



Corporate Report

NO: R041

COUNCIL DATE: March 30, 2009

REGULAR COUNCIL

TO: Mayor & Council DATE: March 30, 2009
FROM: General Manager, Planning and Development FILE: 6520-01
SUBJECT: Amenity Contribution Rates

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Authorize staff to take all necessary actions such that the Amenity Contribution rates, as documented in Schedule "G" of Surrey Zoning By-law, 1993, No. 12000, as amended (the "Zoning By-law") remain at their 2008 levels through until March 1, 2010, at which time the matter of Amenity Contribution rate adjustments will be further considered.

INTENT

The purpose of this report is to advise Council on the requirements of the Zoning By-law in relation to Amenity Contributions rate increases and to seek Council authorization to take action to hold the Neighbourhood Concept Plan ("NCP") Amenity Contribution rates at 2008 levels through until March 1, 2010.

BACKGROUND

The Zoning By-law provides that on March 1st of each year, the City's NCP Amenity Contribution rates will increase by a percentage equivalent to the Vancouver Consumer Price Index ("CPI") for the immediately preceding year, as reported by BC Statistics. The Vancouver CPI for 2008 was 2.4%.

DISCUSSION

Amenity Contributions fund community facilities and services, such as park development, police and fire services, and library materials. The Amenity Contribution rates vary by NCP area and infill area and are documented in Schedule "G" of the Zoning By-law. The attached brochure (Appendix I), which is published annually to ensure that the development industry is apprised of the current Amenity Contribution rates, documents the 2008 Amenity Contribution rates.

Amenity Contributions are payable upon subdivision for single-family subdivisions or upon issuance of a building permit for multiple residential projects and projects involving other uses.

Due to the current economic climate, staff are of the view that the City should not increase, but rather hold, the Amenity Contribution rates at 2008 levels through until March 1, 2010, at which time Council can further review whether adjustments are appropriate. This approach is in keeping with the direction of Surrey's recently announced Economic Investment Action Plan and with the direction that was recently taken by Council with respect to the City's Development Cost Charges ("DCCs"). In January of this year, Council considered Corporate Report No. R004 and resolved to defer consideration of increases in the City's DCCs and to monitor the economy and construction pricing for a period to time.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to take all necessary actions such that Amenity Contributions rates, as contained in Schedule "G" of the Zoning By-law, remain at their 2008 levels through until March 1, 2010 at which time the matter of Amenity Contribution rate adjustments will be further considered.

This recommendation, if adopted by Council, will act to minimize the financial strain experienced by proponents involved in land development and building investments in Surrey during the coming year.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

MK/kms/saw

Attachment:

Appendix I NCP Amenity Contributions Bulletin

NEIGHBOURHOOD CONCEPT PLAN (NCP) AREAS REQUIRE AMENITY CONTRIBUTIONS

The Surrey Official Community Plan encourages orderly development of new neighbourhoods that will enhance the quality of life in the community. Neighbourhood Concept Plans (NCPs) are the main planning tool to guide the development of new neighbourhoods. They are prepared through consultation with local residents and identify future land use, road layout and location of community facilities (such as parks and schools).

NCPs also address funding arrangements for the provision of community facilities, amenities and services (such as park development, police, fire and library materials), which are translated into specific contribution requirements and adopted by Council in Surrey's Zoning By-law. The Amenity Contribution is payable upon subdivision for single-family subdivisions or upon issuance of building permits for multiple residential and other uses.

A number of NCP areas, as well as several "infill" areas which are adjacent to and benefit from the amenities provided through the NCP, are approved for development and are subject to Amenity Contribution requirements. The Amenity Contribution payments vary depending on the needs for each NCP area.

Surrey's Zoning By-law provides for the Amenity Contribution rates (the base rates) to be adjusted annually on March 1st of each year, based on Vancouver's Annual Average Consumer Price Index (CPI) for the preceding year. A summary table with the current adjusted rates and explanatory notes regarding the method of calculation and the CPI is attached.

