

MINUTES

Development Advisory Committee

File: 360-20 (DAC)
Date: November 23, 2017
Time: 2:30 p.m.
Location: 3W Meeting Room
A, Surrey City Hall

Members:

Tim Bontkes
Dwight Heintz
Nathan Hildebrand
Roger Jawanda
Louis Kwan
Phil Magistrale
James Pernu
Michael Sanderson
Charan Sethi
Jamie Squires
Sean Vrtacic

City Staff:

Tom Ainscough
Jeff Arason
Tommy Buchmann
Stephen Godwin
Patrick Klassen
Jean Lamontagne
Shawn Low
Don Luymes
Fraser Smith
Fay Keng Wong

1. Previous Minutes

The notes of the October 26, 2017 meeting were accepted as distributed.

2. Adaptable and Accessible Housing Standards (Tom Ainscough, City Architect)

- Tom Ainscough provided an update on adaptable and accessible housing standards since his last presentation to DAC on June 22, 2017. A copy of his presentation is attached.
- The intent of the BC Building Code Adaptable Housing Standards (2009) is to have consistent standards for municipalities for adaptable housing. The Standards are voluntarily adopted by municipalities by by-law or other measures. A few municipalities have adopted the Standards.
- Recommendation:
 1. To adopt the BC Building Code Adaptable Housing Standards for all new apartment units.
 2. Intent – to improve accessibility in Surrey.
 3. Why – universal design, need and demand, City policy, Fraser Health Authority (aging in place).
 4. How – amend Zoning Bylaw, General Provisions.
 5. Process – review precedents, consult advisory committees (Measuring Up Committee, Senior Advisory and Accessibility Committee, Social Policy Advisory Committee, DAC), and Council.
- The definition of “universal design” is “... the ability for anyone to independently and safely access the full built environment based on planned inclusion.” (Brad McCannell, VP Access & Inclusion, Rick Hansen Foundation in *Plan Canada*, Fall, 2017, p. 6 – Meeting the diverse needs of changing communities)
- The definition of “adaptable”:
 - Allows low cost retrofit to wheelchair accessible in future
 - Provides minimum clearances, accessible mounting height for switches, outlets
 - Rough in – future grab bars, strobe.

- The definition of “accessible”:
 - Allows access for wheelchair user
 - Provides knee space under cabinets in kitchen and bathroom
 - Grab bars installed at shower or bathtub
 - Visual fire alarm for deaf or hard of hearing.
- Tom Ainscough provided a brief overview of material presented at his June 22, 2017 DAC presentation and a response to the June 30, 2017 letter from the Urban Development Institute and Greater Vancouver Home Builders Association on the following issues:
 1. Need and Demand – there will be major increases in disabled and senior populations in Surrey over the next 20 years, e.g. it is estimated there will be 1,900 additional disabled per year.
 2. Appearance – Adaptable Housing Standards (AHS) units are not institutional in appearance; sample photos of completed adaptable units presented, e.g. New Westminster, Vancouver.
 3. Unit Plan Study – a study of 10 market units (low rise and high rise) was carried out with Fifth Avenue Marketing and Focus Architecture. Only 1 unit required additional floor area to comply with the AHS. This demonstrates the AHS will accommodate current market unit layouts without adding floor area.
 4. Cost – to meet AHS is about 2%. Cost to convert a standard market unit to accessible is about \$30,000 more than converting an adaptable unit.
 5. Floor Area Exemption – see below.
- Recommendation to Council to adopt the proposed Adaptable Housing Standards By-law, recommending all new apartment units comply with the BC Building Code Adaptable Housing Standards (BCBC, s. 3.8.5). There would be floor area exemptions:
 - 1 bedroom and less – 1.85 sq. m (20 sq. ft)
 - 2 bedroom and more – 2.80 sq. m (30 sq. ft)
- City staff have consulted with City advisory committees (Measuring Up Committee, Senior Advisory and Accessibility Committee, Social Policy Advisory Committee) and the Rick Hansen Foundation, which is currently developing an audit program through Vancouver Community College.
- Next Steps. Presentation to Council on December 11, 2017 and, subject to direction from Council, a report may go to Council in January.

