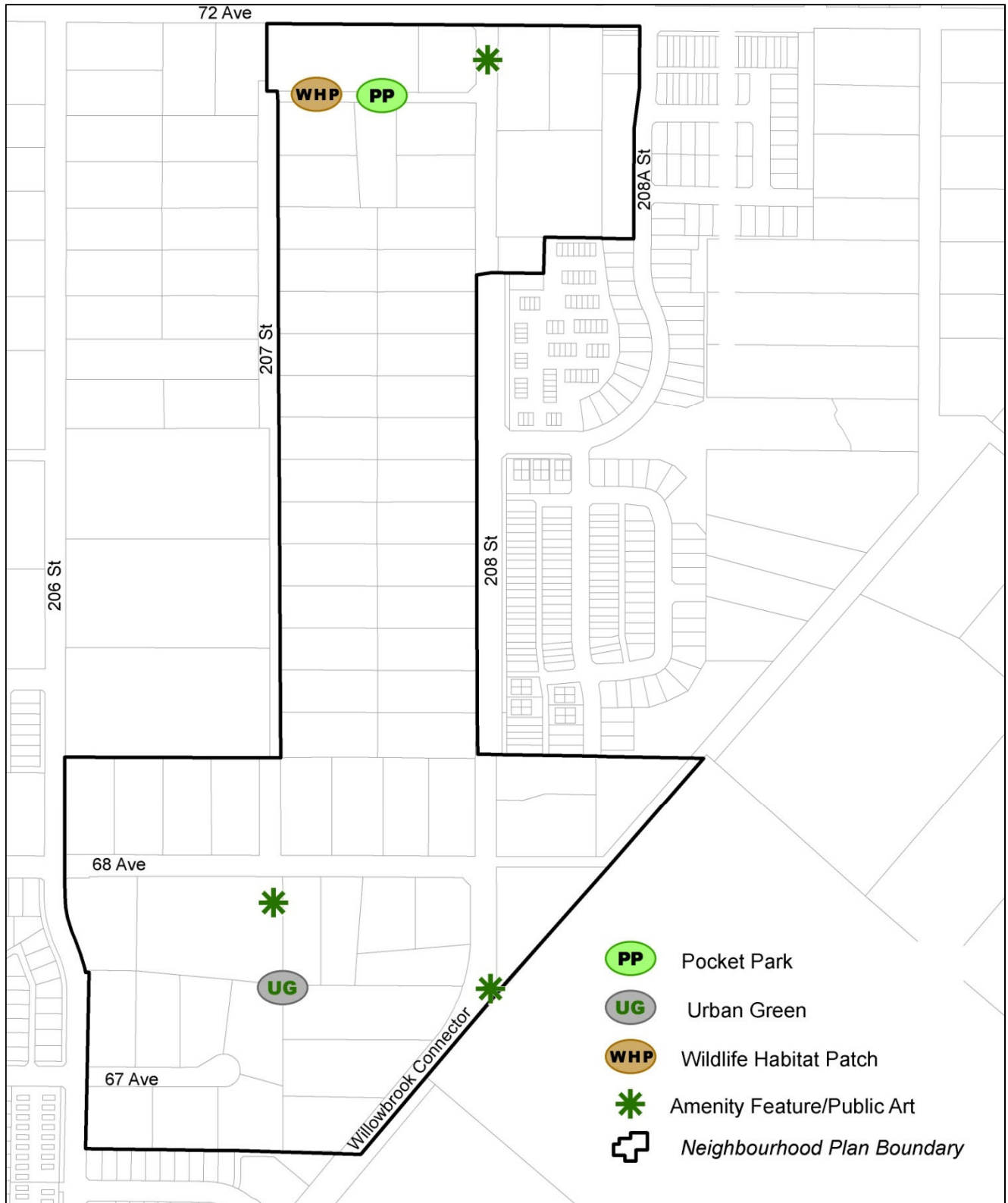
4. Policy

- 4.1. The Northeast Gordon Estate Neighbourhood Plan 208 Street Area requires the provision and construction of various amenities including a pocket park, wildlife habitat patch, and urban green, heritage amenity structures and public art ("Amenities") as shown in Schedule A.
- 4.2. All developing properties in that portion of the Northeast Gordon Estate Neighbourhood Plan 208 Street 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 \$27.12 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, Attached Single Family, Townhouse (A, B and C), Townhouse Live/Work, Apartment, Apartment Mixed use and Commercial 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".

