

To: Electoral Area Services Committee  
From: Mike Veenbaas, Director of Financial Services

Date: 2017-11-16  
File No: 3920-20/1453, 2017

**Subject: Area D Integrated Community Parks Service Area Merger and Establishment**

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### RECOMMENDATION

**THAT** the Fraser Valley Regional District Board consider giving three readings to the bylaw cited as *Fraser Valley Regional District Area D Integrated Community Parks Service Area Merger and Establishment Bylaw No. 1453, 2017*;

**AND THAT** Bylaw No. 1453, 2017 be forwarded to the Inspector of Municipalities for approval.

#### STRATEGIC AREA(S) OF FOCUS

Support Healthy & Sustainable Community  
Provide Responsive & Effective Public Services

#### PRIORITIES

Priority #5 Outdoor Recreation

### BACKGROUND

There are two community park service areas functioning within Electoral Area D; an Area D wide community parks service originally setup in 1989 via a Regional District of Fraser Cheam (RDFC) Supplemental Letters Patent and a smaller Popkum Linear Park service area setup via RDFC Bylaw 1111/93. The larger community parks service has been funded via a parcel tax plus BC Hydro grant in lieu funds whereas the smaller linear park service has been funded via an assessment based requisition.

### DISCUSSION

As the smaller Popkum Linear Park Service has grown in recent years and is projected to grow further with increased redevelopment and subdivision, staff investigated the possibility of merging the two services into one to allow for more efficient management and administration along with allowing for improved options for meeting increased community expectations around service delivery.

The review noted a challenge with the community parks service's funding model using parcel taxation. While historically the area was developed via single family homes, each on a legal parcel, future developments would see more strata based development where multiple residential units reside on one

legal parcel. Under the parcel tax model this would not allow for equitable funding from all residents in the area (can only charge the parcel tax per legal parcel), which are those expected to receive direct benefit from increased community park infrastructure. Moving the community parks service to an assessment based funding model would provide for equitable allocation of the service's costs to all area residents in addition to allowing for community benefit from redevelopment growth in the community – both residential and commercial. At the same time, merging the two services would also ensure equitable and efficient service delivery.

With this information staff met with Director Dickey to present the findings and review options for his consideration. The tax requisition of the merged service area would allow for an assessment based taxation rate for the average residential property equivalent to the existing parcel tax rate and would actually allow for a decrease in taxation for those properties that currently pay into both service areas. With this in mind Director Dickey directed staff to move forward with a merging of the two service areas.

## **COST**

There are no additional costs associated with the recommendation to merge the two Area D Parks Services. The 2018-2022 DRAFT Financial Plan has been prepared based on consolidation of the existing 5 year budgets for these two services with no additional budget increase planned. It is anticipated that future budget increases should be funded via expected redevelopment growth in the area.

## **CONCLUSION**

Electoral Area D currently has two park services functioning within the area causing service delivery overlap and administration challenges. A staff review has concluded that a merging of these two services and using the assessment based taxation funding model for the merged service would provide long term financial benefit to those within the service area.

## **COMMENTS BY:**

**Barclay Pitkethly, Director of Regional Programs**

Reviewed and supported.

**Paul Gipps, Chief Administrative Officer**

Reviewed and supported