
Development Planning Analysis as a Foundation to Valuation

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Outline

1. Role of a Land Use Planner in Valuations
2. Types of Planning Considerations
3. Site-Specific Planning Analyses
4. Q & A Period

Role of a Planner

- Interdisciplinary profession
- We understand the **development context in relation to land use policy, guidelines, and regulations** at the Local/Municipal, Regional, Provincial, and Federal levels of government
- Planners at city halls are typically policy and procedure driven, not necessarily outcome driven
- Knowledge, experience, and education in order to interpret **how land use decisions are made**

Planners understand:

The *nuances* behind planning decisions

Different government **approaches / perspectives**

How things “**fit**” together

Planners are typically involved in expropriation assessments *early on in the process* to provide clarity on highest and best land use valuations

Planning Considerations

- **Land use documents** (Regional Growth Strategy, Official Community Plan, Local Area Plans, Zoning Bylaws, etc)
- **Agricultural Land Commission** Legislation, Regulations, and Policies
- **Provincial Riparian Area Regulation** (RAR) requirements and methodology
- **Ministry of Transportation and Infrastructure** (MOTI) applications and approvals
- **Water Sustainability Act** (WSA) applications and approvals



Nuances of Planning Assessments

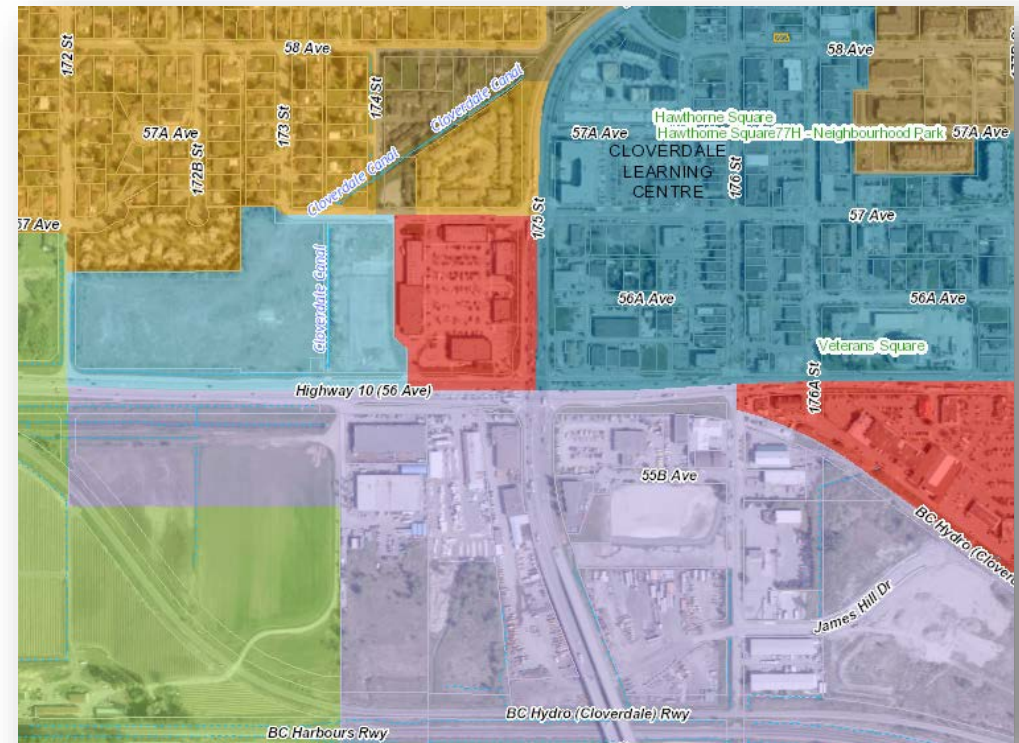
Land use designation does not mean development potential

- Designations considered in context of the site
- Subtle influences on land use outcome:
 - Transportation
 - Servicing
 - Significant trees for retention
 - Drainage
 - Environmental features



Importance of Precedence

- Previous approvals granted for the site or in the surrounding area of the site may or may not apply
- Example:
 - Subject property is an industrial-designated site
 - There is a previously approved commercial-retail site next door
 - Does commercial-retail use apply to site?



Examining historical decisions and their current applicability

- Planners can examine the “values” within historical decisions and consider the current applicability
- Example:
 - Subject property installed habitat rehabilitation with DFO approvals several years ago
 - Today, new municipal regulations apply to the watercourse
 - Do the DFO approved works apply?

Understanding flip-flops!

- City policies and development “asks” can change within short time frame
- Approvals for another project in the neighbourhood area could dramatically influence development potential for another site
- Example:
 - City permitted removal of a road dedication requirement via an OCP amendment for one property (under the old OCP)
 - City adopted new OCP which does not detail the through road
 - City staff now want partial road dedication ending in a cul-de-sac
 - Applicant can provide evidence related to the functionality / feasibility of road for City staff consideration
 - Road may be waived again...

What City Hall won't tell appraisers

- What you may learn from a meeting with a City planner
- Details that may be overlooked
 - Council policies
 - Approving Officer practice
 - Local government expectations and unwritten rules (cross-access easements)



Power politics & the experienced developer angle

- Current designations for certain properties do not necessarily mean it's the highest and best use
- Changing land use demands and physical site constraints influences ultimate land use
 - Example: business park-designated uses with watercourses throughout the area
- Changing transportation patterns
 - Example: King George Boulevard / 104 Avenue LRT

Why should this property get unique consideration?

- Physical constraints
 - Steep slopes
 - Road / rail boundaries
 - Other forms of infrastructure
 - Natural features
- Changes to surrounding land use / transportation context
- Underutilized density in the immediate area (based on area plan projections)

