

To: Fraser Valley Regional District Board

Date: 2018-02-27

From: David Bennett, Planner II

File No: 3320-20-2016-04063

Subject: Park offer associated with the proposed 8 lot single family residential subdivision of 10189 Caryks Road, Electoral Area "D".

RECOMMENDATION

THAT the Fraser Valley Regional District Board accept the offer of \$40,000.00 for the construction of community park amenities in lieu of cash-in-lieu of park land dedication for subdivision file 3320-20-2016-04063 (8 lot subdivision of 10189 Caryks Road), Electoral Area "D".

STRATEGIC AREA(S) OF FOCUS

Foster a Strong & Diverse Economy
Support Healthy & Sustainable Community
Provide Responsive & Effective Public Services

PRIORITIES

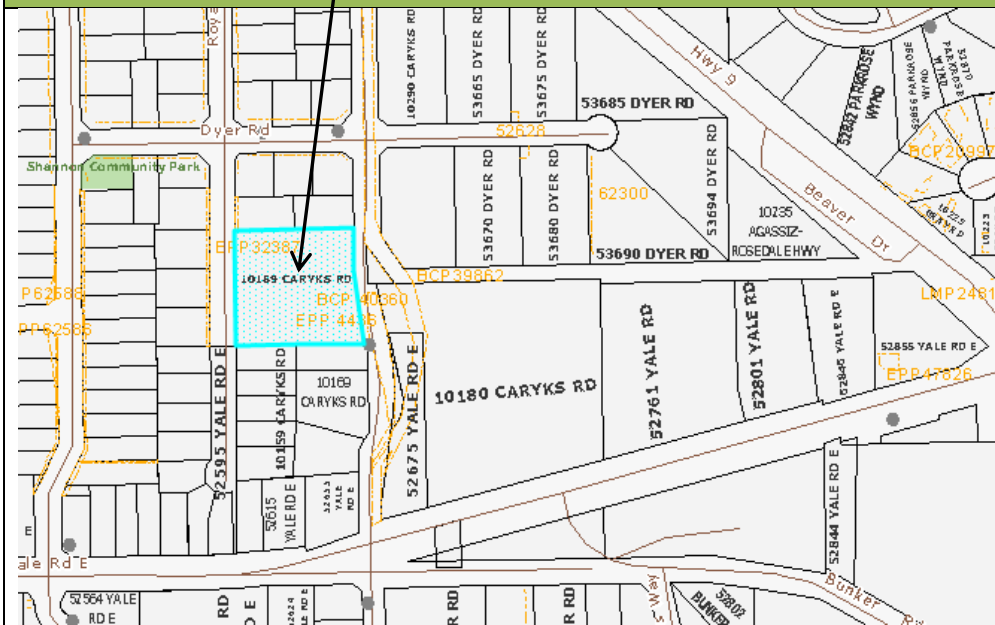
Priority #5 Outdoor Recreation
Priority #4 Tourism

BACKGROUND

At the time of subdivision, developers who are subdividing land into more than three parcels are required to provide the Regional District with dedicated park land to a maximum amount of 5% of the total area of the lands being subdivided, cash-in-lieu of park dedication, or a combination of land and cash contribution. When providing a cash contribution, the value is based on the average market value of the land being subdivided as though the land is zoned to permit the proposed use. Section 510 of the *Local Government Act* regulates park dedication and options for park dedication.

Property Details

Address: 10189 Caryks Road



Owner	0877268 BC LTD, DT UNITY HOLDINGS LTD
Agent	Neal TeBrinke
EA	D
Zoning	SBR-2
OCP	Suburban Residential
DPA	none
ALR	no

10189 Caryks Road

North : Single Family Residential

West: Single Family Residential



East : Single Family Residential

South: Single Family Residential

DISCUSSION

This park offers is based upon BC Assessment current valuation of the raw land, with proper zoning in place but without services installed, in accordance with the *Local Government Act*. The property was purchased in July 2016 for \$800,000.00. The current BC Assessment Value is \$846,000.00. The property does not require rezoning prior to subdivision.

In Electoral Area "D", at this time, there is not a particular need for a small piece of parkland in the subject location, so an offer of cash for improvements to existing community parks in-lieu of land and in lieu of cash for park purchase is appropriate. In the long term, it will be advantageous to have reserves for park land acquisition or land dedication for park purposes through the subdivision process. However, at this time there is a need to improve the existing parks in the neighbourhood; accordingly, staff recommend that the offer of \$40,000.00 be accepted.

COST

There are community benefits from this offer as the applicants will be contributing towards park improvements. The FVRD Parks department is currently reviewing the financial implications, and funding mechanisms required for the operation and maintenance of park lands, the development of infrastructure and the development of trails.

COMMENTS BY:

Graham Daneluz, Deputy Director of Planning & Development

Reviewed and Supported.

Margaret Thornton, Director of Planning & Development

Reviewed and Supported.

Mike Veenbaas, Director of Financial Services

Reviewed and supported.

Paul Gipps, Chief Administrative Officer

Reviewed and supported