**Summary of Neighbourhood Concept Plan (NCP)
Area Amenity Contribution Requirements
(For Information Only)**

*effective March 1, 2008
to February 28, 2009*

NEIGHBOURHOOD CONCEPT PLAN	PER UNIT (OR ACRE) CONTRIBUTIONS FOR THE AMENITY CATEGORIES OF:				
	POLICE PROTECTION	FIRE PROTECTION	LIBRARY MATERIALS	PARK, PATHWAY & FACILITY DEVELOPMENT	TOTAL
North Cloverdale East (Schedule F, Area I in the Zoning By-law)					
Residential (\$ per unit)	N/A	N/A	\$115.66	\$460.23	\$575.89
Non-Residential (\$ per acre)	N/A	N/A	\$462.64	\$1,842.12	\$2,304.76
West Newton South (Schedule F, Area II in the Zoning By-law)					
Residential (\$ per unit)	\$13.08	\$185.07	\$138.80	\$897.45	\$1,234.40
North Cloverdale West (Schedule F, Area III in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$651.71	\$1,107.74
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
East Newton North (Schedule F, Area IV in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$633.72	\$1,089.75
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
Rosemary Heights Central (Schedule F, Area V in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$771.09	\$1,227.12
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
West Newton North (Schedule F, Area VI in the Zoning By-law)					
Single Family Residential (\$ per unit)	\$10.24	\$180.72	\$110.84	\$868.05	\$1,169.85
Multiple Family Residential (\$ per unit)	\$10.24	\$299.97	\$110.84	\$868.05	\$1,289.10
Non-Residential (\$ per acre)	\$40.95	\$722.87	N/A	N/A	\$763.82
West Cloverdale South (Schedule F, Area VII in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$602.40	\$1,058.43
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
Rosemary Heights West (Schedule F, Area VIII in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$234.87	\$690.90
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
East Newton South (Schedule F, Area IX in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$787.67	\$1,243.70
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88

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	POLICE PROTECTION	FIRE PROTECTION	LIBRARY MATERIALS	PARK, PATHWAY & FACILITY DEVELOPMENT	TOTAL
West Cloverdale North (Schedule F, Area X in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$459.57	\$915.60
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
North Grandview (Schedule F, Area XIa in the Zoning By-law.	N/A	N/A	N/A	\$683.19	\$683.19
North Grandview (Schedule F, Area XIb in the Zoning By-law.	\$60.25	\$260.24	\$135.54	\$919.66	\$1,375.69
East Newton Business Park (Schedule F, Area XII in the Zoning By-law)					
Live/Work Area (\$ per unit) and (\$ per acre)	N/A \$238.34	N/A \$1,029.24	\$134.05 N/A	N/A \$3,149.72	\$134.05 \$4,417.30
Business Park Area (\$ per acre) (calculated at 20.8 dwelling units per acre)	\$238.34	\$1,029.24	N/A	\$3,149.72	\$4,417.30
South Newton (Schedule F, Area XIII in the Zoning By-law)					
Residential (\$ per unit)	\$59.96	\$258.95	\$134.87	\$827.55	\$1,281.33
Non-Residential (\$ per acre)	\$239.74	\$1,035.79	N/A	N/A	\$1,275.53
Douglas (Schedule F, Area XIV in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$1,283.15	\$1,739.18
Non-Residential (\$ per acre)	\$903.67	\$3,903.57	N/A	\$5,956.70	\$10,763.94
Rosemary Heights Business Park (Schedule F, Area XV in the Zoning By-law)					
Live/Work Area (\$ per unit) and (\$ per acre)	N/A \$236.21	N/A \$1,020.41	\$132.87 N/A	N/A \$2,702.81	\$132.87 \$3,959.43
Business Park Area (\$ per acre)	\$236.21	\$1,020.41	N/A	\$2,702.81	\$3,959.43
Fleetwood Town Centre (Schedule F, Area XVI in the Zoning By-law)					
Residential (\$ per unit)	\$58.96	\$254.62	\$132.62	\$764.29	\$1,210.49
Non-Residential (\$ per acre)	\$235.75	\$1,018.56	N/A	N/A	\$1,254.31

