

NO: R046

COUNCIL DATE: March 11, 2024

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **March 7, 2024**  
FROM: **General Manager, Planning & Development** FILE: **6520-20 (CACs)**  
SUBJECT: **Inflationary Update and Clarity on Application of Community Amenity Contributions**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Approve proposed amendments to *Surrey Zoning By-law, 1993, No. 12000*, as amended, to increase existing Secondary Plan and Infill Area Amenity Contribution, Affordable Housing, Capital Project, and Community Specific Capital Project Community Amenity Contributions rates by 4.3% for annual inflation, as documented in Appendix “I”;
3. Approve proposed amendments to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, to provide clarity for Community Amenity Contributions within Secondary Plan Areas as documented in Appendix “II” of this report; and
4. Authorize the City Clerk to bring forward the necessary *Surrey Zoning By-law, 1993, No. 12000* amendment bylaw and *Surrey Official Community Plan Bylaw, 2013, No. 18020* amendment bylaw 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 4.3% Vancouver Consumer Price Index (“CPI”) inflationary increases to all of Surrey’s Community Amenity Contribution (“CAC”) rates for 2024 and provide clarity on where and what type of units are charged CACs.

## 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 2023 CAC rates are established in the CACs section of Schedule G of the *Surrey Zoning By-law, 1993, No. 12000* ("the Zoning By-law"). The Zoning By-law indicates any rates may be increased on an annual basis based on either the CPI or market condition adjustments, or as appropriate, based on Council recommendation, as well as any exemptions.

## DISCUSSION

### Annual Inflationary Increase for CACs

The City updates CAC rates on an annual basis to account for inflation unless otherwise directed by Council. The rates are typically increased based on Vancouver's Annual Average CPI for the preceding year. The 2023 average annual Vancouver CPI rate was 4.3%. Therefore, it is recommended that all of Surrey's current CACs for Affordable Housing, Capital Projects, and Secondary Plan Contributions be increased by 4.3%, as documented in Appendix "I", to account for the average annual inflation for 2023. 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.

### Approved Secondary Plan Areas Clarification

The *Surrey Official Community Plan Bylaw, 2013, No. 18020* ("the OCP") contains two map figures showing status and locations of Secondary Plan Areas in the City. While these maps are provided for context, four of the plans do not contain density provisions, which creates confusion about where CACs are applicable. These Plans are:

1. Crescent Beach Plan 1993;
2. Central Semiahmoo Peninsula Study, 1993;
3. Ocean Park Plan 1991; and
4. West Panorama Ridge Plan, 1986.

To provide clarity on CAC charge applicability, these four Plan Areas are proposed to be removed from Figure 4 and 63 of the OCP.

## CONCLUSION

Based on the above discussion, it is recommended that Council approve amendments to the Zoning By-Law to apply a CAC inflationary rate increases of 4.3% for all CACs as well as provide additional clarity around the application of CAC areas and lock-off suite exemptions as described in this report.

Don Luymes  
General Manager, Planning & Development

Appendix "I" Proposed Amendment to *Surrey Zoning By-Law, 1993, No. 12000*, as amended  
Appendix "II" Proposed Amendment to *Surrey Official Community Plan Bylaw, 2013, No. 18020*, as amended

CITY OF SURREY

BYLAW NO. XXXX

A bylaw to amend the provisions of Surrey Zoning  
By-law, 1993, No. 12000, as amended.  
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The Council of the City of Surrey ENACTS AS FOLLOWS:

1. Schedule G - Community Amenity Contributions of Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended as follows:
  - a. Sub-section **A.2 Affordable Housing Contributions** is amended by deleting "1,068.00 and replacing it with "1,113.92".
  - b. Sub-section **B.2(a) Capital Projects Contributions** is amended by deleting "2,136" and replacing it with "2,227.85".
  - c. Sub-section **B.2(b) Capital Projects Contributions** is amended by deleting "4,272" and replacing it with "4,455.70".
  - d. Sub-section **C. Community Specific Capital Projects Contributions** is amended by replacing the Tables in sections "C.9 (b) to C.16 (b)" with a new Tables in sections "C.9 (b) to C.16 (b)", attached to this Bylaw as Schedule A.
  - e. Sub-section **E. Secondary Plan and Infill Area Contribution Areas and Rates** is amended by replacing the Tables in sections "E.1(b) to E.38(b)" with a new Tables in sections "E.1(b) to E.38(b)", attached to this Bylaw as Schedule B.
  
