

NO: R130

COUNCIL DATE: June 27, 2022

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 23, 2022**

FROM: **General Manager, Engineering
General Manager, Finance
General Manager, Parks, Recreation & Culture**

FILE: **3150-01**

SUBJECT: **Annual (2021) Development Cost Charge Report**

RECOMMENDATION

The Engineering Department, Finance Department and Parks, Recreation & Culture Department recommend that Council receive this report for information.

INTENT

The purpose of this report is to advise Council of the amount of Development Cost Charges (“DCCs”) received in 2021, the expenditures in 2021 and to advise of any waivers and reductions provided and funded by the City in 2021.

BACKGROUND

Since 1978, the City has charged eligible developments a DCC for the purpose of providing funds to assist the City in paying the capital cost of providing, constructing, altering or expanding sanitary sewer, water, drainage and transportation infrastructure, and providing and improving parkland, in order to service, directly or indirectly, the development for which the charge is being imposed. This approach has enabled the City to grow in a sustainable way by ensuring that adequate funding is available to expand and upgrade the City’s infrastructure systems and acquire and improve parkland to support the City’s continued development, without financially burdening existing citizens.

As required by Section 566 of the *Local Government Act*, DCCs paid to the City must be deposited in a separate special DCC reserve account established for each purpose for which the City imposed the DCC.

As per Section 4 of the *Local Government Act*, developers shall pay their DCCs in full within two years after the date the subdivision is approved, or the building permit is granted, by paying not less than:

- a) 1/3 of their DCCs at the time of the approval of the subdivision or granting of the building permit;
- b) 1/2 of the balance within one year after the date of the approval of the subdivision or granting of the building permit; and
- c) The remaining balance within two years of the approval of the subdivision or granting of the building permit.

At the Regular Council Meeting on January 31, 2022, Council approved the 10-Year (2022-2031) Servicing Plan and authorized the City Clerk to bring forward for the required readings the 2022 DCC Bylaw (Bylaw No. 20560).

Following approval by the Deputy Inspector of Municipalities of the Ministry of Municipal Affairs on March 21, 2022, Council gave Final Reading of the 2022 DCC Bylaw on April 11, 2022.

As required by Section 569 of the *Local Government Act*, local governments each year must report:

- a) The amount of DCCs received;
- b) The expenditures from the DCC reserve funds;
- c) The balance in the DCC reserve account at the start and at the end of the applicable year; and
- d) Any waivers and reductions under Section 563 (2) [development for which charges may be waived or reduced].

DISCUSSION

Completed subdivision and building permit applications in 2021 have paid DCCs to the City based on the rates established in either the 2019 DCC Bylaw or the 2021 DCC Bylaw, depending on eligibility requirements provided in these Bylaws, as required by the *Local Government Act*.

Reserve Account Status

The financial transactions of each reserve account in 2021 was as follows:

Table 1: Financial Transactions (2021)

¹ DCC Program	Reserve Balance Dec. 31, 2020	DCC Expenditures in 2021	Contributions in 2021	Reserve Balance Dec. 31, 2021
Water	\$19,797,313.83	\$2,079,893.40	\$6,512,714.48	\$24,230,134.91
Drainage	\$47,102,604.69	\$4,014,462.56	\$5,684,823.53	\$48,772,965.66
Arterial Roads	\$76,996,902.76	\$16,972,372.75	\$31,468,054.20	\$91,492,584.21
Collector Roads	\$15,903,886.53	\$2,478,687.53	\$7,270,099.03	\$20,695,298.03
Sanitary Sewer	\$31,497,334.72	\$2,793,586.22	\$8,700,114.77	\$37,403,863.27
Parkland	\$59,519,232.74	\$13,478,726.56	\$29,002,327.03	\$75,042,833.21
Parkland Development	\$2,118,973.03	\$775,506.65	\$1,677,946.91	\$3,021,413.29
Campbell Heights	\$43,547,084.47	\$962,449.86	\$8,216,512.78	\$50,801,147.39

DCC Program	Reserve Balance Dec. 31, 2020	DCC Expenditures in 2021	Contributions in 2021	Reserve Balance Dec. 31, 2021
Hwy 99 Corridor	\$12,412,643.62	\$81,180.00	\$42,203.04	\$12,373,666.66
Annedale-Tynehead	\$0.00	\$0.00	\$0.00	\$0.00
West Clayton	\$674,313.24	\$46,138.76	\$2,292.72	\$630,467.20
Redwood Heights	\$0.00	\$0.00	\$0.00	\$0.00
City Centre - Local Roads	\$4,940,154.99	\$1,307,771.82	\$3,607,264.46	\$7,239,647.63
TOTAL	\$314,510,444.62	\$44,990,776.11	\$102,184,352.95	\$371,704,021.46

Note:

