

8.0 COMMUNITY SERVICES AND AMENITIES

8.1 General

In accordance with City Council's policy, in order to address the amenity needs of the proposed new development in East Clayton, at the time of rezoning or building permit issuance, development proposals will be required to make a monetary contribution toward the provision of new police, fire protection and library services and toward the development of the parks, open space and pathways.

The monetary contributions toward police, fire and library materials will offset the capital costs of providing these services to the new development and are applied on a standardized basis in all of Surrey's Neighbourhood Concept Plan areas. The monetary contributions toward park, open space and pathway development are based upon an estimate of the capital costs of these improvements for this particular Neighbourhood Concept Plan area. The total cost is divided among the anticipated number of dwelling units and acreages (for non-residential) to ensure an equitable contribution arrangement.

The sustainable design of the East Clayton community has resulted in a major reduction in park and open space development costs due to the dual function of many of these areas for both recreation and stormwater management purposes. The natural features of the area (i.e., watercourses) are considered to be important components of both the natural passive recreation system and stormwater management strategy and their development for these dual purposes will therefore be paid for both by amenity contributions and through the City's Development Cost Charge program.

8.2 Parkland Development

The East Clayton community will contain two neighbourhood school/park sites (one with a storm water pond/ biofiltration amenity area), two riparian park areas, two linear parks (greenways) and a series of six neighbourhood parks.

The village and civic centre for the entire Clayton area is located immediately west of East Clayton (west of 188 Street). An elementary and secondary school are located in the village centre along with a larger community park. The village centre may also contain civic buildings and other institutional uses such as churches or senior's facilities. It is envisioned that the public spaces in the village centre will contain street furniture, light standards, walkways, urban plazas and special landscaped areas.

While the village centre is mostly located outside of East Clayton proper, the future development in East Clayton will benefit from the civic features, parks and other amenities. The specific design guidelines and precise types of amenities in the village centre will be determined when the detailed Neighbourhood Concept Plan for this area is prepared. However, it is prudent for the City to set up a development fund for the village centre in conjunction with initial development in East Clayton. A contribution of \$250,000 is based upon East Clayton's share (2 neighbourhoods out of 8) of a total of \$1,000,000 to assist with the development of Clayton's village centre.

Two gateway features will be constructed at the 192 Street entrance into East Clayton. The westerly one will be constructed and be integrated with the storm water detention pond as an attractive water feature. Public art, provided either through the City's capital construction program or through private sector

sponsorship should be incorporated into the gateway features, and/or at other locations in the civic centre area.

The estimated cost of developing the park-and related amenities in the future East Clayton community is \$3,788,254. **Table 8.2** outlines the features of the parks and amenities and their associated costs. The parks and amenities are to be funded in part through amenity contributions obtained through the development process and partly through the City's Development Cost Charge (DCC) program.

8.3 Library and Library Materials

A study of library requirements in Surrey's new neighbourhoods has determined that a contribution of \$115.68 (in 2000 dollars) per dwelling unit (non-residential development is exempt) would be appropriate to cover the capital costs for library materials and services. Consequently, a total of \$592,629 will be contributed from this neighbourhood towards materials such as books, computers and CD's.

8.4 Fire and Police Protection

Future development in this neighbourhood will require upgrading of existing fire and police protection facilities. A study of fire protection requirements in Surrey's new neighbourhoods has determined that a contribution of \$222.11 per dwelling unit and \$205.64 per acre non-residential (in 2000 dollars) would be appropriate to cover the capital costs for fire protection. Similarly, a contribution of \$51.42 per dwelling unit and \$888.46 per acre non-residential would be appropriate to cover the capital costs for police protection. This results in a total contribution of \$1,181,102 toward fire protection and \$273,431 toward police protection.

8.5 Summary of Funding Arrangements

A summary of the applicable amenity contributions (per dwelling unit or hectare/acre) and the estimated revenue the City can expect to receive from the East Clayton Neighbourhood Concept Plan area is illustrated in **Table 8.5**.

Table 8.2 Parkland Development and Amenities: Estimated Costs and Funding Sources

Park or Amenity Feature	Total Estimated Cost	Portion Funded by Amenity Contributions	Portion Funded by City (DCCs)
Westerly School/Park Site includes soccer field, baseball diamond, washrooms, benches, bike racks, log rail fencing, trails, spray park, and a playground	\$780,650	\$444,385	\$336,265
Easterly School/Park Site includes soccer field, baseball diamond, washrooms, benches, bike racks, log rail fencing, trails, retention pond/water amenity, and playground	\$774,050	\$774,050	n/a
Neighbourhood/Local Parks local parks ranging in size from 0.3 to 1.7 acres one local park will have a playground includes landscaping, clearing and grubbing, log rail fence construction around perimeter of parks and construction of roads adjacent to the parks	\$713,456	\$713,456	n/a
Major Greenway north/south greenway is about 16 acres includes landscaping, clearing and grubbing and log rail fence construction	\$1,053,668	\$1,053,668	n/a
Riparian and Natural Areas includes forest management, pathways and a casual playfield	\$152,550	\$52,550	\$100,000
Linear Paths includes about 0.898 hectares of paths @ \$60,000 per ha	\$53,880	\$53,880	n/a
Gateway Features (2) at Community Entrance (192 Street diversion)	\$10,000	\$10,000	n/a
Contribution Toward Village Centre Amenities	\$250,000	\$250,000	n/a
Total: Amenity Contributions		\$3,351,989	
Total: DCC Program			\$436,265
TOTAL COST: PARK/OPEN SPACE DEVELOPMENT	\$3,788,254		

Table 8.5 Amenity Contributions

EAST CLAYTON NEIGHBOURHOOD CONCEPT PLAN AMENITY CONTRIBUTIONS			
	Per Acre Contribution All residential <i>Approx. 5,123 dwelling units (mid-range)</i>	Per Acre Contribution All non-residential <i>Approx. 48.66 acres (19.58 ha.)</i>	Anticipated Revenue
Police Protection	\$51.42 per dwelling	\$205.64 per acre	\$273,431
Fire Protection	\$222.11 per dwelling	\$888.46 per acre	\$1,181,102
Park/Pathways Development	\$654.30 per dwelling	n/a	\$3,351,989
Library Materials	\$115.68 per dwelling	n/a	\$592,629
Total Contribution (per unit or acre)	\$1,043.51 per dwelling	\$1,094.10 per acre	
Total Anticipated Revenue			\$4,806,522