

March, 2019
PLANNING & DEVELOPMENT DEPARTMENT

SECONDARY PLAN AREAS REQUIRE AMENITY CONTRIBUTIONS

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

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

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

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

**From Schedule G of Zoning Bylaw
Amenity Requirements for Areas in Schedule F of Zoning Bylaw**

Areas in Schedule F of Zoning Bylaw		Uses	Contributions for the amenity categories of:				
			Police Protection	Fire Protection	Library Materials	Park, Pathway & Facility Development	Total
1.	Area I	Residential (\$ per dwelling unit)	N/A	N/A	\$134.42	\$534.96	\$669.38
		Non-Residential (\$ per acre)	N/A	N/A	\$537.76	\$2,141.19	\$2,678.95
2.	Area II	Residential (\$ per dwelling unit)	\$15.20	\$215.11	\$161.34	\$1,043.17	\$1,434.82
3.	Area III	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.54	\$757.54	\$1,287.60
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
4.	Area IV	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.54	\$736.62	\$1,266.68
		Non-Residential (\$ per acre)	\$280.04	\$1,213.21	N/A	N/A	\$1,493.25
5.	Area V	Residential (\$ per dwelling unit)	\$70.33	\$302.50	\$157.54	\$896.30	\$1,426.67
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03

Areas in Schedule F of Zoning Bylaw		Uses	Contributions for the amenity categories of:				
			Police Protection	Fire Protection	Library Materials	Park, Pathway & Facility Development	Total
6.	Area VI	Single Family (\$ per dwelling unit)	\$11.88	\$210.06	\$128.83	\$1,008.80	\$1,359.57
		Multi-Family (\$ per dwelling unit)	\$11.88	\$348.67	\$128.83	\$1,008.80	\$1,498.18
		Non-Residential (\$ per acre)	\$47.60	\$840.26	N/A	N/A	\$887.86
7.	Area VII	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.54	\$699.68	\$1,229.74
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
8.	Area VIII	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.54	\$273.01	\$803.07
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
9.	Area IX	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.54	\$915.55	\$1,445.61
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
10.	Area X	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.54	\$534.17	\$1,064.23
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03

Areas in Schedule F of Zoning Bylaw		Uses	Contributions for the amenity categories of:				
			Police Protection	Fire Protection	Library Materials	Park, Pathway & Facility Development	Total
11.	Area XIa	Residential (\$ per dwelling unit)	N/A	N/A	N/A	\$780.10	\$780.10
	Area XIb	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.54	\$1,074.48	\$1,604.54
		Non-Residential (\$ per acre)	\$280.15	\$1,214.92	N/A	N/A	\$1,495.07
12.	Area XII	Residential (\$ per dwelling unit)	N/A	N/A	\$155.80	N/A	\$155.80
		Non-Residential (\$ per acre)	\$277.04	\$1,196.35	N/A	\$3,661.17	\$5,134.56
13.	Area XIII	Residential (\$ per dwelling unit)	\$70.02	\$301.00	\$156.77	\$961.92	\$1,489.71
		Non-Residential (\$ per acre)	\$278.66	\$1,203.98	N/A	N/A	\$1,482.64
14.	Area XIV	Residential (\$ per dwelling unit)	\$70.02	\$302.50	\$157.92	\$1,491.51	\$2,021.95
		Non-Residential (\$ per acre)	\$1,050.39	\$4,537.44	N/A	\$6,923.97	\$12,511.80
15.	Area XV	Residential (\$ per dwelling unit)	N/A	N/A	\$154.43	N/A	\$154.43
		Non-Residential (\$ per acre)	\$274.56	\$1,186.10	N/A	\$3,141.68	\$4,602.34

Areas in Schedule F of Zoning Bylaw		Uses	Contributions for the amenity categories of:				
			Police Protection	Fire Protection	Library Materials	Park, Pathway & Facility Development	Total
16.	Area XVI	Residential (\$ per dwelling unit)	\$68.52	\$295.97	\$154.14	\$888.38	\$1,407.01
		Non-Residential (\$ per acre)	\$274.02	\$1,183.95	N/A	N/A	\$1,457.97
17.	Area XVII	Residential (\$ per dwelling unit)	N/A	N/A	\$154.14	N/A	\$154.14
	(Plan Area)	Non-Residential (\$ per acre)	\$2,835.74	\$1,183.95	N/A	\$274.02	\$4,293.71
	Area XVII	Residential (\$ per dwelling unit)	\$67.43	\$295.97	\$154.14	N/A	\$517.54
	(Infill Area)	Non-Residential (\$ per acre)	N/A	N/A	N/A	\$2,835.74	\$2,835.74
18.	Area XVIII	Residential (\$ per dwelling unit)	\$69.77	\$302.40	\$156.70	\$941.85	\$1,470.72
	(NCP Area)	Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
	Area XVIII	Residential (\$ per dwelling unit)	\$69.77	\$302.40	\$156.70	\$1,387.74	\$1,916.61
	(Transit Oriented Area)	Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03