Comments:

- Jamie Squires commented that UDI and GVHBA sent a letter in response to the June 22, 2017 DAC meeting presentation on Adaptable and Accessible Housing Standards.
- Jamie Squires commented that Pitt Meadows has had some problems with their adaptable housing standards.
- James Pernu asked since there will be floor area exemptions, will there be any DCC exemption? Tom Ainscough responded no. The floor area exemptions act as a kind of density bonus for complying with the BC Building Code Adaptable Housing Standards.
- Phil Magistrale asked for confirmation if 100% compliance is what is being proposed. Tom Ainscough responded yes.
- Jamie Squires proposed that if it is less than 100%, do not give density bonus. Most municipalities do only 20-30%. For example, if only 20-30% of the population has a disability, do not require 100% compliance, only require 20-30% compliance. Tom Ainscough responded, yes a lot of the lower income seniors will not buy, but rent; a 2009 study of City Centre showed that 35% of the condo market is rental housing. This means that strata units could provide a source of adaptable housing for seniors – both rental and purchased. The idea of universal design is so that anyone moving in can modify (to wheelchair accessible) for about \$30,000 less than a standard market unit.

- It was noted that adaptable units are not just intended for wheelchair users; the intent is that adaptable units have a minimum level of accessibility for all and can be easily adapted to meet higher levels of access.
- Tom Ainscough also noted that an alternative would be to require that 50% of units comply and, if 100% comply, all units would be eligible for the floor area exemption.
- Tim Bontkes suggested doing a better job of labelling what is an adaptable unit, like on MLS rather than requiring 100%. His company often does adaptable housing but it requires more space so they have to revert back to C kitchens (1970s style) which are not as popular. As a result, the entry level buyer is affected. Tom Ainscough responded that labelling is an issue that we will be looking at. Perhaps requiring registering on title that a unit is adaptable. The Right Fit Pilot Project keeps an inventory of accessible units. Tim Bontkes commented that if there is a demand, developers would jump at providing it. Municipalities can encourage MLS to have a box that shows it, rather than a catch all.
- Charan Sethi commented that he developed 600 units in City Centre and has not heard any requests for adaptable housing, except for 1 request in a micro-suite where the person ended up not buying it. In Richmond, out of 28 units, he sold 1 that was adaptable housing and it was a rancher. Requiring 100% is too much.
- Jamie Squires commented that there is a portion of people who have a disability who cannot afford to buy, so a 100% requirement does not make sense.
- Tim Bontkes asked that adaptable and accessible housing not be required for townhouses. Tom Ainscough advised that the AHS do not include townhouses, only single storey apartments.
- Charan Sethi commented that the development community knows what the market demand is. Tom Ainscough responded that the study shows how modest the adaptable housing requirements would be. For example, in the example shown in the presentation, only 2 of the 10 units would have to be adjusted. New Westminster adaptable units have been built since 2013. The adaptable housing in North Vancouver look very similar to non-adaptable housing.

3. Development Cost Charges in Surrey (Jeff Arason, Manager Utilities)

- Jeff Arason provided an update on the City of Surrey's Development Cost Charges (DCCs). A copy of his presentation is attached.
- A 3 Year Phased Implementation has been developed to reach the City's 10-Year Servicing Plan and Parkland Acquisition targets. The Parkland Acquisition Program has been revised to prioritize the Neighbourhood Park category.
- Overview of 2016 DCC Bylaw 2016 – Year 1 (Completed)
 - Introduced 3-year (2016-2018) phased implementation to reach targeted program.
 - 2016 DCC rates increased upwards of 13% for residential land uses.
 - Council endorsed DCC Bylaw and 10-Year Servicing Plan
 - Provincial approved the DCC Bylaw
 - DCC Bylaw subsequently adopted (effective date of May 16, 2016)
- 2017 – Year 2 (Completed)
 - Adjusted acquisition program to stabilize provision of Neighbourhood Parks at 1.2 ha/1000 residents for new growth.
 - Updated the PRC 10-Year Strategic Plan and revisited provision ratios.
 - Adjusted Parkland Municipal Assist Factor (MAF) from 4% to 3%.
 - Added in infrastructure to support development in recently completed NCPs (e.g. Abbey Ridge and City Centre).
 - DCC Bylaw subsequently adopted (effective date of May 16, 2017).
- 2018 – Year 3 – (Proposed)

