

NO: R048

COUNCIL DATE: March 7, 2022

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **March 3, 2022**

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

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

SUBJECT: **Guildford Town Centre – 104 Avenue Corridor In-Stream Applications and Update to Community Amenity Contribution Rates**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Allow Development Applications that are consistent with the Guildford Town Centre – 104 Avenue Corridor Stage 1 Plan, to be considered for Final Adoption, subject to all other issues identified in the Planning Report having been resolved;
3. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended*, to include interim amenity contributions rates for the Guildford Town Centre – 104 Avenue Corridor Plan Area, as documented in the attached Appendix “I”;
4. Approve amendments to *Surrey Zoning By-law, 1993, No. 12000, as amended*, to increase existing Secondary Plan and Infill Area Amenity Contribution rates by 3% for inflation, and remove expired grandfathering provisions, as documented in the attached Appendix “II”; and
5. Authorize the City Clerk to bring forward the necessary Zoning Bylaw Amendment Bylaws, as described in Appendix “I” and Appendix “II”, for the required readings and to set a date for the related Public Hearings.

## INTENT

The intent of this report is to seek Council approval to allow Development Applications that are consistent with the Stage 1 Guildford Town Centre – 104 Avenue Corridor Plan (the “Guildford Plan”) to proceed to Final Adoption in advance of plan completion. In addition, this report seeks to establish interim Secondary Plan Community Amenity Contribution (“CAC”) rates for the Guildford Plan Area that would apply to such applications and undertake minor housekeeping amendments to apply inflationary increases and streamline *Surrey Zoning By-law, 1993, No. 12000, as amended* (the “Zoning Bylaw”).

**BACKGROUND**

On July 8, 2019, Council granted Stage 1 approval to the Guildford Plan and authorized staff to begin receiving and processing Development Applications consistent with the plan (Appendix “III”). It was also specified that such applications were not to proceed to Final Adoption until a completed plan was first approved by Council. This was to allow for the development of financial details associated with plan implementation. As a result, Planning Reports for Development Applications in the Guildford Plan Area have included plan completion as an issue to be resolved prior to Final Adoption of the Development Application.

**DISCUSSION**

Significant progress has been made on the Stage 2 planning process and a final plan is anticipated for Council consideration in summer 2022. Currently, there one in-stream application in the Guildford Plan Area that is ready to proceed to Final Adoption (7919-0248), having resolved all identified planning issues except for plan completion. There are also several other applications that can be in a similar position in the coming months. It is proposed that such applications that are consistent with the Stage 1 Plan be allowed to be brought forward for Final Adoption in advance of the plan, notwithstanding Council’s earlier resolution to withhold final. Applying this approach to the subject Plan Area will allow development to begin working towards achieving the plan without delay.

**Guildford Secondary Plan Community Amenity Contributions**

One outstanding component of the Stage 2 Plan of significance for applicants seeking Final Adoption is the establishment of Secondary Plan CAC rates used to fund police, fire, library, and park improvements. In addition to already established rates for the Affordable Housing and Capital Projects Contributions, Secondary Plan CAC rates are needed to clarify the total CACs expected from development. Based on plan progress to-date and established CAC calculation methodology, interim Secondary Plan CAC rates have been formulated, as documented below:

| Uses                                   | Guildford Town Centre – 104 Avenue Corridor<br>Amenity Contribution Rates |            |           |            |            |
|--|---|------------|-----------|------------|------------|
|  | Police  | Fire       | Libraries | Parks      | TOTAL      |
| <b>RESIDENTIAL</b><br>\$/dwelling unit | \$82.94   | \$358.33   | \$186.61  | \$4,000.00 | \$4,627.88 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare   | \$1,229.62  | \$5,312.66 | n/a       | n/a        | \$6,542.28 |

It is proposed that these interim CAC rates be incorporated into the Zoning Bylaw, in advance of plan completion. This interim CAC rates will provide in-stream applications greater clarity on their expected amenity contributions which are due immediately prior to issuance of their Building Permit. It is expected that all in-stream applications will be subject to the CAC rates that will be established with Council approval of the Stage 2 Plan as staff do not expect that any instream application will be in a position to make their amenity contributions and obtain their Building Permit before Council approval of the Stage 2 Plan.

## **Inflationary Update of Existing Community Amenity Contribution Rates**

It has been the practice to update the Secondary Plan and Infill Area Amenity Contribution Rates on an annual basis to account for inflation. The rates are typically increased based on Vancouver's Annual Average Consumer Price Index ("CPI") for the preceding year. The calculation to adjust for inflation is:

Current Year Rate = Previous Year Rate × (1 + Annual Average CPI for Vancouver for the Previous Year).

Rates were not updated for inflation in 2019 due to a subsequent Zoning Bylaw review, but are now proposed to be updated incorporating increases for the years 2019 and 2020. The CPI increase was 2.4% for 2019 and 0.6% for 2020, for a total cumulative increase of 3.0%. It is proposed to update the Secondary Plan and Infill Area CAC rates to 3.0% above the current Zoning Bylaw rates, as documented in Appendix "II". The proposed Guildford Plan CAC rates, noted above, account for this inflationary increase.

## **Removal of Lapsed Phasing and Sunset Provisions for Capital Projects Community Amenity Contribution Program**

When Capital Project CACs were introduced in 2019, the CAC rates were phased in over two years, beginning at 50% of the ultimate rate, increasing to 75%, then 100% by January 1, 2022. In addition to the phasing of rates, a "sunset clause" was enacted, giving projects with Third Reading one year to complete re-zoning at the phased rate.

The CAC phasing schedule and sunset clause for applications has now lapsed and is no longer applicable; it is therefore proposed that references to the phasing of rates be removed from the Zoning Bylaw.

## **Finance Review**

The Finance Department has reviewed this report and has no concerns.

## **SUSTAINABILITY CONSIDERATIONS**

The amendments proposed in this report support the objectives of the City's Sustainability Charter 2.0. In particular, the proposals support the Sustainability Charter 2.0 theme of Built Environment and Neighbourhoods. Specifically, these initiatives support the following Desired Outcome ("DO") and Strategic Directions ("SD"):

- Neighbourhoods and Urban Design DO1: Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm;
- Neighbourhoods and Urban Design SD2: Prioritize redevelopment of existing urban areas over greenfield development;
- Neighbourhoods and Urban Design SD5: Leverage, incentivize and enhance community benefits through the planning and construction of new development; and
- Neighbourhoods and Urban Design SD6: Provide a range of community amenities including culture, recreation, health and educational facilities in each Town Centre.

## **CONCLUSION**

Progress on the Guildford Plan has generated development interest in the Plan Area. Development consistent with the plan will help to achieve the long-term objectives for the area in a timely manner. Based on the above discussion, it is recommended that Council allow Development Applications consistent with the Stage 1 Plan to be considered for Final Adoption, subject to all other issues having been resolved. It is also recommended that Council approve amendments to the Zoning Bylaw to establish interim Secondary Plan CAC rates for the Guildford Plan, apply general CAC inflationary rate increases for all Plan areas, and remove expired phasing provisions as described in this report.

Jeff Arason, P.Eng.  
Acting General Manager  
Planning & Development

PH/PK/AD/cc

- Appendix "I" - Proposed Amendments to the Zoning Bylaw to include interim amenity contributions rates for the Guildford Town Centre – 104 Avenue Corridor Plan Area
- Appendix "II" - Proposed Amendments to the Zoning Bylaw to increase existing Secondary Plan and Infill Area Amenity Contribution rates by 3% for inflation, and remove expired grandfathering provisions
- Appendix "III" - Corporate Report No. R147; 2019

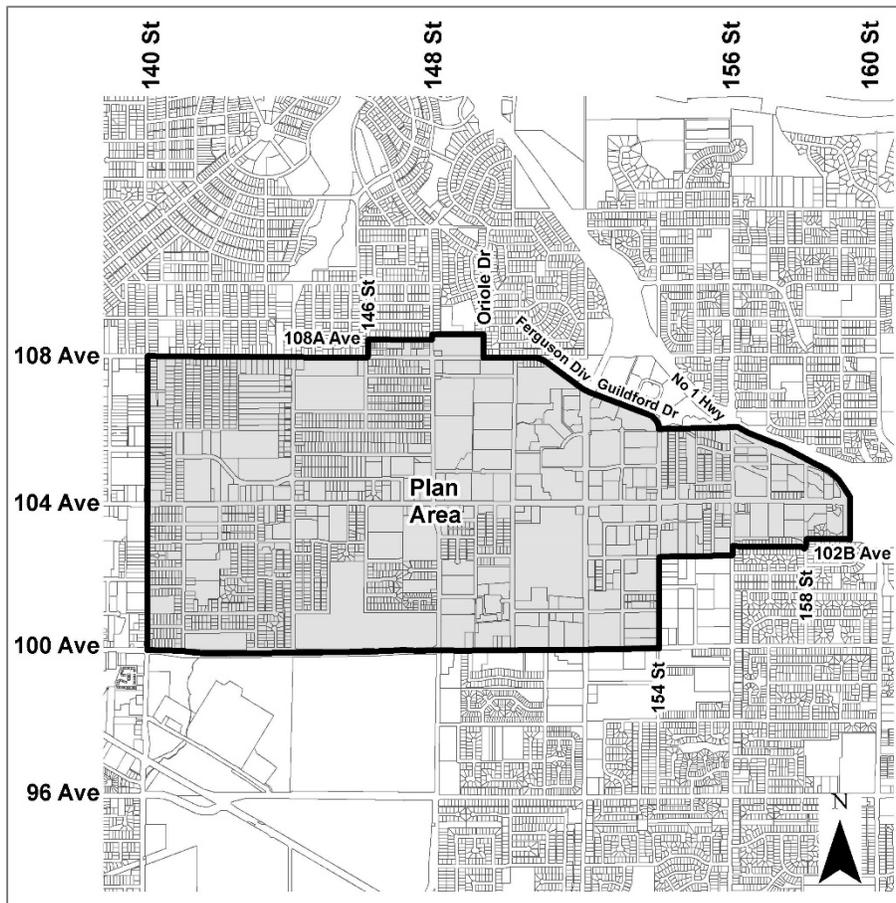
**Proposed Amendments to  
Surrey Zoning By-law, 1993, No. 12000, as amended**

The following amendment is proposed to Schedule G of the Surrey Zoning By-law, 1993, No. 12000, as amended:

1. Schedule G – Community Amenity Contributions Section E. Secondary Plan and Infill Area Contribution Areas and Rates, by inserting a new sub-section “E.37. Guildford Town Centre – 104 Avenue Corridor”, as follows:

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

- (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><br>\$/dwelling unit | \$82.94                  | \$358.33                   | \$186.61  | \$4,000.00         | \$4,627.88                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$1,229.62<br>(\$497.61) | \$5,312.66<br>(\$2,149.96) | n/a       | n/a                | \$6,542.28<br>(\$2,647.57) |

**Explanatory Notes:**

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

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

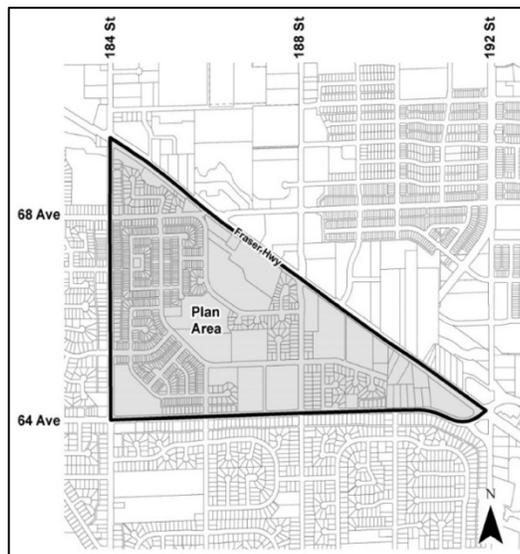
The following amendments are proposed to Schedule G of the Surrey Zoning By-law, 1993, No. 12000, as amended:

1. Schedule G – Community Amenity Contributions Section B. Capital Projects Contributions, by deleting sub-sections B.4 to B.7, and noting as deleted.
2. Schedule G – Community Amenity Contributions Section C. Community Specific Capital Projects Contributions, by deleting sub-sections C.4. To C.7, and noting as deleted.
3. 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.35 and inserting new sub-sections E.1 to E.35, as follows:

**1. NORTH CLOVERDALE EAST**

(BL 12824; 20300)

- (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><br>\$/dwelling unit | n/a                   | n/a  | \$138.45               | \$551.01                 | \$689.46                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | n/a                   | n/a  | \$1,368.69<br>(553.89) | \$5,449.72<br>(2,205.43) | \$6,818.41<br>(2,759.32) |

**Explanatory Notes:**

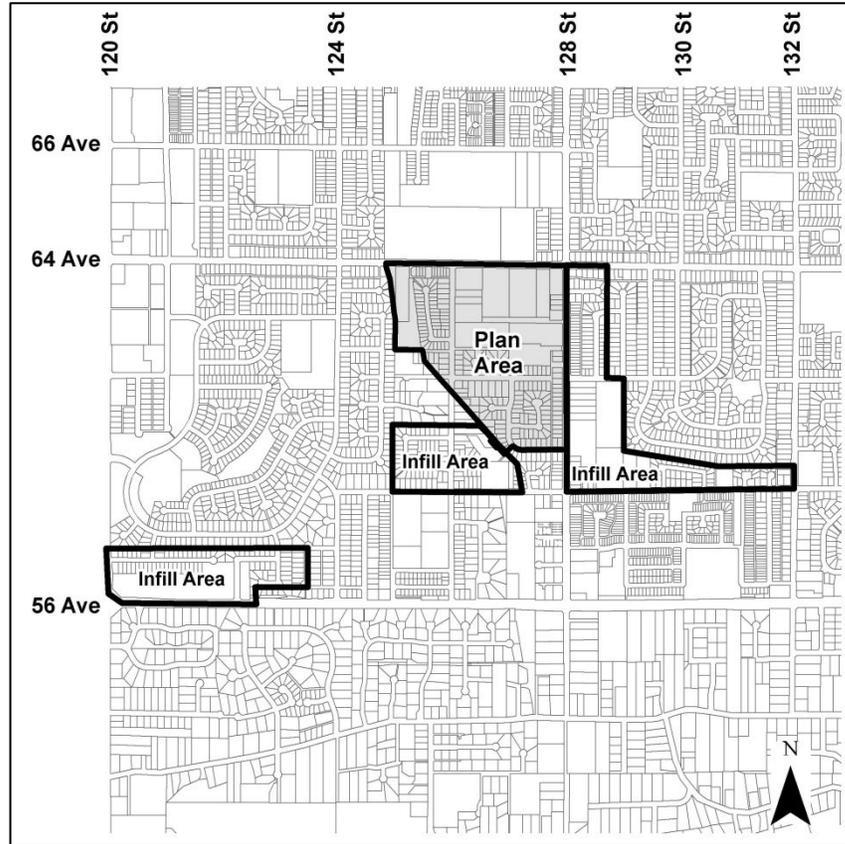
1 Excludes secondary suites.

2 Includes pathways and facilities.

**2. WEST NEWTON SOUTH**

(BL 12824; 12995; 20300)

- (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><br>(Plan Area)<br>\$/dwelling unit   | \$15.66               | \$221.56 | \$166.18  | \$1,074.47         | \$1,477.87 |
| <b>NON-RESIDENTIAL</b><br>(Plan Area)<br>\$/hectare<br>(\$/acre)    | n/a                   | n/a      | n/a       | n/a                | n/a        |
| <b>RESIDENTIAL<sup>1</sup></b><br>(Infill Area)<br>\$/dwelling unit | \$15.66               | \$221.56 | \$166.18  | \$1,074.47         | \$1,477.87 |
| <b>NON-RESIDENTIAL</b><br>(Infill Area)<br>\$/hectare<br>(\$/acre)  | n/a                   | n/a      | n/a       | n/a                | n/a        |

**Explanatory Notes:**

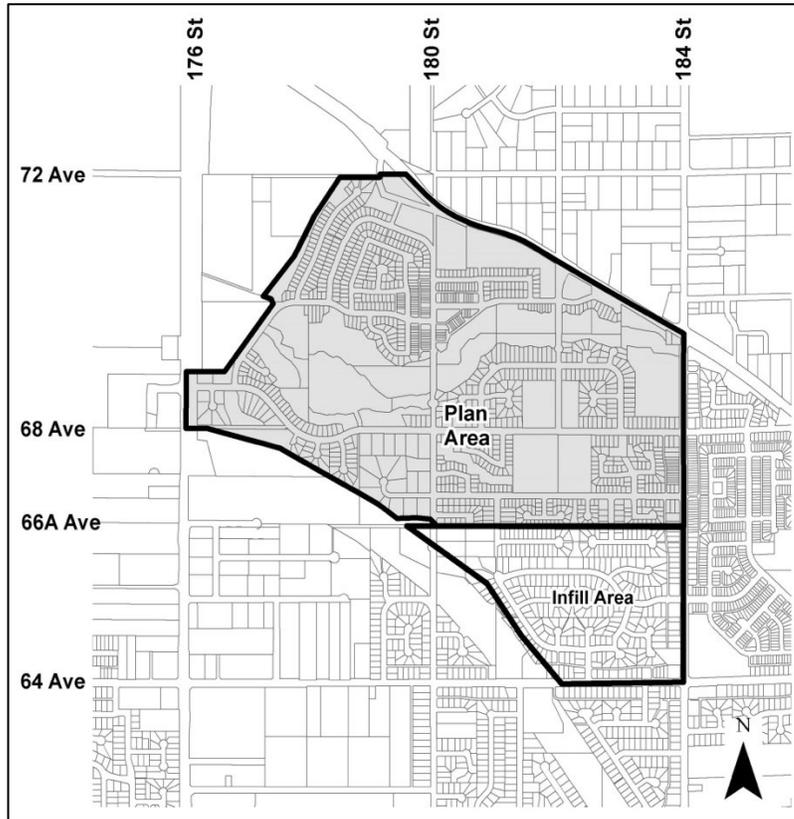
1 Excludes *secondary suites*.

