

MINUTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **February 22, 2018**
Time: **2:30 p.m.**
Location: **3W Meeting Room
A, Surrey City Hall**

Members:

Jennifer Clow
Jeff Fisher
Dwight Heintz
Adrien Herberts
Nathan Hildebrand
Roger Jawanda
Marc MacCaull
Phil Magistrale
Mark Sakai
Sunny Sandher
Stefan Slot
Jamie Squires

City Staff:

Tom Ainscough
Tommy Buchmann
Elizabeth Carson
Harry Janda
Jean Lamontagne
Don Luymes
Mehran Nazeman
Fay Keng Wong

1. Previous Minutes

The notes of the November 23, 2017 meeting were accepted as distributed.

2. Demolition and New Construction Waste Management Bylaw (Harry Janda, Solid Waste & Contracts Manager, Engineering)

- Harry provided an update on the demolition and new construction waste management bylaw. A copy of his presentation is attached.
- Regional Waste Management Plan. Metro Vancouver's Integrated Solid Waste and Resource Management Plan ("ISWRMP") establishes the goal of achieving 80% waste diversion (recycling) within the region by 2020. A strategy identified in the plan is to increase the recycling of Construction and Demolition material. The Surrey Sustainability Charter also supports the ISWRMP.
- Regional Construction and Demolition Disposal Stats. The Metro Vancouver region generates 3.5 million tonnes of waste per year. 1.6 million tonnes each year is from the Construction and Demolition sector, and 75% of this is currently recycled and the remaining 25% is sent to the landfill. 90% (360,000 tonnes) of the Construction and Demolition landfill waste is comprised of demolition material. Illegal dumping has increased in Surrey at a significant cost to the city. Surrey's costs associated with managing illegal dumping have nearly doubled over the past 10 years (from \$460,000 in 2005 to nearly \$930,000 in 2015), and the number of service requests related to illegal dumping has increased by 38%.
- Construction and Demolition Policy Development. Priority action identified in the ISWRMP stipulates that industry groups collaborate to develop a policy to mandate recycling of Construction and Demolition waste in the region. Consultation determined that a regulatory approach that focused on demolition waste would be the most effective solution. New construction was not included as it was determined that it would have minimal impacts toward increasing recycling at these work sites. In 2015, the City established a goal of reducing city-wide illegal dumping and associated cost impacts by 50%

- by 2020 through a two-phased approach of Reducing Cleanup Operation Costs (Phase 1) and Developing an Illegal Dumping Prevention Strategy (Phase 2).
- Metro Vancouver Regulatory Sample Bylaw. Proposed Construction and Demolition regulatory approach requires introduction of a bylaw at the municipal level. Metro Vancouver adopted a Bylaw template, which incorporates a refundable fee and mandatory recycling provisions, and referred it to municipalities. Vancouver, Richmond, North Vancouver, West Vancouver, New Westminster and Port Moody have implemented the regulatory approach.
 - Surrey Bylaw – Demolition Provisions. Effective July 1, 2018. Applies to all buildings and structures (single-family residential, multi-family, and commercial) that will be demolished. 70% minimum diversion rate.
 - The applicant would have to submit a Waste Disposal and Recycling Services Plan prior to demolition as part of the development permit application, including a \$250.00 non-refundable application fee and a \$5,000.00 refundable waste disposal and recycling services fee. The Plan includes a checklist of waste and recyclable material present at the demolition site, and the estimated weight of each material. City staff review the Plan prior to granting approval. Licensed recycling and/or waste facilities are used.
 - The application would also have to submit a Compliance Report, including documentation for City staff to review. There is a formula to calculate the refund to the applicant for compliance:
 - Level of Compliance (%) = (Total Tonnes Delivered to Recycling Facility ÷ Total Tonnes of Waste Generated) x 100
 - If Level of Compliance ≥ 70%, then the Refund = \$5000.
 - If Level of Compliance < 70%, then the Refund = (Level of Compliance ÷ 70) x Refund.
 - Surrey Bylaw – New Construction Provisions. Similar provisions and fees for new construction will have limited added benefit towards increasing recycling. Requirements include a waste management plan to help maximize diversion of construction waste, separate waste and recyclable material, and provisions for collection and disposal of material that originate from new construction.
 - Surrey Construction and Demolition Material Diversion. 641 demolition permits are issued annually. 95% of the total demolition permits are from the residential sector. Over 72% of demolition waste is generated from the residential sector. Surrey's portion of the region's demolition waste ranges from 15% to 20%, which equates to 51,000 – 72,000 tonnes.
 - Benefits to Recycling. Reduced environmental impact (reduces landfill waste and illegal dumping, consumption of energy and water, and air pollution and greenhouse gases; and conserves natural resources). Improved savings (tipping fees for separated recyclables are considerably lower than mixed waste loads, recycling should generate revenue, and savings can be quite significant).
 - Education and Workshops. There will be a six-month education period before the new requirements come fully into effect. There will be information sessions with developers, demolition applicants, and contractors. A toolkit providing step-by-step information on the requirements will be available. The requirements will also be advertised and promoted on the City's website and through contractors, disposal facilities, etc. Through implementing new pilot initiatives and data analysis, the City has reduced illegal dumping incidents by 16% and cleanup costs by 43%, and doubled Large Item Pick-Up participation from 15% to 30%. Based on the successes of each of the pilot programs in 2017, the City will be increasing Large Item Pick-Up participation from 30% to 70% over the next 2 years; expanding categories of Large Item Pick-Up waste items; initiating a comprehensive public education and awareness campaign; introducing a Surveillance and Adjudication Process; and implementing the Demolition and Recyclables Materials Bylaw.
 - Harry may be contacted by phone at 604-590-7208 or by e-mail at hsjanda@surrey.ca.