Detailed Site Planning and Considerations

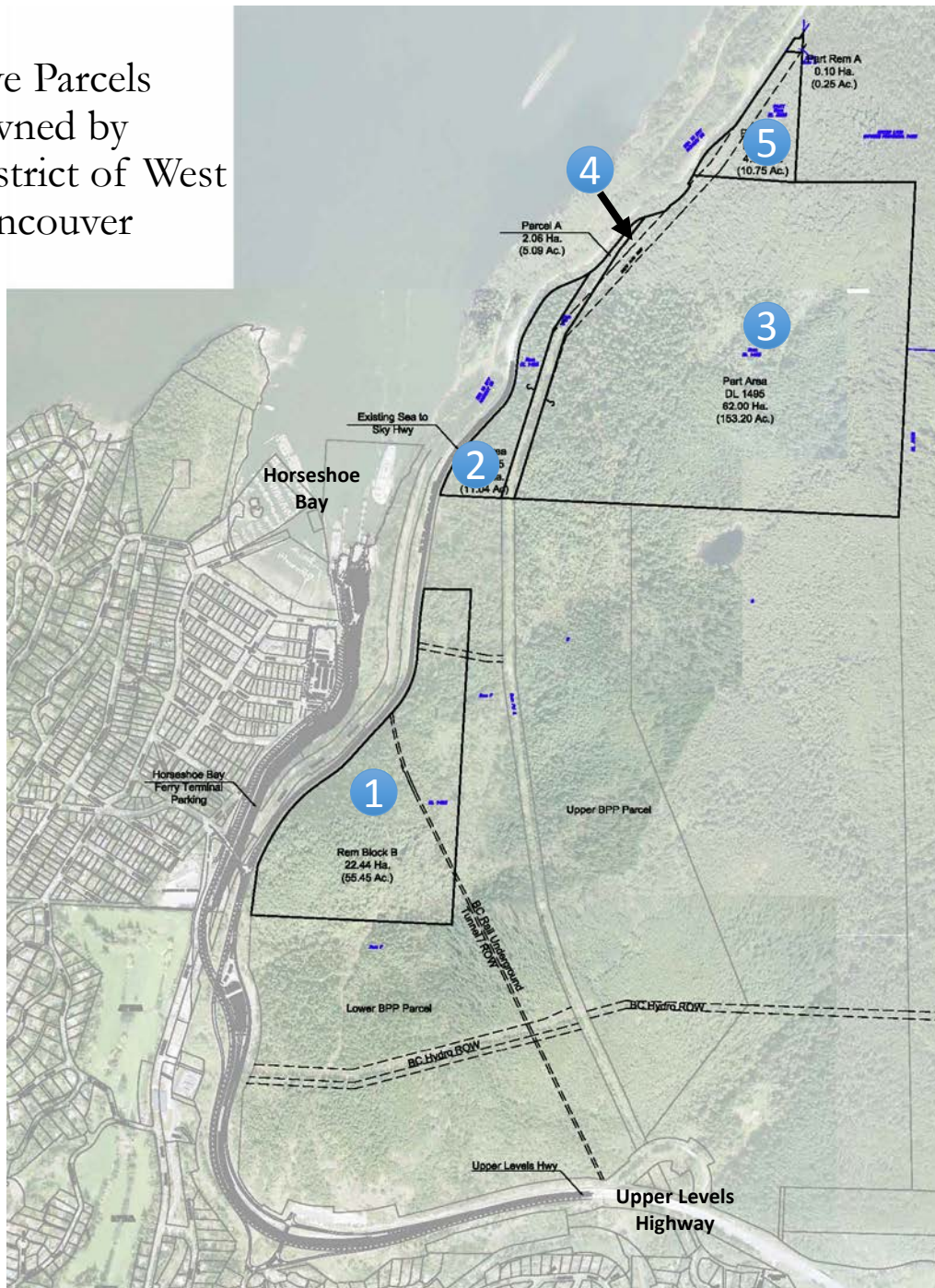
- Detailed assessment of site's **physical characteristics** (location, slope, services, significant trees, etc)
- Analyses often backed up by information provided by other professionals (Geotechnical Engineer, ISA Certified Arborist, Civil Engineer, etc)
- Understanding of **neighbourhood/public opinion**
- Market demand for types of land uses, building/unit types fluctuate

Case Studies

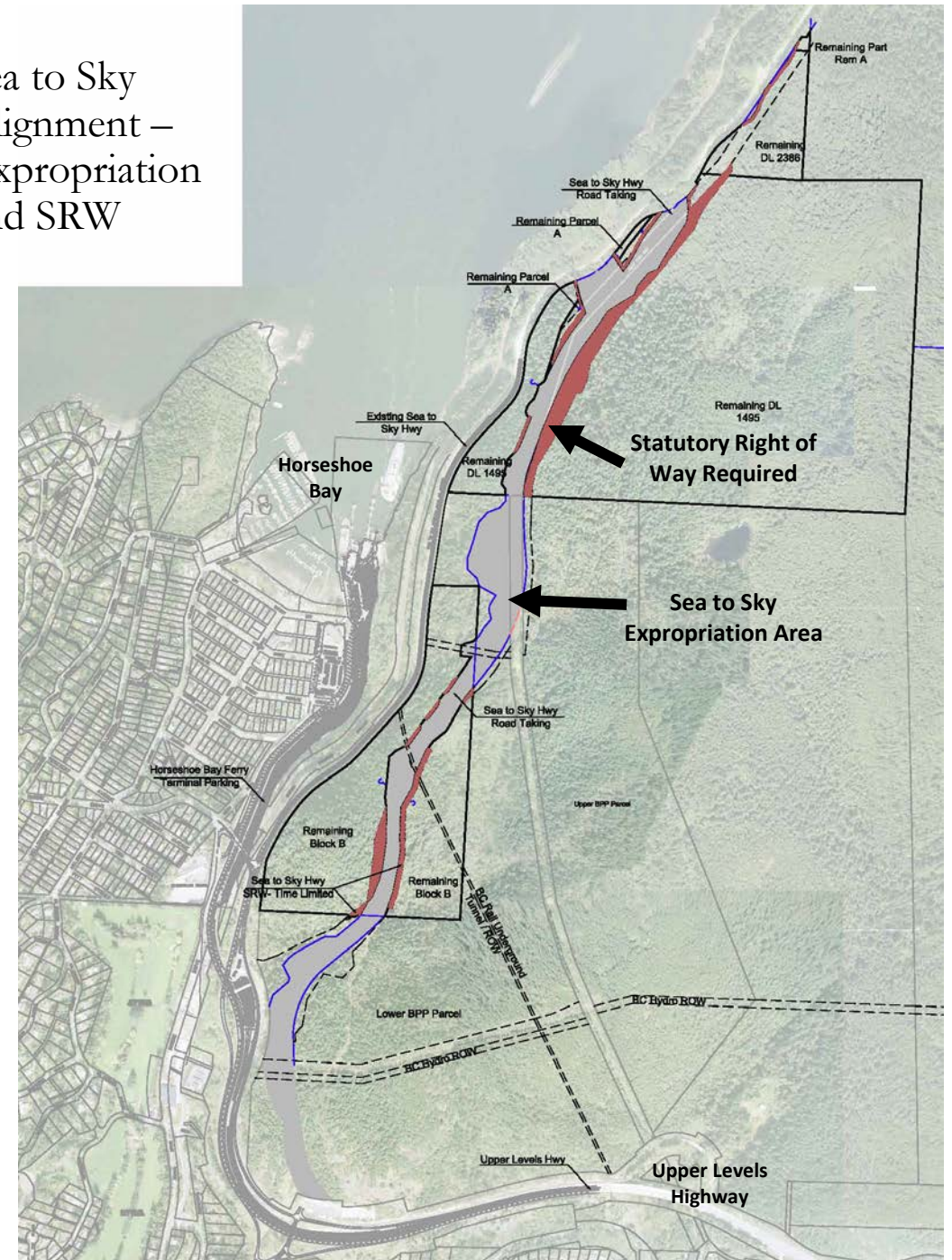
District of West Vancouver / Eagle Ridge

- Ministry of Transportation and Highways Expropriation for construction of new portions of the Sea to Sky Highway adjacent to Horseshoe Bay
- Reviewed Development Potential of the affected properties by identifying impacts and changes as a result of the expropriation
 - pre-taking vs after taking development potential
- Independent planning opinion that could be relied upon by an appraiser