Areas in Schedule F of Zoning Bylaw		Uses	Contributions for the amenity categories of:				
			Police Protection	Fire Protection	Library Materials	Park, Pathway & Facility Development	Total
19.	Area XIX	Residential (\$ per dwelling unit)	\$69.77	\$302.40	\$156.70	\$1,095.11	\$1,623.98
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
20.	Area XX	Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
21.	Area XXI	Residential (\$ per dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,376.48	\$1,906.55
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
22.	Area XXII	Residential (\$ per dwelling unit)	\$69.77	\$302.40	\$156.70	\$945.55	\$1,474.42
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
23.	Area XXIII	Residential (\$ per dwelling unit)	\$69.77	\$302.40	\$156.70	\$1,186.78	\$1,715.65
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
24.	Area XXIV	Residential (\$ per dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,323.43	\$1,853.50
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03

Areas in Schedule F of Zoning Bylaw		Uses	Contributions for the amenity categories of:				
			Police Protection	Fire Protection	Library Materials	Park, Pathway & Facility Development	Total
25.	Area XXV	Residential (\$ per dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,257.70	\$1,787.77
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
26.	Area XXVI	Residential (\$ per dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,227.65	\$1,757.72
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
27.	Area XXVII	Residential (\$ per dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,445.31	\$1,975.38
		Non-Residential (\$ per acre)	\$280.04	\$1,209.99	N/A	N/A	\$1,490.03
28.	Area XXVIII	Residential (\$ per dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,317.74	\$1,847.81
		Non-Residential (\$ per acre)	N/A	N/A	N/A	N/A	N/A
29.	Area XXIX	Residential (\$ per dwelling unit)	\$70.02	\$302.51	\$157.54	\$1,679.45	\$2,209.52
		Non-Residential (\$ per acre)	\$280.04	\$1,210.01	N/A	N/A	\$1,490.05

Areas in Schedule F of Zoning Bylaw		Uses	Contributions for the amenity categories of:				
			Police Protection	Fire Protection	Library Materials	Park, Pathway & Facility Development	Total
31.	Area XXXI	Residential (\$ per dwelling unit)	\$68.52	\$295.99	\$154.14	\$1,556.42	\$2,075.07
		Non-Residential (\$ per acre)	\$274.02	\$1,183.97	N/A	N/A	\$1,457.99

EXPLANATORY NOTES:

A. Contribution from Institutional, Industrial and Commercial Developments

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

B. Time of Contribution for Residential Development

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

C. Inflation Adjustment Rates

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

1996 CPI	0.8%	2004 CPI	2.0%	2012 CPI	1.3%
1997 CPI	0.6%	2005 CPI	1.9%	2013 CPI	0.2%
1998 CPI	0.5%	2006CPI	1.9%	2014 CPI	1.1%
1999 CPI	0.9%	2007 CPI	2.0%	2015 CPI	1.2%
2000 CPI	2.2%	2008 CPI	*Unadjusted	2016 CPI	2.2%
2001 CPI	1.8%	2009 CPI	*Unadjusted	2017 CPI	2.2%
2002 CPI	2.2%	2010 CPI	1.8%	2018 CPI	2.9%
2003 CPI	2.0%	2011 CPI	2.3%		

The calculation to adjust for inflation is:

