



# Amenity Zoning Study: Introduction

## **ALBION AREA PLAN OPEN HOUSE**

District of Maple Ridge | March 13, 2013

# Outline

- Introduction to Amenity Zoning Study
- Developing a shared language
- What is Amenity Zoning?
- Amenity Zoning Lessons Learned
- Next steps

# **Amenity Zoning Study**

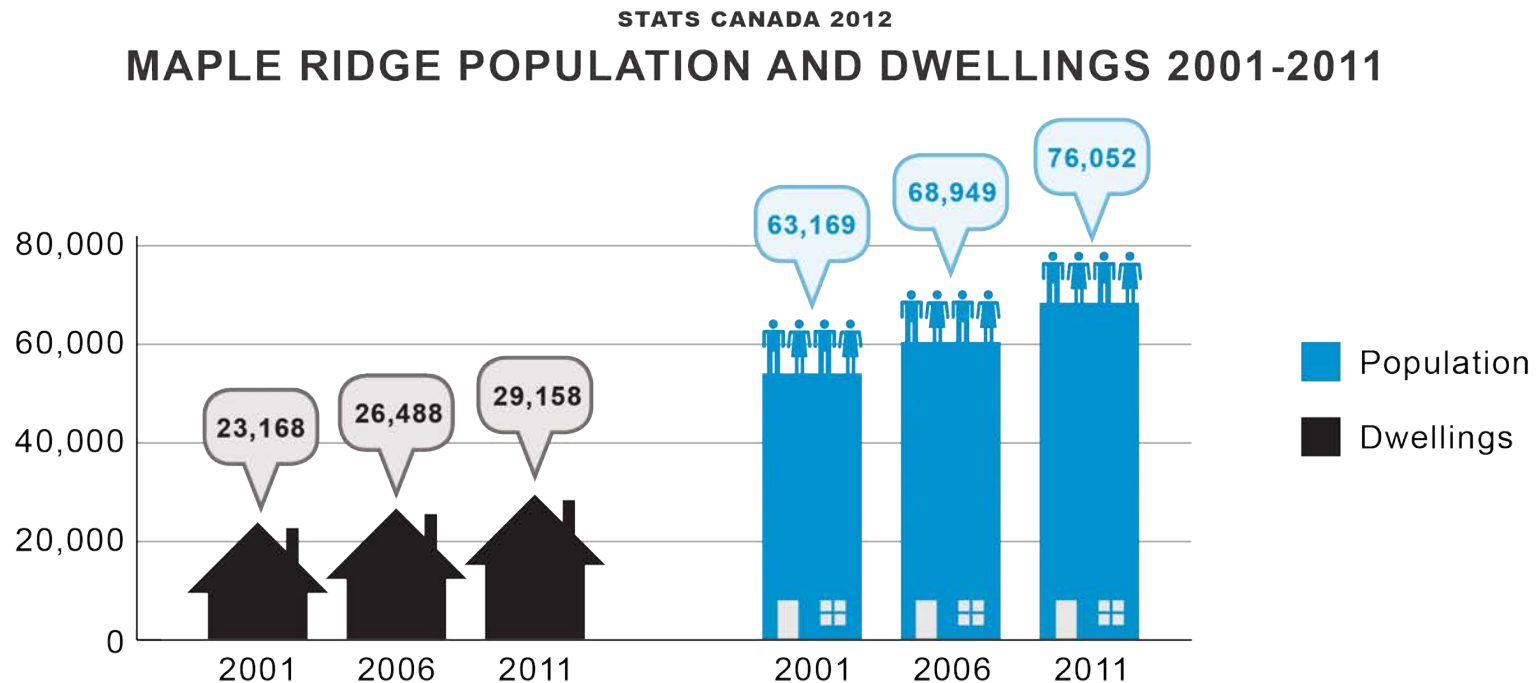
## **Introduction and Understanding**

# Introduction: Amenity Zoning Study

- Based on Council direction and OCP policy, the District has undertaken District-wide [amenity zoning study](#), to answer:
  1. Is there potential for the District to secure amenities through Amenity Zoning?
  2. If so, what level of amenity contribution is viable in Maple Ridge?
- In November 2012, Council directed that the Albion Area be used as [a pilot project](#)
- Today we are looking for community's input on [how to balance growth, livability and needed amenities](#)

# Introduction: What is Amenity Zoning?

- It's the use of existing planning powers to help **secure community amenities** at the time of changes in OCP, zoning or density.



