

14.0 Development Amenities

This section provides a framework for negotiating amenities in consideration of zoning changes that provide for increased development potential and/or density. The basic premise of community amenities is that the increased value, often conveyed with the approval of a new land use or zoning designation, should be shared between the community and the developer. Negotiating public amenities as a part of an application to develop land can be a “win-win” arrangement, in which both the community benefits from acquiring these amenities while the developer benefits from the increased value associated with having those amenities on or nearby the site.

Section 14.0	Policy/Objective
Objective 14.1	Acquire and develop public amenities of value to plan area residents in conjunction with development.
Policy 14.1	In recognition of the impact that development may have on plan area residents, the increased value conferred on land in the course of rezoning, and the desire for new development to contribute to the amenities and services from which they will also benefit, applications for OCP and zoning amendments will generally be requested to include a public amenity as part of the completed project.
Policy 14.2	In determining appropriate amenities, the provisions of this section, as well as any applicable policy in this plan, and future community input will provide guidance.
Policy 14.3	The RDN should acquire amenities through the use of amenity zoning in accordance with Section 904 of the <i>Local Government Act</i> .
Policy 14.4	Amenities to be considered include, but are not limited to (not in order of priority): <ol style="list-style-type: none"> a. Extra road dedication for trails and pathways; b. Sidewalk and trail improvements; c. Extra community water and/or community sewer servicing capacity within the Growth Containment Boundaries; d. Active transportation and roadside improvements; e. Park land and improvements; f. Other natural areas, greenbelt, or open spaces; g. Land for public utilities such as fire halls and water storage sites; h. Recreational space or facilities; i. Multi-use recycling centres; j. Community activity centre or other facilities (i.e. daycare, culture, library facilities) or land for such facilities; k. Transit pull-outs and bus stop shelters; l. Affordable housing; m. Cash-in-lieu of any of the amenities listed in this section; n. Providing on-site cogeneration and/or district heating;



Section 14.0	Policy/Objective
Policy 14.5	<p>Site specific features and characteristics of a proposal will help determine if amenities should be considered as part of a project. Criteria for determining priority among possible amenities may include:</p> <ul style="list-style-type: none"> a. Site characteristics (natural features that are environmentally, historically, or archaeologically sensitive and needing protection, viewsapes, outdoor recreational opportunities); b. Needs of the surrounding neighbourhood; c. Size and scale of the proposed development; or d. The projected population on site.
Policy 14.6	The RDN should establish a standard formula for determining the value of community amenities to be considered as part of a rezoning application.

Implementation Actions	Timing (Immediate, Short Term, Long Term, Ongoing)
Develop a standard formula for determining the value of community amenities to be considered as part of a rezoning application.	Short Term

