



VILLAGE OF ANMORE

REPORT TO COUNCIL

Date: November 29, 2017

Submitted by: Jason Smith, Manager of Development Services

Subject: Infill Development – Community Amenity Charges – Consultant’s Report

Purpose / Introduction

The purpose of this report is to present the work of GP Rollo and Associates with regards to infill development and establishing Community Amenity Charges.

Recommended Resolutions

THAT the report dated November 27, 2017 from Manager of Development Services regarding Infill Development – Community Amenity Charges – Consultant’s Report be received for information; and

THAT staff be directed to organize a public meeting on Infill Development and Community Amenity Charges early in 2018 and that a request be made for a representative from GP Rollo and Associates be in attendance at the meeting.

Background

Council directed staff in May 2017 to hire a development finance consultant to provide a recommendation on the appropriate approach and amount of Community Amenity Charges that should be expected for each new infill development lot created. This direction was based on staff’s advice and the recommendation of the Mayor’s Task Force on Land Use.

Discussion

Community Amenity Charges (CAC) are a commonly used tool that can help ensure that the benefits of new development are shared in the wider community and play a key role in developing or securing new amenities that might not be otherwise possible or financially feasible.

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The intent of commissioning this report was to help Council, Village staff and the public better understand what CACs are, how they might be calculated, what an appropriate amount might be in the case of infill development and to recommend an amount. Staff hired GP Rollo and Associates to prepare a report and make a recommendation as to what an appropriate CAC charge for infill development could be. Their report and recommendation are attached.

The establishment of CACs is a new concept for the Village and there will likely be many questions from Council and the public. To provide additional opportunities for dialogue on CACs a public meeting could be held, with a representative from GP Rollo and Associates in attendance, early in the New Year.

Staff continue to work with the Advisory Planning Commission on the development of a draft Official Community Plan amendment and accompanying Infill Development Policy. The information and recommendations made by GP Rollo and Associates will be incorporated into the Infill Development Policy. Staff’s intent would be return to Council at some point in the new year for further Council deliberation on infill development.

Other Options

The following options are provided for Council’s consideration:

1. THAT the report dated November 27, 2017 from Manager of Development Services regarding Infill Development – Community Amenity Charges – Consultant’s Report be received for information; and
THAT staff be directed to organize a public meeting on Infill Development and Community Amenity Charges early in 2018 and that a request be made for a representative from GP Rollo and Associates be in attendance at the meeting.
(Recommended)

or

1. THAT the report dated November 27, 2017 from Manager of Development Services regarding Infill Development – Community Amenity Charges – Consultant’s Report be received for information.

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Financial Implications

There will be a cost to having a representative from GP Rollo and Associates attending a public meeting. This cost fits within the \$7,000 that Council has already authorized be spent on this project.

Attachments:

GP Rollo and Associates Report Dated November 28, 2017

Report/Recommendation to Council

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Prepared by:	
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Jason Smith Manager of Development Services	
Reviewed for Form and Content / Approved for Submission to Council:	
Chief Administrative Officer’s Comment/Concurrence	
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Chief Administrative Officer	