# Building a Shared Language

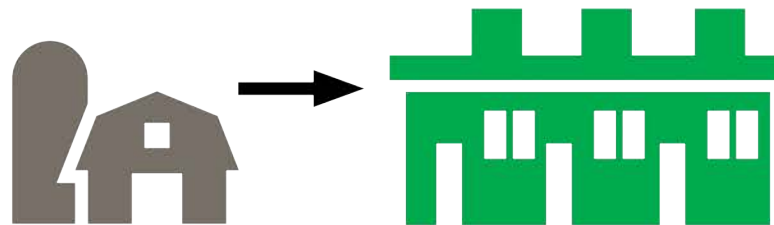
- What is an Amenity? [Amenities](#) often sought by municipalities include:
  - Libraries
  - Affordable housing
  - Child care facilities
  - Recreation facilities
  - Community centres
  - Heritage conservation
  - Endowment or reserve funds
  - Visible measures of sustainability (i.e. green buildings, GHG emissions reduction)

# Building a Shared Language

- What is Land Lift?
  - The additional financial value a developer-applicant might realize from their property if its **land use and/or densities** are changed

## AMENITY CONTRIBUTION

(Change of Land Use - OCP amendment or rezoning)



Value of  
Development

\$  
VALUE  
BEFORE



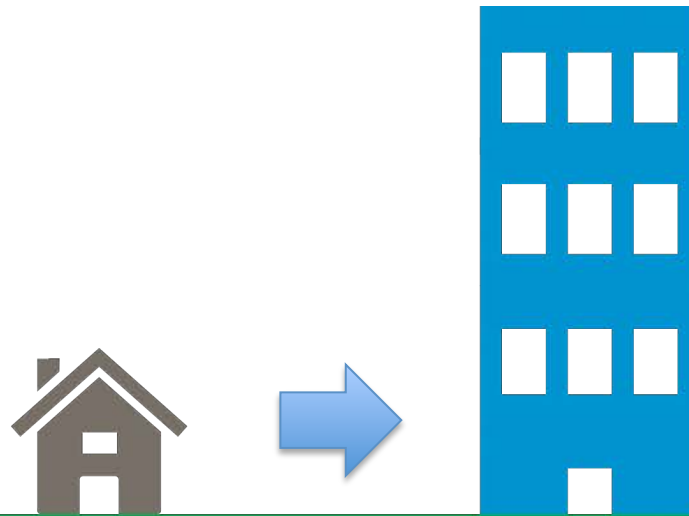
\$ \$ \$  
VALUE  
AFTER

=

\$ \$  
LIFT  
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# Building a Shared Language?

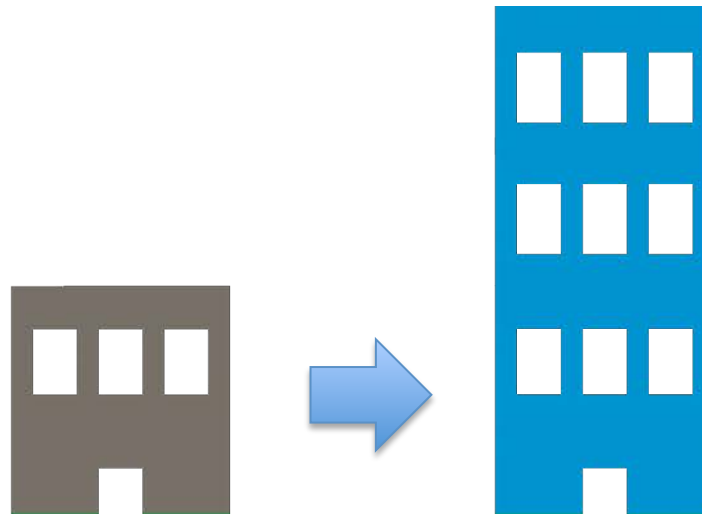
- What is a Land Use Change?
  - A change in Official Community Plan **land use designation or zoning**





# Building a Shared Language?

- What is a Density Change?
  - A change in **permitted floor space**, but the land use designation remains the same



# What is Amenity Zoning?

- In BC, existing powers to obtain **infrastructure contributions** from development projects include:
  - Direct Provision of Lands - can secure a maximum of 5% for parks and can require land for road widening purposes
  - Direct Provision of Improvements – can secure off-site infrastructure adjacent to or required by a development
  - Development Cost Charges – can fund area-wide projects related to water, sewer, roads, drainage and park acquisition
- In the pursuit of **livability**, many municipalities are looking for ways to deliver amenities that are not attainable through these tools.