Five Parcels
Owned by
District of West
Vancouver



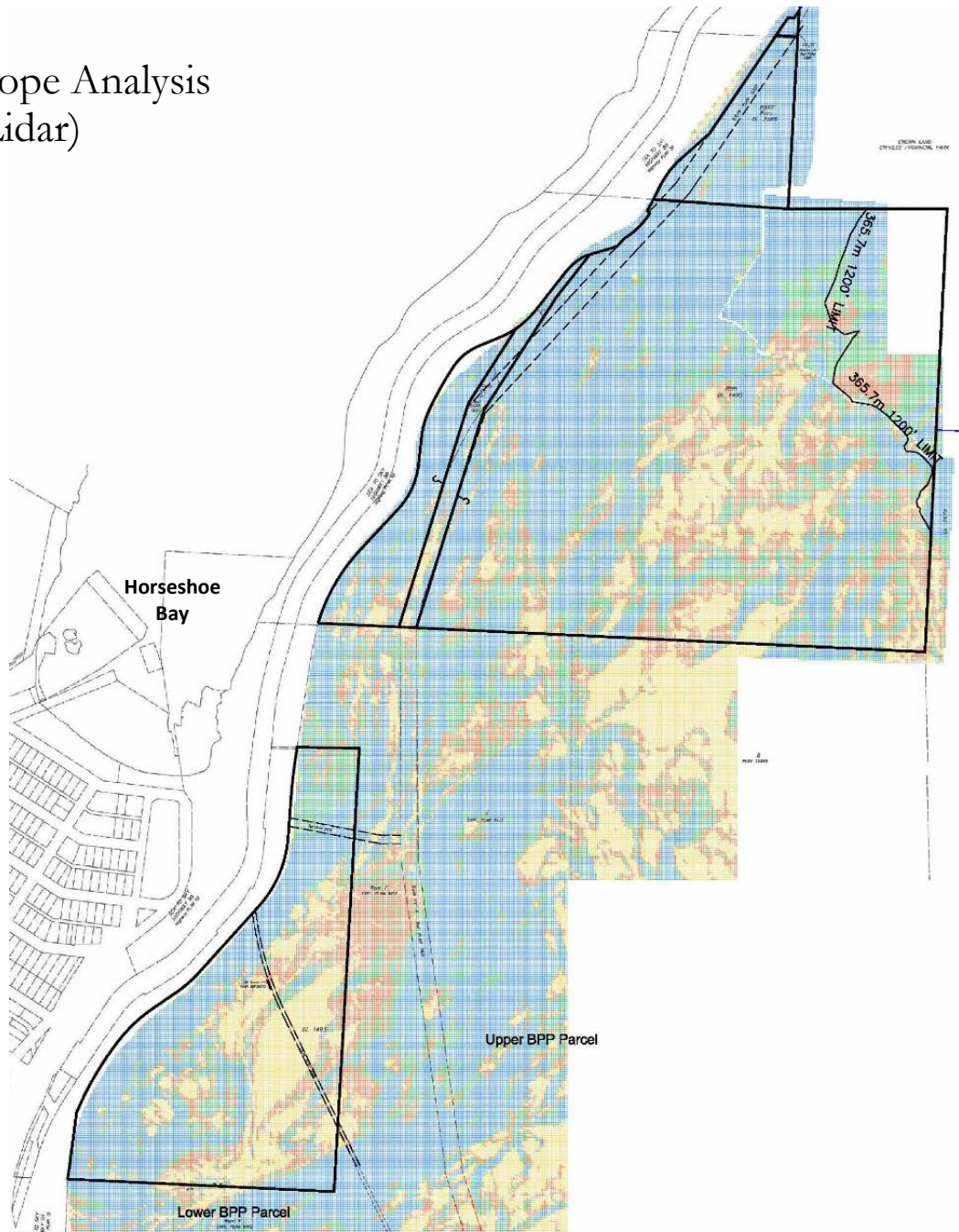
Sea to Sky
Alignment –
Expropriation
and SRW



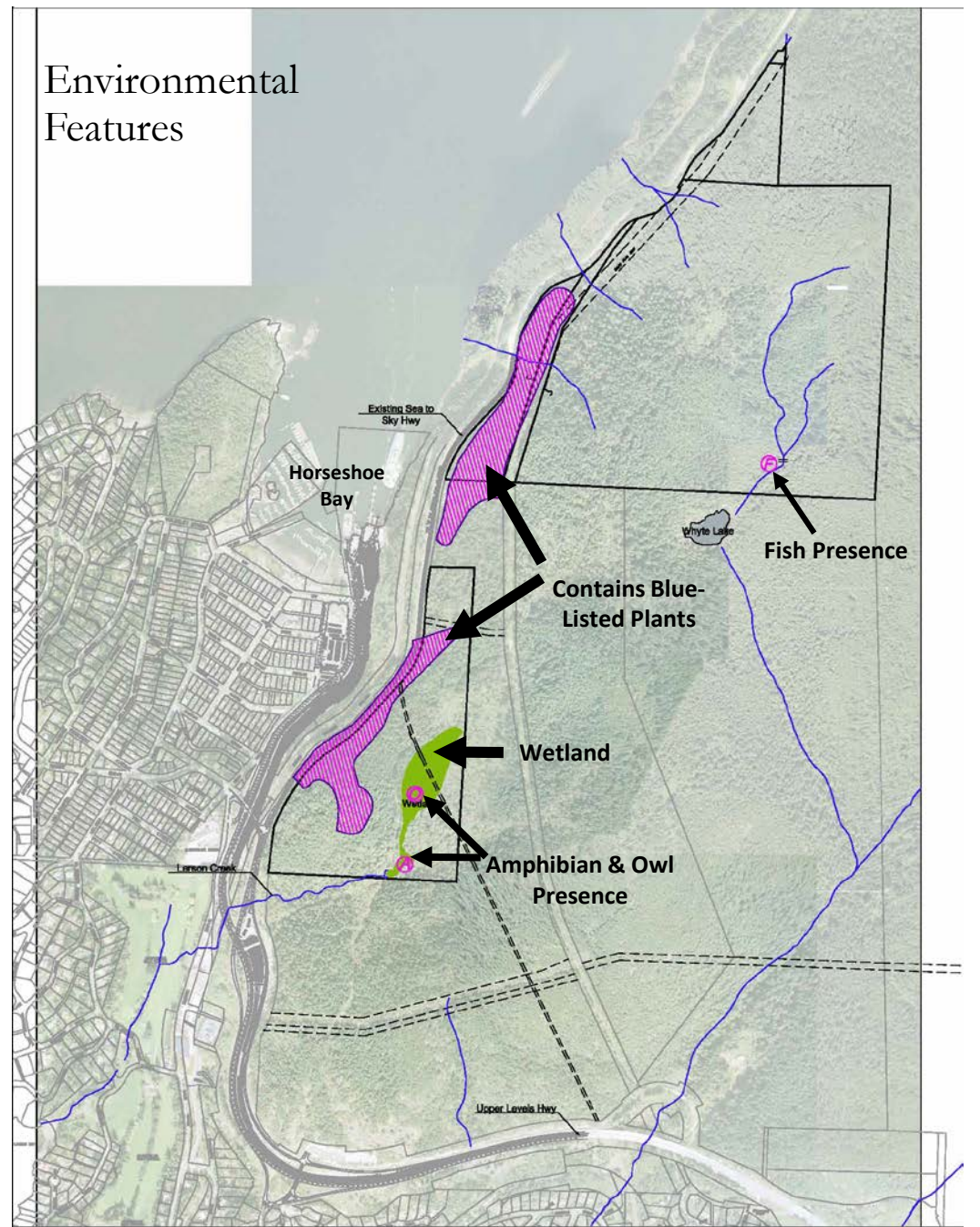
Comprehensive review to determine development potential