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	POLICE PROTECTION	FIRE PROTECTION	LIBRARY MATERIALS	PARK, PATHWAY & FACILITY DEVELOPMENT	TOTAL
Campbell Heights Business Park (Schedule F, Area XVII in the Zoning By-law) <u>Plan Area:</u>					
Live/Work Area (\$ per unit and (\$ per acre)	N/A \$2,439.59	N/A \$1,018.56	\$132/62 N/A	N/A \$235.75	\$132.62 \$3,693.90
Technology Park, Business Park or Commercial Areas (\$ per acre)	\$2,439.59	\$1,018.56	N/A	\$235.75	\$3,693.90
<u>Infill Area:</u>					
Residential Development (\$ per unit and (\$ per acre)	\$58.96 N/A	\$254.62 N/A	\$132.62 N/A	N/A \$2,439.59	\$446.20 \$2,439.59
Non-Residential (\$ per acre)	N/A	N/A	N/A	\$2,439.59	\$2,439.59
East Clayton (Schedule F, Area XVIII in the Zoning By-law)					
Residential (\$ per unit)	\$60.02	\$260.16	\$134.82	\$810.28	\$1,265.28
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
South Westminster (Schedule F, Area XIX in the Zoning By-law)					
Residential (\$ per unit)	\$60.02	\$260.16	\$134.82	\$942.13	\$1,397.13
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
Highway No. 99 Corridor (Schedule F, Area XX in the Zoning By-law)					
Residential (\$ per unit)	N/A	N/A	N/A	N/A	N/A
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
West Newton Highway No. 10 Area (Schedule F, Area XXI in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$1,184.19	\$1,640.22
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
East Clayton Extension (Schedule F, Area XXII in the Zoning By-law)					
Residential (\$ per unit)	\$60.02	\$260.16	\$134.82	\$813.47	\$1,268.47
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88

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	POLICE PROTECTION	FIRE PROTECTION	LIBRARY MATERIALS	PARK, PATHWAY & FACILITY DEVELOPMENT	TOTAL
East Clayton Extension (North of 72 Avenue) (Schedule F, Area XXIII in the Zoning By-law)					
Residential (\$ per unit)	\$60.02	\$260.16	\$134.82	\$1,021.00	\$1,476.00
Non-Residential (\$ per acre)	\$240.92	\$1,040.96	N/A	N/A	\$1,281.88
Grandview Area 1, Morgan Heights (Schedule F, Area XXIV in the Zoning By-law)					
Residential (\$ per unit)	\$60.25	\$260.24	\$135.54	\$1,138.56	\$1,594.59
Non-Residential (\$ per acre)	\$241.02	\$1,040.95	N/A	N/A	\$1,281.97

EXPLANATORY NOTES:

1. Contribution from Institutional, Industrial and Commercial Developments

Contributions for non-residential uses are based upon an equivalency factor of *1 hectare of land being equivalent to 10 dwelling units (or 1 acre of land being equivalent to 4 dwelling units)*. This may vary in some of the NCP areas as noted in the summary table. Payment is required only for the indicated amenity categories. The contributions are made prior to building permit issuance.

2. Time of Contribution for Residential Development

For all single family and duplex zones, the contributions are made before final approval of the subdivision plan. For residential development other than single family and duplex zones, the contributions are made before building permit issuance.