2 Includes pathways and facilities.

**3. NORTH CLOVERDALE WEST**

(BL 12946; 20300)

(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><br><b>(Plan Area)</b><br>\$/dwelling unit   | \$72.12                | \$311.58                   | \$162.27  | \$780.27           | \$1,326.24                 |
| <b>NON-RESIDENTIAL</b><br><b>(Plan Area)</b><br>\$/hectare<br>(\$/acre)    | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |
| <b>RESIDENTIAL<sup>1</sup></b><br><b>(Infill Area)</b><br>\$/dwelling unit | \$72.12                | \$311.58                   | \$162.27  | \$780.27           | \$1,326.24                 |
| <b>NON-RESIDENTIAL</b><br><b>(Infill Area)</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

**Explanatory Notes:**

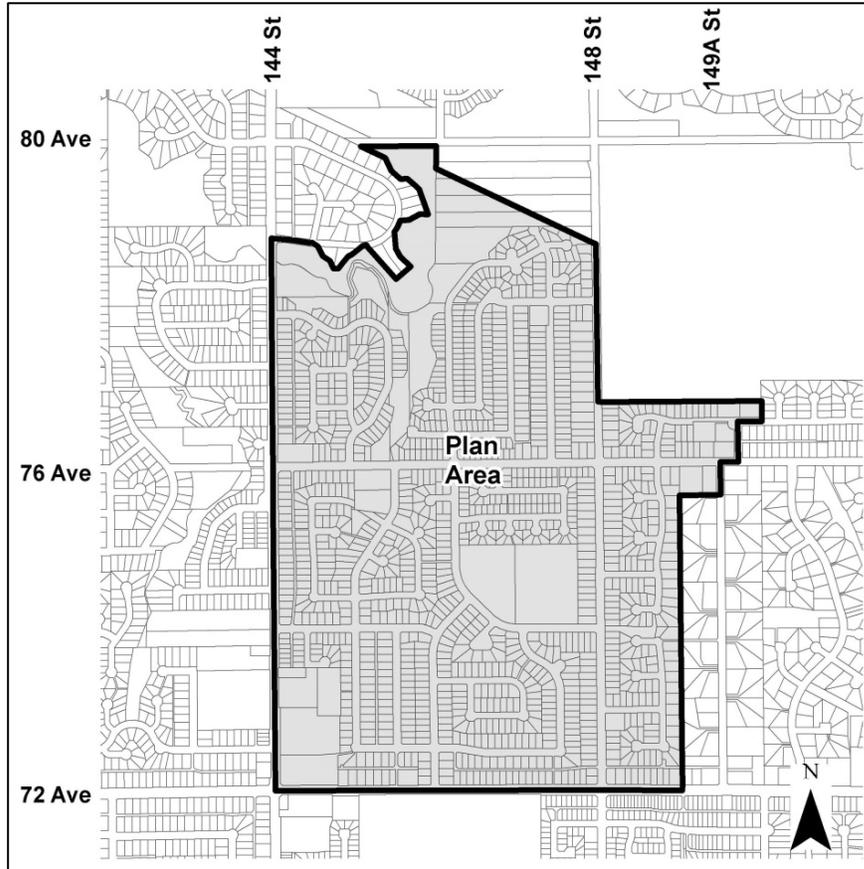
1 Excludes secondary suites.

2 Includes pathways and facilities.

**4. EAST NEWTON NORTH**

(BL 12946; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.58                   | \$162.27  | \$758.72           | \$1,304.69                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,087.84<br>(\$1,249.61) | n/a       | n/a                | \$3,800.59<br>(\$1,538.05) |

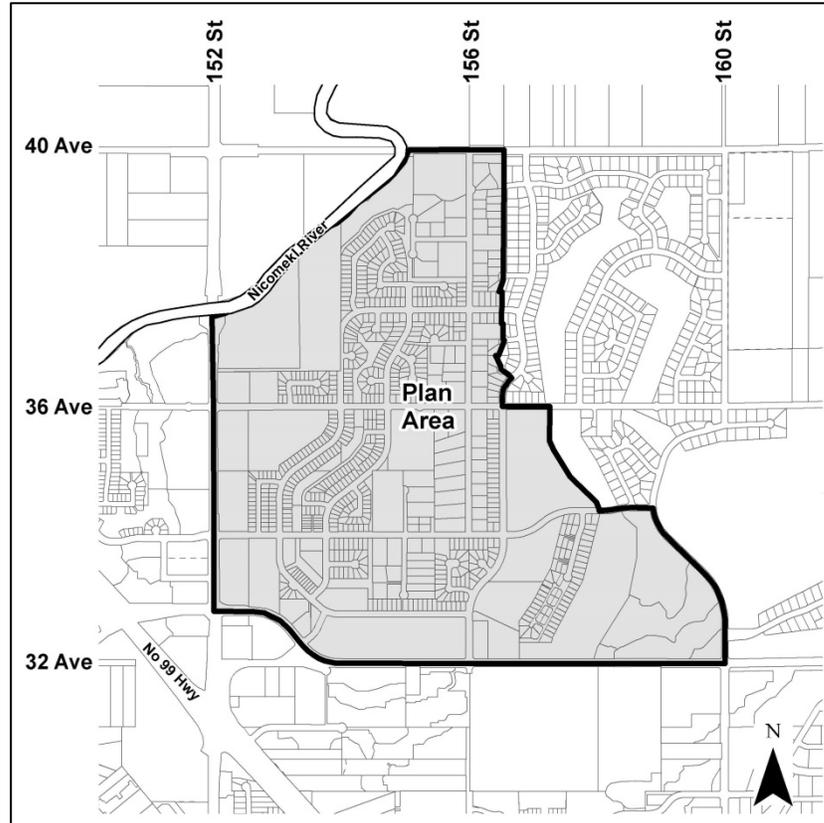
**Explanatory Notes:**

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

**5. ROSEMARY HEIGHTS CENTRAL**

(BL 12995; 20300)

(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><br>\$/dwelling unit | \$72.44                | \$311.58                   | \$162.27  | \$923.19           | \$1,469.48                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

**Explanatory Notes:**

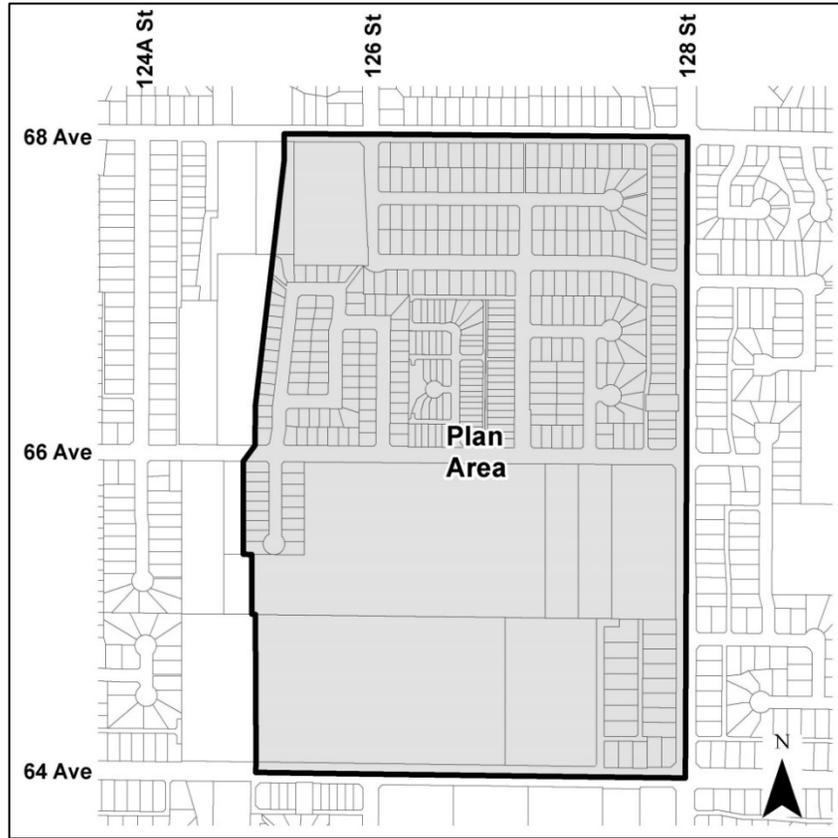
1 Excludes secondary suites.

2 Includes pathways and facilities.

**6. WEST NEWTON NORTH**

(BL 12995; 20300)

(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><br>\$/dwelling unit   | \$12.24               | \$216.36                 | \$132.69  | \$1,039.06         | \$1,400.35               |
| <b>MULTIPLE FAMILY</b> <sup>1</sup><br>\$/dwelling unit | \$12.24               | \$359.13                 | \$132.69  | \$1,039.06         | \$1,543.12               |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)       | \$121.15<br>(\$49.03) | \$2,138.61<br>(\$865.47) | n/a       | n/a                | \$2,259.76<br>(\$914.50) |

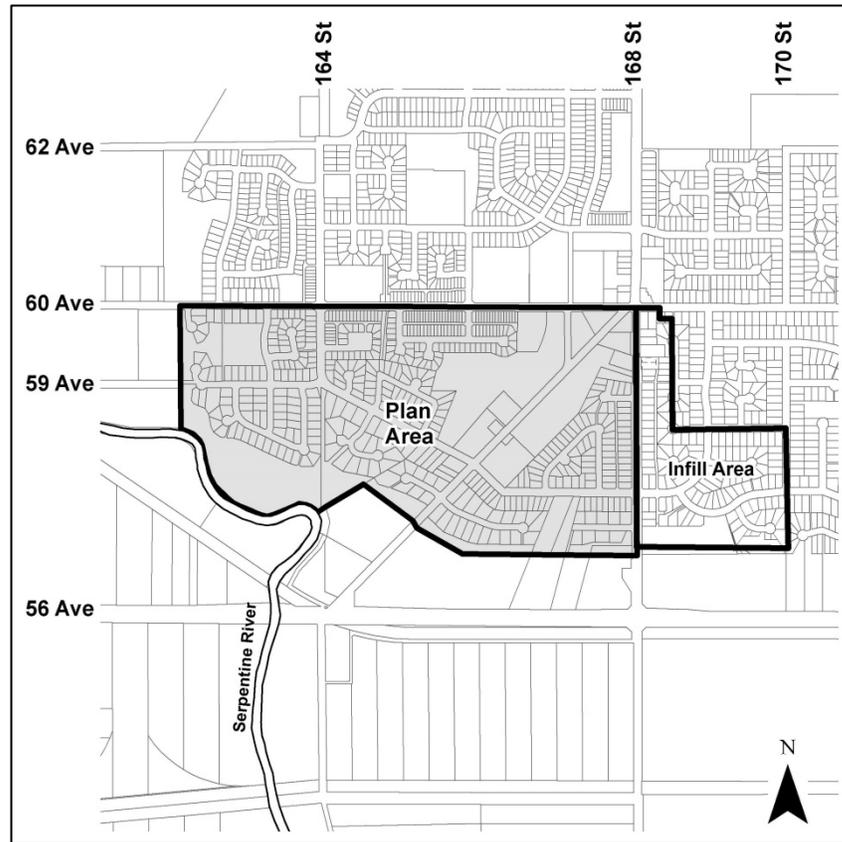
**Explanatory Notes:**

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

**7. WEST CLOVERDALE SOUTH**

(BL 13112; 20300)

(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><br>(Plan Area)<br>\$/dwelling unit   | \$72.12                | \$311.58                   | \$162.27  | \$720.67           | \$1,266.64                 |
| <b>NON-RESIDENTIAL</b><br>(Plan Area)<br>\$/hectare<br>(\$/acre)    | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |
| <b>RESIDENTIAL<sup>1</sup></b><br>(Infill Area)<br>\$/dwelling unit | \$72.12                | \$311.58                   | \$162.27  | \$720.67           | \$1,266.64                 |
| <b>NON-RESIDENTIAL</b><br>(Infill Area)<br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

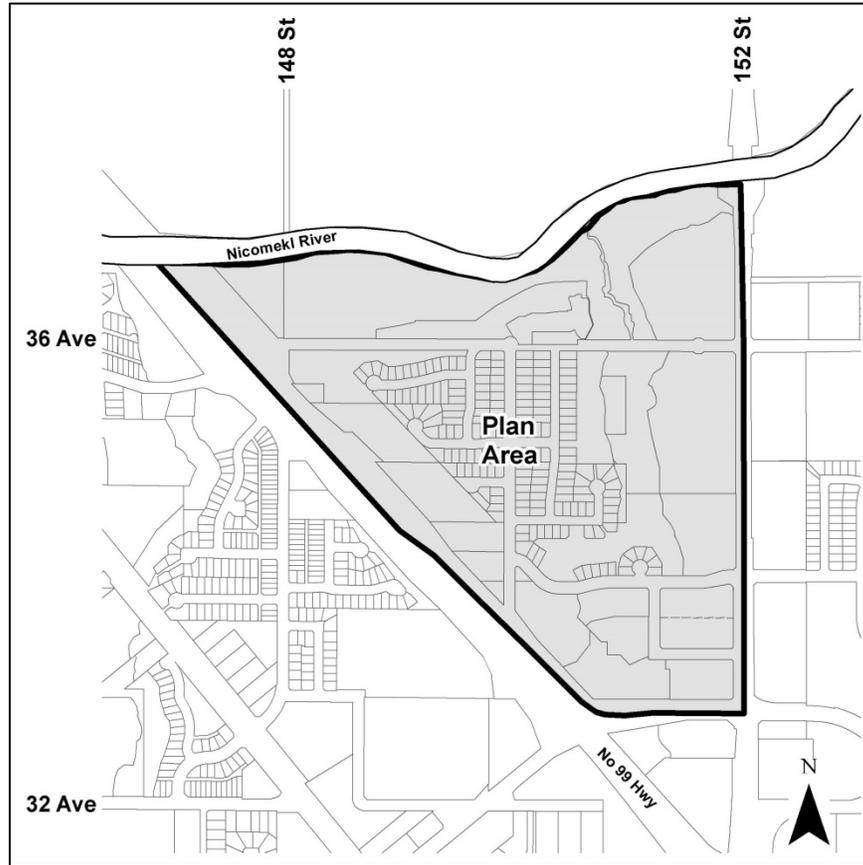
**Explanatory Notes:**

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

**8. ROSEMARY HEIGHTS WEST**

(BL 13157; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.58                   | \$162.27  | \$281.20           | \$827.17                   |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

**Explanatory Notes:**

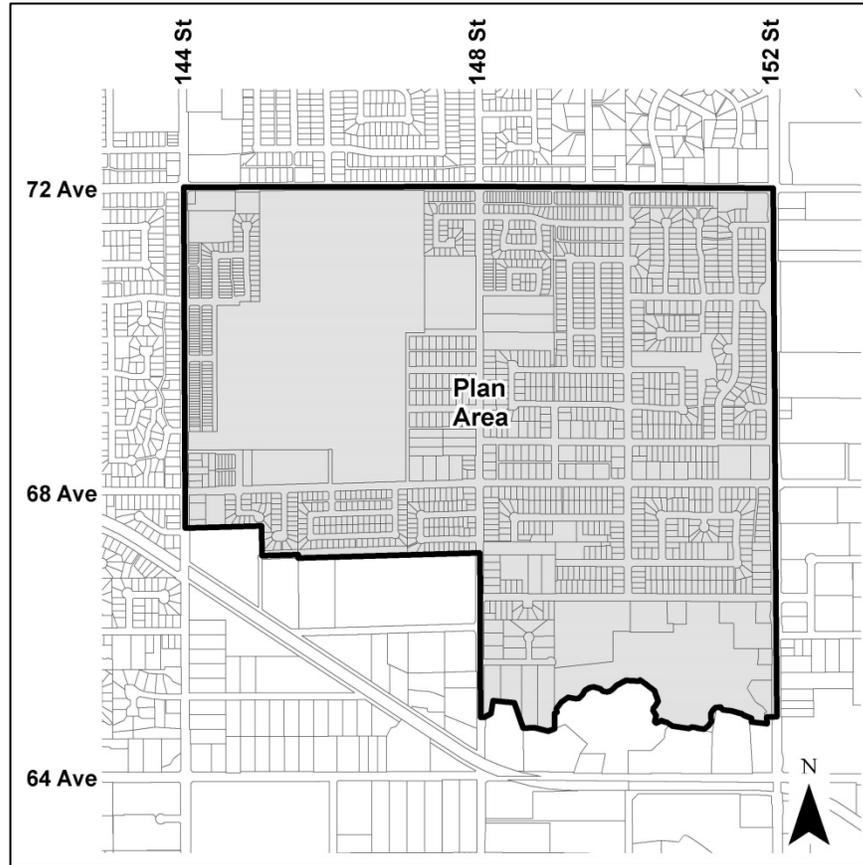
1 Excludes secondary suites.

