

NO: R037

COUNCIL DATE: April 3, 2023

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 30, 2023**

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

FILE: **6520-20 (CACs)**

SUBJECT: **Inflationary Update to Community Amenity Contribution Rates**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information; and
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, to increase existing Secondary Plan and Infill Area Amenity Contribution, Affordable Housing, Capital Project, and Community Specific Capital Project Community Amenity Contribution rates by 6.8% to account for annual inflation, as documented in Appendix "I", and authorize the City Clerk to bring forward the necessary bylaw amendment readings and to set a date for the related Public Hearing.

## INTENT

The intent of this report is to seek Council approval to apply an annual average 6.8% Consumer Price Index ("CPI") inflationary increase to all of Surrey's Community Amenity Contribution ("CAC") rates for 2023.

## POLICY CONSIDERATIONS

Section 482 of the *Local Government Act [RSBC 2015]* ("LGA") authorizes municipalities to permit zoning density bonuses in exchange for community amenities. These CACs are provided as voluntary contributions when Council grants development rights through rezoning or subdivision and are provided as cash at an established flat rate. These contributions help offset the impacts of growth and help fund new community facilities and services, and – depending on the type of amendment or application – are collected prior to finalizing the rezoning, subdivision, or building permit as outlined in *Surrey Zoning By-law, 1993, No. 12000* ("the Zoning By-law").

## BACKGROUND

In Surrey, where an increase in the maximum density is granted, the following CACs may apply.

- Affordable Housing Contributions
- Secondary Plan and Infill Area Contributions
- Capital Projects Contributions (Tier 1)
- Community Specific Capital Projects Contributions (Tier 2)

Surrey's current CAC rates (2022) are established in the CACs section of Schedule G of the Zoning By-law. The Zoning By-law indicates that CAC rates may be increased on an annual basis based on either the CPI or market condition adjustments, or as appropriate, based on Council recommendation.

It has been the practice of the City to update CAC rates on an annual basis to account for inflation, unless otherwise directed by Council. The rates are typically increased based on the change in Vancouver's Annual Average CPI ("Vancouver CPI") at the end of the preceding year. As such, the current CAC rates are based on Vancouver's CPI change at December 31, 2021.

## DISCUSSION

Vancouver's CPI change at December 31, 2022 was 6.8%; therefore, to account for the average annual inflation in 2022, it is recommended that all of Surrey's current CACs for Affordable Housing, Capital Projects, and Secondary Plan Contributions be increased by 6.8%, as documented in Appendix "I".

If the proposed CAC rate increases are supported, the new rates would come into effect immediately upon final adoption of the related Zoning By-law amendments.

## CONCLUSION

Based on the above discussion, it is recommended that Council approve amendments to the Zoning By-law to allow a CAC inflationary rate increase of 6.8% for all CACs as described in this report.

*Original signed by*  
Don Luymes  
General Manager, Planning & Development

Appendix "I" - Proposed Amendments to *Surrey Zoning By-Law, 1993, No. 12000*

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

The following amendments are proposed to Schedule G of the *Surrey Zoning By-law, 1993, No. 12000*:

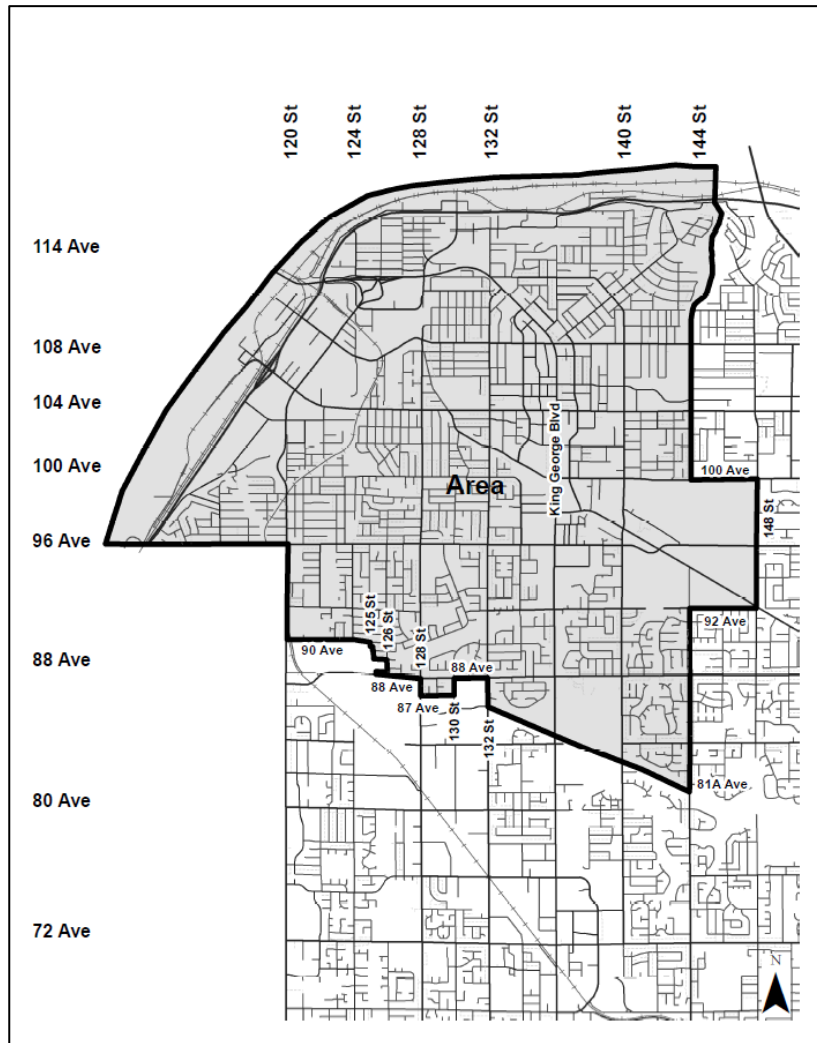
1. Schedule G – Community Amenity Contributions Section A. Affordable Housing Contributions, to increase the Amenity contribution rates by 6.8% based on average annual Vancouver Consumer Price Index (CPI) for 2022:
  - i. Sub-section A.2 is amended by deleting the number “\$1,000” and replacing it with the number “\$1,068”.
2. Schedule G – Community Amenity Contributions Section B. Capital Projects Contributions, to increase the Amenity contribution rates by 6.8% based on average annual Vancouver Consumer Price Index (CPI) for 2022 as follows:
  - i. Sub-section B.2(a) is amended by deleting the number “\$2,000” and replacing it with the number “\$2,136”.
  - ii. Sub-section B.2(a) is amended by deleting the number “\$4,000” and replacing it with the number “\$4,272”.

3. Schedule G – Community Amenity Contributions Section C. Community Specific Capital Projects Contributions, by deleting sub-sections Section C.9 to C.16 and inserting new sub-sections C.9 to C.16, to increase the Amenity contribution rates by 6.8% based on average annual Vancouver Consumer Price Index (CPI) for 2022, as follows:

**9. WHALLEY COMMUNITY AREA**

(BL 20275; 20300)

- (a) The Community Specific Capital Projects Contribution Area for the Whalley Community shall be identified as follows:



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

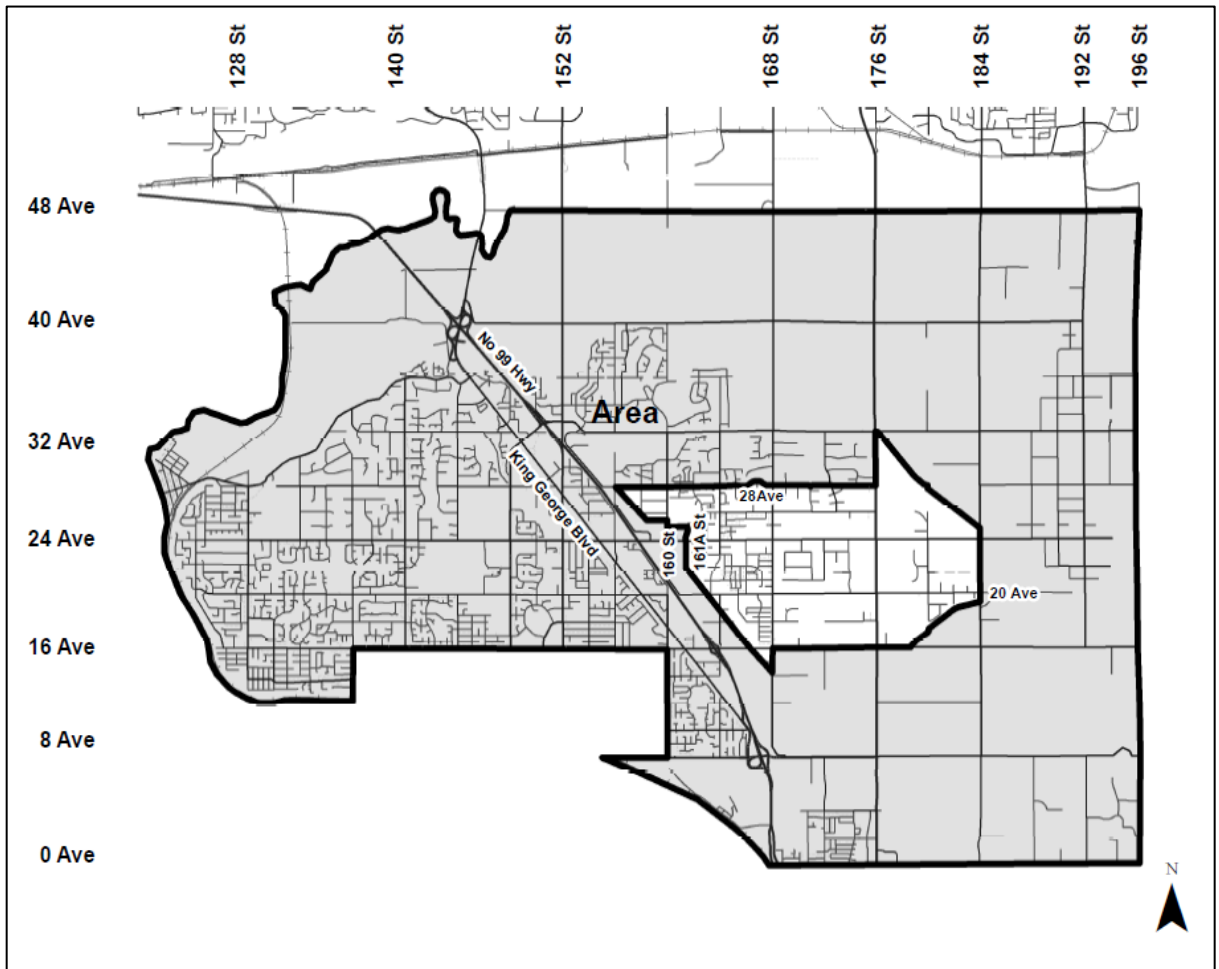
Use	Amenity Contributions <sup>1</sup>
Apartment	\$459.85 per sq. m (\$42.72 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,020 per dwelling unit

<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased density that is above the maximum density indicated in an approved Secondary Plan or the OCP.

**10. SOUTH SURREY COMMUNITY AREA**

(BL 20275; 20300)

- (a) The Community Specific Capital Projects Contribution Area for the South Surrey Community shall be identified as follows:



- (b) The Community Specific Capital Projects amenity contributions for the South Surrey Community identified in Section C.10(a) above are as follows:

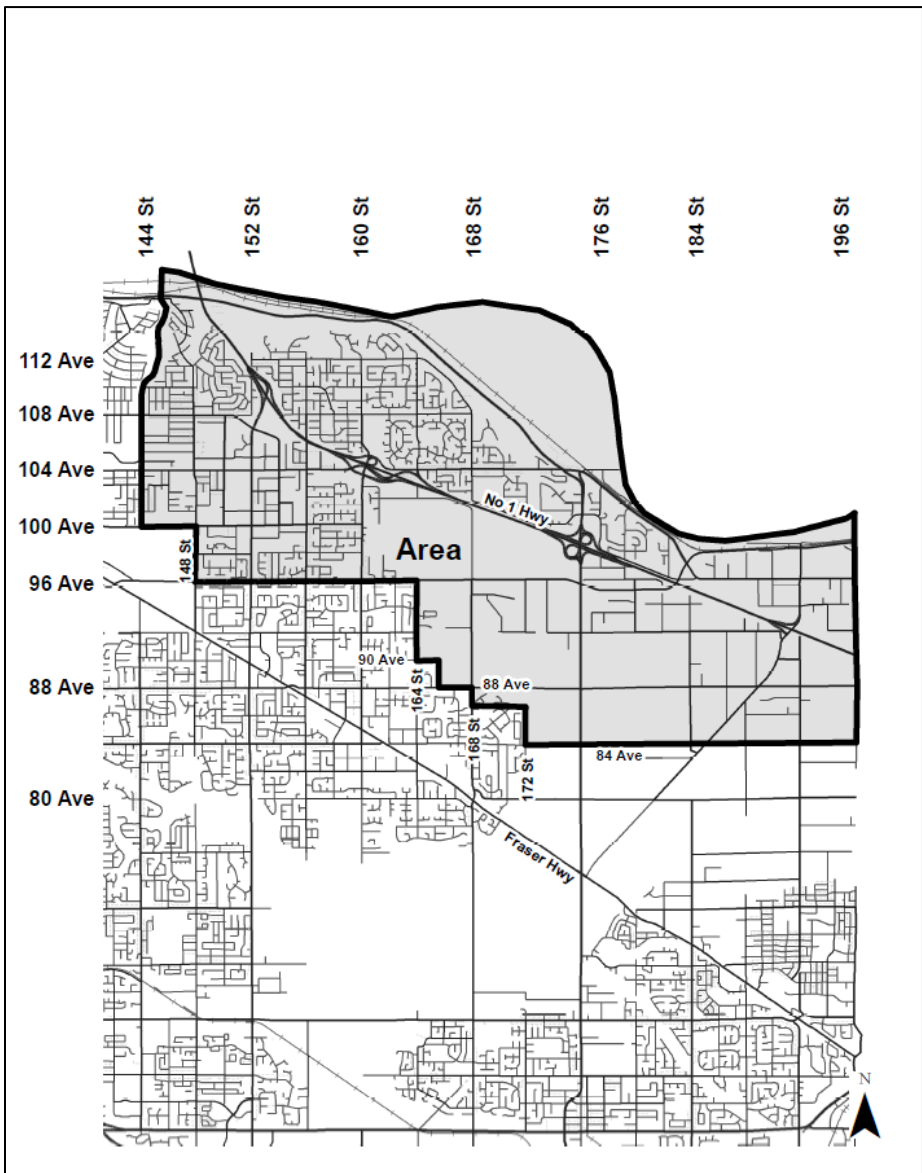
Use	Amenity Contributions <sup>1</sup>
Apartment	\$344.89 per sq. m (\$32.04 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$21,360 per <i>dwelling unit</i>

<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or the OCP.

**11. GUILDFORD COMMUNITY AREA**

(BL 20275; 20300)

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



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

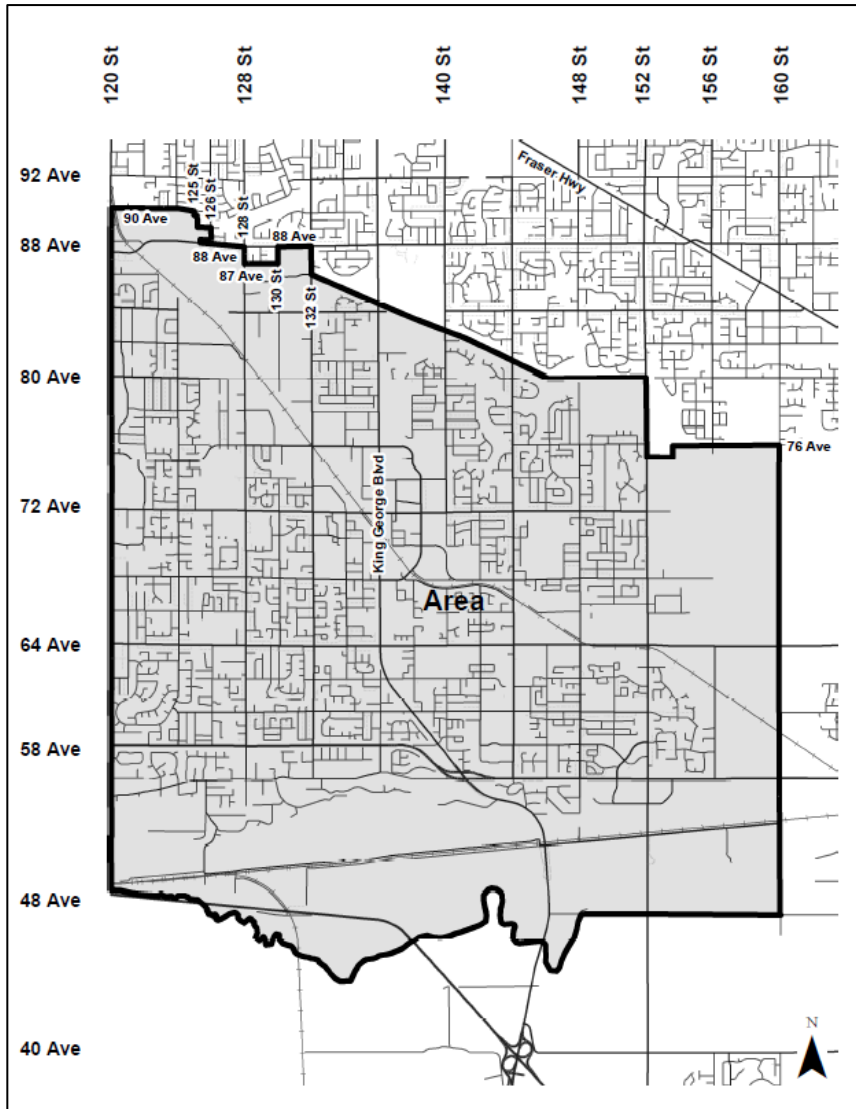
Use	Amenity Contributions <sup>1</sup>
Apartment	\$229.93 per sq. m (\$21.36 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,020 per <i>dwelling unit</i>

<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or the OCP.