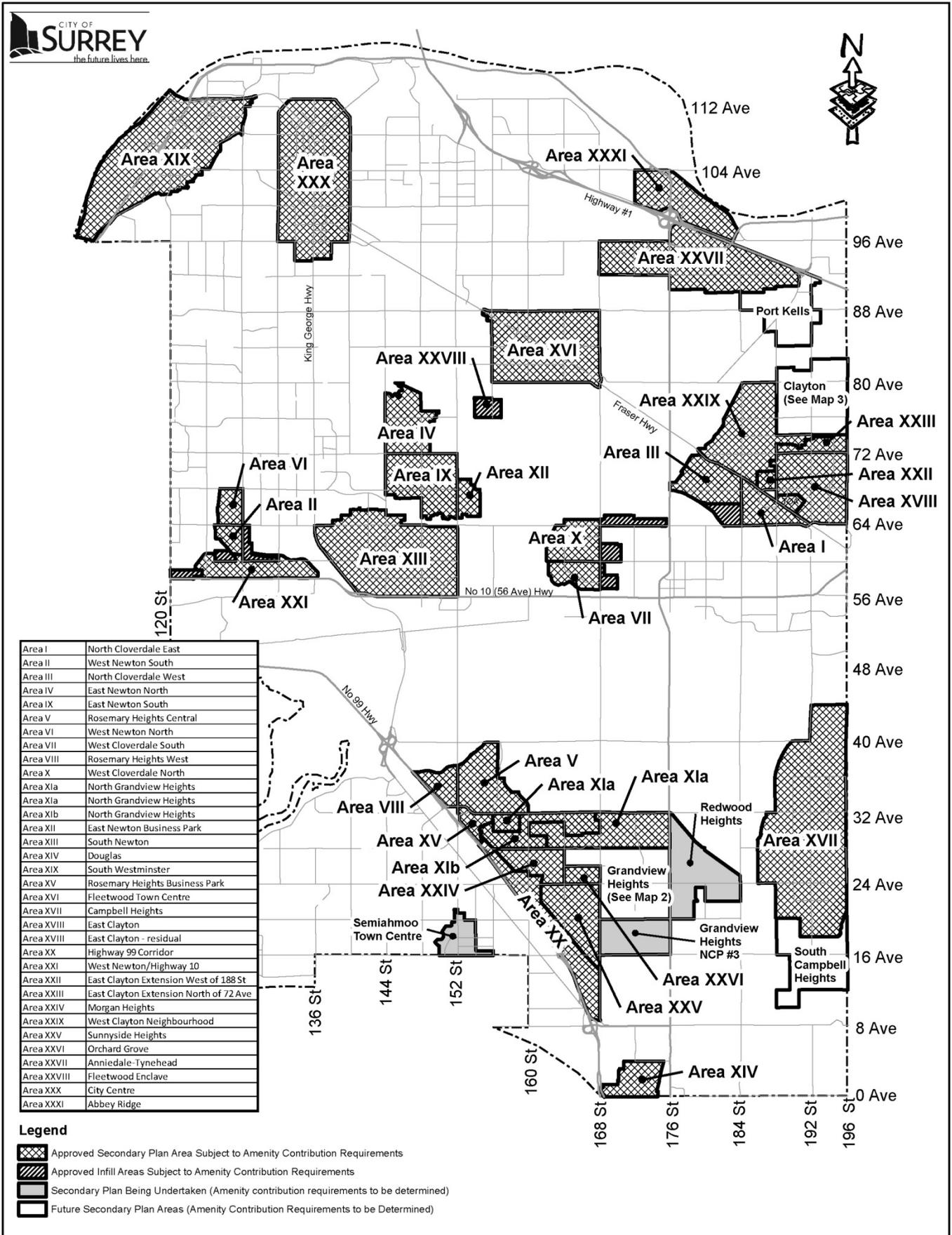
Current Year Rate = Previous Year Rate X (1 + Average Annual Consumer Price Index [CPI] for Vancouver for the Previous Year)