2 Includes pathways and facilities.

**9. EAST NEWTON SOUTH**

(BL 13336; 20117; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.58                   | \$162.27  | \$943.02           | \$1,488.99                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

**Explanatory Notes:**

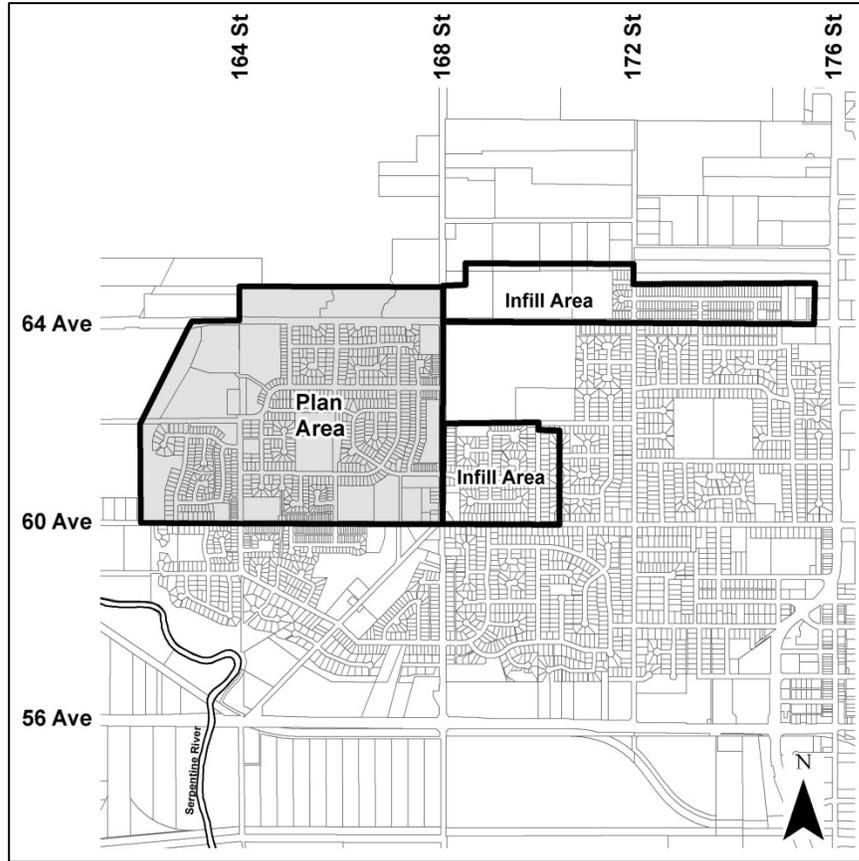
1 Excludes secondary suites.

2 Includes pathways and facilities.

**10. WEST CLOVERDALE NORTH**

(BL 13336; 20300)

(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  |                            |           |                    |                            |
|---|------------------------|----------------------------|-----------|--------------------|----------------------------|
|   | Police                 | Fire                       | Libraries | Parks <sup>2</sup> | TOTAL                      |
| <b>RESIDENTIAL<sup>1</sup></b><br>(Plan Area)<br>\$/dwelling unit   | \$72.12                | \$311.58                   | \$162.27  | \$550.20           | \$1,096.17                 |
| <b>NON-RESIDENTIAL</b><br>(Plan Area)<br>\$/hectare<br>(\$/acre)    | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |
| <b>RESIDENTIAL<sup>1</sup></b><br>(Infill Area)<br>\$/dwelling unit | \$72.12                | \$311.58                   | \$162.27  | \$550.20           | \$1,096.17                 |
| <b>NON-RESIDENTIAL</b><br>(Infill Area)<br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

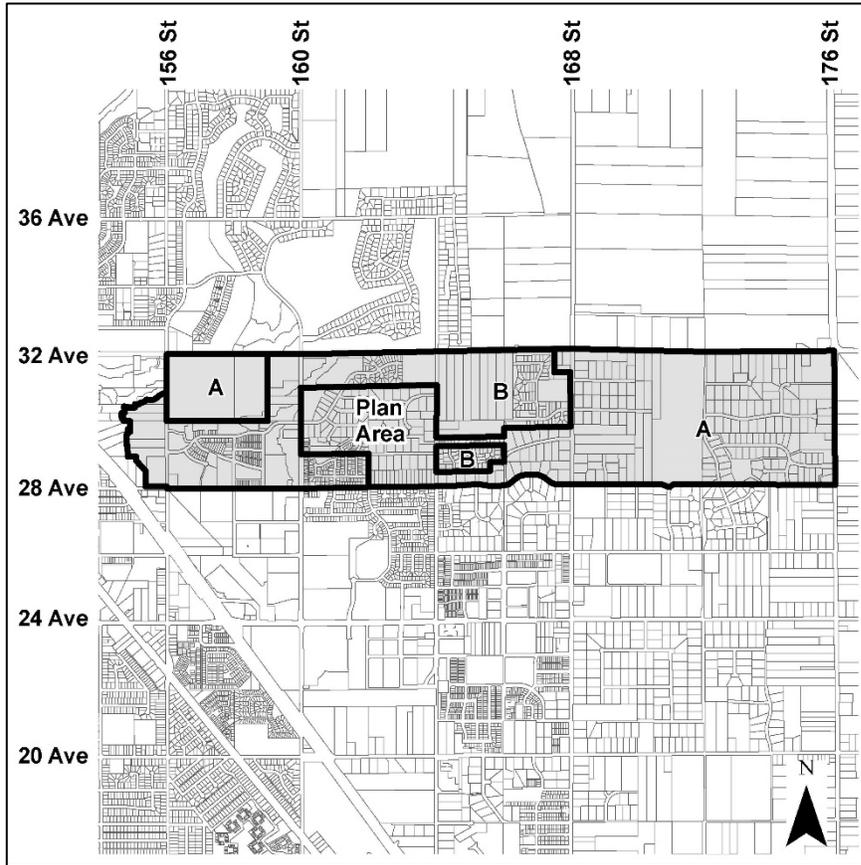
**Explanatory Notes:**

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

**11. NORTH GRANDVIEW HEIGHTS**

(BL 14101; 14332; 15842; 18745; 19040; 20300)

(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><br>(Area A)<br>\$/dwelling unit | n/a                    | n/a                        | n/a       | \$803.50           | \$803.50                   |
| <b>RESIDENTIAL<sup>1</sup></b><br>(Area B)<br>\$/dwelling unit | \$72.12                | \$311.58                   | \$162.27  | \$1,106.71         | \$1,652.68                 |
| <b>NON-RESIDENTIAL</b><br>(Area B)<br>\$/hectare<br>(\$/acre)  | \$713.03<br>(\$288.55) | \$3,092.19<br>(\$1,251.37) | n/a       | n/a                | \$3,805.22<br>(\$1,539.92) |

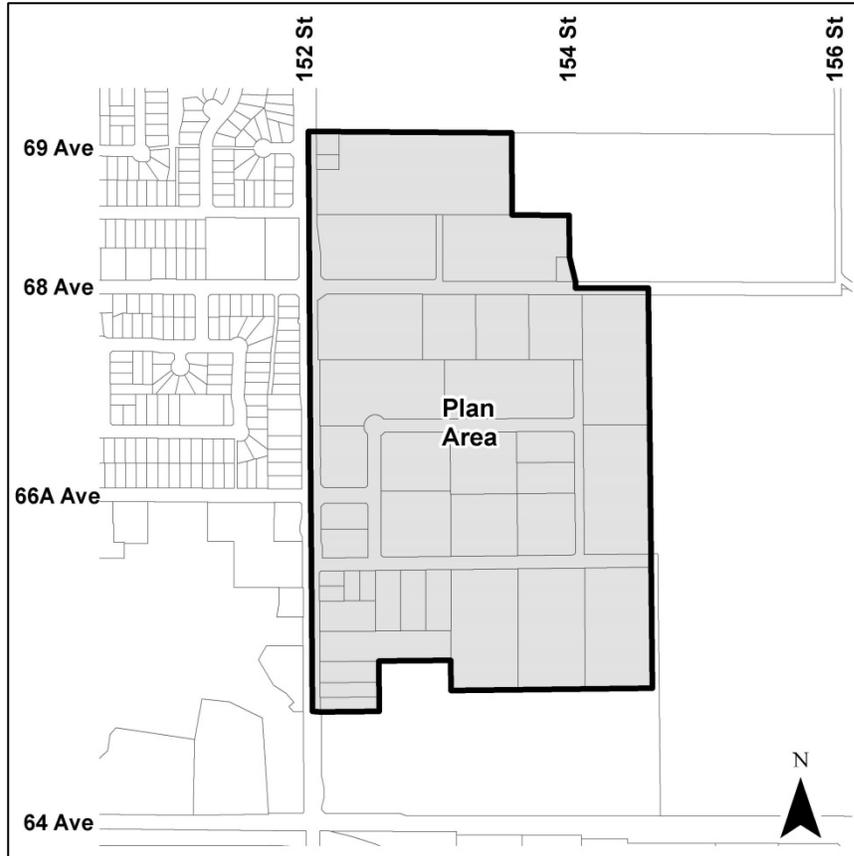
**Explanatory Notes:**

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

**12. EAST NEWTON BUSINESS PARK**

(BL 14101; 20117; 20300)

(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  |                            |           |                            | TOTAL                       |
|--|------------------------|----------------------------|-----------|----------------------------|-----------------------------|
|  | Police                 | Fire                       | Libraries | Parks <sup>2</sup>         |                             |
| <b>RESIDENTIAL<sup>1</sup></b><br>\$/dwelling unit | n/a                    | n/a                        | \$160.47  | n/a                        | \$160.47                    |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$705.12<br>(\$285.35) | \$3,044.93<br>(\$1,232.24) | n/a       | \$9,318.34<br>(\$3,771.01) | \$13,068.39<br>(\$5,288.60) |

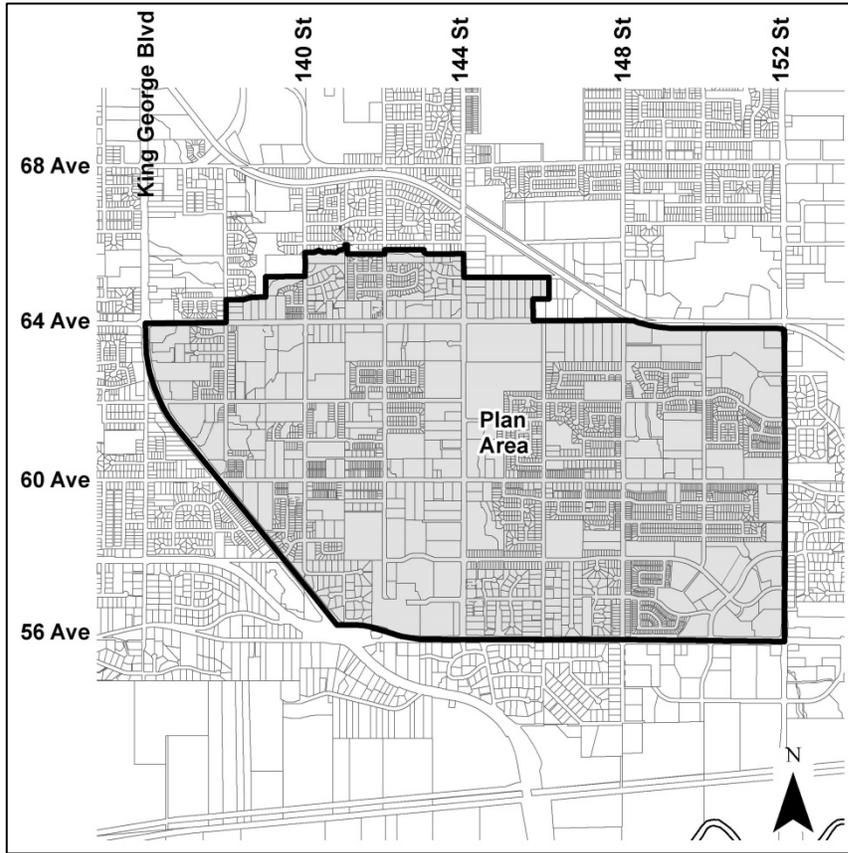
**Explanatory Notes:**

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

**13. SOUTH NEWTON**

(BL 14101; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$310.03                   | \$161.47  | \$990.78           | \$1,534.40                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$709.24<br>(\$287.02) | \$3,064.34<br>(\$1,240.10) | n/a       | n/a                | \$3,773.58<br>(\$1,527.12) |

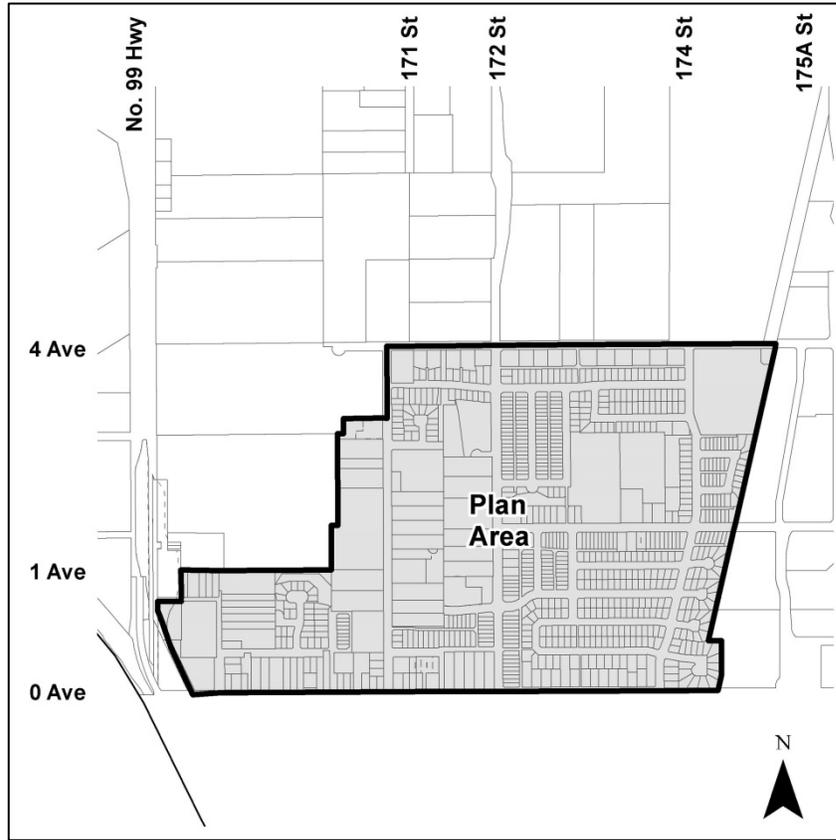
**Explanatory Notes:**

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

**14. DOUGLAS**

(BL 14101; 20117; 20300)

(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      |                             |           |                             | TOTAL                        |
|--|----------------------------|-----------------------------|-----------|-----------------------------|------------------------------|
|  | Police                     | Fire                        | Libraries | Parks <sup>2</sup>          |                              |
| <b>RESIDENTIAL<sup>1</sup></b><br>\$/dwelling unit | \$72.12                    | \$311.58                    | \$162.66  | \$1,536.26                  | \$2,082.62                   |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$2,673.44<br>(\$1,081.90) | \$11,548.61<br>(\$4,673.56) | n/a       | \$17,622.76<br>(\$7,131.69) | \$31,844.81<br>(\$12,887.15) |

**Explanatory Notes:**

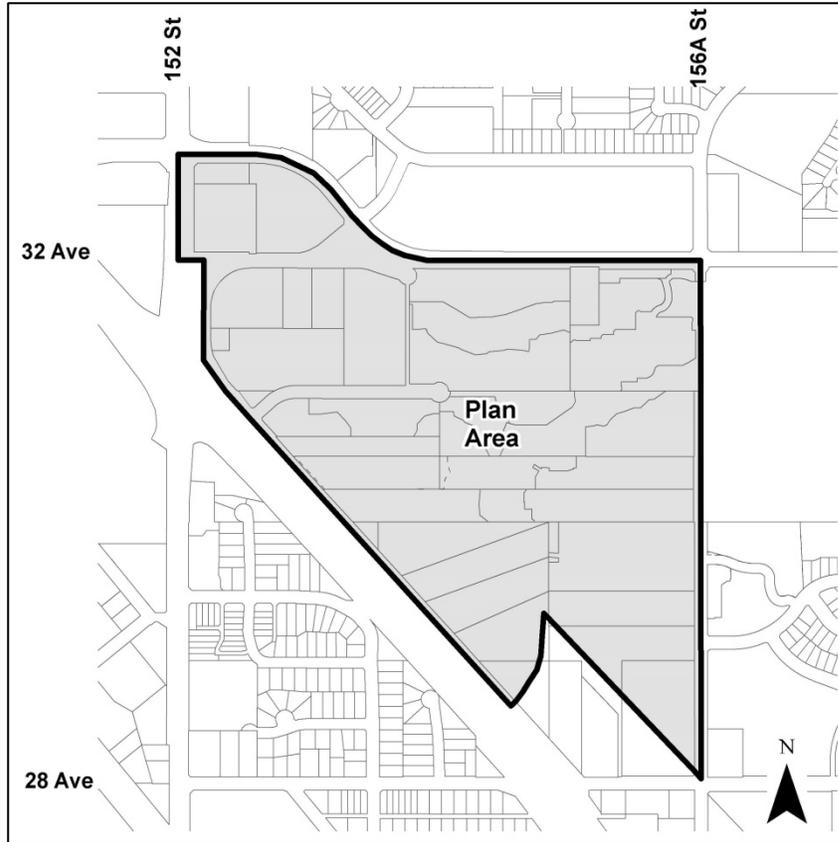
1 Excludes secondary suites.