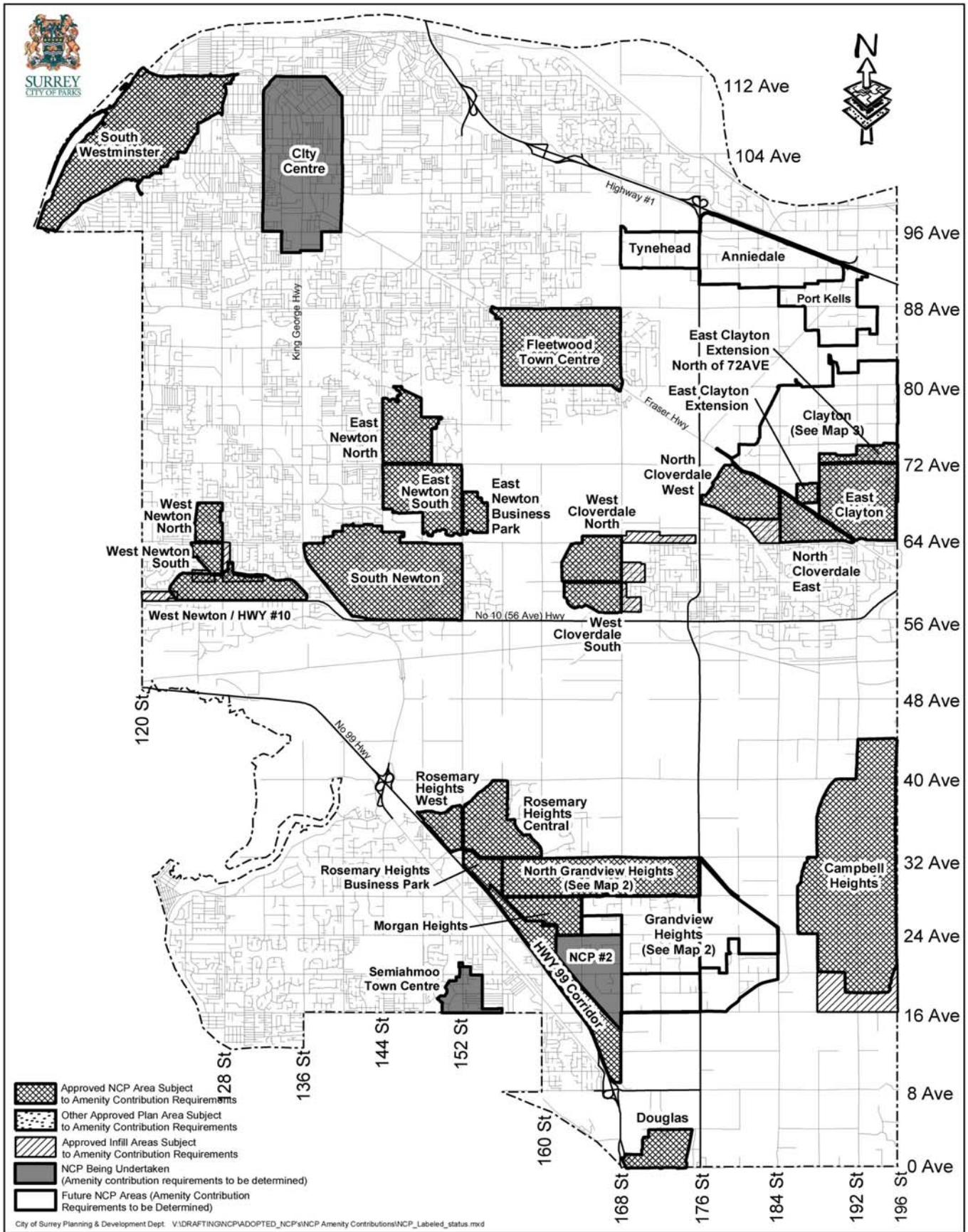
3. Inflation Adjustment Rates

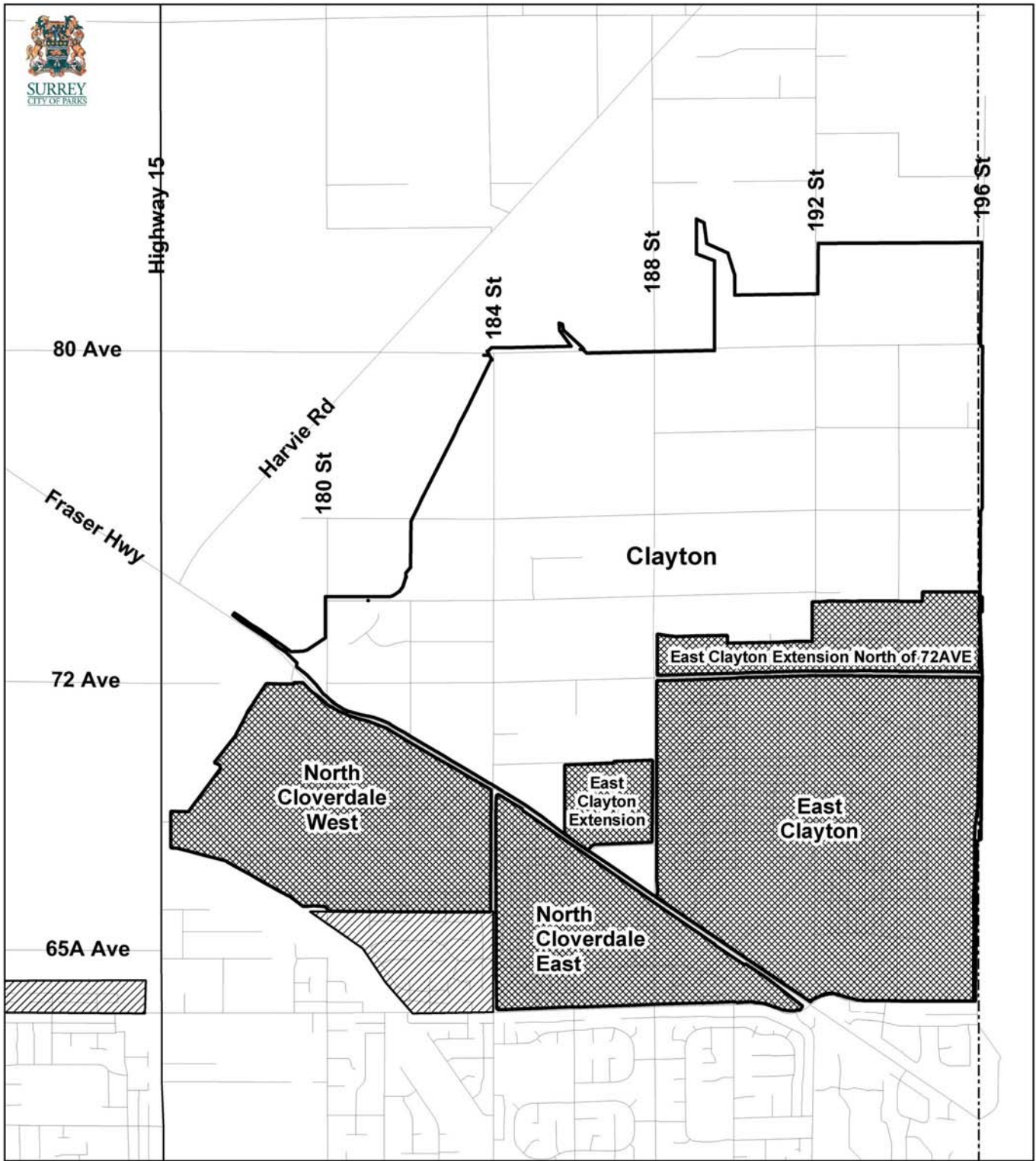
Schedule G in the Zoning By-law shows the NCP Amenity Contribution rate in effect when the NCP area was approved by Council and incorporated by amendment of the Zoning By-law. The following is a list of the Consumer Price Index (CPI) used to adjust Schedule G for inflation.






1996 CPI	0.8%	2002 CPI	2.2%
1997 CPI	0.6%	2003 CPI	2.0%
1998 CPI	0.5%	2004 CPI	2.0%
1999 CPI	0.9%	2005 CPI	1.9%
2000 CPI	2.2%	2006 CPI	1.9%
2001 CPI	1.8%	2007 CPI	2.0%

The calculation to adjust for inflation is:

Current Year Rate = Previous Year Rate X (1 + Average Annual Consumer Price Index [CPI] for Vancouver for the Previous Year)





-  Approved NCP Area Subject to Amenity Contribution Requirements
-  Other Approved Plan Area Subject to Amenity Contribution Requirements
-  Approved Infill Areas Subject to Amenity Contribution Requirements
-  NCP Being Undertaken (Amenity contribution requirements to be determined)
-  Future NCP Areas (Amenity Contribution Requirements to be Determined)



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