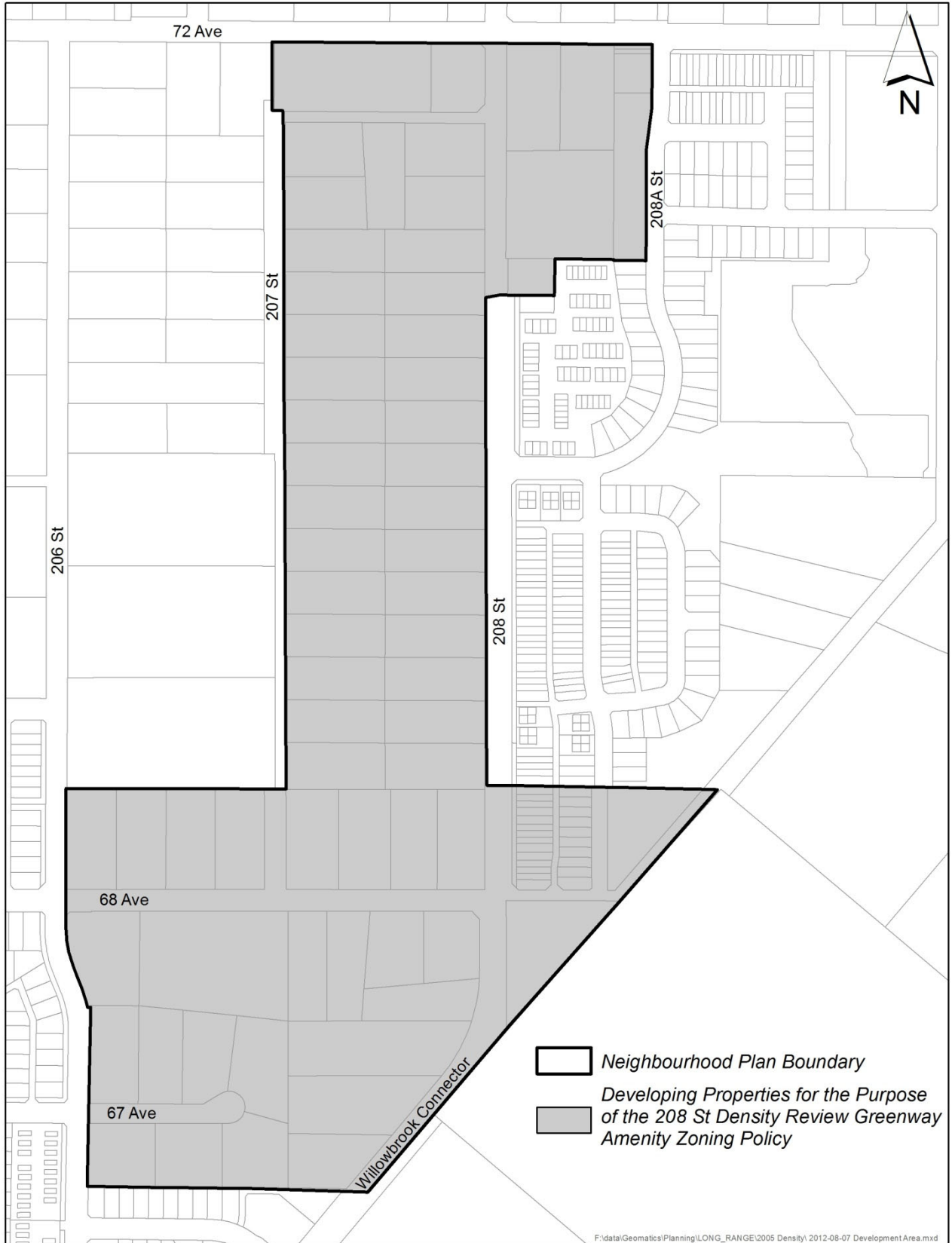
- 4.4. The Amenity Cost can be provided by means of land with improvements constructed thereon ("Improved Land"), cash plus land without improvements constructed thereon ("Unimproved Land") and cash alone.
- 4.5. Section 482 of the Local Government Act provides for the establishment of different density 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 pocket park, wildlife habitat patch, urban green, 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 pocket park, wildlife habitat patch, urban green, 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 pocket park, wildlife habitat patch, urban green, 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) Pocket Park \$55.36 per square metre of park
 - b) Urban Green \$366.60 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 208 Street Area Amenities



Schedule B Development Area



Schedule C
208 Street Area Amenity Cost Calculation

Amenity Costs	Approximate area (acres)	Approximate Construction Cost	Approximate Land Cost	Approximate Total Cost
Pocket Park	1.0	\$224,042	\$2,800,000	\$3,024,042
Wildlife Habitat Patch	1.0	\$0.0	\$2,800,000	\$2,800,000
Urban Green	0.25	\$370,908	\$700,000	\$1,070,908
Heritage Amenity Structures		\$100,000		\$100,000
Public Art		\$400,000		\$400,000
Total	2.25	\$1,094,949	\$6,300,000	\$7,394,949

Developing Properties	Approximate acres	Approximate m ²
Residential 1/Attached Single Family	6.65	26,913
Townhouse /Townhouse Live/Work	43.0	174,021
Apartment/Apartment Mixed Use	16.0	64,651
Commercial	1.8	7,082
Minus Amenity Areas	- 2.25	- 9,106
Total	67.38	272,666

Amenity Cost = \$7,394,949/272,666 m² = \$27.12 per m²
 Or \$271,208 per hectare
 Or \$109,758.06 per acre