

NO: **R224**

COUNCIL DATE: **November 18, 2019**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 14, 2019**

FROM: **General Manager, Planning & Development**

FILE: **6440-01  
3900-30-12000**

SUBJECT: **Community Amenity Contribution and Density Bonus Program Update**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report for information;
2. Amend *Surrey Zoning By-law, 1993, No. 12000* (“the Zoning Bylaw”), as described in this report and documented in Appendix “I” and Appendix “II”;
3. Replace the existing Council Policy No. O-54, Interim Bonus Density Policy (“Policy O-54”) (Appendix “III”) with the replacement Council Policy No. O-54, Density Bonus Policy and OCP and Plan Amendment Community Amenity Contributions as described in this report and documented in Appendix “IV”;
4. Authorize the City Clerk to introduce the proposed new “City of Surrey Capital Projects Reserve Fund Bylaw, 2019, No. 19958”, as contained in Appendix “V”;
5. Authorize staff to bring forward amendments to the Surrey City Centre Plan to ensure consistency with the Density Bonusing Program as described in this report; and
6. Authorize the City Clerk to bring forward the necessary Zoning Bylaw amendments for the required Readings and to set a date for the related Public Hearing.

## INTENT

The intent of this report is to introduce a new City-wide Community Amenity Contribution (“CAC”) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in City’s Annual Five-Year Capital Financial Plan.

## BACKGROUND

In 1996, the City began utilizing density bonus legislation to assist in the provision of community amenities and continues to do so today. The approach began with the City’s Secondary Land Use Plans, whereby increased density was exchanged through fixed-rate contributions through a

Secondary Plan and several infill areas CAC to fund the provision of community facilities, amenities and services such as park development, police, fire and library materials.

There are currently 31 Secondary Plan Areas, as well as several infill areas, which are subject to CAC requirements. The CAC rates are different depending on the needs for each Plan Area. Outside of Plan Areas, the City uses an ad-hoc density bonus CAC that is negotiated for rezonings linked to Official Community Plan (“OCP”) Amendments.

On October 1, 2007 Council approved Policy O-54 “Interim Bonus Density Policy” (Corporate Report No. Co20; 2007, attached as Appendix “VI”) in City Centre and Guildford. Policy O-54 outlined a means to allow additional density on a lot in exchange for a development providing additional benefit back to the community. The policy was based on a land-lift model, where a developer was required to provide contribution equal to a percentage of the additional value created by the increase in density.

In January 2009, as part of the City Centre Plan update, Council approved an interim density bonus strategy for City Centre (Corporate Report Co01; 2009, attached as Appendix “VII”). This interim strategy was based on the land-lift model and allowed developments in higher density designations to further increase density by up to 20%, in exchange for the provision of affordable housing or community amenities in accordance with Policy O-54.

As the City grows, there is increasing pressure to provide adequate amenities associated with growth. In order to ensure the current density bonus policies are responding to current community amenity needs and to make sure that the policy is aligned with changing market conditions a review of the existing policies was needed. This report provides a summary of this review along with recommendations for policy and regulation changes.

## **Policy Considerations**

Section 482 of the *Local Government Act* (“LGA”) authorizes municipalities to permit zoning density bonuses in exchange for community amenities and/or affordable or special needs housing. These are generally provided in the form of a CAC. CACs are not mandatory but provided as voluntary contributions when City Council grants development rights through rezoning. The CACs are negotiated and can be provided as cash or beneficial in-kind contributions agreed to by the developer and local government. These mitigate increased demand on city facilities from new residents and employees in the area. CAC’s are intended for community facilities, such as:

- Park Facilities;
- Libraries or library materials;
- Cultural Facilities;
- Fire & Police Facilities;
- Childcare Facilities;
- Community Centres;
- Transportation Services;
- Sports & Recreation Facilities;
- Neighbourhood Houses; and
- Undergrounding of Utilities (electrical and telecom).

The Province has issued guidelines to inform municipalities on the collection of CACs from development. The Province has not, however, provided detailed regulations regarding density bonusing, and has left it to municipalities to implement.

## **DISCUSSION**

Since late 2018, City staff has been working to review and update the CAC and Density Bonus policies to ensure that development adequately contributes towards the funding of capital projects outlined in the City's Annual Five-Year Capital Financial Plan. In coordination with Coriolis Consulting, the review included:

- Comparison of existing CAC rates in Surrey and Metro Vancouver, and evaluation of Surrey rates for current market conditions across the City;
- Consultation with the development industry;
- Consideration of opportunities for a new City-Wide CAC to fund civic capital projects; and
- Consideration of density bonus options for rezoning requiring plan amendments.

### **Examples of Metro Vancouver Municipality CAC Policy**

The study found that in Metro Vancouver, fixed-rate CACs are exclusively used by the Township of Langley and City of Richmond. Negotiated CAC's are exclusively used by the City of Burnaby and the Corporation of Delta. A combination of fixed-rate and negotiated CACs are used by City of Vancouver, the City of New Westminster, the City of Coquitlam, the City of North Vancouver, the District of North Vancouver, and the City of White Rock.

CAC policies in Metro Vancouver municipalities often include a "land-lift provision" applicable to development proposals to increase densities beyond those prescribed in the Zoning Bylaw, OCP or, in some cases, Secondary Land Use Plans. Land-lift provisions typically set a target contribution rate at approximately 50-75% of the increase in land value.

The negotiated approach provides the most accurate and fair evaluation of lift in land value for each site; however, this approach is time-consuming and does not provide predictability. A flat-rate approach is easier to administer and provides predictability but may result in an over or undercharge depending on each site's context. As such, the flat rates are generally set to be more conservative and therefore generate less revenue as compared to the negotiated approach.

### **Surrey Development Advisory Committee Feedback**

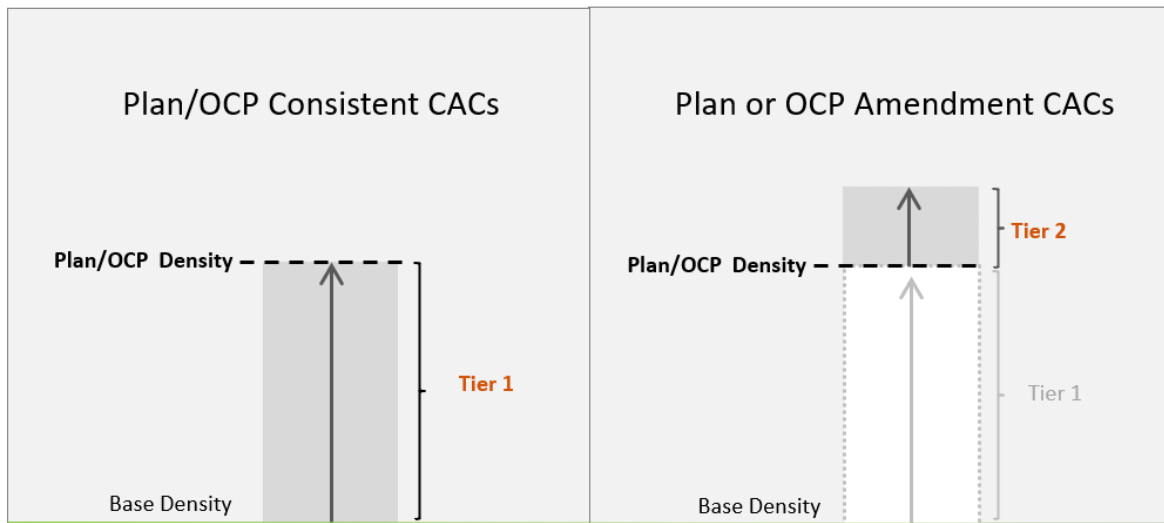
Staff consulted with the Surrey Development Advisory Committee ("DAC") on three separate occasions regarding the proposed CAC and Density Bonus Policy Review. The DAC members were generally supportive of the review and indicated that proposed approach should be predictable and that fixed rates are preferred. The DAC also recommended that the City consider phasing-in any new CACs and to undertake annual adjustments to rates (up or down) based on changes in real estate market values.

### **Proposed Capital Projects CAC Program**

The new CACs are proposed to assist with funding projects in the City's Annual Five-Year Capital Financial Plan and would compliment the existing Secondary Plan and infill areas CAC program. While the Secondary Plan and infill areas CAC program targets amenities within the associated Plan area boundary, the Five-Year Capital Financial Projects CAC ("Capital Projects CAC") would apply to all rezonings and fund City-wide amenities.

This approach is consistent with Section 482 of the Local Government Act which allows municipalities to establish different density rules for a zone and conditions related to provision of amenities, including the number, kind and extent of amenities.

The delivery of the Capital Projects CAC program includes a two-tier rezoning scenario for amenity contributions in exchange for density increase. The proposed tiers, Secondary Plan/OCP consistent projects and Secondary Plan density designation increases or OCP Amendment projects, are illustrated and discussed below.



Proposed Capital Plan Projects CAC Program Tiers

Tier 1- CACs for Secondary Plan/OCP Consistent Rezoning

Tier 1 of the Capital Projects CAC would apply to a rezoning that complies with Secondary Plan and OCP designations. In this scenario, projects would pay a per-dwelling unit fixed rate for rezoning from the base density up to the Secondary Plan or OCP density (as illustrated above). This per-dwelling unit flat rate approach is consistent with existing CAC approaches in Secondary Plan Areas and provides predictability for the development industry. The proposed contributions would be applicable to all dwelling units that fall between the base density to the approved Secondary Plan or OCP designation as follows:

Existing Secondary Plan and Infill Areas - Flat Rate	\$2,000 per Dwelling Unit
All other areas of the City-Flat Rate	\$4,000 per Dwelling Unit

The \$2,000 difference in the fixed rate between areas inside and outside of existing Secondary Plans is intended to offset the typical cost of CACs collected inside existing Secondary Plan Areas. Projects within these Plan Areas pay for some growth-related amenities within the plan boundary, and the rates typically range between \$1,800 to \$2,500 per-dwelling unit. Projects outside of these existing Plan Areas do not currently pay a CAC. This differential rate structure of the Capital Projects CAC would result in projects paying a similar value in CACs for development within and outside of existing Secondary Plan Areas.

### Tier 2-CACs for Secondary Plan Bonus Density/OCP Amendments Rezoning

The second tier of the Capital Projects CAC would apply to all rezonings that request Secondary Plan bonus density or OCP amendments (as illustrated above). In this case, the additional density above the approved Secondary Plan or OCP designations would be subject to additional contribution requirements.

In such cases, additional density above the approved Secondary Plan or OCP would be considered an added “bonus” in land value (or land-lift) for the developer, since the Secondary Plan or OCP may not have designated the higher level of density. The Tier 2 approach requires that the gain in land-lift be shared between the developer and the City to offset the impacts of development associated with the additional density. It is proposed that a charge based on 75% of the land-lift value is a reasonable and fair contribution value where site specific increases in density may be justified. This percentage of lift in value is consistent with other cities that use a land-lift model for bonus density.

In order to determine an appropriate approach for this type of additional density provision, an analysis of the lift in land value associated with potential amendments was undertaken. The consultant conducted case studies of 23 sites using multiple rezoning scenarios (resulting in over 100 scenarios being analyzed) to understand the varying land values across the City and the amount of land-lift value the market could bear in each Town Centre and outside of Plan Areas. Analysis showed that there were significant differences between market conditions in each geographic area of the City, resulting in varying values for the land-lift.

Tier 2 includes two subcategories for charging CACs based on the 75% land-lift approach:

- Projects in City Centre and Town Centres; and
- Projects outside of Plan Areas that require OCP Amendments, as described below.

#### *City Centre and Town Centre Flat Rate Based on Land-lift*

City Centre and Town Centres projects are generally near transit and support higher density multi-family dwelling unit types. In these cases, the multi-family dwelling unit sizes tend to be smaller than other areas. To allow for market demand to determine appropriate dwelling unit size and to also encourage a wide range of dwelling unit sizes, the charge for the “bonus” density is proposed to be based on square footage rather than number of dwelling units. This approach allows for more flexibility of dwelling unit size within the allotted “bonus” floorspace. As well, the analysis showed that the lift in land values were generally consistent within each Centre. Given these two factors, the land-lift values for each area were translated into a flat rate based on floor space specific to each Town Centre.

Using a flat rate per square foot to express the land-lift values provides predictability and efficiency since it removes the need for a case-by-case financial analysis with each project. As well, the proposed rates could be regularly evaluated and adjusted to ensure that they are in line with and responsive to market conditions.

The table below outlines the proposed contributions for the portion of a project gross square footage that is above the approved Plan. Since the Fleetwood Town Centre Plan update and market analysis are currently underway, the rates will be determined when the Stage 1 of the Plan is approved.

<b>Proposed City &amp; Town Centre Flat Rates Above Plan Densities</b>	
<b>Urban Centre Area</b>	<b>Proposed Rate</b>
City Centre	\$40/sq. ft (\$3.71 sq. m)
Semiahmoo Town Centre	\$30/sq. ft (\$2.79 sq. m)
Guildford Town Centre	\$20/sq. ft (\$1.86 sq. m)
Newton Town Centre	\$10/sq. ft (\$0.93 sq. m)
Cloverdale Town Centre	\$5/sq. ft (\$0.46 sq. m)
Fleetwood Town Centre	\$TBD/sq. ft (sq. m)

Projects within City Centre and Town Centres tend to be higher density and more complex than other areas of the city. As such, the land-lift provision is intended to be flexible for both the developer and the City when considering such development proposals for the possible allowance of in-kind contributions, and or a combination of in-kind and financial contributions.

*OCP Amendment – Negotiated Case-by-Case Land-lift*

The analysis of additional density provision for areas outside of the Town Centres and Plan Areas showed a high degree of variability in the lift in land values. The case studies showed that some projects could gain a significant lift in land value, while others would not. Factors included type of land, location, existing market conditions, and extent of density change or “bonus” proposed. This variability makes it challenging to establish a general flat rate, as was proposed for the Town Centres.

As a result, for these areas it is recommended that the 75% lift in value be negotiated on a case-by-case basis, rather than creating a flat rate. The negotiated CAC approach will be based on the land-lift valuation and will introduced immediately following adoption of the Bylaw.

**Phasing of Proposed CAC Program Rates for Pre-Council Projects**

The Capital Plan Project CACs are recommended to start January 1, 2020 with new flat rates being phased in over 2 years with 50%, then 75%, then 100% of the full rate for January 1, 2022. The rates would be applicable to all new and any rezoning application that has not received 3<sup>rd</sup> Reading of its Bylaw.

For applications which have received 3<sup>rd</sup> Reading of related Zoning Bylaw amendments are exempt from the proposed new Capital Projects CAC program. However, a sunset clause for completion of rezonings within one year of 3<sup>rd</sup> Reading is proposed.

The proposed CAC phasing schedule for projects that are Secondary Plan or OCP consistent (Tier 1) are shown below.

<b>Proposed Phasing Schedule for Plan/OCP Consistent Projects (Tier 1)</b>			
<b>Area</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>
		Bylaw Adoption - December 31, 2020  (50% of Rate)	January 1, 2021 - December 31, 2021  (75% of Rate)
Sites in Secondary Plan & Infill Areas	\$1,000/dwelling unit	\$1,500/dwelling unit	\$2,000/dwelling unit
Sites not in Secondary Plan & Infill Areas	\$2,000/dwelling unit	\$3,000/dwelling unit	\$4,000/dwelling unit

The proposed CAC phasing for projects that request Plan or OCP Amendments (Tier 2) in City Centres are shown in Table 2. The new rates would apply to new and Pre-Council applications on the proposed two-year phasing. Pre-Council applications include any application that has yet to receive 1<sup>st</sup> Reading by Council.

As per the proposed amendments to Schedule G of the Zoning Bylaw (Appendix “II”), Capital Plan CACs will not be applicable for in-stream applications completed within one-year of their date of 3rd Reading approval. In-stream applications not completed within one-year of their date of 3rd Reading approval, will be subject to the phased-rate schedule as shown below.

<b>Proposed Phasing Schedule City and Town Centre Plan Amendments (Tier 2)</b>			
<b>Area/ Rate</b>	<b>Phase 1</b>	<b>Phase 2</b>	<b>Phase 3</b>
		<b>Bylaw Adoption-Dec 31, 2020 (50% of rate)</b>	<b>Jan 1, 2021-Dec 31, 2021 (75% of rate)</b>
<b>City Centre</b> (\$40/sq. ft)	\$20/sq. ft	\$30/sq. ft	\$40/sq. ft
<b>Semiahmoo Town Centre</b> (\$30/sq. ft)	\$15/sq. ft	\$22.50/sq. ft	\$30/sq. ft
<b>Guildford Town Centre</b> (\$20/sq. ft)	\$10/sq. ft	\$15/sq. ft	\$20/sq. ft
<b>Newton Town Centre</b> (\$10/sq. ft)	\$5/sq. ft	\$7.50/sq. ft	\$10/sq. ft
<b>Cloverdale Town Centre</b> (\$5/sq. ft)	\$2.50/sq. ft	\$3.75/sq. ft	\$5/sq. ft
<b>Fleetwood Town Centre</b> (TBD in Planning Process)	\$TBD/sq. ft	\$TBD/sq. ft	\$TBD/sq. ft

It is expected that the City Centre, Cloverdale Town Centre and Guildford Town Centre rates be included in the Zoning Bylaw immediately, and that Newton Town Centre and Semiahmoo Town Centre rates be applicable when Stage 2 plans are approved by Council. The Fleetwood Town Centre Plan rate is still to be determined through the upcoming Fleetwood Plan review expected in 2020.

## **Policy and Regulation Changes**

### Proposed Zoning Bylaw Changes

The intent of the proposed Zoning Bylaw amendments identified in Appendix “I” and Appendix “II”, are to include the proposed City-wide Tier 1 and City Centre and Town Centre Tier 2 CAC provisions in all residential zones. To improve clarity of amenity-related fee schedules and maps, all density bonus provisions, amenity types, and fixed rates have been consolidated into a new Schedule G of the Zoning Bylaw (Appendix “II”), along with exemptions and phasing schedule of proposed rates.

### Council Density Policy 0-54 Changes

The proposed negotiated land-lift approach for Secondary Plan and OCP amendments are identified in the new Density Bonus Policy O-54, attached as Appendix “IV”. This includes details on phasing, exemptions and implementation.

### City Centre Interim Density Bonus Policy Change

On October 21, 2019, City Council directed staff to update the City Centre Plan, Corporate Report No. R205; 2019, attached as Appendix “VIII”. As part of that update, City staff will revise the current Interim Density Bonus Policy in the City Centre Plan to reflect the changes outlined in this report to provide consistent policy language. It is anticipated that the City Centre Plan update will be completed by early 2021. In the interim, proposed Policy O-54 will guide density bonus review in City Centre.

## **Reserve Fund**

In compliance with *Community Charter* requirements concerning the establishment and use of reserve funds, the CAC revenue from this new program will be deposited to a new reserve fund and used to assist with funding civic projects identified in the City’s Annual Five-Year Capital Financial Plan. These funds would be allocated, through the regular capital planning and budget process.

## **Financial Implications**

There is the potential to generate significant revenue from the Capital Projects CAC program to help fund the City’s Annual Five-Year Capital Financial Plan, including public amenities to accommodate growth by expanding the CAC program City-wide and setting a fixed land-lift density bonus rate in Town Centres. If the new Capital Projects CAC is endorsed by Council, it is estimated that \$4 million in new contributions could be collected starting in 2021. Collections are estimated to steadily increase in the subsequent years and forecasted to stabilize at \$11 million per year in 2024.

## **Legal Services Review**

This report and the related policy and bylaws have been reviewed by the Legal Services Division.



## **Next Steps**

If the new CAC program is adopted by Council, as discussed in this report, staff will prepare a communication strategy that will include:

- Developing information brochures to explain the new Capital Projects CAC program;
- Sending a copy of Capital Projects CAC program brochures to the Urban Development Institute and the Greater Vancouver Home Builders Association;
- Creating dedicated CAC content on the City's website; and
- Advertising in the City's online newsletter.

## **SUSTAINABILITY CONSIDERATIONS**

The City Centre Plan update supports the objectives of the City's Sustainability Charter 2.0. In particular, it relates to Sustainability Charter 2.0 themes of Inclusion and Built Environment and Neighbourhoods. Specifically, this work supports the following Desired Outcome ("DO") and Strategic Directions ("SD"):

- Inclusion DO<sub>13</sub>: Appropriate and affordable housing is available to meet the needs of all households in Surrey;
- Inclusion SD<sub>10</sub>: Increase and maintain the supply of affordable and appropriate rental housing across all Surrey's communities;
- Inclusion SD<sub>11</sub>: Ensure development of a variety of housing types to support people at all stages of life;
- Built Environment and Neighbourhoods SD<sub>5</sub>: Leverage, incentivize and enhance community benefits through the planning and construction of new development; and
- Built Environment and Neighbourhoods SD<sub>15</sub>: Provide greater multi-family housing choice and options for affordability and accessibility.

## CONCLUSION

The existing Secondary Plan Area CAC program provides a method of funding community amenities within each Plan area. As the City of Surrey continues to grow, however, so does the demand for civic amenities. Revising the policy to include a new Capital Projects CAC program will help towards funding new city-wide amenities.

Based on the above discussion above, it is recommended that Council approve amendments to *Surrey Zoning By-law, 1993, No. 12000* (Appendix “I” and Appendix “II”), approve revisions to Policy O-54 (Appendix “IIV”), approve a City of Surrey Capital Projects Reserve Fund By-law (Appendix “V”), and authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and to set a date for the related public hearing.

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General Manager, Planning & Development

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- Appendix “I” - Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000 (excluding Schedule G)
- Appendix “II” - Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, Schedule G
- Appendix “III” - Existing Surrey Council Policy O-54, Interim Bonus Density Policy
- Appendix “IV” - Proposed Replacement of Surrey Council Policy O-54, Density Bonus Policy and OCP and Plan Amendment Community Amenity Contributions
- Appendix “V” - Proposed City of Surrey Capital Projects Reserve Fund By-law, 2019, No.19958
- Appendix “VI” - Council-in-Committee Report No. C020; 2007
- Appendix “VII” - Council-in-Committee Report No. C001; 2009
- Appendix “VIII” - Corporate Report No. R205; 2019

**Proposed Amendments to  
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following proposed amendments to the Zoning Bylaw, are presented and highlighted in the order the sections appear in the bylaw, as follows:

1. Index, by deleting “Schedule F, Map of Neighbourhood Concept Plan and Infill Areas”;
2. Index, Schedule G, by deleting the words “Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas” and replacing them with the words “Community Amenity Contributions”;
3. Part 4, General Provisions, by deleting “Section I. Affordable Housing Conditions” and replacing it with a new “Section I” as follows:

**“I. Density Bonus Community Amenity Contributions**

In accordance with Section 482 of the *Local Government Act*, as amended, for any increase in the *density* permitted in a Zone, including any Comprehensive Development Zone, amenity contributions shall apply as indicated in Schedule G of this By-law.”;

4. Part 12, RA, One-Acre Residential Zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:

**“D. Density**

1. For the purpose of subdivision:
  - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 1.2 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 2.5 *dwelling units* per hectare and Section K.2 of this Zone shall apply, if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  - (b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. Any increase in maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
5. Part 12, RA, One-Acre Residential Zone, Section “K. Subdivision”, as follows:

- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the following standards:”;
  - b) by deleting sub-section “2”, and replacing it with a new sub-section “2”, as follows:
    - “2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.”;
6. Part 13, RA-G, Acreage Residential Gross Density Zone, Section “D. Density”, by deleting sub-section “1” and replacing it with a new sub-section “1” as follows:
- “1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 1.2 *dwelling units* per gross hectare. The maximum *unit density* may be increased to 2 *dwelling units* per gross hectare if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
    - (b) In all other areas, the maximum *unit density* shall be 2 *dwelling units* per gross hectare. Any increase in *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Section A and B of this By-law.
    - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
7. Part 13, RA-G, Acreage Residential Gross Density Zone, Section “D. Density”, as follows:
- a) sub-section “2”, by deleting the first paragraph and replacing it with a new first paragraph as follows:
    - “2. Notwithstanding Section D.1 above, the maximum *unit density* may be increased from 2 *dwelling units* per gross hectare to 2.5 *dwelling units* per gross hectare, provided that:”

- b) sub-section “2(b)”, by italicizing the word “stream” and by deleting the word “and” at the end of the sentence;
- c) sub-section “2(c)” by adding the word “and” at the end of the sentence; and
- d) by adding a new sub-section “2(d)” as follows:

“(d) If amenity contributions are provided in accordance with Schedule G of this By-law.”;

8. Part 13, RA-G, Acreage Residential Gross Density Zone, Section “K. Subdivision”, as follows:

- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:

“1. For subdivision of land in Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”;

- b) sub-section 1 “(a)” and “(b)”, after the words “Schedule G” adding the words: “, Section D and E”;

9. Part 14, RH, Half-Acre Residential Zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:

**“D. Density**

- 1. For the purpose of subdivision:

- (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 5.0 *dwelling units* per hectare and Section K.2 of this Zone shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- (b) In all other areas, the maximum *unit density* shall be 5.0 *dwelling units* per hectare. Any increase to the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions

(specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

10. Part 14, RH, Half-Acre Residential Zone, Section “K. Subdivision”, as follows:
  - a) By deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the following standards:”;
  - b) By deleting sub-section “2”, and replacing it with a new sub-section “2”, as follows:
    - “2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.”;
11. Part 15, RH-G, Half-Acre Residential Gross Density Zone, Section “D. Density”, by deleting sub-section “1” and replacing it with a new sub-section “1” as follows:
  - “1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per gross hectare. The maximum *unit density* may increase to 3.95 *dwelling units* per gross hectare if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
    - (b) In all other areas, the maximum *unit density* shall be 3.95 *dwelling units* per gross hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
    - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
12. Part 15, RH-G, Half-Acre Residential Gross Density Zone, Section “D. Density”, as follows:

- a) sub-section “2”, by deleting the first paragraph and replacing it with a new first paragraph as follows:
    - “2. Notwithstanding Section D.1 above, the maximum *unit density* may be increased from 3.95 *dwelling units* per gross hectare to 5 *dwelling units* per gross hectare, provided.”;
  - b) sub-section “2(b)”, by italicizing the word “stream” and by deleting the word “and” at the end of the sentence;
  - c) sub-section “2(c)” by adding the word “and” at the end of the sentence; and
  - d) by adding a new sub-section “2(d)” as follows:
    - “(d) If amenity contributions are provided in accordance with Schedule G of this By-law.”;
13. Part 15, RH-G, Half-Acre Residential Gross Density Zone, Section “D. Density”, sub-section “3” by deleting the words “D.1(a)” and replacing them with “D.2(a)”;
14. Part 15, RH-G, Half-Acre Residential Gross Density Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)”, as follows:
    - i) by underlining the word “not”; and
    - ii) adding the words “, Section D and E” after the words “Schedule G”; and
  - c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
15. Part 15A, RC, Cluster Residential Zone, Section “D. Density”, by deleting sub-section “1” and replacing it with a new sub-section “1” as follows:
- “1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per gross hectare. The maximum *unit density* may be increased to 3.95 *dwelling units* per gross hectare if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

- (b) In all other areas, the maximum *unit density* shall be 3.95 *dwelling units* per gross hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

16. Part 15A, RC, Cluster Residential Zone, Section “D. Density”, as follows:

- a) sub-section “2”, by deleting the first paragraph and replacing it with a new first paragraph as follows:

“2. Notwithstanding Section D.1 above, the maximum *unit density* may be increased from 3.95 *dwelling units* per gross hectare, provided:”;

- b) sub-section “2(b)”, by italicizing the word “stream” and by deleting the word “and” at the end of the sentence;
- c) sub-section “2(c)” by adding the word “and” at the end of the sentence; and
- d) by adding a new sub-section “2(d)” as follows:

“(d) If amenity contributions are provided in accordance with Schedule G of this By-law.”;

17. Part 15A, RC, Cluster Residential Zone, Section “K. Subdivision”, as follows:

- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:

“1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:”;

- b) sub-section 1 “(a)”, as follows:
  - i) by underlining the word “not”; and
  - ii) adding the words “, Section D and E” after the words “Schedule G”; and
- c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;

a) Part 15C, RQ, Quarter Acre Residential Zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:



**“D. Density**

1. For the purpose of subdivision:
  - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per gross hectare. The maximum *unit density* may be increased to 10 *dwelling units* per gross hectare if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  - (b) In all other areas, the maximum *unit density* shall be 10 *dwelling units* per gross hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

18. Part 15C, RQ, Quarter Acre Residential Zone, Section “K. Subdivision”, as follows:

- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
  - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
- b) sub-section 1 “(a)”, as follows:
  - i) by underlining the word “not”; and
  - ii) adding the words “, Section D and E” after the words “Schedule G”; and
- c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;

19. Part 16, RF, Single Family Residential Zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:

**“D. Density**

1. For the purpose of subdivision:

- (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 14.8 *dwelling units* per hectare and Section K.2 of this Zone shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  - (b) In all other areas, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
20. Part 16, RF, Single Family Residential Zone, Section “K. Subdivision”, as follows:
- a) By deleting sub-section “1”, and replacing it with a new sub-section “1”, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.”;
  - b) By deleting sub-section “2”, and replacing it with a new sub-section “2”, as follows:
    - “2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.”;
21. Part 16B, RF-13, Single Family Residential (13) Zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:
- “D. Density**
- 1. For the purpose of subdivision:

- (a) In all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1(a) of this Zone. The maximum *unit density* may be increased to 28 *dwelling units* per hectare and Section K.1(b) shall apply, if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  - (b) In all other areas, the maximum *unit density* shall be 28 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
- 22. Part 16B, RF-13, Single Family Residential (13) Zone, Section “K. Subdivision”, as follows:
  - a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:”; and
  - b) sub-section 1 “(a)” and “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
- 23. Part 17, RF-G, Single Family Residential Gross Density Zone, Section “D. Density”, by deleting sub-section “1” and replacing it with a new sub-section “1” as follows:
  - “1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. The maximum *unit density* may be increased to 14.75 *dwelling units* per gross hectare if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

- (b) In all other areas, maximum *unit density* shall be 14.75 *dwelling units* per gross hectare. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
24. Part 17, RF-G, Single Family Residential Gross Density Zone, Section “D. Density”, as follows:
- a) Sub-section “2”, by deleting the first paragraph and replacing it with a new first paragraph as follows:
    - “2. Notwithstanding Section D.1 above, the maximum *unit density* may be increased from 14.75 *dwelling units* per gross hectare to 18.5 *dwelling units* per gross hectare, provided:”
  - b) Sub-section “2(b)” by italicizing the word “stream” and by deleting the word “and” at the end of the sentence;
  - c) Sub-section “2(c)” by adding the word “; and” at the end of the sentence; and
  - d) By adding a new sub-section “2(d)” as follows:
    - “(d) If amenity contributions are provided in accordance with Schedule G of this By-law.”;
25. Part 17A, RF-12, Single Family Residential (12) Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:
- “D. Density**
- 1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1(a) of this Zone. The maximum *unit density* may be increased to 28 *dwelling units* per hectare and Section K.1(b) shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Section A, B, D and E of this By-law.

- (b) In all other areas, the maximum *unit density* shall be 28 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
    - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
- 26. Part 17A, RF-12, Single Family Residential (12) Zone, Section “K. Subdivision”, as follows:
  - a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:”; and
  - b) sub-section 1 “(a)” and “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
- 27. Part 17B, RF-12C, Single Family Residential (12) Coach House Zone, by deleting the Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

- 1. For the purpose of subdivision:
  - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E of this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1(a) of this Zone. The maximum *unit density* may be increased to 25 *dwelling units* per hectare, excluding *coach houses* and *secondary suites*, and Section K.1(b) of this Zone shall apply, if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  - (b) In all other areas, the maximum *unit density* shall be 25 *dwelling units* per hectare, excluding *coach houses* and *secondary suites*, and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically

affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

28. Part 17B, RF-12C, Single Family Residential (12) Coach House Zone, Section “K. Subdivision”, as follows:

- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:

“1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and

- b) sub-section 1 “(a)” and “(b)” by adding the words “, Section D and E” after the words “Schedule G”;

29. Part 17C, RF-10, Single Family Residential (10) Zone, by deleting the Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

- 1. For the purpose of subdivision:

- (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 31 *dwelling units* per hectare, and Section K.2 will apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

- (b) In all other areas, the maximum *unit density* shall be 31 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.2 of this Zone. Any increase in the maximum *unit density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.

- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions

(specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

30. Part 17C, RF-10, Single Family Residential (10) Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)”, as follows:
    - i) by underlining the word “not”; and
    - ii) adding the words “, Section D and E” after the words “Schedule G”; and
  - c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
31. Part 17D, RF-10S, Special Single Family Residential (10) Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:
- “D. Density**
- 1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 31 *dwelling units* per hectare and Section K.2 of this Zone will apply, if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks, and where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
    - (b) In all other areas, the maximum *unit density* shall be 31 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision must be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
    - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions

(specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

32. Part 17D, RF-10S, Special Single Family Residential (10) Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)”, as follows:
    - i) by underlining the word “not”; and
    - ii) adding the words “, Section D and E” after the words “Schedule G”; and
  - c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
33. Part 17E, RF-9, Single Family Residential (9) zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:

**“D. Density**

- 1. For the purpose of subdivision:
  - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 36 *dwelling units* per hectare and Section K.2 shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  - (b) In all other areas, the maximum *unit density* shall be 36 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;



34. Part 17E, RF-9, Single Family Residential (9) Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)” and “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
35. Part 17F, RF-9, Single Family Residential (9) Coach House Zone, by deleting Section “D Density” and replacing it with a new Section “D” as follows:
- “D. Density**
- 1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 36 *dwelling units* per hectare, excluding *coach houses* and *secondary suites*, and Section K.2 shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
    - (b) In all other areas, the maximum *unit density* shall be 36 *dwelling units* per hectare, excluding *coach houses* and *secondary suites*, and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
    - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
36. Part 17F, RF-9C, Single Family Residential (9) Coach House Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:

1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:”; and
  - b) sub-section 1 “(a)”, as follows:
    - i) by underlining the word “not”; and
    - ii) adding the words “, Section D and E” after the words “Schedule G”; and
  - c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
37. Part 17G, RF-9S, Special Single Family Residential (9) Zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:

**“D. Density**

  1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 36 *dwelling units* per hectare, excluding *coach houses* and *secondary suites*, and Section K.2 shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
    - (b) In all other areas, the maximum *unit density* shall be 36 *dwelling units* per hectare, excluding *coach houses* and *secondary suites*, and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
    - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
38. Part 17G, RF-9S, Special Single Family Residential (9) Zone, Section “K. Subdivision”, as follows:

- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)”, as follows:
    - i) by underlining the word “not”; and
    - ii) adding the words “, Section D and E” after the words “Schedule G”; and
  - c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
39. Part 17H, RF-SD, Semi-Detached Residential Zone, by deleting Section “D. Density” and replacing it with a new Section “D” as follows:
- “D. Density**
1. For the purpose of subdivision:
    - (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to 37 *dwelling units* per hectare and Section K.2 shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
    - (b) In all other areas, the maximum *unit density* shall be 37 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
    - (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
40. Part 17H, RF-SD, Semi-Detached Residential Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:

- “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)” and “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
41. Part 20, RM-10, Multiple Residential 10 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare. The maximum *unit density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone, if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  3. Single Family Dwellings and Duplexes: the maximum *density* shall be a *floor area ratio* of 0.5 and 25 *dwelling units* per hectare.
  4. Indoor Amenity Space: the *amenity space* required in Section J.1(b) of this Zone, is excluded from the *floor area ratio* calculation.
  5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
42. Part 20, RM-10, Multiple Residential 10 Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)”, as follows:

- i) by underlining the word “not”; and
  - ii) adding the words “, Section D and E” after the words “Schedule G”; and
  - c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
43. Part 21, RM-15, Multiple Residential 15 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be 2.5 *dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone. The maximum *unit density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone is amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  3. Ground-Oriented Multiple Unit Residential Buildings: the maximum *density* shall be a *floor area ratio* of 0.70 and 37 *dwelling units* per hectare.
  4. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
  5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
44. Part 21, RM-15, Multiple Residential 15 Zone, Section “K. Subdivision”, as follows:
- a) By deleting sub-section “1”, and replacing it with a new sub-section “1”, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are not provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created through subdivision shall conform to the minimum standards

prescribed in Section K of Part 12 One-Acre Residential Zone RA of this By-law.”;

- b) By deleting sub-section “2”, and replacing it with a new sub-section “2”, as follows:

“2. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law, where amenities are provided in accordance with Schedule G, Sections D and E of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.”;

45. Part 21A, RM-23, Multiple Residential 23 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

1. For the purpose of subdivision:

- (a) In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *unit density* shall be *2.5 dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1(a) of this Zone. The maximum *unit density* may be increased to *57 dwelling units* per hectare and Section K.2 shall apply if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
- (b) In all other areas, the maximum *unit density* shall not exceed *57 dwelling units* per hectare and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
- (c) Notwithstanding Section D.1 (a) and (b) above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

46. Part 21A, RM-23, Multiple Residential 23 Zone, Section “K. Subdivision”, as follows:

- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:

“1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:”; and

- b) sub-section 1 “(a)” and “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
47. Part 22, RM-30, Multiple Residential 30 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  3. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: the *density* shall be a *floor area ratio* of 1.00 and 75 *dwelling units* per hectare.
  4. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
  5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
48. Part 22, RM-30, Multiple Residential 30 Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law:”; and
  - b) sub-section 1 “(a)”, as follows:
    - i) by underlining the word “not”; and
    - ii) adding the words “, Section D and E” after the words “Schedule G”; and

- c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
49. Part 23, RM-45, Multiple Residential 45 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  3. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: the *density* shall be a *floor area ratio* of 1.30 and 111 *dwelling units* per hectare.
  4. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
  5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
50. Part 23, RM-45, Multiple Residential 45 Zone, Section “K. Subdivision”, as follows:
- a) by deleting sub-section “1”, first paragraph, and replacing it with a new sub-section “1”, first paragraph, as follows:
    - “1. For subdivision of land in all Secondary Plan and Infill Areas as identified in Schedule G, Section E of this By-law.”; and
  - b) sub-section 1 “(a)”, as follows:
    - i) by underlining the word “not”; and
    - ii) adding the words “, Section D and E” after the words “Schedule G”; and



- c) sub-section 1 “(b)” by adding the words “, Section D and E” after the words “Schedule G”;
51. Part 24, RM-70, Multiple Residential 70 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  3. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: the *floor area ratio* shall be 1.50.
  4. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
  5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
52. Part 25, RM-135, Multiple Residential 135 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks, and where applicable, underground utilities)

are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.

2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  3. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: the *floor area ratio* shall be 2.50.
  4. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone, is excluded from the *floor area ratio* calculation.
  5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
53. Part 26, RMC-135, Multiple Residential Commercial 135 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is less. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
3. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: the *floor area ratio* shall be 2.50.
4. Section B.3 Uses: for uses listed under Section B.3 of this Zone, the maximum *density* shall be a *floor area ratio* of 0.50 with a maximum *density* of 2.50 *floor area ratio* applied to the total *lot*.
5. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.

6. Notwithstanding Sections D.1 through D.5 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
54. Part 27, RMC-150, Multiple Residential Commercial 150 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.2 and D.4 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
  2. In all other areas, the maximum *density* shall be as prescribed in Section D.3 and D.4 of this Zone. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
  3. Multiple Unit Residential Buildings and Ground-Oriented Multiple Unit Residential Buildings: the *floor area ratio* shall be 3.50.
  4. Indoor Amenity Space: the indoor *amenity space* required in Section J.1 of this Zone is excluded from the *floor area ratio* calculation.
  5. Notwithstanding Sections D.1 through D.4 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;
55. Part 28, RMS-1, Special Care Housing 1 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.3 and D.4 of this Zone if amenity contributions (specifically police, fire,

libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.54 of this Zone.
3. Care Facility: the maximum *density* shall be a *floor area ratio* of 0.50.
4. Personal Service Uses, Child Care Centres, Office Uses, Eating Establishments or Convenience Store: the maximum *density* shall be 20% of the *care facility density*.”;

56. Part 29, RMS-2, Special Care Housing 2 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Section D.3 and D.4 of this Zone if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum *density* shall be as prescribed in Sections D.3 and D.4 of this Zone.
3. Care Facility: the maximum *density* shall be a *floor area ratio* of 1.00.
4. Personal Service Uses, Child Care Centres, Office Uses, Eating Establishments or Convenience Store: the maximum *density* shall be 20% of the *care facility density*.”;

57. Part 31, PA-1, Assembly Hall 1 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.35 of amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Section D and E of this By-law.

2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.35.”;

58. Part 32, PA-2, Assembly Hall 2 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.50 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.50.”;

59. Part 33, PI, Institutional Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.50 is amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.50.”;

60. Part 34, C-4, Local Commercial Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.40 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.40.”;

61. Part 35, C-5, Neighbourhood Commercial Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a maximum *floor area ratio* of 0.50 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.50.”;

62. Part 36, C-8, Community Commercial Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.80 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.80.”;

63. Part 36A, C-8A, Community Commercial A Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.80 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground

utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.

2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.80.”;

64. Part 36B, C-8B, Community Charter B Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.80 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.80.”;

65. Part 37, C-15, Town Centre Commercial Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.50 if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law, provided that no more than 67% of the developed floor area is used as a *multiple unit residential building*.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 1.50, provided that no more than 67% of the developed floor area is used a *multiple unit residential building*. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
3. Notwithstanding Sections D.1 and D.2 above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

66. Part 38, C-35, Downtown Commercial Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to that prescribed in Sections D.2 and D.3 of this Zone if amenity contributions (specifically affordable housing, capital projects, police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections A, B, D and E of this By-law.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 3.50, provided that no more than 67% of the developed floor area is used as a *multiple unit residential building*. Any increase in the maximum *density* is subject to the provision of amenity contributions (specifically affordable housing and capital projects) in accordance with Schedule G, Sections A and B of this By-law.
3. Indoor Amenity Space: the indoor *amenity space* required in Section J.3 of this Zone, is excluded from the *floor area ratio* calculation.
4. Notwithstanding Sections D.1 through D. above, if a *lot* falls within a Centre Specific Contribution Area, as identified in Schedule G, Section C of this By-law, additional amenity contributions (specifically capital projects) as specified in Schedule G, Section C of this By-law, may apply.”;

67. Part 39, CHI, Highway Commercial Industrial Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenity contributions (police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law, provided that no more than 0.50 of the *floor area ratio* is used or is intended to be used for *tourist accommodation*.



2. In all other areas, the maximum *density* shall be a *floor area ratio* of 1.00, provided that no more than 0.50 of the *floor area ratio* is used or is intended to be used for *tourist accommodation.*”;

68. Part 40, CG-1, Self-Service Gasoline Station Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.01 or a *building* area of 15 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.30 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.30.”;

69. Part 41, CG-2, Combined Self-Service Gasoline Station, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.01 or a *building* area of 15 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.30 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.30.”;

70. Part 42, CTA, Tourist Accommodation Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.01 or a *building* area of 15 sq. m, whichever is smaller. If amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law, the maximum *density* may be increased as follows:

- a) a maximum *floor area ratio* of 0.50 for the *lot* or portion of the *lot* used or intended to be used for *tourist accommodation* with or without *accessory uses* permitted in Sections B.2 and B.3 of this Zone;
  - b) a maximum of 50 trailers and camping spaces per hectare and a maximum *floor area ratio* of 0.1 for the *lot* or portion of the *lot* used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* permitted in Sections B.2 and B.3 of this Zone.
2. In all other areas:
- a) maximum *floor area ratio* of 0.50 for the *lot* or portion of the *lot* used or intended to be used for *tourist accommodation* with or without *accessory uses* permitted in Sections B.2 and B.3 of this Zone;
  - b) maximum of 50 trailers and camping spaces per hectare and a maximum *floor area ratio* of 0.1 for the *lot* or portion of the *lot* used or intended to be used for *tourist trailer park* or *camp-site* with or without *accessory uses* permitted in Sections B.2 and B.3 of this Zone.”;
71. Part 44, CPR, Commercial Recreation Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.01 or a *building* area of 15 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.40 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.40.”;

72. Part 45, CPG, Golf Course Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.01 or a *building* area of 15 sq. m, whichever is smaller. The maximum *density* may increase to a *floor area ratio* of 0.10 if amenity contributions (specifically police, fire, libraries, parks and, were applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
  2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.10.”;
73. Part 47, IB, Business Park Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 0.75 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
  2. In all other areas, the maximum *density* shall be a *floor area ratio* of 0.75.”;
74. Part 47A, IB-1, Business Park 1 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
  2. In all other areas, the maximum *density* shall be a *floor area ratio* of 1.00.”;
75. Part 47B, IB-2, Business Park 2 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building area* of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
  2. In all other areas, the maximum *density* shall be a *floor area ratio* of 1.00.”;
76. Part 47C, IB-3, Business Park 3 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building area* of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
  2. In all other areas, the maximum *density* shall be a *floor area ratio* of 1.00.”;
77. Part 48, IL, Light Impact Industrial Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building area* of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
  2. In all other areas, the maximum *density* shall be a *floor area ratio* of 1.00.”;
78. Part 48A, IL-1, Light Impact Industrial 1 Zone, by deleting Section “D. Density” and replacing it with a new Section “D.” as follows:

**“D. Density**

For the purpose of *building* construction:

1. In all Secondary Plan and Infill Areas, as identified in Schedule G, Section E to this By-law, the maximum *density* shall be a *floor area ratio* of 0.1 or a *building* area of 300 sq. m, whichever is smaller. The maximum *density* may be increased to a *floor area ratio* of 1.00 if amenity contributions (specifically police, fire, libraries, parks and, where applicable, underground utilities) are provided in accordance with Schedule G, Sections D and E of this By-law.
  2. In all other areas, the maximum *density* shall be a *floor area ratio* of 1.00.”;
79. Schedule F, by deleting “Schedule F: Map of Neighbourhood Concept Plan and Infill Areas”; and
80. Schedule G, by deleting “Schedule G: Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas” and replacing it with a new “Schedule G: Community Amenity Contributions” attached to this report as Appendix “II”.

**Proposed Amendments to  
Surrey Zoning By-law, 1993 No. 12000, as amended  
Schedule G – Community Amenity Contributions**

In accordance with Section 482 of the *Local Government Act*, as amended, community amenity contributions may apply to any Zone, including any Comprehensive Development Zone, where an increase in the minimum *density* is granted. The following community amenity contributions apply:

Sections:

- A. Affordable Housing Contributions
- B. Capital Projects Contributions
- C. Centre Specific Capital Projects Contributions
- D. Secondary Plan and Infill Area Contributions
- E. Secondary Plan and Infill Area Contribution Areas and Rates

Contribution rates established in this Schedule may increase on an annual basis based on either the Consumer Price Index or market condition adjustments, as appropriate.

**A. Affordable Housing Contributions**

- 1) The Affordable Housing Contributions apply to any Zone that permits a *dwelling unit*.
- 2) For each additional *dwelling unit* permitted in excess of the minimum *density* permitted in that Zone, the Affordable Housing Contribution shall be \$1,000.
- 3) Notwithstanding Section A.1 and A.2 of this Schedule, *secondary suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units* or *dwelling units* used as a caretaker’s residence, and non-residential uses are excluded from the Affordable Housing Contribution.
- 4) Affordable Housing Contributions for single family and duplexes are required to be paid before final subdivision approval, and for all other residential development types, are required to be paid before a Building Permit is issued.

**B. Capital Projects Contributions**

- 1) The Capital Projects Contributions apply to any Zone that permits a *dwelling unit*.
- 2) For each additional *dwelling unit* permitted in excess of the minimum *density* permitted in that Zone, the Capital Projects Contribution shall be as follows:
  - (a) \$2,000 in all Secondary Plan and Infill Areas identified in Section E of this Schedule; or
  - (b) \$4,000 in all other areas of the City.
- 3) Notwithstanding Section B.2 of this Schedule, *secondary suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units*, *dwelling units* used as a caretaker’s residence, one-for-one rental replacement units (with a Housing Agreement), agricultural properties, and non-residential uses are excluded from the Capital Projects Contribution.
- 4) Notwithstanding Section B.2 of this Schedule, Capital Projects Contribution rates shall be introduced based on the following phasing schedule:

Area	Phase 1 (Rezoning application adopted between January 1, 2020 and December 31, 2020)	Phase 2 (Rezoning application adopted between January 1, 2021 and December 31, 2021)	Phase 3 (Rezoning application adopted after January 1, 2022)
Areas Identified in Section B.2(i) of this Schedule	\$1,000/dwelling unit	\$1,500/dwelling unit	\$2,000/dwelling unit
Areas Identified in Section B.2(ii) of this Schedule	\$2,000/dwelling unit	\$3,000/dwelling unit	\$4,000/dwelling unit

- 5) Notwithstanding Section B.2 and B.4 of this Schedule, for any in-stream applications, the Capital Projects Contribution will be waived for up to one-year from the date the application has received Third Reading approval from City Council prior to January 1, 2020. After the one-year anniversary has lapsed, Sections B.2 and B.4 of this Schedule shall apply.
- 6) Notwithstanding Section B.1 through B.5 of this Schedule, the Capital Projects Contribution does not come into effect until January 1, 2020.
- 7) Notwithstanding any phasing and waiving of rates established in Sections B.4 and B.5 of this Schedule, after January 1, 2022, only the rates established in Section B.2 of this Schedule shall apply.
- 8) Capital Projects Contributions are required to be paid before a Building Permit is issued.

**C. Centre Specific Capital Projects Contributions**

- 1) The Centre Specific Capital Projects Contributions apply to *density* increases in the *City Centre* and Town Centres where:
  - (a) the proposed increase is greater than the maximum *density* allowed in an approved Secondary Plan or the Official Community Plan;
  - (b) the proposed increase is no more than 2.0 *floor area ratio* above the maximum *density* allowed in an approved Secondary Plan or the Official Community Plan; and
  - (c) the *lot* falls within the Plan Areas identified in Sections C.9 through C.14 of this Schedule.
- 2) Centre Specific Capital Projects Contribution areas and rates are established in Sections C.9 through C.14 of this Schedule. Centre Specific Capital Projects Contribution rates are charged on a per square foot basis and only apply to the increase in floor area *density* proposed above the maximum *density* already permitted in the approved Secondary Plan or Official Community Plan.
- 3) Notwithstanding Section C.2 of this Schedule, *secondary suites*, purpose-built rental (with a Housing Agreement), social or non-market affordable housing *dwelling units*, *dwelling units* used as a caretaker’s residence, one-for-one rental replacement units (with a Housing Agreement), and non-residential uses are excluded from the Centre Specific Capital Projects Contribution.
- 4) Notwithstanding Section C.2 of this Schedule, Centre Specific Capital Projects Contribution rates shall be introduced based on the following phasing schedule:

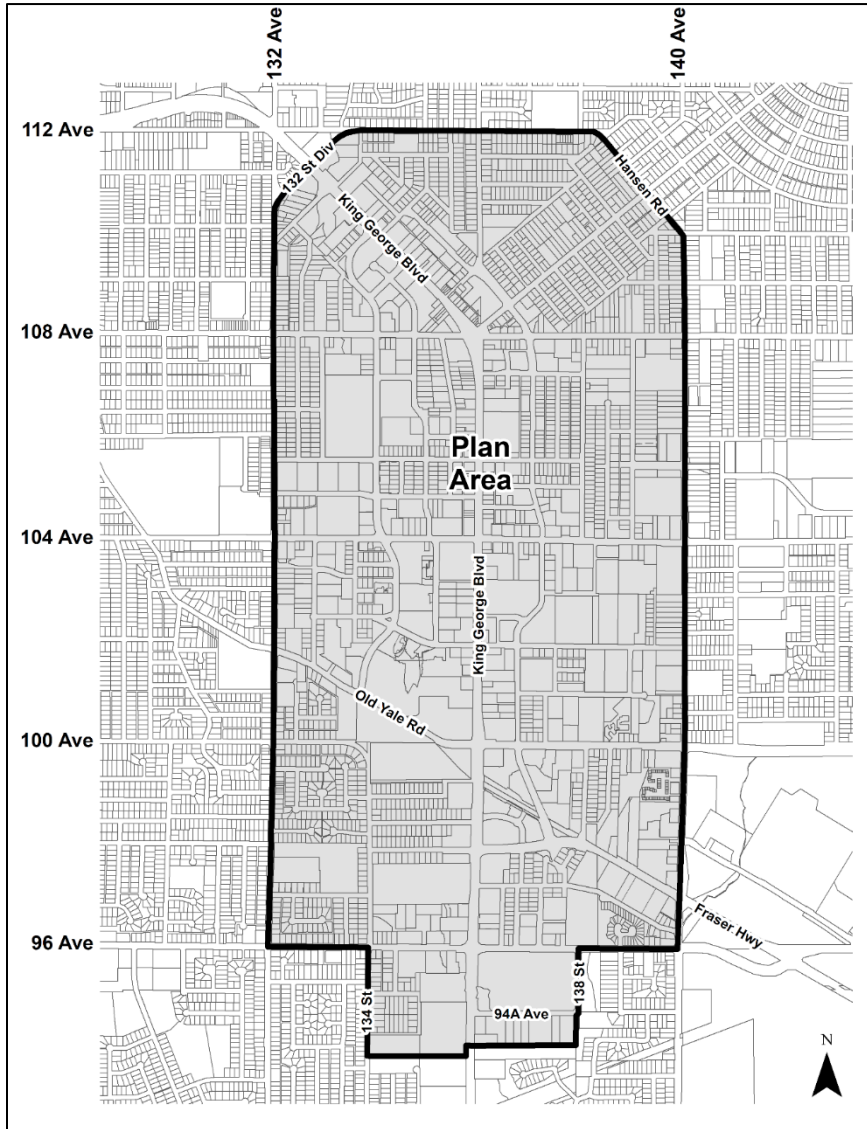
Area	Phase 1 (Rezoning application adopted between January 1, 2020 and December 31, 2020)	Phase 2 (Rezoning application adopted between January 1, 2021 and December 31, 2021)	Phase 3 (Rezoning application adopted after January 1, 2022)
Areas Identified in Section C.9, <i>City Centre</i>	\$20/sq. ft.	\$30/sq. ft.	\$40/sq. ft.
Areas Identified in Section C.10, Semiahmoo Town Centre	\$15/sq. ft.	\$22.50/sq. ft.	\$30/sq. ft.
Areas Identified in Section C.11, Guildford Town Centre	\$10/sq. ft.	\$15/sq. ft.	\$20/sq. ft.
Areas Identified in Section C.12, Newton Town Centre	\$5/sq. ft.	\$7.50/sq. ft.	\$10/sq. ft.
Areas Identified in Section C.13, Cloverdale Town Centre	\$2.50/sq. ft.	\$3.75 sq. ft.	\$5/ sq. ft.
Areas Identified in Section C.14, Fleetwood Town Centre	To Be Determined	To Be Determined	To Be Determined

- 5) Notwithstanding Section C.2 and C.4 of this Schedule, for any in-stream applications, the Centre Specific Capital Projects Contribution will be waived for up to one-year from the date the application has received Third Reading approval from City Council prior to January 1, 2020. After the one-year anniversary has lapsed, Sections C.2 and C.4 of this Schedule shall apply.
- 6) Notwithstanding Section C.1 through C.5 of this Schedule, the Centre Specific Capital Projects Contribution does not come into effect until January 1, 2020.

- 7) Notwithstanding any phasing and waiving of rates established in Sections C.4 and C.5 of this Schedule, after January 1, 2022, only the rates established in Section C.2 of this Schedule shall apply.
- 8) Centre Specific Capital Projects Contributions are required to be paid before a Building Permit is issued.

**9) CITY CENTRE CONTRIBUTION AREA**

- (a) The Centre Specific Capital Projects Contribution Area for the City Centre Plan shall be identified as follows:



- (b) The Centre Specific Capital Projects amenity contributions for the City Centre Plan Area identified in Section C.9(a) above are as follows:

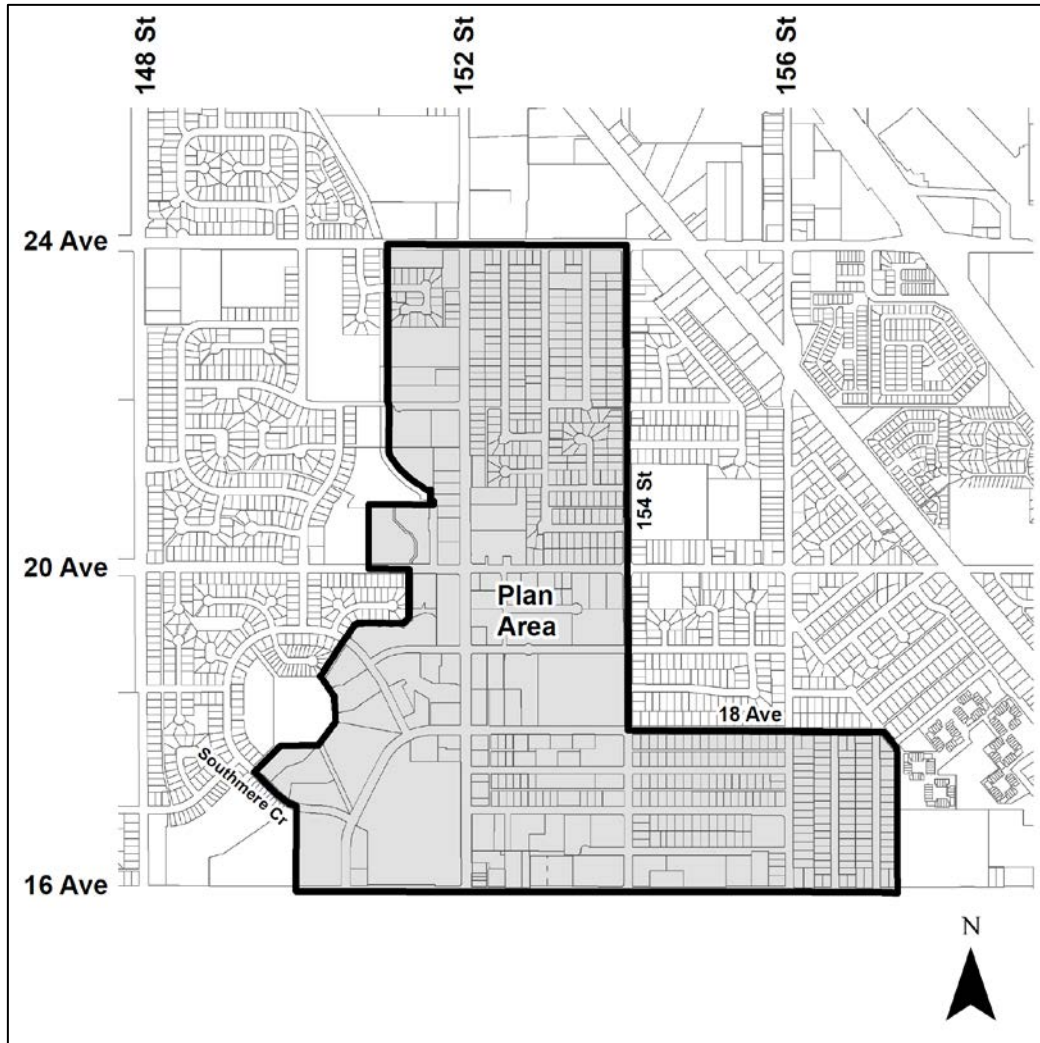
Uses	Amenity Contributions*
<b>RESIDENTIAL</b>	\$40 per square foot

\* Amenity Contributions listed in this Section are in addition to the amenity contributions listed in Section D and E of this Schedule but only apply to that portion of increased density that is above the maximum density indicated in an approved Secondary Plan or Official Community Plan.



**10) SEMIAHMOO TOWN CENTRE CONTRIBUTION AREA**

- (a) The Centre Specific Capital Projects Contribution Area for Semiahmoo Town Centre Plan shall be identified as follows:



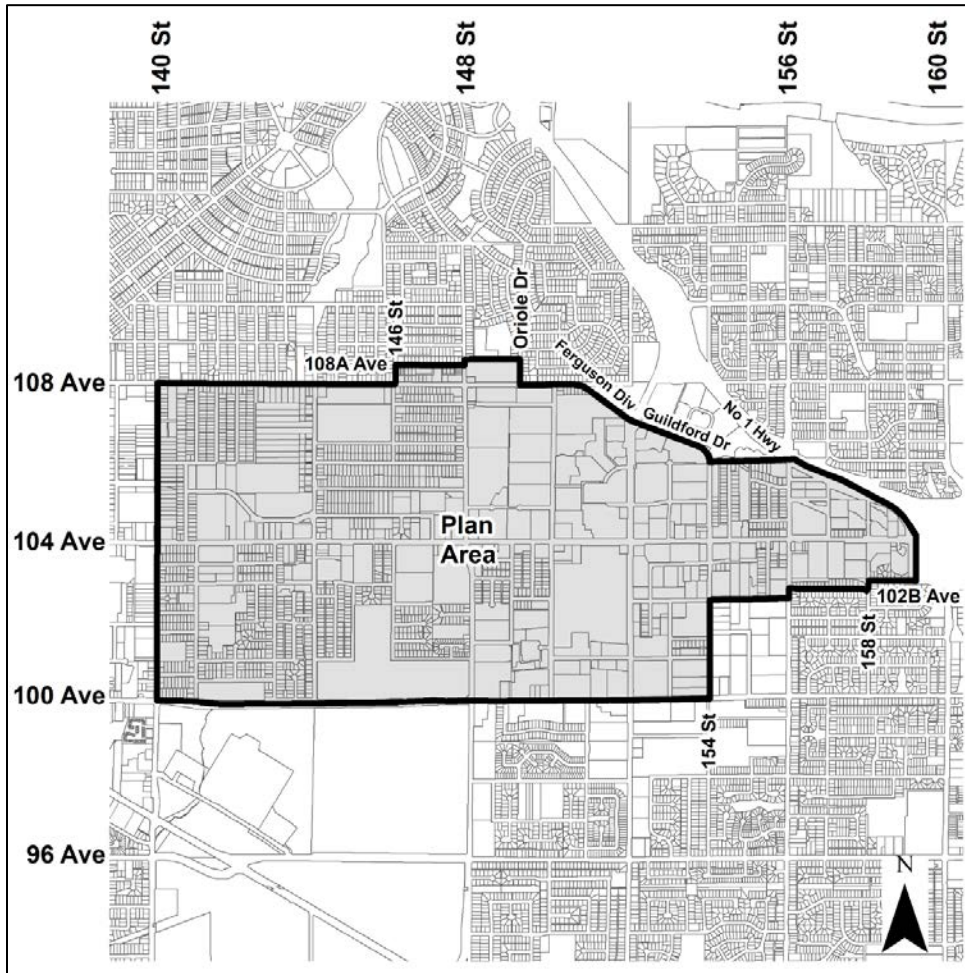
- (b) The Centre Specific Capital Projects amenity contributions for the Semiahmoo Town Centre Area identified in Section C.10(a) above are as follows:

Uses	Amenity Contributions*
<b>RESIDENTIAL</b>	\$30 per square foot

\* Amenity Contributions listed in this Section are in addition to the amenity contributions listed in Section D and E of this Schedule but only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or Official Community Plan.