2 Includes pathways and facilities.

**15. ROSEMARY HEIGHTS BUSINESS PARK**

(BL 14101; 20300)

(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><br>\$/dwelling unit | n/a                    | n/a                        | \$159.06  | n/a                        | \$159.06                    |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$698.80<br>(\$282.80) | \$3,018.84<br>(\$1,221.68) | n/a       | \$7,996.15<br>(\$3,235.93) | \$11,713.79<br>(\$4,740.41) |

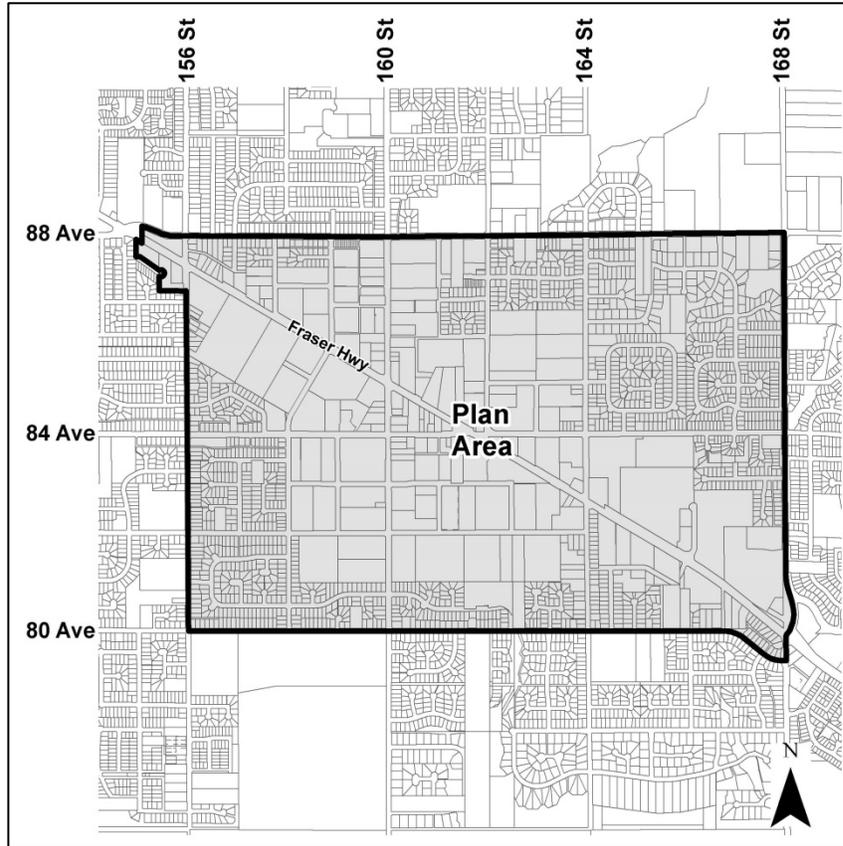
**Explanatory Notes:**

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

**16. FLEETWOOD TOWN CENTRE**

(BL 14333; 20300)

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



(b) Amenity contributions for the Fleetwood Town Centre 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><br>\$/dwelling unit | \$70.58                | \$304.85                   | \$158.76  | \$915.03           | \$1,449.22                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$697.43<br>(\$282.24) | \$3,013.37<br>(\$1,219.47) | n/a       | n/a                | \$3,710.80<br>(\$1,501.71) |

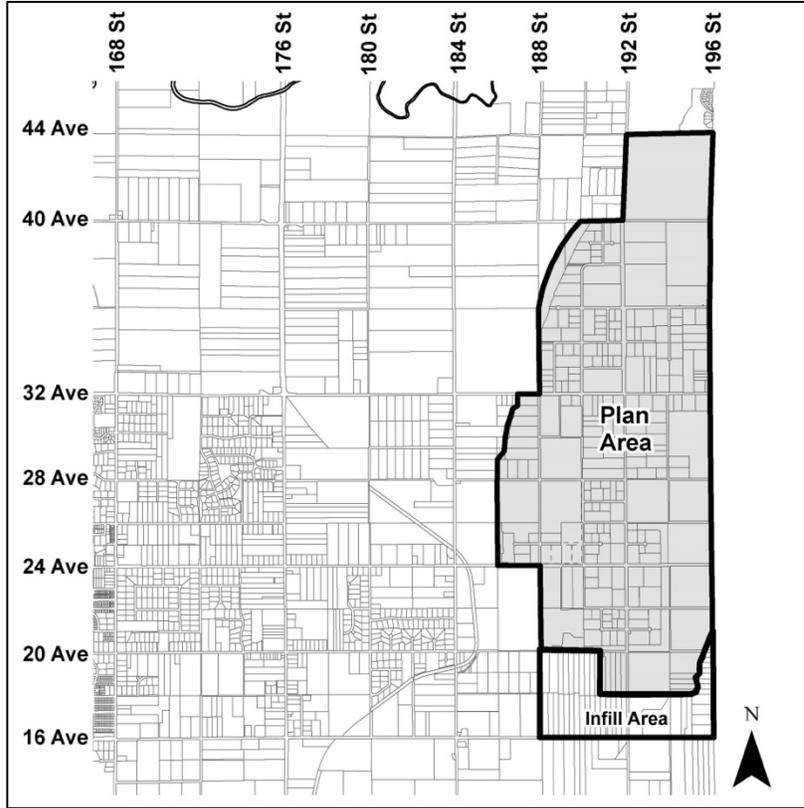
**Explanatory Notes:**

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

**17. CAMPBELL HEIGHTS BUSINESS PARK**

(BL 14333; 20300)

- (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><br><b>(Plan Area)</b><br>\$/dwelling unit   | n/a                        | n/a                        | \$158.76  | n/a                        | \$158.76                    |
| <b>NON-RESIDENTIAL</b><br><b>(Plan Area)</b><br>\$/hectare<br>(\$/acre)    | \$7,217.48<br>(\$2,920.81) | \$3,013.37<br>(\$1,219.47) | n/a       | \$697.43<br>(\$282.24)     | \$10,928.28<br>(\$4,422.52) |
| <b>RESIDENTIAL<sup>1</sup></b><br><b>(Infill Area)</b><br>\$/dwelling unit | \$69.45                    | \$304.85                   | \$158.76  | n/a                        | \$533.06                    |
| <b>NON-RESIDENTIAL</b><br><b>(Infill Area)</b><br>\$/hectare<br>(\$/acre)  | n/a                        | n/a                        | n/a       | \$7,217.48<br>(\$2,920.81) | \$7,217.48<br>(\$2,920.81)  |

**Explanatory Notes:**

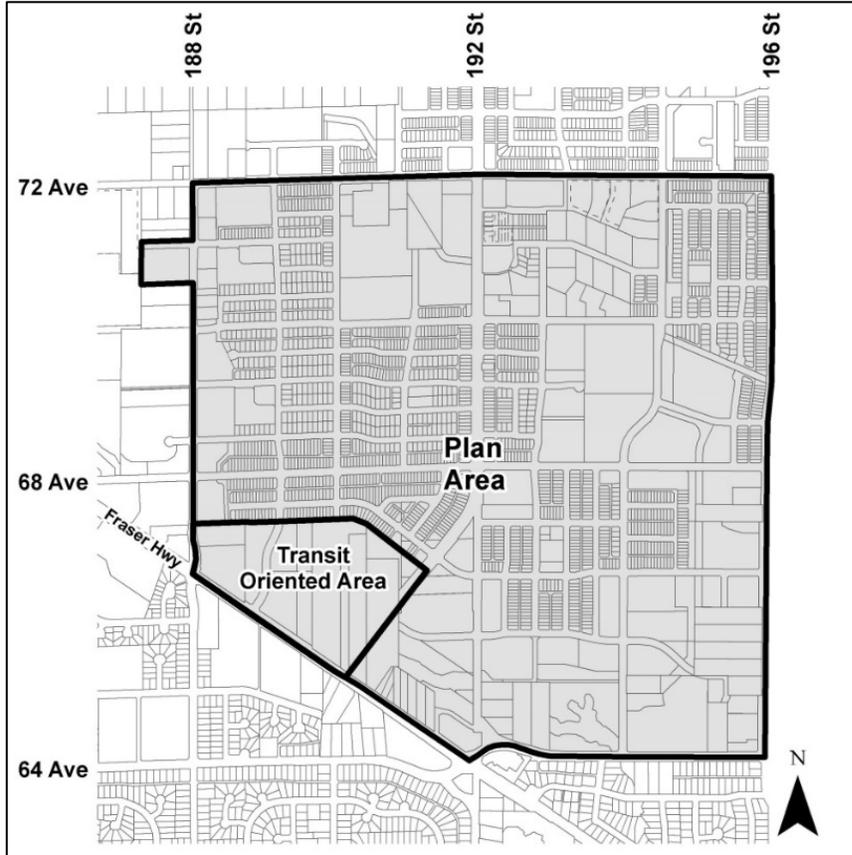
1 Excludes secondary suites.

2 Includes pathways and facilities.

**18. EAST CLAYTON**

(BL 14653; 14948; 18215; 20300)

- (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><br>(Plan Area)<br>\$/dwelling unit             | \$71.86                | \$311.47                   | \$161.40  | \$970.11           | \$1,514.84                 |
| <b>NON-RESIDENTIAL</b><br>(Plan Area)<br>\$/hectare<br>(\$/acre)              | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |
| <b>RESIDENTIAL<sup>1</sup></b><br>(Transit Oriented Area)<br>\$/dwelling unit | \$71.86                | \$311.47                   | \$161.40  | \$1,429.37         | \$1,974.10                 |
| <b>NON-RESIDENTIAL</b><br>(Transit Oriented Area)<br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

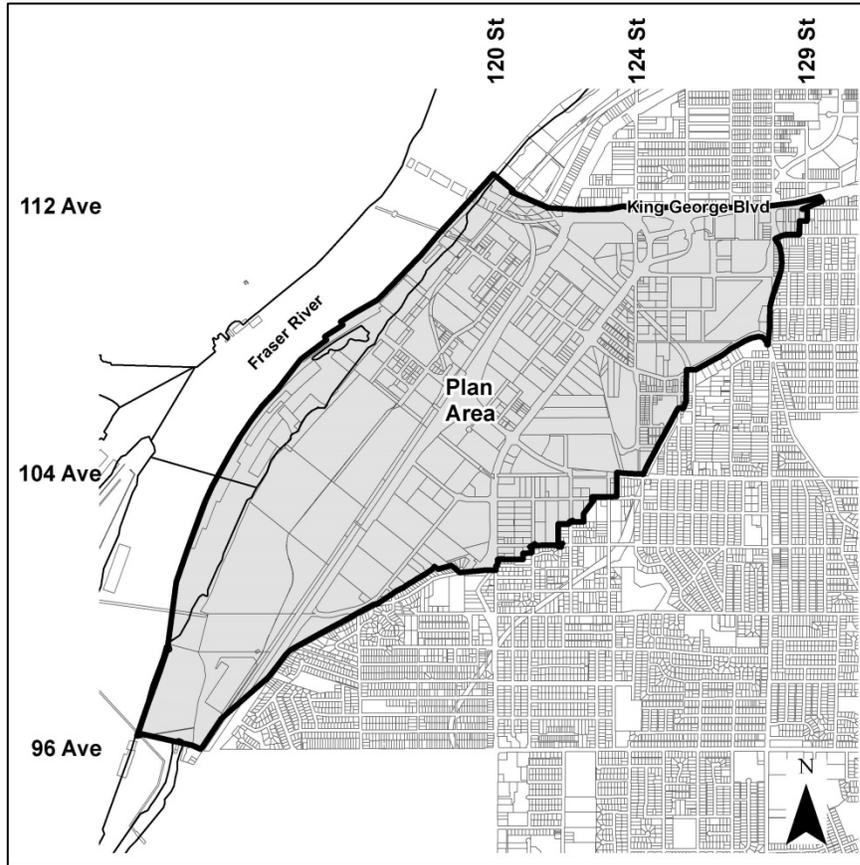
**Explanatory Notes:**

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

**19. SOUTH WESTMINSTER**

(BL 15245; 15404; 20300)

(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><br>\$/dwelling unit | \$71.86                | \$311.47                   | \$161.40  | \$1,127.96         | \$1,672.69                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

**Explanatory Notes:**

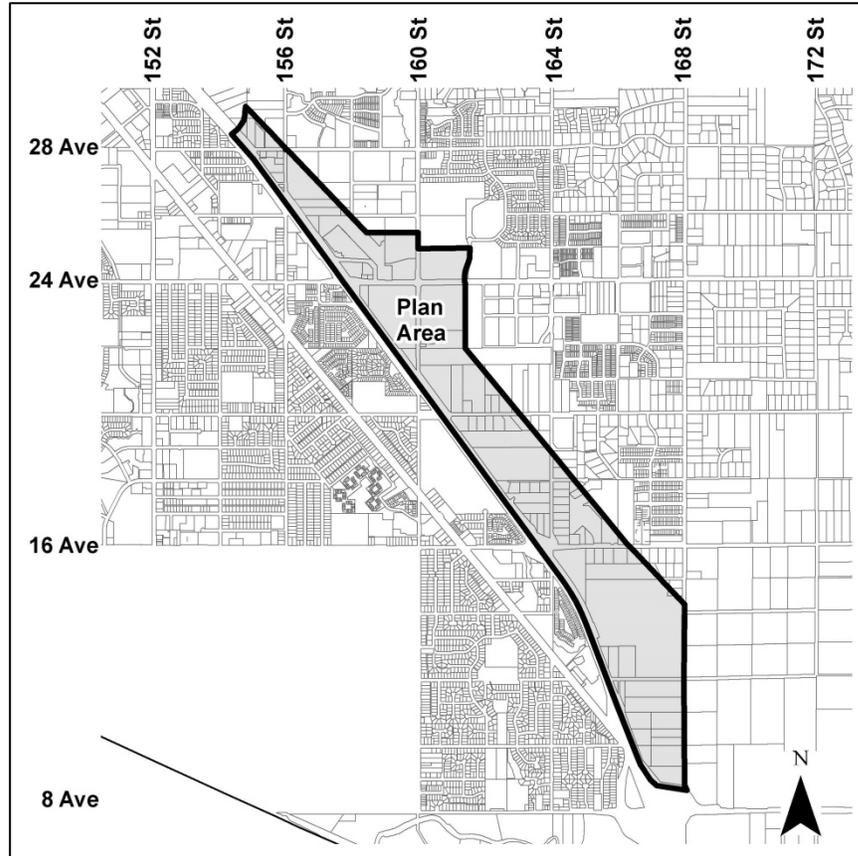
1 Excludes secondary suites.

2 Includes pathways and facilities.

**20. HIGHWAY 99 CORRIDOR**

(BL 15298; 15844; 20300)

(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><br>\$/dwelling unit | n/a                    | n/a                        | n/a       | n/a                | n/a                        |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

**Explanatory Notes:**

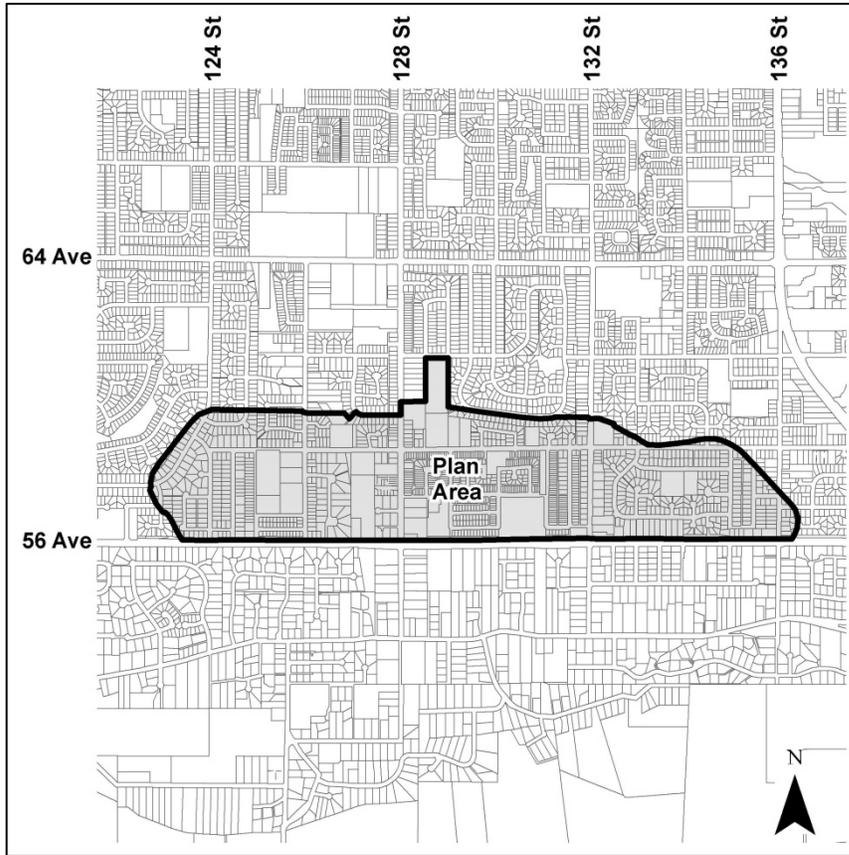
1 Excludes secondary suites.