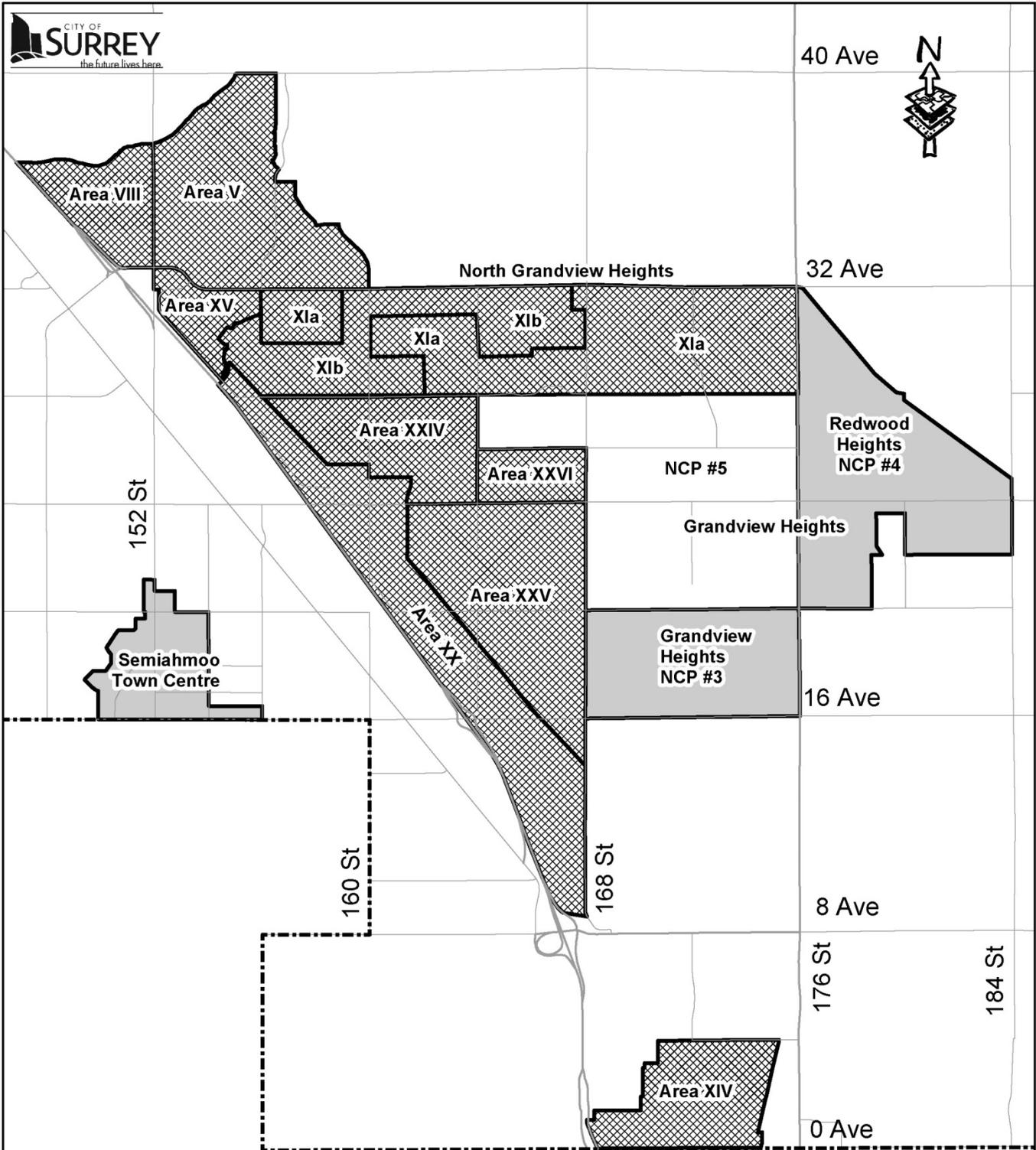
** NCP Amenity Contribution were unadjusted for inflation in 2009 and 2010*

D. Secondary Plan Area Names

	Area	Plan Name
1.	Area I	North Cloverdale East
2.	Area II	West Newton South
3.	Area III	North Cloverdale West
4.	Area IV	East Newton North
5.	Area V	Rosemary Heights Central
6.	Area VI	West Newton North
7.	Area VII	West Cloverdale South
8.	Area VIII	Rosemary Heights West
9.	Area IX	East Newton South
10.	Area X	West Cloverdale North
11.	Area Xia	North Grandview (Area 'a')
11.	Area Xib	North Grandview (Area 'b')
12.	Area XII	East Newton Business Park
13.	Area XIII	South Newton
14.	Area XIV	Douglas
15.	Area XV	Rosemary Heights Business Park
16.	Area XVI	Fleetwood Town Centre