# What is Amenity Zoning?

- Section 904 of the *Local Government Act* establishes the authority for municipalities to also consider:
  - Density Bonusing
    - Where a municipality establishes through zoning of a base density (e.g., 1.0 FSR) as well as a bonus density (e.g., 0.5 FSR), subject to meeting certain conditions that are set out under the same bylaw.
  - Community Amenity Contributions (CAC)
    - A municipality uses its discretionary authority in considering an Official Community Plan amendment and/or rezoning request.
    - A CAC program can either be on a site-by-site analysis or through an area-wide program.

# What is Amenity Zoning?

- Amenity Zoning approaches appear similar in terms of intent and outcome, but [there are differences](#)
- Key difference include:
  - Level of Discretion for the Developer-Applicant and the Municipality
  - Clarity and Consistency for the Developer-Applicant and the Public
  - Ease of Implementation
  - Implications to Land Lift

# What is Amenity Zoning?

## Density Bonusing



## Amenity Contribution [ AREA WIDE ]



## Amenity Contribution [ SITE SPECIFIC ]



	Base	Bonused	Existing	Proposed	Existing	Proposed
Description	Predefined developer contribution in exchange for bonus density as already permitted in Zoning Bylaw		Pre-defined area-wide contribution offered at time of OCP amendment or rezoning		Negotiated, site-specific contribution offered at time of OCP amendment or rezoning	
Value of Development	\$	\$\$\$	\$	\$\$\$	\$	\$\$\$
Municipal Discretion	No		Yes		Yes	
Level of Clarity	High		High		Low-Medium	

# Applying Amenity Zoning in the Region

MUNICIPALITY	DENSITY BONUS	CAC SITE SPECIFIC	CAC AREA WIDE	POLICY DIRECTION
Burnaby	✓			OCP Policies & Zoning Bylaw
Coquitlam	✓	✓		OCP Policies
Langley City		✓		Council Resolution
Langley Township	✓		✓	Neighbourhood Plans
North Vancouver City	✓	✓		Council Approval
North Vancouver District	✓		✓	Administrative Policies
Pitt Meadows		✓		Council Approval
Port Coquitlam	✓	✓		Set Through Rezoning Conditions
Port Moody		✓		Council Approval
Richmond	✓	✓		OCP Policies
Surrey	✓	✓	✓	NCP & City Centre Policies
Vancouver	✓	✓	✓	Area Specific Policies, Financing Growth Policy
West Vancouver	✓	✓		Council Approval

