



COUNCIL POLICY

Subject: Carvolth Greenway Amenity

Policy No:	07-227
Previous Policy:	07-623
Approved by Council:	2013-04-08
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 Carvolth Neighbourhood pursuant to the Local Government Act.

2. Background

- 2.1 The Carvolth Neighbourhood requires the provision and construction of various amenities including an Integrated Open Space, Carvolth Commons, urban pocket parks, freeway buffers, greenways 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 Carvolth Neighbourhood Plan, Schedule W-7 to the Willoughby Community Plan.

4. Policy

- 4.1 The Carvolth Neighbourhood Plan requires the provision and construction of various amenities including an Integrated Open Space, Carvolth Commons, urban pocket parks, freeway buffers, greenways and public art ("Amenities") as shown in Schedule A.
- 4.2 All developing properties in that portion of the Carvolth Neighbourhood Plan 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 \$53.82 per m² of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C, of properties designated as Gateway, Office/Mixed Use I, Office/Mixed Use II, Office Mixed Use III, Flex Employment I, Flex Employment II, High Street Mixed Use, Work/Live Flex Use, High Density Residential, Medium Density Residential, and Townhouse Residential 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".

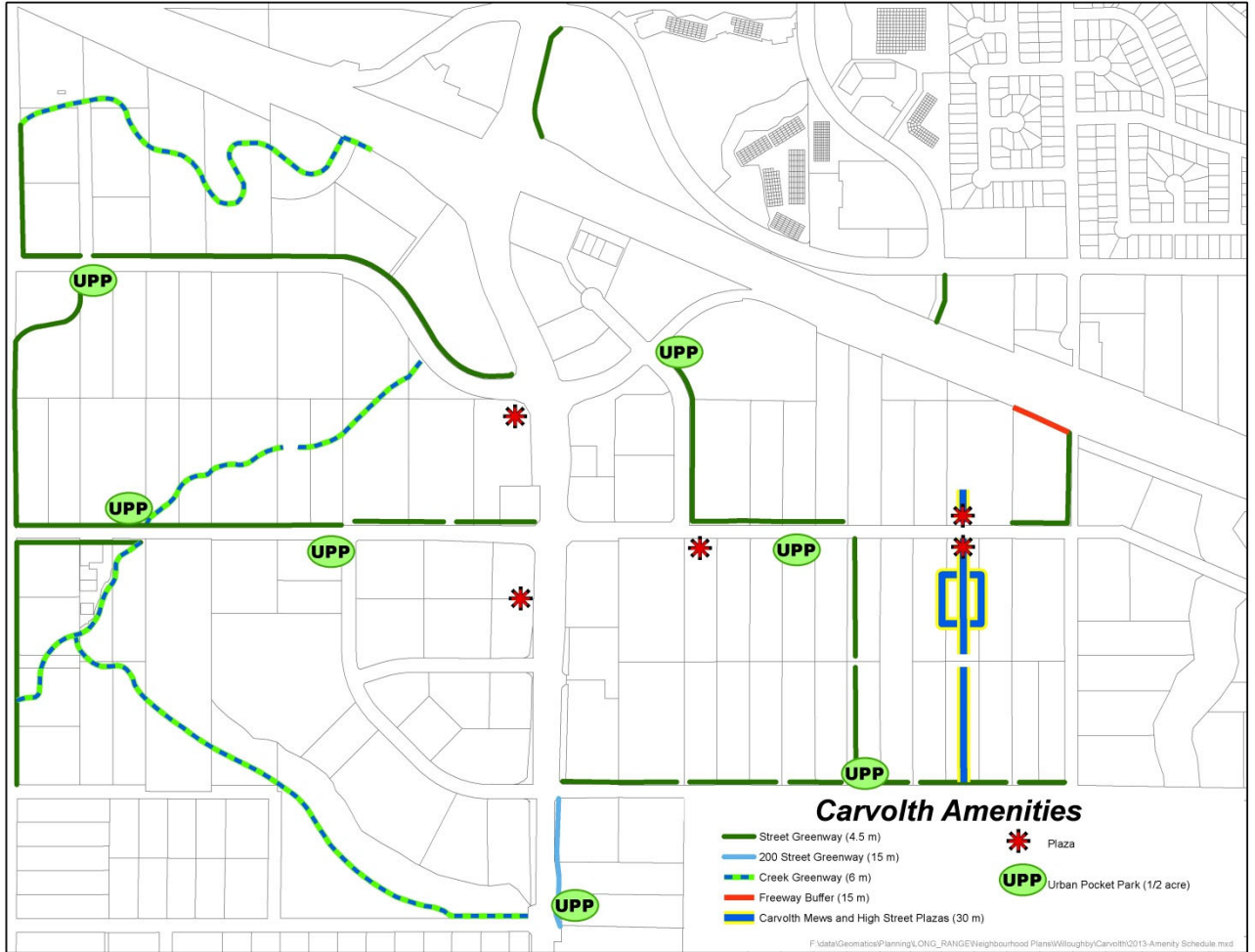
- 4.4 The Amenity Cost can be provided by means of land with improvements constructed thereon ("Improved Land"), cash plus land without improvements constructed thereon ("Unimproved Land") and cash alone.
- 4.5 Section 482 of the Local Government Act provides for the establishment of different density 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 an Integrated Open Space, Carvolth Commons, urban pocket parks, freeway buffers, greenways 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 an Integrated Open Space, Carvolth Commons, urban pocket parks, freeway buffers, greenways and/or public art, and the General Manager of Community Development of the Township, or 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 an Integrated Open Space, Carvolth Commons, urban pocket parks, freeway buffers, greenways 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) 200 Street Greenway \$828.00 per lineal metre
- b) Creek Greenway \$562.17 per lineal metre
- c) Freeway Buffer \$1,221.17 per lineal metre
- d) Integrated Open Space \$349.85 per square metre of park
- e) Street Greenway \$593.17 per lineal metre
- f) Carvolth Commons \$336.91 per square metre of park
- g) Urban Pocket Park \$36.16 per square metre of park
- h) Public Art \$100,000.00 per public art