- Terrain / Steep Slopes
- Environmental review
 - Federal, Provincial, municipal regulations
- Municipal policy review
 - e.g. OCP has policies guiding density calculations
- Zoning and subdivision bylaw review
- Market factors guiding housing forms
 - Analysis commissioned to an urban land economics consultant
- Vehicular access and servicing
 - Worked with engineering consultant to determine optimum road access based on existing terrain and subdivision bylaw

Slope Analysis (Lidar)



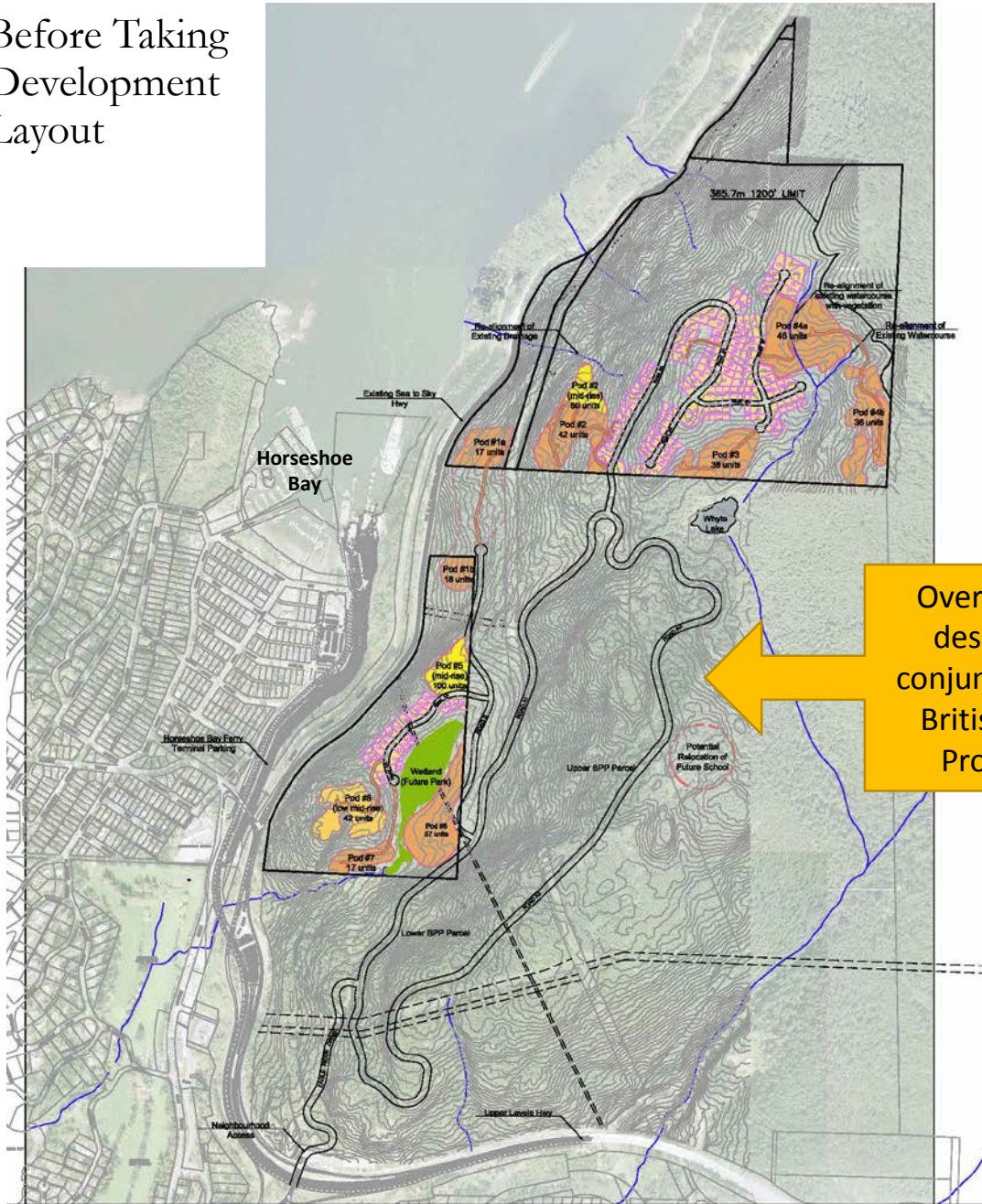
Environmental Features



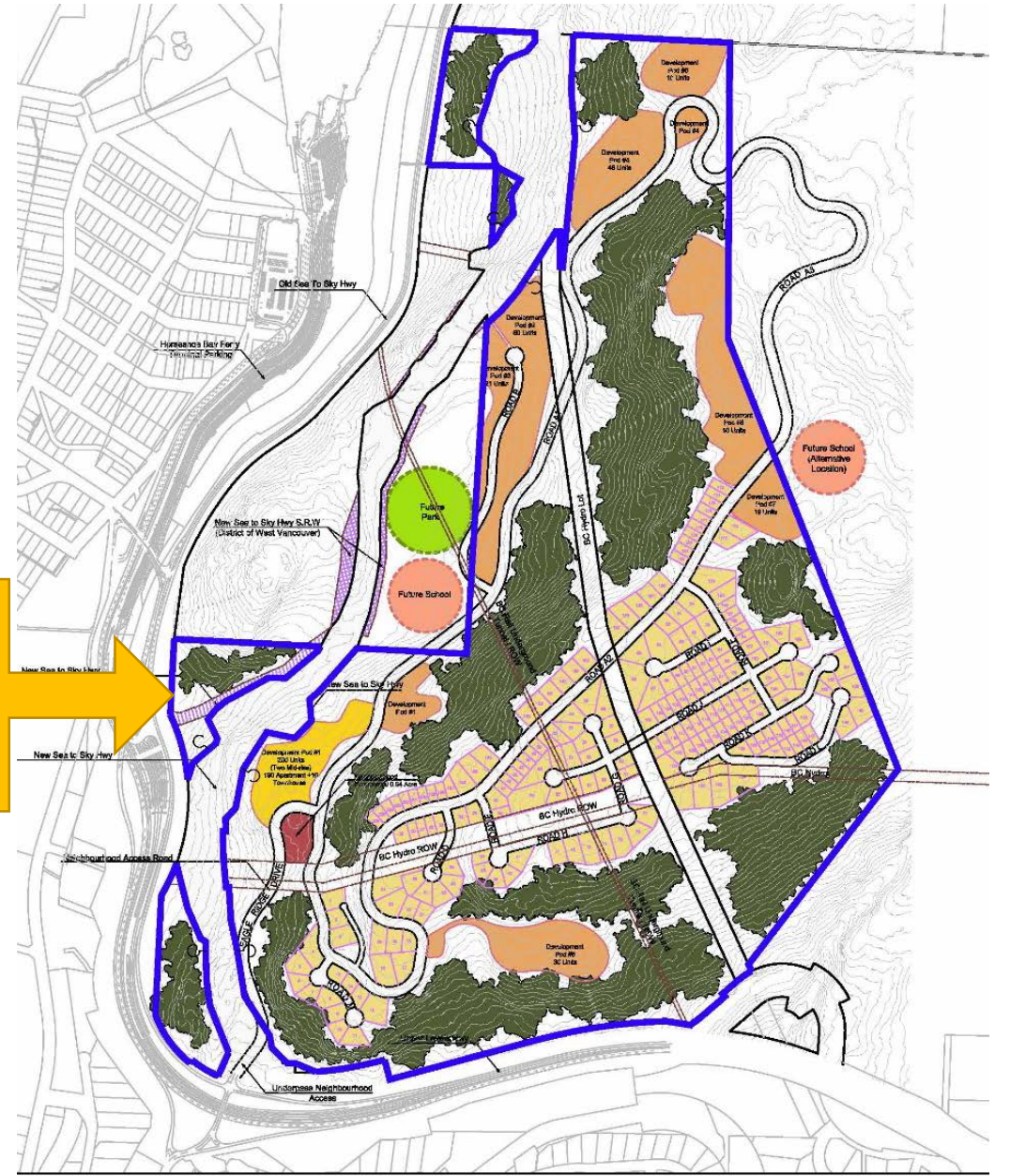
Environmental Site Visits



Before Taking Development Layout



Overall layout designed in conjunction with British Pacific Properties



Note:
 Development Pod 1,3,4,6,7 :Townhouse
 Development Pod 2 :Mix (Townhouse +Mid-rise)
 Development Pod 5: Mid-rise
 Development Pod 8: Low mid-rise

Number of Townhouse Units: 271