**12. NEWTON COMMUNITY AREA**

(BL 20117; 20275; 20300)

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



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

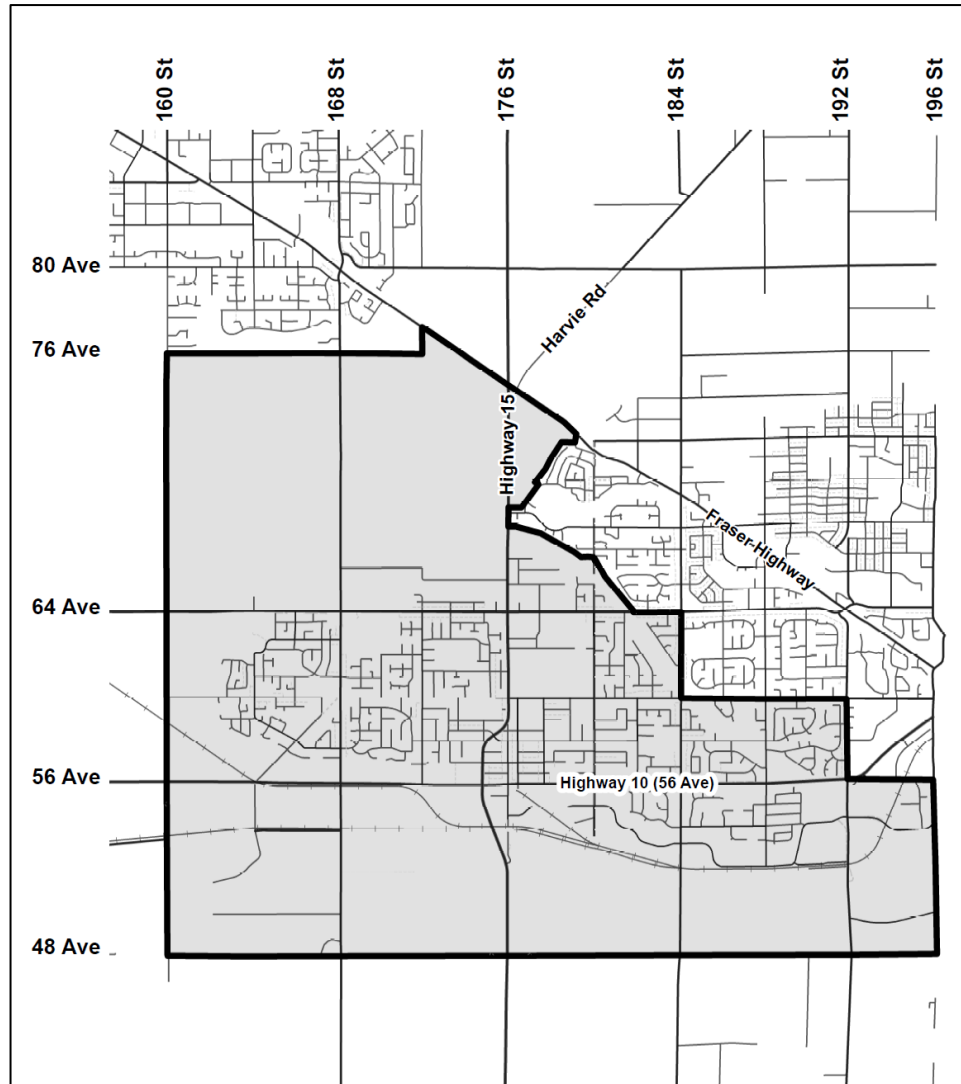
Use	Amenity Contributions <sup>1</sup>
Apartment	\$114.96 per sq. m (\$10.68 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,020 per <i>dwelling unit</i>

<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or the OCP.

**13. CLOVERDALE COMMUNITY AREA**

(BL 20275; 20300, 20710)

(a) The Community Specific Capital Projects Contribution Area for the Cloverdale Community shall be identified as follows:



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

Use	Amenity Contributions <sup>1</sup>
Apartment	\$57.48 per sq. m (\$5.34 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,020 per dwelling unit

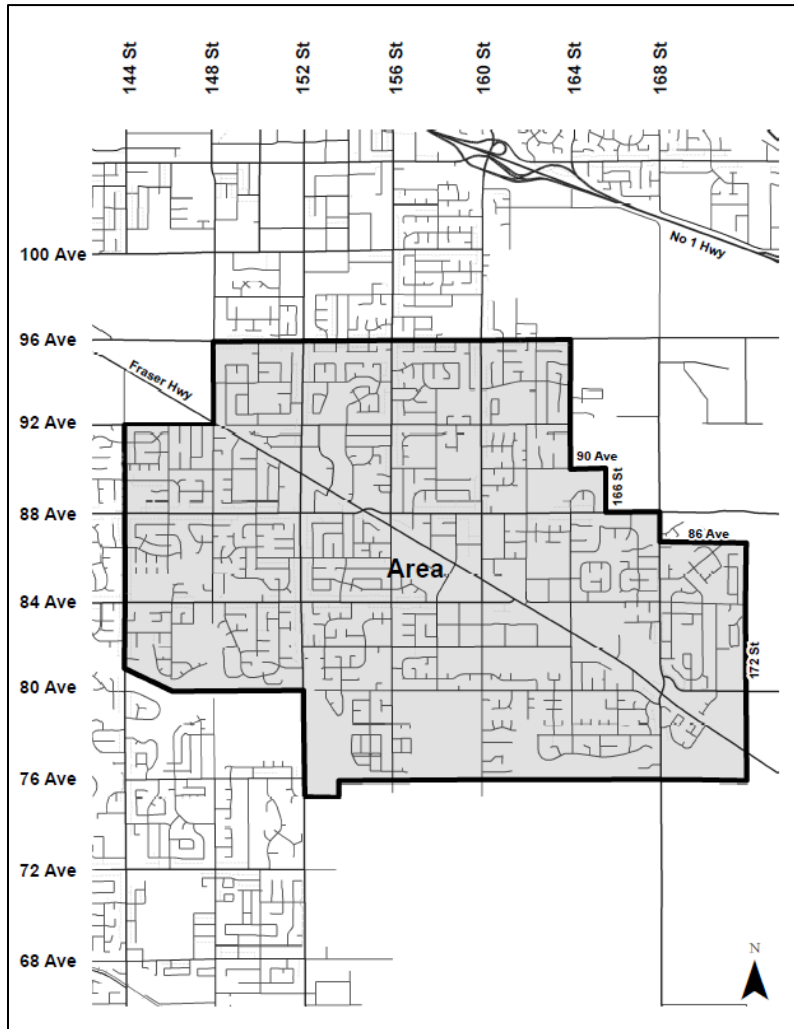
<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased density that is above the maximum density indicated in an approved Secondary Plan or the OCP.



**14. FLEETWOOD COMMUNITY AREA**

(BL 20126; 20275; 20300, 20564)

(a) The Community Specific Capital Projects Contribution Area for the Fleetwood Community shall be identified as follows:



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

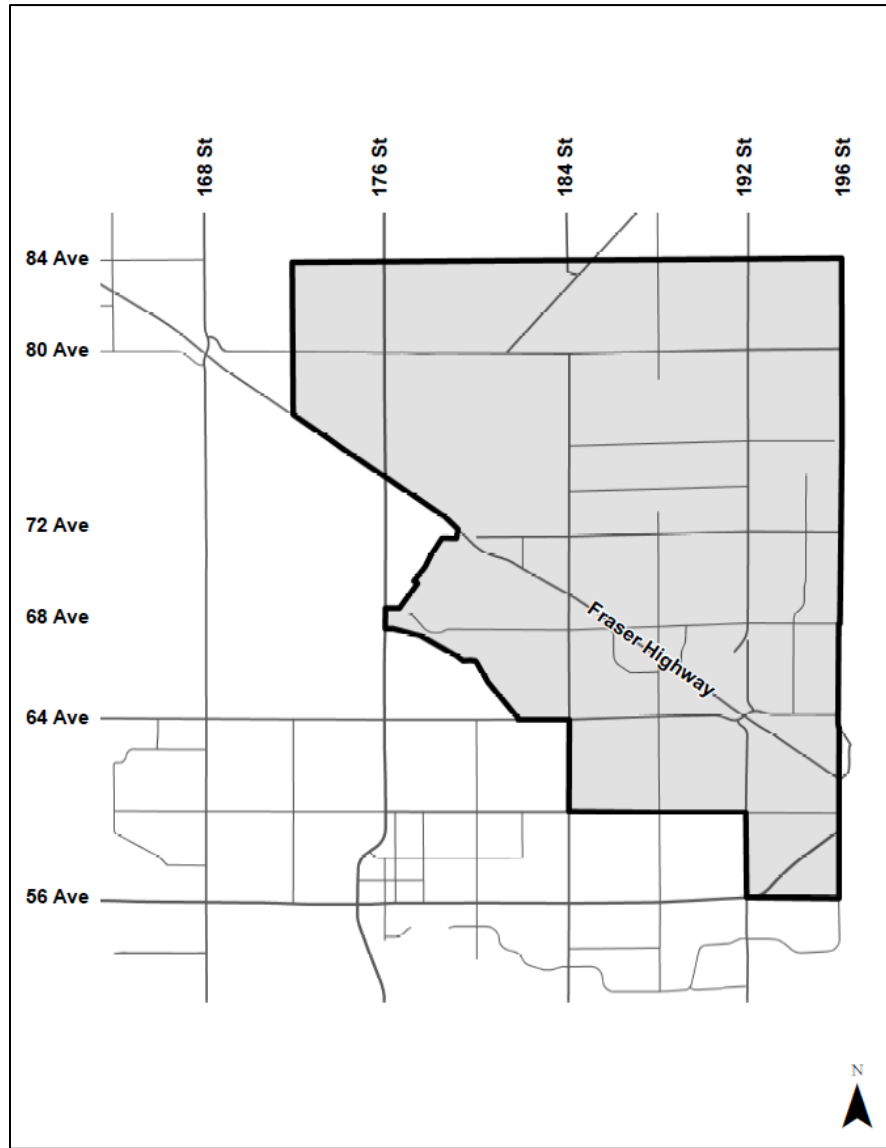
Use	Amenity Contributions <sup>1</sup>
Apartment	\$402.35 per sq. m (\$37.38 per sq. ft.)
Townhouse or Single Family Dwelling	\$16,020 per dwelling unit

<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased density that is above the maximum density indicated in an approved Secondary Plan or the OCP.

**15. CLAYTON COMMUNITY AREA**

(BL 20275; 20300, 20710)

- (a) The Community Specific Capital Projects Contribution Area for the Clayton Community shall be identified as follows:



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

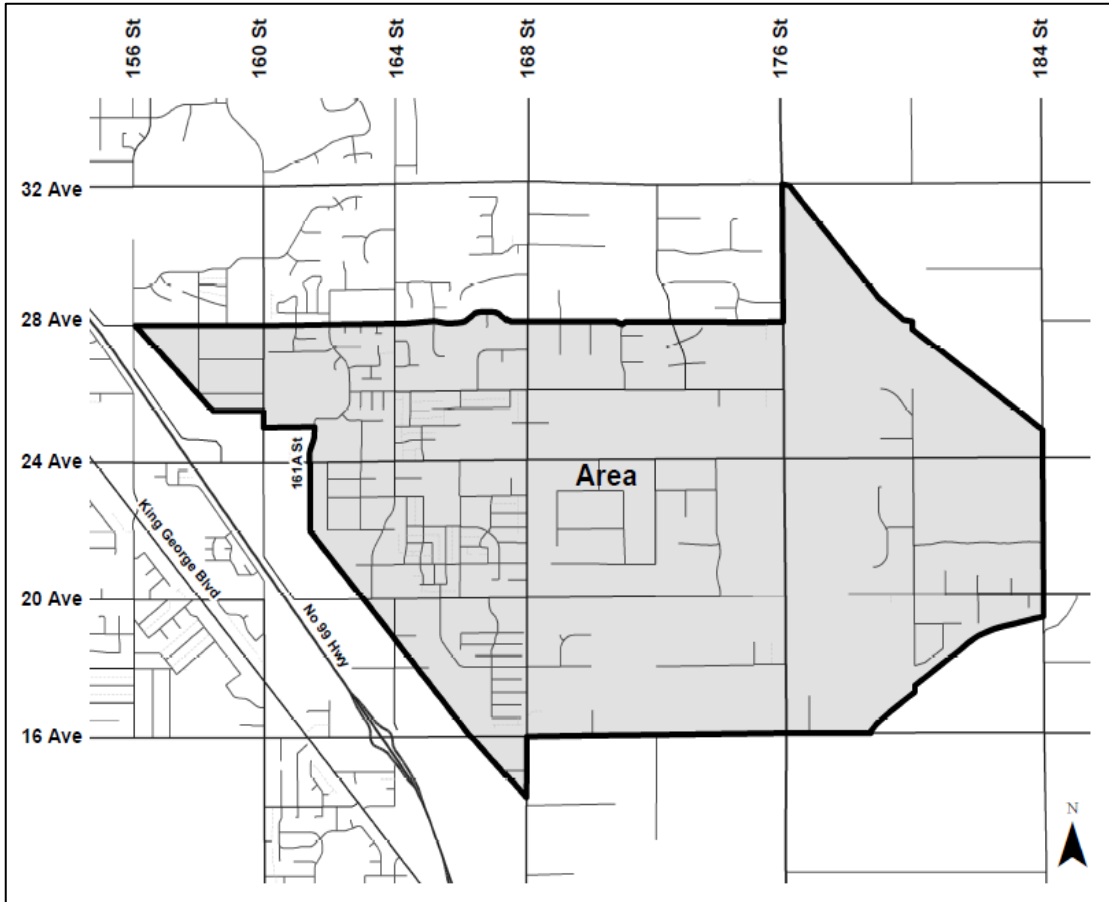
Use	Amenity Contributions <sup>1</sup>
Apartment	\$402.35 per sq. m (\$37.38 per sq. ft.)
Townhouse or Single Family Dwelling	\$16,020 per dwelling unit

<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased density that is above the maximum density indicated in an approved Secondary Plan or the OCP.

**16. GRANDVIEW COMMUNITY AREA**

(BL 20275; 20300)

(a) The Community Specific Capital Projects Contribution Area for the Grandview Community shall be identified as follows:



(b) The Community Specific Capital Projects amenity contributions for the Grandview Community identified in Section C.14(a) above are as follows:

Use	Amenity Contributions <sup>1</sup>
Apartment	\$229.93 per sq. m (\$21.36 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$21,360 per <i>dwelling unit</i>

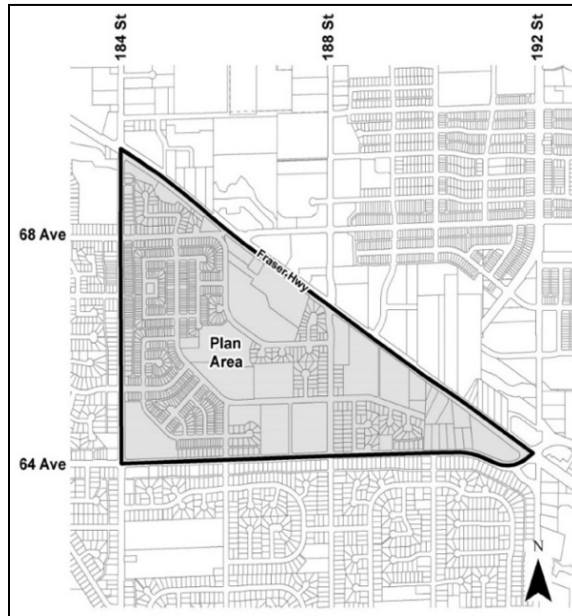
<sup>1</sup> Amenity Contributions listed in this Section only apply to that portion of increased *density* that is above the maximum *density* indicated in an approved Secondary Plan or the OCP.