**11) GUILDFORD TOWN CENTRE CONTRIBUTION AREA**

- (a) The Centre Specific Capital Projects Contribution Area for the Guildford Town Centre Plan shall be identified as follows:



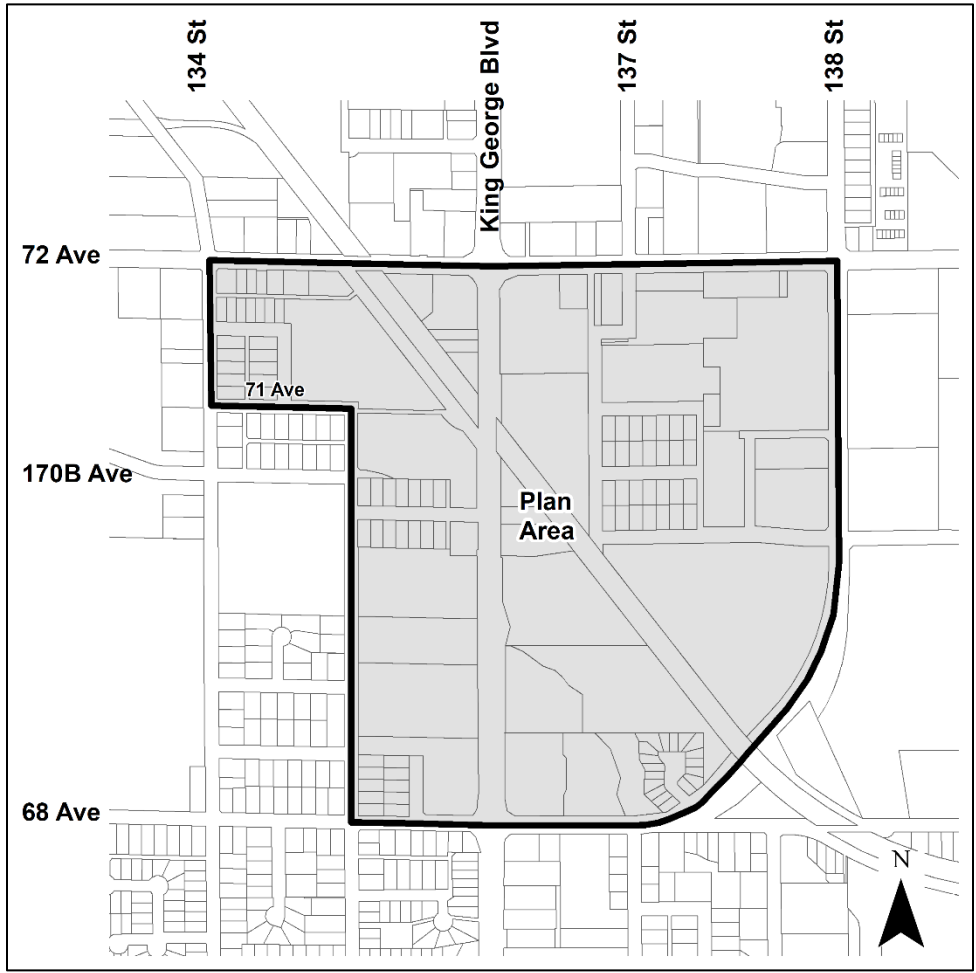
- (b) The Centre Specific Capital Projects amenity contributions for the Guildford Town Centre Area identified in Section C.11(a) above are as follows:

Uses	Amenity Contributions*
<b>RESIDENTIAL</b>	\$20 per square foot

\* Amenity Contributions listed in this Section are in addition to the amenity contributions listed in Section D and E of this Schedule but only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or Official Community Plan.

**12) NEWTON TOWN CENTRE CONTRIBUTION AREA**

- (a) The Centre Specific Capital Projects Contribution Area for the Newton Town Centre Plan shall be identified as follows:



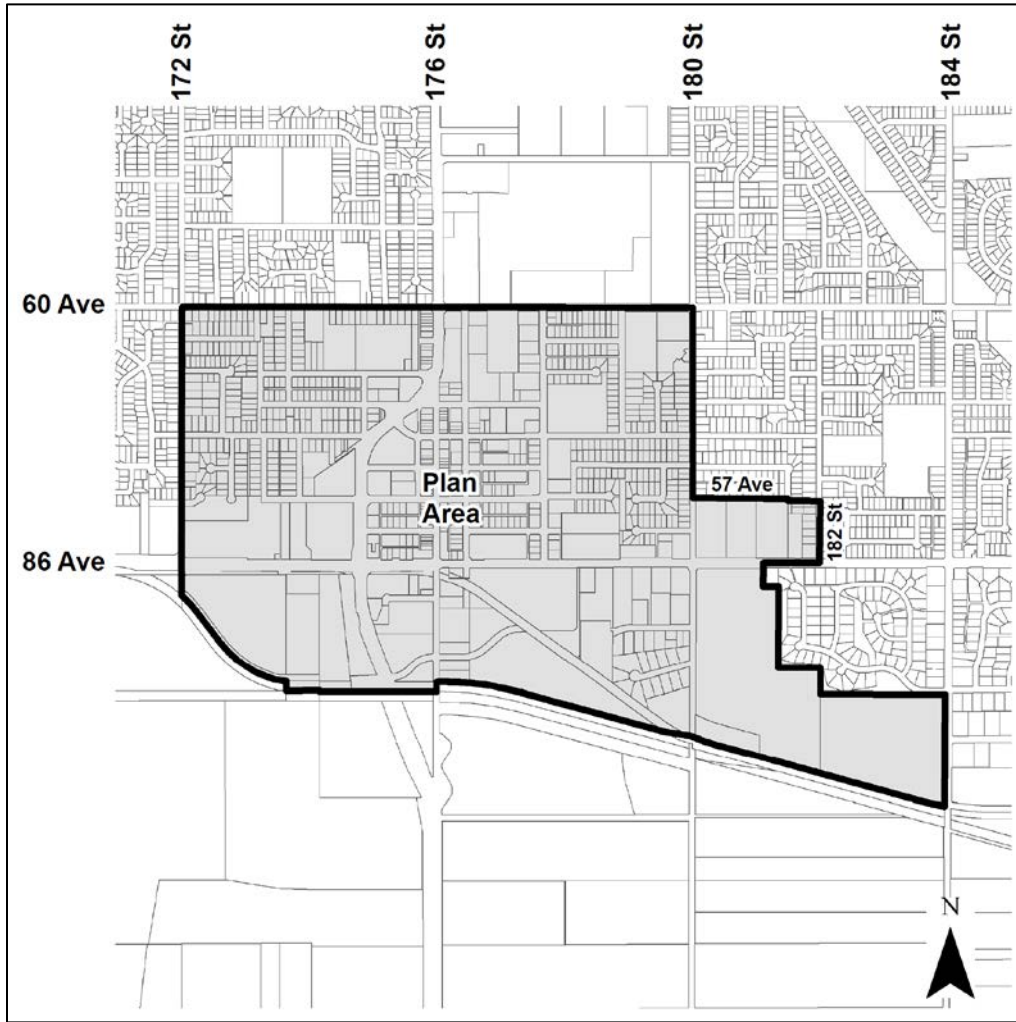
- (b) The Centre Specific Capital Projects amenity contributions for the Newton Town Centre Area identified in Section C.12(a) above are as follows:

Uses	Amenity Contributions*
<b>RESIDENTIAL</b>	\$10 per square foot

\* Amenity Contributions listed in this Section are in addition to the amenity contributions listed in Section D and E of this Schedule but only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or Official Community Plan.

**13) CLOVERDALE TOWN CENTRE CONTRIBUTION AREA**

- (a) The Centre Specific Capital Projects Contribution Area for the Cloverdale Town Centre Plan shall be identified as follows:



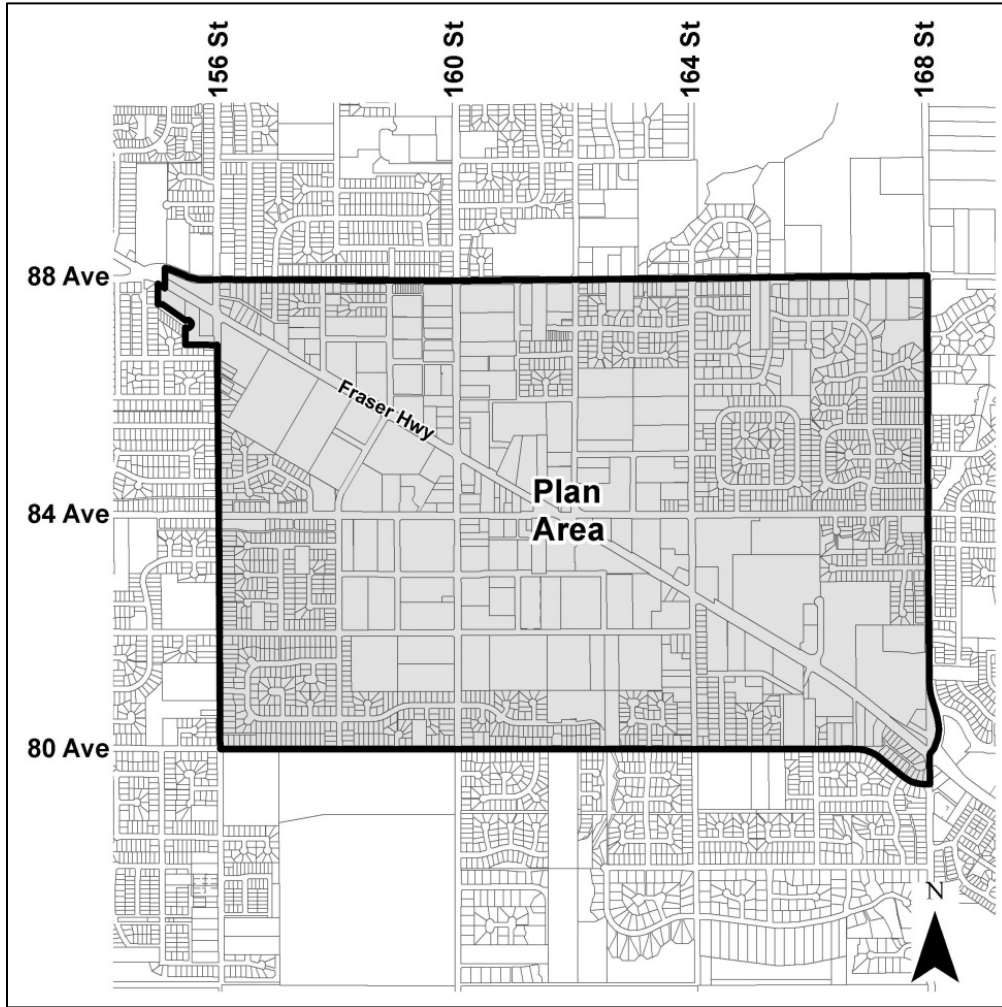
- (b) The Centre Specific Capital Projects amenity contributions for the Cloverdale Town Centre Area identified in Section C.13(a) above are as follows:

Uses	Amenity Contributions*
<b>RESIDENTIAL</b>	\$5 per square foot

\* Amenity Contributions listed in this Section are in addition to the amenity contributions listed in Section D and E of this Schedule but only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or Official Community Plan.

**14) FLEETWOOD TOWN CENTRE CONTRIBUTION AREA**

- (a) The Centre Specific Capital Projects Contribution Area for the Fleetwood Town Centre Plan shall be identified as follows:



- (b) The Centre Specific Capital Projects amenity contributions for the Fleetwood Town Centre Area identified in Section C.14(a) above are as follows:

Uses	Amenity Contributions*
<b>RESIDENTIAL</b>	To Be Determined

\* Amenity Contributions listed in this Section are in addition to the amenity contributions listed in Section D and E of this Schedule but only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or Official Community Plan.

**D. Secondary Plan and Infill Area Contributions**

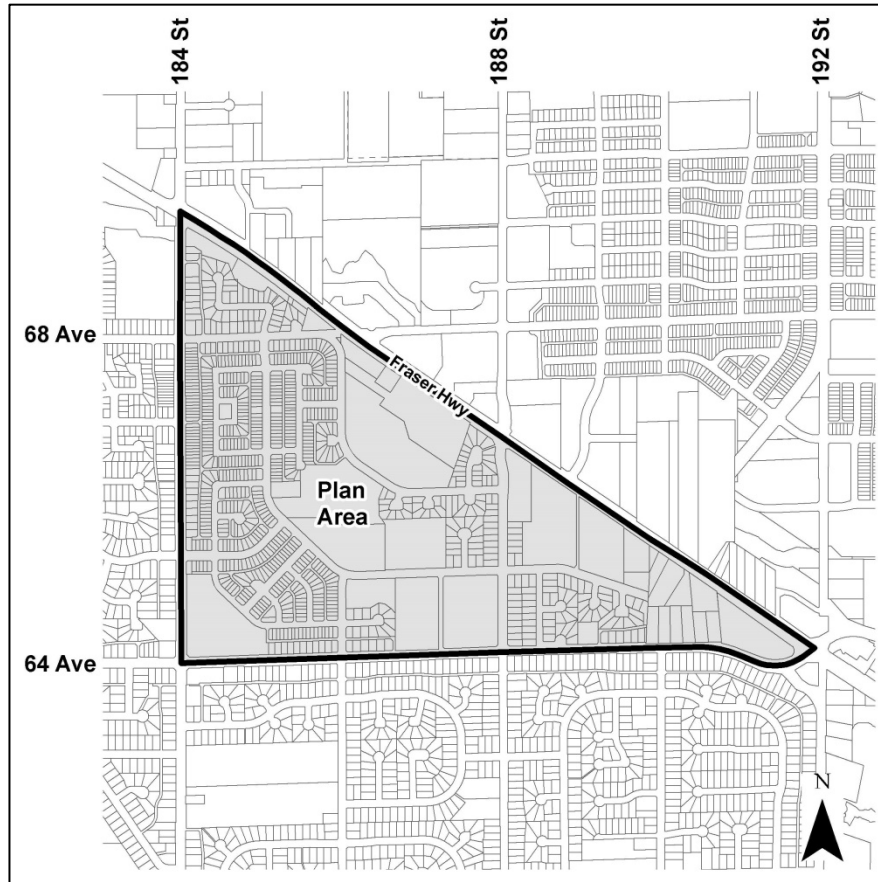
- 1) The Secondary Plan and Infill Area Contributions apply to *density* increases, as identified in individual Zones in this By-law.
- 2) Secondary Plan and Infill Area Contributions areas and rates are established in Section E of this Schedule.
- 3) Secondary Plan and Infill Area Contribution payments are required as follows:
  - (a) Single Family and Duplex Development – before final subdivision approval;
  - (b) All Other Residential Development Types – before Building Permit issuance; and
  - (c) Any Non-Residential Development Type – before Building Permit issuance.

**E. Secondary Plan and Infill Area Contribution Areas and Rates**

The following amenity contribution rates apply for the specified areas as follows:

1) **NORTH CLOVERDALE EAST**

(a) The North Cloverdale East Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the North Cloverdale East Plan Area identified in Section E.1(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	n/a	n/a	\$134.42	\$534.96	\$669.38
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	n/a	n/a	\$537.76	\$2,141.19	\$2,678.95

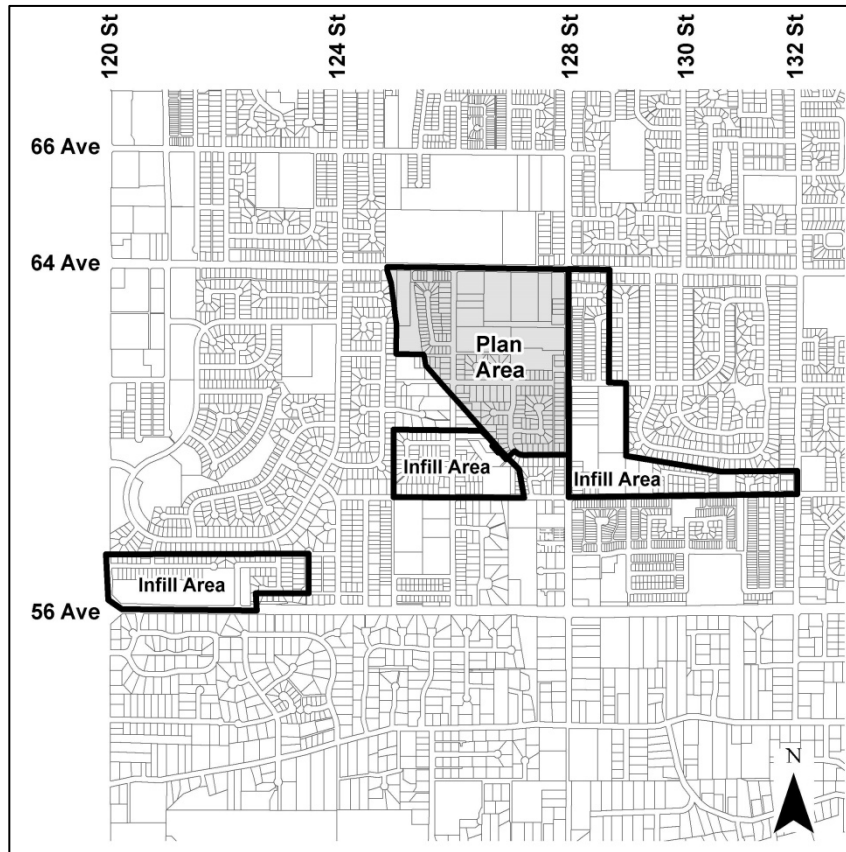
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

2) **WEST NEWTON SOUTH**

(a) The West Newton South Secondary Plan and Infill Areas shall be identified as follows:



(b) Amenity contributions for the West Newton South Secondary Plan and Infill Areas identified in Section E.2(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$15.20	\$215.11	\$161.34	\$1,043.17	\$1,434.82
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	n/a	n/a	n/a	n/a	n/a

**Explanatory Notes:**

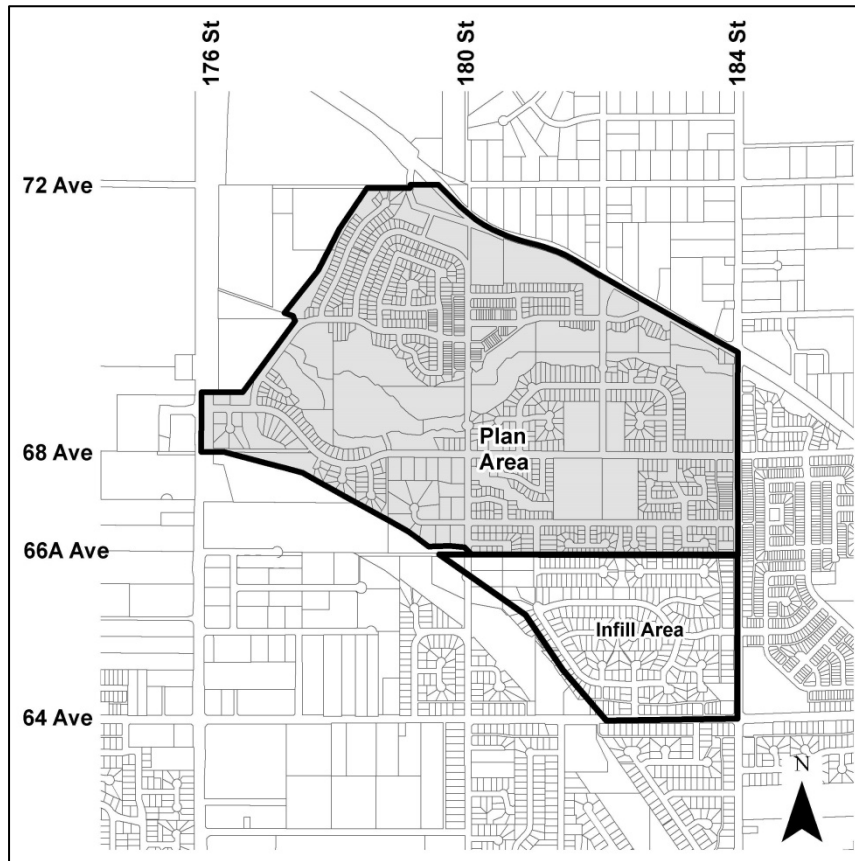
\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.



3) **NORTH CLOVERDALE WEST**

(a) The North Cloverdale West Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the North Cloverdale West Secondary Plan identified in Section E.3(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.50	\$157.54	\$757.54	\$1,287.60
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

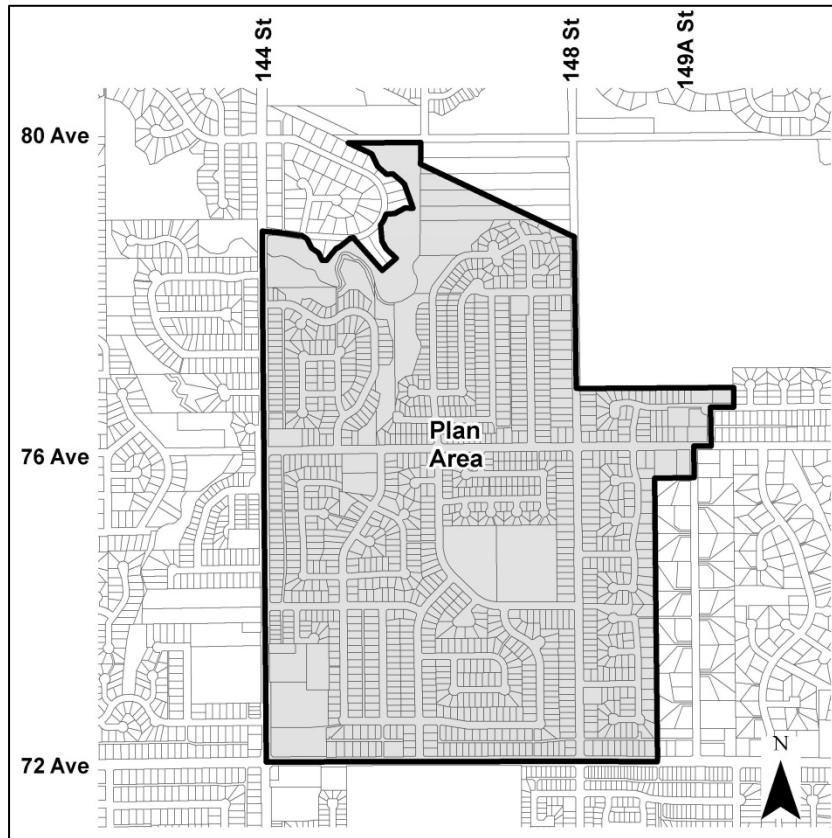
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**4) EAST NEWTON NORTH**

(a) The East Newton North Secondary Plan Area shall be identified as follows:



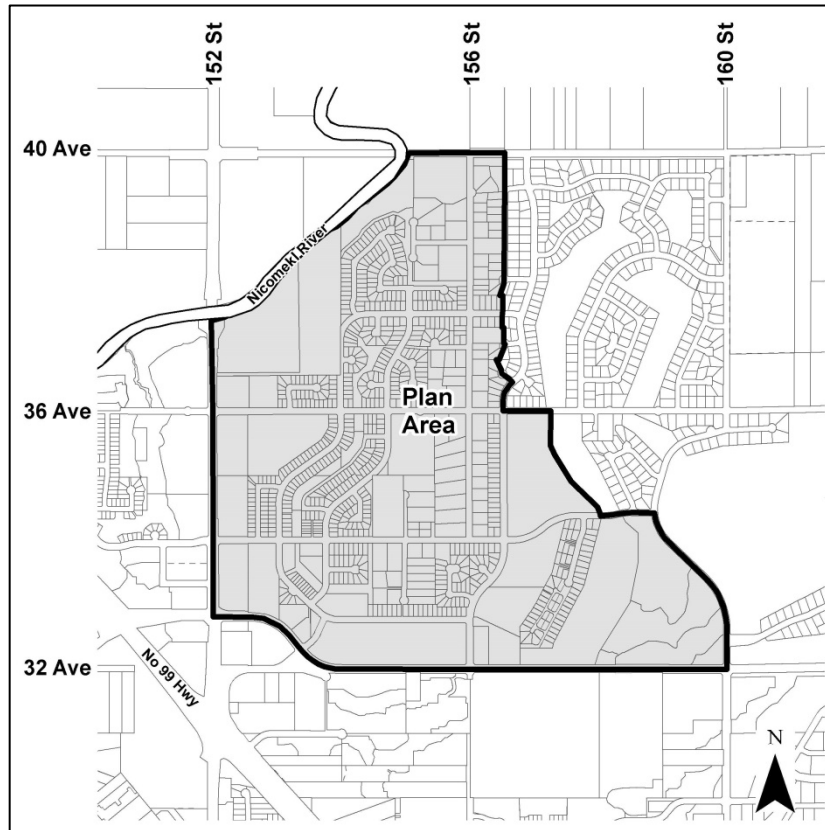
(b) Amenity contributions for the East Newton North Secondary Plan Area identified in Section E.4(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.50	\$157.54	\$736.62	\$1,266.68
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,213.21	n/a	n/a	\$1,493.25

**Explanatory Notes:**  
 \* Excludes secondary suites.  
 \*\* Includes pathways and facilities.

5) **ROSEMARY HEIGHTS CENTRAL**

(a) The Rosemary Heights Central Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Rosemary Heights Central Secondary Plan Area identified in Section E.5(a) above are as follows:

Uses	Amenity Contributions				TOTAL
	Police	Fire	Libraries	Parks**	
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.33	\$302.50	\$157.54	\$896.30	\$1,426.67
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

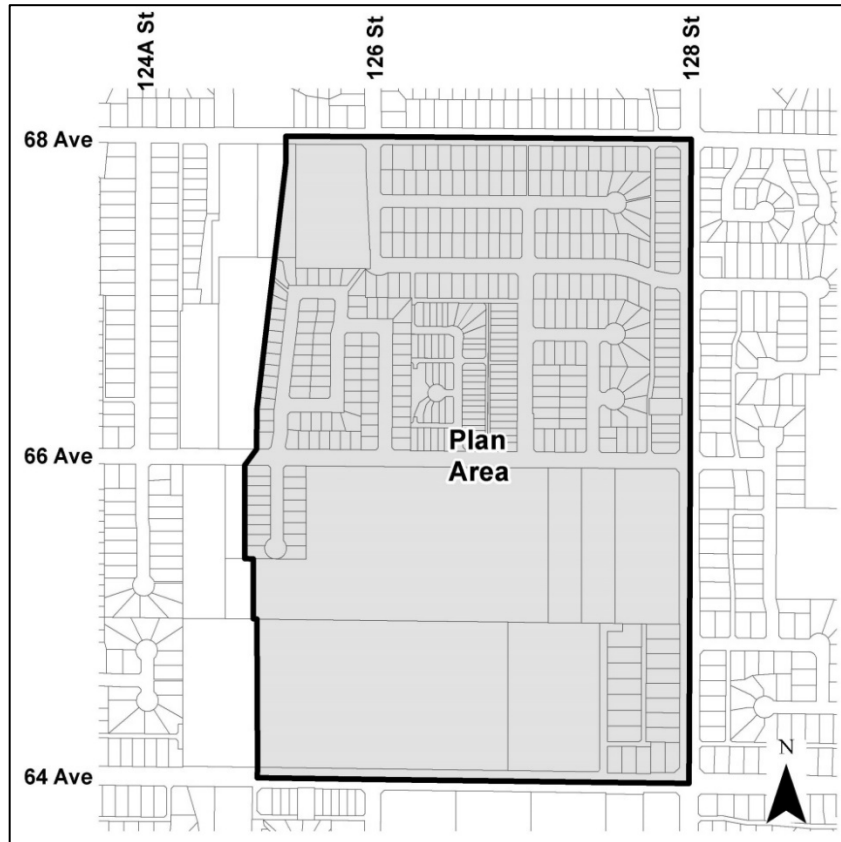
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**6) WEST NEWTON NORTH**

(a) The West Newton North Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the West Newton North Secondary Plan Area identified in Section E.6(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>SINGLE FAMILY*</b> (\$/dwelling unit)	\$11.88	\$210.06	\$128.83	\$1,008.80	\$1,359.57
<b>MULTIPLE FAMILY*</b> (\$/dwelling unit)	\$11.88	\$348.67	\$128.83	\$1,008.80	\$1,498.18
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$47.60	\$840.26	n/a	n/a	\$887.86

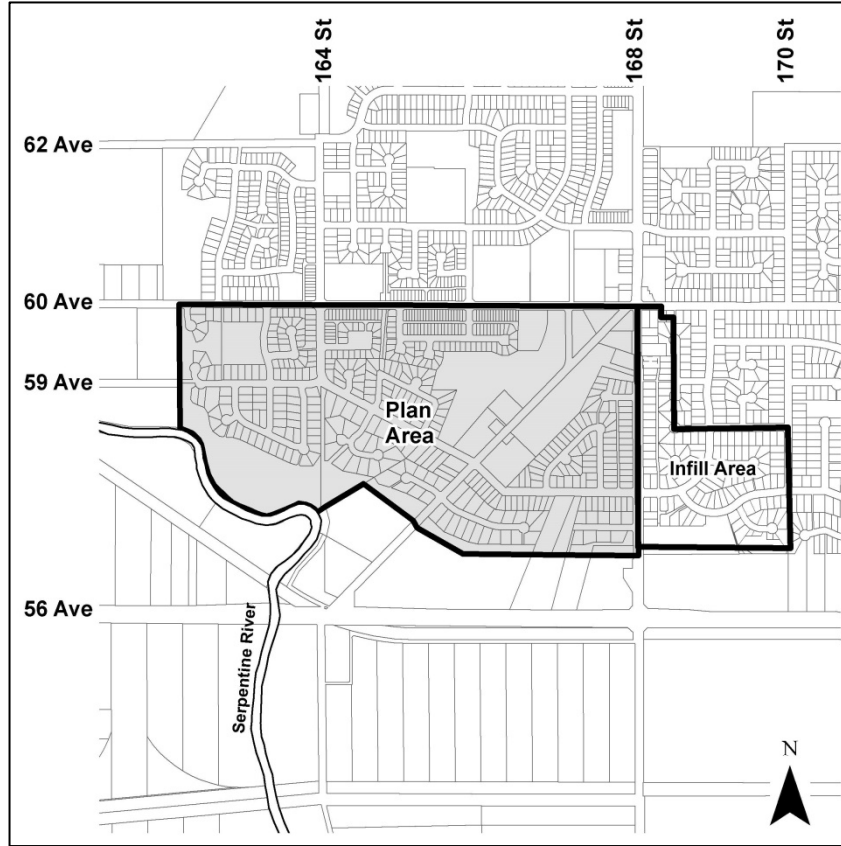
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

7) **WEST CLOVERDALE SOUTH**

(a) The West Cloverdale South Secondary Plan and Infill Areas shall be identified as follows:



(b) Amenity contributions for the West Cloverdale South Secondary Plan and Infill Areas identified in Section E.7(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.50	\$157.54	\$699.68	\$1,229.74
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

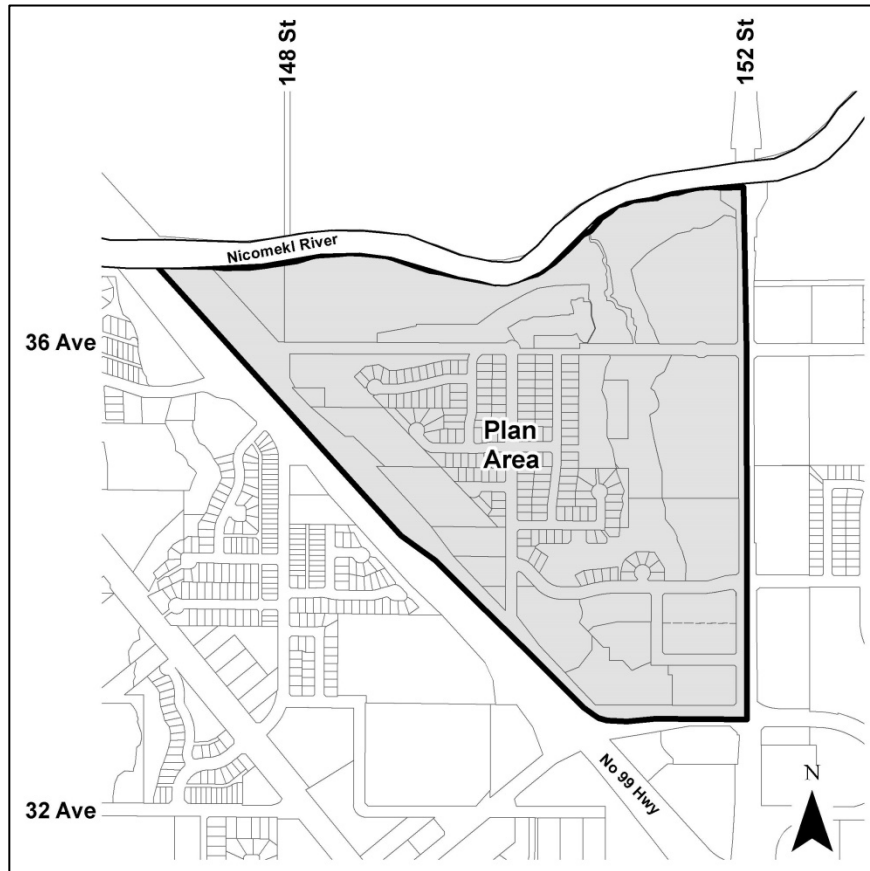
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**8) ROSEMARY HEIGHTS WEST**

(a) The Rosemary Heights West Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Rosemary Heights West Secondary Plan Area identified in Section E.8(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.50	\$157.54	\$273.01	\$803.07
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

