

CITY OF AIRDRIE
OPTIONAL AMENITIES POLICY

Effective Date: August 21, 2006 Revision Date: _____
Approved By: City Council
Approved On: August 21, 2006 Resolution #: 2006-C-328

PURPOSE:

Optional amenities are non-standard infrastructure development (i.e. ornamental fencing, water features, gazebos, sculptures, entrance features/signs, decorative fixtures, etc.) in a public park or road right-of-way. Such amenities are a community asset. An important part of a community's image, identity, and well-being, the development of such amenities are to be supported. However, with optional amenities come additional longer-term considerations in terms of maintenance, as well as possible removal or replacement.

SCOPE:

If a developer or Homeowners/Residents/Community Association wishes to construct an optional amenity on City land, they **must receive approval** from the City of Airdrie Parks Department in order to do so. Further, if agreed to, an Optional Amenity Agreement is to be undertaken between The City and the applicant wishing to construct the amenity.

This Agreement must clearly communicate three items regarding the amenity: the timing of ownership transfer, the dollar amount to be transferred to The City, and a clear definition of what this dollar amount is to ensure.

POLICY:**Definition:**

The amenity is to be clearly defined as an attachment to the Optional Amenity Agreement, in the form of scaled drawings:

- Clearly indicating the said amenity **AND**;
- Clearly indicating site re-establishment to City standards if the amenity were to be removed.

Further, maintenance manuals are to be submitted to The City with such Agreements for all optional amenities associated with irrigation and/or water systems (i.e. water features, fountains, spray pools, etc.) and anti-vandalism features are also to be noted in these attachments.

Dollar Amount:

As a measurable figure, the dollar amount to be transferred to The City upon signing the Optional Amenities Agreement is to:

- Cover the cost to remove the amenity AND re-establish the site to City standards as agreed upon.
- Be determined as the average of three quotes submitted by the applicant to remove the amenity and re-establish the site to City standards.


The City has the right to reject any or all of the above quotes if considered unreasonable. Once agreed upon, The City is to place these funds in an account and tracked for the repair, maintenance, or removal of the amenity and site re-establishment.

Timing:

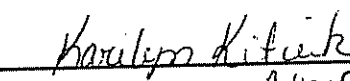
The following criteria will be applied to the optional amenity development process:

- **The intent to construct** optional amenities must be identified at the tentative plan stage via a letter of intent or other suitable mechanism.
- A firm indication of whether an Optional Amenity Agreement will apply shall be given at the Construction Plan approval stage.
- An Optional Amenity Agreement **must be executed prior** to the signing of the Construction Completion Certificate (CCC).
- A post-FAC (Final Acceptance Certificate) maintenance period is to be determined and during this time, the applicant is responsible for the continuing maintenance of the amenity. This maintenance period should be determined on a case-by-case basis and agreed upon based upon the type of amenity, as well as the timing of subdivision development completion. Once this period has elapsed, ongoing maintenance of the amenity becomes The City's responsibility. In the case of an established Homeowners/Residents/Community Association, the ongoing maintenance of the amenity may be assumed by the Association.

This policy has been written with the intent of providing a framework to support the development of optional amenities in The City of Airdrie in a responsible manner.



Mayor



Acting City Clerk