4. Schedule G – Community Amenity Contributions Section E. Secondary Plan and Infill Area Contribution Areas and Rates, by deleting sub-sections Section E.1 to E.37 and inserting new sub-sections E.1 to E.37, to increase the Amenity contribution rates by 4.4% based on average monthly Vancouver Consumer Price Index (CPI) from January 2022 to September 2022 as follows:

**1. NORTH CLOVERDALE EAST**

(BL 12824; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	n/a	n/a	\$147.86	\$588.48	\$736.34
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	n/a	n/a	\$1,461.76 (\$591.55)	\$5,820.30 (\$2,355.40)	\$7,282.06 (\$2,946.95)

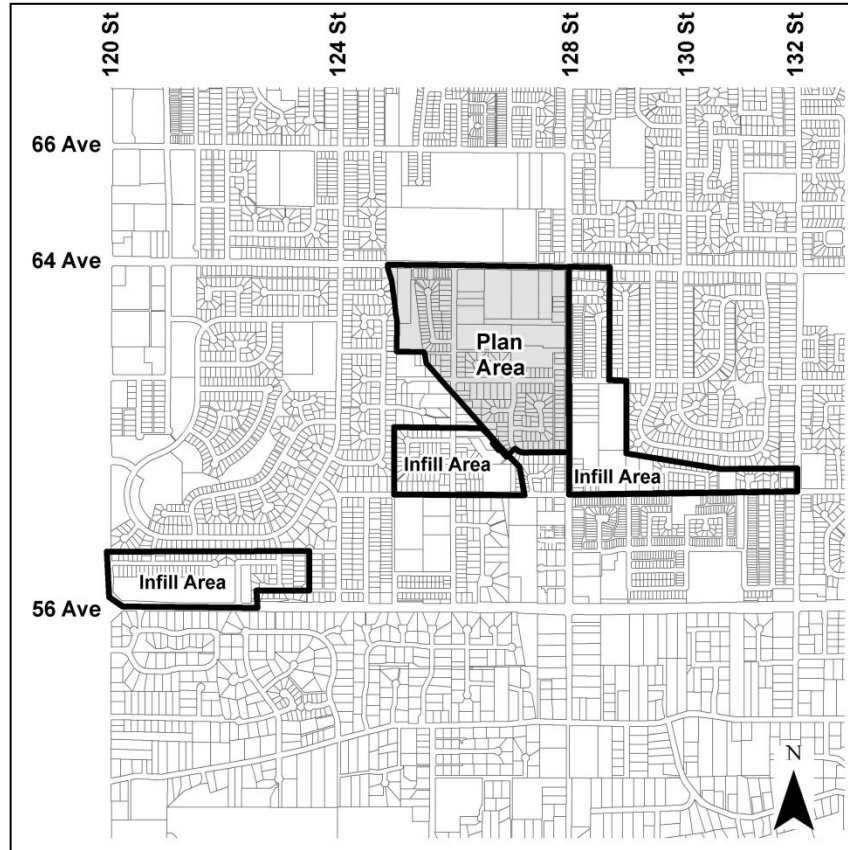
**Explanatory Notes:**

- 1 Excludes secondary suites.  
2 Includes pathways and facilities.

**2. WEST NEWTON SOUTH**

(BL 12824; 12995; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> <b>(Plan Area)</b> \$/dwelling unit	\$16.72	\$236.63	\$177.48	\$1,147.53	\$1,578.37
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	n/a	n/a	n/a	n/a	n/a
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$16.72	\$236.63	\$177.48	\$1,147.53	\$1,578.37
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	n/a	n/a	n/a	n/a	n/a

**Explanatory Notes:**

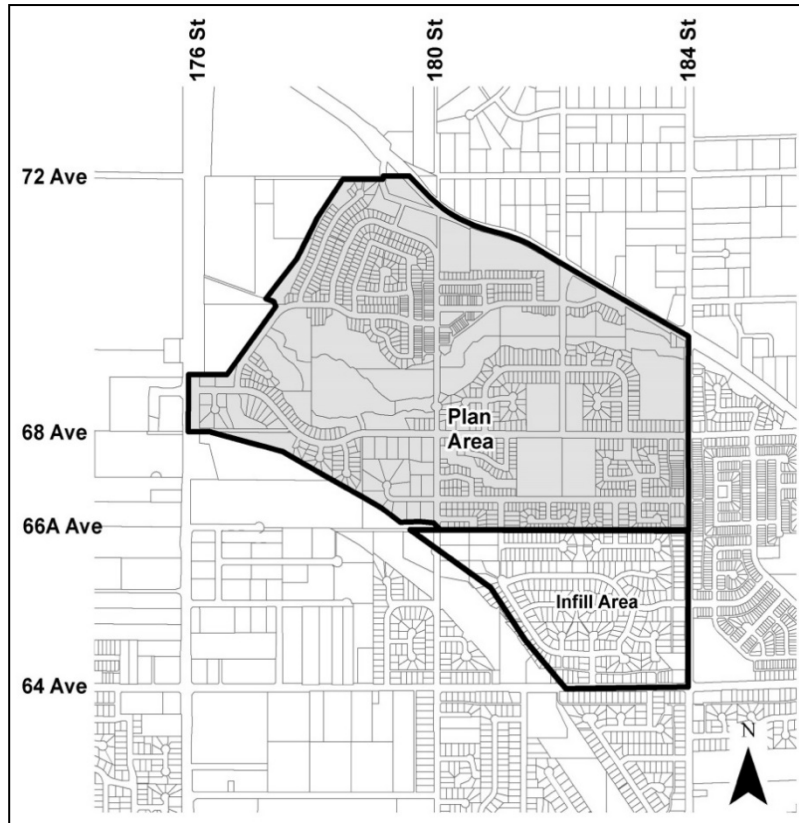
1 Excludes secondary suites.

2 Includes pathways and facilities.

**3. NORTH CLOVERDALE WEST**

(BL 12946; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> <b>(Plan Area)</b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$833.33	\$1,416.42
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$833.33	\$1,416.42
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

**Explanatory Notes:**

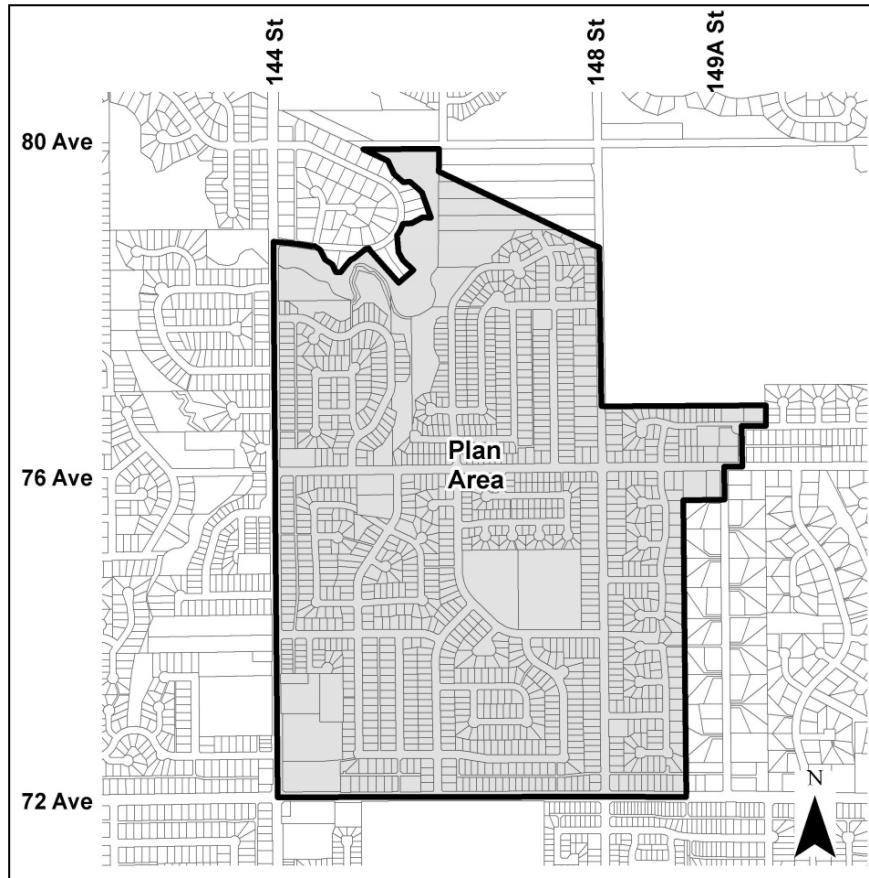
1 Excludes secondary suites.

2 Includes pathways and facilities.

**4. EAST NEWTON NORTH**

(BL 12946; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$810.31	\$1,393.41
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,297.81 (\$1,334.58)	n/a	n/a	\$4,059.03 (\$1,642.64)

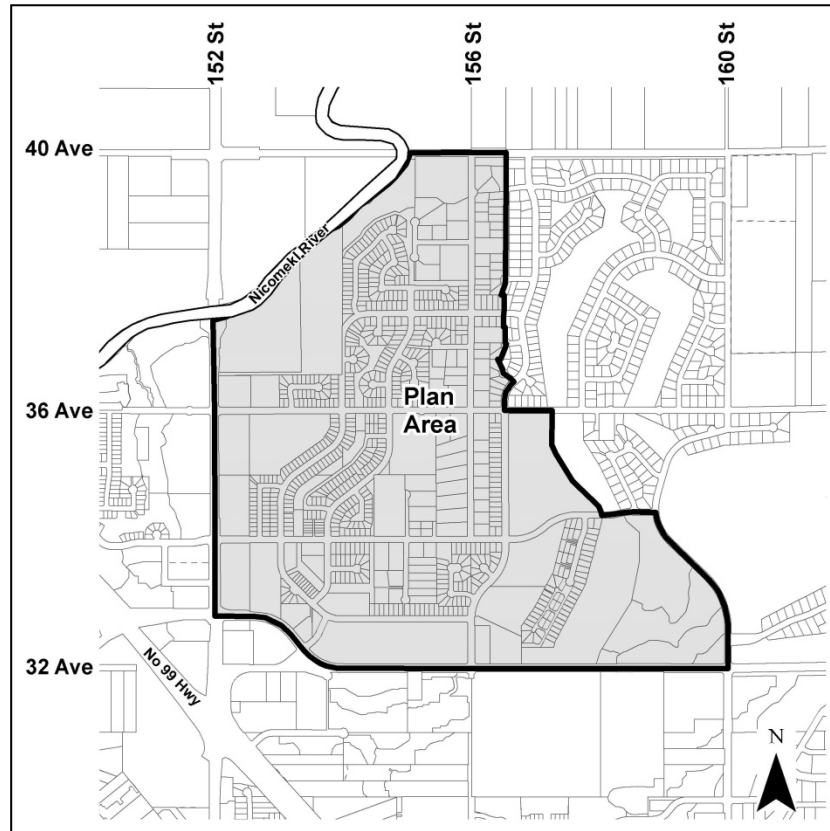
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**5. ROSEMARY HEIGHTS CENTRAL**

(BL 12995; 20300, 20584)

(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				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.37	\$332.77	\$173.30	\$985.97	\$1,569.40
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

**Explanatory Notes:**

1 Excludes secondary suites.

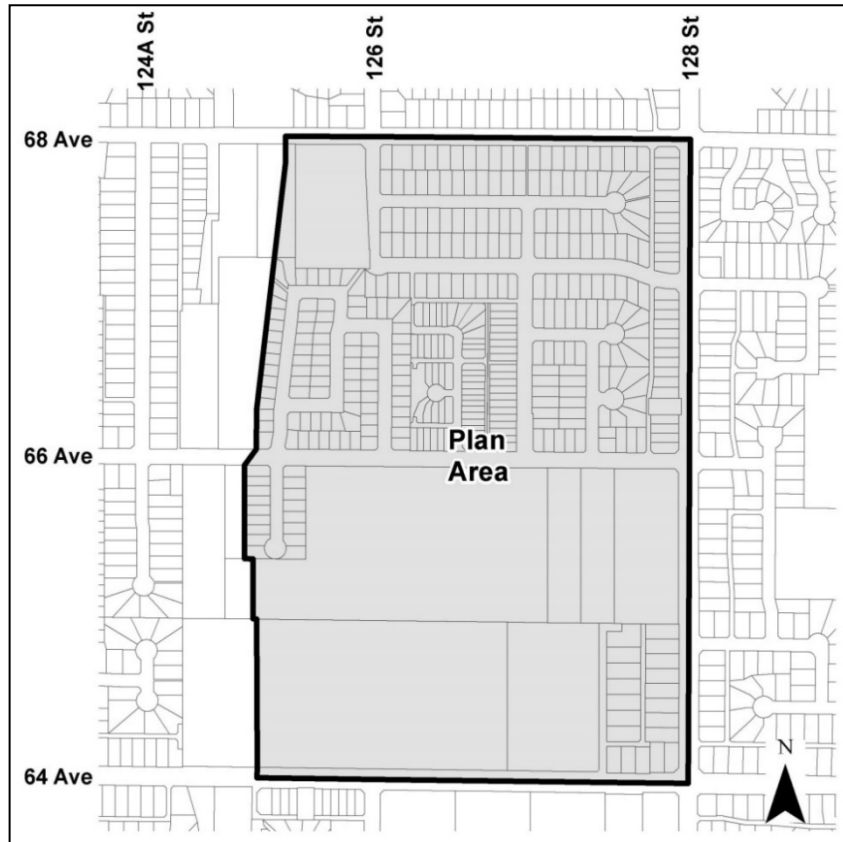
2 Includes pathways and facilities.



**6. WEST NEWTON NORTH**

(BL 12995; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>SINGLE FAMILY</b> <sup>1</sup> \$/dwelling unit	\$13.07	\$231.07	\$141.71	\$1,109.72	\$1,495.57
<b>MULTIPLE FAMILY</b> <sup>1</sup> \$/dwelling unit	\$13.07	\$383.55	\$141.71	\$1,109.72	\$1,648.05
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$129.39 (52.36)	\$2,284.04 (924.32)	n/a	n/a	\$2,413.42 (976.69)

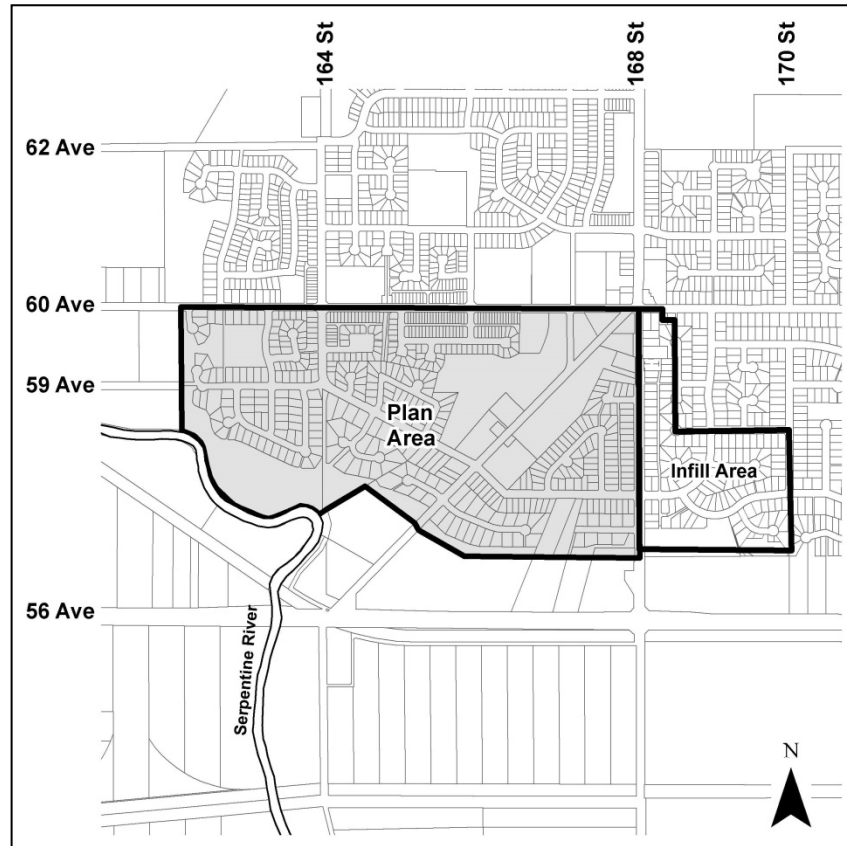
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**7. WEST CLOVERDALE SOUTH**