2. This Bylaw shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment Bylaw, 2024, No. XXXX".

PASSED FIRST READING on the    th day of    , 2024.

PASSED SECOND READING on the    th day of    , 2024.

PUBLIC HEARING HELD thereon on the    th day of    , 2024.

PASSED THIRD READING on the    th day of    , 2024

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the    th day of    , 202\_.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

## Schedule A

### 9. WHALLEY COMMUNITY AREA

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$479.62 per sq. m (\$44.56 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,708.86 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*.

**10. SOUTH SURREY COMMUNITY AREA**

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$359.72 per sq. m (\$33.42 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$22,278.48 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**

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$239.82 per sq. m (\$22.28 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,708.86 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**

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$119.90 per sq. m (\$11.14 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,708.86 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**

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$59.95 per sq. m (\$5.57 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,708.86 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*.

**14. FLEETWOOD COMMUNITY AREA**

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$419.65 per sq. m (\$38.99 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,708.86 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*.

**15. CLAYTON COMMUNITY AREA**

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$419.65 per sq. m (\$38.99 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$16,708.86 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*.

**16. GRANDVIEW COMMUNITY AREA**

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

<b>Use</b>	<b>Amenity Contributions<sup>1</sup></b>
Apartment	\$239.82 per sq. m (\$22.28 per sq. ft.)
Townhouse or <i>Single Family Dwelling</i>	\$22,278.48 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*.

## Schedule B

### 1. NORTH CLOVERDALE EAST

(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	\$154.22	\$613.78	\$768.00
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	n/a	n/a	\$1,524.62 (\$616.99)	\$6,070.57 (\$2,456.68)	\$7,595.19 (\$3,073.67)

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**2. WEST NEWTON SOUTH**

(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> <i>\$/dwelling unit</i>	\$17.44	\$246.81	\$185.11	\$1,196.87	\$1,646.24
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> <i>\$/hectare</i> <i>(\$/acre)</i>	n/a	n/a	n/a	n/a	n/a
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> <i>\$/dwelling unit</i>	\$17.44	\$246.81	\$185.11	\$1,196.87	\$1,646.24
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> <i>\$/hectare</i> <i>(\$/acre)</i>	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**

(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> <i>\$/dwelling unit</i>	\$80.33	\$347.08	\$180.75	\$869.16	\$1,477.33
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> <i>\$/hectare</i> <i>(\$/acre)</i>	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> <i>\$/dwelling unit</i>	\$80.33	\$347.08	\$180.75	\$869.16	\$1,477.33
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> <i>\$/hectare</i> <i>(\$/acre)</i>	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**4. EAST NEWTON NORTH**

(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> <i>\$/dwelling unit</i>	\$80.33	\$347.08	\$180.75	\$845.15	\$1,453.33
<b>NON-RESIDENTIAL</b> <i>\$/hectare</i> <i>(\$/acre)</i>	\$793.95 (\$321.30)	\$3,439.62 (\$1,391.97)	n/a	n/a	\$4,233.57 (\$1,713.27)

**Explanatory Notes:**

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

**5. ROSEMARY HEIGHTS CENTRAL**

(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	\$80.70	\$347.09	\$180.75	\$1,028.37	\$1,636.88
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**6. WEST NEWTON NORTH**

(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<sup>1</sup></b> \$/dwelling unit	\$13.63	\$241.01	\$147.80	\$1,157.44	\$1,559.88
<b>MULTIPLE FAMILY<sup>1</sup></b> \$/dwelling unit	\$13.63	\$400.04	\$147.80	\$1,157.44	\$1,718.92
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$134.95 (\$54.61)	\$2,382.25 (\$964.07)	n/a	n/a	\$2,517.20 (\$1,018.69)