# **Amenity Zoning Study**

## **Lessons Learned and Next Steps**

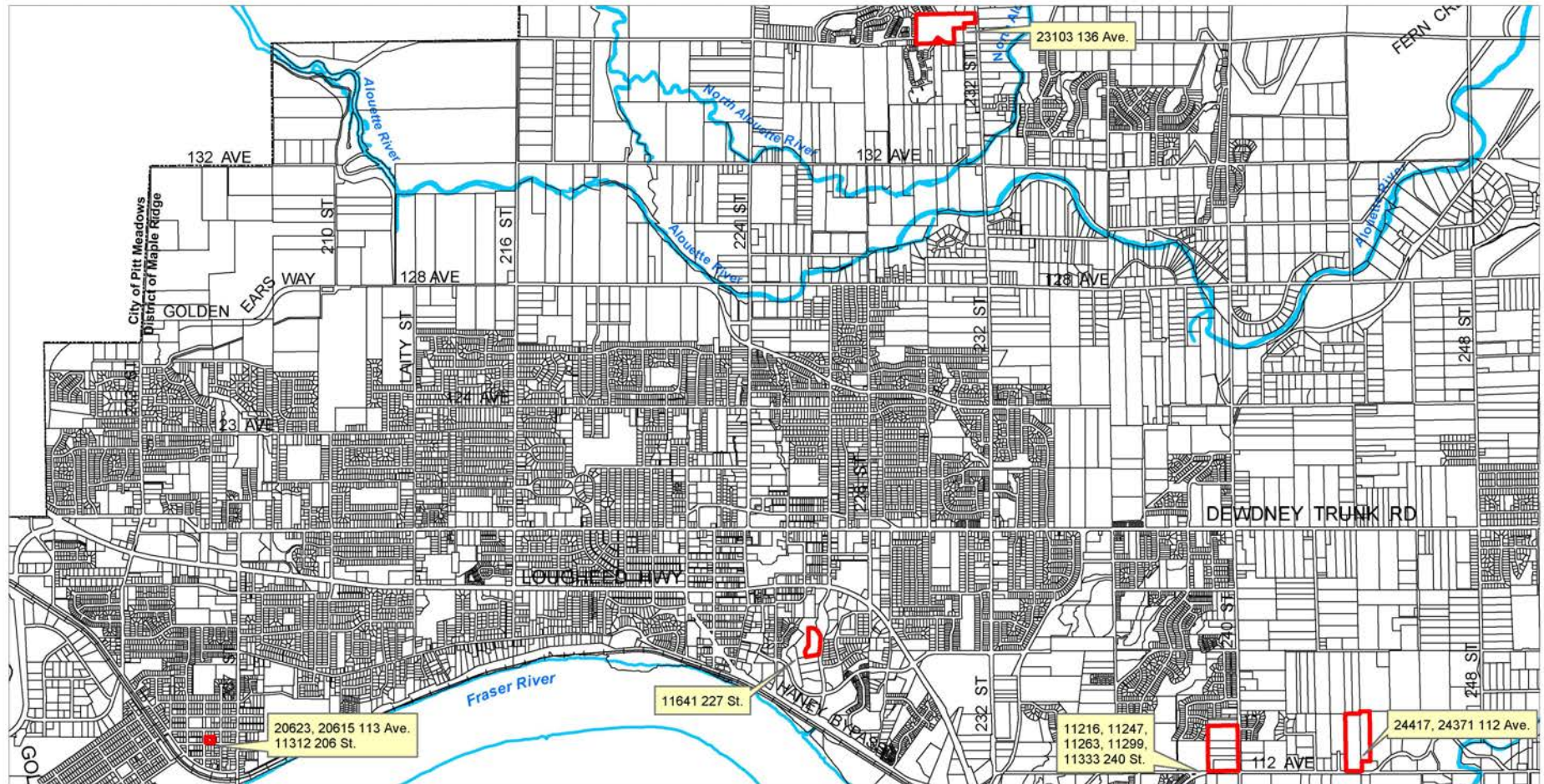
# Would Sufficient Land Lift Exist?

- Analysis of five case studies in Maple Ridge to provide a “snapshot” of current development & potential land lift scenarios;

CASE STUDY	PROPERTY ADDRESS	EXISTING ZONING	PROPOSED ZONING
# 1	23103 136th Avenue	A2	Mix of R-3, R-1, RS-1b, RM-1 and other non-residential zoning
# 2	24417 & 24371 112th Avenue	RS-3	Mix of R-1 and RS-1b
# 3	11213 - 11333 240th Street	RS-3	Mix of RM-1 and C-1
# 4	11641 227th Street	RS-1	RM-6
# 5	20623 & 20615 113th Avenue and 11312 206th Street	RS-1	RM-2













# Would Sufficient Land Lift Exist?



# Would Sufficient Land Lift Exist?

- In terms of land lift, it is modest and gradual and there are considerable market complexities involved

Current Zoning	Proposed Zoning					
	RS-1B 	R-1 	R-3 	RM-1 	RM-2 	RM-6 
A-2 	\$	\$	\$	\$	\$\$\$	\$\$\$
RS-3 	\$	\$	\$	\$	\$\$\$	\$\$\$
RS-1 	\$	\$	\$	\$	\$\$\$	\$
RS-1B 	\$	\$	\$	\$	\$\$\$	\$

# What level of amenity contribution is viable in Maple Ridge?

- Development of any property inherently presents **risks**.
- Market complexity means that **land lift values are not always linear**
- Most communities seek a sharing of the lift, typically in the **50% to 75%** range depending on levels of development interest/demand
- Amenity Zoning should provide **consistency, clarity and viability** and take into consideration the market complexities and community interests

# Thank You



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