- Adjust Parkland MAF from 3% to 1%. Utilities MAF remain at 10%, Transportation MAF remains at 5%.
- Revised value of parkland acquisition program to reflect market changes.
- Add in infrastructure to support development in recently completed NCPs.
- Add in upsizing of infrastructure to support growth (DCC cost) along and adjacent to Surrey-Newton-Guildford (SNG) LRT corridor.
- Proposed DCC Rates. Refer to presentation.
- DCC as a Percentage of Housing Price. Housing price index includes a much broader range of house size.
- Area Specific DCC Rates. The rates for Anniedale-Tynehead are the same. Since the completion of the Abbey Ridge Local Area Plan, looking to see if we can reduce the costs.
- Other Revisions. Introduced Parent Lot DCC Rate Exemption for Multi-Family Developments. For example, if you have 1 lot that you want to subdivide into 4 lots, you will only be charged for 3 lots because the parent lot will be credited. Before, you would be charged for all 4 lots. Now, the parent lot will have a DCC exemption.
- Next Steps:
 - Complete Public Open House in January 2018.
 - Bring forward 10-Year Servicing Plan to Council for their consideration and DCC Bylaw for 1st, 2nd, and 3rd Readings on January 22nd.
 - Seek Provincial Approval (February to April).
 - Final Reading of By-law (Targeting May 7).

In stream applications would have 1 year to complete from Final Reading of By-law in order to qualify for current DCC rates. Effective date will be May 16, 2018.

Comments:

- James Pernu asked if you had 4 lots consolidating into 1 lot, would you receive 4 credits? Jeff Arason responded yes.
- Roger Jawanda asked, in order to qualify for the Parent Lot DCC Rate Exemption for multi-family developments, does a building have to exist on the lot? Jeff Arason responded yes. The City's practice is that the lot should have a home on it. If the lot is a historically vacant lot, City practice is that it would not credit it. Engineering has instructed Area Planning of this.
- Tim Bontkes asked how the MAF is broken down. Jeff Arason responded that there are 3 big factors: 1) Change in dwelling unit size. Population growth is the same or more but the dwelling unit is smaller. 2) Land costs – as part of parks program. 3) Scope (value) of the program. Fraser Smith added that this is a result of Council's directives (e.g. introduction of new NCPs). Land value has increased significantly, but labour/infrastructure costs have not gone up as much. Jeff Arason will produce a pie chart and circulate it to DAC probably next week. The pie chart may be included in the report to Council.

4. Development Cost Charges in The Region (Jeff Arason, Manager Utilities)

- Jeff Arason provided an update on the Region's DCCs. A copy of his presentation is attached.
- The Metro Vancouver Greater Vancouver Sewerage and Drainage District (GVS & DD) has a Metro 2040: Regional Growth Strategy, which requires significant infrastructure expansion to meet the demands of a growing population. DCC rates were set in 1997. Current rates are insufficient for financing requirements. There is an obligation to have service in place before growth.