**Explanatory Notes:**

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

**7. WEST CLOVERDALE SOUTH**

(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	\$80.33	\$347.08	\$180.75	\$802.78	\$1,410.94
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$80.33	\$347.08	\$180.75	\$802.78	\$1,410.94
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**8. ROSEMARY HEIGHTS WEST**

(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	\$80.33	\$347.08	\$180.75	\$313.23	\$921.41
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**9. EAST NEWTON SOUTH**

(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	\$80.33	\$347.08	\$180.75	\$1,050.46	\$1,658.62
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**10. WEST CLOVERDALE NORTH**

(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	\$80.33	\$347.08	\$180.75	\$612.88	\$1,221.05
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$80.33	\$347.08	\$180.75	\$612.88	\$1,221.05
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**11. NORTH GRANDVIEW HEIGHTS**

(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	\$895.04	\$895.04
<b>RESIDENTIAL<sup>1</sup></b> <b>(Area B)</b> \$/dwelling unit	\$80.33	\$347.08	\$180.75	\$1,232.79	\$1,840.96
<b>NON-RESIDENTIAL</b> <b>(Area B)</b> \$/hectare (\$/acre)	\$794.27 (\$321.42)	\$3,444.47 (\$1,393.93)	n/a	n/a	\$4,238.72 (\$1,715.35)

**Explanatory Notes:**

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

**12. EAST NEWTON BUSINESS PARK**

(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	\$178.75	n/a	\$178.75
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$785.45 (\$317.85)	\$3,391.83 (\$1,372.62)	n/a	\$10,379.93 (\$4,200.62)	\$14,557.19 (\$5,891.09)

**Explanatory Notes:**

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

**13. SOUTH NEWTON**

(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	\$80.33	\$345.35	\$179.87	\$1,103.65	\$1,709.21
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$790.04 (\$319.72)	\$3,413.45 (\$1,381.38)	n/a	n/a	\$4,203.48 (\$1,701.09)

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**14. DOUGLAS**

(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	\$80.33	\$347.08	\$181.19	\$1,711.28	\$2,319.88
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$2,978.00 (\$1,205.16)	\$12,864.28 (\$5,205.99)	n/a	\$19,630.42 (\$7,944.16)	\$35,472.70 (\$14,355.31)

**Explanatory Notes:**

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

**15. ROSEMARY HEIGHTS BUSINESS PARK**

(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	\$177.18	n/a	\$177.18
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$778.41 (\$315.02)	\$3,362.76 (\$1,360.85)	n/a	\$8,907.11 (\$3,604.58)	\$13,048.27 (\$5,280.46)

**Explanatory Notes:**

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

**16. FLEETWOOD PLAN**

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

Uses	Amenity Contributions					TOTAL
	Police	Fire	Libraries	Parks <sup>2</sup>	Transit <sup>3</sup>	
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$92.39	\$399.16	\$207.87	\$4,455.70	\$1,825.25	\$6,980.36
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.90 (\$2,394.89)	n/a	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

- 1 Excludes *secondary suites*.
- 2 Includes parkland amenities, pathways and facilities.
- 3 Includes transit supportive amenities and infrastructure.

**17. CAMPBELL HEIGHTS BUSINESS PARK**

(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	\$176.85	n/a	\$176.85
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$8,039.73 (\$3,253.57)	\$3,356.67 (\$1,358.39)	n/a	\$776.89 (\$314.39)	\$12,173.27 (\$4,926.35)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Infill Area)</b> \$/dwelling unit	\$77.36	\$339.58	\$176.85	n/a	\$593.79
<b>NON-RESIDENTIAL</b> <b>(Infill Area)</b> \$/hectare (\$/acre)	n/a	n/a	n/a	\$8,039.73 (\$3,253.57)	\$8,039.73 (\$3,253.57)

**Explanatory Notes:**

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

**18. EAST CLAYTON**

(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	\$80.05	\$346.95	\$179.79	\$1,080.63	\$1,687.42
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)
<b>RESIDENTIAL<sup>1</sup></b> <b>(Transit Oriented Area)</b> \$/dwelling unit	\$80.05	\$346.95	\$179.79	\$1,592.21	\$2,199.00
<b>NON-RESIDENTIAL</b> <b>(Transit Oriented Area)</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**19. SOUTH WESTMINSTER**