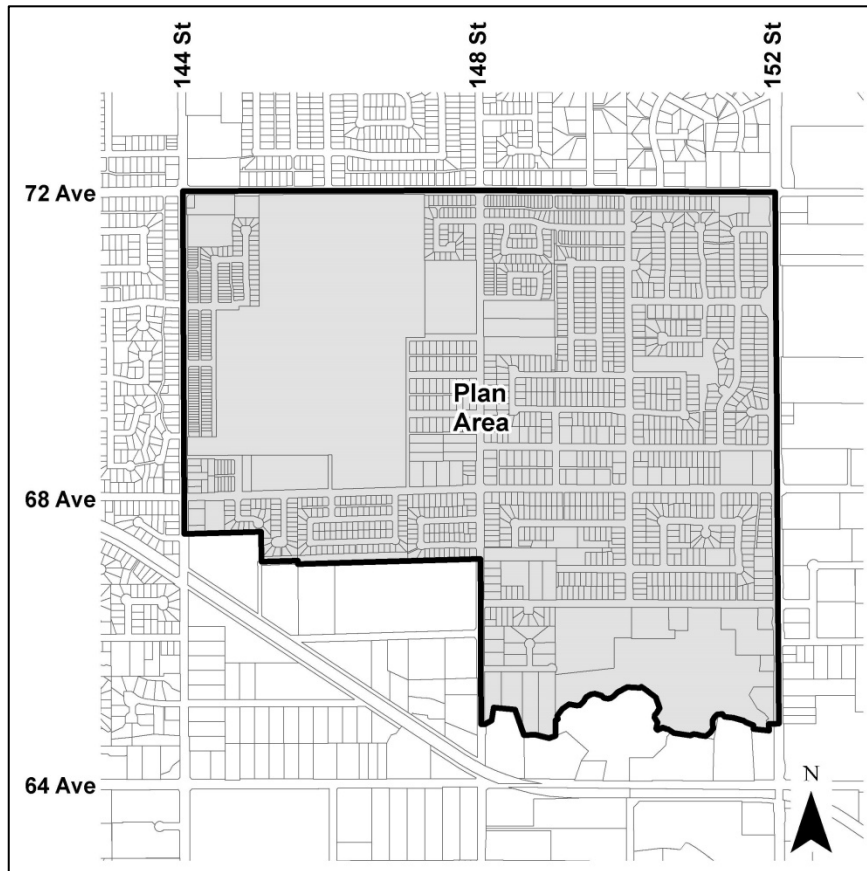
**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

**9) EAST NEWTON SOUTH**

(a) The East Newton South Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the East Newton South Secondary Plan Area identified in Section E.9(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.50	\$157.54	\$534.17	\$1,064.23
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

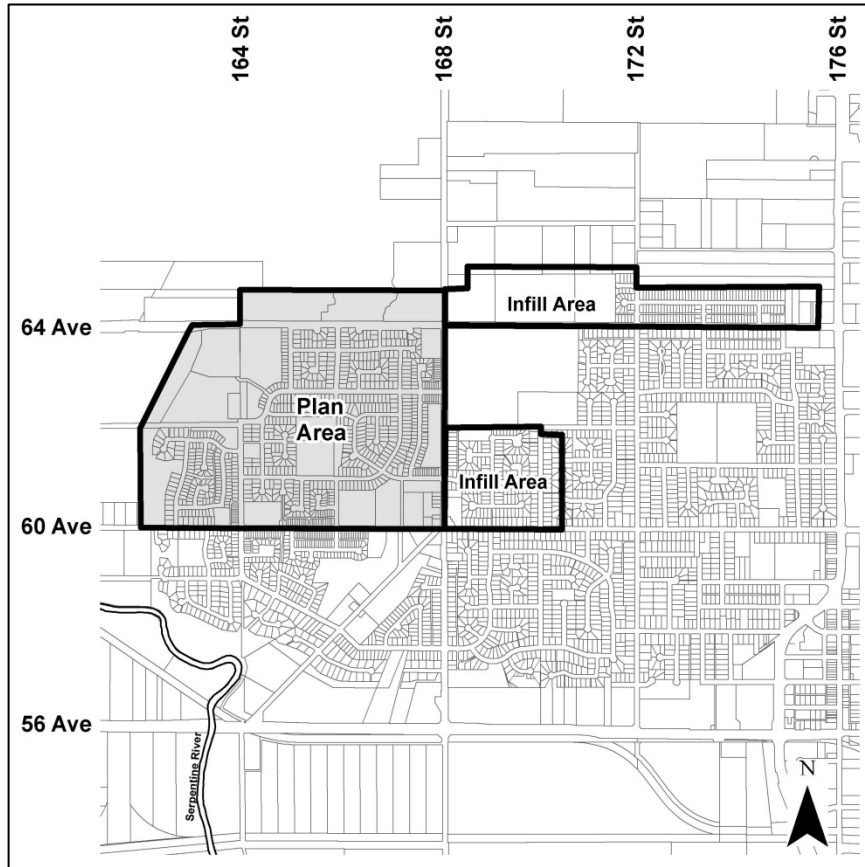
**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

**10) WEST CLOVERDALE NORTH**

(a) The West Cloverdale North Secondary Plan and Infill Areas shall be identified as follows:



(b) Amenity contributions for the West Cloverdale North Secondary Plan Area and Infill Areas identified in Section E.10(a) above are as follows:

Uses	Amenity Contributions				TOTAL
	Police	Fire	Libraries	Parks**	
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.50	\$157.54	\$534.17	\$1,064.23
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

**Explanatory Notes:**

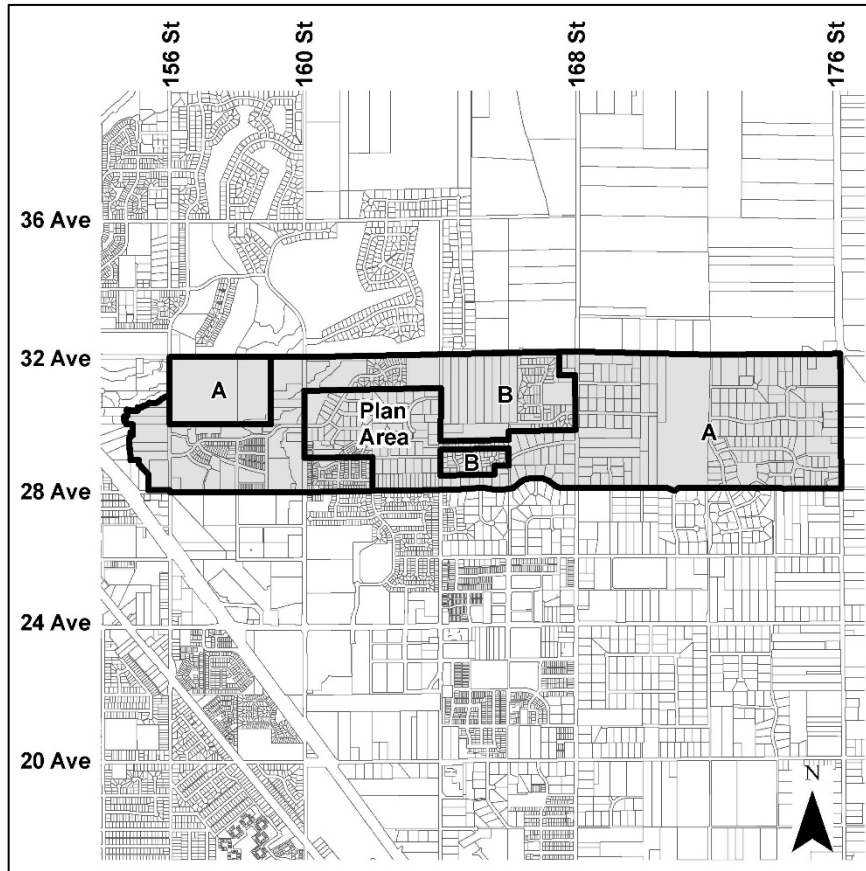
\* Excludes secondary suites.

\*\* Includes pathways and facilities.



**11) NORTH GRANDVIEW HEIGHTS**

(a) The North Grandview Heights Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the North Grandview Heights Secondary Plan Area identified in Section E.11(a) above are as follows:

Uses*	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL (A)</b> (\$/dwelling unit)	n/a	n/a	n/a	\$780.10	\$780.10
<b>RESIDENTIAL (B)</b> (\$/dwelling unit)	\$70.02	\$302.50	\$157.54	\$1,074.48	\$1,604.54
<b>NON-RESIDENTIAL (B)</b> (\$/sq. ft.)	\$280.15	\$1,214.92	n/a	n/a	\$1,495.07

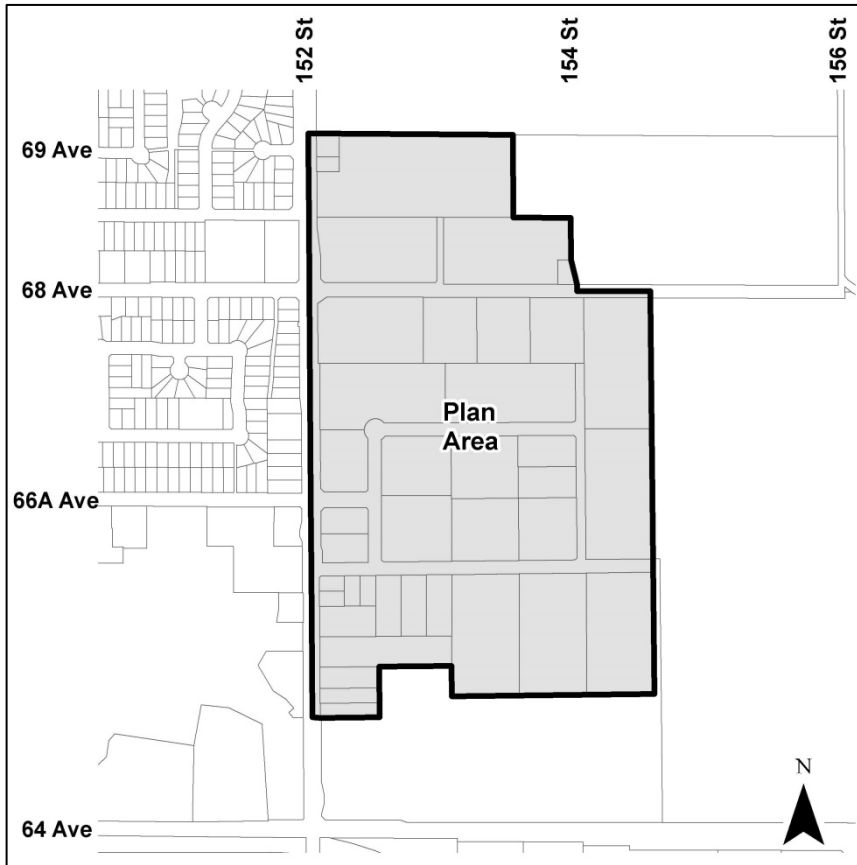
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**12) EAST NEWTON BUSINESS PARK**

(a) The East Newton Business Park Area shall be identified as follows:



(b) Amenity contributions for the East Newton Business Park Area identified in Section E.12(a) above are as follows:

Uses*	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL</b> (\$/dwelling unit)	n/a	n/a	\$155.80	n/a	\$155.80
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$257.76	\$1,113.12	n/a	\$3,406.46	\$4,777.34

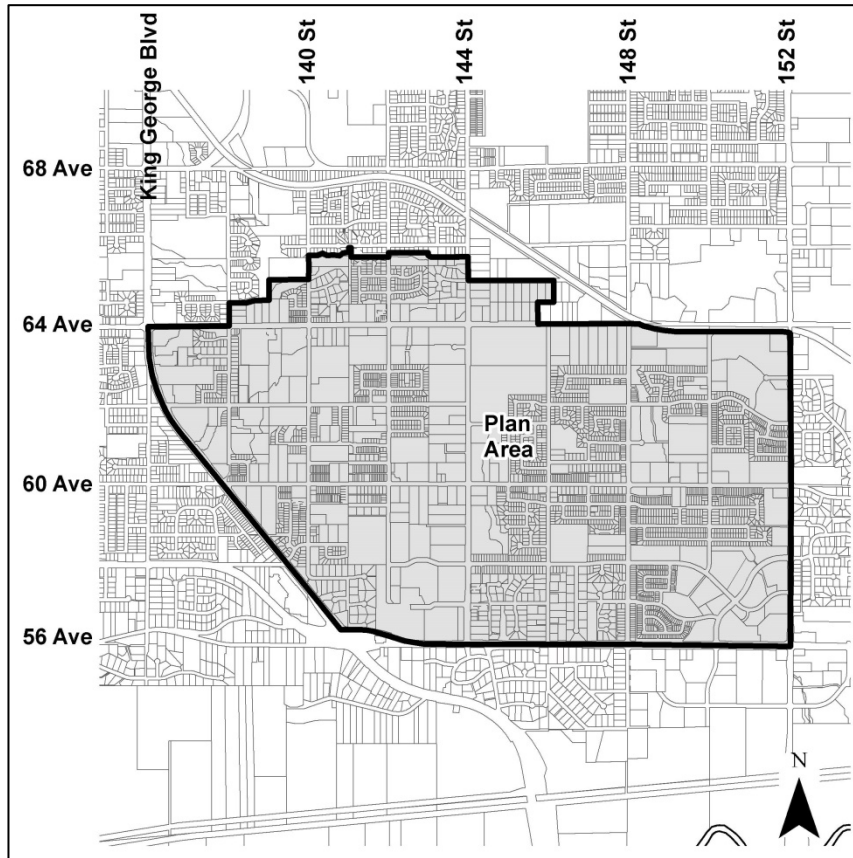
**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

**13) SOUTH NEWTON**

(a) The South Newton Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the South Newton Secondary Plan Area identified in Section E.13(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$301.00	\$156.77	\$961.92	\$1,489.71
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$278.66	\$1,203.98	n/a	n/a	\$1,482.64

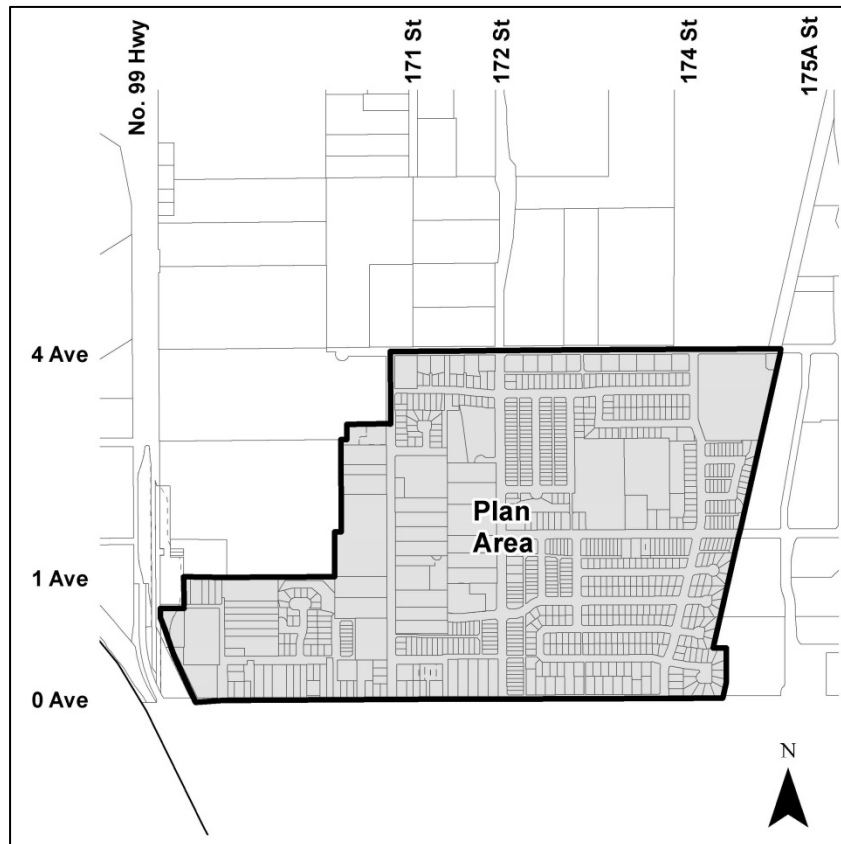
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

14) DOUGLAS

(a) The Douglas Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Douglas Secondary Plan identified in Section E.14(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.50	\$154.43	\$1,491.51	\$2,018.46
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$1,050.39	\$4,537.44	n/a	\$6,923.97	\$12,511.80

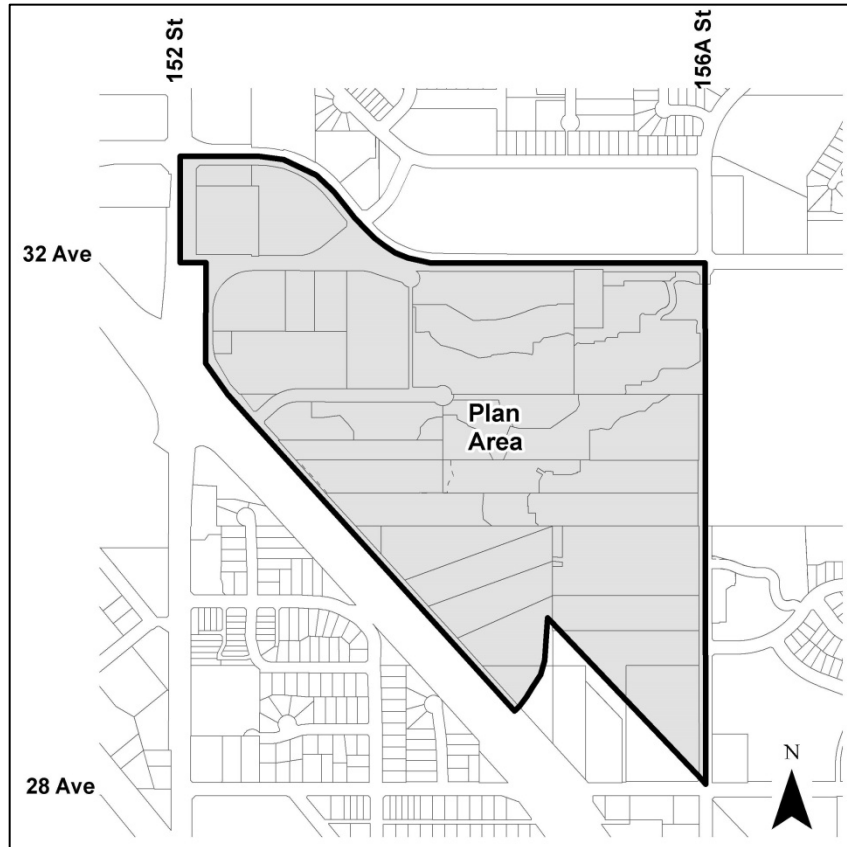
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**15) ROSEMARY HEIGHTS BUSINESS PARK**

(a) The Rosemary Heights Business Park Area shall be identified as follows:



(b) Amenity contributions for the Rosemary Heights Business Park Area identified in Section E.15(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	n/a	n/a	\$154.43	n/a	\$154.43
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$274.56	\$1,186.10	n/a	\$3,141.68	\$4,602.34

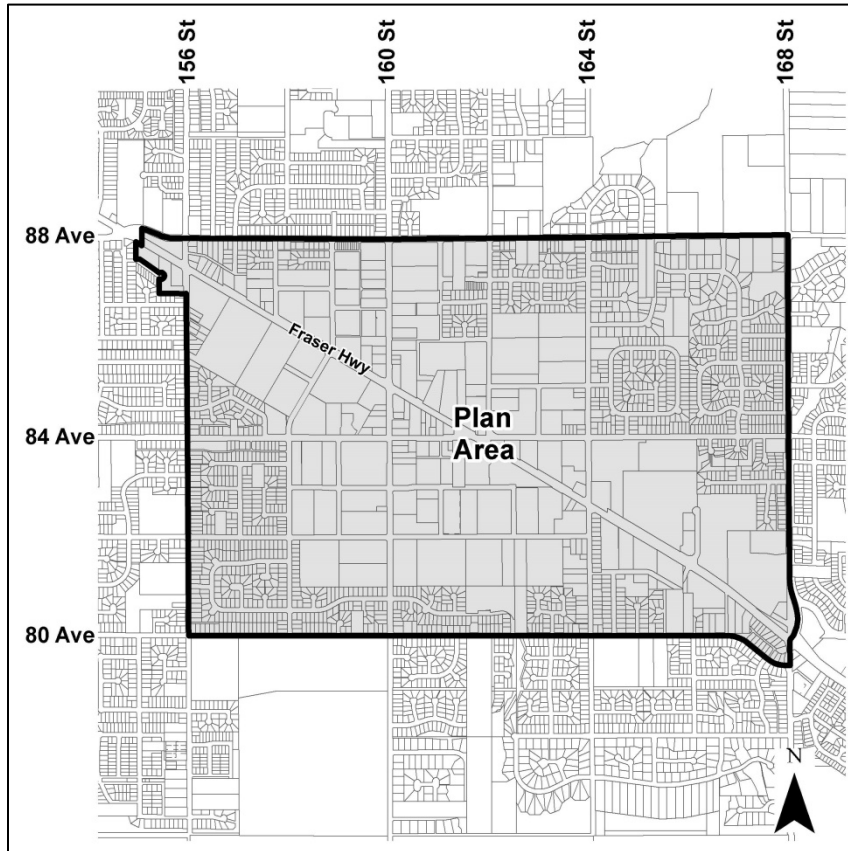
**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

**16) FLEETWOOD TOWN CENTRE**

(a) The Fleetwood Town Centre Plan Area shall be identified as follows:



(b) Amenity contributions for the Fleetwood Town Centre Plan identified in Section E.16(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$68.52	\$295.97	\$154.14	\$888.38	\$1,407.01
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$274.02	\$1,183.95	n/a	n/a	\$1,457.97

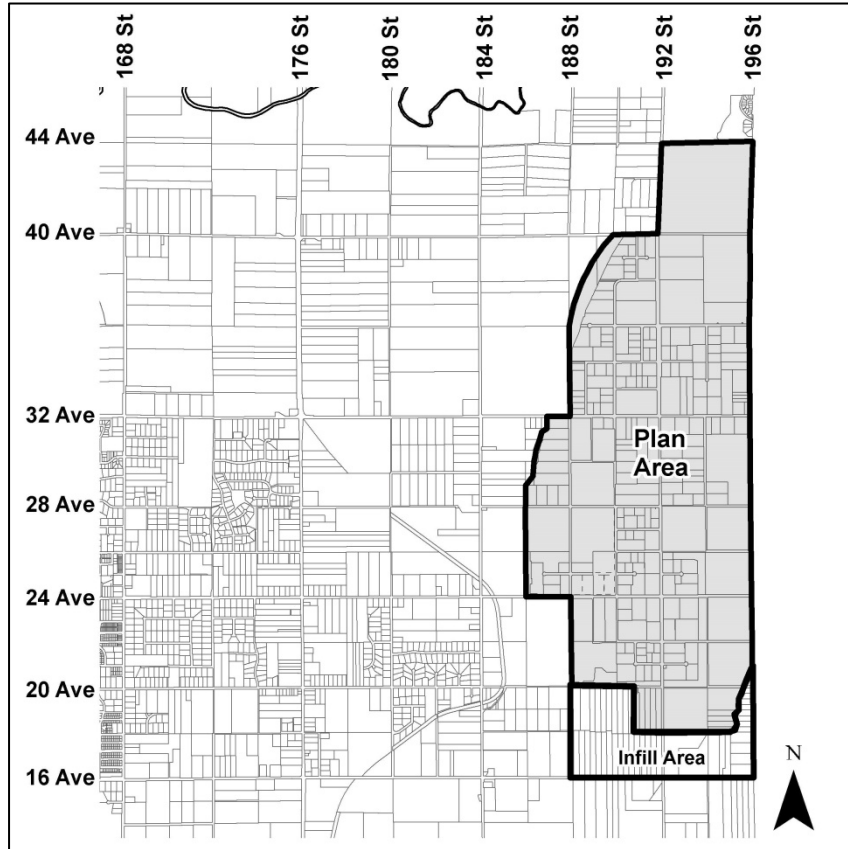
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**17) CAMPBELL HEIGHTS BUSINESS PARK**

(a) The Campbell Heights Business Park Plan and Infill Areas shall be identified as follows:



(b) Amenity contributions for the Campbell Heights Business Park and Infill Areas identified in Section E.17(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> <b>(Plan Area)</b> (\$/dwelling unit)	n/a	n/a	\$154.14	n/a	\$154.14
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> (\$/sq. ft.)	\$2,835.74	\$1,183.95	n/a	\$274.02	\$4,293.71
<b>RESIDENTIAL*</b> <b>(Infill Area)</b> (\$/dwelling unit)	\$67.43	\$295.97	\$154.14	n/a	\$517.54

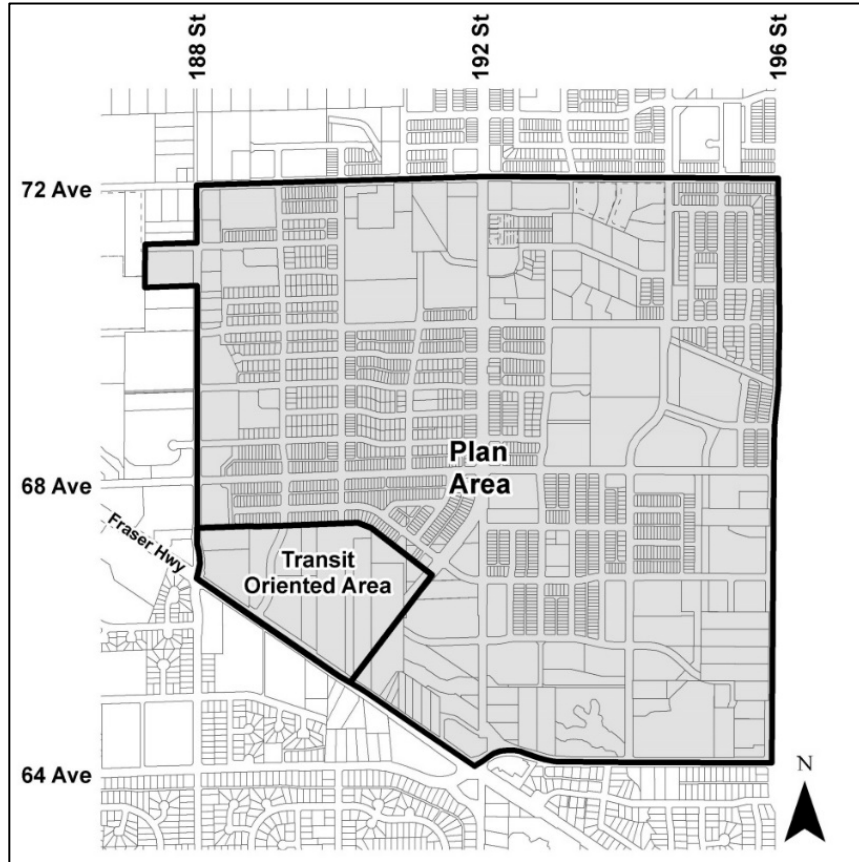
<b>NON-RESIDENTIAL (Infill Area) (\$/sq. ft.)</b>	n/a	n/a	n/a	\$2,835.74	\$2,835.74
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**Explanatory Notes:**

- \* Excludes *secondary suites*.
- \*\* Includes pathways and facilities.

**18) EAST CLAYTON**

(a) East Clayton Secondary Plan and Transit Oriented Areas shall be identified as follows:



(b) Amenity contributions for the East Clayton Secondary Plan and Transit Oriented Areas identified in Section E.18(a) are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> <b>(Plan Area)</b> (\$/dwelling unit)	\$69.77	\$302.40	\$156.70	\$941.85	\$1,407.72
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> (\$/acre)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03
<b>RESIDENTIAL*</b> <b>(Transit Oriented Area)</b> (\$/dwelling unit)	\$69.77	\$302.40	\$156.70	\$1,387.74	\$1,916.61



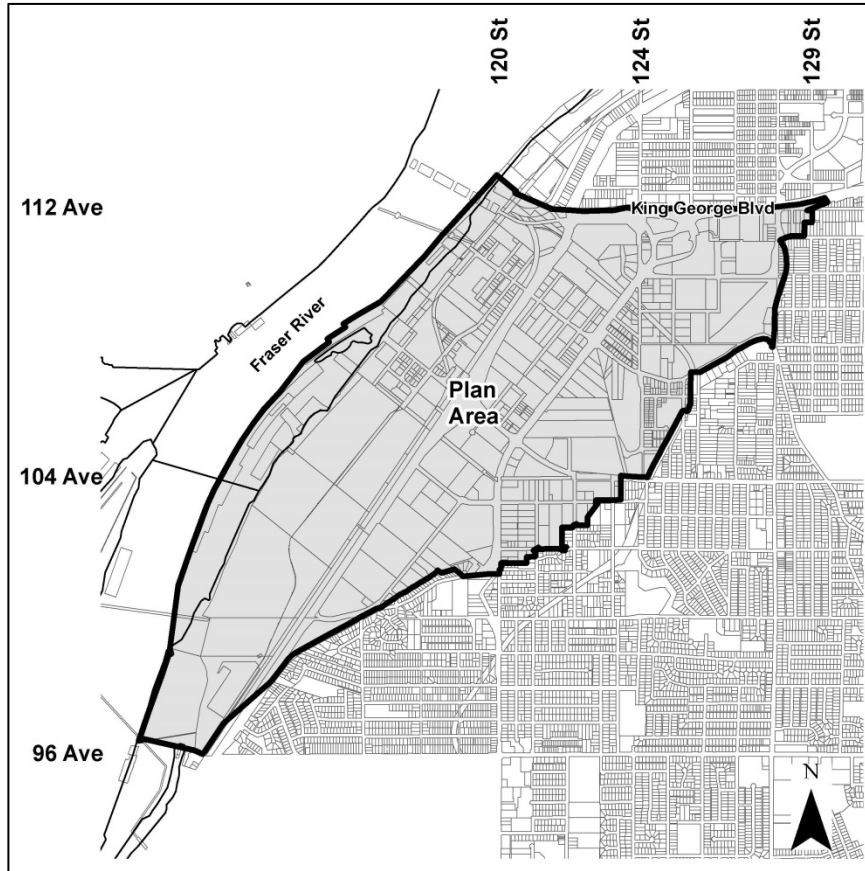
<b>NON-RESIDENTIAL (Transit Oriented Area)</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03
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**Explanatory Notes:**

- \* Excludes *secondary suites*.
- \*\* Includes pathways and facilities.

**19) SOUTH WESTMINSTER**

(a) The South Westminster Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the South Westminster Secondary Plan Area identified in Section E.19(a) above are as follows:

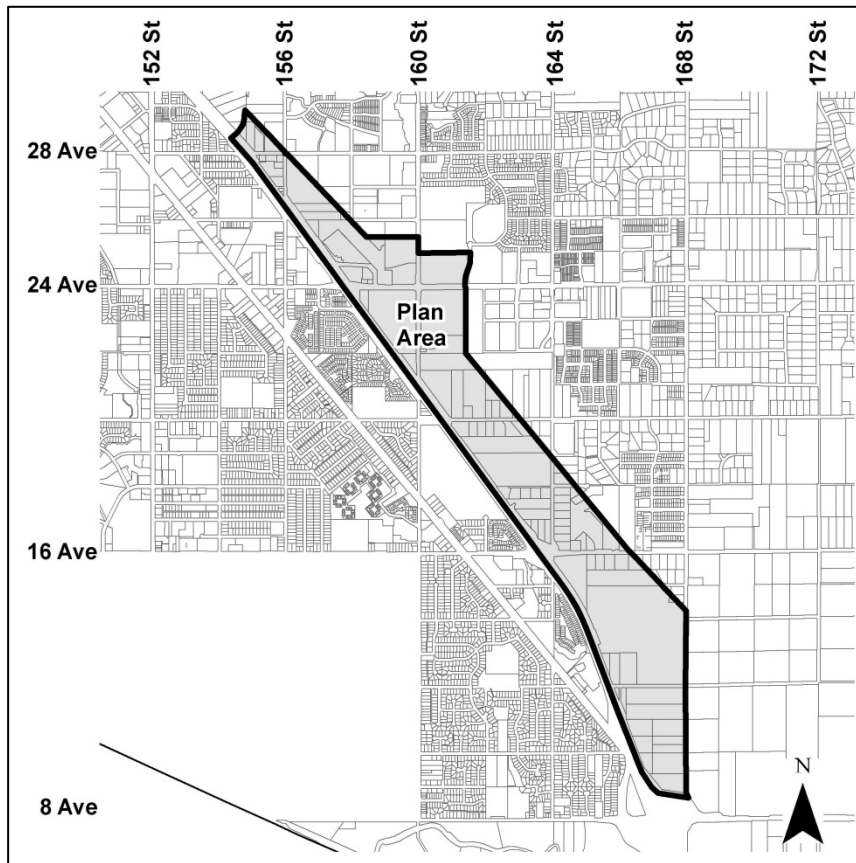
Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$69.77	\$302.40	\$156.70	\$1,095.11	\$1,623.98
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

**Explanatory Notes:**

- \* Excludes *secondary suites*.
- \*\* Includes pathways and facilities.

