

TDC Program In the BHI

A Planners Perspective.....

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L'INITIATIF DE COLLINES

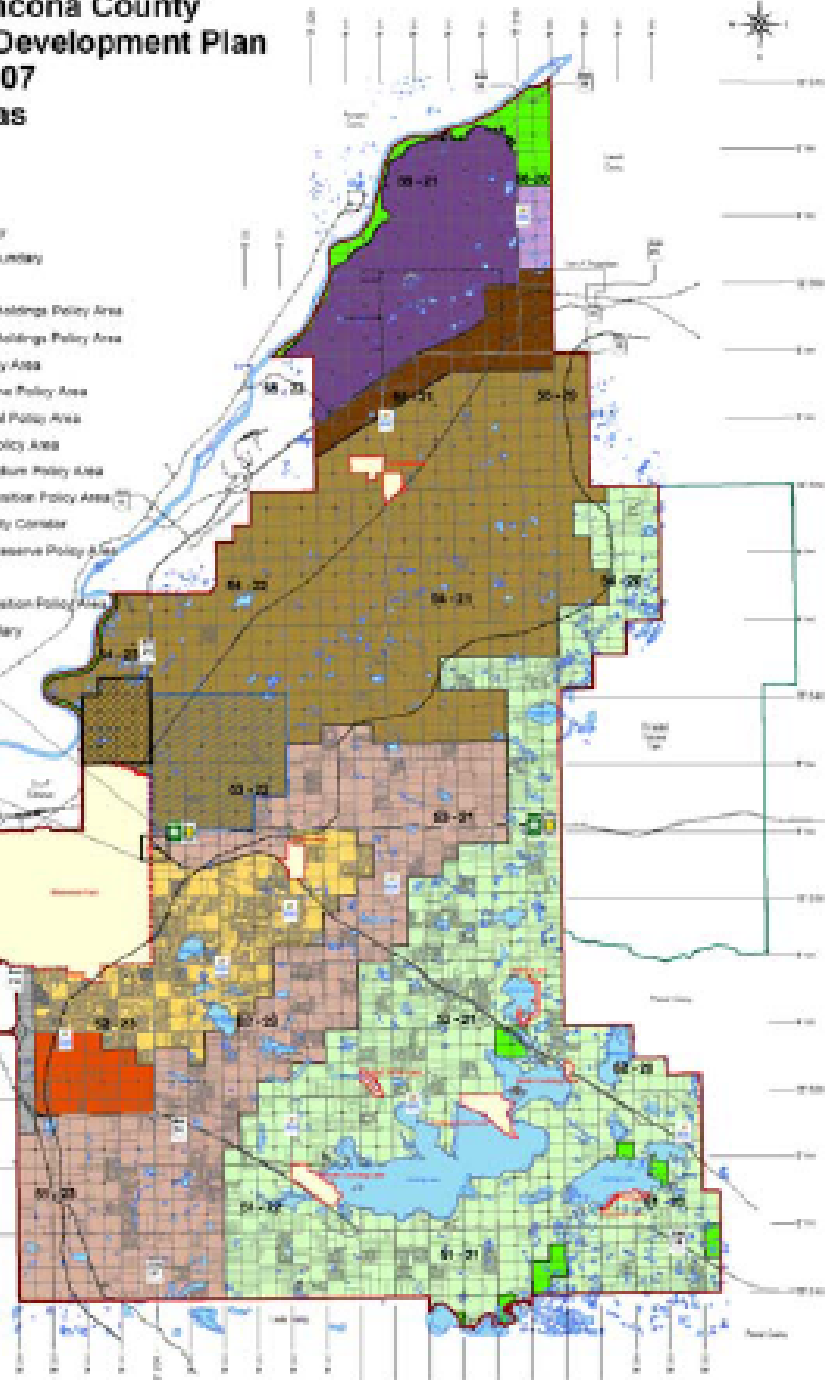
2007 Strathcona County Municipal Development Plan Bylaw 1-2007 Policy Areas Map #12

Legend

- Municipal Boundary
- Stamsted Park Boundary
- Hamlet Boundary
- Agriculture Large Holdings Policy Area
- Agriculture Small Holdings Policy Area
- Conservation Policy Area
- Beaver Hills Merline Policy Area
- Country Residential Policy Area
- Industrial Heavy Policy Area
- Industrial Light/Medium Policy Area
- Agri-Industrial Transition Policy Area
- Transportation Utility Corridor
- Transition Urban Reserve Policy Area
- Urban Reserve
- Rural / Urban Transition Policy Area
- Beaver Hills Boundary



Strathcona County
2007 Municipal Development Plan
Bylaw 1-2007
Map #12



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Map Date: 2007
Map Scale: 1:50,000
Map Projection: UTM
Map Datum: NAD 83





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Municipal Planning Issues

- Challenges and opportunities to managing growth & development
- Is a TDC Program an appropriate tool?
- What are the benefits of a TDC Program?
- What is the goal of the municipality?





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Municipal Planning Tools

Statutory Planning Process

- Public Engagement
- Strategic Land Use Designation

Zoning

- Density Limits
- Limits on Activity (Uses)
- Conservation Easements, Environmental Reserves/Easements





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What is a TDC Program?

- Enabling legislation/requirements
 - ALSA/MGA
- Municipal documents
 - Bylaws/policies/regulations

Where does a TDC Program fit?





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Administration & Management Issues

- Structuring the Process
- Where does the process fit?
- Managing the “*Bank*”
- Calculation method for sending area
- Building flexibility to enable density bonussing
- Recording TDC Transactions
- Registration on Title?





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Mechanics of a TDC Program

- Identify sending areas (to be protected)
- Identify receiving areas (to be developed)
- Assigning credits to lands in sending areas
- Assigning value to the credits
- Number of TDC's allocated to a parcel of land
- Number of credits required for development in a receiving area
- Bonus options?
- Credit redemption?
- Partial credits?
- Defining a credit system regionally
- Credit ratios (within or between municipalities)





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Demand & Supply

- Sufficient TDC's in a sending area to keep TDC's affordable for receiving area developers and still offer sufficient compensation for sending area landowners.
- Willing to pay for TDC's – how much are developers willing to pay for additional density? Do they even want more density?
 - Single family unit or Multi-family unit?





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Municipal Impacts

- Tax base
- Decrease in development value in sending area – increase in development value in receiving area
- Property value increase?
- Impacts on affordable housing?
- Pace of development
- Affordability





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Regional Impacts

- Administration & Management of a TDC Program
- Rural municipalities with little urban population
- Municipalities with differing development objectives
- Consistent bylaws/policies within the guidelines of the Land Management Framework
- Credit ratios within/between municipalities
- Demand/Supply
- Where is the TDC Bank?
- Tax assessment transfer payments





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Lessons Learned?

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