 Number of Apartment Units: 182
 Number of Single Family Lots: 126
 Total: 569 (235.78 Acres @ 2.5 UPA)

LEGEND

- Townhouse Development Pod
- Single Family Lot
- Apartment Development Pod (low mid-rise)
- Apartment Development Pod (mid-rise)
- Potential Relocation for Future School
- Municipal Road
- Steep Pathway

STATISTICS

BPP Land Area: 256.97 Acres (103.99 Ha.)
 ADP Boundary: 256.87 Acres (103.98 Ha.)
 Gross Density: 2.5 UPA
 Neighbourhood Commercial: 0.94 Acre
 Road: 20.78 Acres (8.41 Ha.)
 Green Space: 133.80 Acres (54.15 Ha.)

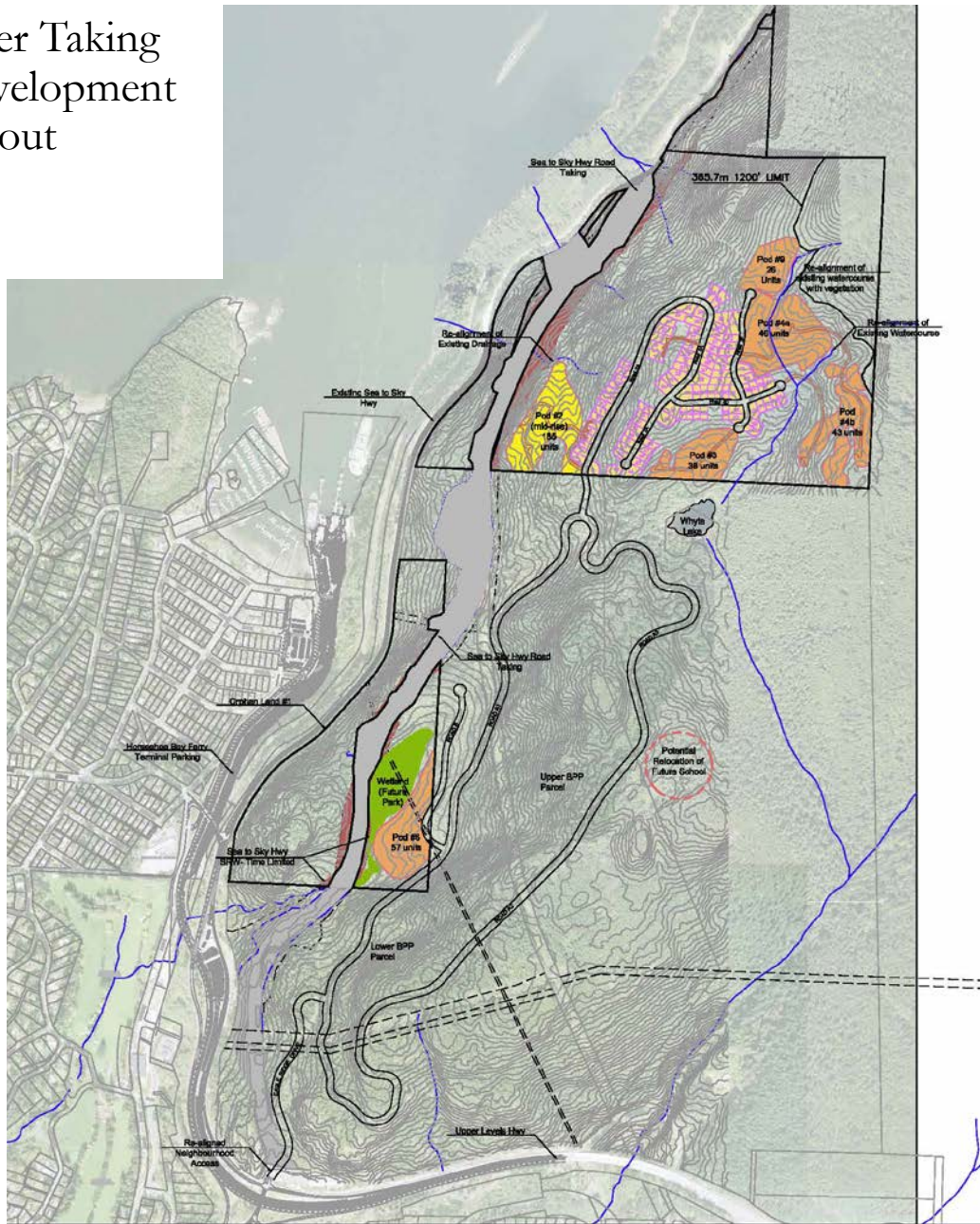
No of Townhouse Units: 246
 No of Apartment Units: 180
 No. of Single Family Lots: 206
 Total No. of Units: 642

LEGEND

- Multifamily Development Pod - Apartment
- Multifamily Development Pod - Townhouse
- Single Family Lot
- Neighbourhood Commercial
- Future School
- Future Park

NOTE:
 • Base Plan is provided by InterCAD Consulting Engineers.

