



COUNCIL POLICY

**Subject: Willoughby Arterial Road
Completion Amenity Fee**

**Policy No:
Approved by Council:
Revised by Council:**

Draft

1. Purpose

This policy provides a means of providing transportation amenities in the Willoughby area pursuant to an amenity zoning bylaw.

2. Background

The Willoughby area requires the provision of transportation amenities. Amenity zoning provisions of the Local Government Act may be used to acquire the transportation amenities.

3. Related Policies

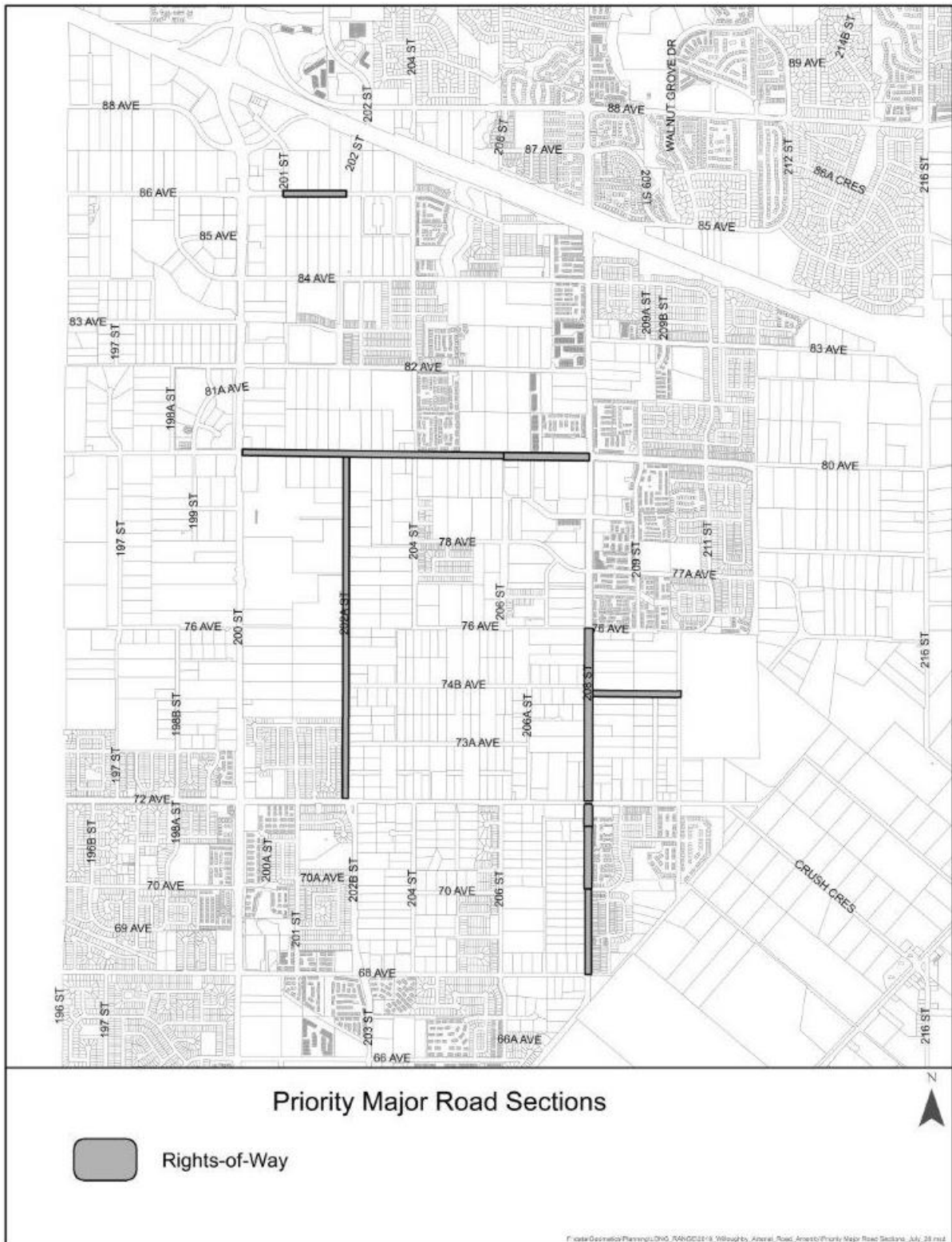
Willoughby Community Plan and Willowbrook Community Plan.

4. Policy

- 4.1 The Willoughby area requires the provision of transportation amenities ("Amenities") as shown in Schedule A.
- 4.2 All developing properties in that portion of the Willoughby area 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 land acquisition cost (and excludes construction and maintenance costs) of the Amenities in the Development Area will be \$9.28 per square metre of Developable Land plus applicable sales or similar taxes ("Amenity Cost"), calculated as shown in Schedule C. For the purposes of this Policy "Developable Land" means the gross area of a parcel excluding streamside protection areas and the area below the top of bank. Detention Pond lands are included within the definition of "Developable Land".
- 4.4 The Amenity Cost can be provided by means of land without improvements constructed thereon ("Unimproved Land"), cash plus 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 transportation amenity the developer shall, subject to 4.7(b), provide the Amenity Cost by way of cash plus Unimproved Land;
 - b) where the property being developed contains a transportation amenity and the General Manager of Engineering and 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 transportation amenity the developer shall provide the Amenity Cost by way of cash only.
- 4.8 Where the Amenity Cost includes Unimproved Land, the value of the Unimproved Land shall be deemed to be \$3,200,000 per acre (2019 deemed cost).
- 4.9 Amenity costs collected will be placed in an interest-bearing Reserve Fund.
- 4.10 Nothing in this policy will fetter the discretion of the Council of the Township to exercise its legislative powers and functions.

Willoughby Arterial Road Completion Amenities



Willoughby Arterial Road Completion Amenity Fee Calculation

Road Section	Approximate area (acres)	Approximate land cost
202A Street from 72 Ave to 80 Ave	1.72	\$5,491,283
208 Street from 68 Ave to 70 Ave	0.50	\$1,600,938
208 Street from 70 Ave to 100m south of 72 Ave	0.65	\$2,066,435
208 Street from 72 Ave south for 100m	0.21	\$668,643
208 Street from 72 Ave to 76 Ave	3.91	\$12,527,610
212 Street Connector from Smith NP boundary	2.90	\$5,088,000
80 Avenue from 200 St to 206 St	1.32	\$4,211,069
80 Avenue from 206 St to 208 St	0.47	\$1,504,931
86 Avenue from 201 St to 202 St	0.22	\$694,909
Total	10.58	\$33,853,818

Amenity Cost = $\$33,853,818 / 3,647,269.89 \text{ m}^2 = \9.28 per m^2
 Or \$92,819.61 per hectare
 Or \$37,564.10 per acre