(BL 13112; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> <b>(Plan Area)</b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$769.68	\$1,352.77
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$769.68	\$1,352.77
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

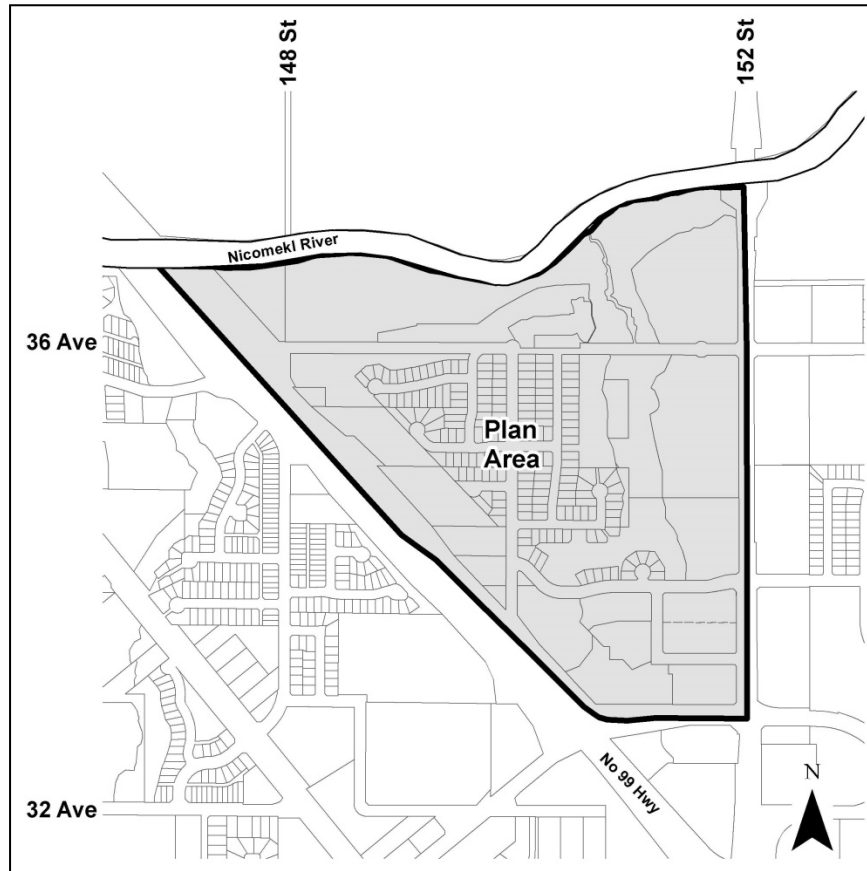
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**8. ROSEMARY HEIGHTS WEST**

(BL 13157; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$300.32	\$883.42
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

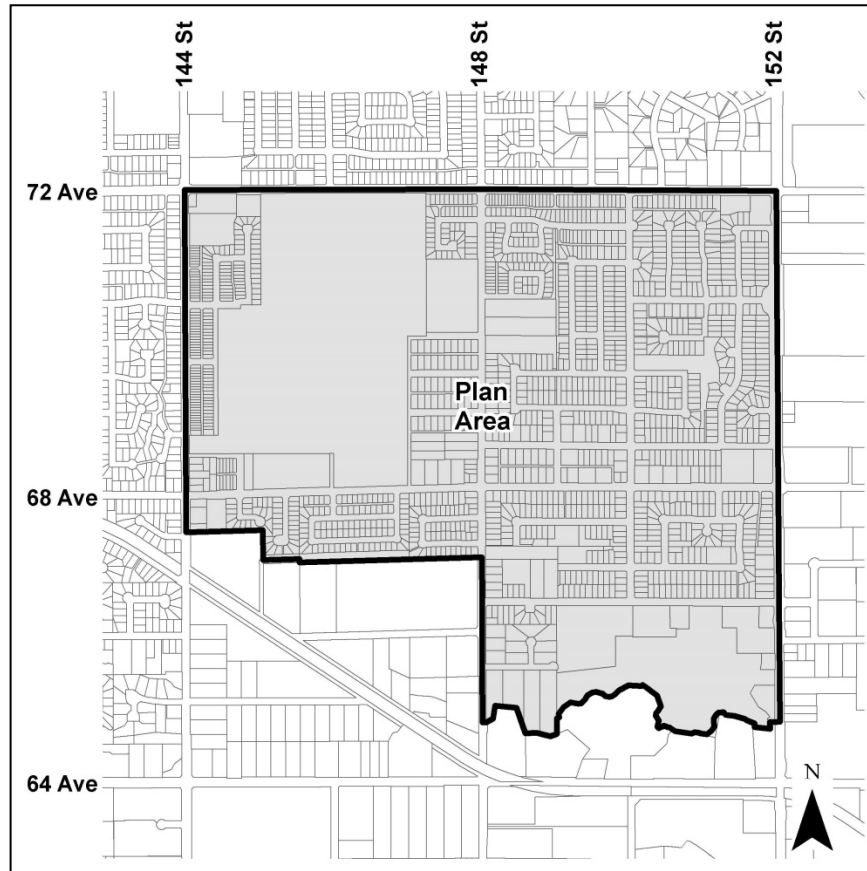
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**9. EAST NEWTON SOUTH**

(BL 13336; 20117; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$1,007.15	\$1,590.24
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

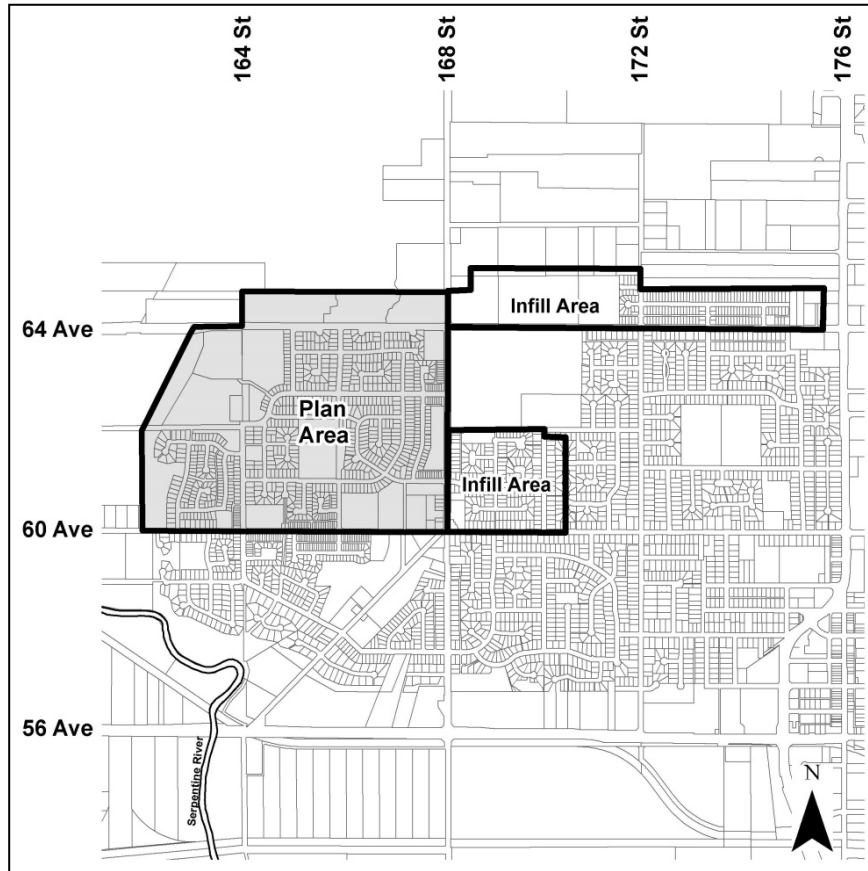
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**10. WEST CLOVERDALE NORTH**

(BL 13336; 20300, 20584)

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



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

Uses	Amenity Contributions				TOTAL
	Police	Fire	Libraries	Parks <sup>2</sup>	
<b>RESIDENTIAL<sup>1</sup></b> <b>(Plan Area)</b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$587.61	\$1,170.71
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$587.61	\$1,170.71
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

Explanatory Notes:

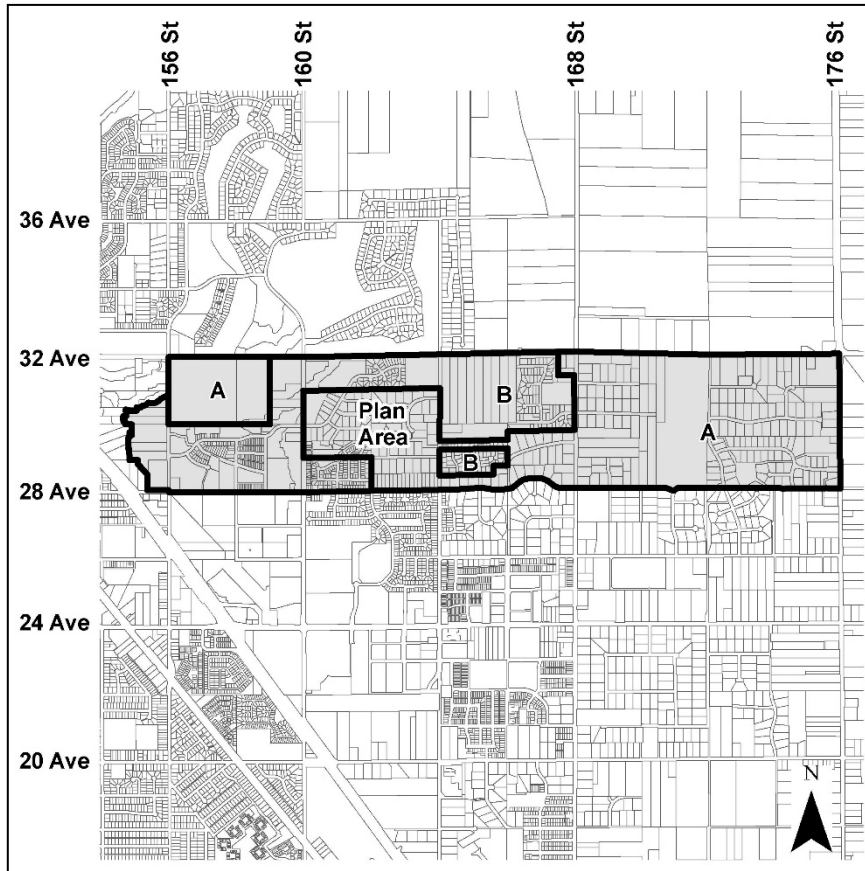
1 Excludes secondary suites.

2 Includes pathways and facilities.

**11. NORTH GRANDVIEW HEIGHTS**

(BL 14101; 14332; 15842; 18745; 19040; 20300, 19464, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> <b>(Area A)</b> \$/dwelling unit	n/a	n/a	n/a	\$858.14	\$858.14
<b>RESIDENTIAL<sup>1</sup></b> <b>(Area B)</b> \$/dwelling unit	\$77.02	\$332.77	\$173.30	\$1,181.97	\$1,765.06
<b>NON-RESIDENTIAL</b> <b>(Area B)</b> \$/hectare (\$/acre)	\$761.52 (\$308.17)	\$3,303.46 (\$1,336.46)	n/a	n/a	\$4,063.97 (\$1,644.63)

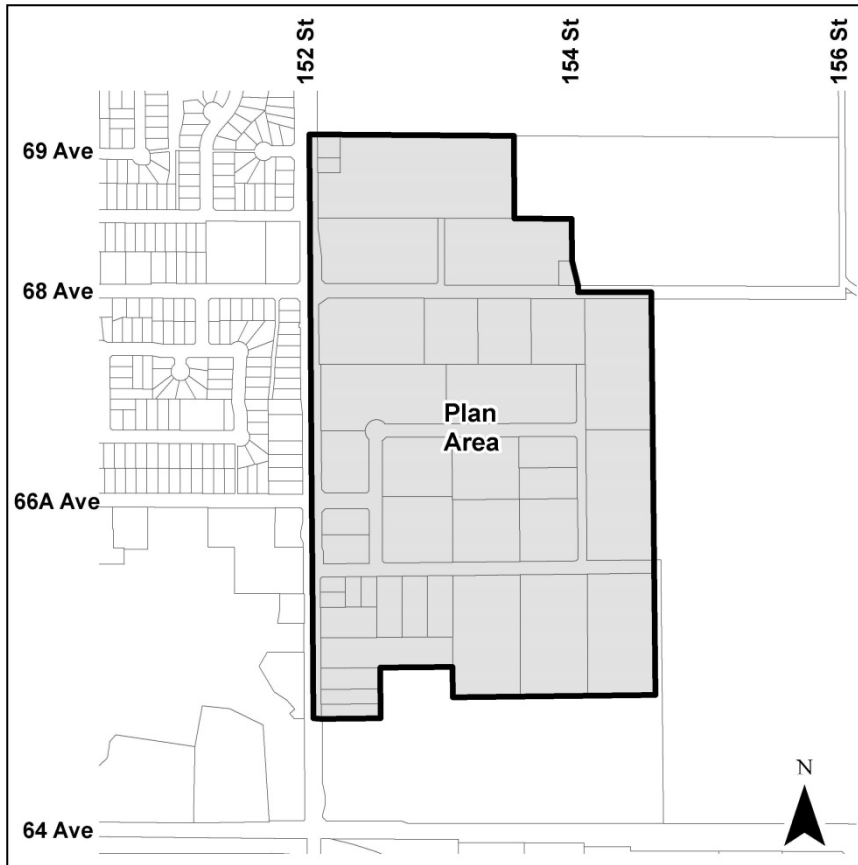
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**12. EAST NEWTON BUSINESS PARK**

(BL 14101; 20117; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	n/a	n/a	\$171.38	n/a	\$171.38
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$753.07 (\$304.75)	\$3,251.99 (\$1,316.03)	n/a	\$9,951.99 (\$4,027.44)	\$13,957.04 (\$5,648.22)

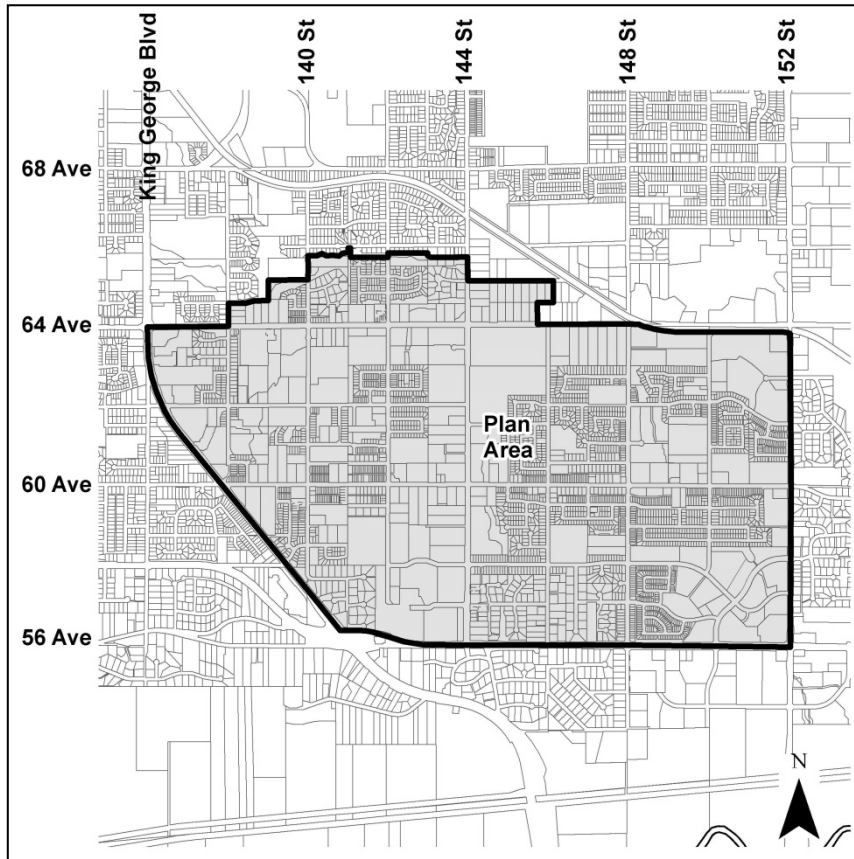
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**13. SOUTH NEWTON**

(BL 14101; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$331.11	\$172.45	\$1,058.15	\$1,638.74
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$757.47 (\$306.54)	\$3,272.72 (\$1,324.43)	n/a	n/a	\$4,030.18 (\$1,630.96)

**Explanatory Notes:**

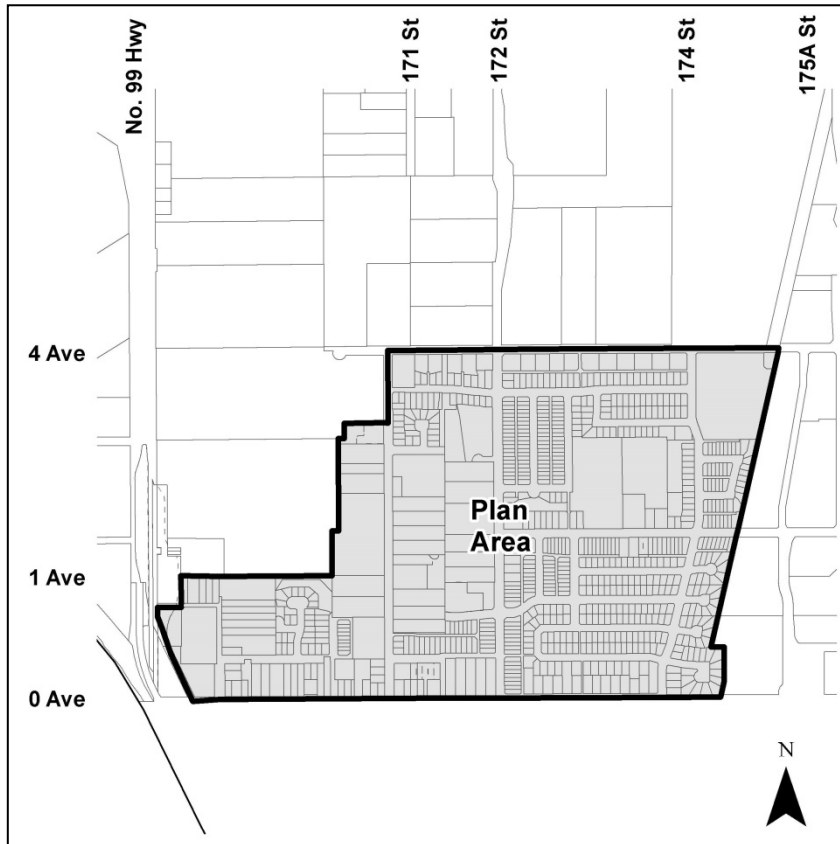
- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.