After Taking Development Layout



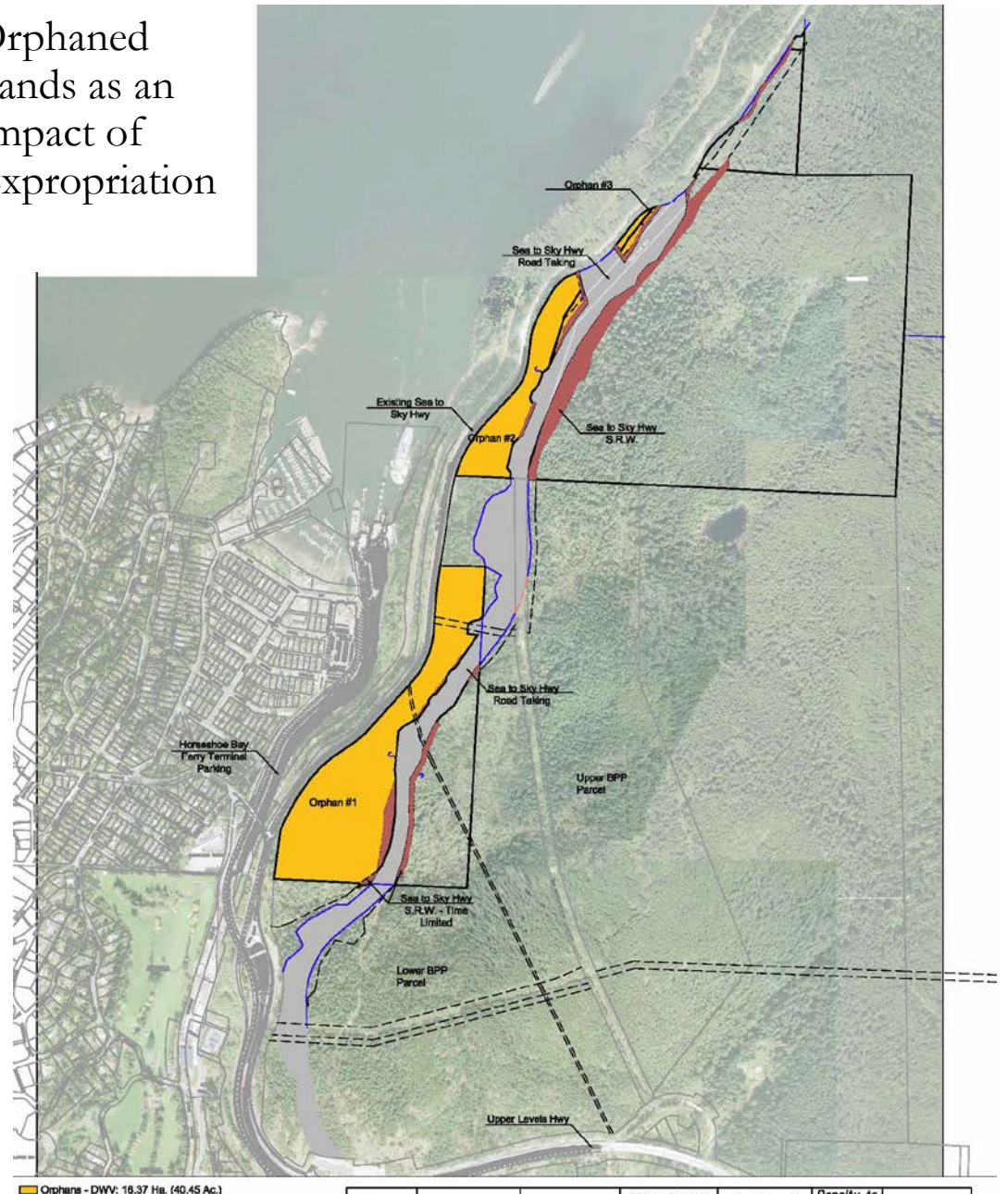
■ STS Hwy Expropriation (within DWV): 8.19 Ha. (20.24 Ac.)
 ■ STS S.R.W. (within DWV): 3.25 Ha. (8.03 Ac.)

Total Remaining Area After Expropriation (including orphans and SRW): 87.23 Ha. (215.54 Ac.)
 Total Land in Area Development Plan (including orphan #1): 79.56 Ha. (196.69 Ac.)

Number of Single Family Lots: 96
 Number of Apartment Units: 186
 Number of Townhouse Units: 210
 Total: 491 (196.69 Ac. @ 2.5 UPA)

LEGEND
 ■ Townhouse Development Pod
 ■ Single Family Lot
 ■ Apartment Development Pod (mid-rise)
 ○ Potential Relocation for Future School
 — Municipal Road
 — Strata Driveway

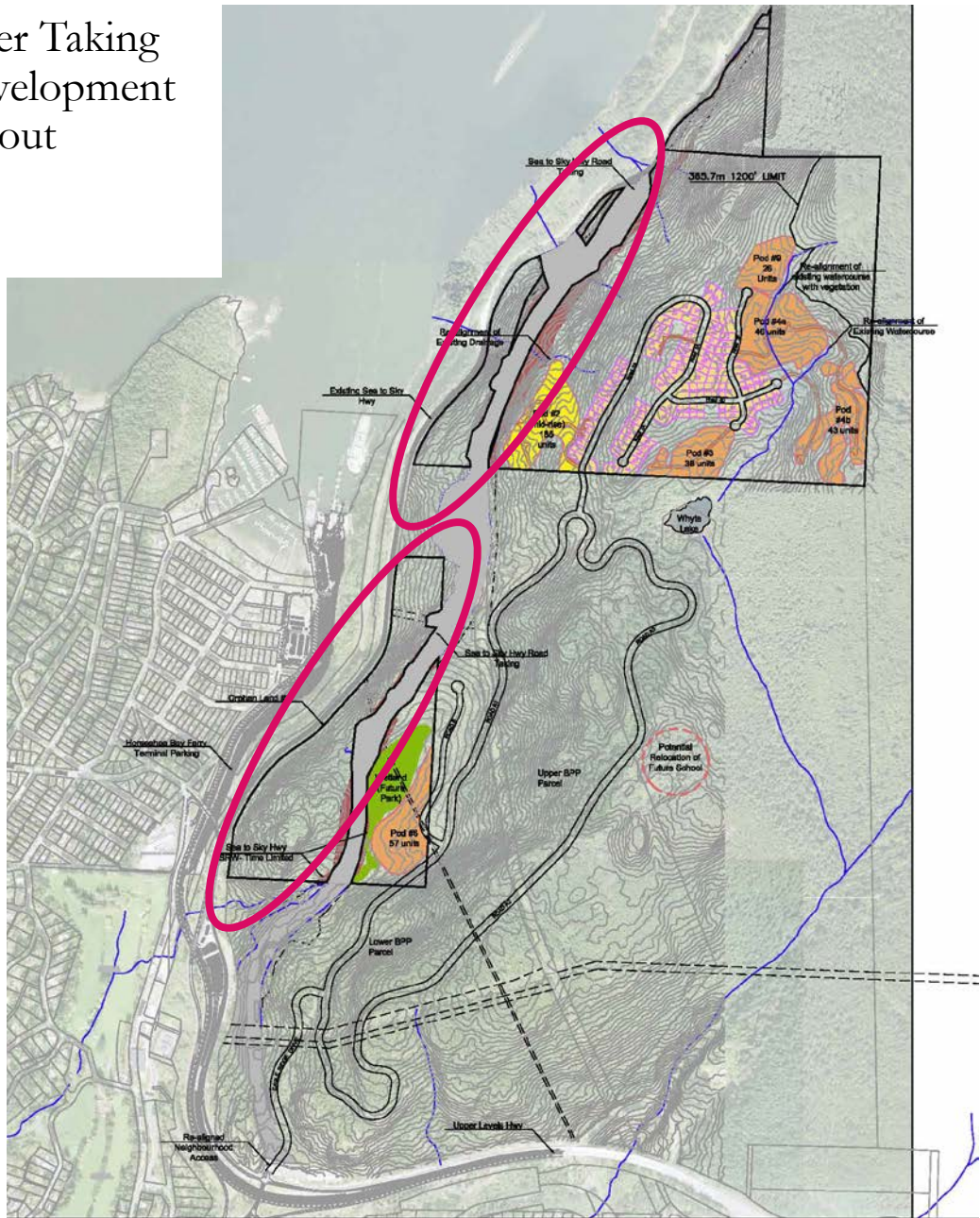
Orphaned Lands as an Impact of Expropriation