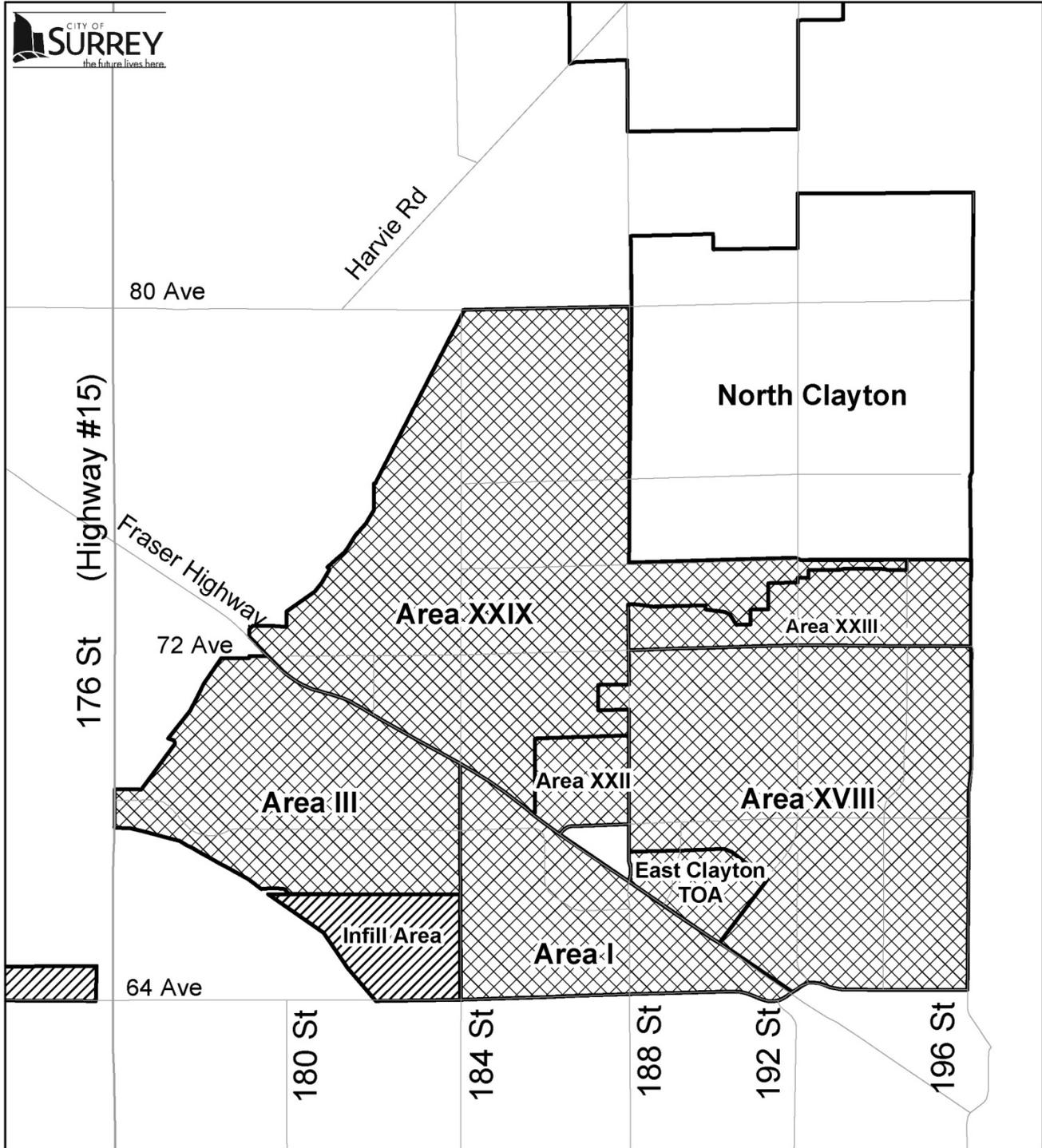
	Area	Plan Name
17.	Area XVII	Campbell Heights Business Park
18.	Area XVIII	East Clayton
		East Clayton Transit Oriented Area (TOA)
19.	Area XIX	South Westminster
20.	Area XX	Highway No.99 Corridor
21.	Area XXI	West Newton Highway No.10 Area
22.	Area XXII	East Clayton Extension
23.	Area XXIII	East Clayton Extension North of 72 Ave
24.	Area XXIV	Morgan Heights
25.	Area XXV	Sunnyside Heights
26.	Area XXVI	Orchard Grove
27.	Area XXVII	Anniedale-Tynehead
28.	Area XXVIII	Fleetwood Enclave
29.	Area XXIX	West Clayton
30.	Area XXX	City Center
31.	Area XXXI	Abbey Ridge





Legend

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



Legend

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