1. The values reported above do not include the value of the City’s Municipal Assist Factor.

A large portion of the DCCs recognized in the reserve accounts are outstanding receivables since developers have the option to pay DCCs in three equal payments over a two-year period. The value of these receivables was as follows:

Table 2: Value of Outstanding Receivables

DCC Program	Receivables Included in Reserve Account Balance Dec. 31, 2020	Receivables Included in Reserve Account Balance Dec. 31, 2021
Water	\$3,465,308.77	\$3,458,229.52
Drainage	\$3,375,706.23	\$3,063,020.82
Arterial Roads	\$16,063,434.21	\$17,032,533.70
Collector Roads	\$3,705,427.28	\$3,926,425.20
Sanitary Sewer	\$4,110,998.06	\$4,396,737.14
Parkland	\$17,076,870.19	\$17,391,587.68
Parkland Development	\$0.00	\$0.00
Campbell Heights	\$4,974,091.19	\$2,037,918.38
Highway 99 Corridor	\$0.00	\$0.00
Annedale-Tynehead	\$0.00	\$0.00
West Clayton	\$0.00	\$0.00
Redwood Heights	\$0.00	\$0.00
City Centre - Local Roads	\$1,819,492.50	\$1,714,198.25
TOTAL	\$54,591,328.43	\$53,020,650.69

Departments are diligent in their allocation and use of DCCs to help support growth in the City. While there is a reserve of approximately \$372 million, as noted in Table 1, \$53 million is in the form of receivables that will be collected over the course of the next two years, which results in \$319 million of funding currently available for use. Of the \$319 million of funding available for use, \$173 million is allocated to projects that commenced in or prior to 2021, and a further \$78 million has been allocated to projects that have or are commencing in 2022. As a result, approximately \$68 million of funding remains available to address any new priorities that are realized in 2022. This amount of funding demonstrates that both the Engineering Department and Parks, Recreation & Culture Department are diligent in their allocation and use of DCCs to help support growth in the City.

DCC Funded Projects in 2021

DCC funding enabled the delivery or continued construction of a number of important growth-related projects in the City in 2021, including:

- 32 Ave arterial widening between 154 Street and 164 Street;
- New Traffic Signals at various locations in the City;
- Trunk sanitary, drainage and water main upgrades at various locations in the City; and
- Significant parkland acquisitions at various locations in the City, including:
 - 9942 Lyncean Drive – future neighbourhood park in Abbey Ridge;
 - 12254 Beecher Street / 2732 McKenzie Avenue – future neighbourhood park in Crescent Beach;
 - 9746 137 Street – future neighbourhood park in City Centre;
 - 2335 153 Street – future neighbourhood park in Semiahmoo Town Centre;
 - 14939 102a Avenue – future neighbourhood park in Guildford Town Centre; and
 - 16995 24 Avenue – addition to future community park in Grandview Heights.

Waivers and Reductions

There were no waivers or reductions provided in 2021. In general, the City has not supported providing any waivers or reductions, as the intent of the *Local Government Act* is that the City is to fund the value of any waiver or reduction it provides through general revenues.

Next Steps

This summer, staff will begin preparing the next edition of the 10-Year Servicing Plan (2023-2032) and Parkland Acquisition Program and are scheduled to bring forward an updated plan and DCC Bylaw to Council for their consideration in late 2022.

SUSTAINABILITY CONSIDERATIONS

An adequately funded 10-Year Servicing Plan and Parkland Acquisition Program with DCCs helps to support orderly development in Surrey, which supports the objectives of the City's Sustainability Charter 2.0. In particular, the 10-Year Servicing Plan and Parkland Acquisition Program supports the Sustainability Charter 2.0 theme of Infrastructure, Health and Wellness and Ecosystems. Specifically, an adequately funded 10-Year Servicing Plan and Parkland Acquisition Program supports the following Desired Outcomes ("DOs") and Strategic Direction ("SD"):

- All Infrastructure DO1: City facilities and infrastructure systems are well managed, adaptable and long lasting, and are effectively integrated into regional systems; and
- Energy and Climate DO6: The City anticipates changing weather patterns and sea level rise as a result of climate change, and implements appropriate infrastructure, land use planning and emergency response solutions that will be resilient over the long-term.
- Natural Areas, Biodiversity and Urban Forest DO1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.
- Natural Areas, Biodiversity and Urban Forest DO2: Surrey actively protects, enhances and restores its natural environment and habitats.

- Wellness and Recreation DO7: Residents enjoy a high level of physical, social and mental wellness.
- Green Infrastructure SD9: Continue to acquire Surrey's Green Infrastructure Network (GIN) as determined in the Biodiversity Conservation Strategy, including through a financial strategy.

CONCLUSION

DCCs are an important funding source that ensures that the development community adequately funds infrastructure and parkland that is required to support development.

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