**20) HIGHWAY 99 CORRIDOR**

(a) The Highway 99 Corridor Local Area Plan Area shall be identified as follows:



(b) Amenity contributions for the Highway 99 Land Use Plan Area identified in Section E.20(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	n/a	n/a	n/a	n/a	n/a
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

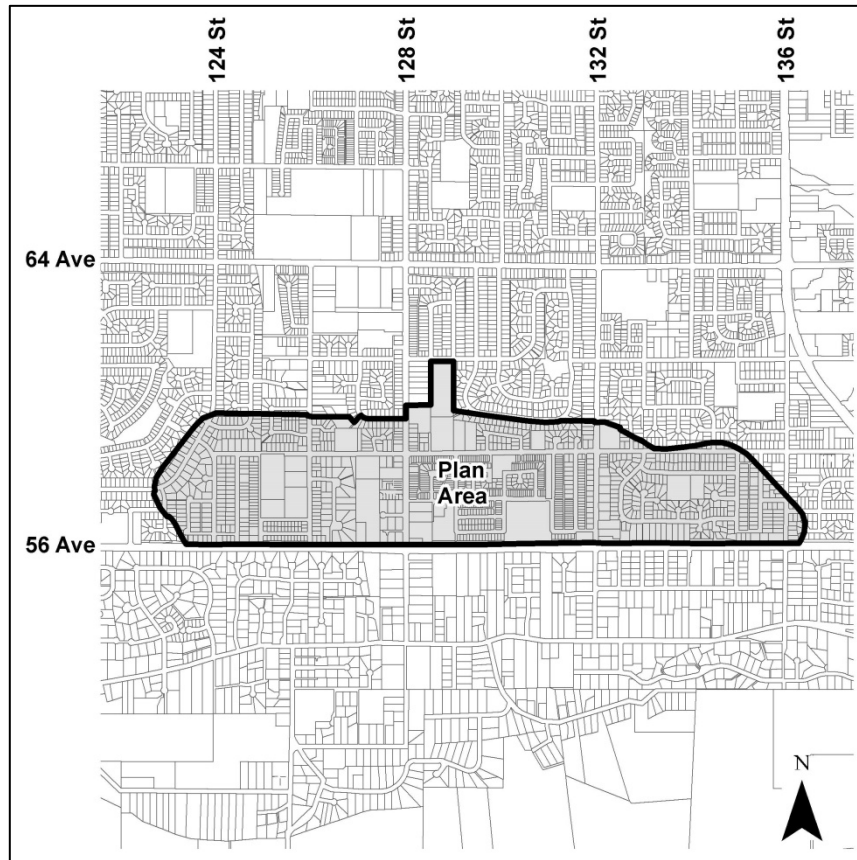
**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

**21) WEST NEWTON HIGHWAY 10**

(a) The West Newton Highway 10 Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the West Newton Highway 10 Secondary Plan Area identified in Section E.21(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,376.48	\$1,906.55
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

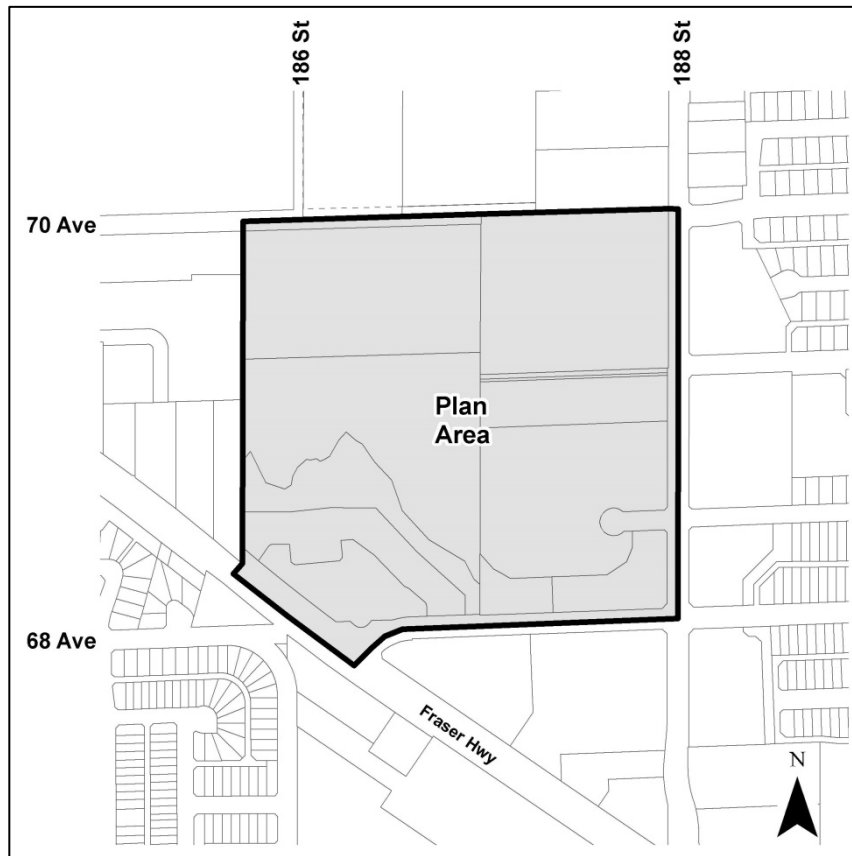
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**22) EAST CLAYTON EXTENSION (WEST)**

(a) The East Clayton Extension (West) Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the East Clayton Extension (West) Secondary Plan Area identified in Section E.22(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$69.77	\$302.40	\$156.70	\$945.55	\$1,474.42
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

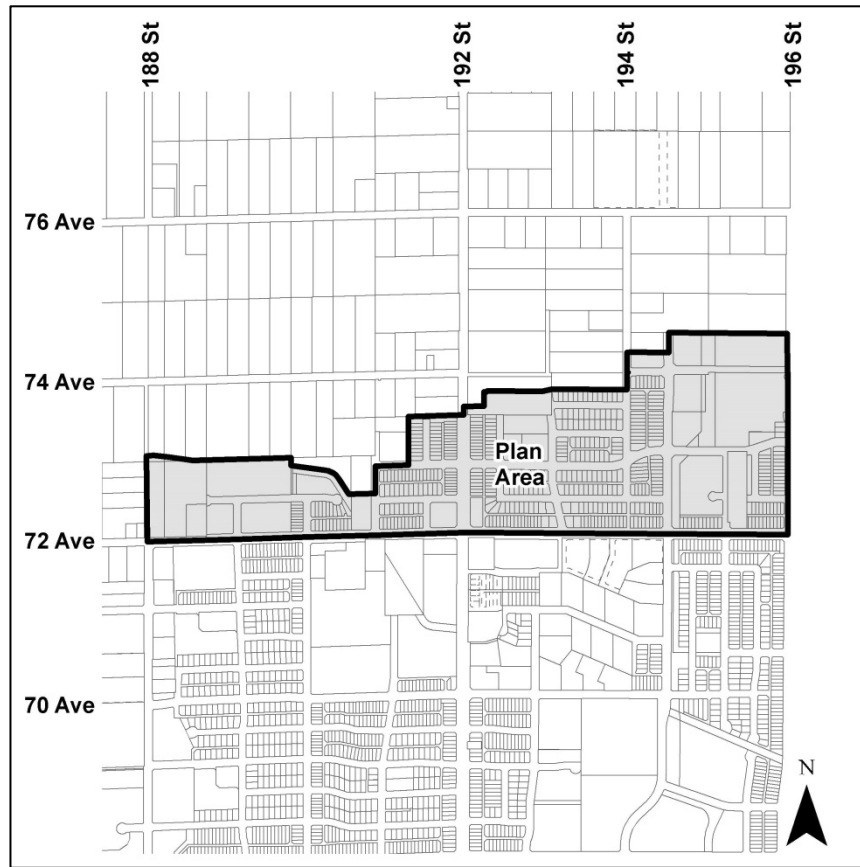
**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

**23) EAST CLAYTON EXTENSION (NORTH)**

(a) The East Clayton Extension (North) Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the East Clayton Extension (North) Secondary Plan Area identified in Section E.23(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$69.77	\$302.40	\$156.70	\$1,186.78	\$1,715.65
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

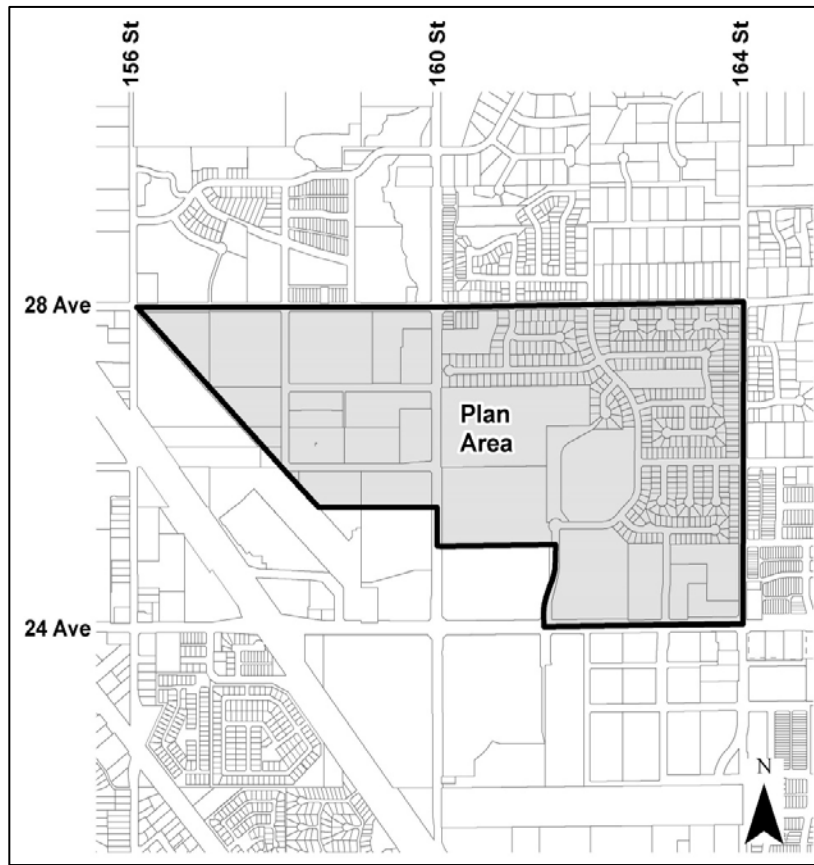
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**24) MORGAN HEIGHTS**

(a) The Morgan Heights Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Morgan Heights Secondary Plan identified in Section E.24(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,323.43	\$1,853.50
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

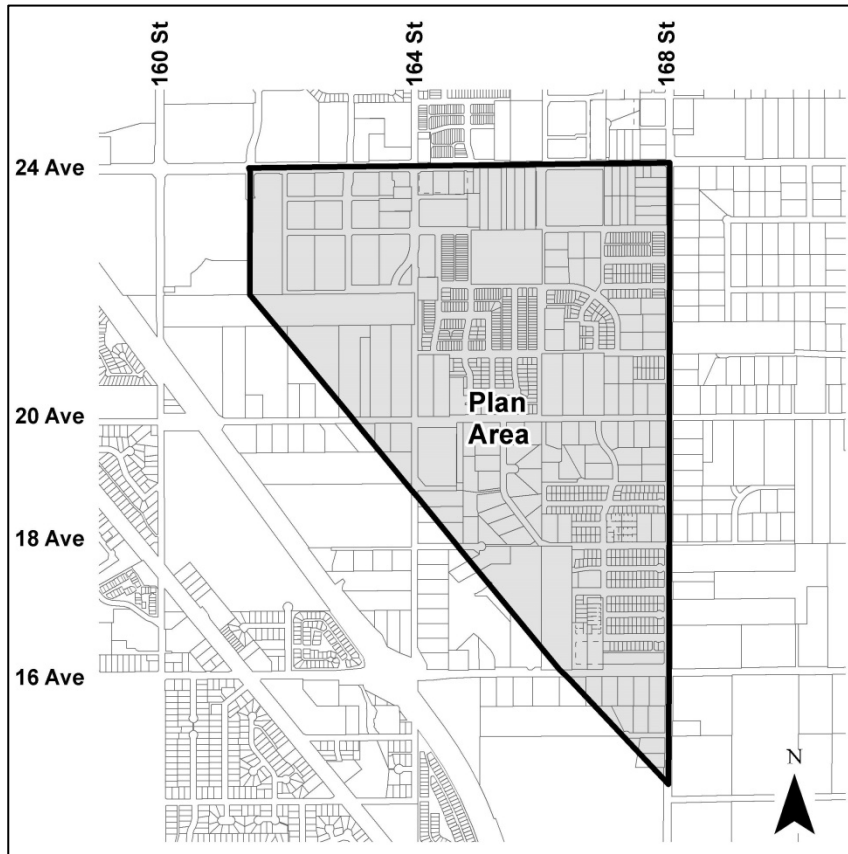
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**25) SUNNYSIDE HEIGHTS**

(a) The Sunnyside Heights Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Sunnyside Heights Secondary Plan identified in Section E.25(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,257.70	\$1,787.77
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

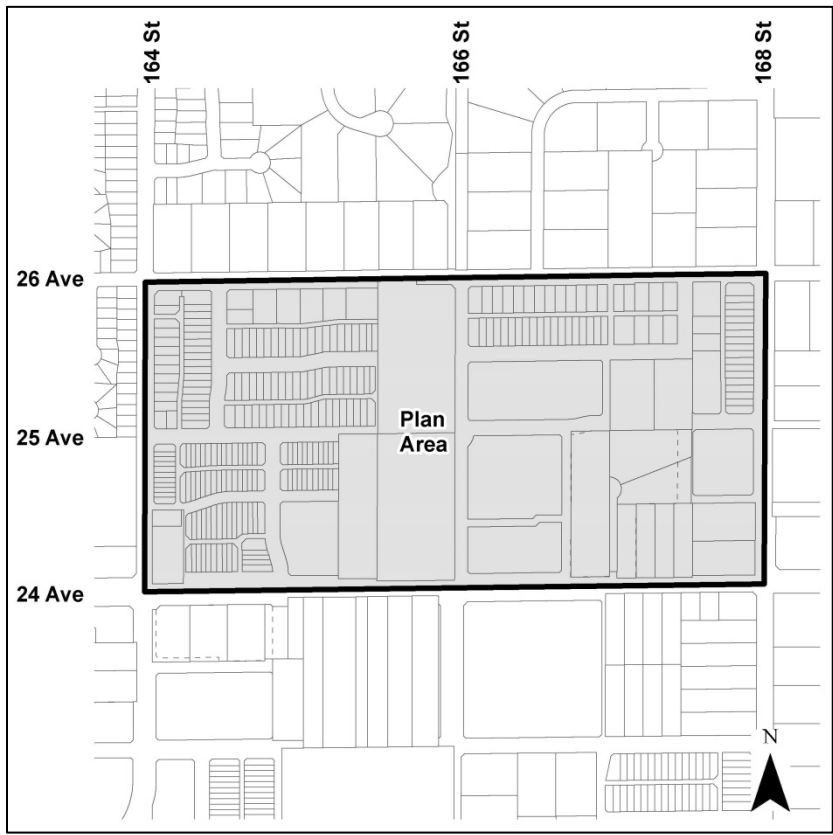
**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

**26) ORCHARD GROVE**

(a) The Orchard Grove Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Orchard Grove Secondary Plan Area identified in Section E.26(a) above are as follows:

Uses	Amenity Contributions				TOTAL
	Police	Fire	Libraries	Parks**	
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,227.65	\$1,757.72
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

**Explanatory Notes:**

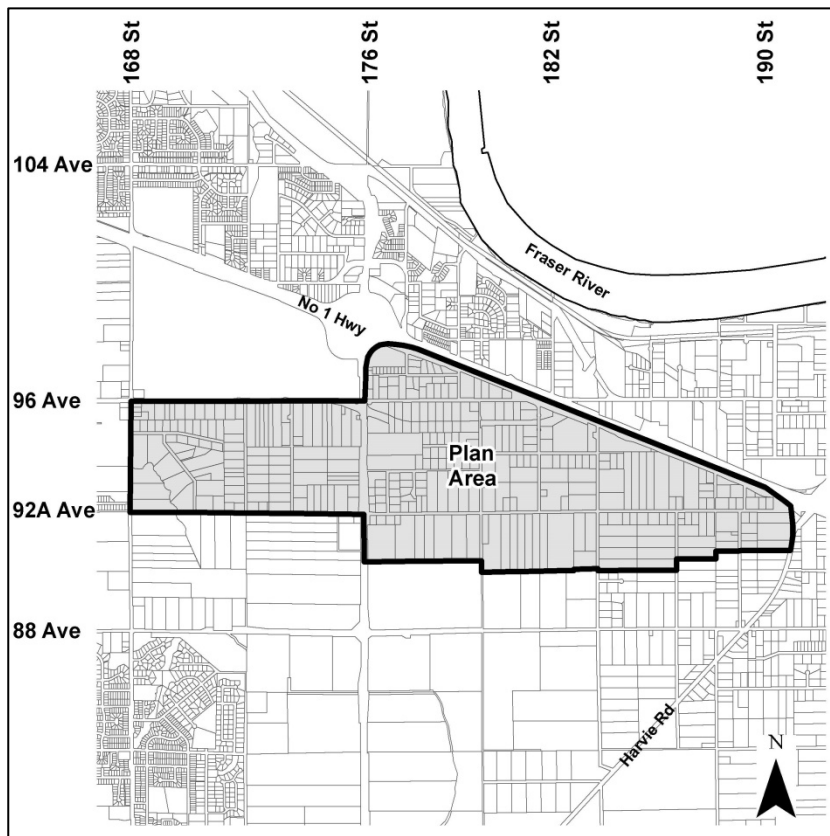
\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.



**27) ANNIEDALE-TYNEHEAD**

(a) The Anniedale-Tynehead Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Anniedale-Tynehead Secondary Plan identified in Section E.27(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,445.31	\$1,975.38
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,209.99	n/a	n/a	\$1,490.03

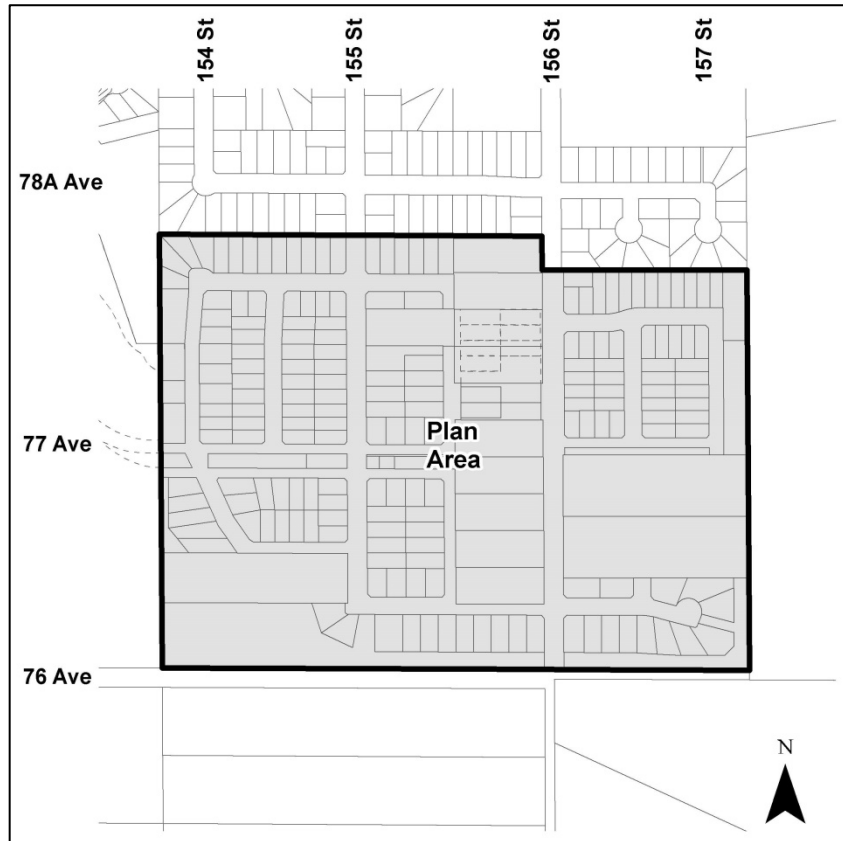
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**28) FLEETWOOD ENCLAVE**

(a) The Fleetwood Enclave Infill Plan Area shall be identified as follows:



(b) Amenity contributions for the Fleetwood Enclave Infill Area Plan identified in Section E.28(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,679.45	\$2,209.52
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	n/a	n/a	n/a	n/a	n/a

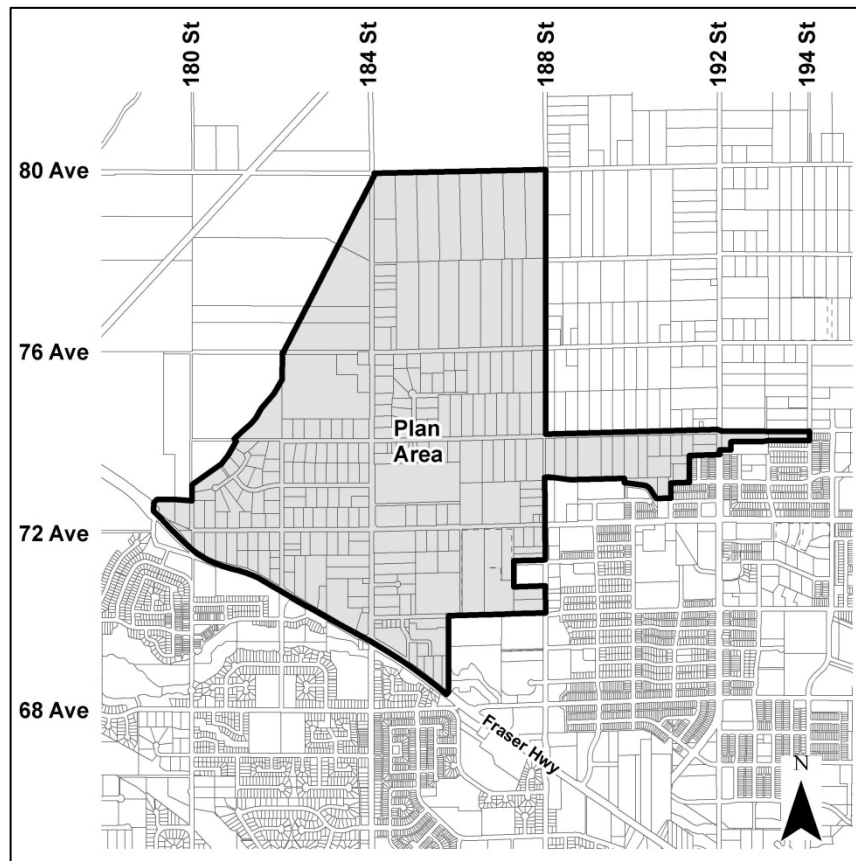
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

29) WEST CLAYTON

(a) The West Clayton Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the West Clayton Secondary Plan Area identified in Section E.29(a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,679.45	\$2,209.52
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$280.04	\$1,210.01	n/a	n/a	\$1,490.05

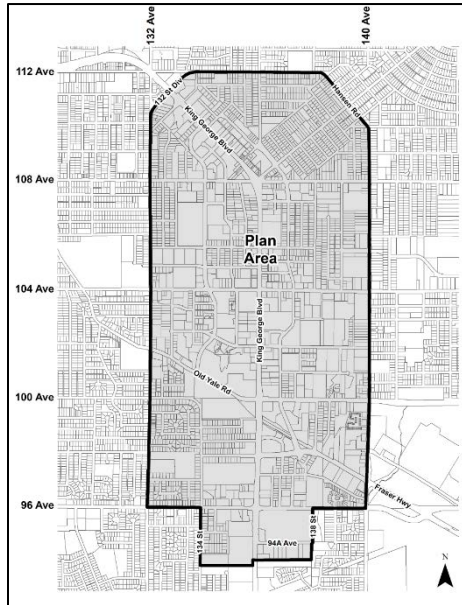
**Explanatory Notes:**

\* Excludes secondary suites.

\*\* Includes pathways and facilities.

**30) CITY CENTRE**

(a) The City Centre Land Use Plan Area shall be identified as follows:



(b) Amenity contributions for the City Centre Land Use Plan identified in Section E.30(a) above are as follows:

Uses	Amenity Contributions***					TOTAL
	Police	Fire	Libraries	Parks**	Underground Utilities	
<b>SINGLE FAMILY &amp; DUPLEX*</b>						
(\$/dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,670.20	n/a	\$2,200.27
plus						
(\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$1.79	\$1.79
<b>MULTIPLE FAMILY* (BACHELOR/STUDIO)</b>						
(\$/dwelling unit)	\$21.01	\$90.76	\$47.26	\$1,297.25	n/a	\$1,456.28
plus						
(\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$1.79	\$1.79
<b>MULTIPLE FAMILY* (ONE BEDROOM)</b>						
(\$/dwelling unit)	\$28.01	\$121.01	\$63.02	\$1,477.82	N/A	\$1,689.86
plus						
(\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$1.79	\$1.79
<b>MULTIPLE FAMILY* (TWO or MORE BEDROOMS)</b>						
(\$/dwelling unit)	\$35.02	\$151.37	\$78.77	\$1,670.20	n/a	\$1,935.36

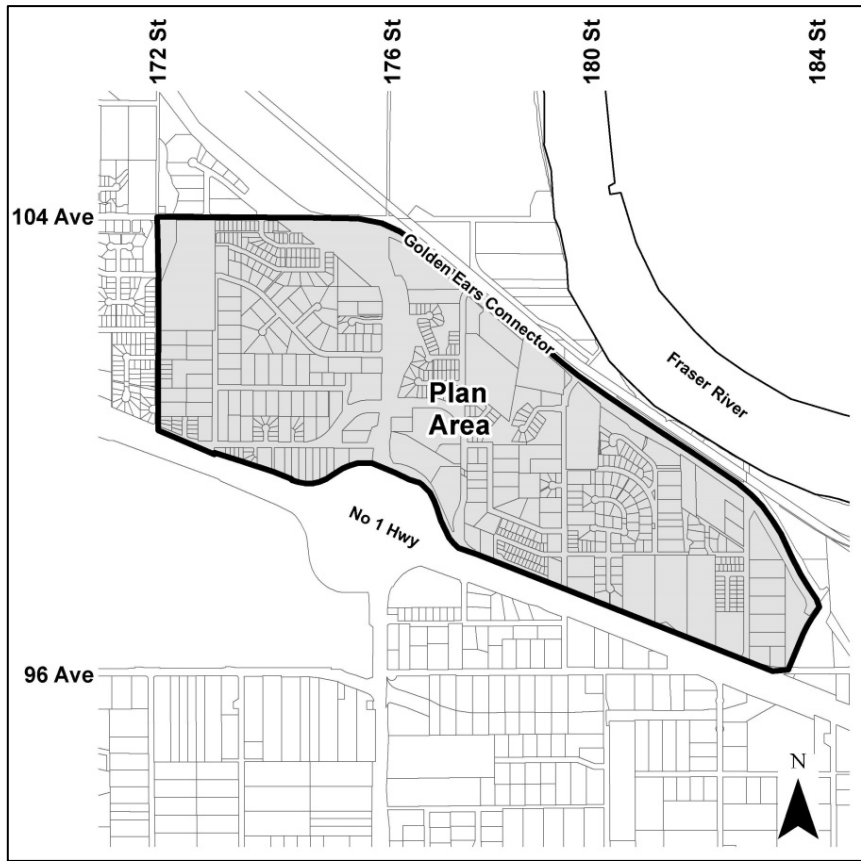
plus						
(\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$1.79	\$1.79
<b>NON-RESIDENTIAL</b>						
(\$/acres)	n/a	n/a	\$269.29	1,210.01	n/a	\$1,479.30
plus						
(\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$1.79	\$1.79s

**Explanatory Notes:**

- \* Excludes *secondary suites*.
- \*\* Includes pathways and facilities.
- \*\*\* See Section C of this Schedule for additional amenity contributions related to *City Centre* density increases.

**31) ABBEY RIDGE**

(a) The Abbey Ridge Secondary Plan Area shall be identified as follows:



(b) Amenity contributions for the Abbey Ridge Secondary Plan Area identified in Section E.31(a) above are as follows:

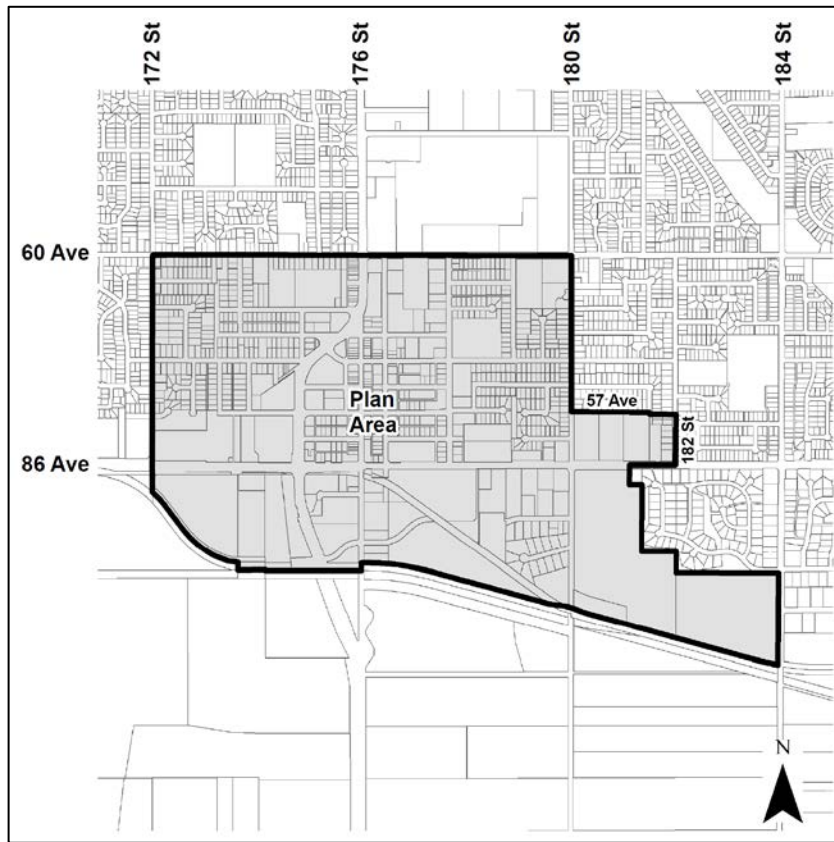
Uses	Amenity Contributions				TOTAL
	Police	Fire	Libraries	Parks**	
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$68.52	\$295.99	\$154.14	\$1,556.42	\$2,075.07
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$274.02	\$1,183.97	n/a	n/a	\$1,457.99

**Explanatory Notes:**

- \* Excludes *secondary suites*.
- \*\* Includes pathways and facilities.

**32) CLOVERDALE**

(a) The Cloverdale Town Centre Plan Area shall be identified as follows:



(b) Amenity contributions for the Cloverdale Town Centre Plan Area identified in Section E.32(a) above are as follows:

Uses	Amenity Contributions***				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> (\$/dwelling unit)	\$80.52	\$347.89	\$181.17	\$3,160.00	\$3,769.58
<b>NON-RESIDENTIAL</b> (\$/sq. ft.)	\$483.12	\$2,087.34	n/a	n/a	\$2,570.46

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**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways and facilities.

\*\*\* See Section C of this Schedule for additional amenity contributions related to Cloverdale Town Centre density increases.



# City of Surrey

## Policy

No. O-54

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<b>Policy Title:</b>	<b>INTERIM BONUS DENSITY POLICY</b>
<b>Approval Date:</b>	<b>2014 MAY 26 (RES. R14-865)</b>
<b>History:</b>	<b>2013 MAY 6 (RES. R13-855)</b> <b>2009 APR 20 (RES. R09-642)</b> <b>2008 FEB 25 (RES. R08-433)vb</b> <b>2007 OCT 15 (RES. R07-2745)</b>
<b>Department:</b>	<b>Planning and Development</b>

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### Policy Statement

Components of the Interim Bonus Density Policy are as follows:

1. **Location** – the policy will apply to sites in the City Centre and Guildford Town Centre as shown on the attached maps (Appendices "A" and "B" respectively), except that in the City Centre as shown on Appendix A, the policy will not apply to business-related development projects which have a construction value in excess of \$10 million, or to high density residential projects which have a construction value in excess of \$25 million where a development is issued a Development Permit and commences construction prior to December 31, 2013.
2. **Model** – The policy will be based on the Land Lift Valuation Approach and will require that the benefiting developer provide a percentage of the lift in the market value of the land as value back to the City. The policy will apply to development applications proposing densities greater than those shown in the map attached as Appendix "A" for City Centre and greater than those shown in the map attached as Appendix "B" for Guildford Town Centre, respectively.