(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	\$80.05	\$346.95	\$179.79	\$1,256.46	\$1,863.25
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**20. HIGHWAY 99 CORRIDOR**

(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)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**21. WEST NEWTON HIGHWAY 10**

(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	\$80.33	\$347.09	\$180.75	\$1,579.29	\$2,187.47
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

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

(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	\$80.05	\$346.95	\$179.79	\$1,084.88	\$1,691.66
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

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

(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 <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$80.05	\$346.95	\$179.79	\$1,361.64	\$1,968.42
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

1 Excludes secondary suites.

2 Includes pathways and facilities.

**24. MORGAN HEIGHTS**

(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	\$80.33	\$347.09	\$180.75	\$1,518.42	\$2,126.60
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**25. SUNNYSIDE HEIGHTS**

(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	\$80.33	\$347.09	\$180.75	\$1,443.01	\$2,051.20
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**26. ORCHARD GROVE**

(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> <i>\$/dwelling unit</i>	\$80.33	\$347.09	\$180.75	\$1,408.53	\$2,016.71
<b>NON-RESIDENTIAL</b> <i>\$/hectare</i> <i>(\$/acre)</i>	\$793.95 <i>(\$321.30)</i>	\$3,430.50 <i>(\$1,388.27)</i>	n/a	n/a	\$4,224.44 <i>(\$1,709.57)</i>

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**27. ANNIEDALE-TYNEHEAD**

(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	\$80.33	\$347.09	\$180.75	\$1,658.27	\$2,266.45
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.27)	n/a	n/a	\$4,224.44 (\$1,709.57)

**Explanatory Notes:**

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

**28. FLEETWOOD ENCLAVE**

(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	\$80.33	\$347.09	\$180.75	\$1,511.89	\$2,120.07
<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**

(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	\$80.33	\$347.09	\$180.75	\$1,926.90	\$2,535.08
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$793.95 (\$321.30)	\$3,430.50 (\$1,388.30)	n/a	n/a	\$4,224.44 (\$1,709.59)

**Explanatory Notes:**

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

### 30. CITY CENTRE

(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	\$80.33	\$347.09	\$180.75	\$1,916.29	n/a	\$2,524.48
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$22.11 (\$2.05)	\$22.11 (\$2.05)
<b>MULTIPLE FAMILY (BATCHELOR/STUDIO)</b>						
\$/dwelling unit	\$24.10	\$104.13	\$54.23	\$1,488.39	n/a	\$1,670.85
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$22.11 (\$2.05)	\$22.11 (\$2.05)
<b>MULTIPLE FAMILY (ONE BEDROOM)</b>						
\$/dwelling unit	\$32.13	\$138.84	\$72.30	\$1,695.56	n/a	\$1,938.84
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$22.11 (\$2.05)	\$22.11 (\$2.05)
<b>MULTIPLE FAMILY (TWO or MORE BEDROOMS)</b>						
\$/dwelling unit	\$40.18	\$173.67	\$90.38	\$1,916.29	n/a	\$2,220.52
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$22.11 (\$2.05)	\$22.11 (\$2.05)
<b>NON-RESIDENTIAL</b>						
(\$/hectare) (\$/acre)	\$763.48 (\$308.97)	\$3,430.55 (\$1,388.30)	n/a	n/a	n/a	\$4,194.03 (\$1,697.26)
plus						
(\$/sq. m of buildable area) (\$/sq. ft. of buildable area)	n/a	n/a	n/a	n/a	\$22.11 (\$2.05)	\$22.11 (\$2.05)

**Explanatory Notes:**

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

**31. ABBEY RIDGE**

(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	\$78.62	\$339.60	\$176.85	\$1,785.74	\$2,380.81
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$776.89 (\$314.39)	\$3,356.72 (\$1,358.42)	n/a	n/a	\$4,133.61 (\$1,672.82)