2 Includes pathways and facilities.

**21. WEST NEWTON HIGHWAY 10**

(BL 15660; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.59                   | \$162.27  | \$1,417.77         | \$1,963.75                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

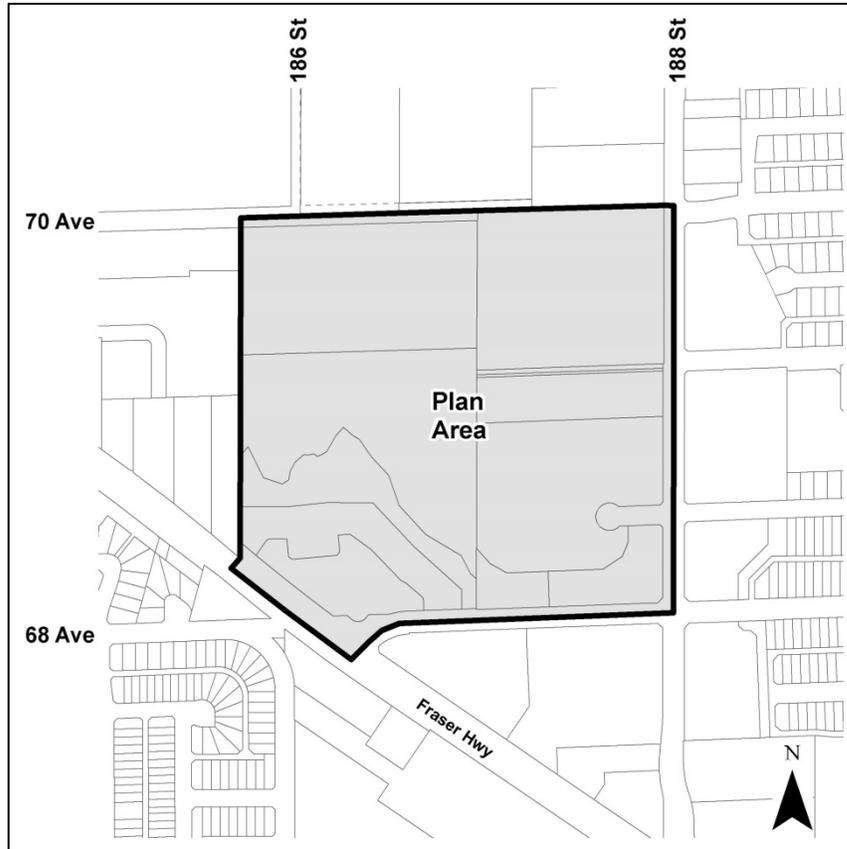
**Explanatory Notes:**

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

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

(BL 15710; 20300)

- (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><br>\$/dwelling unit | \$71.86                | \$311.47                   | \$161.40  | \$973.92           | \$1,518.65                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

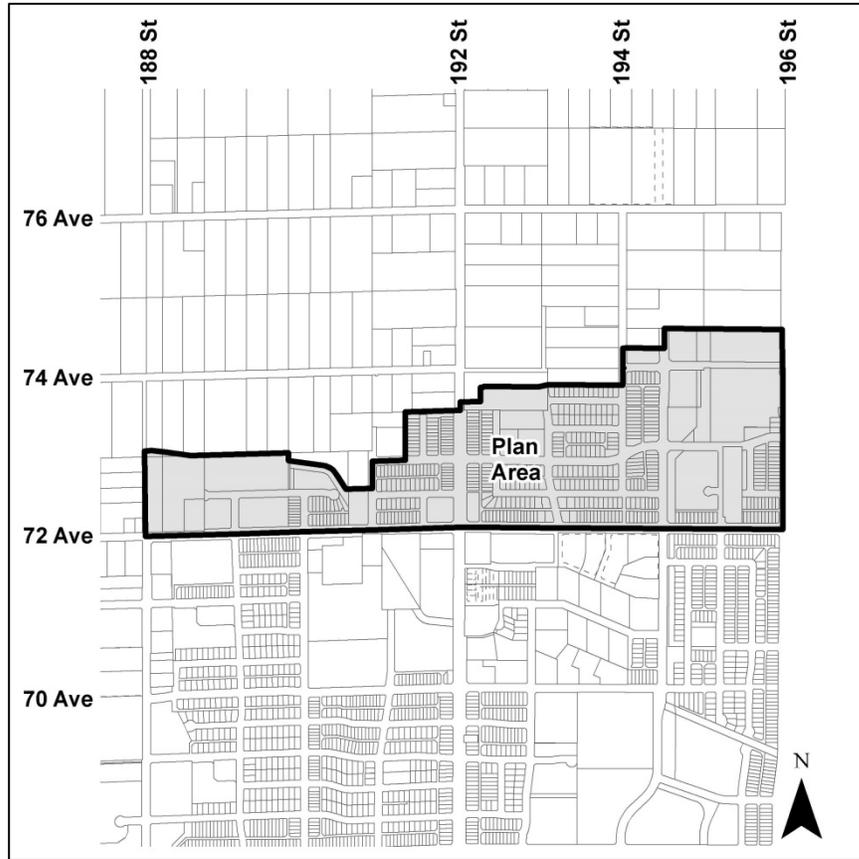
**Explanatory Notes:**

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

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

(BL 15778; 18278; 18372; 20300)

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



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

| Uses   | Amenity Contributions  |                            |           |                    |                            |
|--|------------------------|----------------------------|-----------|--------------------|----------------------------|
|  | Police                 | Fire                       | Libraries | Parks <sup>2</sup> | TOTAL                      |
| <b>RESIDENTIAL<sup>1</sup></b><br>\$/dwelling unit | \$71.86                | \$311.47                   | \$161.40  | \$1,222.38         | \$1,767.11                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

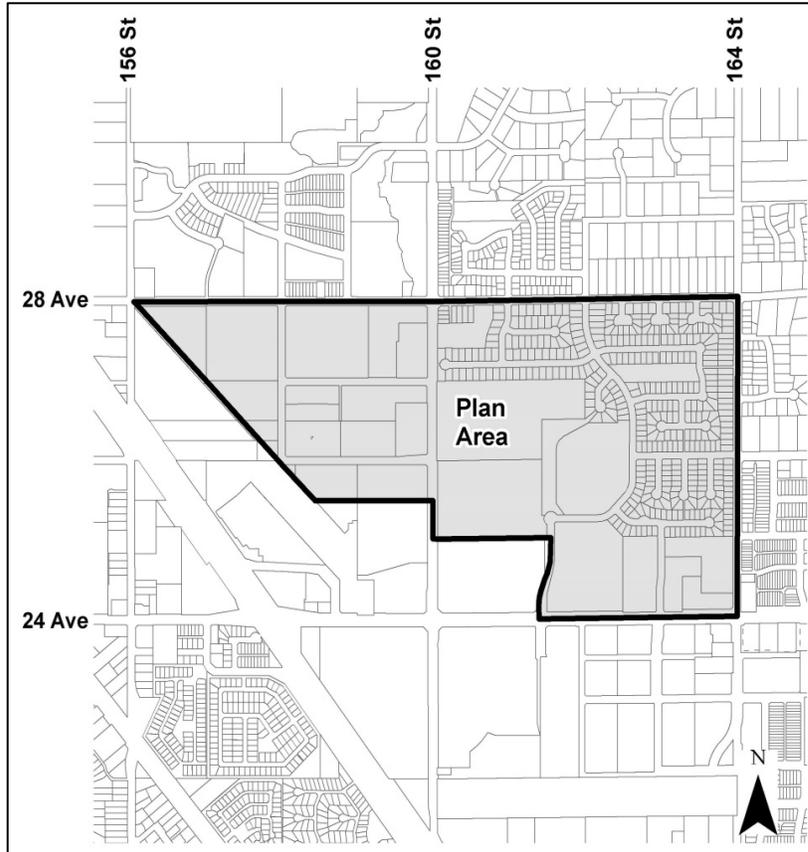
**Explanatory Notes:**

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

**24. MORGAN HEIGHTS**

(BL 15844; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.59                   | \$162.27  | \$1,363.13         | \$1,909.11                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

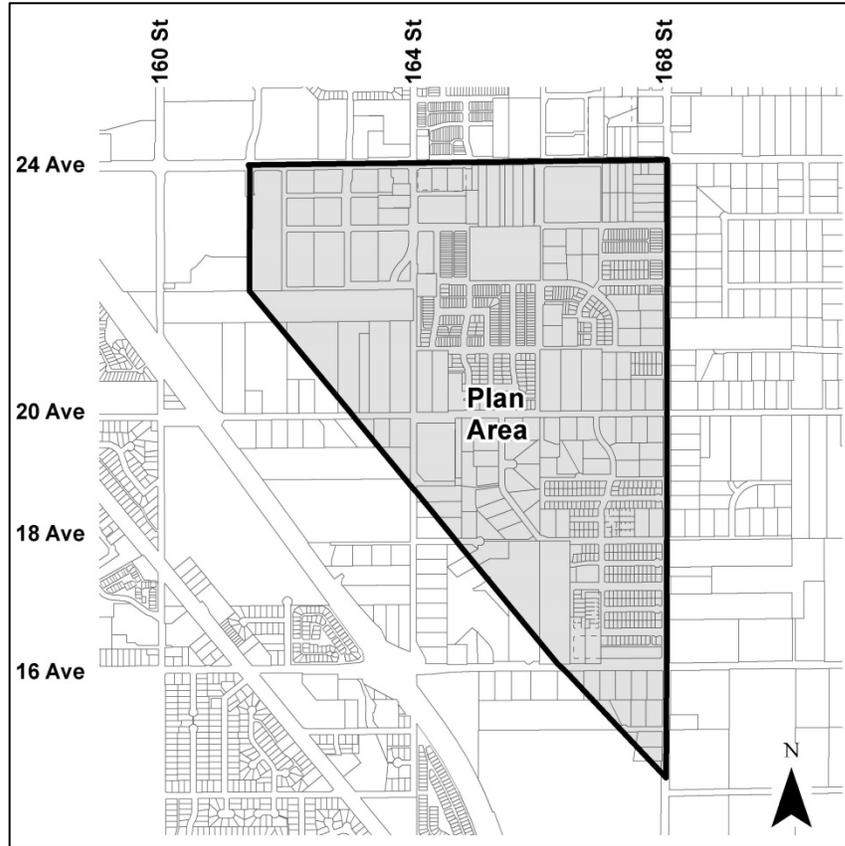
**Explanatory Notes:**

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

**25. SUNNYSIDE HEIGHTS**

(BL 17287; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.59                   | \$162.27  | \$1,295.43         | \$1,841.41                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

**Explanatory Notes:**

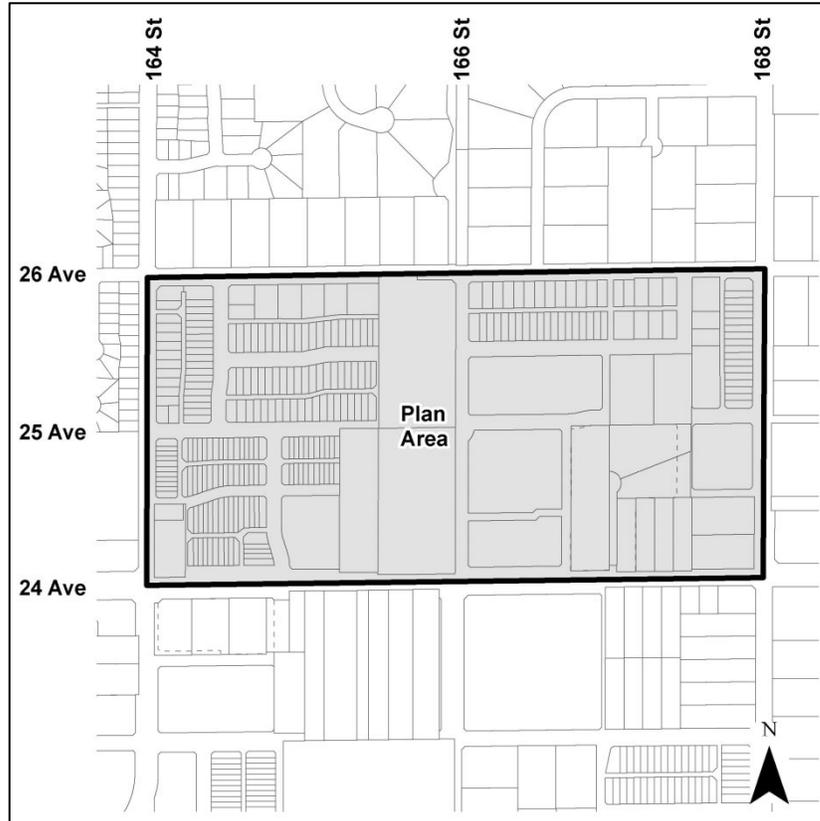
1 Excludes secondary suites.

2 Includes pathways and facilities.

**26. ORCHARD GROVE**

(BL 17586; 18205; 18377; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.59                   | \$162.27  | \$1,264.48         | \$1,810.46                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

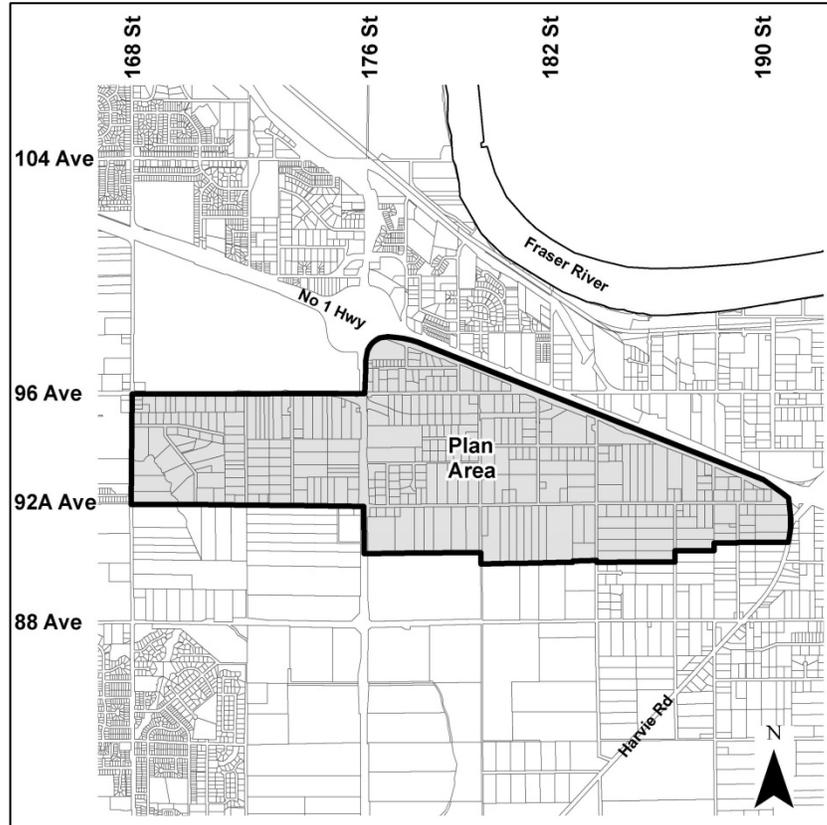
**Explanatory Notes:**

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

**27. ANNIEDALE-TYNEHEAD**

(BL 17636; 20300)

(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</b> <sup>1</sup><br>\$/dwelling unit | \$72.12                | \$311.59                   | \$162.27  | \$1,488.67         | \$2,034.65                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)   | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.29) | n/a       | n/a                | \$3,792.40<br>(\$1,534.73) |

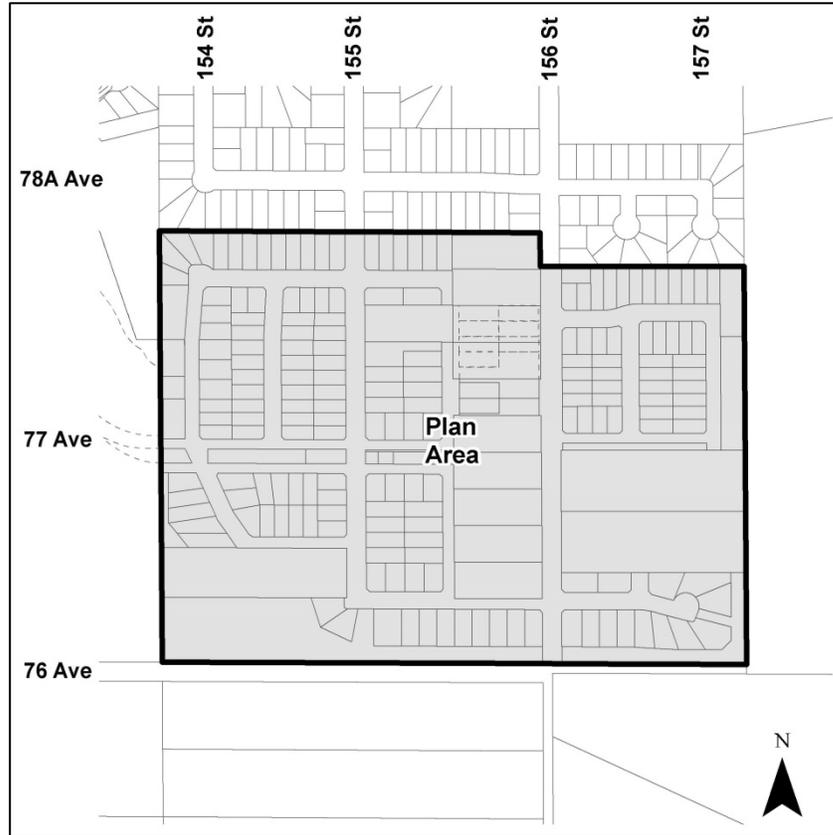
**Explanatory Notes:**

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

**28. FLEETWOOD ENCLAVE**

(BL 17912; 20117; 20300)

(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><br>\$/dwelling unit | \$72.12               | \$311.59 | \$162.27  | \$1,357.27         | \$1,903.25 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | n/a                   | n/a      | n/a       | n/a                | n/a        |

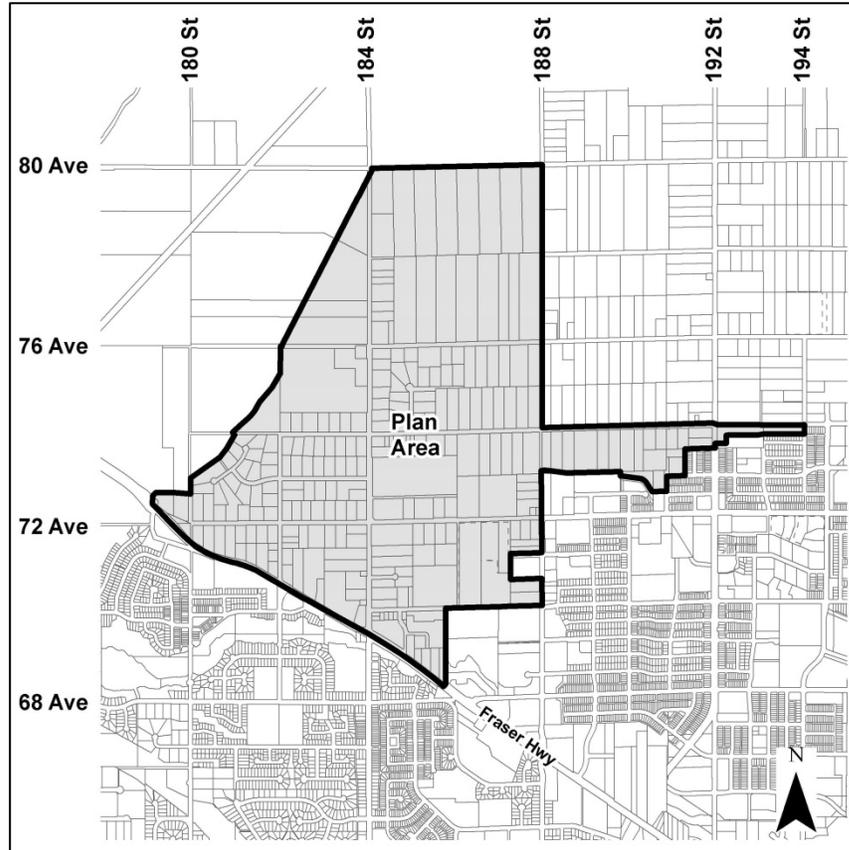
**Explanatory Notes:**

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

**29. WEST CLAYTON**

(BL 18499; 20300)