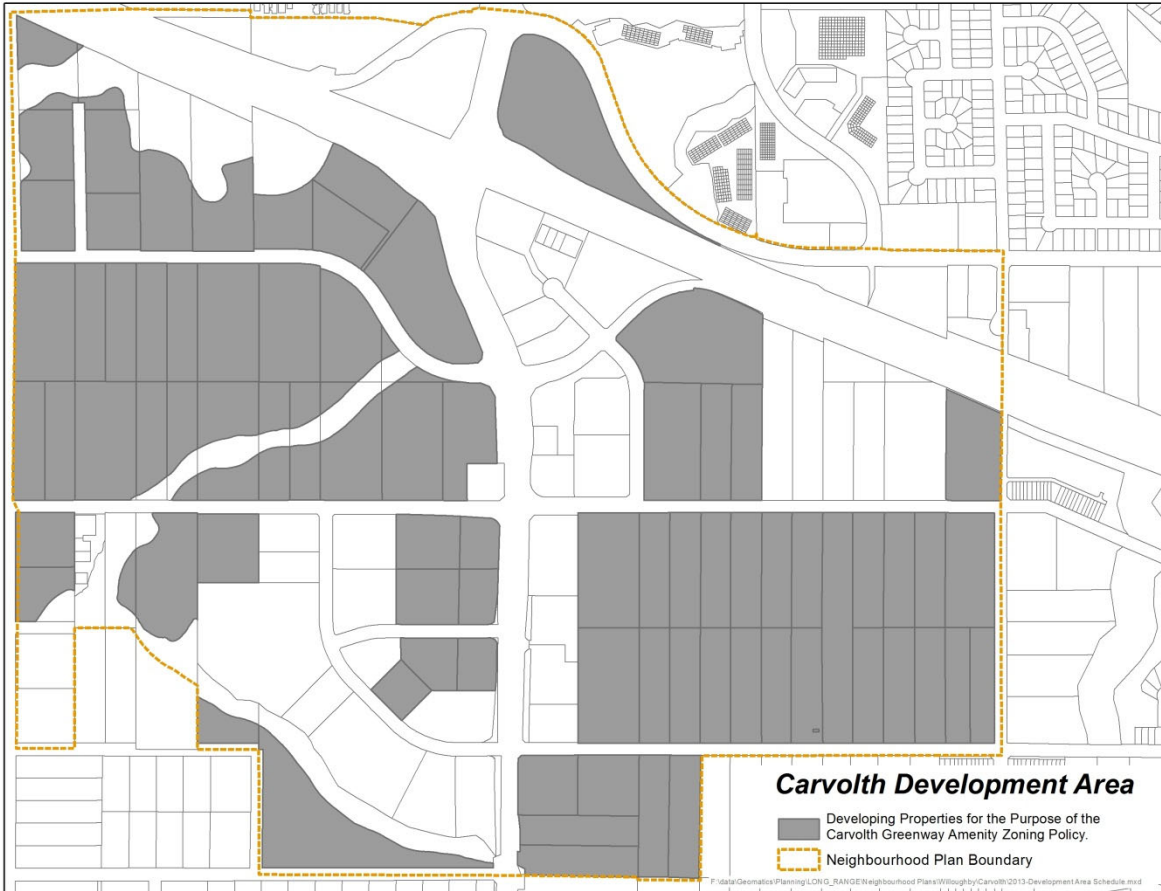
4.14 Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