Comments:

- Jeff asked what the differences are between Surrey's and Metro Vancouver's waste management plans. Metro Vancouver's is pretty generic, and each municipality has their own process. Harry responded that Metro Vancouver has a hazardous waste element while hazardous waste in Surrey is addressed by WorkSafeBC.
- Jeff asked what the demolition rates are for commercial uses. Harry responded that generally commercial is doing a good job. A lot of the focus will be on improving diversion of demolition waste generated from the residential sector. Where there is a new subdivision, particularly in secluded areas, dumping occurs. The new bylaw will help.
- Jean commented that if you notice dumping, go to the Surrey Request App on the City of Surrey [website](#), submit a service request, and it will be taken care of. Harry commented that the majority of illegal dumping is from homes. That is why the City is educating and has been able to relieve the issue by approximately 30%. Jean further commented that the illegal dumping of drywall is the most expensive to deal with because it is unknown whether or not it has asbestos so each case is treated as though it may have it.

3. Adaptable & Accessible Housing Standards (Tom Ainscough, City Architect)

- Tom provided an update on adaptable housing standards, following his last presentation at the November 23, 2017 DAC Meeting.
- The proposal that the City adopt the BC Building Code Adaptable Housing Standards was brought to Council in a shirtsleeve session in January 2018 and Council directed staff to prepare a Corporate Report. The Corporate Report is currently being finalized and may go to Council on April 9, 2018 (to be confirmed) for adoption.
- If the Standards are adopted, single storey apartment units will be required to comply.
- For units that comply, a floor area exemption will be permitted (20 sq. ft. for a 1 bedroom or smaller unit, and 30 sq. ft. for a 2 bedroom or larger unit). A restrictive covenant would be required for these units to facilitate the creation of a registry of adaptable housing units. Otherwise, it would be difficult to identify them.
- Once we get to implementation, all projects that apply for Development Permit after adoption would be required to comply. In-stream applications (projects that apply before adoption) would be eligible for a Development Variance Permit.
- Once the adaptable housing standards are adopted, there will be communication with the development industry so staff can provide more information.

Comments:

- Jamie commented that unit prices would increase as the units have to be larger in one bedroom, one bedroom and den, and smaller 2 bedroom units. At \$750 plus per square foot in Surrey City Centre, every inch counts in trying to be more affordable. Units would increase, not decrease, in price by about \$20,000. Why we would ask for 20-30%, not 100%, to try and keep affordability for the public in sight?
- Tom noted that in the unit layout study, it was found that, of the 10 existing market units that were studied, only one required additional floor area to comply with the adaptable housing standards. He noted also that two costing studies were carried out with a Quantity Surveyor and the incremental construction cost was estimated to be approximately 2% more to provide the adaptable housing standards features; the incremental market cost would be less - in the order of 1%. This indicates that the adaptable housing standards will have little impact on unit layout, marketability, or cost. This is consistent with the

experience in other cities where the standards have been adopted such as New Westminster.

- Jeff commented that the Provincial Government is actually reviewing the BC Building Code, so it would be good to link the City's standards with the Province's so they do not differ. Tom responded that the City has been in touch with the Province. The City's adaptable housing standards simply reference section 3.8.5 of the BC Building Code. The 2018 BC Building Code adaptable housing standards have not changed. The Province has noted that they may have another round of consultation on adaptable and accessible housing standards after the 2018 Building Code is issued.
- Tom noted also, based on the BC Building Act, the City is not allowed to create any regulations that would conflict with the BC Building Code. The City is just bringing its standards up to what the BC Building Code allows.
- Jeff asked if the impact on micro-suites has been reviewed. Tom responded, yes, micro suites have been looked at and it is actually easier for micro-suites to comply with the standards, as they only have one interior door.
- Phil asked what will be considered in-stream. Tom responded any application made before the adoption date. Probably before June.
- Marc commented that the adaptable housing standards sound good. Council is looking beyond its time.
- Stefan asked for clarification regarding the restrictive covenant (RC) requirement. Tom responded that the exact language has not been determined, yet, but the Corporate Report will note that the unit has to have a restrictive covenant. The RC will simply state that the developer confirms that the units have been designed and built in compliance with the adaptable dwelling unit requirements of the BC Building Code.
- Jeff commented that the adaptable units can be noted in GIS and on COSMOS to keep a record of how many adaptable housing units with RCs there are.
- Adrien asked if compliance only applies to single storey units. Tom responded, yes. The standards would not apply to, for example, a one storey unit with a loft, or the two storey townhouse units that are encouraged in apartment projects in City Centre.

