



EXPLANATORY MEMO COUNCIL MEETING FOLLOW-UP

**20815 45A Avenue & 4560-4580 208 Street
Development Permit 07-24
Zoning Bylaw Amendment Bylaw No. 3296**

Information Requested at Council Meeting

The purpose of this memo is to provide clarification on questions and discussion at the January 27, 2025 Council meeting regarding the proposed redevelopment of 20815 45A Avenue & 4560-4580 208 Street.

1. DCC and CAC amounts.

As with all multi-unit residential developments, the subject application would be required to provide Development Cost Charges (DCCs), Community Amenity Contributions (CACs), and other payments as applicable if approved by Council. The amounts are set based on the number of units proposed and the existing property uses, and would be as follows:

Development Cost Charges (DCCs):

Total of \$815,170.00, including:

- \$303,442.00 City of Langley DCCs; to fund street upgrades, parks, and water, storm, and sanitary sewer systems;
- \$214,618.00 Greater Vancouver Sewer & Drainage District DCCs;
- \$212,006.00 Greater Vancouver Water District DCCs;
- \$9,528.00 Metro Vancouver Regional Parks DCCs;
- \$19,400.00 SD35 School Site Acquisition Charges; and
- \$56,176.00 TransLink DCCs.

Amenity Contributions:

Community Amenity Contributions (CACs)

\$104,000.00 in CACs would be provided to the City, based on a rate of \$4,000.00 per residential unit (Council Policy CO-80).

Cash-in-lieu of outdoor amenity space

Following the Official Community Plan (OCP) and Townhome & Plex-Home Best Practices Guide, townhome applications are required to either provide on-site outdoor amenity space for their residents or provide cash-in-lieu that is used to fund upgrades to nearby public spaces such as City parks. The applicant has elected to provide a cash contribution of \$34,351.12 as calculated by staff based on the subject properties'

assessed values. Options for the use of this money, for improvements to Iris Mooney and/or Linda Carlson Parks, are currently being reviewed for implementation.

In addition to these funds being provided directly to the City and other government agencies for infrastructure and amenity improvements, the applicant would be required to construct certain infrastructure upgrades at the time of development at their cost. These upgrades would make use of the 5-metre property dedication being provided to the City on 208 Street and would include new frontages on all three sides with new sidewalks or multi-use paths, boulevards and street trees, and any other upgrades as determined to be necessary by staff as part of the civil design process.