- Metro Vancouver GVS & DD collection is consistent with City collection processes/timing (the City collects Metro Vancouver's DCCs for them). Collections are held in a reserve (earn interest over time) and are applied to fund infrastructure expansion necessary to service regional growth/development. DCCs fund 99% of the principal on long-term debt related to system growth projects. MAF funds the remaining 1%.
- Metro Vancouver GVS & DD.
 - Tier 1 – Sewer Area Projects: 100% allocated to benefitting sewer area.
 - Tier 2 – Regional Projects: Treatment Plant Projects shared 30% sewer area and 70% entire region.
- Metro Vancouver GVS & DD is proposing to increase its DCC rates. Refer to the presentation to see the proposed DCC rates and percent increases.
- Metro Vancouver has not increased its DCC rates in 20 years.
- Metro Vancouver's consultation process includes four completed open houses and one completed webinar.
- Metro Vancouver – Status of DCC.
 - GVS & DD Board completed 3rd Reading on October 27th.
 - Seeking Provincial Approval (November to January).
 - Seeking Final Reading of Bylaw (early Spring).
 - New Rates proposed to take effect May 1, 2018.

Comments:

- Michael Sanderson commented that the size of a home does not matter in that it does not change the rates. Jeff Arason responded yes. The logistics is extremely difficult. The knowledge that each municipality has of its growth varies significantly. Fraser Smith responded that one of the issues is capital. Shift in need has expanded to the South (Surrey). Our DCC increase is very high but we are getting a lot of additional capital for it relative to other municipalities. Jeff Arason added that for every increase in sewage, Metro Van has to pay an additional \$500 million.
- Michael Sanderson asked if there is any grandfathering provision for Metro Vancouver. Jeff Arason responded yes. Metro Vancouver committed to reviewing their rates every 3 years. Fraser Smith added that the definition of affordable housing and legislation is what Metro Vancouver is working on right now.

5. TransLink DCC (Fraser Smith, General Manager Engineering)

- Fraser Smith presented on TransLink's DCCs. A copy of his presentation is attached.
- TransLink's 10-Year Vision is the regional blueprint for multimodal transportation investments. It includes:
 - New rapid transit in Surrey, Langley, and Vancouver;
 - New Pattullo Bridge;
 - Upgrades to SkyTrain and West Coast Express;
 - 25% increase in bus service;
 - 30% increase in HandyDART service;
 - New SeaBus, with 10 minute frequencies;
 - \$200 million for walking and cycling, 2,700 km of new bike lanes; and
 - \$330 million for road upgrades and seismic investments.
- TransLink is delivering the 10-Year Vision through a series of investment plans, including the:
 - Regional Transportation Strategy (2013): a 30-year strategic framework, updated every 5 years;

- 10-Year Vision / Mayors' Vision (2014): investments, policies, funding sources to advance the Regional Transportation Strategy; and
- Phase One Investment Plan (2017–2026), Phase Two Investment Plan (2018–2027), and subsequent investment plans.
- The Phase One Investment Plan is funded by new investment by the Federal Government (\$370 million), Provincial Government (\$244 million), and Metro Vancouver Region (\$1.3 billion); and new regional funding sources (gradual, annual increases to transit fares; property tax – \$3/year for the average homeowner; regional DCC that is part of the regional contribution towards the \$530 million share of capital costs; and contribution from existing sources and savings). Phase One transit investments are already rolling out across the region.
- Phase Two Investment Plan update on regional funding. By 2027, property-based will grow as a proportion of TransLink total revenues to 27% compared to 25% in 2016 and fuel-based taxes would drop to 24% compared to 29% in 2016. The share from Fares is also projected to increase.
- TransLink's DCC status requires Provincial approval and legislation. The Mayors' Council and TransLink Board have asked the Provincial Government to provide written confirmation that they support the new DCC and to introduce legislation preferably in the Spring 2018 session. The request is currently being considered by the Province.
- TransLink Consultation Process. Initial consultation occurred in 2016 on the concept of a DCC. Government agencies (all key regional advisory committees, Mayors' Council, TransLink Board, Union of BC Municipalities, the Province), the Development Industry (Urban Development Institute, Greater Vancouver Home Builders Association, Urban Land Institute, NAIOP), and the public (part of the October 2016 10-Year Investment Plan consultation) were consulted. 2017 and early 2018 consultation focused on design and preliminary rates.
- Two models are under consideration:
 - Uniform rate across the region for each type of development
 - Higher rates in parts of the region with higher intensity of transit service
- Refer to presentation to view the area for both models and for proposed DCC rates.
- TransLink's Next Steps:
 - Revised Framework to Mayors' Council and TransLink Board for direction in December.
 - Continue discussions with Province.
 - Review of revised Framework, finalize, and adopt (Q1 2018).
 - Seeking to establish DCC Bylaw by end of 2018.
 - DCC Rates planned to come into effect in Spring 2020.