**Explanatory Notes:**

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

**32. CLOVERDALE**

(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	\$92.39	\$399.16	\$207.87	\$3,625.60	\$4,325.01
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.90 (\$2,394.89)	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**33. REDWOOD HEIGHTS**

(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	\$92.39	\$399.16	\$207.87	\$2,878.98	\$3,578.39
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.90 (\$2,394.89)	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

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

**34. NEWTON TOWN CENTRE**

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

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks <sup>2</sup>	TOTAL
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$92.39	\$399.16	\$207.87	\$2,309.30	\$3,008.71
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.90 (\$2,394.89)	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

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

**35. DARTS HILL**

(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	\$92.39	\$399.16	\$207.87	\$7,514.52	\$8,213.93
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.90 (\$2,394.89)	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

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

**36. SEMIAHMOO TOWN CENTRE**

(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	\$92.38	\$399.16	\$207-87	\$3,821.03	\$3,368.19	\$7,888.62
<b>NON-RESIDENTIAL</b> <b>(Plan Area)</b> \$/hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.90 (\$2,394.89)	n/a	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

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

**37. GUILDFORD PLAN AREA**

(b) Amenity contributions for the Guildford Plan Area identified in Section E.37(a) above are as follows:

Uses	Amenity Contributions					TOTAL
	Police	Fire	Libraries	Parks <sup>2</sup>	Arts & Culture	
<b>RESIDENTIAL<sup>1</sup></b> \$/dwelling unit	\$92.39	\$399.16	\$207.87	\$5,374.54	\$3,071.64	\$9,145.60
<b>NON-RESIDENTIAL</b> \$/hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.90 (\$2,394.89)	n/a	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

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

**38. NEWTON-KING GEORGE BOULEVARD**

b) Amenity contributions for the Newton-King George Boulevard Plan Area identified in Section E.38 (a) above are as follows:

Uses	Amenity Contributions				
	Police	Fire	Libraries	Parks**	TOTAL
<b>RESIDENTIAL*</b> \$/dwelling unit	\$92.39	\$399.16	\$207.87	\$3,183.51	\$3,882.92
<b>NON-RESIDENTIAL</b> \$ per hectare (\$/acre)	\$1,369.70 (\$554.30)	\$5,917.91 (\$2,394.89)	n/a	n/a	\$7,287.61 (\$2,949.19)

**Explanatory Notes:**

\* Excludes *secondary suites*.

\*\* Includes pathways, facilities, and parks road frontage.

CITY OF SURREY

BYLAW NO. XXXX

A bylaw to amend the provisions of Surrey Official  
Community Plan Bylaw, 2013, No. 18020, as amended.

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Official Community Plan Bylaw, 2013, No. 18020, as amended, is hereby further amended as follows:
  - a. "Figure 4: Secondary Plan Areas" is hereby replaced with a new "Figure 4: Secondary Plan Areas", attached to this Bylaw as Schedule A.
  - b. "Figure 63: Secondary Plan Areas" and replacing it with a new "Figure 63: Secondary Plan Areas", attached to this Bylaw as Schedule B.
- 2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Bylaw, 2024, No. XXX".

PASSED FIRST READING on the th day of , 2024.

PASSED SECOND READING on the th day of , 2024.

PUBLIC HEARING HELD thereon on the th day of , 2024.

