



# What are **parameters**?

A “**parameter**” can be defined as a limit, boundary or guideline that establishes how something can or must happen or be done.



# What is a **development agreement**?

A **development agreement** is a legally binding agreement between a municipality and the property owner. Development agreements usually cover:

- ▶ Responsibilities / expectations of both parties
- ▶ Financial obligations
- ▶ Municipal improvements
- ▶ Land dedication for public amenities



# Why is a **development agreement** required?

- ▶ Development agreements are required to clearly identify the responsibilities of the municipality and the developer to ensure the proposed development is:
  - ▶ Safe and efficient
  - ▶ Compatible with surrounding uses
  - ▶ A benefit to the community

# So what do **parameters** have to do with **development agreements**?

Development agreements are currently **negotiated** between the City and the Developer on a **case by case** basis.

Negotiations can take up time, resources and valuable energy leading to **inconsistency** and **unclear responsibilities**.



# Development Agreement Parameters (DAPs) will serve to improve current practice

- ▶ DAPs will be a Council approved policy that will:
  - ▶ Communicate the **general development policy** of the municipality on behalf of all associated City departments
  - ▶ Ensure all parties involved pay their **equitable share of costs** as a result of development
  - ▶ Outline **clear, transparent and fair** agreement obligations
  - ▶ **Decrease time and effort** spent on agreement negotiations
  - ▶ Streamline development process and **support standards and specifications**

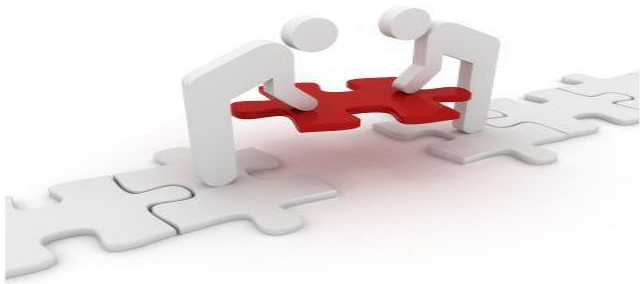
# Speaking of standards and specifications...

A “standard” can be defined as:

- ▶ a defined set of rules and procedures developed, tested and determined as best practice

A “specification” can be defined as:

- ▶ Precise identification and description of materials and workmanship required for development and construction





A good example some may be familiar with is household chores or perhaps a “hunny-do list”...

Parameters



You are responsible to paint the living room

Standards



You must paint the living room in a color that matches the furniture and makes the room feel warm and inviting

Specifications



You must use a washable, velvet finish, high hiding acrylic formula with low VOC and apply it with 3 inch Smart Edge Roller



# Development Agreement Parameters

**Four main categories:**

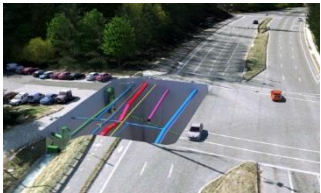
Administration and finance



Land acquisition and dedication



Services and improvements



Maintenance and compliance





# Next Steps / Upcoming Engagement