Schedule A Carvolth Area Amenities



Public Art should be located in the plaza at 200 Street and 88 Avenue and in Carvolth Commons.

**Schedule B
Development Area**



Schedule C
Carvolth Amenity Cost Calculation

Carvolth Amenity Costs	Approximate Area (acres)	Approximate Construction Cost	Approximate Land Cost	Approximate Total Cost
Carvolth Commons	1.3	\$1,772,517	\$3,640,000	\$5,412,517
Integrated Open Space	2.3	\$3,256,439	\$6,440,000	\$9,696,439
Urban Pocket Parks (6)	3.0	\$439,019	\$8,400,000	\$8,839,019
Urban Pocket Park	(existing detention pond)	\$73,170		\$73,170
200 Street Greenway (15.0m)	0.73	\$163,633	\$2,050,958	\$2,214,591
Creek Greenway (6.0m)		\$1,388,130		\$1,388,130
Freeway Buffer	0.35	\$114,885	\$976,347	\$1,091,232
Street Greenway (4.5m)	4.45	\$2,373,659	\$12,458,807	\$14,832,465
Public Art (2)		\$200,000		\$200,000
Total	12.13	\$9,781,451	\$33,966,111	\$43,747,563

* Note: For the purpose of amenity cost calculation, the land component of the Creek Greenway is not eligible for credit.

Developing Properties	Approximate acres	Approximate m²
Gateway	21.84	88,386
Office Mixed Use I	29.48	119,306
Office Mixed Use II	5.42	21,935
Office Mixed Use III	4.69	18,980
Flex Employment I	13.28	53,744
Flex Employment II	60.73	245,774
High Street Mixed Use	5.28	21,369
Work/Live Flex Use	6.68	27,034
High Density Residential	19.66	79,564
Medium Density Residential	14.8	59,896
Townhouse Residential	31.11	125,902
Minus Amenity Areas	- 12.13	- 49,090
Total	200.84	812,799

Amenity Cost = $\$43,747,563 / 812,799 \text{ m}^2 = 53.82 \text{ per m}^2$
or \$538,235.17 per hectare
or \$217,823.77 per acre