(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><br>\$/dwelling unit | \$72.12                | \$311.59                   | \$162.27  | \$1,729.83         | \$2,275.81                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$712.75<br>(\$288.44) | \$3,079.65<br>(\$1,246.31) | n/a       | n/a                | \$3,792.40<br>(\$1,534.75) |

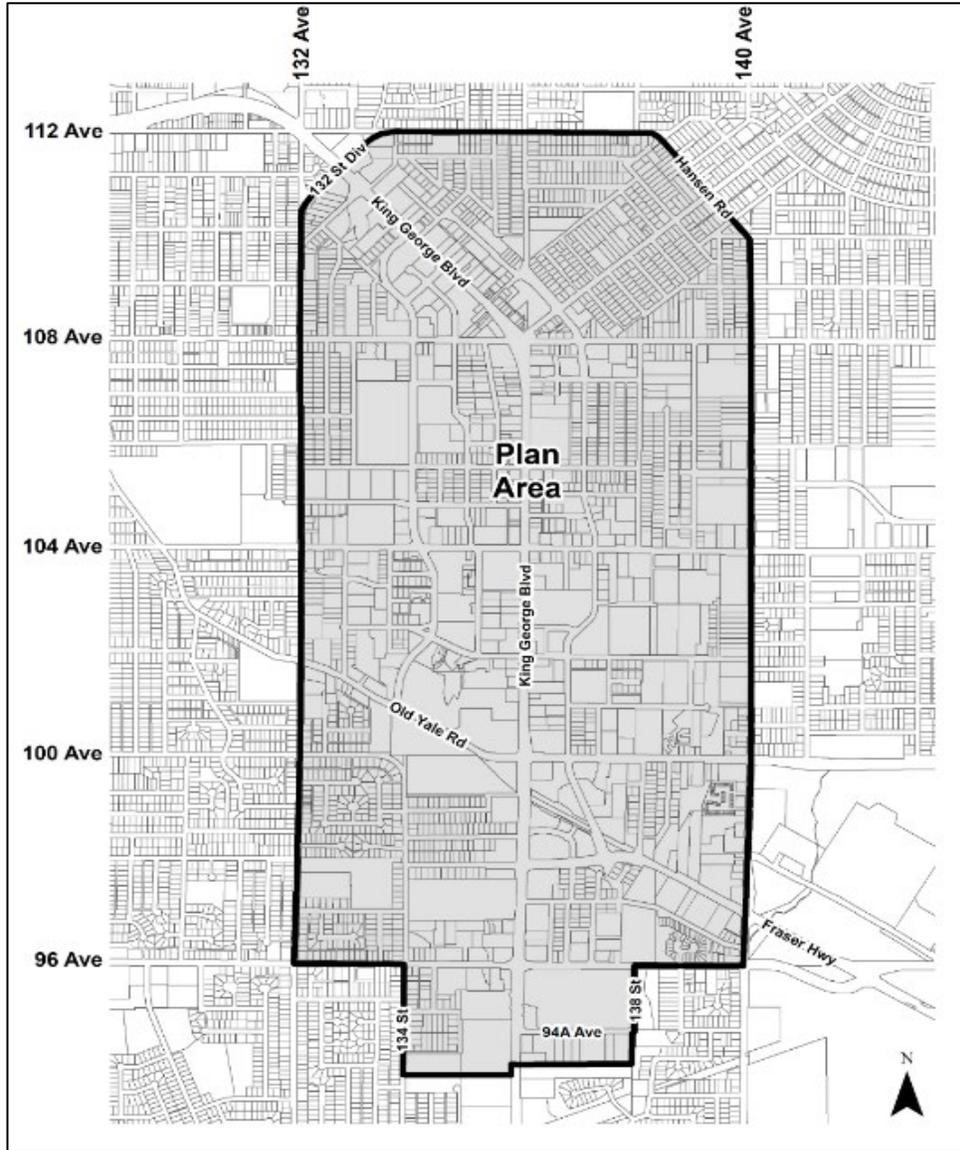
**Explanatory Notes:**

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

**30. CITY CENTRE**

(BL 20300)

(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  |                            |           |                    |                       |                            |
|--|------------------------|----------------------------|-----------|--------------------|-----------------------|----------------------------|
|  | Police                 | Fire                       | Libraries | Parks <sup>2</sup> | Underground Utilities | TOTAL                      |
| <b>SINGLE FAMILY &amp; DUPLEX<sup>1</sup></b>                                |                        |                            |           |                    |                       |                            |
| <i>\$/dwelling unit</i>  | \$72.12                | \$311.59                   | \$162.27  | \$1,720.31         | n/a                   | \$2,266.29                 |
| plus   |                        |                            |           |                    |                       |                            |
| <i>(\$/sq. m of buildable area)</i><br><i>(\$/sq. ft. of buildable area)</i> | n/a                    | n/a                        | n/a       | n/a                | \$19.85<br>(\$1.84)   | \$19.85<br>(\$1.84)        |
| <b>MULTIPLE FAMILY (BATCHELOR/STUDIO)</b>                                    |                        |                            |           |                    |                       |                            |
| <i>\$/dwelling unit</i>  | \$21.64                | \$93.48                    | \$48.68   | \$1,336.17         | n/a                   | \$1,499.97                 |
| plus   |                        |                            |           |                    |                       |                            |
| <i>(\$/sq. m of buildable area)</i><br><i>(\$/sq. ft. of buildable area)</i> | n/a                    | n/a                        | n/a       | n/a                | \$19.85<br>(\$1.84)   | \$19.85<br>(\$1.84)        |
| <b>MULTIPLE FAMILY (ONE BEDROOM)</b>   |                        |                            |           |                    |                       |                            |
| <i>\$/dwelling unit</i>  | \$28.85                | \$124.64                   | \$64.91   | \$1,522.15         | n/a                   | \$1,740.55                 |
| plus   |                        |                            |           |                    |                       |                            |
| <i>(\$/sq. m of buildable area)</i><br><i>(\$/sq. ft. of buildable area)</i> | n/a                    | n/a                        | n/a       | n/a                | \$19.85<br>(\$1.84)   | \$19.85<br>(\$1.84)        |
| <b>MULTIPLE FAMILY (TWO or MORE BEDROOMS)</b>                                |                        |                            |           |                    |                       |                            |
| <i>\$/dwelling unit</i>  | \$36.07                | \$155.91                   | \$81.13   | \$1,720.31         | n/a                   | \$1,993.42                 |
| plus   |                        |                            |           |                    |                       |                            |
| <i>(\$/sq. m of buildable area)</i><br><i>(\$/sq. ft. of buildable area)</i> | n/a                    | n/a                        | n/a       | n/a                | \$19.85<br>(\$1.84)   | \$19.85<br>(\$1.84)        |
| <b>NON-RESIDENTIAL</b>   |                        |                            |           |                    |                       |                            |
| <i>(\$/hectare)</i><br><i>(\$/acre)</i>                                      | \$685.39<br>(\$277.37) | \$3,079.70<br>(\$1,246.31) | n/a       | n/a                | n/a                   | \$3,765.09<br>(\$1,523.68) |
| plus   |                        |                            |           |                    |                       |                            |
| <i>(\$/sq. m of buildable area)</i><br><i>(\$/sq. ft. of buildable area)</i> | n/a                    | n/a                        | n/a       | n/a                | \$19.85<br>(\$1.84)   | \$19.85<br>(\$1.84)        |

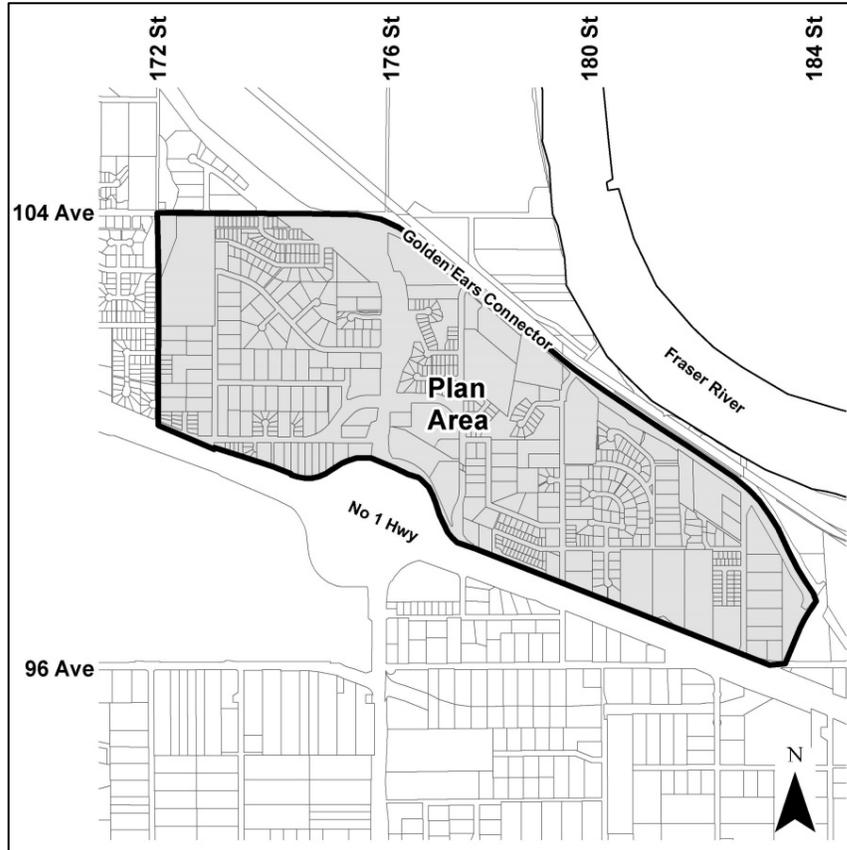
**Explanatory Notes:**

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

**31. ABBEY RIDGE**

(BL 19135; 20300)

(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><br>\$/dwelling unit | \$70.58                | \$304.87                   | \$158.76  | \$1,603.11         | \$2,137.32                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$697.43<br>(\$282.24) | \$3,013.42<br>(\$1,219.49) | n/a       | n/a                | \$3,710.85<br>(\$1,501.73) |

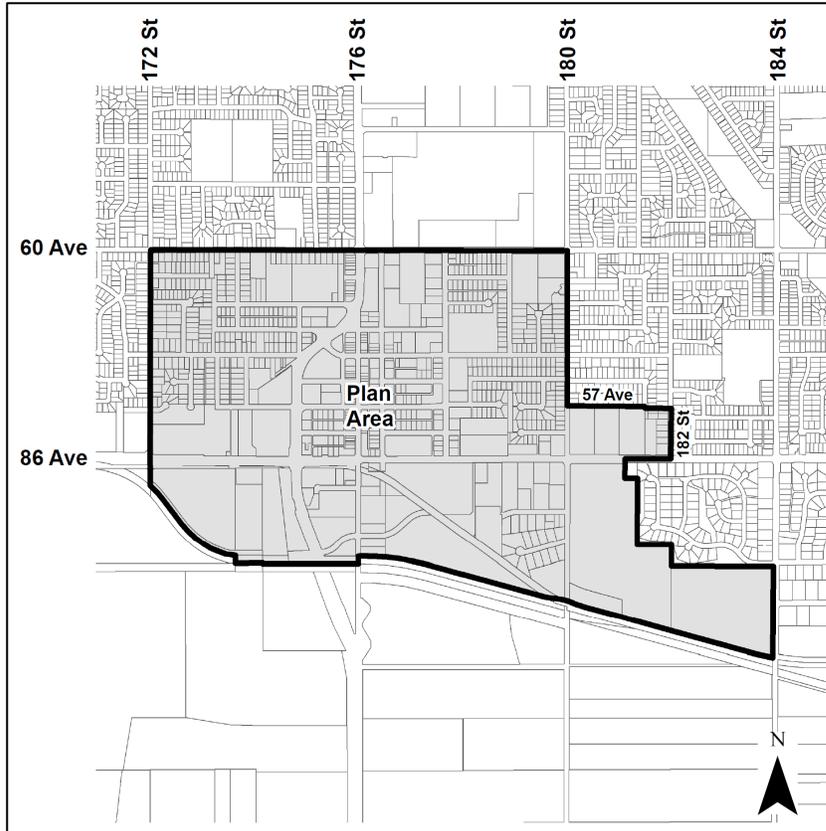
**Explanatory Notes:**

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

**32. CLOVERDALE**

(BL 20075; 20300)

(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><br>\$/dwelling unit | \$82.94                  | \$358.33                   | \$186.61  | \$3,254.80         | \$3,882.68                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$1,229.62<br>(\$497.61) | \$5,312.66<br>(\$2,149.96) | n/a       | n/a                | \$6,542.28<br>(\$2,647.57) |

**Explanatory Notes:**

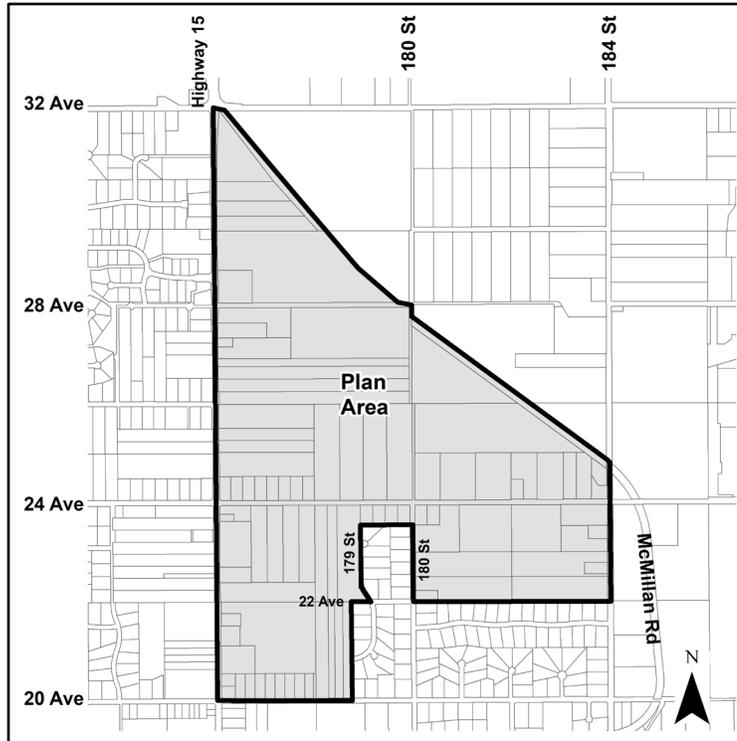
1 Excludes secondary suites.