**14. DOUGLAS**

(BL 14101; 20117; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.77	\$173.72	\$1,640.73	\$2,224.24
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$2,855.23 (\$1,155.47)	\$12,333.92 (\$4,991.36)	n/a	\$18,821.11 (\$7,616.64)	\$34,010.26 (\$13,763.48)

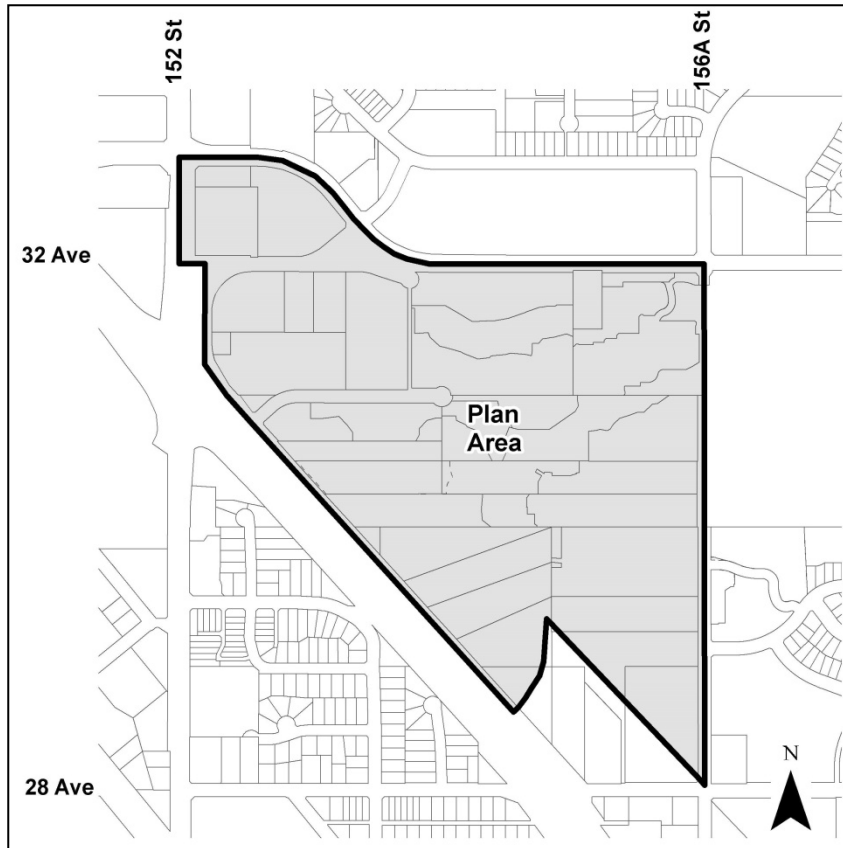
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**15. ROSEMARY HEIGHTS BUSINESS PARK**

(BL 14101; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	n/a	n/a	\$169.88	n/a	\$169.88
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$746.32 (\$302.03)	\$3,224.12 (\$1,304.75)	n/a	\$8,539.89 (\$3,455.97)	\$12,510.33 (\$5,062.76)

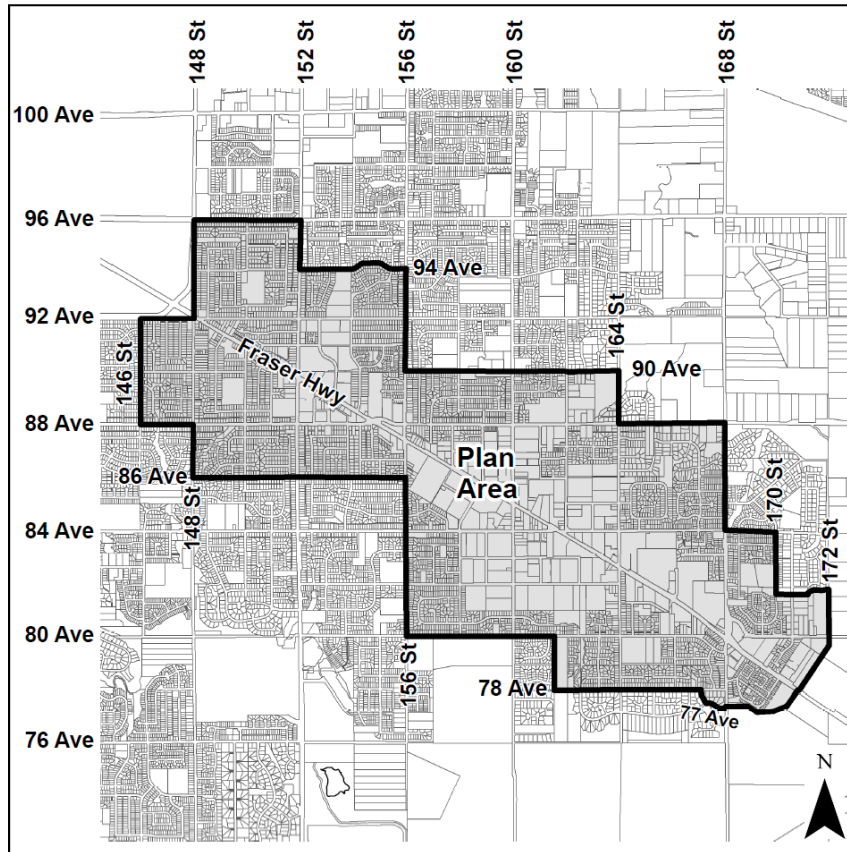
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**16. FLEETWOOD PLAN**

(BL 14333; 20300, 20584, 20564)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$88.58	\$382.70	\$199.30	\$4,272	\$4,942.58
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,673.92 (\$2,296.16)	n/a	n/a	\$6,987.16 (\$2,827.60)

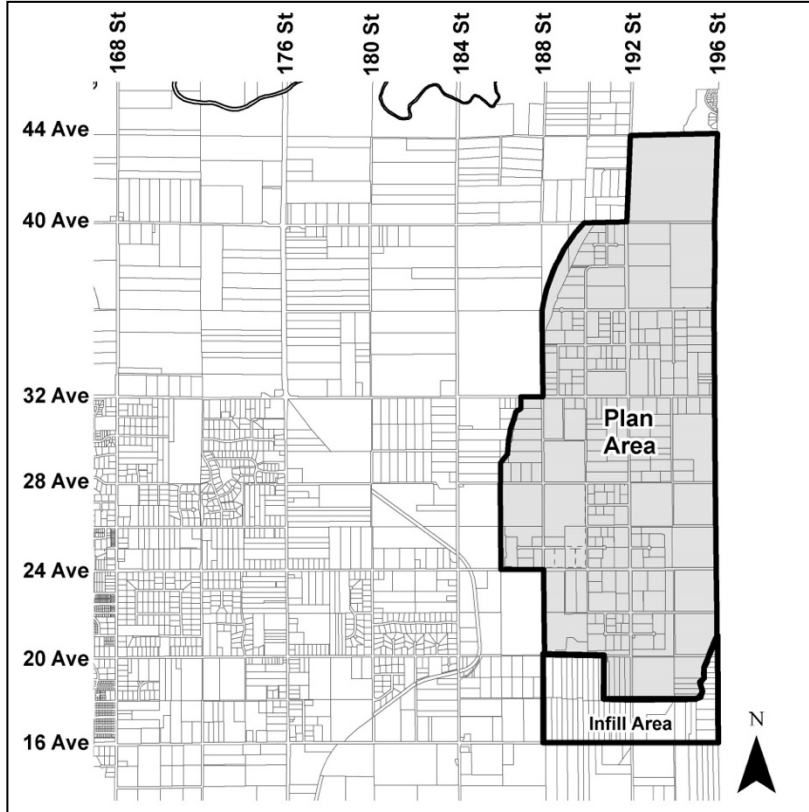
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**17. CAMPBELL HEIGHTS BUSINESS PARK**

(BL 14333; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> <b>(Plan Area)</b> \$/dwelling unit	n/a	n/a	\$169.56	n/a	\$169.56
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$7,708.27 (\$3,119.43)	\$3,218.28 (\$1,302.)	n/a	\$744.86 (\$301.43)	\$11,671.40 (\$4,723.25)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$74.17	\$325.58	\$169.56	n/a	\$569.31
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	n/a	n/a	n/a	\$7,708.27 (\$3,119.43)	\$7,708.27 (\$3,119.43)

**Explanatory Notes:**

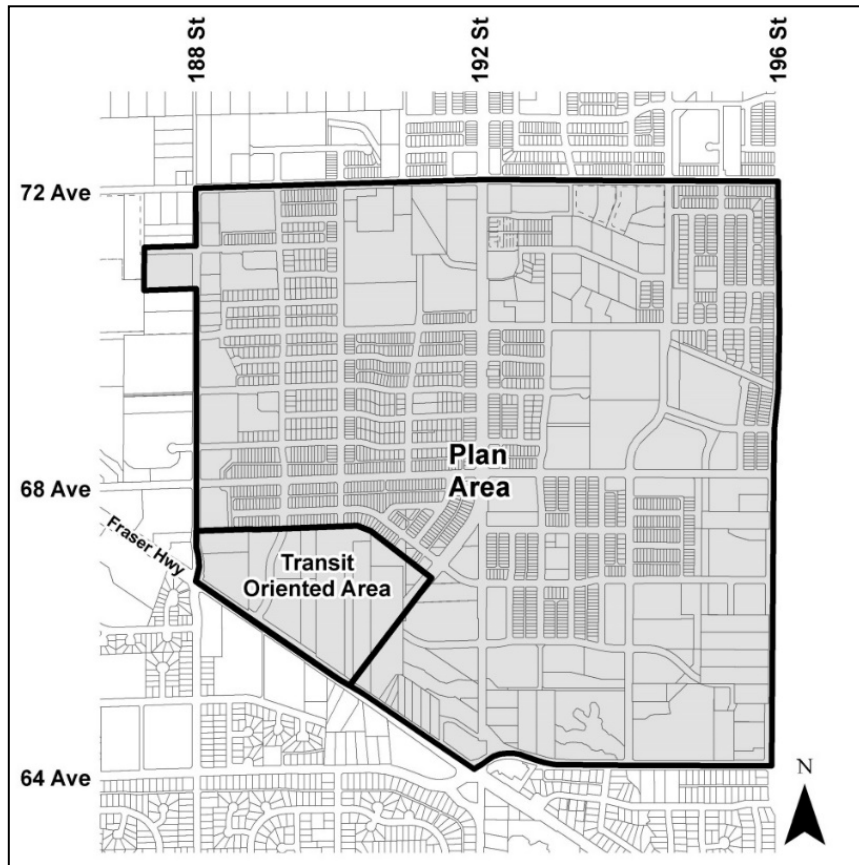
1 Excludes secondary suites.

2 Includes pathways and facilities.

**18. EAST CLAYTON**

(BL 14653; 14948; 18215; 20300, 20584)

(a) The 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) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> <b>(Plan Area)</b> \$/dwelling unit	\$76.75	\$332.65	\$172.38	\$1,036.08	\$1,617.85
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Transit Oriented Area)</b> \$/dwelling unit	\$76.75	\$332.65	\$172.38	\$1,526.57	\$2,108.34
<b>NON-RESIDENTIAL</b> <b>(Transit Oriented Area)</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

Explanatory Notes:

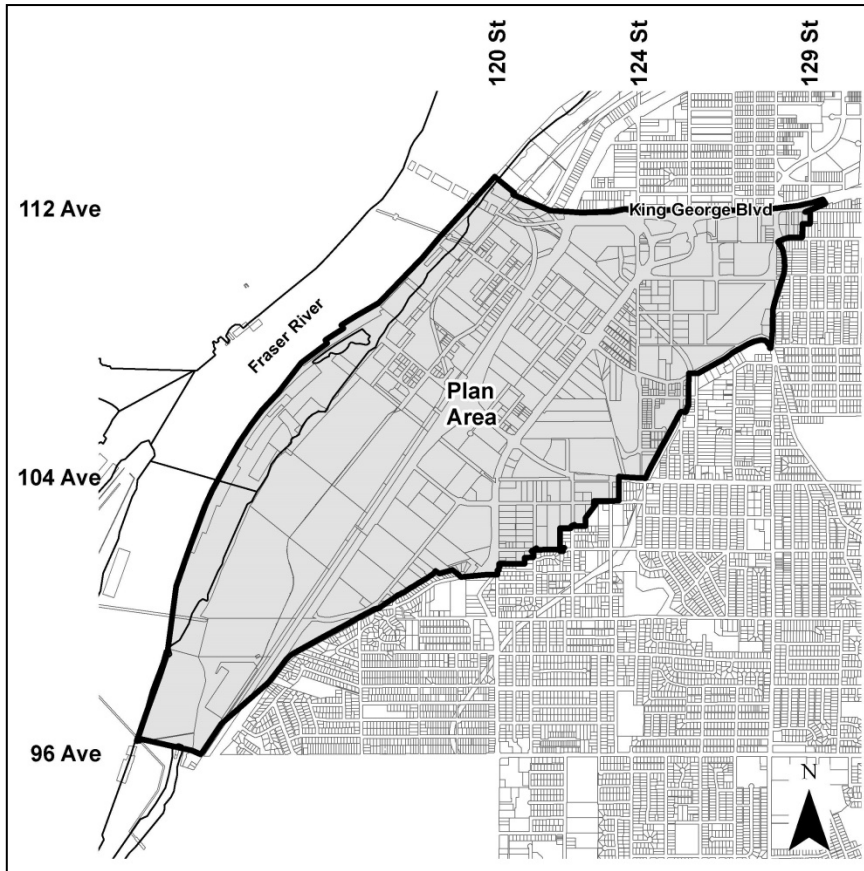
1 Excludes secondary suites.