Comments:

- Michael Sanderson asked if the numbers have been run against the number of units that will be constructed. It seems like TransLink's proposed DCC rates will be an additional \$1500/unit, which is a lot. Fraser Smith responded that Metro Vancouver's numbers were used in the calculations.
- James Pernu commented that the TransLink DCC rate seems like it is inequitable. For example, a person living in Maple Ridge paying the TransLink DCC would not get the same level of service that is in Burnaby. Underserviced areas are the ones that will be impacted the most. Fraser Smith responded that the proposed TransLink DCC rates represent a snapshot in time. Although it seems like Surrey and Vancouver are getting the lion's share of the DCC's, decades ago it seemed like Burnaby and Coquitlam got the most. Non-transit users benefit in that more people taking transit means less traffic congestion on the road.

- Nathan Hildebrand commented that he observed at a recent meeting in Burnaby where there was no appetite to fund transit to the valley. Jamie Squires commented that the valley paid for transit to Burnaby.
- James Pernu asked if TransLink will be involved in the new Patullo Bridge. Fraser Smith yes.

6. Land Use Planning Update (Patrick Klassen, Community Planning Manager)

- Patrick Klassen provided an update on land use planning. A copy of his presentation is attached.
- Secondary Plans in progress:

South Surrey:

Redwood Heights NCP:

- Stage 2 Plan is underway, aiming for Spring 2018 adoption.
 - ~ Adjustments to Detention Pond Locations.
 - ~ Completion of the South Surrey Transportation Study.
 - ~ CAC completed.
- Target Event Dates:
 - ~ Public Open House (Stage 2 Plan) in Early 2018.
 - ~ Stage 2 Report and Consideration in Spring 2018.
- Key Next Steps:
 - ~ Ministry of Transportation and Infrastructure review (December 2017).
 - ~ Final DCC Fees/Levy, Implementation Strategy, and Design Guidelines (Winter 2017/18).
 - ~ Final NCP Document Completion (Early 2018).
 - ~ Council Corporate Report and NCP Considerations/Approval (March/April 2018).

South Campbell Heights Local Area Plan:

- Stage 1 Plan is complete, Regional Growth Strategy amendment pending.
 - ~ Council OCP Amendment Consideration is complete.
 - ~ OCP Amendment Public Hearing is complete.
 - ~ OCP Amendment Final Adoption is complete.
- Target Event Dates:
 - ~ Regional Growth Strategy Amendment(s) Submission to Metro Vancouver in Early 2018, followed by an approximate 6 month review process.
- Key Next Steps:
 - ~ Initiation of Stage 2 in Spring 2018 (pending Regional Growth Strategy Amendment).

Grandview Heights NCP #3:

- Stage 1 Plan is underway.
 - ~ July 25, 2016 – Plan initiated.
 - ~ October 2017 – Draft ISMP, Environmental Study, and Heritage Study presented.
 - ~ CAC Meetings #1-4 completed.
- Target Event Dates:
 - ~ November 2017 – Public Open House #2.
 - ~ Early 2018 – Public Open House #3.
 - ~ Spring/Summer 2018 – Stage 1 Report.
- Key Next Steps:
 - ~ Develop Land Use Concepts (A/B). Public Open House and survey for Land Use Concepts.

- ~ Refine Preferred Land Use Concept. Public Open House and survey for Preferred Land Use Concept.