2 Includes pathways and facilities.

**33. REDWOOD HEIGHTS**

(BL 20075; 20300)

(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><br>\$/dwelling unit | \$82.94                  | \$358.33                   | \$186.61  | \$2,584.54         | \$3,212.42                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$1,229.62<br>(\$497.61) | \$5,312.66<br>(\$2,149.96) | n/a       | n/a                | \$6,542.28<br>(\$2,647.57) |

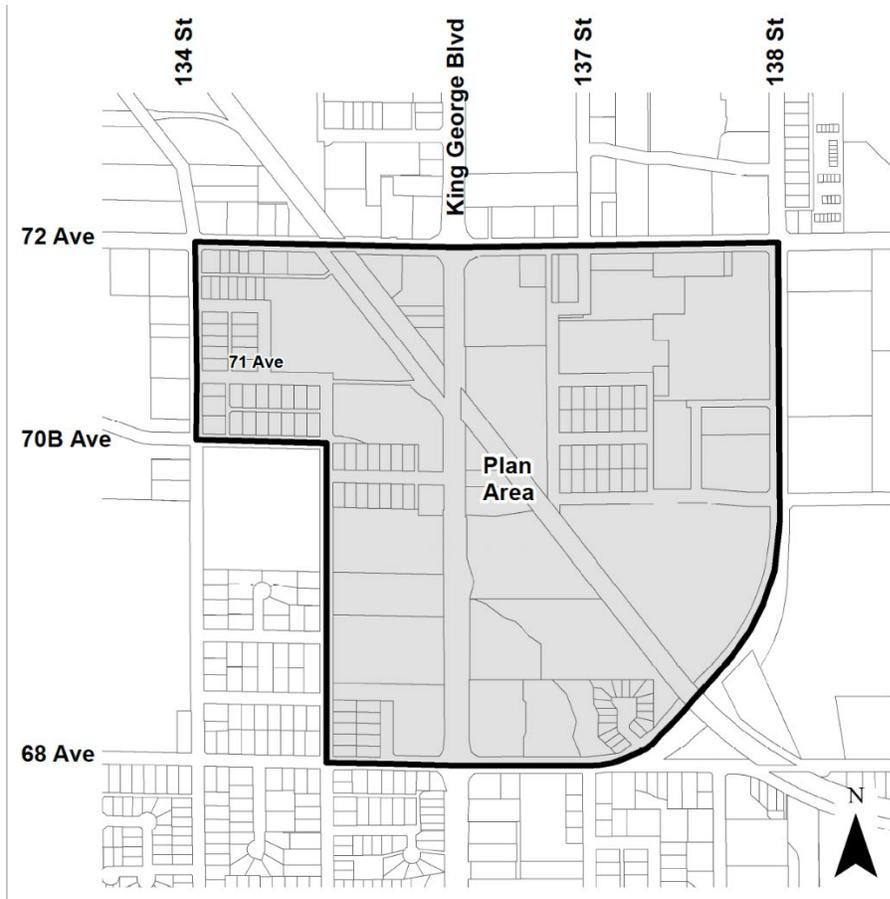
**Explanatory Notes:**

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

**34. NEWTON TOWN CENTRE**

(BL 20117; 20300)

(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    |                            |           |                    |                            |
|--|--------------------------|----------------------------|-----------|--------------------|----------------------------|
|  | Police                   | Fire                       | Libraries | Parks <sup>2</sup> | TOTAL                      |
| <b>RESIDENTIAL<sup>1</sup></b><br>\$/dwelling unit | \$82.94                  | \$358.33                   | \$186.61  | \$2,073.12         | \$2,701.00                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$1,229.62<br>(\$497.61) | \$5,312.66<br>(\$2,149.96) | n/a       | n/a                | \$6,542.28<br>(\$2,647.57) |

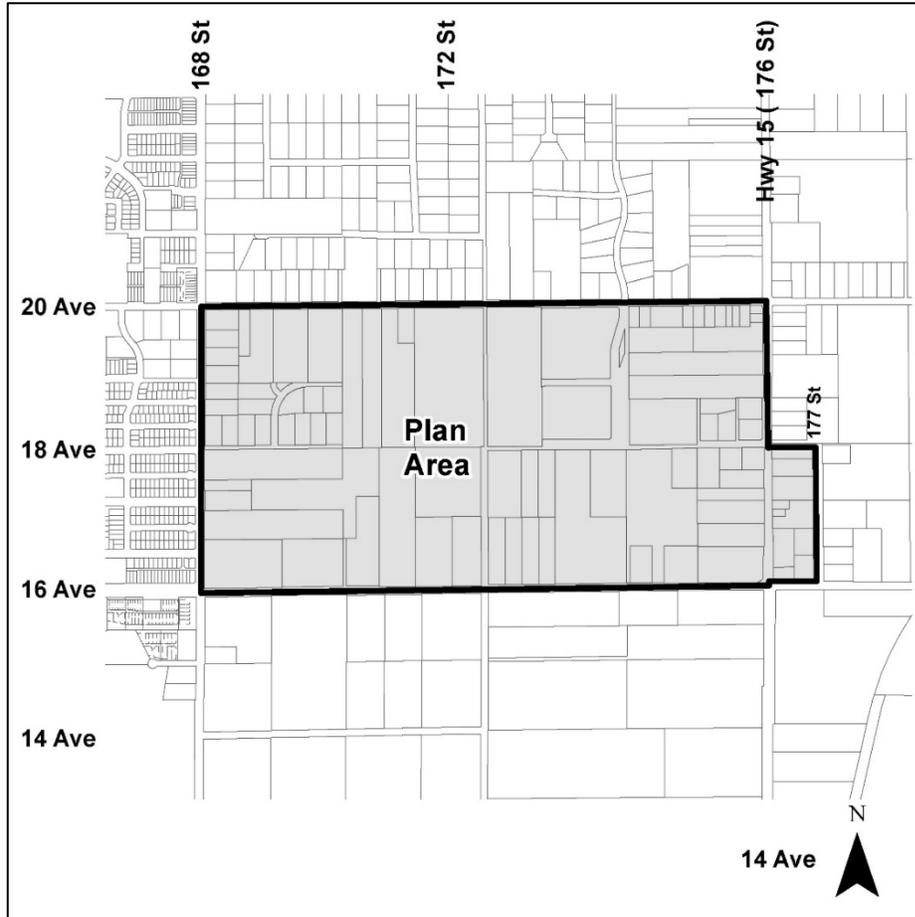
**Explanatory Notes:**

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

**35. DARTS HILL**

(20341, 20300)

(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><br>\$/dwelling unit | \$82.94                  | \$358.33                   | \$186.61  | \$6,745.99         | \$7,373.87                 |
| <b>NON-RESIDENTIAL</b><br>\$/hectare<br>(\$/acre)  | \$1,229.62<br>(\$497.61) | \$5,312.66<br>(\$2,149.96) | n/a       | n/a                | \$6,542.28<br>(\$2,647.57) |

**Explanatory Notes:**

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

**CORPORATE REPORT**

NO: R147

COUNCIL DATE: July 8, 2019

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**REGULAR COUNCIL**

TO: Mayor & Council DATE: July 4, 2019  
FROM: General Manager, Planning & Development FILE: 6520-20 (GTC)  
Acting General Manager, Engineering  
SUBJECT: Guildford Town Centre-104 Avenue Corridor Stage 1 Plan

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**RECOMMENDATION**

The Planning & Development Department and the Engineering Department recommend that Council:

1. Receive this report for information;
2. Approve the proposed Guildford Town Centre-104 Ave Corridor Stage 1 Plan, including the land use, transportation, and parks and open space concepts, attached as Appendix "I" and generally described in this report;
3. Approve the proposed boundary extensions to the Guildford Town Centre-104 Ave Corridor plan area, as described in this report and illustrated in Appendix "II";
4. Authorize staff to proceed with all necessary actions to proceed to the Stage 2 plan development for Guildford Town Centre and the 104 Avenue Corridor, as generally described in this report;
5. Authorize staff to receive and process development applications for properties within the Guildford Town Centre-104 Avenue Corridor plan area on the basis of the Stage 1 Plan, provided that any such application not proceed to final approval until a completed final plan is approved by Council; and
6. Approve the Guildford Town Centre-104 Avenue Corridor Interim Implementation Strategy, as described in this report and attached as Appendix "III".

**INTENT**

The purpose of this report is to provide a summary of the Guildford Town Centre-104 Avenue Corridor planning process and to seek authorization to proceed with the Stage 2 planning process. It outlines all necessary actions to proceed with the Stage 2 planning process and presents an Interim Implementation Strategy that will allow staff to begin processing development applications in the plan area.

## **BACKGROUND**

Guildford Town Centre has long been an important commercial centre in North Surrey. In the Whalley-Guildford Plan (adopted in 1977), Whalley and Guildford were identified as two commercial nodes connected by 104 Avenue, which would serve as the “downtown spine.” This changed in 1994 when SkyTrain was extended to Surrey and Whalley Town Centre was re-branded as Surrey City Centre. As a result, Guildford Town Centre and the 104 Avenue Corridor have not realized the degree of potential growth and type of development intended by the Whalley-Guildford Plan.

In 2014, Surrey City Council adopted a new Official Community Plan (“OCP”) that established priorities for accommodating population and employment growth in Surrey. The OCP prioritized growth in Surrey City Centre, the existing town centres, and newly identified Frequent Transit Development Areas (“FTDA”), in alignment with Surrey’s commitments in the Metro Vancouver Regional Growth Strategy (“RGS”).

In the same year, the TransLink Mayors’ Council endorsed a 10-Year Vision for Transit and Transportation in Metro Vancouver (“the Vision”). Included in the Vision was the addition of 27 kilometres of new rapid transit service in Surrey, along three corridors, Fraser Highway, King George Boulevard, and 104 Avenue, with 104 Avenue identified as one of the rapid transit corridors.

A consulting team comprising DIALOG BC, Kerr Wood Leidal, Steer Davies Gleave, and Colliers International was retained to support the planning process including delivery of a comprehensive program of public consultation. Subsequently, work proceeded according to a town centre planning process as outlined in the following sections.

On November 5, 2018, Council revisited the phasing and technology of the rapid transit investments in Surrey and prioritized the Fraser Highway Surrey-Langley Skytrain (“SLS”) corridor. The 104 Avenue corridor has been maintained as a future rapid transit corridor, which provides rationale for the completion of the Guildford Town Centre Plan – 104 Avenue Plan.

## **DISCUSSION**

### **Plan Area**

Guildford Town Centre and the 104 Avenue Corridor are located in the communities of Guildford and Whalley, extending east from the edge of City Centre to the Trans-Canada Highway (Highway 1). The plan area is extensive, covering approximately 500 hectares, and is bound generally by 140 Street, 108 Avenue, the Trans-Canada Highway, 158 Street, and 100 Avenue.

As illustrated in Appendix “IV,” the plan area is comprised of Guildford Town Centre and two primarily residential areas, flanking it to the east and west. The town centre is a moderately dense multi-family and commercial area which developed around the Guildford Town Centre shopping centre (hereafter referred to as “Guildford Mall” to distinguish it from the administrative area of the same name).

As of 2016 the plan area was home to approximately 24,000 residents. It has been growing at a rate of about 3% per year, mirroring Surrey’s overall growth rate. Demographically, the area is more diverse than the rest of Surrey with English being a “mother tongue” to only 39% of the

population (compared to 46% for Surrey as a whole). The area is also home to nearly 1,000 individuals that identified as Indigenous.

In 2017, there were approximately 9,200 private dwellings in the plan area. Single family homes, duplexes, and secondary suites accounted for one-fifth of all dwellings with the rest being found within multi-family developments (townhouses and apartments). Of note, 48% of dwellings were rented which is significantly higher than the 27% of dwellings that are rented in the whole of Surrey.

Approximately 5,000 jobs are located within the plan area. Notable employment centres include Guildford Mall and nearby office developments. Employment is also found within schools, civic facilities, and other retail and service commercial developments. There are no industrial jobs in the plan area.

According to Surrey's OCP, the town centre area has a combination of the following land use designations: Town Centre, Commercial, and Multiple Residential. The residential areas outside the town centre are designated a combination of Commercial, Multiple Residential, Urban, and Conservation and Recreation.

### Stage 1 Planning Process

In May 2017, work began on Stage 1 of the Plan. The Stage 1 planning process included the completion of various background studies, the development of a vision for the plan area, the exploration of land use alternatives, and the preparation of a draft Plan including the land use, transportation, and parks and open space concepts, as illustrated below.

#### Stage 1 Planning Process



This was accompanied by a comprehensive program of public and stakeholder consultation in order to engage with the diverse interests represented in the area, including renters, homeowners, businesses, community groups, and public agencies. Details of the consultation activities, along with key findings, are described in the following sections, as well as in a consolidated consultation summary attached as Appendix "V."

## Background Studies

As an initial step of the planning process, staff and consultants conducted various background studies and research. These included an environmental study, a residential and commercial market assessment, and an area profile.

The environmental study, undertaken by Kerr Wood Leidal, took inventory of existing aquatic and terrestrial habitat features in the plan area, including streams, vegetation, wildlife and tree canopy. The study identified opportunities for parkland and natural area acquisition, in alignment with the Surrey's Biodiversity Conservation Strategy, and the Green Infrastructure Network ("GIN").

The objective of the market assessment, undertaken by Colliers International, was to gain an understanding of the demand for new residential and commercial development in the plan area. According to Colliers International, the existing demand for townhouses and low-rise apartments in the plan area would be augmented by a demand for high rise apartments in the town centre. When the assessment was undertaken, this was attributed to the anticipated introduction of the rapid transit line. It is expected that the same would hold true under an alternate rapid transit scenario. It was estimated that the plan area could absorb approximately 400 new residential units annually over the next 30 years. The timing of future rapid transit along 104 Avenue will play a large part in whether this pace of growth can be realized.

The commercial assessment determined that the increased population in the plan area could potentially support an additional 160,000 square feet of retail floor space by 2046 in proximity to future rapid transit stations. The majority of this was to be located around Guildford Mall, particularly through the redevelopment of the former Sears site that sits largely vacant. While there is currently no information on station locations for a future rapid transit line along 104 Avenue, a station would be expected at Guildford Mall under any scenario. It was assumed that significant office development would not occur in the plan area, but instead be directed to City Centre.

## Vision, Principles and Objectives

In the fall of 2017, staff consulted with the public and stakeholders to generate ideas that would be used to develop the guiding vision and principles for the plan. Engagement activities included "pop-up" events at high traffic locations in the community, a series of public open houses, thematic stakeholder workshops with groups representing transportation, environmental, social service and business interests in the plan area, and an online survey open to the general public.

This culminated in the preparation of a draft vision that describes the desired future state of the plan area. The draft vision statement, in its short form, is as follows:

*The Guildford Town Centre and 104 Avenue Corridor are dynamic neighbourhoods that are green, rich with choice, and a destination for both locals and visitors.*

In addition, six related principles have informed the planning and design approach and guided the plan development process. They include:

1. Enhanced Journeys and Destinations;

2. A Community Heart at Guildford Town Centre;
3. Connecting Nature and People;
4. Beautiful and Engaging Places for People;
5. Diverse, Inclusive, and Welcoming; and
6. Sustainable and Resilient.

The public and stakeholders were asked to confirm the vision and principles in subsequent open houses and surveys. According to a survey conducted in spring 2018, there was general support for the vision statement with 72% of survey participants having a positive or neutral response to it. The draft vision, principles and objectives, in their long form are attached as Appendix "VI".

### Alternatives Exploration

In early 2018, staff and consultants developed two preliminary land use concepts. These explored various ideas with respect to the density and height of new development and how they would transition within the plan area. The two concepts, representing two opposing growth patterns, were entitled "Focused Growth" and "Dispersed Growth" (as shown in Appendix "VII"). In both concepts, multi-family and mixed-use development is concentrated within the town centre and along 104 Avenue. However, the concepts varied in terms of the range of densities, the location and number of tower "nodes," and how gradually densities transitioned from apartments to single family.

These concepts were presented to the public in order to gauge the level of support for the differing approaches to density and height. The results of an open house and online survey conducted in March 2018 found that the two concepts garnered similar levels of support.

While there were differing perspectives on growth and density among survey participants, some referenced the need to focus growth around future rapid transit stops, thereby encouraging the use of transit and minimizing vehicular traffic. There was also recognition that density is required to create more housing and to support retail in the area. The inclusion of a school site in the town centre was the most supported feature of the Focused Growth concept and its omission the least supported feature of the Dispersed Growth concept.

Some of the concerns expressed by survey participants related to the perceived incompatibility of new development with existing neighbourhood character and potential impacts on existing views. Others questioned the ability of existing infrastructure to accommodate new growth. Another concern that was expressed was around the displacement of lower-income residents, renters, and/or newcomers to Canada, and overall affordability. Many participants referenced the importance of maintaining green spaces in the area.

### Draft Plan Development

Based on the results of the March 2018 open house and survey, staff developed a draft plan which included a land use concept along with associated transportation and parks and open space concepts. The plan also included new elementary school sites. The draft plan incorporated features from both the Focused Growth and Dispersed Growth concepts and reflected input from

survey participants. The plan also followed the direction to maintain density around future rapid transit stops and to gradually transition densities and heights to lessen the impact on existing neighbourhoods.

The draft plan was presented at a public open house and stakeholder workshop in May 2018, where it received a generally favourable response. Subsequently, minor adjustments were made to the plan to address feedback gathered through an additional online survey and from meetings and communication with property owners and other stakeholders.

In November 2018, Council directed staff to begin planning for SLS. Based on this direction, staff undertook a further review of the draft plan to identify any changes necessitated by the revised transportation assumptions. Although the pace of growth is expected to slow, it was determined that revisions would be relatively minor, recognizing that 104 Avenue is currently serviced by bus rapid transit (96 B-Line) and remains a designated future rapid transit corridor. As such, the plan establishes a long-term vision for growth and provides the foundation for future rapid transit investment along 104 Avenue. The revised concept was presented at an additional public open house in May 2019, which was attended by over 300 individuals.

A final online survey accompanied the open house and was completed by 947 individuals, 66% of which identified themselves as plan area residents. The results of the survey indicated over two-thirds support of the draft plan.

The overall draft land use plan received positive or neutral responses from 71% of respondents, while its specific approaches to supporting affordable housing and additional school capacity garnered 67% and 81% respectively. Response to the transportation concept was also generally favourable with its proposed road network receiving 66% positive or neutral responses. Response to the plan's approaches to protecting fish and wildlife habitat and providing new parks in growth areas received 87% and 90% positive or neutral responses respectively.

Even with the reasonably high levels of support for the draft plan, some respondents continued to have concerns around the following issues:

- The amount of development, density and/or height in the plan area;
- The impact of development on housing affordability;
- The potential for increased traffic congestion and unsafe roads;
- The increased demand on infrastructure and services such as schools, libraries and recreation facilities;
- The protection of natural areas and the adequacy of parks to accommodate growth;
- The need for amenities, including shopping, services, entertainment, and cultural attractions;
- The importance of supporting job growth and business opportunities; and
- The existing levels of crime in the area and fear that they will increase.

Staff have reviewed these issues and determined that many of them are being addressed through existing City strategies or parallel streams of work, such as the Affordable Housing Strategy, the Surrey Vision Zero Safe Mobility Plan, an update of the new Transportation Strategic Plan (in process), the Biodiversity Conservation Strategy, the Parks, Recreation & Culture Strategic Plan, and the Public Safety Strategy. In addition, many of these issues will be further investigated and addressed during Stage 2 of plan development or through individual development applications, where appropriate.

### **Overview of the Draft Plan**

The proposed Guildford Town Centre-104 Avenue Corridor Stage 1 Plan (attached as Appendix "I") is the culmination of work undertaken over the course of the last two years. It is reflective of consultation with area residents and other stakeholders, and embodies the vision and principles developed early in the process. The Stage 1 Plan also represents a clear strategy to integrate land use and sustainable transportation systems, while addressing concerns around the supply of affordable housing and planning for adequate school capacity.