The percentage Land Lift will be phased in according to the following schedule:

- a. Applications in-stream as of October 15, 2007 will be exempt from the provisions of the policy provided that they are **completed** by April 1, 2009. Applications that are not complete by April 1, 2009 will be subject to the contribution Phase-In as outlined below.
  - **Applications received after October 1, 2007, but prior to July 1, 2009.**
    - These applications will be subject to an amenity contribution equal to **25%** of land lift.
    - Applications must be complete by October 1, 2010 to be subject to the **25%** land lift.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.



- Applications that are not complete by October 1, 2010, will be subject to a contribution equal to 50% land lift if they are complete by April 1, 2011.
  - If applications are not complete by April 1, 2011, they will be subject to the full 75% land lift.
  - If applications are completed in phases, the above provisions would apply at building permit issuance for each phase of development.
- **Applications received after July 1, 2009, but prior to January 1, 2011.**
    - These applications will be subject to an amenity contribution equal to 50% of land lift.
    - Applications must be complete by April 1, 2012 to be subject to the 50% land lift.
    - Applications that are not complete by April 1, 2012, will be subject to the full 75% land lift.
  - **Applications received after January 1, 2011.**
    - These applications will be subject to an amenity contribution equal to 75% of land lift.

Applications are deemed to be **complete** when the related rezoning by-law has been adopted, development permit approval has been granted by Council and the City has issued a Building Permit.

3. **Mechanism** – The density bonus will be applied through rezoning using a Comprehensive Development Zone on each individual site.
4. **Payment Schedule** – The full amount of the amenity contribution will be made at the time of the issuance of the building permit. The density provided through the issuance of the permit will be linked to the payment of the contribution.

In the case of phased developments, the amenity contribution will be paid at Building Permit stage for each phase of the development, as noted above.

If the amenity contribution is not a cash contribution, but is a commitment to the provision of specific amenities in the development, these may be subject to the provision by the developer of a financial security in favour of the City at the time of building permit issuance.

5. **Amenity** – The policy will allow for the 'bonus density value to be achieved through amenities such as affordable housing, civic amenities including child care spaces, public meeting spaces, civic and cultural facilities, public art, open space, publicly accessible parks or gathering places, etc. or a cash-in-lieu payment provision. Council may decide to accept other amenities as it sees fit.

The provision of non-market affordable or special needs housing as an element of an amenity contribution will be subject to a housing agreement under section 905 of the *Local Government Act*.

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

The following would be eligible for consideration as affordable and special needs housing as an amenity contribution in an application for a density bonus:

- units developed under senior government non-profit housing programs;
- units controlled or managed or owned by non-profit housing groups providing affordable housing;
- guaranteed rental units; and
- housing for people with special needs, such as those with physical or mental disabilities, those needing treatment for addictions or victims of violence.

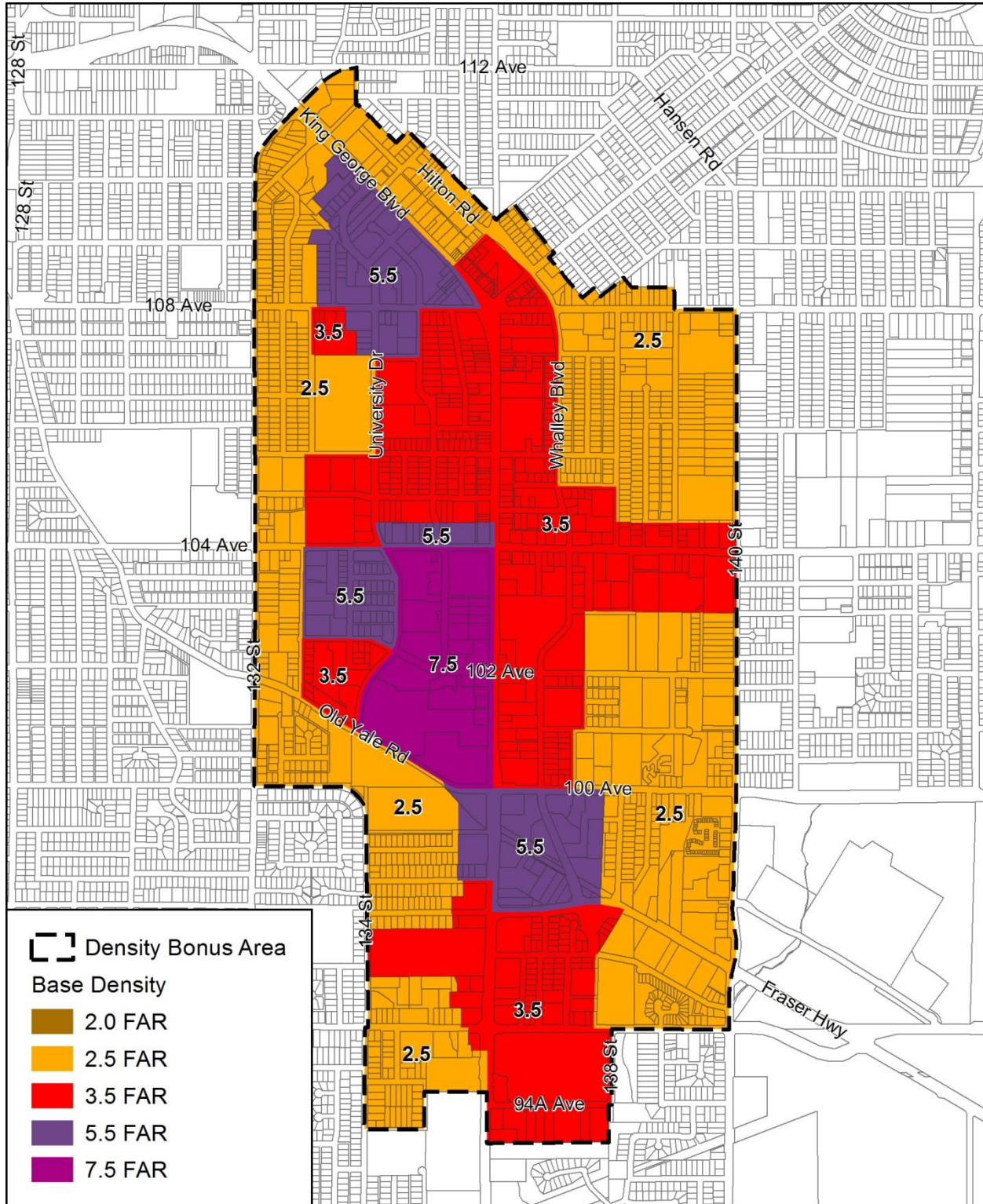
*\*Land Lift = Additional Floor Area (resulting from higher FAR) x Buildable Rate\*\**

*\*\*Buildable rate is calculated as follows:      Buildable Rate =  $\frac{\text{Land Value}^{***}}{\text{Base Floor Area}}$*

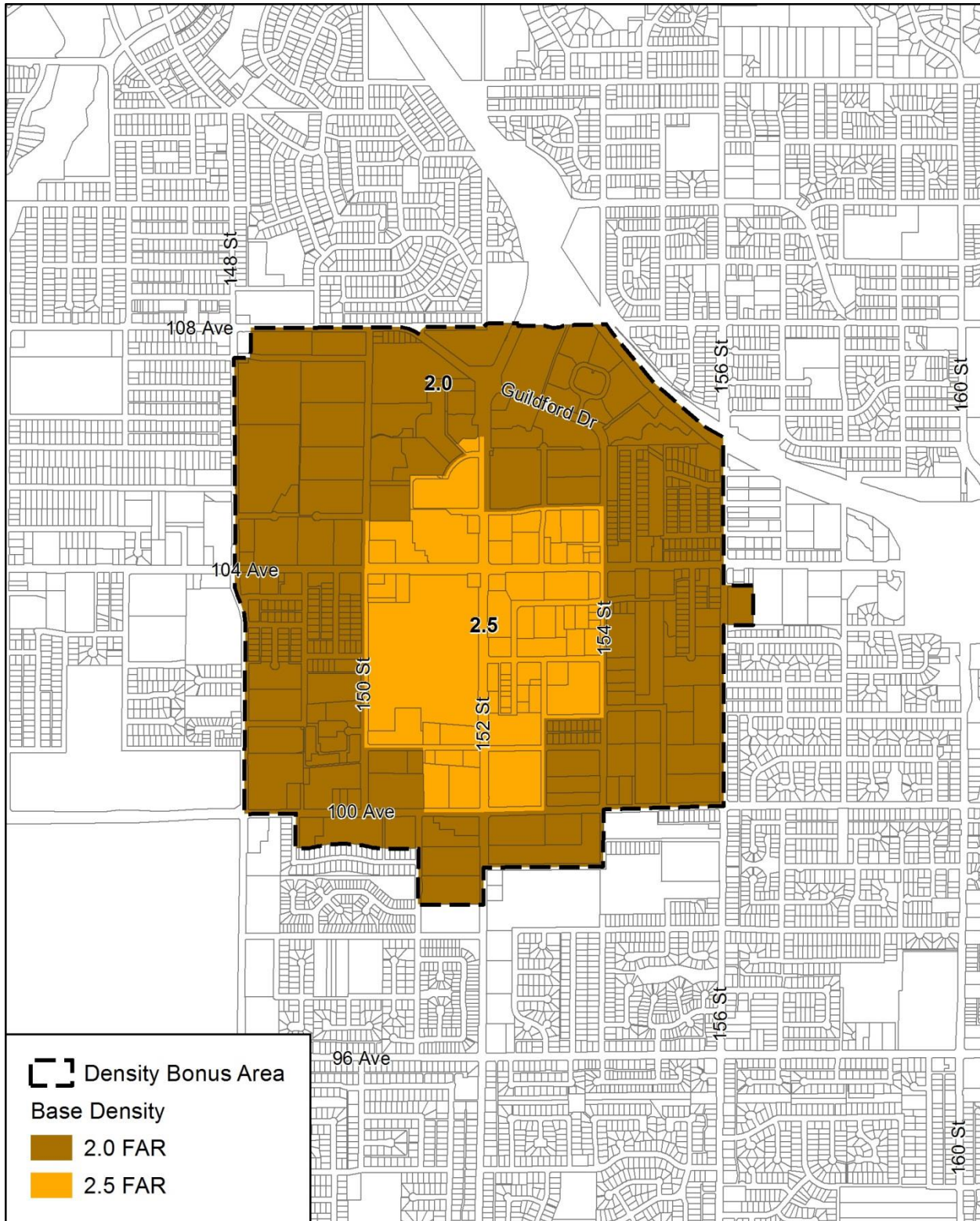
*\*\*\*Land Value is the current market value of the land as of third reading of the rezoning by-law.*

This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.

### Density Bonus Area in City Centre



This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.



This policy is subject to any specific provisions of the Local Government Act, or other relevant legislation or Union agreement.



# City of Surrey Policy

No. O-54

**Policy Title:** Density Bonus Policy - OCP and Secondary Plan Amenity Contributions

**Approval Date:** Proposed NEW (November 18, 2019)

**History:**

- 2014 MAY 26 (RES. R14-865)
- 2013 MAY 6 (RES. R13-855)
- 2009 APR 20 (RES. R09-642)
- 2008 FEB 25 (RES. R08-433)
- 2007 OCT 15 (RES. R07-2745)

**Department:** Planning and Development

## Policy Statement

This Policy establishes guidelines by which density bonus amenity contributions may be negotiated through development in accordance with Section 482(2)(b) of the *Local Government Act* and Surrey Zoning Bylaw, 1996 No. 12000, as amended.

### 1. Intent

This policy is intended to guide the determination of the value of negotiated amenity contributions derived from density bonuses, that occur through a rezoning application that increases density above Surrey's Official Community Plan (OCP), and/or approved Secondary Plan densities. The Amenity Contributions provided for will help fund civic amenities to meet the needs of a growing City.

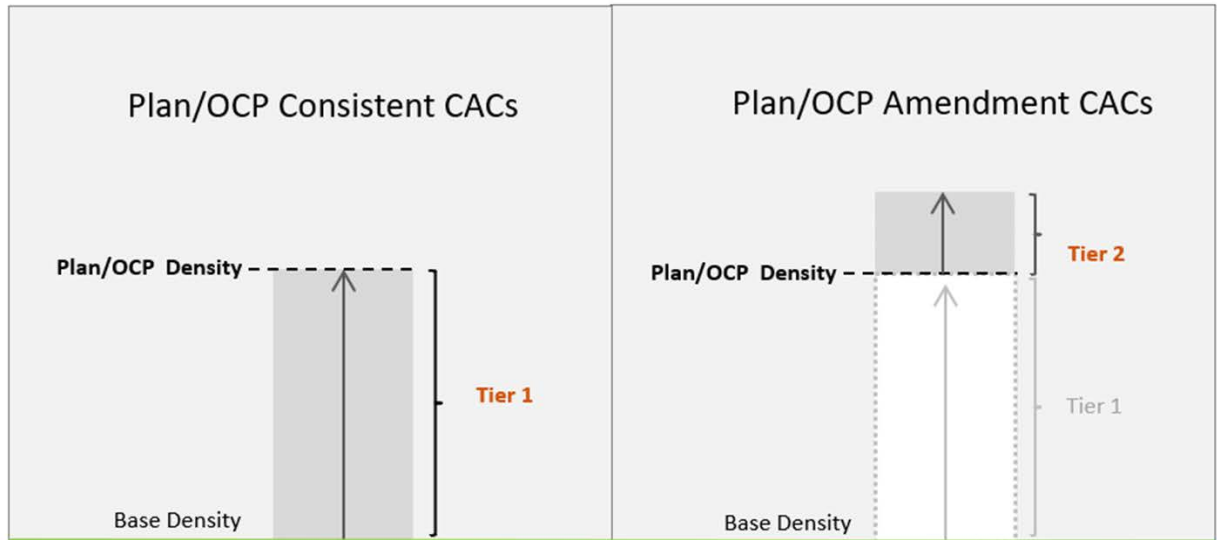
While this Policy provides a general framework for determining community benefits related to rezoning applications, City Council has the legislative authority to adjust or alter any component of this Policy as part of its decision-making process in approving a rezoning application.

### 2. Application

This policy applies to all areas of the City where residential development density increases are proposed greater than those identified in an approved Secondary Plan and/or the Official Community Plan, in exchange for voluntary amenity contributions to the City of Surrey. These rates are negotiated through a rezoning application and will be based on a 75% land lift approach.

### 3. Density Bonus Tiers

Surrey’s density bonus provisions are divided into two tiers: those consistent with a Secondary Plan or the OCP and those that are not. Negotiated increases in density that are not consistent with a Secondary Plan or the OCP are the focus of this Policy and are illustrated in Tier 2 Diagram below:

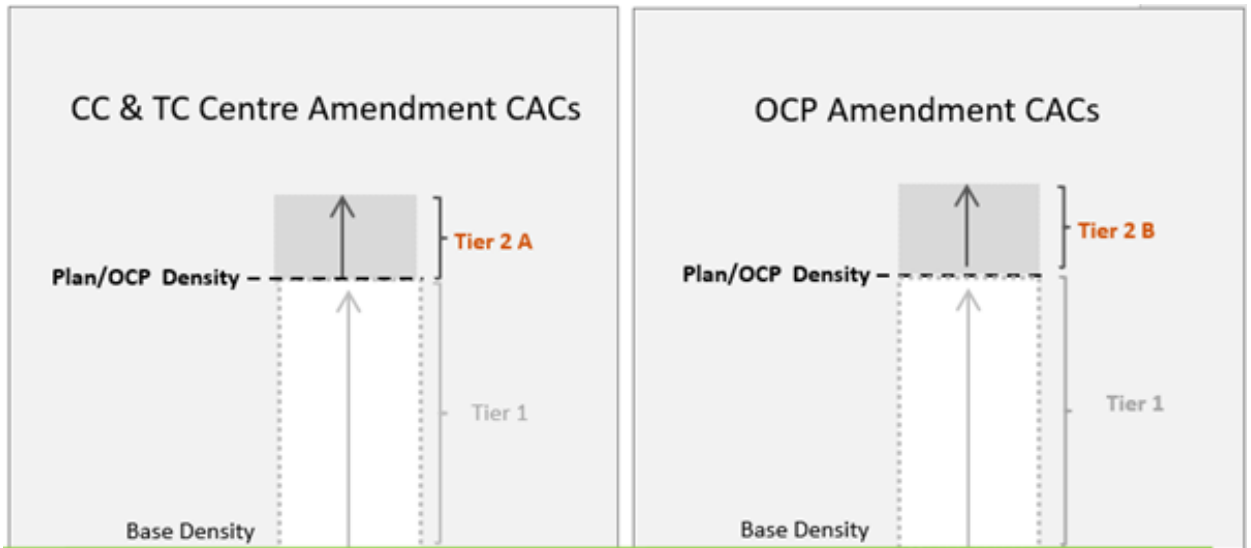


**Tier “1”** – this applies to the portion of proposed density increase that is consistent with the maximum density already permitted in the OCP. This density bonus is charged at a fixed per unit rate and is administered through the Surrey Zoning Bylaw (see Schedule “G” for all Area-Specific Contribution Secondary Plan and Infill Areas) and is only applicable to the portion of bonus density that does not exceed the OCP or Secondary Plan designation.

**Tier “2”** – this is applies to the portion of proposed density increase that exceeds the OCP or a Secondary Plan designation..

Tier 2 also includes two subcategories for charging Community Amenity Contributions (CAC) based on a land lift approach (illustrated below) and include:

- (A) **Flat Rate Bonus Density:** development projects in City Centre and Town Centers; and
- (B) **Negotiated Rate Bonus Density:** development that require a City Centre and Town Centre over 2.0 FAR, and/or OCP density bonus increases.



**(A) Flat Rate Density Bonus**

Flat rate density bonuses will apply to areas within an existing City Centre or Town Centre area. These areas and rates for density bonus are charged as a flat per square foot rate and are administered through the Surrey Zoning Bylaw (see Schedule “G” for City and Town Centre Areas). They apply for development projects that propose increasing density above the existing Secondary Plan Density of no more than a 2.0 FAR density bonus. The rates are only applicable to the portion of floor space that is above the approved City Centre, Town Centre or OCP density.

These rates are based on a 75% lift in land value and have been translated to a flat rate identified in Schedule “G” of the Surrey Zoning Bylaw.

**(B) Negotiated Rate Density Bonus**

Negotiated density bonus rates apply to City and Town Centre areas where a density bonus in excess of a 2.0 FAR, and/or a request an increase in density is above that prescribed in the Official Community Plan as part of a rezoning. Negotiated density bonus amenity contribution to the City will be based on a 75% lift in land value, above the prescribed density maximums, for the market value of the land.

Determining Percentage of Land Lift:

The percentage of land lift is expected to be 75% of the land lift; however, the final land lift percentage will be agreed upon through negotiation between City staff and the development proponent, based on the value of lift provided in a Financial Analysis and Market Report derived using the following formula.

$$Land Lift = Additional Floor Area (resulting from higher FAR) \times Buildable Rate^{**}$$

$$^{**}Buildable Rate = \frac{Land Value^{***}}{Base Floor Area}$$

*\*\*\*Land Value = the current market value of the land (as of Third Reading of the rezoning bylaw)*

Market Reports and Financial Analysis:

To assist determining 75% of market rate, a Market Report and Financial Analysis, paid for by the development proponent, is required to determine the value of the land lift. The Market Report will be prepared by a professional, licensed by the Appraisal Institute of Canada – British Columbia (AIC-BC) and prepared using a comparative analysis and/or residual value analysis, as appropriate. The City of Surrey must approve the professional selected and may require a peer review by a land economist.

**4. CAC Payment to City**

Negotiated Density bonus amenity contribution payments will be provided to the City of Surrey following final adoption of the Zoning Bylaw.

**5. In-Kind Amenity Contributions**

There is no obligation for the City to consider in-kind amenity contributions; however, the City may consider receiving in-kind amenity contributions instead of a density bonus cash contributions. Non-market affordable or special needs housing provided as a density bonus amenity contribution (which are subject to a Housing Agreement under section 905 of the *Local Government Act*), as well as, daycares, public parks, or civic spaces that are conveyed to the City may be considered eligible for in-kind amenity contributions as part of a rezoning application for increased densities.

**6. Exemptions**

Secondary suites, purpose-built rental (with a Housing Agreement), social or non-market affordable housing dwelling units, dwelling units used as a caretaker's residence, supportive housing projects, one-for-one rental replacement units (with a Housing Agreement), agricultural properties, and non-residential uses are excluded from the density bonus amenity provisions of this Policy.

**7. Reserve Fund Allocation of CACS**

All funds collected through the use of this Policy will be deposited into the Surrey Capital Projects Reserve Fund Bylaw No. 19958. The funds collected will support projects identified in the City of Surrey's Annual Five-Year Capital Financial Plan.



CITY OF SURREY

BYLAW NO. 19958

A Bylaw to establish a Capital Projects Reserve Fund for the provision of amenities in the City of Surrey.

WHEREAS the Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, states that the densities provided for in the Official Community Plan may be increased through the density bonusing provisions of the Zoning By-law;

WHEREAS the City of Surrey Zoning By-law, 1993, No 12000, as amended, allows for increased density if amenity contributions to the City of Surrey are provided for in accordance with Schedule G;

WHEREAS the City of Surrey has adopted a Density Bonus Policy O-54, which permits development densities in specified areas greater than those stipulated in the Official Community Plan or Secondary Plan Areas, in exchange for amenity contributions to the City of Surrey;

WHEREAS Section 188 of the Community Charter, as amended, authorizes the local government to establish, by bylaw, a Reserve Fund for a specific purpose, and direct that money be placed to the credit of the Reserve Fund;

WHEREAS Section 189 of the Community Charter, as amended, authorizes the local government to use the money in the Reserve Fund only for the purpose for which the Fund was established.

NOW, THEREFORE, the Council of the City of Surrey ENACTS AS FOLLOWS:

1. Title:

This By-law may be cited for all purposes, as "City of Surrey Capital Projects Reserve Fund Bylaw, 2019, No. 19958."

2. Deposit of money into the Capital Plan Projects Reserve Fund (the "Fund"):
  - (a) All money voluntarily contributed by applicants shall be deposited into the Fund for use in funding the City of Surrey's Annual Five-Year Capital Financial Plan.
  - (b) Interest earned from the money deposited in the Fund shall be deposited into the Fund.
  
3. Expenditure of Money in the Fund:
  - (a) Pursuant to Section 189 of the Community Charter, the General Manager, Finance, is authorized to expend the money in the Fund for the provision of capital requirements identified in the City of Surrey's Annual Five-Year Capital Financial Plan.
  - (b) Any money, including the accrued interest, remaining in the Fund after the intended purposes of the Fund have been completed, may be transferred by the General Manager, Finance to other Reserve Funds.

PASSED FIRST READING on the    th day of    , 2019.

PASSED SECOND READING on the    th day of    , 2019.

PASSED THIRD READING on the    th day of    , 2019.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the    th day of    , 2019.

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



## BACKGROUND

### **Enabling Legislation**

In 1993, the Provincial government passed Bill 57, which introduced two significant amendments to the *Municipal Act* in Section 963.1 and Section 963.2. These sections, now Section 904 and Section 905 the *Local Government Act* (the "Act"), are attached as Appendix II to this report. Through this legislation, the Province provided new powers to support the role of local government in the provision of community amenities and housing.

Section 904 of the *Act* set out the conditions that local government must follow with respect to amenity contributions. It contains provisions to permit developers to exceed base density in the zoning bylaw in exchange for affordable or special needs housing or other amenities. Section 905 of the *Act* identifies provisions for entering into a housing agreement for affordable and special needs housing.

### **Surrey's Current Use of Density Bonusing**

#### ***Policies in the OCP***

Surrey's Official Community Plan (the "OCP") sets out allowable densities by establishing an "Allowable Floor Area Ratio" for each land use designation except Urban and Suburban and "Allowable Residential Densities (expressed as units per hectare) for Urban and Suburban designations. Section 3.6 of the OCP (see Appendix III) contains a further provision that these densities:

"may be increased through the density bonusing provisions of the Zoning By-law with specific conditions established for Urban and Suburban designations".

This approach allows for increases to the maximum density on a case-by-case basis through the use of a Comprehensive Development Zone (CD). The OCP does not, however, provide specific policy direction or guidelines for the use of density bonusing.

#### ***Neighbourhood Concept Plan Areas***

The planning process for preparing Neighbourhood Concept Plans ("NCPs") was implemented to plan new "complete communities" in parts of the City, which are transitioning from suburban to urban forms of development. The NCP process has been designed to ensure the adequate provision of the facilities and neighbourhood amenities, such as park development, libraries, and fire and police protection needed to serve the future populations of these neighbourhoods.

In April 1996, Council approved amendments to Surrey's Zoning By-law to allow bonus densities in exchange for contributions toward neighbourhood amenities in NCP areas. Certain residential zones were amended so that the base residential density within all NCP areas was set at one unit per acre. Similar amendments were made to certain commercial, industrial and institutional zones to incorporate bonus density.

A provision is noted in the specific zones to allow density to be increased to the level provided for within the designations set out in the NCP if certain amenities are provided. Contributions towards community facilities, amenities and services (such as park development, police, fire and library materials) are translated into specific contribution requirements. The amenity contribution payments vary, depending on the needs for each NCP area. The contribution is payable upon subdivision for single family subdivisions or upon issuance of building permits for multiple family residential and other uses.

## **DISCUSSION**

The City is now at a stage in the development of its City Centre and some Town Centre areas, where there is a sufficient momentum for applications at a higher density than the base floor area ratios ("FAR") provided for in the OCP. Information from the City's Realty Services Division, as well as recent applications and inquiries to the City, indicate that market values in Surrey have increased sufficiently to support high-rise construction. More recently, staff have received requests and applications for increased density from high-rise developers in the City Centre and Guildford Town Centre.

With this general climate for higher density development comes the need to provide a level of amenities to support the City's increasing population. Further, lack of construction of purpose built rental housing, issues of housing affordability and homelessness, along with the need for community amenities, point to the need to explore density bonusing as means by which to generate revenues in an equitable manner that would assist in achieving some of those amenities in the City.

### **The Principles of Density Bonusing**

Density bonusing is a policy tool intended to help municipalities find solutions to, and work towards provision of affordable housing and other amenities in areas of new, higher density development and redevelopment. This tool provides for the variation of zoning requirements to increase the density otherwise allowed in the Zoning By-law, in exchange for the provision of community amenities or cash that can be used to provide community amenities. These amenities can include such things as affordable or special needs housing units or a range of other community items that will provide benefit to the area of the development.

Since the system is voluntary and incentive based, it allows local governments to secure community benefits without spending tax dollars or imposing fees. The provision of increased density, or the ability to build additional residential units, can be compared to "creating new land". The philosophy of density bonusing is that the City, in conferring this added density, should benefit through the provision of amenities to the area.

"Density Bonusing: A Guide and Model By-law", a supporting document to Section 904 of the *Act*, describes the principles of bonus density as follows:

- The goals and objectives of the bonus density system should be clearly articulated by the City in its OCP and implemented in a consistent manner through its Zoning Bylaw;
- Density bonusing should be used only to achieve specific objectives;

- The densities that are provided for through density bonusing must also reflect the principles of good planning;
- The bonusing scheme must be consistent and predictable;
- Amenities obtained should benefit the area where the development is located;
- The bonus system must be applied in a fair and equitable manner;
- Bonus density is not to be used as a substitute for general taxation; and
- Payment in-lieu system should not be used to provide items that are part of normal infrastructure normally provided through taxation or through the development process, and is to be used for capital projects, not for operating funds.

### **Mechanism to Allow Density Bonusing**

Previously, Surrey had established Amenity Agreements with developers of major projects. The Amenity Agreements encompassed items ranging from affordable housing, a library and child care. Examples include the Penreal Development (Strawberry Hill Shopping Centre) and the Intrawest development at Highway No. 10 and 152 Street.

The legislation provides two approaches to utilize the density bonusing provisions: conventional zoning and comprehensive development (CD) zoning.

#### ***Conventional Zoning***

Under this approach, the Zoning By-law would be amended to establish, on a zone by zone basis, the extent of base density and the extent of additional density allowed if a developer meets specified conditions relating to specified amenities. Basically, the developer would have the right to build at base density without providing amenities, or to build to an increased density to a pre-determined upper limit as long as the established amenities are provided. This is the approach currently used in 38 zones in Surrey Zoning By-law, 1993, No. 12000 for sites within NCP areas.

#### ***Comprehensive Development Zoning***

With this method, an OCP establishes areas where comprehensive development zoning allowing density bonusing would be appropriate and the conditions under which a developer may obtain a density bonus. Once established the City could negotiate custom zoning regulations for a specific site with increased density in return for specific amenities in the form of affordable housing or other amenities.

Surrey's OCP allows density bonusing to occur on a case-by-case basis in City Centre, Business, Town Centre, Multiple Residential and non-residential designated areas. Amenities can be implemented through the density bonusing provisions of a Comprehensive Development Zone. Currently, there is no comprehensive policy context setting out the parameters related to base and upper densities and the nature of the amenities that will be achieved under such a policy.

### **Use of Density Bonusing in Other Municipalities**

Municipalities in the Lower Mainland have used a variety of bonus density models and there is considerable overlap in their approaches. In researching its use, staff found that the following cities either have formal bonus density policies in place or are in the

process of formalizing policies: Abbotsford, Burnaby, Coquitlam, North Vancouver (City and District), New Westminster, Richmond, Vancouver, and White Rock.

A detailed discussion on the various municipal approaches is outlined in Appendix IV of this report.

In researching the practices of other municipalities, staff have focused on:

- How is the value of the bonus calculated?
- Where is the density bonus applied?
- What is the mechanism to implement density bonusing?
- What kinds of amenities are secured?

The table below provides a summary of the practices. Terms, including "land lift", "proforma", "flat rate" and "FAR exclusion", will be fully explained later in this report.

City	Model	Areas Applied	Implementation	Amenities
<b>Abbotsford</b>	Land Lift	Downtown	Conventional & Comprehensive Development Zoning	Affordable housing
<b>Burnaby</b>	Land Lift	Town Centres	Conventional & Comprehensive Development Zoning	Affordable housing, supported housing, community space, child care, public space, other amenities
<b>Coquitlam</b>	FAR** Exclusion	Town Centre	Conventional Zoning	Accessible Housing (in process of expanding policy)
<b>New Westminster</b>	FAR** Exclusion	Downtown	Conventional Zoning	Heritage preservation, improving waterfront access, seismic upgrades
<b>North Vancouver (district)</b>	FAR** Exclusion	Specific Districts	Comprehensive Development	Affordable Housing, child care, community space, public amenities
<b>North Vancouver (city)</b>	FAR** Exclusion	City wide	Comprehensive Development Zoning	Accessible Housing, affordable housing, heritage preservation, environmental design, community amenity space
<b>Richmond</b>	Flat Rate	Downtown & City wide	Conventional Zoning	Affordable Housing (West Cambie Area includes child care)
<b>Vancouver</b>	Land Lift, Proforma analysis, FAR** Exclusion, Flat Rate	Downtown & City wide	Conventional & Comprehensive Development Zoning	Affordable housing, child care, public open space, community space, public art
<b>White Rock</b>	Flat Rate	Downtown	Comprehensive Development Zoning	Affordable housing, community space, public art, park improvements, open space

\*Affordable housing includes special needs housing  
 \*\*FAR (floor area ratio)

There are a number of models used for valuing the density bonus. Some are site specific, while others set a flat rate for all applications. Vancouver uses a combination of land lift and proforma analysis, floor area ratio exclusions, and flat rate charges. Abbotsford and Burnaby use a land lift approach in valuing the additional density. The percentage of the land lift used to calculate the value of the density bonus varies with each municipality. Richmond and White Rock have a set flat rate applied equally to all applications and North Vancouver (City and District), Coquitlam and New Westminster use a system to exclude floor area and exchange the provision of an amenity or amenities for additional floor space. Explanations of the models are discussed in the next section of the report.

Most cities apply the density bonusing to areas already planned for additional density. Abbotsford, Burnaby, Coquitlam, District of North Vancouver and White Rock all apply the policy to their downtown or town centre areas, while Vancouver and Richmond have certain programs for downtown areas and others that are city-wide. The City of North Vancouver's programs are applicable city-wide.