2 Includes pathways and facilities.

**19. SOUTH WESTMINSTER**

(BL 15245; 15404; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$76.75	\$332.65	\$172.38	\$1,204.66	\$1,786.43
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

**Explanatory Notes:**

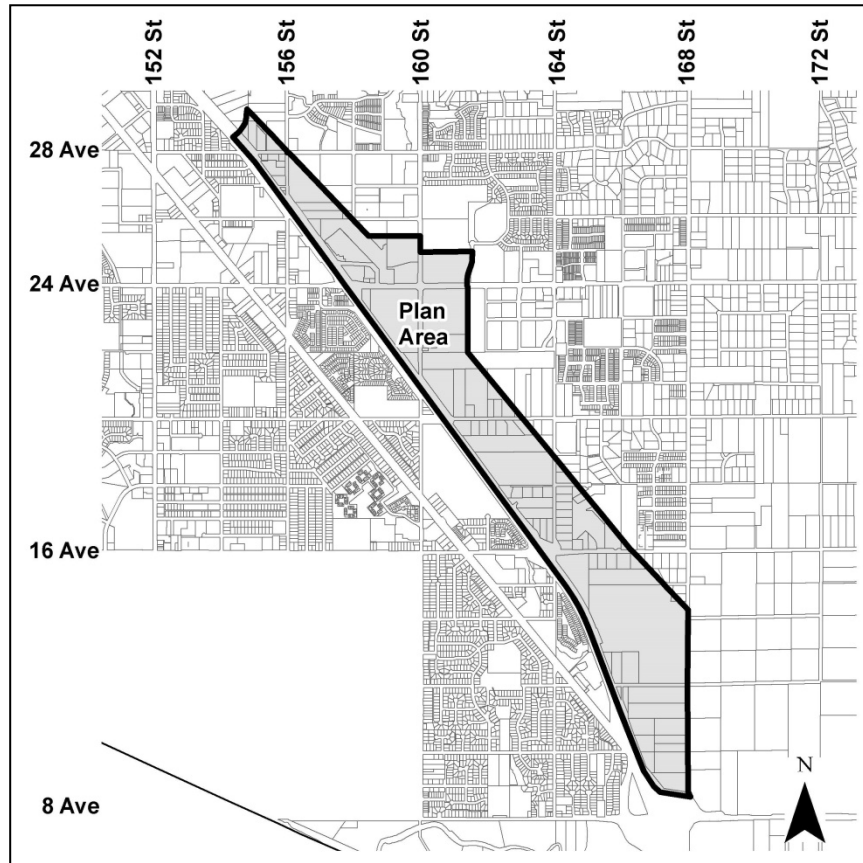
1 Excludes secondary suites.

2 Includes pathways and facilities.

**20. HIGHWAY 99 CORRIDOR**

(BL 15298; 15844; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	n/a	n/a	n/a	n/a	n/a
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

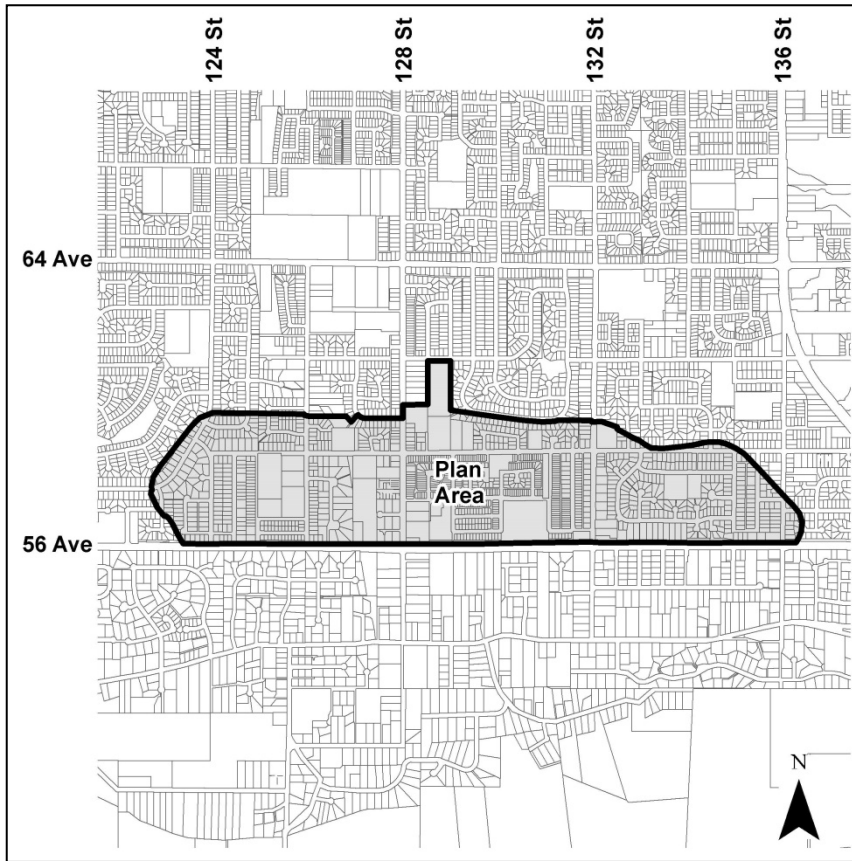
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**21. WEST NEWTON HIGHWAY 10**

(BL 15660; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,514.18	\$2,097.29
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

**Explanatory Notes:**

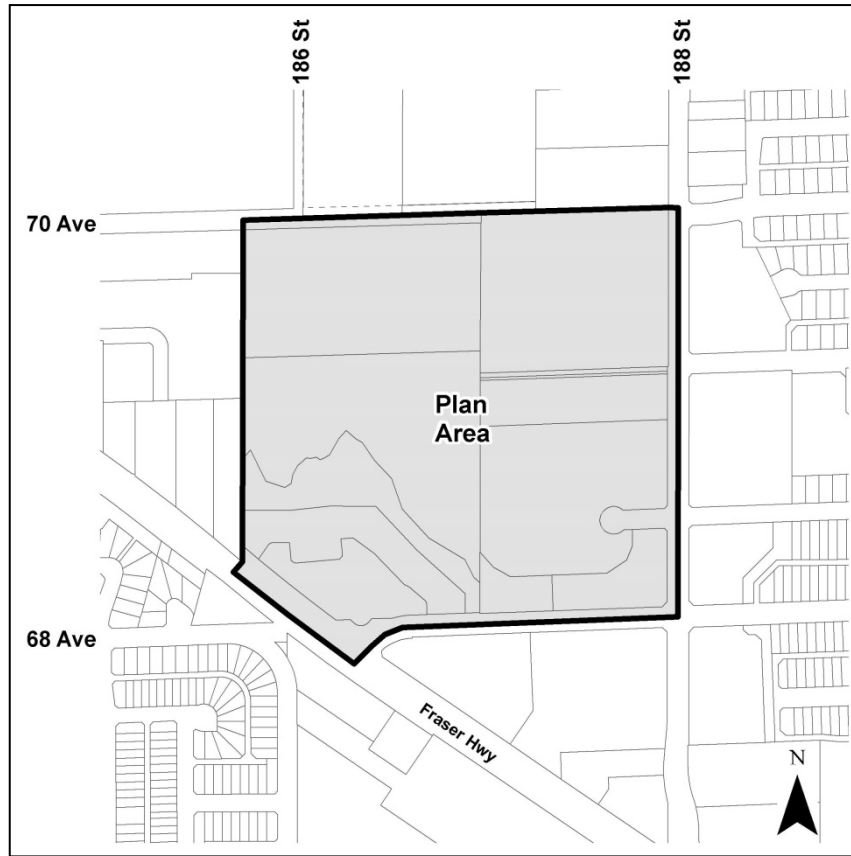
- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.



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

(BL 15710; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$76.75	\$332.65	\$172.38	\$1040.15	\$1,621.92
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

**Explanatory Notes:**

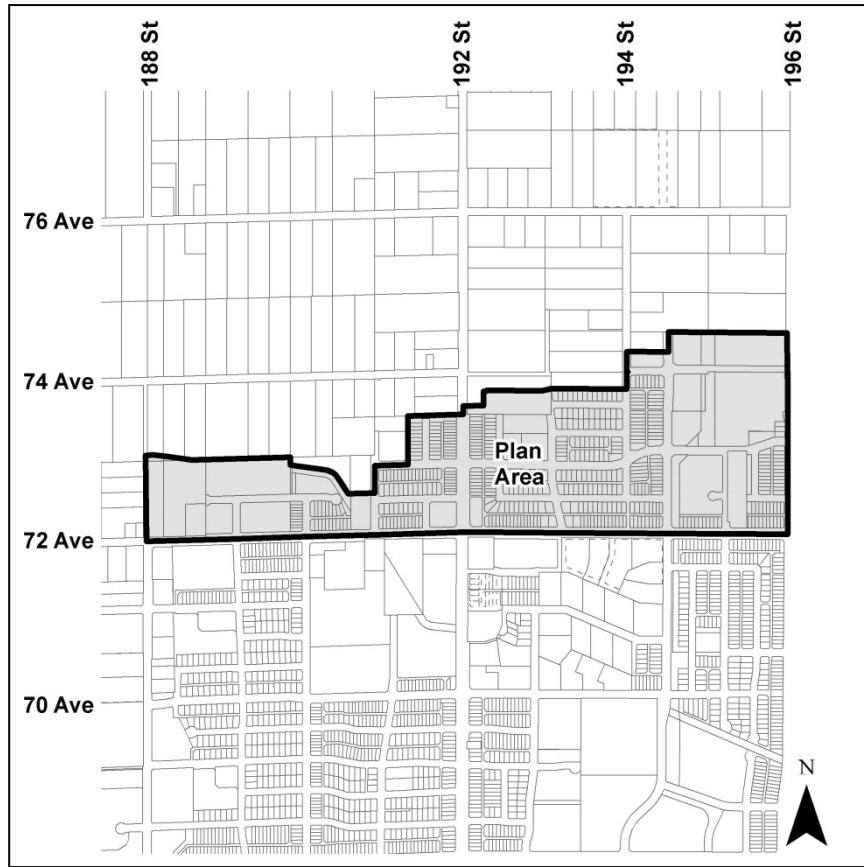
1 Excludes secondary suites.

2 Includes pathways and facilities.

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

(BL 15778; 18278; 18372; 20300, 20584)

(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				TOTAL
	Police	Fire	Libraries	Parks <sup>2</sup>	
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,455.82	\$2,038.93
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

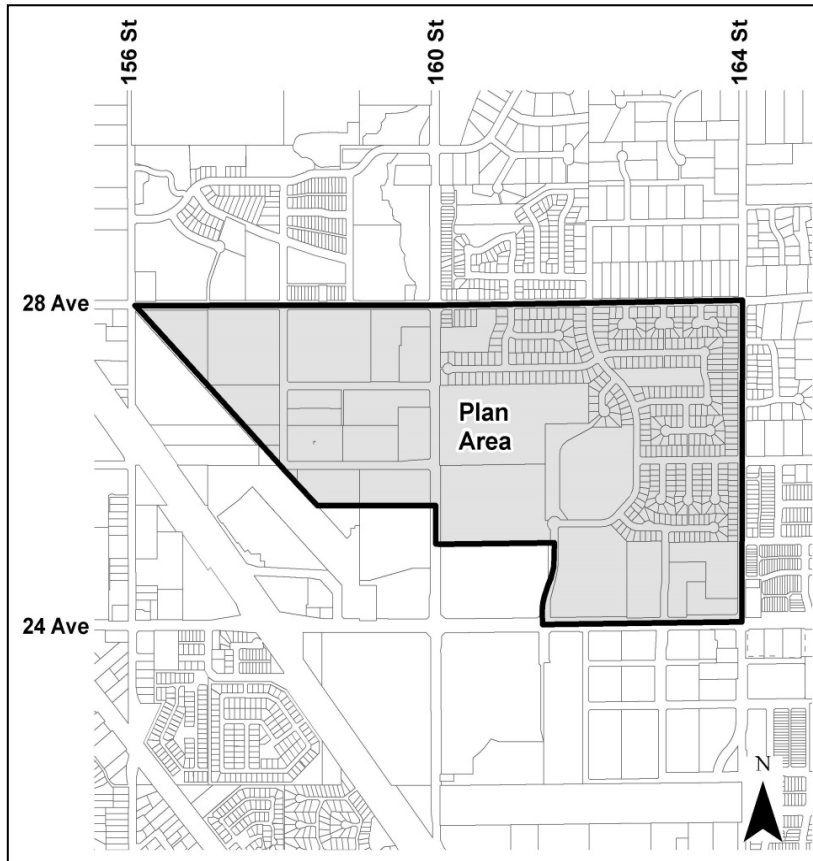
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**24. MORGAN HEIGHTS**

(BL 15844; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,455.82	\$2,038.93
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

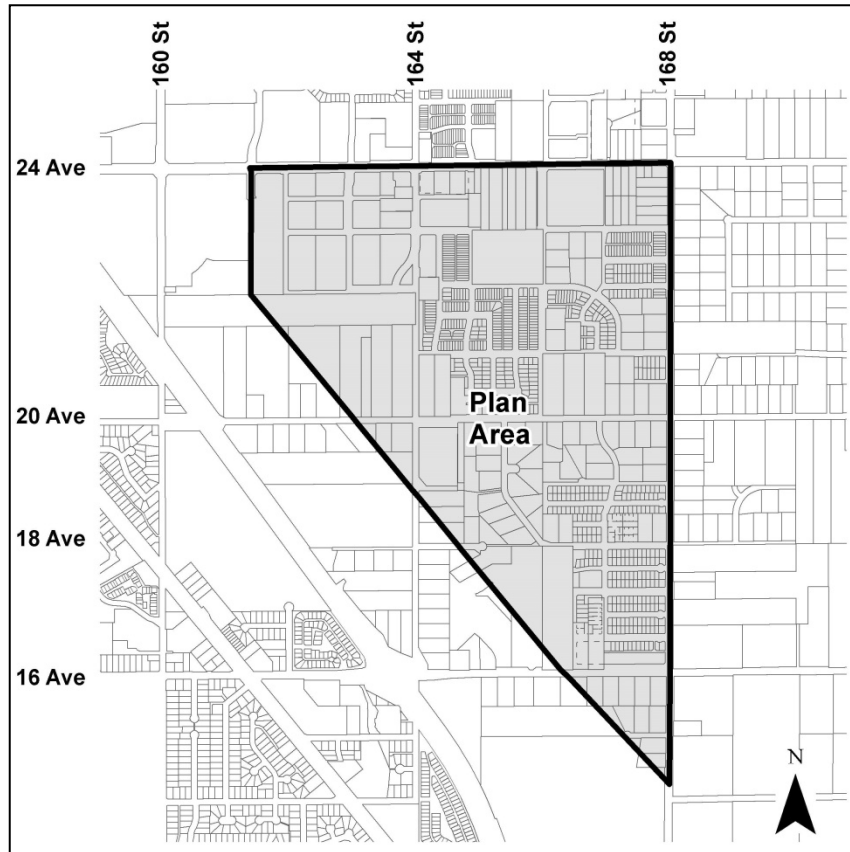
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**25. SUNNYSIDE HEIGHTS**

(BL 17287; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,383.52	\$1,966.63
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

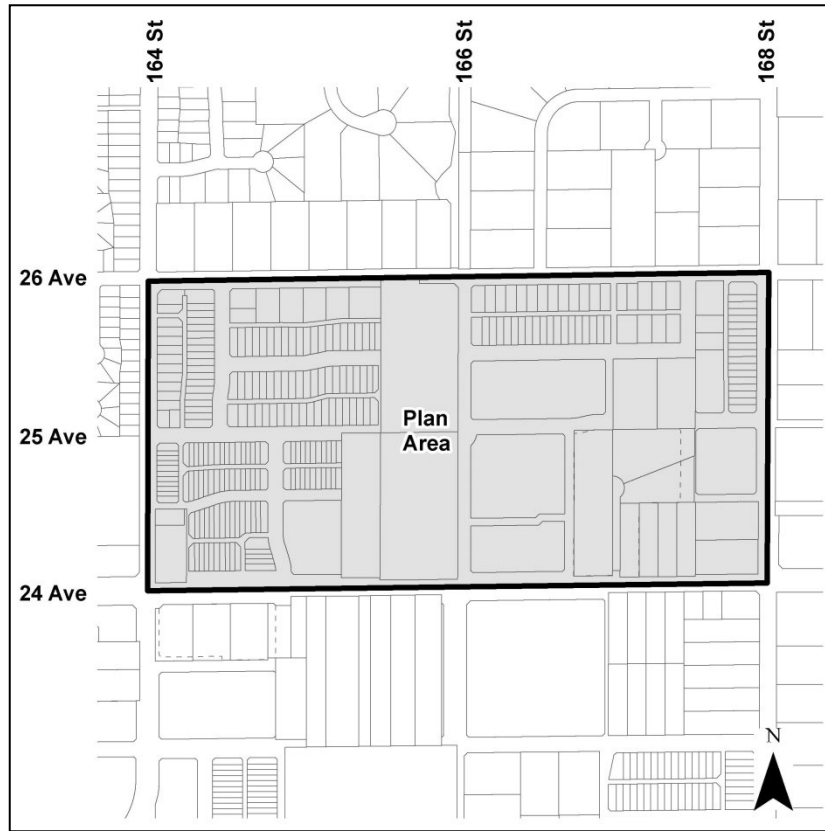
**Explanatory Notes:**

- 1 Excludes *secondary suites*.
- 2 Includes pathways and facilities.