4. Affordable Housing Strategy (Jean Lamontagne, General Manager, Planning & Development)

- Jean provided an update on the Affordable Housing Strategy.
- The City partners with BC Housing (e.g. Timber Grove, Coast Health) by leasing out City land to non-profits who would be the operator of the affordable housing.
- Surrey will get 5 sites for modular housing. (There is an interim step – very temporary 2-3 year modular housing in City Centre.) Each of the 5 sites will have about 40-50 units, which will alleviate the affordable housing shortage of the 135A St area.
- The Kekinow Native Housing Society site in Newton Town Centre will also be expedited.
- Council has asked staff to prepare a policy for the inventory of rental housing. In Surrey, 29% of households are renters, compared to approximately 50% in Vancouver. The Affordable Housing Strategy will have a one-for-one rental replacement policy for purpose-built rental housing units that are lost due to redevelopment, but not necessarily on the same site.
- City Policy No. O-34A – Manufactured Home Park Redevelopment and Strata Conversion Policy provides for a process for redevelopment and strata conversion of existing manufactured home parks, which supplements the provisions outlined in the Condominium Act and the Residential Tenancy Act. The policy includes the following requirements:
 - A communications plan in order to provide tenants information on the application process steps, Council meetings and relocation options.

- Provision to the City of a demographic summary of residents, along with an assessment of relocation preferences, potential and cost.
- Development of an affordable housing program that may include a right of first refusal to purchase for existing tenants, payment of relocation expenses, compensatory payments to displaced tenants, a proportion of new units being reserved for affordable housing for existing tenants, and other affordable housing options.
- The Affordable Housing Strategy will re-introduce the requirement that any new residential development (or single family development that requires a re-zoning) contribute \$1,000 per unit to support the development of new affordable rental housing.
 - The \$1,000 contribution will be adjusted over time.
 - As a minimum criterion for eligibility for support from City land or funds, “affordable” rental housing is defined as 80% of units having rents at less than 80% of median market rents in Surrey.
 - Additional criteria will be developed for projects to be supported by City land or funds such as number of affordable units, depth of affordability, target population(s) of residents, financial viability and sustainability, ability to secure other funding, experience of the project proponent, and proximity to the Frequent Transit Network.
- A purpose built rental development that was recently built in Cloverdale received a lot of demand.

Comments:

- Jeff requested that a copy of the City’s policy on Manufactured Home Park Redevelopment and Strata Conversion be circulated to the DAC. It can be found [here](#).
- Dwight asked if the \$1000 contribution will apply to any type of unit. Jean responded yes.

5. Comments on the Market (All)

- Jeff. The Provincial Government’s recent announcement on a speculation tax is not clear. It does not seem like there will be grandfathering of in-stream pre-sales and it is unclear if it will apply to bare trusts. The foreign buyer’s tax is a disappointment. The Province has not done any modelling of the speculation tax nor mentioned who they will be working with in developing the tax. The Province also did not mention anything about supply.
- Sunny. Seeing more demand from their clients for commercial/industrial. Not much left in South Westminster. Industrial land supply is finite and a lot of pressure. High demand. Price for commercial/industrial is quite high. For example, buyers in Port Kells have to be owner-operators instead of landlords leasing to tenants.
- Adrien. Wish had more to sell. Everything is strong.
- Nathan. Does not have anything to sell. Mindful of the election coming up. All of their product in Abbey Ridge is sold.
- Jennifer. Has multiple applications. A lot of demand for strata. Every time product is released, it is sold out before the shovel hits the ground.
- Phil. The market is steady. Construction costs are going up.
- Mark. The Greater Vancouver Home Builders’ Association’s housing approvals study is gearing up for 2018, and will focus on townhouses.
- Dwight. Not selling anything right now but got a few more applications in.
- Stefan. Has a site at 133 St and Old Yale Rd. Will be submitting an application and hope to start sales before the end of the year.

- Marc. Busy trying to work on something to sell. Working on various development proposals to bring to the market.
- Jamie. Same. Working on getting a sales centre ready at Gateway (98 Ave and King George Blvd) but nothing to sell until this is approved by City.

6. Other Business (All)

- Sunny commented that the soil deposition approval process needs to be expedited for the South Westminster area. The requirement to go to Council for deposit amounts exceeding 34,000 m³ needs to be removed. Jean responded that he is aware of this and would look into the progress of it.
- Nathan asked if trees and landscaping work been done? Jean responded, yes, an RFP has gone out.
- Marc asked about the status of City staffing. Jean responded that there are now a few more plan checkers and we are fully staffed with planners.
- Tommy commented that Engineering's Land Development Division has added some staff.

7. Next Scheduled Meeting – March 22, 2018

- The meeting adjourned at approximately 4:03 pm.