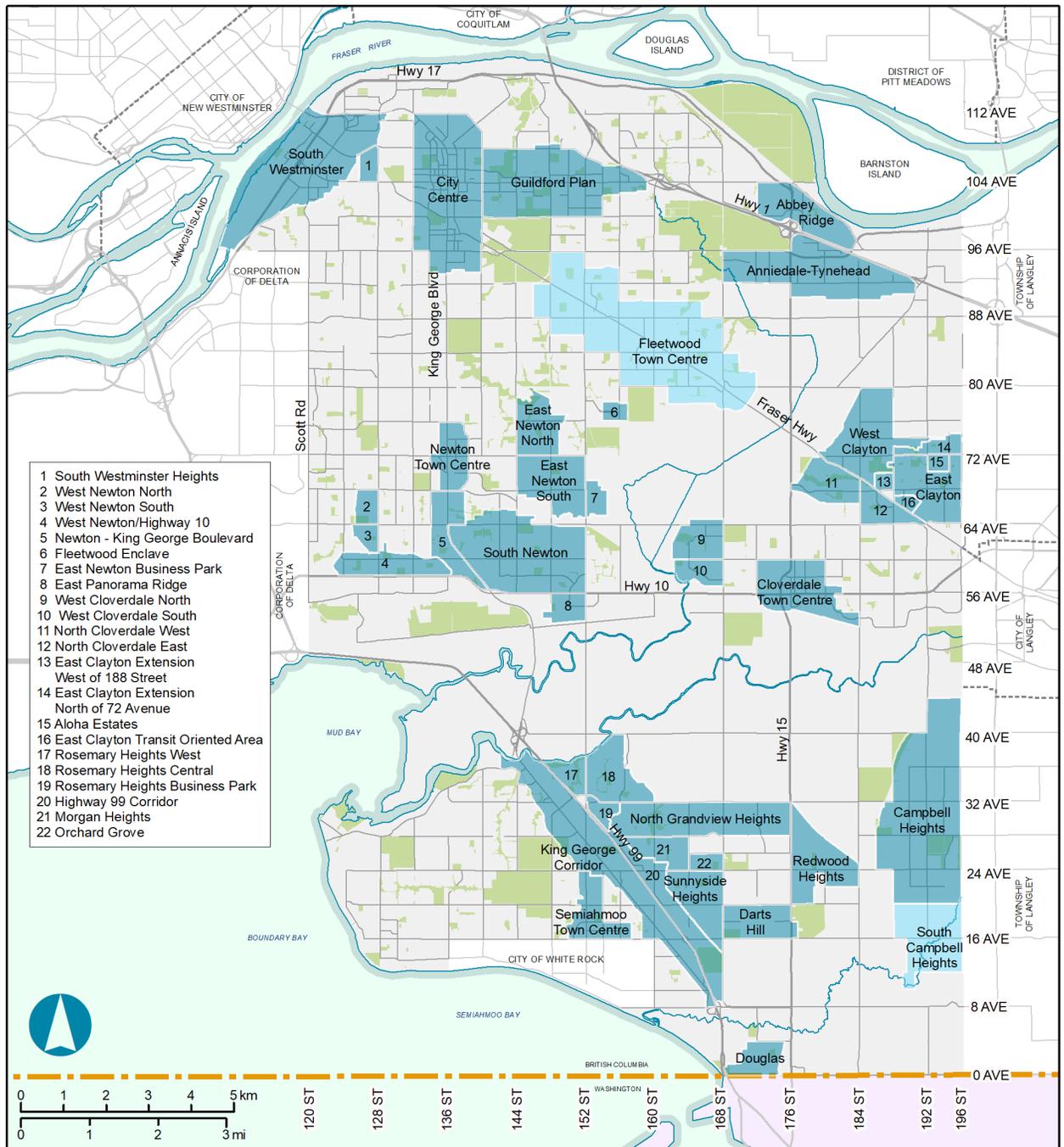
PASSED THIRD READING on the th day of , 2024.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the th day of , 20\_\_.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

Figure 4: Secondary Plan Areas



- 1 South Westminister Heights
- 2 West Newton North
- 3 West Newton South
- 4 West Newton/Highway 10
- 5 Newton - King George Boulevard
- 6 Fleetwood Enclave
- 7 East Newton Business Park
- 8 East Panorama Ridge
- 9 West Cloverdale North
- 10 West Cloverdale South
- 11 North Cloverdale West
- 12 North Cloverdale East
- 13 East Clayton Extension West of 188 Street
- 14 East Clayton Extension North of 72 Avenue
- 15 Aloha Estates
- 16 East Clayton Transit Oriented Area
- 17 Rosemary Heights West
- 18 Rosemary Heights Central
- 19 Rosemary Heights Business Park
- 20 Highway 99 Corridor
- 21 Morgan Heights
- 22 Orchard Grove

**LEGEND**

- Approved secondary plans
- Secondary plans with "stage 1 approval"

\* Approval of land use concept.

Figure 63: Secondary Plan Areas