■ Orphans - DWV: 16.37 Ha. (40.45 Ac.)
 ■ STS Hwy Expropriation (within DWV)
 ■ STS S.R.W. (within DWV)

Orphan	Area (Ha)	Area (Ac.)	Gross Density (UPA)	Number of Units	Density to be transferred	Loss of Units
#1	11.95	29.53	2.5	74	74	0
#2	4.06	10.03	2.5	25	0	25
#3	0.36	0.89	2.5	2	0	2
Total	16.33	40.35		101		27

After Taking Development Layout

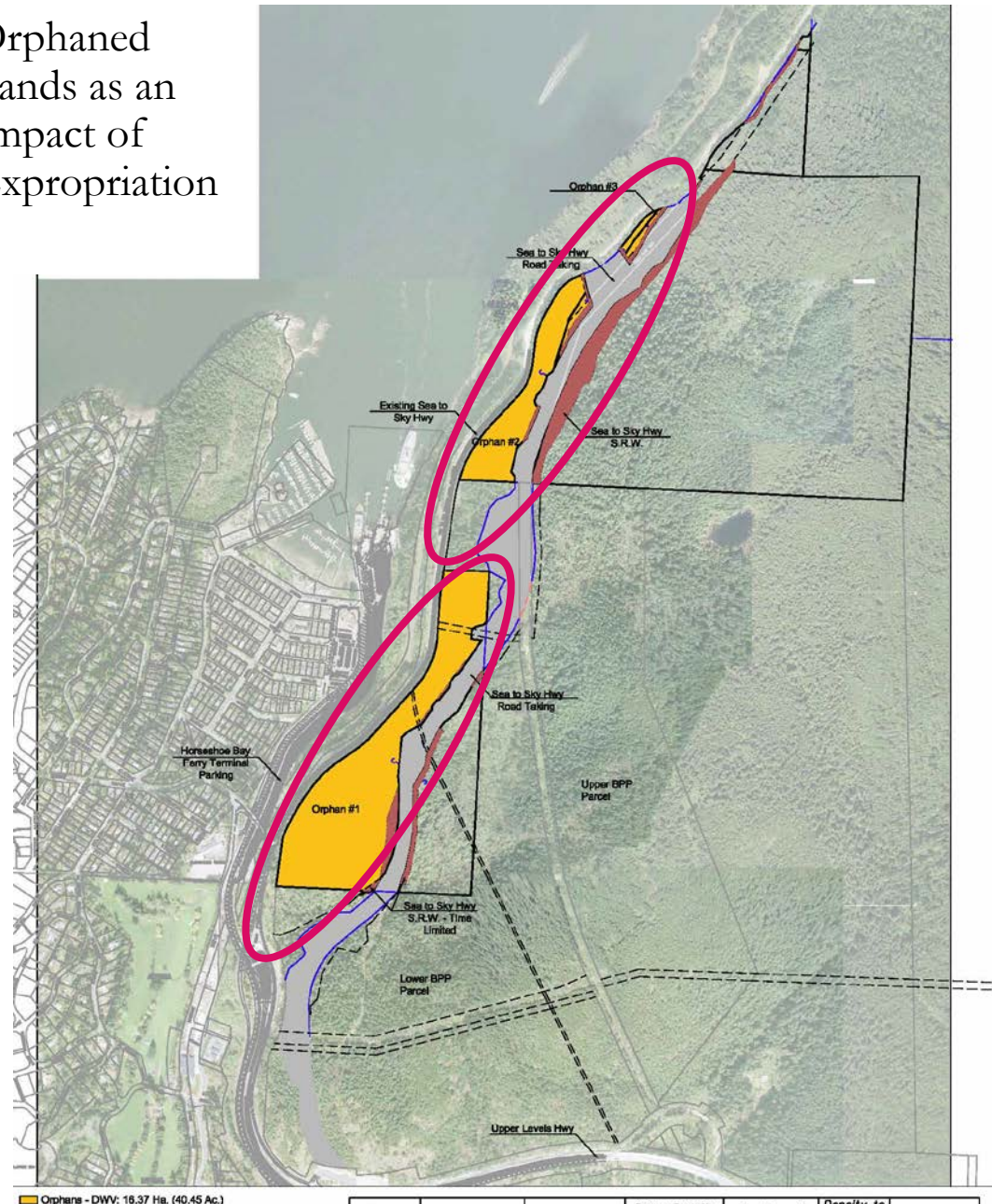


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Pre-Taking Outcome vs Post-Taking Outcome

- Density calculations
 - “Before” and “After” taking density calculations based on available developable area
- Planning impacts
 - Sterilized development potential
 - Loss of potential view lots
- Density transfer (from orphaned parcels)
 - Reviewed “utility” of orphaned parcels
 - Determined that Orphan Parcel #1 had recreation/public use potential and has density transfer potential

Land Areas	Hectares	Acres	Available Density
Gross Land Area “Before” Taking	95.52	235.78	589
STS Taking (Fee Simple)	8.19	20.24	- 51 (538)
STS (SRW)	3.25	8.03	- 20 (518)
Area of Orphaned Lands #2 and 3	4.42	10.92	- 27 (491)
Gross Land Areas	79.56	196.59	491