Newton Town Centre:

- o Stage 1 Plan is pending, on hold for LRT confirmation, re-initiation in 2018.
- o Target Event Dates:
 - ~ Summer/Fall 2018 – Public Open House (final).
 - ~ Fall 2018 – Stage 1 Report and Consideration.
- o Key Next Steps:
 - ~ Refine preferred land use concept in Spring/Summer 2018. Public Open House and survey for Preferred Land Use Concept.
 - ~ Initiation of Stage 2 (pending Stage 1 approval) in Winter 2018.

North Surrey:

Guildford Town Centre:

- o Stage 1 Plan is underway.
 - ~ June 2016 – Plan initiated.
 - ~ April 2017 – Consultant team retained to begin process. Background Studies and Step 1 Community Engagement complete.
- o Target Event Dates:
 - ~ January – February 2018 – Step 2 community engagement.
 - ~ March – May 2018 – Step 3 community engagement.
 - ~ June 2018 – Final Stage 1 Concept.
 - ~ July 2018 – Council endorsement of Plan.
- o Key Next Steps:
 - ~ Draft vision, principles, and objectives to Council.
 - ~ Step 2 Community Engagement, including land use concept development, and Open House and survey in late January 2018.

Cloverdale Town Centre:

- o Town Centre Plan Update underway.
 - ~ May 2014 – Plan update open house.
 - ~ January 2015 – Heritage Study completed.
 - ~ May 2015 – Commercial Market Study Completed.
- o Target Event Dates:
 - ~ Spring 2018 – Public Open House #2.
 - ~ Summer/Fall 2018 – Plan Update Report.
- o Key Next Steps:
 - ~ Advance preferred concept to final open house.
 - ~ Draft and advance report.

Fleetwood Town Centre:

- o Town Centre Plan Update on hold.
 - ~ May 2014 – Plan Update Open House.
 - ~ January 2015 – Heritage Study completed.
 - ~ May 2015 – Commercial Market Study completed.
- o Target Event Dates:
 - ~ On Hold.
- o Key Next Steps:
 - ~ Confirm transit technology for Fraser Hwy.

NCP Reviews and Future Land Use Planning:

Sunnyside Heights NCP Review

- o Land use designation review underway, formal review pending.
- o Step 2, new school site, spring 2018.

Rosemary Heights Central NCP Review

- Land use designation review underway.
- Dec 5th open house with Spring 2018 Council consideration.

Crescent Beach Land Use Plan Review

- Land use plan update.
- Fall consultation complete, Spring 2018 Council consideration.

Future Land Use Planning

- Anniedale – Tynehead NCP Review
- Grandview Heights NCP 5B
- North Clayton NCP

7. Comments on the Market (All)

- Charan Sethi. All sold out. Has a couple of buildings in City Centre next year. There is a shortage of condos. PCI launched a project 3 weeks ago.
- Michael Sanderson. No comments.
- Tim Bontkes. Nothing for sale right now other than outside the Lower Mainland.
- Louis Kwan. Working on a project on 19 Ave and 152 St.
- Phil Magistrale. No updates.
- Roger Jawanda. Getting pretty busy, a lot of townhouses lately.
- Dwight Heintz. Gearing up for applications in South Surrey and Clayton. Nothing to sell right now.
- James Pernu. A number of units will be selling in Langley (Latimer mostly, some in Yorkston, Williams, and Brookwood).
- Nathan Hildebrand. Nothing to sell.
- Jamie Squires. About to sell units in Cloverdale and Langley.
- Sean Vrtacic. Number of projects under application. Did start selling some in Cloverdale.

8. Other Business (All)

- Dwight Heintz asked for an update on Provincial funding for new schools, if available.
- Roger Jawanda commented that it seems like the City's Realty Services seems to be valuing land differently within a short time frame. Charan Sethi commented that non-local developers seem to be buying property at future valuation. Shawn Low will find out if it is possible for Realty Services to present at a future meeting.

9. Next Scheduled Meeting – January 25, 2018

- The meeting adjourned at approximately 4:30 pm.