Amenities required under the density bonus programs range from affordable housing, accessible housing, heritage preservation, child care, community space, public art and environmental amenities.

### **Considerations for Developing a Density Bonus Policy**

This section outlines key factors which should be considered in developing a formal bonus density policy. These include:

- determining how the value of the higher density will be calculated;
- establishing where density bonusing is appropriate;
- identifying priorities for the amenities to be achieved; and
- establishing a mechanism to apply density bonusing.

### **Calculating the value of the density**

Establishing a method to determine the value of the density is a key component to providing consistency and predictability for the developer, as well as the City when considering a density bonusing system. In order for the provision of a density bonus to be attractive to the developer, the value of the bonus has to do more than cover the cost of providing the amenity. Several options have been used in other municipalities and are summarized below:

#### **1. *Land Lift***

This approach calculates the additional value added to the land which is attributable to the increased density. The lift in value is determined by multiplying the additional floor space by the "buildable rate". The buildable rate is basically the current land value divided by the floor area allowed by the base density. This concept is expressed in a formula, as follows:



**Land Lift = Additional Floor Area x Buildable Rate\***

\*Buildable rate is calculated as follows: 
$$\text{Buildable Rate} = \frac{\text{Land Value}}{\text{Base Floor Area}}$$

Vancouver, Burnaby, and Abbotsford all use this approach; however, the percentage of land lift varies. Vancouver negotiates between 50% - 100% of the land lift value. Burnaby requires 100% (which may be "adjusted based on site characteristics") and Abbotsford requires 50% for wood frame construction and 85% for concrete.

As noted above, the provision of increased density, or the ability to build additional residential units on a site, can be compared to "creating new land". The City is in effect taking all or a portion of the lift in value, which has been created by the addition of this density.

**Pros:**

- Since not all properties have the same value and market conditions vary over time, this approach allows the value of the bonus to be determined on a site specific basis that is applicable and consistent over time;
- The value of the amenity provided by the developer will not be over-inflated, as it will be based on the added lift in value on the property; and
- The approach remains incentive-based for the developer.

**Cons:**

- This approach can be more expensive to manage, as the land lift for each application needs to be assessed individually.

2. ***Proforma Analysis***

This model is not market-based, but rather an analysis of the hard and soft cost estimates of a development and the resulting profit. The developer's profit is essentially the amount left over after the project is sold out and all costs have been paid. The proforma analysis examines the increase or decrease in profit resulting from the bonus density agreement. Vancouver uses proforma analysis in conjunction with their other approaches.

**Pros:**

- Provides a mathematical framework for negotiation that can be adjusted to a specific project to reflect the affects from additional density; and
- Can be used in conjunction with other approaches.

**Cons:**

- This is the least reliable approach due to its reliance on numerous cost and market estimates. A proforma is only reliable if all of the individual cost and market indices are accurate. However, this approach can be a valuable tool as a check or back-up approach to a land lift approach.

3. ***Flat Rate Approach***

This approach involves setting a standard rate for all developments. It is not site specific, but rather looks at examples of average costs in order to determine a rate. Once this rate is established, it is applied to all developments. Richmond and White Rock use this approach, whereby a standard contribution rate per buildable square foot is charged. Vancouver uses this as part of their community amenity contribution program and Surrey uses this as part of the amenity contributions in the NCP areas with amenity rates specific to each NCP, adjusted annually to reflect the change in the Consumer Price Index.

**Pros:**

- This approach is simple to apply once a rate is determined; and
- It gives an impression of equity as all applications are treated the same, which provides developers with certainty.

**Cons:**

- This approach is not sensitive to the lift in value. For example, if the lift in value is low, then an applicant will not pursue a density bonus. If the lift in value is high, the City could be under-compensated;
- Since market values of land change by area of the City and time, the set rate may not be fair to all sites and also will need to be amended periodically, which requires additional administration.

4. ***Floor Area Exclusion***

This approach requires that a developer provide an amenity (e.g., accessible space, an amenity room, day care space) in exchange for additional density. Either the amenity would not be counted as floor space or a certain amount of additional floor area over the base density would be permitted. Several municipalities exclude specific floor area from the density calculation in exchange for specific amenities.

**Pros:**

- Simple to implement if a standard formula is applied to all applications.

**Cons:**

- Since variation of land value is not accounted for (i.e., an average value is used), providing an amenity may cost more in one location versus another. As a result, the amenity may only be provided in areas where it is profitable to the developer, but not necessarily where it may be required most.

5. ***Targeted Amenity Approach***

This approach involves preparing a "priority list" of amenities and then, on a case-by-case basis, negotiating with the developer to provide some of the desired amenities in the context of the proposed development.

**Pros:**

- Provides a comprehensive list of needed amenities that are required in each area of the City as redevelopment at higher densities take place;
- Allows for flexibility and discretion; and
- Can be used in combination with other approaches, such as land lift and proforma models to achieve amenities within a consistent value of contributions.

**Cons:**

- Could potentially create inconsistency between developments and be seen as being inequitable.

The principle that the amenity contribution should be fair and equitable to both the developer and the City needs to be emphasised in the consideration of any of the above models.

Based on the evaluation of the options, it is recommended that the City use Option 1 – the Land Lift approach as the basis for an Interim Policy on density bonusing. The calculation of the lift in value combines market values with a standard formula (i.e., Additional Floor Area x Buildable Rate) and should provide for an exchange in value that is both fair to the developer and the City. As the land value of each site is different, the market approach allows the value of the amenity to correspond to actual value being created through the additional density so that the amenity provided is neither over-valued or under-valued and the City is not under-compensated.

Among the municipalities that utilize the land lift approach, the percent of the lift ranges from 50% to 100%. Recent experience in the City indicates that there is sufficient momentum in the current land market in the Surrey City Centre and in the Guildford Town Centre areas to recommend that the Interim Policy be based on 75% of the lift in land value. As is the case with other municipalities, the calculation may be adjusted based on specific site characteristics.

**Recommendation:**

**That the City of Surrey implement a density bonusing model based on 75% of the lift in land value over the specific densities provided in Section 3.6 of the OCP.**

**Identifying Where Density Bonusing is Appropriate**

Higher density is not always appropriate in all areas of the City and the provision of added density needs to fit within reasonable planning practices. The OCP clearly defines density designations for certain areas of the City.

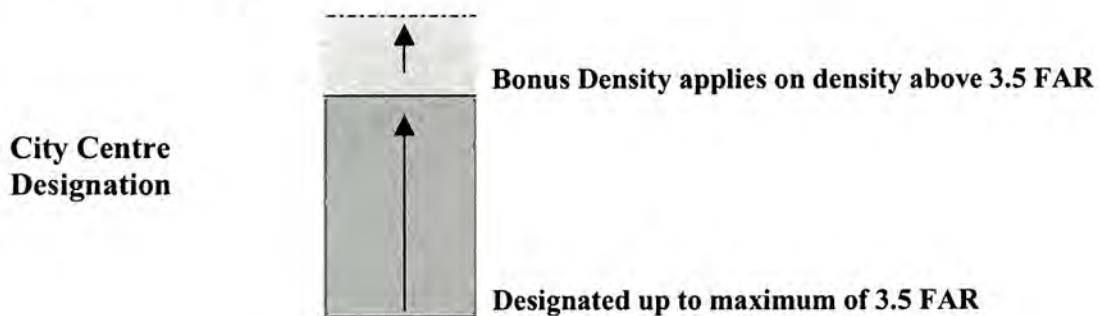
The table below shows the allowable densities, as outlined in the OCP.

LAND USE DESIGNATION	ALLOWABLE FLOOR AREA RATIO
City Centre Designation including Commercial	3.5
Multiple Residential in City Centre	2.5
Town Centres	1.5
Multiple Residential uses where allowed in a NCP	1.3
Multiple Residential uses without an NCP	0.6

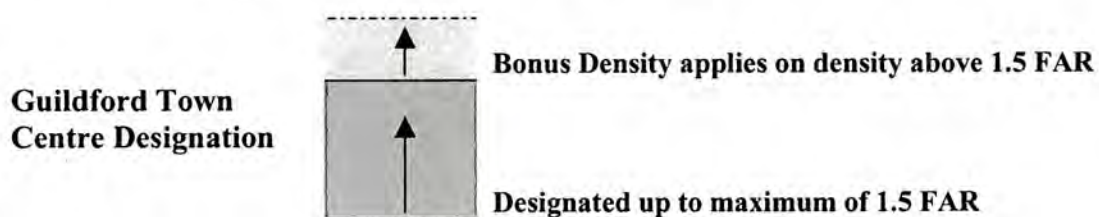
Given that there are established criteria for maximum permitted densities in specified areas through the OCP, the proposed Interim Policy should be based on allowing bonus densities in areas where higher densities are planned. Specifically, the City is receiving inquiries for increased density and high rise construction in City Centre and the Guildford Town Centre. Since there is momentum for high rise development in these areas, it would be appropriate to pilot an interim density bonusing policy in City Centre and Guildford Town Centre. Maps provided in Appendix I illustrate the boundaries for bonus density in the City Centre and Guildford Town Centre areas. Staff will report further on other possible areas, such as the Semiahmoo Town Centre.

In terms of application, the bonus density would be applied to the difference between the density provided for in the existing OCP designation and the density proposed in the development. Any consideration of increased density must be based on the principles of good planning, the ability to provide the necessary services and the context of the development.

For example, the diagram below illustrates how the density bonus could be applicable in a City Centre designation:



The diagram below illustrates how the density bonus could be applicable in a Guildford Town Centre designation:



**Recommendation:**

**That density bonusing be applied to projects in the City Centre and Guildford Town Centre where development is proposed above 3.5 floor area ratio (FAR) for lands designated City Centre and Commercial or 2.5 FAR for lands designated Multiple Residential in City Centre and 1.5 FAR in Guildford Town Centre.**

**Determining Amenities**

As a policy tool, density bonusing is intended to help municipalities find solutions to, and work towards provision of affordable housing, and to obtain a range of community amenities in areas of new, higher density development and redevelopment. Although amenity is not defined in the legislation, the principles of density bonusing discussed earlier indicate that the value achieved through the application of bonus density is not to be used as a substitute for general taxation and should not be used to provide items that are part of normal infrastructure normally provided through taxation or through the development process.

1. *Affordable and Special Need Housing*

(a) **Provision of Housing**

The *Act* specifically allows for the provision of affordable, rental or special needs housing in exchange for a density bonus. "Density Bonusing: A Guide and Model By-law", describes affordable, rental and special needs housing as housing that is affordable to low or moderate income households or has features that the private market does not provide.

Examples of affordable housing range from units developed under senior government housing programs, guaranteed rental units with a rent control mechanism, housing for people with special needs such as those with physical or mental disabilities, victims of violence etc., provision of accessible or adaptable units, or price controlled, limited equity market units.

Support for the creation of affordable housing aligns with many of the City's strategic directions. Surrey's Crime Reduction Strategy, launched in February 2007, includes a number of recommendations under the Rehabilitate and Integrate Strand that relate to housing. In February 2006, City Council adopted the Plan for the Well Being of Surrey Residents, which specifically identifies supporting the development of low income housing for the homeless, families and singles as an issue element under the priority area of Housing and Homelessness. According to the Plan, 5,000 units of housing for low income families and singles are required.

Lower interest rates, reduced requirements for down payments and special mortgages for low income populations (e.g., VanCity's Springboard Mortgage) are all assisting with home ownership. Given this assistance,

density bonusing is considered to be better targeted at encouraging the creation of affordable or special needs non-market housing. Housing units provided under the bonus density policy could be integrated into the residential development receiving the density bonus (inclusionary zoning) with the units protected through a Housing Agreement, and managed by non-profit organizations, BC Housing, the GVHC, the private sector or other levels of government.

(b) **Cash-in-lieu of the Provision of Housing**

As an alternative to or in addition to the provision of specific dwelling units, the developer receiving the density bonus could make a cash payment in-lieu of housing to the City, which the City could then contribute to the creation of affordable housing. A consideration for Surrey's bonus density policy could include a cash contribution component where payments can be made into Surrey's Homelessness and Housing Fund. The Fund has been established as a mechanism to raise and distribute funds to projects and programs targeted at addressing housing and homelessness in Surrey.

2. ***Amenities***

In addition to housing, the *Act* allows other amenities in exchange for bonus density. "Density Bonusing: A Guide and Model By-law" describes an amenity as something that enhances the desirability of the area of the development. Contributions can be used to implement a range of civic amenities, including such things as child care spaces, public meeting spaces, civic and cultural facilities, public art, open space, publicly accessible parks or gathering places, etc.

**Recommendation:**

**The Interim Policy will provide for the value received through the density bonus to be applied to amenities such as affordable housing, civic amenities including child care spaces, public meeting spaces, civic and cultural facilities, public art, open space, publicly accessible parks or gathering places, etc. or a cash-in-lieu payment to the City.**

**Mechanism for Density Bonusing**

As discussed earlier, the legislation provides two approaches in relation to exercising the density bonusing provisions: conventional zoning and comprehensive development zoning.

Comprehensive development zoning would not require any changes to the existing Zoning By-law and would allow density bonusing to continue to be implemented on a site-specific basis. Under this approach, densities achieved through rezonings can be tailored to fit the neighbourhood context, and can incorporate mechanisms such as Housing Agreements and other provisions related to the specific amenities to be achieved through each development.

**Recommendation:**

**Given the more complex nature of higher density developments and to allow for site-specific zoning, it is recommended that the City adopt the practice of using CD zoning as on sites to bonus density is incorporated.**

**Interim Bonus Density Policy**

In view of the number of applications for high rise developments and related requests for additional density in the City Centre and Guildford Town Centre, it is recommended that an Interim "density bonusing" Policy be implemented for these areas. An Interim Policy will provide an opportunity for staff to monitor the effectiveness of the policy as it is applied. It will also allow staff to use the experience to refine the policy and work with the development industry to expand the program to other areas of the City.

Based on the recommendations in the report, the proposed components of the Interim Policy are:

- **Location** - the policy will apply to sites in the City Centre and Guildford Town Centre, as shown in Appendix I;
- **Model** - – The policy will be based on the Land Lift Valuation Approach and will require that the benefiting developer provide 75% of the lift in the market value of the land as value back to the City. The policy will apply to development applications proposing densities greater than 3.5 FAR for lands designated City Centre and Commercial and greater than 2.5 FAR for lands designated Multiple Residential in City Centre and greater than 1.5 FAR for lands designated Multiple Family in Guildford Town Centre, as shown on the attached maps (Appendix I);
- **Mechanism** – The density bonus will be applied through rezoning using a Comprehensive Development Zone on each individual site; and
- **Amenity** – The Interim Policy will allow for the City's value to be achieved through amenities such as affordable housing, civic amenities including child care spaces, public meeting spaces, civic and cultural facilities, public art, open space, publicly accessible parks or gathering places, etc. or a cash-in-lieu payment provision. Council may choose other amenities as the need arises.

The provision of non-market affordable or special needs housing will be subject to a housing agreement under section 905 of the *Act*.

The following would be eligible for consideration as affordable and special needs housing in an application for a density bonus:

- units developed under senior government non-profit housing programs;
- units controlled or managed or owned by non-profit housing groups providing affordable housing;
- guaranteed rental units; and


- housing for people with special needs, such as those with physical or mental disabilities, those needing treatment for addictions or victims of violence.

## CONCLUSION

As Surrey experiences interest in higher density development, there is an increasing need to provide amenities to support the City's increasing population. Density bonusing is one means by which to assist in funding needed special needs and affordable housing and amenities in the City.

It is recommended that the proposed Interim "density bonusing" Policy, attached as Appendix "A" to this report, be applicable to the City Centre and Guildford Town Centre. These areas are experiencing increased interest in high rise development and there appears to be the momentum in this market to introduce density bonusing provisions.

Over the next year, it is recommended that staff work with the development community and stakeholders to examine ways to expand the Interim Policy to include other multi-family areas in the City. In addition, it is recommended that staff monitor the Interim Policy and report back to Council in one year with recommendations for a finalized policy.



Jean Lamontagne  
General Manager,  
Planning and Development

PH:saw

Attachments:

- Appendix I Proposed Interim Bonus Density Policy
- Appendix II Sections 904 and 905 of the *Local Government Act*
- Appendix III Excerpt from Surrey Official Community Plan By-law, 1996, No. 12900
- Appendix IV Use of Density Bonusing in other Lower Mainland Municipalities

*Appendices available upon request*





# Corporate Report

NO: C001

COUNCIL DATE: Jan. 19/09

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## COUNCIL-IN-COMMITTEE

TO: **Mayor & Council**

DATE: **January 19, 2009**

FROM: **General Manager, Planning and Development**

FILE: **6520-20 (Surrey City  
Centre)**

SUBJECT: **Surrey City Centre Plan Update - Phase II, Stage 1**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report and the Surrey City Centre Plan Update Phase II, Stage 1 Report prepared by Bing Thom Architects (Executive Summary attached as Appendix I) as information;
2. Approve the proposed Surrey City Centre Land Use and Density Concept attached as Appendix II;
3. Approve the proposed Surrey City Centre Basic Road Network Concept attached as Appendix III;
4. Approve the proposed Surrey City Centre Road Width Concept attached as Appendix IV;
5. Approve the proposed Surrey City Centre Parks and Open Space Network Concept attached as Appendix V;
6. Approve the Surrey City Centre Concept Interim Implementation Strategy, as documented in this report;
7. Authorize staff to proceed with Phase II-Stage 2- Achieving the Plan based on:
  - the Stage 1 Land Use and Density, Basic Road Network, Road Width, and Parks and Open Space Network Concepts; and
  - the resolution of outstanding issues identified in this report;

and report back to Council at appropriate milestones during the Stage 2 process;  
and

8. Authorize staff to evaluate and process land development applications in Surrey City Centre on the basis of conformity with the proposed Surrey City Centre Land Use and Density, Basic Road Network, Road Width, Parks and Open Space Network Concepts, and the Surrey City Centre Concept Interim Implementation Strategy.

## **INTENT**

The purpose of this report is to:

- Provide Council with a summary of the Surrey City Centre Plan Update Phase II, Stage 1 Report, prepared by Bing Thom Architects, the firm engaged to provide land use and urban design consulting services for Phase II, Stage 1 of the Surrey City Centre Plan Update;
- Provide an overview and seek Council approval of the proposed Surrey City Centre Land Use and Density, Basic Road Network, Road Width, and Parks and Open Space Network Concepts;
- Obtain Council's endorsement of the Surrey City Centre Concept Interim Implementation Strategy to evaluate and process land development applications in Surrey City Centre until such time as the final Surrey City Centre Plan Update is approved by City Council; and
- Obtain Council's authorization to proceed with Phase II- Stage 2 of the Surrey City Centre Plan Update.

## **POLICY CONSIDERATIONS**

Since 1991, it has been the goal of the City to develop Surrey City Centre as a regional downtown and as the main business, cultural, and activity centre for the City of Surrey and the South Fraser Region. Surrey City Centre is to be home to a broad range of high density commercial, office, institutional and residential developments containing a wide range of entertainment, cultural and social amenities, community facilities and diverse residential neighbourhoods.

Current Surrey City Centre plans and policies need to be reviewed, amended, expanded and updated to reflect existing conditions, the economic environment, current trends and revised regional and City-wide goals and objectives. This work commenced several years ago and has culminated in the preparation of the Surrey City Centre Plan Update Phase II, Stage 1 Report prepared by Bing Thom Architects.

To achieve the goals and objectives of the updated Surrey City Centre Plan, new requirements, standards and guidelines will need to be implemented that will have impacts on development and the development of lands within Surrey City Centre and which are outlined in greater detail within this report.

## BACKGROUND

The 1991 City Centre Plan, coordinated by Ray Spaxman in consultation with the IBI Group and Colliers, MacAulay, Nicholls, has provided general guidance for the development of Surrey's City Centre. The City Centre Plan was augmented in 1993 with an Urban Design Concept for Surrey City Centre, prepared by the Kirkland Partnership.

Many of the recommendations of these reports have been implemented, including the concentration of density at SkyTrain stations, the construction of much of a ring road system and the implementation of urban design features and streetscape elements. The more recent Whalley Revitalization Strategy saw significant City investment in the redevelopment of Holland Park, the renovation of the North Surrey Recreation Centre and Sunrise Seniors Centre and other improvements to facilities and programming.

Since the year 2000, Surrey City Centre has experienced an increase in development activity that has been characterized by a number of major construction projects and proposals that have transformed the face of Surrey and Surrey City Centre. It became apparent that the 1991 Surrey City Centre Plan was not able to adequately address the scale and amount of development taking place in Surrey City Centre. There was a pressing need to revisit and update the Surrey City Centre Plan to ensure that the Plan can adequately respond to current conditions and can regulate the development that is anticipated to take place in Surrey City Centre over the next 20 years in a positive, comprehensive and coordinated manner that achieves the City's goals and objectives.

As a result, on July 24, 2006, Council considered Corporate Report No. R172 with respect to the development in Surrey City Centre and authorized staff to proceed with an update of the Surrey City Centre Plan.

## DISCUSSION

### Surrey City Centre Plan Update Study Area

The boundaries of the Surrey City Centre Update Plan study area coincide with the boundaries of Surrey City Centre that were established in 1991. Surrey City Centre covers an area of approximately 388 hectares (960 acres), and is generally rectangular in shape, being bounded, generally, by 112 Avenue to the north, 96 Avenue to the south, 132 Street to the west and 140 Street to the east (Appendix VI).

### The Planning Process

On July 24, 2006 Council authorized staff to proceed with the Surrey City Centre Plan Update (Corporate Report No. R172) based on the Terms of Reference that divided the process into three components:

- Phase I - Background Research;
- Phase II, Stage 1 - Developing the Plan; and
- Phase II, Stage 2 - Achieving the Plan.

On October 30, 2006, Corporate Report No. C020 was presented to Council that provided an update on the background research for the plan update and that recommended that

Council authorize staff to hold an "Ideas Fair" to obtain public input on the future vision of Surrey City Centre. The Ideas Fair was held on Saturday, November 18, 2006, at the centre court of the Central City Shopping Centre. This all-day event provided displays on the process and the results from the background research work conducted as part of Phase I. It also included activities to engage interested people in the planning process.

On April 30, 2007, Council received Corporate Report No. C006, which summarized the results of Phase I – Background Research. In addition to the analysis of existing conditions, this phase initiated a dialogue with stakeholders in the study area and defined key issues that stakeholders identified as being important to address as part of the Plan Update.

In June 2007, Bing Thom Architects was engaged to provide consulting services to assist in the preparation of Phase II, Stage 1 – Developing the Plan. The Engineering Department engaged the IBI Group to initiate a Transportation Servicing Study for Surrey City Centre that would provide input into the Phase II, Stage 1 report.

As part of the Phase II, Stage 1 planning process, City staff and the consultants held a number of workshops and Public Information Meetings with major Surrey City Centre stakeholders and the general public in an effort to engage the public in the plan update process and to solicit input into the proposed plan from these groups. A list of these workshops and Public Information Meetings is attached as Appendix XI.

Following the preparation by Bing Thom Architects of a draft Surrey City Centre Plan Update Phase II, Stage 1 Report, City staff and the consultants hosted two Public Information Meetings. These meetings were held in the foyer of Simon Fraser University at Central City on September 11 and 15, 2008.

Workshops were also held with the development community on September 12, 2008 and November 25, 2008 to present the draft Surrey City Centre Plan Update Phase II, Stage 1 Report and to solicit further input from this group with respect to development in Surrey City Centre.

A summary of the comments received at these Public Information Meetings and workshops is attached as Appendix XII.

Following the Public Information Meetings and workshops, Bing Thom Architects completed the Surrey City Centre Plan Update Phase II, Stage 1 Report, which accompanies this Corporate Report. The Executive Summary is attached as Appendix I.

The Bing Thom Architects Report is a working document, which presents a framework of key goals and principles, development scenarios, major issues and opportunities in City Centre, which staff have used to formulate the recommendations contained in this Corporate Report.

## Vision and Principles

As part of the Surrey City Centre Plan Update, a clear and concise vision was developed for Surrey City Centre, along with a set of principles, and goals and objectives, to provide a framework for the planning process.

### ***The Vision for Surrey City Centre***

*To create an identifiable, energetic downtown for Surrey, comprised of distinct neighbourhoods, focused on a dense urban core and an enhanced civic centre, linked by a green public network.*

### ***Planning Principles***

The vision for Surrey City Centre is supported by seven key principles:

**Principle 1:** Establish a civic centre and focused downtown core.

A dense, urban and easily identifiable downtown core will be created around the Surrey Central SkyTrain station that will form the heart of both Surrey City Centre and the heart of Surrey as a whole. In addition to high-density retail and office development, the Surrey Central SkyTrain core will house Surrey's major civic, cultural and institutional facilities as well as a major urban open space that will provide a venue for major civic gatherings.

**Principle 2:** Create a significant recreational green network using existing and planned pathways and green spaces.

Building on Surrey's tradition of parks and celebrating City Centre's natural heritage, a series of "green ribbons", a combination of greenways, green streets and nature trails, are proposed that will link the various precincts and neighbourhoods of Surrey City Centre. These "green ribbons" will build on green spaces, greenways and pathways already existing and proposed, including the areas around creeks and parks. The green network will focus pedestrian and bicycle movement on the civic heart of Surrey around the Surrey Central SkyTrain station and will link City Centre with other major parks, open spaces and pathway networks throughout North Surrey.

**Principle 3:** Enhance the residential areas surrounding the core to be liveable, green character neighbourhoods.

A healthy downtown includes strong residential neighbourhoods. In addition to high density residential development around the three SkyTrain stations, City Centre will be characterized by a number of lower-density, residential neighbourhoods that offer a wide range of market and non-market housing types and forms that house the wide variety of socio-economic groups needed to create a vibrant City Centre. Each neighbourhood should contain a community focus and reflect a unique character. Neighbourhoods will be designed to promote walking and cycling and should contain a range of commercial services and civic amenities.

**Principle 4:** Create a finer grained, integrated road network and great streets.

Streets are the most important ordering element of city design. The creation of small, urban size blocks is essential in the creation of a vibrant, pedestrian-scale and pedestrian-oriented City Centre. Every attempt should be made, and every opportunity taken, to fragment large, suburban-size blocks into smaller, pedestrian friendly, urban-size parcels through the creation of additional streets, lanes and pedestrian walkways.

To have a great city, great streets are essential. Although all major streets in City Centre should be great streets, King George Highway has always been the most prominent and important street in City Centre and, as a result, must be transformed into the primary "great street" of Downtown Surrey. King George "Boulevard" should be a vibrant, energetic pedestrian-oriented thoroughfare along which residents, workers, students and visitors will move by foot, bicycle, public transit, and automobile. King George Boulevard needs to be enhanced through the implementation of design elements that create a comfortable, attractive, human-scaled street.

**Principle 5:** Enhance the shopping and entertainment experience.

A vibrant City Centre needs a mix of retail, entertainment, social, cultural activities. To create the critical mass needed to ensure the development of a vital and active commercial environment, the major concentration of these activities will be located around the Surrey Central SkyTrain station to help reinforce a strong commercial and civic core.

Retail and entertainment uses will also be located along King George Highway and 104 Avenue to help create a vital, pedestrian-oriented environment along major arterial streets and to provide a commercial focus for the various residential neighbourhoods of City Centre. A diversity of retail options will be encouraged as will a variety of entertainment uses that will result in an active pedestrian environment both during the day and at night.

**Principle 6:** Create a beautiful city form and public realm.

A skyline and landmark buildings have significant capacity to define a downtown and a city. The massing of significant and iconic buildings around all three SkyTrain stations, but around the Surrey Central SkyTrain station in particular, will create and reinforce a downtown image for Surrey.

At a pedestrian level, streets should be lined with building forms that provide a strong sense of street enclosure, that engage the street with active uses and that are constructed of high-quality durable materials.

The public realm must be designed, constructed and maintained to enhance the pedestrian experience and to enhance the image and visual appeal of City Centre.

**Principle 7:** Emphasize sustainable design practices.

Working within the goals and objectives of the Sustainability Charter, it is envisioned that Surrey City Centre will be one of North America's most sustainable downtowns. City Centre will be a dense, compact, transit-oriented community, home to a diverse

population, and characterized by smaller blocks that will facilitate and encourage pedestrian and bicycle movement.

The existing natural environment will be protected and enhanced. A public realm will be created that emphasises a green and natural environment that enhances biodiversity and incorporates measures to promote sustainability.

### Goals and Objectives For Surrey City Centre

Stemming from the seven key principles, the following goals and objectives have been established to further guide development in Surrey City Centre:

- Develop attractive, compact, high-quality, mixed-use places for a local and regional audience to work, live, play and learn in Surrey City Centre;
- Create a hierarchy and network of great streets, local streets and paths to provide access, disperse traffic and encourage walking and cycling;
- Strive to create and promote an urban fabric within the City Centre and establish a built legacy for future generations;
- Exemplify design excellence by incorporating compact urbanism, density and sustainability to the greatest extent possible, consistent with best practices;
- Establish a sense of place through the development of distinct neighbourhoods, celebrating the diversity and history of the area;
- Concentrate new high density mixed-use development around City Centre's three SkyTrain stations, using the highest standards of Transit-Oriented Development;
- Create public amenities appropriate for a major downtown centre that are designed and programmed for multiple users;
- Celebrate and showcase enhanced City parks and a greenway network through partnerships between private, public and non-profit stakeholders;
- Create, promote and sustain a human scale and context to development;
- Balance liveability with sustainability and affordability; and
- Build upon existing assets, such as SFU Surrey and the Surrey Memorial Hospital, to build a new, diverse and robust economy for the City Centre.

### The Surrey City Centre Land Use and Density Concept

The proposed Surrey City Centre Land Use and Density Concept is shown on Appendix I and described below.

The Land Use and Density Concept reflects the background material collected as part of the Phase 1 (Background Research) Surrey City Centre Plan Update, planning advice provided by Bing Thom Architects and their consultants and the vision, key principles and goals and objectives established for City Centre including the creation of high-density nodes that support public transit, nodes of tall buildings that create a “peaks and valley” skyline and which supports sustainability by creating dense, compact neighbourhoods.

### *Density*

The proposed Land Use and Density Concept for Surrey City Centre envisions nodes of high density around each of the three SkyTrain stations, linked by a corridor of high density, which also extends along 104 Avenue.

In order to reinforce the area around the Surrey Central SkyTrain as the heart of City Centre, the concept proposes to increase the maximum density around the Surrey Central SkyTrain station from a floor area ratio (FAR) of 3.5 to 7.5. (It should be noted that the current CD Zone (By-law No. 13882 – Central City Development), which regulates the majority of land in this area, permit an FAR of 7.5.) It is further proposed that the FAR on lands that adjoin the 7.5 FAR area, but that are located within 400 metres of the Surrey Central SkyTrain station, be increased to 5.5 FAR to reflect their proximity to SkyTrain.

The concept also proposes to increase the density of lands within 400 metres of the King George and Gateway SkyTrain stations to 5.5 FAR to reflect the proximity of these lands to SkyTrain and to reinforce the concept of creating high-density nodes around these two stations.

The Land Use and Density Concept proposes a corridor of high density development from 133 Street to East Whalley Ring Road between 108 Avenue and 100 Avenue, along 104 Avenue between 133 Street and 140 Street, and in the Hospital Precinct east of King George Highway from 94A Avenue to Fraser Highway. The current OCP designations for these areas permit a maximum FAR of 3.5, 2.5 and 1.5 whereas the proposed Land Use and Density Concept proposes a consistent density of 3.5 FAR throughout.

The higher densities proposed under the Land Use and Density Concept reflects the densities allowed by the current zoning on a number of sites, the densities of projects already constructed or under construction, and the densities of projects currently being proposed by various developers.

Large sections on the east and west sides of City Centre are currently designated Multiple Residential under the existing Official Community Plan that permits a maximum floor area ratio of 2.5. The proposed Land Use and Density Concept propose to reduce the maximum FAR for portions of areas currently designated Multiple Residential from 2.5 to 1.5. The Low Density 1.5 FAR is intended to accommodate low-rise, wood frame residential buildings at a density of 1.5 FAR. Commercial uses of any kind are not permitted.

The rationale for reducing the density is that lower densities will encourage developers to provide a wider variety of housing types within City Centre, particularly family-oriented



housing units. Further, the densities proposed in the Land Use and Density Concept will permit three times the residential growth anticipated in Surrey City Centre in the next 20 years. Retaining a density of 2.5 FAR within the peripheral areas of City Centre will increase the theoretical capacity of the residential areas even further, which may dilute or defer the development of multiple residential projects in the higher density areas of City Centre.