**26. ORCHARD GROVE**

(BL 17586; 18205; 18377; 20300, 20584)

(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				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,350.46	\$1,933.57
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

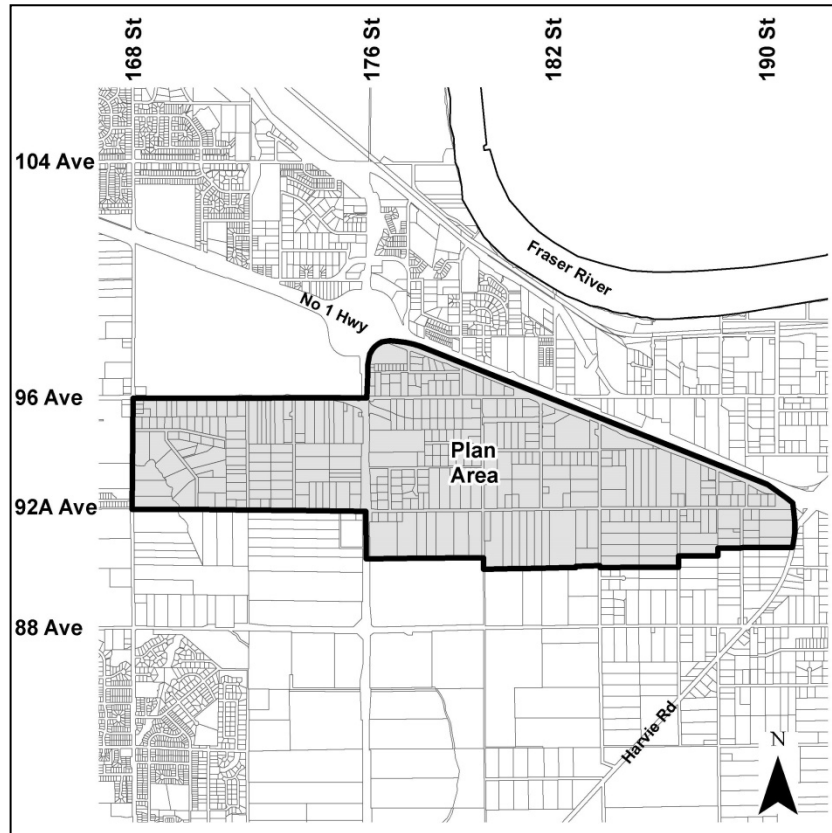
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**27. ANNIEDALE-TYNEHEAD**

(BL 17636; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,589.90	\$2,173.01
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$308.05)	\$3,289.07 (\$1,331.04)	n/a	n/a	\$4,050.28 (\$1,639.09)

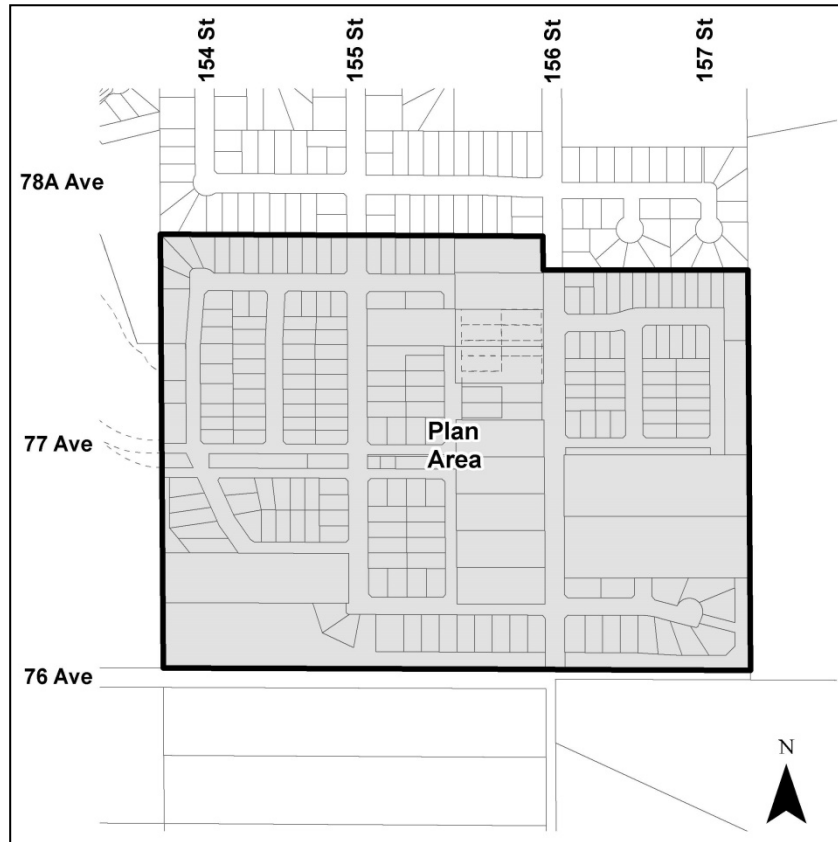
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**28. FLEETWOOD ENCLAVE**

(BL 17912; 20117; 20300, 20584)

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



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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,449.56	\$2,032.67
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	n/a	n/a	n/a	n/a	n/a

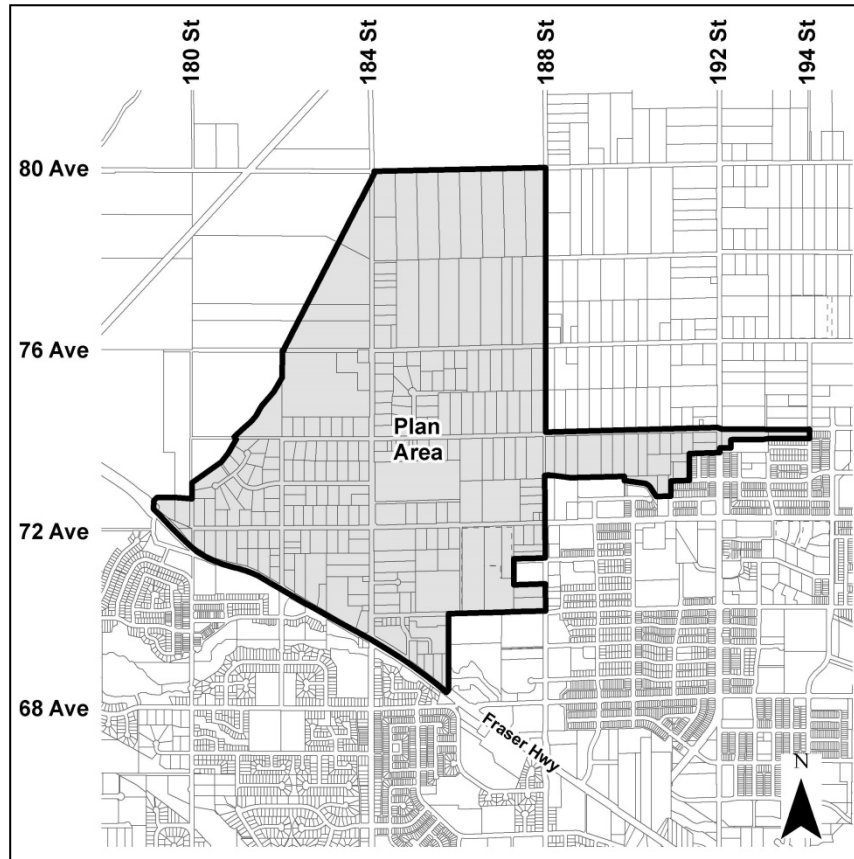
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**29. WEST CLAYTON**

(BL 18499; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,847.46	\$2,430.57
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$761.22 (\$296.23)	\$3,289.07 (\$1,331.06)	n/a	n/a	\$4,050.28 (\$1,627.29)

**Explanatory Notes:**

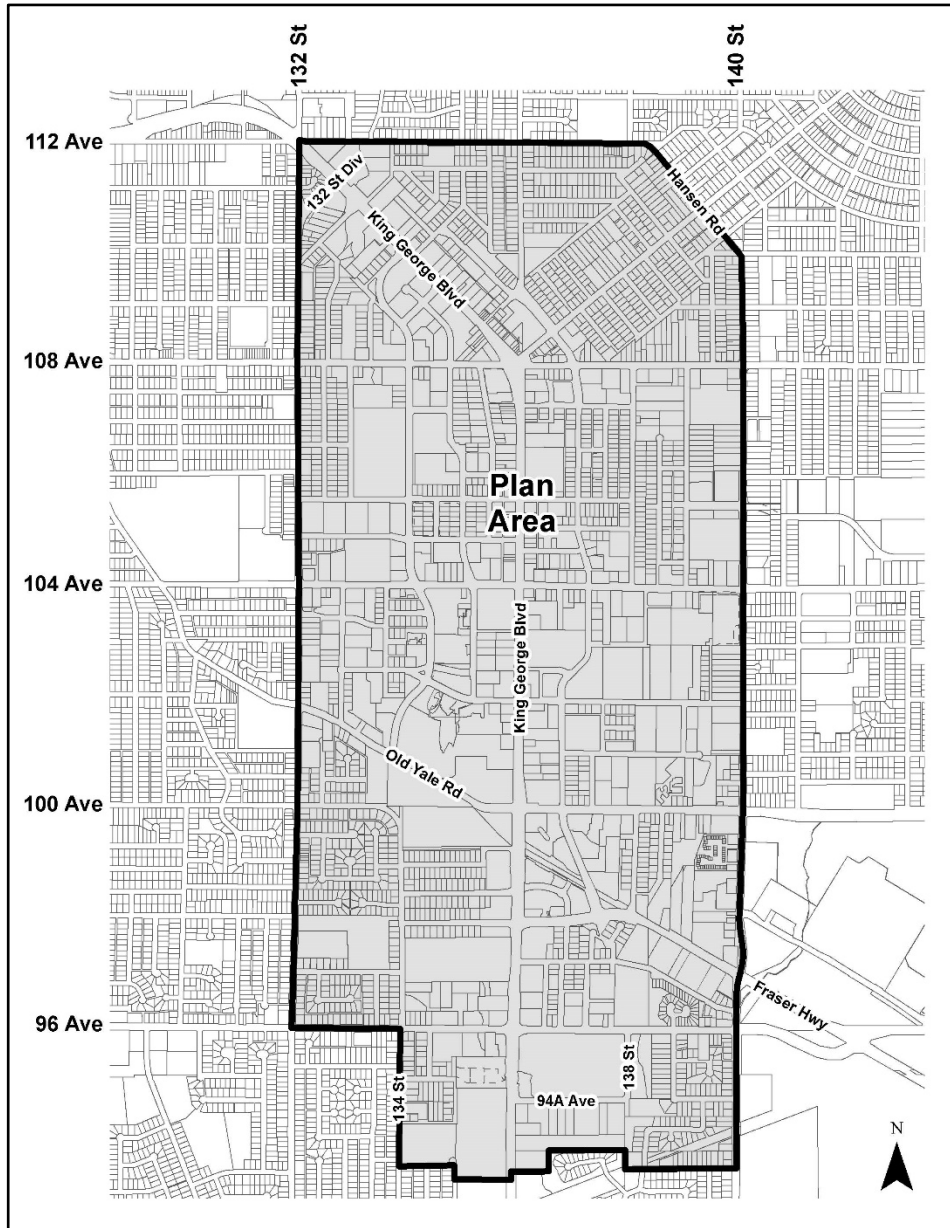
- 1 Excludes *secondary suites*.
- 2 Includes pathways and facilities.



**30. CITY CENTRE**

(BL 20300, 20584, 20659)

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



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

Uses	Amenity Contributions					TOTAL
	Police	Fire	Libraries	Parks <sup>2</sup>	Underground Utilities	
<b>SINGLE FAMILY &amp; DUPLEX<sup>1</sup></b>						
\$/dwelling unit	\$77.02	\$332.78	\$173.30	\$1,837.29	n/a	\$2,420.40
plus						

Uses	Amenity Contributions					
	Police	Fire	Libraries	Parks <sup>2</sup>	Underground Utilities	TOTAL
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)
<b>MULTIPLE FAMILY (BACHELOR/STUDIO)</b>						
\$/dwelling unit	\$23.11	\$99.84	\$51.99	\$1,427.03	n/a	\$1,601.97
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$210 (\$1.97)	\$21.20 (\$1.97)
<b>MULTIPLE FAMILY (ONE BEDROOM)</b>						
\$/dwelling unit	\$30.81	\$133.12	\$69.32	\$1,625.66	n/a	\$1,858.91
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)
<b>MULTIPLE FAMILY (TWO or MORE BEDROOMS)</b>						
\$/dwelling unit	\$38.52	\$166.51	\$86.55	\$1,837.291	n/a	\$2,128.97
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)
<b>NON-RESIDENTIAL</b>						
(\$/hectare) (\$/acre)	\$744.86 (\$277.37)	\$3,218.33 (\$1,246.31)	n/a	n/a	n/a	\$3,963.19 (\$1,523.68)
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$21.20 (\$1.97)	\$21.20 (\$1.97)

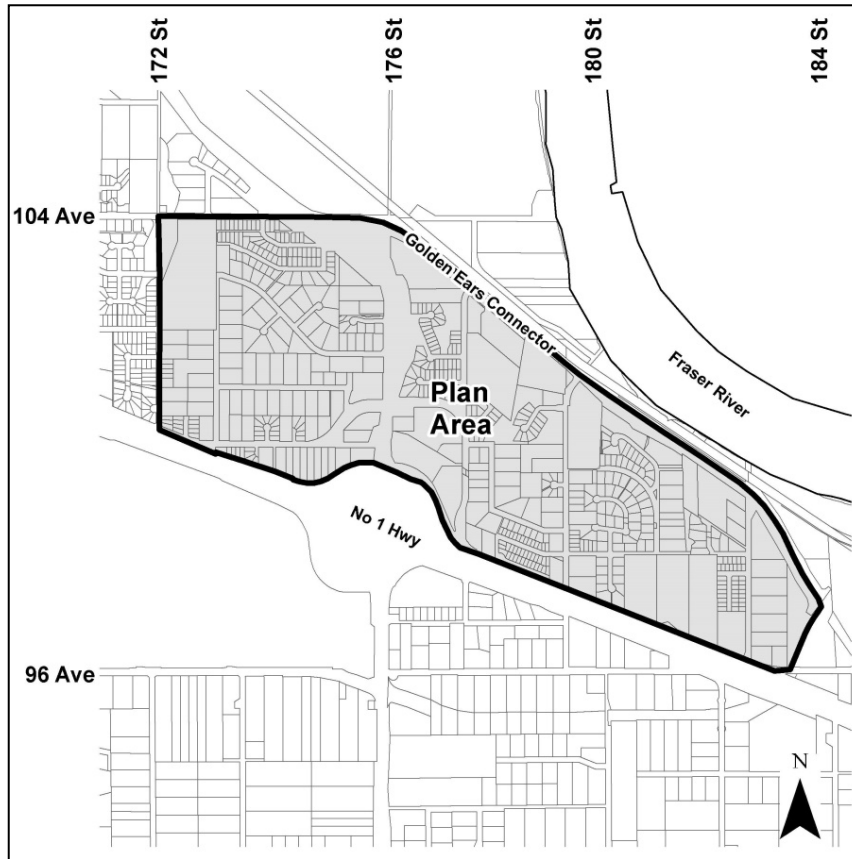
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**31. ABBEY RIDGE**

(BL 19135; 20300, 20584)

(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				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$75.38	\$325.60	\$169.56	\$1,712.12	\$2,282.66
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$744.86 (\$301.43)	\$3,218.33 (\$1,302.42)	n/a	n/a	\$3,963.19 (\$1,603.85)

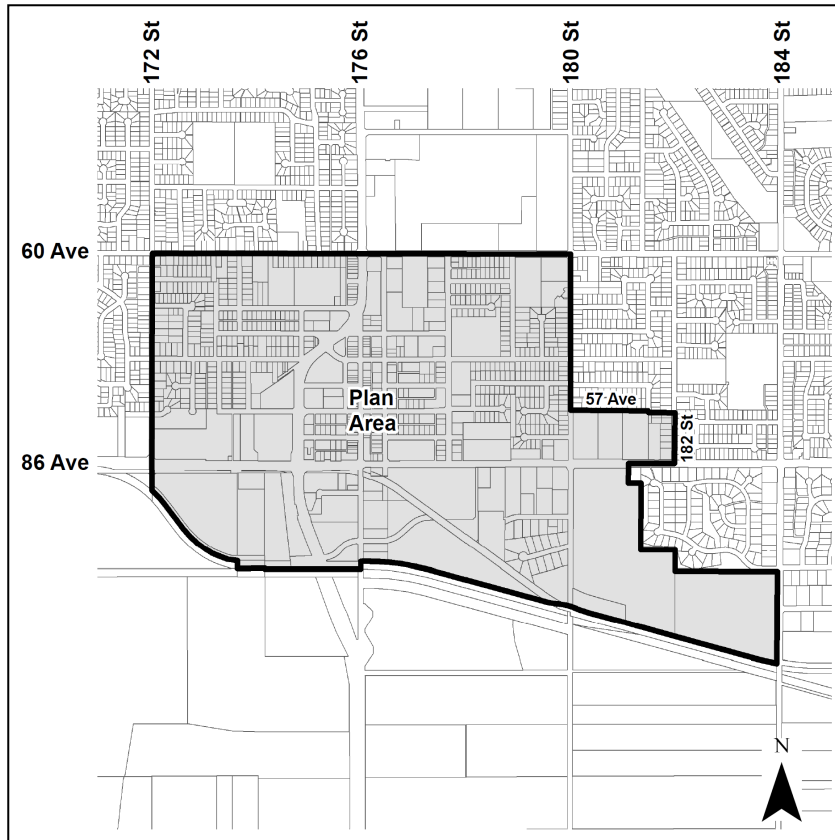
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities

**32. CLOVERDALE**

(BL 20075; 20300, 20584)

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$88.58	\$382.70	\$199.30	\$3,476.13	\$4,146.70
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,673.92 (\$2,296.16)	n/a	n/a	\$6,987.16 (\$2,827.60)

**Explanatory Notes:**

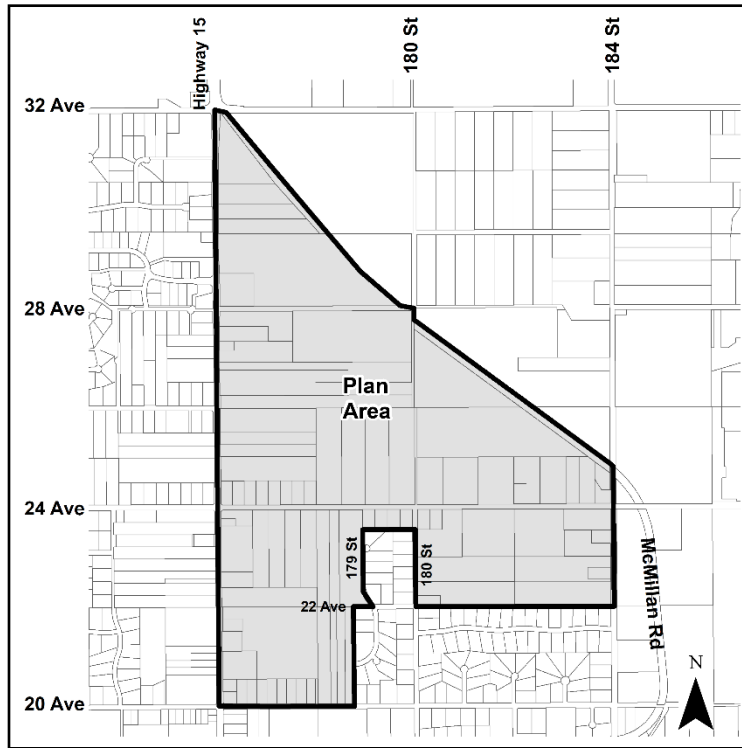
1 Excludes secondary suites.

2 Includes pathways and facilities.

**33. REDWOOD HEIGHTS**

(BL 20075; 20300, 20584)

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



(b) Amenity contributions for Redwood Heights Secondary Plan Area identified in Section E.33 (a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$88.58	\$382.70	\$199.30	\$2,760.29	\$3,430.86
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,673.92 (\$2,296.16)	n/a	n/a	\$6,987.16 (\$2,827.60)

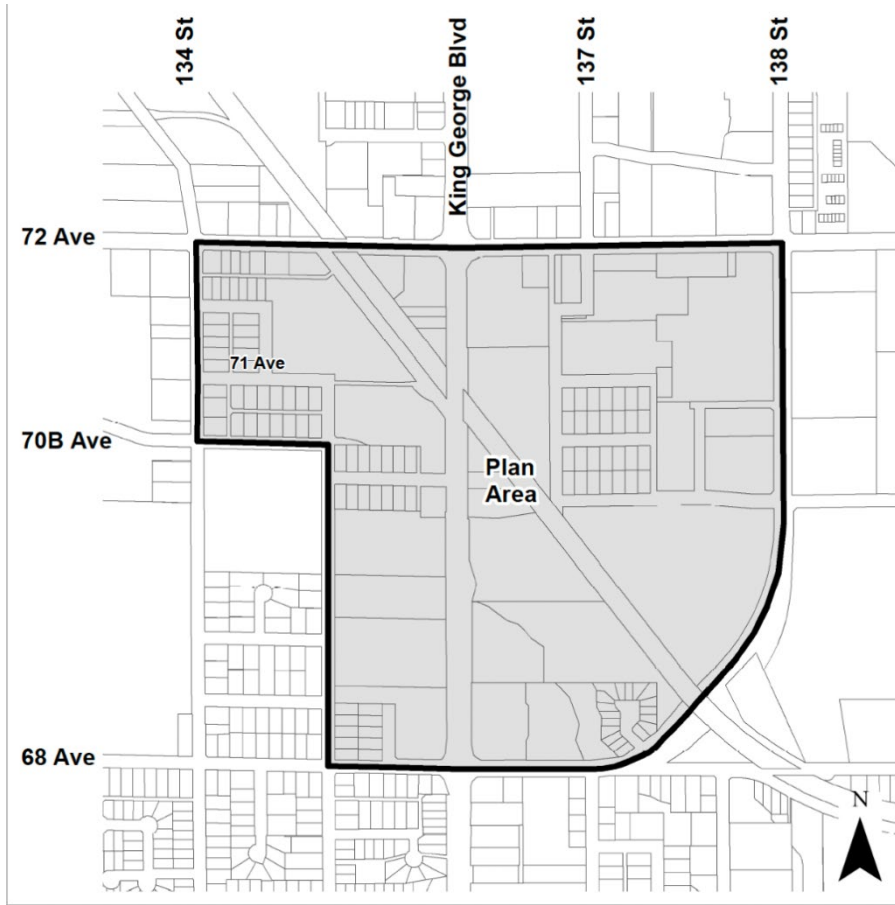
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**34. NEWTON TOWN CENTRE**

(BL 20117; 20300, 20584)

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



(b) Amenity contributions for the Newton Town Centre Plan Area identified in Section E.34 (a) above are as follows:

Uses	Amenity Contributions				TOTAL
	Police	Fire	Libraries	Parks <sup>2</sup>	
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$88.58	\$382.70	\$199.30	\$2,214.09	\$2,884.67
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,673.92 (\$2,296.16)	n/a	n/a	\$6,987.16 (\$2,827.60)

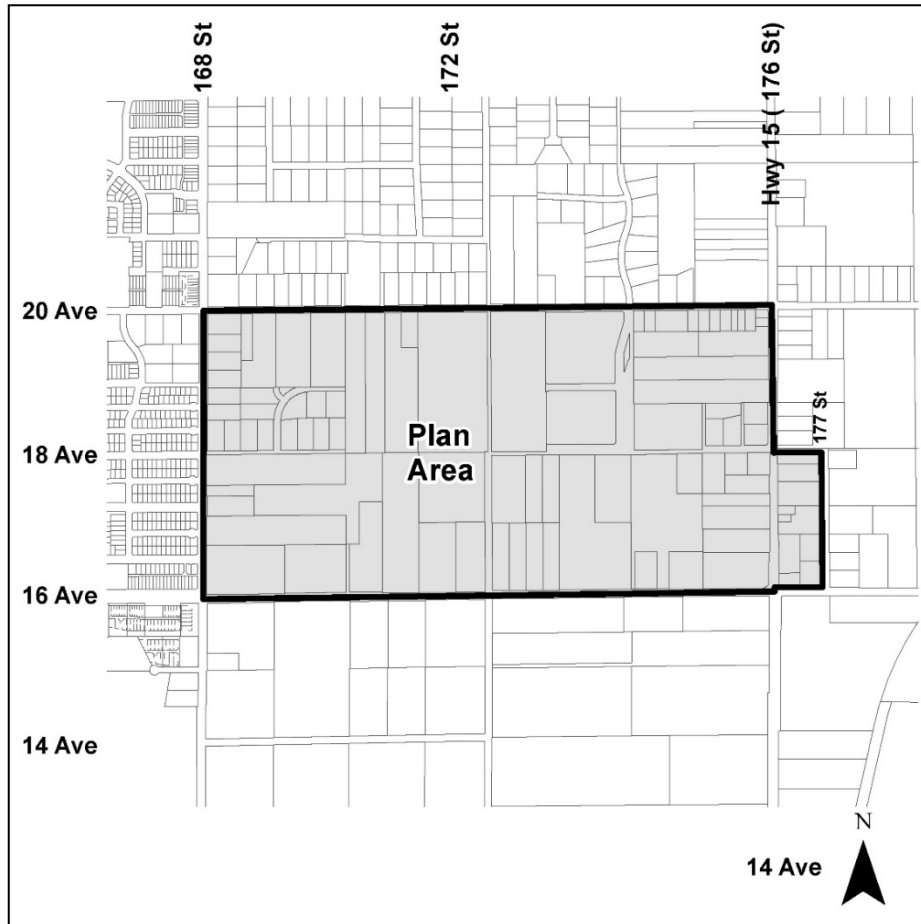
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.

**35. DARTS HILL**

(20341, 20300, 20584)

(a) The Darts Hill Plan Area shall be identified as follows:



(b) Amenity contributions for the Darts Hill Plan Area identified in Section E.35 (a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$88.58	\$382.70	\$199.30	\$7,204.72	\$7,875.29
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,573.92 (\$2,296.16)	n/a	n/a	\$6,987.16 (\$2,827.60)

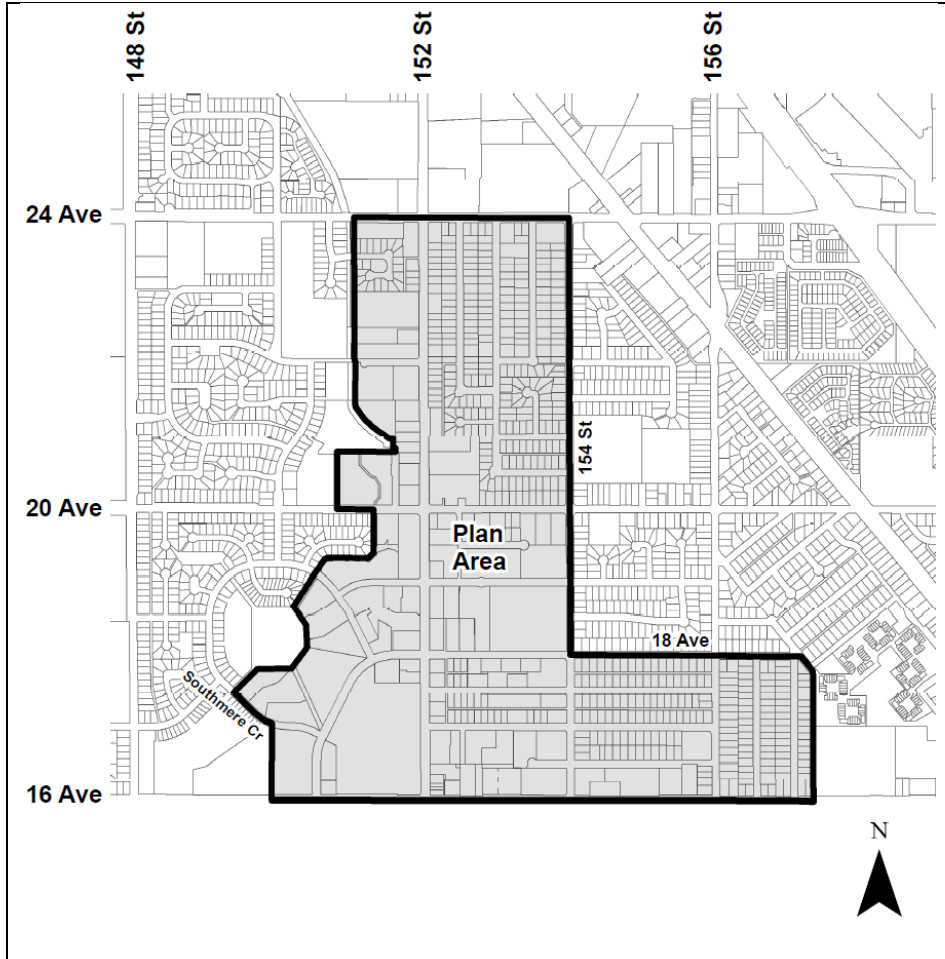
**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways, facilities, and Parks road frontage.

**36. SEMIAHMOO TOWN CENTRE**

(20555)

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



(b) Amenity contributions for the Semiahmoo Town Centre Plan Area identified in Section E.36 (a) above are as follows:

Uses	Amenity Contributions					TOTAL
	Police	Fire	Libraries	Parks <sup>2</sup>	Arts & Culture	
<b>RESIDENTIAL<sup>1</sup></b> <b>(Plan Area)</b> \$/dwelling unit	\$88.57	\$382.70	\$199.30	\$3,663.50	\$3,229.33	\$7,563.39
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,673.92 (\$2,296.16)	n/a	n/a	n/a	\$6,987.16 (\$2,827.60)

**Explanatory Notes:**

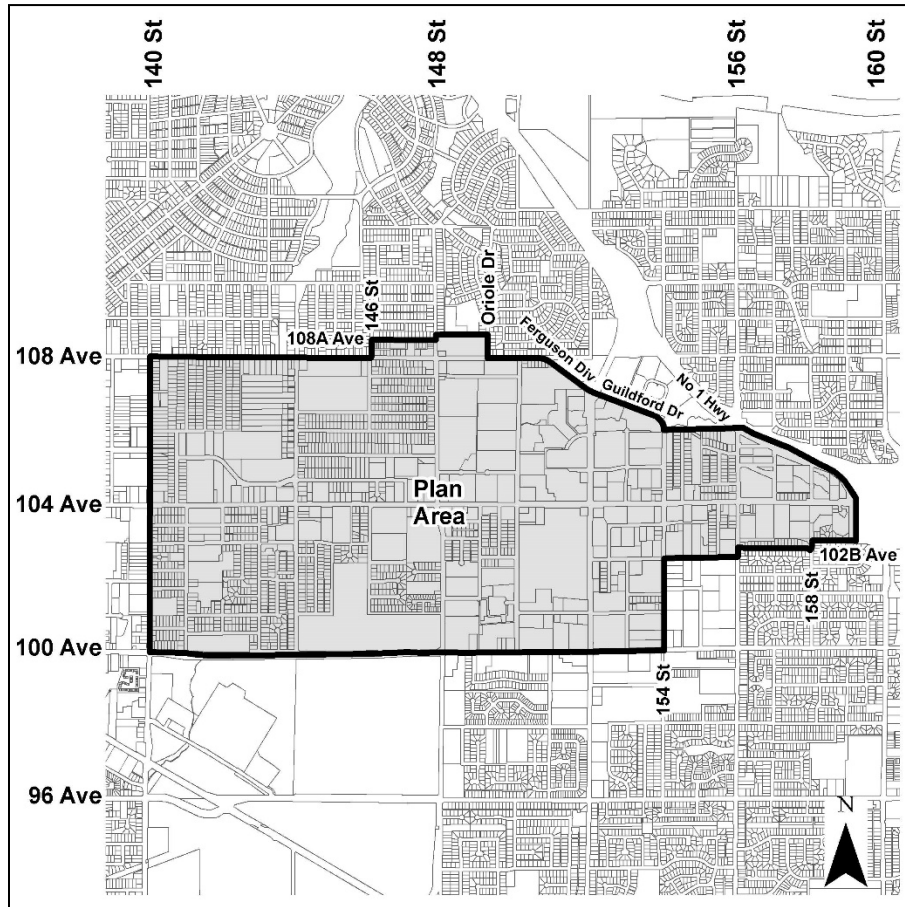
- 1 Excludes secondary suites.
- 2 Includes pathways and facilities.



**37. GUILDFORD TOWN CENTRE – 104 AVENUE CORRIDOR**

(20583)

(a) The Guildford Town Centre – 104 Avenue Corridor Plan Area shall be identified as follows:



(b) Amenity contributions for the Guildford Town Centre – 104 Avenue Corridor Plan Area identified in Section E.37 (a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$88.58	\$382.70	\$199.30	\$4,272.00	\$4,942.58
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,313.23 (\$531.45)	\$5,673.92 (\$2,296.16)	n/a	n/a	\$6,987.16 (\$2,827.60)

**Explanatory Notes:**

- 1 Excludes secondary suites.
- 2 Includes pathways and facilities