



COUNCIL POLICY

Subject: Williams Amenity Zoning

Policy No:
Approved by Council:
Revised by Council:

07-233
2018-04-09

1. Purpose

- 1.1 This policy provides a means of establishing amenities in the Williams Neighbourhood pursuant to an amenity zoning bylaw.

2. Background

- 2.1 The Williams Neighbourhood Plan requires the provision and construction of various amenities including greenways of various types including, pocket parks, landmark public spaces and public art. Amenity zoning provisions of the Local Government Act may be used to acquire and construct the amenities.

3. Related Policy

- 3.1 Williams Neighbourhood Plan, Schedule W-10 to the Willoughby Community Plan.

4. Policy

- 4.1 The Williams Neighbourhood Plan requires the provision and construction of various amenities including greenways of various types, a pocket park, a view park, landmark public spaces and public art ("Amenities") as shown in Schedule A.
- 4.2 All developing properties in that portion of the Williams Neighbourhood Plan shown on the attached schedule, excluding those properties being developed for public school ("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 \$53.58 per m² of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C, of properties designated as Single Family Mixed Residential, Rowhouse/Townhouse, Townhouse Strata, Neighbourhood Commercial, Mixed Use Commercial, Gateway and Business Park 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 greenways of various types, pocket parks, a view park, landmark public spaces, 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 greenways of various types, pocket parks, a view park, landmark public spaces, 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 greenways of various types, pocket parks, a view park, landmark public spaces, 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 will not be included in the 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 (2018 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)	Creek Greenway	\$562.17 per lineal metre
b)	Enhanced Sidewalk	\$318.17 per lineal metre
c)	Freeway Buffer	\$1,221.17 per lineal metre
d)	Neighbourhood Forested Mews	\$672.17 per lineal metre
e)	Off-Street Recreational Greenway (6m)	\$582.17 per lineal metre
f)	Off-Street Recreational Greenway (10m)	\$672.17 per lineal metre
g)	Street Greenway	\$593.17 per lineal metre
h)	216 Street Greenway	\$593.17 per lineal metre
i)	Heritage Amenity Structure	\$100,000.00
j)	Landmark Amenity (N. of 212 St/80 Ave)	\$482,713.00
k)	Landmark Amenity (W. of 212 St/80 Ave)	\$731,364.00
l)	Landmark Amenity (at interchange)	\$646,200.00
m)	Pocket Park (1.5 ac)	\$289,280.00
n)	Public Art	Included in items (j), (k) and (l)
o)	Wildlife Habitat Patch	\$106,812.30
p)	Williams View Park	\$578,480.00

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 Williams Amenities



**Schedule B
Williams Development Area**



**Williams Neighbourhood Plan
Development Area**

Legend

-  Williams Neighbourhood Plan Boundary
-  Developing Properties for the Purpose of the Williams Amenity Zoning Policy



0 50 100 200 Metres

**Schedule C
Williams Amenity Cost**

Williams Amenity Costs	Approximate area (acres)	Approximate land cost	Approximate development cost	Approximate total cost
Creek Greenway			\$1,021,133.46	\$1,061,249.91
Enhanced Sidewalk			\$253,581.49	\$253,581.49
Freeway Buffer	1.63	\$4,561,156.41	\$536,704.22	\$5,097,860.63
Neighbourhood Forested Mews	1.63		\$196,945.81	\$196,945.81
Off-Street Recreational Greenway (6m)	0.18	\$492,584.14	\$69,080.29	\$561,664.43
Off-Street Recreational Greenway (10m)	0.51	\$1,414,667.66	\$137,438.60	\$1,552,106.25
Street Greenways	4.59	\$12,860,810.97	\$2,450,248.84	\$15,311,059.81
216 Street Greenway	0.85	\$2,369,933.28	\$451,521.00	\$2,821,454.29
Heritage Amenity Structures			\$100,000.00	\$100,000.00
Landmark Amenity (N. of 212 St/80 Ave)	0.42 Ac total (land provided through road exchange and existing ROW)		\$471,409.00	\$471,409.00
Landmark Amenity (W. of 212 St/80 Ave)	0.45 Ac total (0.11 outside of existing ROW)	\$385,280	\$242,599.00	\$627,879.00
Landmark Amenity (at interchange)			\$585,040.00	\$585,040.00
Pocket Park	1.5	\$4,200,000.00	\$171,690.00	\$4,371,690.00
Public Art (in Landmark Amenities)				
Wildlife Habitat Patch	0.39	\$1,081,393.62	\$106,812.30	\$1,188,205.92
Williams View Park Assist	5.02	\$14,056,000.00	\$406,520.00	\$14,462,520
Total	14.77	\$41,421,826.08	\$7,200,724.01	\$48,622,550.09

Developing Properties		
	Approximate acres	Approximate hectares
Single Family Mixed Residential	90.34	36.56
Rowhouse /Townhouse	8.69	3.52
Townhouse	40.13	16.24
Business Park	68.06	27.54
Neighbourhood Convenience Commercial	5.50	2.23
Mixed Use Commercial	8.56	3.46
Gateway	7.28	2.95
Minus Institutional	10.00	4.04
Minus Amenity Areas	-14.77	-5.98
Total	224.23	90.75

Amenity Cost = \$48,622,550.09 /907,475.37m² = \$53.58 per m²
Or \$535,800.22 per hectare
Or \$216,838.35 per acre