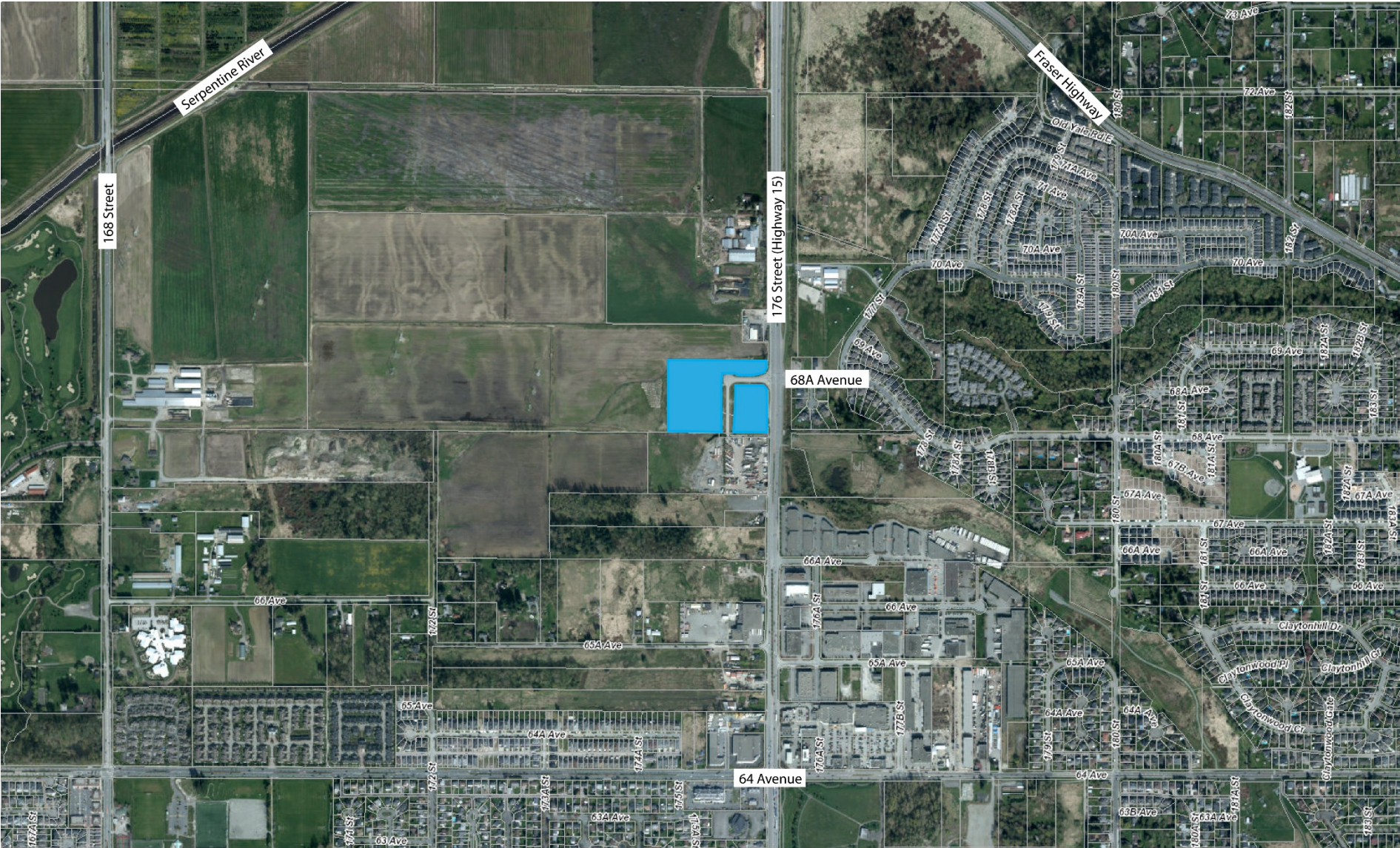
Pre-Taking Outcome vs Post-Taking Outcome

- External impacts
 - Loss of development-friendly terrain
 - Noise, dust/dirt and light pollution on remaining developable areas
- Positive impacts

Hillside Farms - Road Taking in the ALR

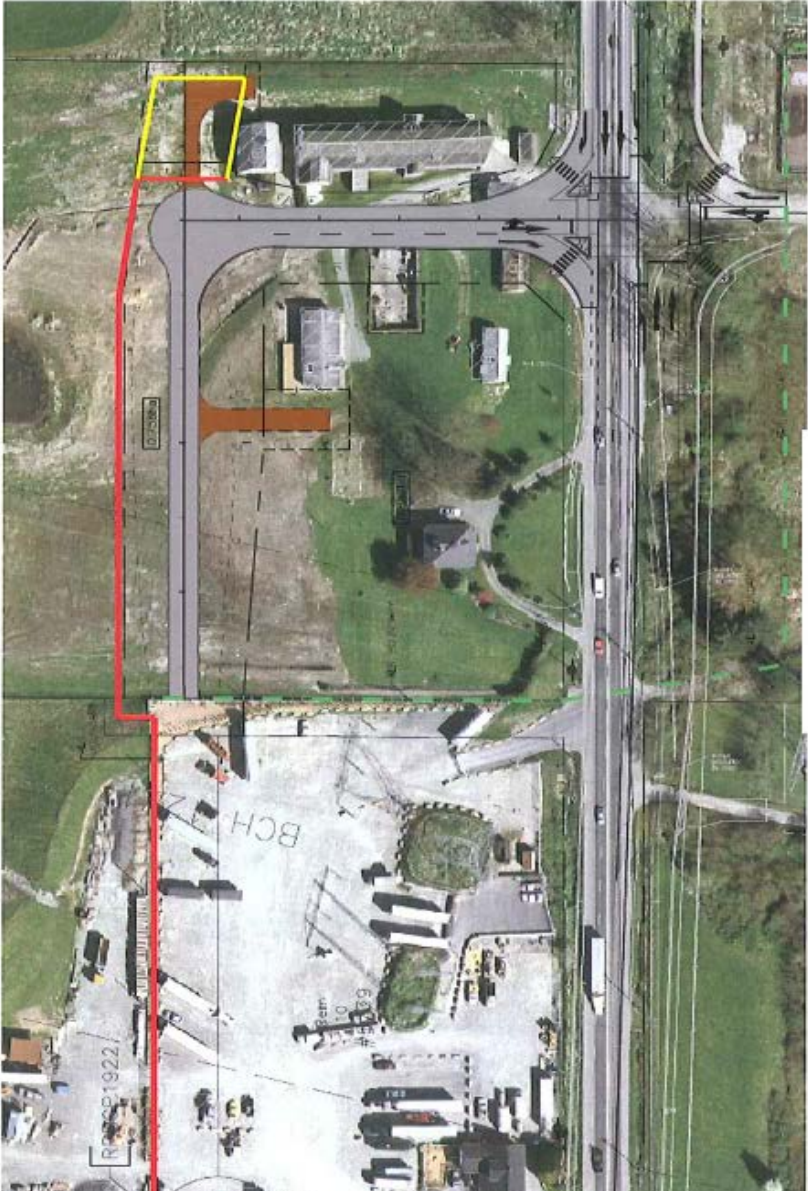
- MOTI road expropriation upon Agricultural Land Commission Approval of road alignment
 - Road allowed access to a truck parking facility to the south of property
- Existing BC Hydro Right of Way
- Existing single family structure (on Surrey's Heritage Register)
- Two vacant barn buildings (both on Surrey's Heritage Register)

Context Area





ALC Transportation Corridor Application



**ALC File
#O-35367**

**General Locations
for Approved
Right of Way and
Required Buffer**

Legend

- Right of way retracted from this area
- Buffer



Hillside Farms – Before and After Expropriation Impact Assessment

- OCP and zoning review
- Access (farm vehicles, impact from truck traffic)
- Farming Capability
 - Professional Agrologist input on agricultural impacts
 - Reviewed historical use of property
- Edge Planning (interface between urban and agricultural uses)
 - Determined current conditions for the property represent poor edge planning
- Use of Existing Structures
- Heritage Considerations
- Additional Impacts

Distinct Areas
Due to
Expropriation



Barn Structures and Access Impacts



Hillside Farms – ALR Options Considered

- Non-Farm Use Application – Heritage Barns
 - Barns on the 0.8 acre portion may have potential to be restored to reflect heritage value
 - Considered commercial venue for barn (e.g., for weddings)
 - Provided rationale for non-farm use proposal
- Exclusion Application
 - Considered probability of exclusion application approval very low

Hillside Farms – Outcome

- Demonstrated *injurious affection* to property by road taking
- Lead to settlement by MOTI with land owner

Uniqueness of Obtaining a Planning Assessment

- Assemble the puzzle
 - Bits and pieces of the puzzle...land use, densities, roads, also includes environmental, civil, geotech, agrology, trees, etc.
- Understand the importance of these puzzle pieces...have to know which pieces are critical to a particular outcome



Questions?