The Stage 1 Plan being recommended in this report is largely in keeping with the most recent version presented to the public at the last open house in May of this year. It is comprised of three key components, including a Land Use Concept, Transportation Concept and Parks and Open Space Concept.

#### Land Use Concept

The proposed land use concept recognizes the function of the town centre as the primary commercial, institutional, and civic heart of the Guildford community. It concentrates much of the higher density land uses within the town centre adjacent to the Guildford Mall. A secondary high-density mixed-use node is located at 144 Street. Both Guildford Mall and 144 Street are likely locations of future rapid transit stations. Moderate densities are allocated to the remainder of the 104 Avenue corridor and to the remainder of the town centre.

A gradual transition of heights and densities is maintained between higher density areas and existing single-family areas that will be retained at the periphery of the plan area. In doing so, the draft plan maintains a diversity of housing types. Areas of existing purpose-built rental housing are preserved except for those properties fronting onto the 104 Avenue corridor.

The following land use designation descriptions, including intended form, character and use, are preliminary and subject to further refinement which may be undertaken during Stage 2 of plan development. Allowable densities, measured in Floor Area Ratio ("FAR"), will be outlined for each land use designation within the Stage 2 planning process. Applications submitted concurrent with the Stage 2 planning process should meet the intent of the land use designations as described below. Applications should also refer to the Guildford Town Centre-104 Avenue Corridor Interim Implementation Strategy for additional direction regarding density (attached as Appendix "III").

#### *Mixed-Use Areas*

Four mixed-use designations are included in the land use concept, requiring, at minimum, one floor of active commercial (retail) uses with office and/or residential uses above. Mixed-use areas are primarily located along 104 Avenue and 152 Street within the town centre, but also at the node

at 144 Street and adjacent to existing or approved commercial developments. The mixed-use designations will also allow purely commercial developments on sites that are designated Town Centre in the OCP.

- *High-Rise Mixed-Use*

The High-Rise Mixed-Use designation is intended for high-rise development of up to 36 storeys including, at minimum, a two-storey podium. Podiums of four to six storeys are strongly encouraged. Most of the former Sears site, bounded by 104 Avenue, 150 Street, 105 Avenue and 152 Street has this designation. This area will form the new heart of the town centre, transforming the former Sears site into a multi-use retail and residential precinct with public gathering spaces and a commercial high street. This designation is mirrored across 104 Avenue to the south, but redevelopment of the main (south) mall site is not anticipated for several decades.

- *Mid- to High-Rise Mixed-Use*

The Mid- to High-Rise Mixed-Use designation is found primarily in the town centre, flanking the High-Rise Mixed-Use Areas. This designation is intended for mid to high-rise development of up to 24 storeys including, at minimum, a two-storey podium. Podiums of four to six storeys are strongly encouraged. This designation is also proposed for the east side of 152 Street opposite the Guildford Mall, for a mixed-use node at 144 Street, and for the Hjorth Road Elementary School site in the event that the school is relocated.

- *Low- to Mid-Rise Mixed-Use*

The Low- to Mid-Rise Mixed-Use designation is intended for development of up to six storeys. This may be increased to eight storeys for constrained sites or those in key density transition locations. This designation is proposed for a handful of locations in the town centre and along 104 Avenue.

- *Low-Rise Mixed-Use*

The Low-Rise Mixed-Use designation is intended for low-rise development of up to four storeys. This may be increased to five storeys for constrained sites or those in key density transition locations. This designation is proposed for locations adjacent to secondary commercial centres and in areas where a transition of density is desired.

### *Residential Areas*

A variety of residential designations are included in the land use concept to support a diversity of housing options. These range from single family dwellings to high rise apartments. The bulk of the plan area is designated for multi-family housing, particularly in the town centre and along 104 Avenue. Apartment designations will also allow mixed use development in the form of ground level active commercial (retail) uses with residential uses above, subject to an appropriate interface with neighbouring developments.

- *Mid- to High-Rise Apartment*

The Mid- to High-Rise Apartment designation is intended for mid to high-rise residential development of up to 18 storeys including, at minimum, a two-storey podium. Podiums of four to six storeys and/or two-storey townhouses at grade are strongly encouraged. The intent of this designation is to offer a more gradual transition in building height and form between high-rise and low-rise areas. This designation is found primarily in the town centre, but also at the mixed-use node at 144 Street and in the vicinity of Hjorth Road Elementary School in the event that the school is relocated.

- *Low- to Mid-Rise Apartment*

The Low- to Mid-Rise Apartment designation is intended for development of up to six storeys. This may be increased to eight storeys for constrained sites or those in key density transition locations. Two-storey townhouses at grade are strongly encouraged. This designation is found throughout large portions of the town centre as well as along much of 104 Avenue.

- *Low-Rise Apartment*

The Low-Rise Apartment designation is intended for low-rise development of up to four storeys. This may be increased to five storeys for constrained sites or those in key density transition locations. Two-storey townhouses at grade are strongly encouraged. The intent of the designation is to provide a transition in building height and form between townhouses and six-storey apartments. It also recognizes the presence of existing strata development that is not likely to redevelop in the short-to-medium term and seeks to alleviate the pressure on existing purpose-built rental housing in the town centre, by limiting development potential. To the east of the town centre this designation is proposed in order to encourage single family lot consolidation and achieve new road connections.

- *Townhouse or Row House*

The Townhouse or Row House designation will allow conventional townhouse, stacked townhouse and row house forms of development. The Townhouse or Row House designation is found exclusively outside the town centre.

- *Single Family or Duplex*

The Single Family or Duplex designation will allow single family small lot and duplex development among the existing RF-zoned detached housing. Four single family/duplex enclaves are preserved at the periphery of the plan area.

### *Commercial Areas*

The Commercial designation applies to two sites in the plan area, one an existing hotel and the other a supermarket and retail complex currently under construction. It is proposed that for this designation the allowable density be specified on a site-by-site basis in accordance with the approved zoning of each site.

### *Parks and Environmental Areas*

The land use concept includes the Parks and Natural Areas designation which identifies areas for active and passive park use and environmental preservation. This is discussed in greater detail later in this report.

### *School and Civic Areas*

The land use concept indicates the locations of existing public elementary and secondary schools as well as two future school sites. Potential school locations have been reviewed and discussed with the School District. This includes a potential site for a relocated Hjorth Road Elementary and a site in the town centre for a future “urban format” school. School development on this site would be based on the model of Crosstown Elementary in Vancouver, which is a multi-storey facility with a small playing field located on a neighbouring park.

Similarly, the site proposed for the relocation of Hjorth Road Elementary also relies on the use of neighbouring properties for its playing fields. Metro Vancouver, which owns these properties for the future expansion of the Whalley Water Reservoir, has agreed in principle to this arrangement.

The Civic designation in the concept identifies existing civic facilities in the plan area. These include the Guildford Recreation and Aquatic Centre, the Guildford Library, Fire Hall #4, the Guildford RCMP Station, and the Guildford homeless shelter.

### *Growth Projections*

Preliminary growth projections have been prepared for the plan area based on the above land uses and take into consideration the residential demand forecast prepared by Colliers International. The existing housing stock of 9,500 units, housing 23,800 residents, is projected to roughly double within 25 years (2044) to approximately 20,700 units, housing a population of 47,200. The proposed land uses have a “build-out” capacity of 43,200 units, housing 94,500 residents. These projections exclude growth that would result from the redevelopment of the main (south) Guildford Mall property which is expected to occur in the distant future.

### Transportation Concept

A central tenet of the transportation concept is the importance of a finer-grained, grid road pattern. This supports walkability, well-connected cycling infrastructure, convenient access to transit, and multiple route options to disperse vehicular traffic and decrease congestion.

While the plan area today has a well-established and regular grid of arterial roads, the finer-grained grid is currently incomplete, resulting in relatively large block sizes with minimal pedestrian and cycling connectivity. The proposed road network envisions additional connections to be achieved through development and generally establishes block sizes of approximately 100 metres by 200 metres. This is consistent with new urban standards throughout Canada. The block sizes, where appropriate, are modified in consideration of natural and man-made constraints, as well as existing and proposed development types.

The proposed road network is intended to provide a basis and some certainty for development proposals; however, developments may be required to dedicate additional roads or lanes for

access and circulation as determined on a case-by-case basis. All roads are to be in public ownership.

### *Walking and Cycling*

The proposed road network enhances the walking and cycling experience by breaking up large blocks, while providing more direct access to future rapid transit stations and amenities. All roads, new and existing, will be designed and constructed with sidewalks on both sides, separated from traffic by a treed boulevard.

Grade-separated cycling facilities in the form of protected bike lanes (cycle tracks) are planned for most collector and arterial roads throughout the plan area as established in the City Centre Plan. Separated cycle tracks encourage cycling by providing safe and accessible infrastructure. Some local roads are also planned to have multi-use paths, which would accommodate both pedestrians and cyclists, and provide additional connections within the neighbourhood to destinations such as parks and local amenities.

A Green Connector network is also planned as an enhanced pedestrian and cycling environment to connect parks throughout the plan area. All roads that are designated as part of the Green Connector network will have an additional row of street trees and separated pedestrian and cycling facilities, or a multi-use path.

### *Transit Service*

104 Avenue is an important transit corridor and has the highest transit to work mode share census tracts in the city. It connects Guildford Town Centre to neighbouring City Centre and Fraser Heights as well as the Trans-Canada Highway. It is a future rapid transit corridor with exclusive or separated facilities. It will continue to be served in the interim by the high frequency, high capacity 96 B-Line bus route, which is the second busiest bus route in Surrey. Upgrades are planned for the 96 B-Line which include increased service levels (especially during peak periods), upgraded stops with real-time passenger information, and transit priority measures to improve speed and reliability.

108 Avenue and 152 Street are also important transit corridors and are candidate corridors to be added to the Frequent Transit Network. The existing Guildford Exchange serves nine routes, including the 96 B-Line, and is currently being upgraded by TransLink.

### Parks and Open Space Concept

The parks and open space concept envisions a green and connected Guildford. It will achieve this vision by expanding existing parks and habitat areas, creating new parks and plazas in densifying areas, and by establishing a Green Connector network that links parks and natural areas together. It is proposed that this be accomplished through the strategic acquisition of property and the conveyance of parkland and road dedications (for Green Connectors) to the City through development.

### *New Parks*

Proposed growth creates a need for additional parkland. This will be achieved through the acquisition and development of eight new "mini-parks," between 0.3 and 1.0 hectares in size,

distributed throughout the area. This will fulfill the requirement that parkland be provided within a 10-minute walk (500 metres) of all residents.

### *Park Expansion*

The area to the west of the town centre is reasonably well-served by parks including Green Timbers Urban Forest Park, Hawthorne Park, Hjorth Road Park and Cedar Grove Park. Proposed park expansions and improvements to Hawthorne Park and Cedar Grove Park will be sufficient to support growth in this area.

### *Environmental Areas*

Green Timbers Urban Forest Park and Hawthorne Park are identified in the Biodiversity Conservation Strategy as GIN Hubs while lands within the BC Hydro Transmission Right-of-Way are considered a GIN Corridor. These are high-value habitat areas that require protection. The Parks and Open Space Concept proposes additions to Hawthorne Park, as well as the protection of the GIN Corridor through the acquisition of privately held lands. Parkland acquisition is also proposed for the protection of Guildford Brook and Serpentine Creek, the headwaters of the Serpentine River. A funding strategy for the acquisition of these lands will be determined as part of the Stage 2 planning work.

### *Green Connectors*

A key feature of the Parks and Open Space Concept is the Green Connector network for walking and cycling that links parks, natural areas and amenities. A distinguishing feature of the Green Connector network will be its verdant character, incorporating features such as wider boulevards, a double row of street trees, rain gardens, extra wide sidewalks, and interpretive elements for natural and cultural history.

### **Plan Area Expansion**

During Stage 1 of plan development staff became aware of two small areas adjacent to the plan boundary that may be appropriate to include within the plan area. These areas are illustrated in Appendix "II" and described below.

The first proposed extension area includes and surrounds Riverside Heights Shopping Centre, north of 108 Avenue (Inset 1, Appendix "II"). The purpose of this proposed plan extension is to enable long range planning of the shopping centre and surrounding commercial sites. The inclusion of this area within the Plan will allow consideration of additional transit supportive development, including affordable housing and employment. It will also allow the City to collect Community Amenity Contributions ("CACs") for improvements to Riverside Park and will facilitate transportation improvements around École Riverdale Elementary and through the large shopping centre site.

The second proposed extension area is east of the existing plan boundary, contained by 102B Avenue, the Trans-Canada Highway, and 160 Street (Inset 2, Appendix "II"). The purpose of this proposed plan extension is to better protect the Guildford Brook and Serpentine Creek watersheds. All properties are within a Streamside Area as defined in the Sensitive Ecosystems Development Permit Area and those that are not already within City ownership are proposed to be acquired for protection of the watercourses.

Based on the preceding discussion, it is proposed that planning for these two areas be undertaken as part of Stage 2 of the plan development process.

### **Stage 2 Planning Process**

The preparation of an engineering servicing strategy is a significant component of the Stage 2 planning process. The Plan area is serviced by relatively complete storm, sanitary and water infrastructure networks. This infrastructure supports existing development. The plan area also contains the headwaters of several Class A (fish bearing) watercourses, including Quibble Creek, King Creek, Bon Accord Creek, and Guildford Brook (Serpentine River headwaters). Integrated Stormwater Management Plans have already been completed for these watersheds and will inform the servicing strategy.

With the proposed land uses shown in the Stage 1 Plan, it is anticipated that infrastructure upgrades will be required. A detailed engineering analysis, to be completed during Stage 2, will identify storm, sanitary and water infrastructure improvements to support future development. Infrastructure costs and financing requirements will also be identified.

Subject to Council's approval of the Stage 1 Plan, staff will undertake the following items during the Stage 2 planning process:

- Determine the appropriate land uses and road network within the plan boundary expansion areas (should such expansions be approved by Council);
- Finalize the Land Use Concept, incorporating the results of any agreement reached between the City and the School District with respect to the ultimate relocation of Hjorth Road Elementary School;
- Prepare development policies for the plan area including:
  - A lot consolidation policy to ensure efficient, equitable, and orderly development;
  - A policy establishing the applicability of gross density provisions within the plan area, in accordance with existing OCP policy;
  - Revised parking standards for the town centre and future rapid transit corridor that may include reduced off-street parking ratios for multi-family developments;
  - Finalized height and density provisions for each land use designation; and
  - An updated Density Bonus Policy for Guildford Town Centre replacing Interim Density Bonus Policy O-54;
- Prepare Urban Design Guidelines for the plan area including:
  - Building height and massing guidelines;
  - Public realm and streetscape treatments for key town centre locations; and

- Green Connector design concepts;
- Consult with the community to establish names for the multiple neighbourhoods in the plan area and determine any place-making opportunities;
- Explore the possibility of undergrounding utilities along key corridors in the plan area;
- Develop for the plan area the following:
  - A community amenities strategy that includes a comprehensive assessment of the amenities required to support growth and options for achieving them such as Density Bonus and Community Amenity Contributions;
  - Pedestrian and cycling strategies to ensure seamless connectivity and access to existing and future transit service; and
  - Affordable housing policies including an assessment of government-owned properties and tools such as the rental zoning powers available to municipalities;
- Prepare an engineering servicing plan and financial strategy ensuring that services are adequate to support growth;
- Prepare a financial strategy for the acquisition of property for parkland and Biodiversity Conservation Strategy environmental purposes; and
- Prepare a final implementation strategy for achieving the plan including any consequential amendments to the OCP, Zoning Bylaw, Regional Context Statement and other City bylaws and policy.

It is noted that the review of these issues may result in refinements to the land use, transportation, and parks and open space concepts that make up the proposed Stage 1 Plan including changes to land use designations, densities, and road locations. Stage 2 of plan development is expected to be completed by the end of 2020.

### **Processing of Development Applications in the Plan Area**

It is recommended that during Stage 2 of the planning process staff be authorized to receive and process development applications for properties in the plan area on the basis of the Stage 1 Plan, as illustrated in Appendix "I". Any such applications would not proceed to final approval until the Stage 2 component of plan development is complete and the plan approved by Council. Any applications received and processed during the Stage 2 planning process should conform to the Interim Implementation Strategy attached as Appendix "III."

### **SUSTAINABILITY CONSIDERATIONS**

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

## Built Environment and Neighbourhoods

- DO1:** Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm.
- DO2:** Surrey is well-connected within the City and to the rest of the region by fast and efficient public transit and active all-ages-and-abilities transportation infrastructure.
- DO4:** Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly.
- DO6:** Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewscales, agricultural land and urban wildlife.

## Economic Prosperity and Livelihoods

- DO6:** Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy.

## CONCLUSION

The Guildford Town Centre-104 Avenue Corridor Stage 1 Plan is a refinement of the draft plan, presented at a public open house on May 6, 2019, and is the result of a comprehensive program of public and stakeholder consultation. Based on the above discussion, it is recommended that Council approve the proposed Guildford Town Centre-104 Ave Corridor Stage 1 Plan, the proposed boundary extensions to the plan area, and the Interim Implementation Strategy, and authorize staff to proceed with all necessary actions to proceed to the Stage 2 plan development for Guildford Town Centre and the 104 Avenue Corridor to receive and process development applications for properties within the plan area.



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| Appendix "I"   | Draft Guildford Town Centre-104 Avenue Corridor Stage 1 Plan |
| Appendix "II"  | Proposed Plan Area Boundary Extensions                       |
| Appendix "III" | Guildford 104 Ave Interim Implementation Strategy            |
| Appendix "IV"  | Guildford Town Centre-104 Avenue Corridor Plan Area          |
| Appendix "V"   | Plan Consultation Summary                                    |
| Appendix "VI"  | Plan Vision, Principles and Objectives                       |
| Appendix "VII" | Preliminary Options: Focused Growth and Dispersed Growth     |

AD/PK/ar