The areas shown on the Land Use and Density Concept as Single Family/Duplex 0.6 FAR are currently predominantly single-family residential areas. Given the vast amount of area within the balance of City Centre available for multiple residential development, it is anticipated that areas shown as 0.6 FAR will remain single-family areas in the short and medium term (i.e. up to 2031).

### ***Residential Uses***

The proposed Surrey City Centre Land Use and Density Concept indicates that multiple family residential is, and will continue to be, the predominant land use in Surrey City Centre.

Although the area around the Surrey Central SkyTrain station is designated primarily for office, commercial and institutional uses, some residential development may occur on the periphery of this area. Similarly, although secondary nodes of office development will be permitted around the Gateway and King George SkyTrain stations, the land use around these two stations will be overwhelmingly residential. As well, even though mixed-used developments will be permitted along King George Highway and along 104 Avenue, the commercial component of these developments will be restricted to ground floor commercial and, in some cases, to second and third floor office uses with the balance of these developments being residential. In all other areas of City Centre other than the Hospital Precinct, residential uses only are proposed.

The highest density residential areas are identified on the Land Use and Density Concept as High Density 5.5 FAR. These areas are intended to accommodate high-rise, high-density residential buildings, traditionally as part of a comprehensive development, generally within 400 metres of the Gateway and King George SkyTrain stations, or within easy walking distance of these two SkyTrain Stations as well as the Surrey Central SkyTrain station, at a density of 5.5 FAR.

In rare instances, small amounts of ground-level retail space may be provided as part of a comprehensive development to provide convenience retail services and goods to the immediate population. In such cases no, or very limited, parking should be provided in connection with these retail uses to ensure that clients walk, and do not drive, to the commercial area.

The areas identified as Medium High Density 3.5 FAR are generally located along King George Highway, 104 Avenue, East Whalley Ring Road and City Parkway. These areas are intended to accommodate residential buildings at a density of 3.5 FAR. Commercial uses of any kind are not permitted.

The areas identified as Medium Low Density 2.5 FAR are generally located King George Highway north of 105 Avenue and south of 100 Avenue at 138 Street. These areas are intended to accommodate medium-density residential developments in a low-rise or mid-rise building form with a density of up to 2.5 FAR. Commercial uses of any kind are not permitted.

To achieve the principal of attracting more families to City Centre in order to have a balanced population occupying a wide variety of housing types, the two existing predominately single-family neighbourhoods at the southwest corner and northeast corner of City Centre will be retained as single-family neighbourhoods.

Within these single family/duplex residential neighbourhoods, rezoning and subdivision of lands into new, or smaller, single-family lots may be appropriate. Rezoning and/or subdivision of sites to create duplexes and other types of ground-oriented, family-oriented multi-family dwellings may be supported, provided the density of these multi-family dwellings does not exceed a density of 0.6 FAR. Commercial uses of any kind are not permitted.

### ***Commercial Uses***

The Land Use and Density Concept proposes to concentrate commercial activities around the Surrey Central SkyTrain/Central City area, along both sides of King George Highway from 108 Avenue to 96 Avenue and along 104 Avenue from West Whalley Ring Road to 140 Street. Outside of the Surrey Central SkyTrain/ Central City area, it is anticipated that commercial uses in commercial and mixed-use buildings outside of the three SkyTrain Station nodes will take the form of continuous ground floor retail space, with the possibility of second and third floor offices.

Under the proposed Surrey City Centre Land Use and Density Concept, the areas designated for commercial uses have been substantially reduced from what is currently permitted under the existing OCP designations in Surrey City Centre. In general, commercial uses have been removed from East Whalley Ring Road, City Parkway between 104 Avenue and 108 Avenue and along King George Highway north of 108 Avenue. Although the area deemed appropriate for commercial uses has been reduced, the amount of commercial space that could be developed in areas deemed appropriate for commercial uses under the Surrey City Centre Land Use and Density Concept Plan is far in excess of the amount of commercial space that the Surrey City Centre Plan Update Phase II, Stage 1 Report indicates will be developed by 2031. Reducing the area on which commercial uses will be supported will, therefore, not negatively impact commercial development in City Centre and may actually improve commercial development by concentrating commercial development along certain major streets that will create a critical mass of commercial activity.

### ***Mixed-Use Designations***

The Surrey City Centre Land Use and Density Concept identifies four distinct types of mixed-use areas as described below:

**Mixed-Use Area 1: 7.5 FAR (Surrey Central SkyTrain Station Area)**

Mixed Use Area 1 is located in the area surrounding the Surrey Central SkyTrain Station. It is intended that this area will form the commercial and civic heart of Surrey City Centre. It is anticipated that the Surrey Central SkyTrain area will contain a vibrant mix of civic, institutional, office and commercial uses and activities. To further emphasize the importance of the Surrey Centre node as the centre of City Centre, it is intended that the tallest buildings in the City characterize the area. To achieve the desired intensity of development, a density of 7.5 floor area ratio (FAR) is proposed for this area of Surrey City Centre.

Continuous retail uses at grade will be required in all parts of Mixed-Use Area 1, except along Old Yale Road where the area interfaces with Holland Park. Only civic, institutional or office uses will be permitted above grade except as noted in the following paragraph.

Single-use residential buildings may be permitted along Old Yale Road, as an interface with Holland Park, along West Whalley Ring Road and as an interface with the existing and future residential areas on the west side of West Whalley Ring Road. Along 104 Avenue, residential uses above grade may be supported as an interface with the high-density residential development on the north side of 104 Avenue.

**Mixed Use Area 2: 5.5 FAR (Gateway and King George SkyTrain Station Areas)**

Mixed-Use Area 2 is located around the Gateway SkyTrain Station, at the north end of City Centre, and around the King George SkyTrain Station, at the south end of Surrey City Centre.

Mixed-Use Area 2 provides an opportunity for the creation to two secondary office nodes at a density of 5.5 FAR.

It is anticipated that development around these two SkyTrain stations will take the form of comprehensive developments, comprised of numerous buildings that may be either office or residential in nature, or that may mix office and residential uses in one building.

Continuous retail uses at grade will be required along 108 Avenue and City Parkway at the Gateway SkyTrain Station area and along King George Highway at the King George SkyTrain Station area.

**Mixed Use Area 3: 5.5, 3.5, 1.5 FAR**

Mixed-Use Area 3 covers the area along King George Highway, 104 Avenue and 108 Avenue not included as Mixed-Use Areas 1, 2 and 4.

The densities permitted in Mixed-Use Area 3 range from 5.5 FAR to 3.5 FAR to 1.5 FAR, depending on the specific area of Surrey City Centre.

In Mixed Use Area 3, continuous retail uses at grade are required. Residential uses only are permitted above grade, although office uses may also be permitted on the second and third floors.

#### **Mixed-Use Area 4: 3.5 FAR (Hospital Precinct)**

Mixed-Use Area 4 incorporates the lands occupied by Surrey Memorial Hospital and surrounding lands that are appropriate for office, institutional and residential care uses that support, or are ancillary to, Surrey Memorial Hospital.

Densities of up to 3.5 FAR are permitted in Mixed-Use Area 4.

Continuous retail uses at grade are required along King George Highway. Retail uses may also be permitted along the north side of 96 Avenue from King George Highway to East Whalley Ring Road (138 Street).

It is anticipated that developments in this area will house hospital uses, offices that are related to medical uses and to Surrey Memorial Hospital, medical clinics, institutional uses that support or are ancillary to the operation of Surrey Memorial Hospital, residential and outpatient rehabilitation centres, and medically related institutional housing such as care facilities, and medically supportive housing. These uses may be housed in single use buildings or in buildings that incorporate a variety of these uses.

#### Roads and Transportation

##### ***Basic Road Network Concept***

The proposed Basic Road Network Concept is shown on Appendix III. The Basic Road Network Concept was developed in response to the information provided by the Transportation Servicing Plan being prepared for the Engineering Department by IBI Group.

Modelling of the network of arterial and collector roads shown on the Surrey City Centre Basic Road Network Concept does indicate that the network of streets is adequate to support the level of development envisioned for Surrey City Centre, assuming that the unconstructed portions of the network are completed provided that all roads are constructed to their ultimate standard, and provided that the widths of some streets are increased to accommodate increased traffic volumes and improved public transit. The completion of the missing portions of the inner ring road network, West Whalley Ring Road and East Whalley Ring Road in particular, is essential to a fully functioning network.

A key principal goal and objective of the proposed City Centre road network is the creation of a finer-grid road system that will result in smaller, more urban size blocks that create a more walkable, pedestrian-oriented downtown. The large mega-blocks that currently characterize most of Surrey City Centre create significant barriers to comfortable, direct and pleasant pedestrian and cycling circulation and to the efficient movement of vehicles.

Ideally, a road network needs to be created in Surrey City Centre that results in blocks of 80-100 metres (260-330 ft.).

The proposed Surrey City Centre Basic Road Network Concept is the basic road network for City Centre that shows existing and proposed arterial and collector roads as well as existing local roads. The Surrey City Centre Basic Road Network Concept does not show all of the finer-grained road network required to create these urban-sized blocks of 80-100 metres (260-330 ft.). As a result, it is expected that developments, where required, will dedicate additional road and lanes, in addition to the roads and lanes shown on the Basic Road Network Concept. An example of this finer-grained road network is shown for illustrative purposes in Appendix VI.

### ***Road Width Concept***

Proposed road widths are shown in the proposed Surrey City Centre Road Widths Concept (Appendix III). Under this concept, the width of 104 Avenue from City Parkway to 140 Street and King George Highway south of 102 Avenue has been increased to 40 metres (130 ft.) or more in order to accommodate rapid bus and future LRT lines.

Under the 1991 Surrey City Centre Plan all local roads between the inner ring roads were required to be 24 metres (80 ft.) in width. Under the proposed Road Widths Concept, the widths of those streets that extend beyond the inner ring roads will now also be up to 24 metres (80 ft.) in width.

A number of streets, such as 102 Avenue east of East Whalley Ring Road and Grosvenor Road, are expected to accommodate more traffic than originally anticipated in 1991 and, as a result, the width of these streets has been increased from 20 metres (66 ft.) or 22 metres (72 ft.) to an arterial standard of 27 metres (89 ft.).

### ***Lanes and Service or Joint Access Points***

In order to enhance the public realm environment for pedestrians, the number of vehicle access points along streets need to be reduced as much as possible. One method of achieving this goal is through the provision of dedicated rear lanes.

There are currently a number of rear lanes in various locations throughout City Centre, constructed, partially constructed or dedicated but unconstructed. In order to utilize these lanes to provide vehicle access, a number of lanes within City Centre will remain open and may require upgrading by developers. Some lanes will be closed as shown in Appendix II, but these lanes are generally located in large blocks that will be providing additional roads and lanes when they are redeveloped in the future.

In some areas where the provision of rear lanes is not practical, the creation of short lanes located perpendicular to, rather than parallel to, the adjoining street may be required to provide areas for joint access that reduce the number of vehicle accesses along a street.

### ***Goods Movement***

In 1999, the City established a truck route network to balance the economic needs of the City and region with the community impact associated with goods movement. Truck traffic has different impacts on the transportation system with, for example, discomfort for pedestrians and cyclists due to vehicle size and noise, less efficient operation of

intersections due to slower start up speeds and the design of the roads needed to accommodate the additional turning space can conflict with aspirations to improve the pedestrian environment.

Identifying suitable alternatives is a challenging process as the issues of trucks on one route may simply be displaced to another, potentially less suitable alternative route. The Plan Update recognizes these challenges by:

- Proposing 140 Street between 96 Avenue and 108 Avenue as Phase 1 of a future truck route to reduce truck traffic on King George Highway through the City Centre;
- Examining 112 Avenue and Hansen Road between 108 Avenue and King George Highway as Phase 2 of a future truck route; and
- Identifying that the development of the South Fraser Perimeter Road will result in a change in goods movement patterns and that it is expected that there will be some decrease in truck traffic through the City Centre as a result.

Even with the reductions achieved through these measures, truck traffic will remain within the City Centre. As a major activity centre it will in itself generate significant amounts of truck movements associated with the development and servicing of the area. City Centre will remain a legitimate corridor for truck traffic given its proximity to the major industrial areas of Newton and South Westminster and its connection with the Pattullo Bridge. Although an important element of the broader truck route network, this would not constrain the promotion of measures to improve the environment of the street for other road users.

### ***King George Highway***

King George Highway has historically been the most prominent street within the City Centre and it occupies a very important position within the local and regional road network. It will continue to maintain this important traffic-moving role through the City Centre, but the Plan Update emphasizes its broader contribution to the City Centre as a "great street". There are some challenges to this being achieved, for example, with background research identifying the high traffic volumes and the impact this had on the pedestrian environment and connectivity. The Plan Update responds to these challenges by:

- Creating smaller street blocks through the development process thereby improving pedestrian and cycling accessibility and connectivity and the number of crossing opportunities;
- Considering the construction of additional pedestrian crossing locations, including innovative strategies such as crosswalks with median refuges that allow pedestrians to safely cross one direction of traffic at a time;
- Enhancing the current street design elements in conjunction with a review of road cross-sections to create more comfortable, attractive, human-scaled streets with wide sidewalks, landscaping, quality street furniture and lighting;
- Where the opportunity exists, in conjunction with the review of road cross-sections, providing on street parking to improve the "buffer" between moving traffic and pedestrians;

- Proposing 140 Street as a truck route to reduce truck traffic on King George Highway through the City Centre and to help disperse goods movement; and
- Acknowledging that within the City Centre, King George Highway will have a multiple role serving vehicular traffic, expanded transit, goods movement, cycling and walking.

King George Highway will remain an important route for through-traffic, but until the missing portions of West Whalley Ring Road and East Whalley Ring Road are constructed, to complete the ring road network, the opportunities to transform King George Highway into a great street, such as increased pedestrian crossings, reductions in truck traffic, and the introduction of on-street parking, cannot be realized.

### Parks and Open Space

The proposed Parks and Open Space Concept for Surrey City Centre is reflected in Appendix IV and described below.

#### ***Parks and Open Space Network***

In addition to the existing parks within City Centre, two new parks, one on Grosvenor Road and one on 102 Avenue, are proposed.

The parks and open space strategy proposes the enlargement and enhancement of the linear greenway within the utility corridor located along the eastern edge of City Centre.

Surrey has an opportunity to create a unique downtown that incorporates a network of "green ribbons" - greenways, green streets and nature trails—that tie together the parks, open spaces, meeting places and residential neighbourhoods within City Centre, which create opportunities for those living, working, learning and recreating in City Centre.

Designated civic greenways will include Surrey Parkway, City Parkway, Streamside Greenway, Quibble Creek Greenway, 105A Avenue and 102 Avenue Greenways. These multi-use pathways will connect local walking loops and provide longer distance recreational circuits to the new civic precinct, Green Timbers Urban Forest, and Invergarry, Bolivar, Hawthorne, and Royal Kwantlen Parks.

Each neighbourhood or sub-area within Surrey City Centre will have a local walking loop that is characteristic of the specific area and its local natural features.

It should be noted that the Parks and Opens space map should be considered a plan that shows the basic parks and open space network only. To create a more interesting, attractive and dynamic urban area, developments may be required to provide public open spaces in the form of urban plazas, mini-parks and/or promenades as are deemed appropriate to an individual site. An example of this finer-grained open space network is shown for illustrative purposes in Appendix VIII.

## INTERIM IMPLEMENTATION STRATEGY

Although the Surrey City Centre Plan Update Phase II, Stage 1 Report prepared by Bing Thom Architects provides invaluable background material and creates a clear set of goals and principles for the future development of Surrey City Centre, the document does not include the details necessary to provide clarity to developers or to adequately guide City Council and City staff in evaluating development proposals within Surrey City Centre.

The following Interim Implementation Strategy, which must be read in conjunction with other sections of this Corporate Report, translates the background material and goals and objectives into a more detailed and concrete strategy that can be used to provide clear direction and certainty to developers and that can be used to help evaluate and regulate land development proposals in Surrey City Centre on a day-to-day basis.

In addition, although the development of detailed urban design guidelines are intended to be part of the Stage 2 planning process, some basic interim urban design guidelines have been developed to help guide development. These urban design guidelines are attached as Appendix X.

1. For the purpose of calculating densities as they relate to maximum densities outlined on the Land Use and Density Concept, densities are based on net site area, except in cases where developments will be required to dedicate a full or half road, or a full lane, or road or lane widening in excess of 3.5 metres, as part of the project, in which case densities will be based on gross site area, before the areas of these dedicated roads or lanes are subtracted from the site area.
2. For the purpose of calculating densities as they relate to maximum densities outlined on the Land Use and Density Concept, densities are based on net site area, except in cases where developments are impacted by streams and stream setback protection areas, or in cases where developments provide publically accessible plazas or open spaces, in which case densities will be based on gross site area, before streams, ravines, stream setback protection and public walkways adjoining the stream setback areas and publically accessible plazas and open spaces are subtracted from the gross site area.
3. Except for the residential areas with a maximum density of 0.6 FAR, the densities of areas shown as 7.5, 5.5, 3.5, 2.5 and 1.5 FAR on the Land Use and Density Concept may be increased by up to 20%, provided density bonusing is provided in accordance with a density bonus policy adopted by Council and which is applicable at the time of development.
4. Densities set out in the Proposed Land Use and Density Concept (except for those areas shown as Single Family/Duplex 0.6 FAR) may be increased by up to 20% if a developer provides social or special needs housing or community amenities in accordance with the Interim Density Bonus Policy No. 0-54 or any such policy that is in place when the development is constructed.
5. Institutional uses, such as religious facilities or assembly halls, may be appropriate in various sections of City Centre, but only if the proposed building form is urban rather than suburban. Institutional uses may be freestanding or be



- located within a larger building, provided that the building is designed to create urban, pedestrian-oriented setbacks and that all parking is located underground.
6. Functionally, hotels and other forms of tourist accommodation are a hybrid of residential and commercial uses. As a result, hotels and tourist accommodation may be appropriate in a variety of residential and mixed-use areas and each proposal will have to be evaluated on a case-by-case basis.
  7. A right-of-way of 4.5 metres (15 ft.) in width will be required to accommodate the Surrey Parkway greenway in addition to any road dedications that may also be required.
  8. A right-of-way of 3.5 metres (12 ft.) in width will be required to accommodate the 105A Avenue greenway along the north side of 105A Avenue, in addition to any road dedication that may be required to widen 105A Avenue to 27 metres (89 ft.) throughout City Centre.
  9. A right-of-way of 2.5 metres (8 ft.) in width will be required to accommodate the 102 Avenue greenway along the north side of 102 Avenue, in addition to any road dedication that may be required to widen 102 Avenue to 27 metres (89 ft.) throughout City Centre.
  10. Wherever possible, greenways, as shown on the Parks and Open Space Concept, will be taken as rights-of-way rather than by dedication so that the density of a development site is not compromised. To further minimize the impact of these greenways, underground parking and other underground areas of a building will be permitted to extend beneath the greenway rights-of-way.
  11. Wherever possible, public walkways along stream setback areas, as well as the provision of the stream setback area itself, as shown on the Parks and Open Space Concept will be taken as rights-of-way so that the maximum density of a site is not negatively impacted. Where the public access area must be taken as dedication, the public access area dedication will not be subtracted from the site area for the purpose of calculating density.
  12. In mixed-use areas, interim commercial uses that do not conform to the ultimate land use and density shown in the Surrey City Centre Land Use and Density Concept may be supported, provided that these interim uses are contained within buildings that are designed to create urban, pedestrian-oriented setbacks and that, preferably, locate all parking underground.
  13. In residential areas, residential projects must be appropriate to the ultimate land use and density shown in the Surrey City Centre Land Use and Density Concept for the subject site.
  14. Land development applications that were in-stream on January 19, 2009, have the option of conforming to the land use and density plans and concepts that were effect prior to January 19, 2009, or of amending the application to conform to the Surrey City Centre Land Use and Density Concept.

15. To ensure that undevelopable fragments are not created through the dedication of new roads, lands within 50 metres (165 ft.) of the centre-line of all new roads shown on the Basic Road Network Concept must be assessed to ensure that any fragmented parcels can be consolidated with adjoining lands to create development parcels large enough to accommodate development in a form and density that is consistent with adjoining developments. This assessment may result in some lands not being appropriate for development until such time as the required lot consolidations can be achieved.

## **NEXT STEPS - PHASE II, STAGE 2 – ACHIEVING THE PLAN**

The next and final stage of the Surrey City Centre Plan Update as set out in the July 24, 2006 Terms of Reference is the completion of Phase II, Stage 2 – Achieving The Plan.

Some of the major issues that will be addressed as part of the Phase II, Stage 2 planning process are:

- Development of an urban design concept and detailed urban design guidelines for Surrey City Centre including three-dimensional massing and skyline studies to establish a future city form and building heights. The urban design review will evaluate the relationship between building form and density, which may result in changes to the Surrey City Centre Land Use and Density Concept to ensure that the desired building forms are achievable.
- Review and evaluation of all public realm and streetscape elements, standards and criteria;
- Development of design guidelines and operational criteria to transform King George Highway into a "Great Street";
- Further refinement of the truck routes within, and around, Surrey City Centre;
- Review and evaluation of existing and proposed parking standards and requirements;
- Review and evaluation of proposed and recently announced public transit and rapid transit improvements;
- Establishment of policy and process for the development of new parks within Surrey City Centre and for the transformation of existing parks in Surrey City Centre into more urban parks that relate to high-density development;
- Review of community and leisure services requirements, criteria and guidelines, including public art and establishing how these can be incorporated into private and public sector projects;
- Establishment of sustainability elements to be incorporated into private and public sector projects;

- Review of the concept of neighbourhoods within Surrey City Centre;
- Further research to determine which mix of regulations and incentives can be implemented to achieve a more balanced mix of type and size of housing units that are necessary to create housing for a wide variety of socio-economic groups, needed to create a vibrant City Centre.
- Review of the Surrey City Centre Utilities Plan;
- Amendments to the Surrey Official Community Plan (OCP) to implement the range of densities and mix of uses proposed for City Centre; and
- Possible amendments to the Zoning By-law, including the development of new zones that can accommodate the range of densities and mix of uses proposed for City Centre.

It is noted that the review of these issues may result in changes or refinements to the Surrey City Centre Land Use and Density Concept, the Surrey City Centre Basic Road Network Concept, the Surrey City Centre Road Width Concept, and the Surrey City Centre Plan Parks and Open Space Network Concept, as currently proposed, when the final Surrey City Centre Plan Update is presented to City Council for approval.

#### Timeline for Completion of the Plan:

It is expected that the Stage 2 – Phase II planning process will be completed by November 2009 and the final Surrey City Centre Updated Plan will be presented to Council for approval in late 2009.

#### Review of Development Applications in City Centre

Following Council's comments and approval of this Corporate Report, staff will be processing new City Centre development applications in accordance with the interim implementation strategy. This process will allow new applications to proceed for Council's consideration in advance of the final plan being adopted. In stream development applications will have the opportunity to either proceed under the existing City Centre plan or under the interim implementation strategy of the revised plan.


## CONCLUSION

A significant amount of work has been undertaken by City staff, in association with Bing Thom Architects, as the Surrey City Centre Plan Update moved into the Phase II Stage – Developing the Plan. This work has culminated in the Surrey City Centre Plan Update Phase II, Stage 1 Report prepared by Bing Thom Architects, which accompanies this Corporate Report.

This Report provides an overview, and seeks Council approval, of Surrey City Centre Land Use and Density, Basic Road Network, Road Width and Parks and Open Space Network Concepts that were developed from the Bing Thom Architects Stage 1 Report. Council is also being asked to endorse the Surrey City Centre Interim Implementation Strategy, based on the proposed Concept plans, to assist City staff in evaluating and

processing land development applications in Surrey City Centre until such time as the final Surrey City Centre Plan Update is approved by Council.

Council is also being requested to authorize staff to proceed with Phase II-Stage 2 – Achieving the Plan. A number of issues that will be addressed as part of the Phase II - Stage 2 of the Surrey City Centre Plan Update have been identified.



Jean Lamontagne  
General Manager  
Planning and Development

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Attachments:

Appendix I	Executive Summary from Bing Thom Architect Report
Appendix II	Surrey City Centre Land Use and Density Concept
Appendix III	Surrey City Centre Basic Road Network Concept
Appendix IV	Surrey City Centre Road Width Concept
Appendix V	Surrey City Centre Parks and Open Space Concept
Appendix VI	Surrey City Centre Boundaries
Appendix VII	Finer-Grained Road Network Concept
Appendix VIII	Surrey City Centre Bike Route Concept
Appendix IX	Finer-Grained Open Space Concept
Appendix X	Interim Surrey City Centre Urban Design Guidelines
Appendix XI	Surrey City Centre Plan Update Public Consultation
Appendix XII	Results of September 2008 Public Information Meetings

*Appendices available upon request*



## CORPORATE REPORT

NO: R205

COUNCIL DATE: October 21, 2019

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### REGULAR COUNCIL

TO: Mayor & Council

DATE: October 16, 2019

FROM: General Manager, Planning & Development

FILE: 6520-20 (City  
Centre)

SUBJECT: City Centre Plan Update

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### RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to initiate a review of the City Centre Plan, including a comprehensive program of community and stakeholder engagement, as outlined in this report;
3. Approve the proposed boundary extension to the City Centre Plan Area, as described in this report and illustrated in Appendix "I"; and,
4. Endorse the general location of an interim Central Business District ("CBD") area within City Centre as illustrated in Appendix "II," along with a provisional policy requirement that new developments therein provide at minimum 50% of its floor area for office and/or institutional uses.

### INTENT

The purpose of this report is to seek Council authorization to review and update the City Centre Plan. Additionally, this report is seeking Council approval to move towards the establishment of a designated CBD within portions of Surrey City Centre.

### BACKGROUND

The Metro Vancouver Regional Growth Strategy designates Surrey City Centre as the region's second metropolitan centre and the centre of activity south of the Fraser River. In support of this, the City Centre Plan was developed through a comprehensive multi-year planning process, receiving Council approval in 2017.

Since the completion of the plan, City Centre has experienced sustained investment and development, including numerous high density residential, commercial, mixed-use, and institutional projects. However, market conditions and transportation priorities have also changed in the area that have rendered aspects of the original plan out-of-date.

On December 7, 2018, the TransLink Mayors' Council revisited the phasing and technology of the rapid transit investments in Surrey and prioritized the Fraser Highway Surrey-Langley SkyTrain ("SLS") corridor. Consequently, on April 1, 2019, Council approved Corporate Report No. R059; 2019 (attached as Appendix "III") authorizing staff to commence land use planning along the Fraser Highway corridor concurrent with the SLS project, including the preparation of new and updated SkyTrain-supportive land use plans along the corridor.

Since then, staff have undertaken work to initiate land use planning in Fleetwood, including background studies, and have developed initial population and growth forecasts to support the SLS business case submission. A review and update of the existing City Centre Plan will further support the SLS project while also addressing several objectives outlined in this report and maintain development opportunities for City Centre.

## **DISCUSSION**

The goal of the Surrey City Centre Plan is to help develop and support a regional downtown that is the main business, cultural and activity centre for the City of Surrey. To achieve this goal, the City requires a plan that is responsive to the market. It also requires a plan that is reflective of current community and transportation priorities. Finally, it requires a bold vision for employment and institutional development that distinguishes it from other regional centres and establishes the foundation for a new regional CBD. The major components of this work are described below.

### **Plan Area Extension**

On July 25, 2019, the TransLink Mayors' Council voted to complete the business case for the SLS project based on an endorsed SkyTrain alignment with station locations. A proposed station at 140 Street was endorsed and is included as part of the project business case. Subject to Council endorsement of this report, staff will expand the City Centre Plan Area to include additional land within an 800m distance of the proposed station. This will allow staff to undertake a planning process for this area complete with a program of resident and stakeholder engagement. This will enable the City to plan for transit-supportive densities and land uses and ensure safe and convenient access to SkyTrain.

### **Central Business District**

The City Centre Plan acknowledges the importance of encouraging office development and employment growth in what will be the region's second metropolitan centre. In support of this, staff are proposing to establish a CBD where office and institutional development will be concentrated. Under the current land use plan, office development is to occur in the high-density mixed-use areas surrounding SkyTrain stations and along key transportation corridors. This ensures the availability of well-located development sites for office use while providing flexibility for the buildout of the downtown. However, the current land use designations do not protect for office development and as a result, there has been significant interest to develop residential in the core area.

Although City Centre has had some success recently in attracting office development, this has occurred almost exclusively outside the core area surrounding Surrey Central SkyTrain Station. This includes new medical office developments adjacent to Surrey Memorial Hospital, the new Coast Capital Savings Head Office at King George Station, and the Bosa Gateway office development at Gateway Station. The establishment of a CBD that focuses office and institutional

development would be a better signal of the City's intent while enabling a critical mass of office space and jobs to form.

Staff will undertake the necessary analysis and consultation related to a new CBD designation, including consultation with the business community and office developers. In the interim, staff are seeking Council endorsement of the location of an interim CBD area, as shown in Appendix "II". Staff are also seeking Council endorsement of a provisional policy requirement that new developments within the area include a minimum of 50% office and/or institutional space on the basis of floor area. It is anticipated that further analysis may result in refinements to the location and extent of the CBD, minimum office requirements in the CBD area, as well as additional policies that will support office and institutional development.

### **Review of Plan Densities**

In addition to planning for SkyTrain and office development, staff are proposing a review and update of existing plan designations. Staff have observed a recent pattern of development applications within City Centre that have proposed to amend City Centre Plan land uses and densities. This includes increases to densities and/or heights as well as proposals for forms of development that are not currently accommodated by the plan, such as townhouses.

A review and update of existing plan designations will ensure proposed densities, heights and uses are reflective of current market conditions. It will account for anticipated changes to the BC Building Code, such as 12-storey wood frame construction. Such a review will also take into consideration the impacts of increased population and employment. Specifically, it will seek to mitigate the effects on infrastructure, community amenities, services and school enrollment. Community and stakeholder engagement will be an important component of this review.

### **Density Bonus & Community Amenity Contributions**

Surrey City Centre is currently subject to Interim Density Bonus Policy O-54. Staff, with the advice of a consultant, are developing a new Density Bonus Policy to replace Policy O-54. This policy, which will be brought forward before the end of 2019, will establish the mechanism by which a development may attain a density bonus in exchange for an amenity contribution, namely a per-square-foot flat rate charge payable on floor area built beyond plan densities.

It is anticipated that additional supporting policies will be required to implement the density bonus regime in City Centre. This may include new direction on maximum heights and densities, rules relating to the consideration and valuation of in-kind contributions, and possible exemptions to the Density Bonus Policy in order to achieve policy objectives.

In addition to an updated Density Bonus Policy, staff will review and update existing base Community Amenity Contribution ("CAC") rates within the plan to ensure they are reflective of the necessary parks and community amenities.

### **Development Policies**

Finally, staff are proposing to analyze and review existing development and urban design policies in order to develop recommendations that support family-friendly housing, liveability, and affordability in City Centre. This review may consider policies that would regulate the following:

- The number of larger (two and three bedroom) units in a development;
- The design of units so that all bedrooms have a window;
- Requirements around optional lock-off suites; and
- Tower separation and height to reduce shadowing.


## SUSTAINABILITY CONSIDERATIONS

The City Centre Plan update supports the objectives of the City's Sustainability Charter 2.0. In particular, it relates to Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Economic Prosperity and Livelihoods, and Ecosystems. Specifically, this work supports the following Desired Outcomes ("DO"):

- Built Environment and Neighbourhoods DO1: Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm.
- Built Environment and Neighbourhoods DO2: Surrey is well-connected within the City and to the rest of the region by fast and efficient public transit and active all-ages-and-abilities transportation infrastructure.
- Built Environment and Neighbourhoods DO4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly.
- Economic Prosperity and Livelihoods DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy.
- Infrastructure DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

## CONCLUSION

In response to changes in market conditions and transportation priorities, it is recommended that Council authorize staff to initiate a land use planning process to update the City Centre Plan. As part of this process it is also recommended that staff expand the boundaries of the Plan Area as outlined in Appendix "I"; and plan for a CBD within City Centre as illustrated in Appendix "II," along with a provisional requirement that developments therein provide at minimum 50% of its floor area for office and/or institutional uses.



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AD/PK/ar

Appendix "I" – City Centre Plan Area – Proposed Extension  
Appendix "II" – Proposed Central Business District  
Appendix "III" – Corporate Report R059; 2019

*Appendices available upon request*