

# NOTES

## Development Advisory Committee

File: **360-20 (DAC)**  
Date: **October 28, 2010**  
Time: **2:30 p.m.**  
Location: **Planning Room 1,  
Surrey City Hall**

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### Members:

Ted Dawson  
Ted Bontkes  
Jas Sandhu  
Gopal Sahota  
Steve Kurrein  
Amy Spencer  
Jeff Fisher  
Charan Sethi  
Jeff Skinner  
Clarence Arychuk  
Kevin Shoemaker  
Jake Friesen  
Avtar Johal

### City Staff:

Don Luymes  
Councillor Hunt  
Sam Lau  
Sean Simpson  
Anna Mathewson  
Debbie Gallichen

### Regrets:

Jean Lamontagne

### Guests

Jeff Busby, Translink  
Dan Freeman, Translink

### 1. Acceptance of Previous Minutes

The minutes of the meeting of September 23, 2010 were amended and received as amended.

### 2. Presentation on the Surrey Rapid Transit Study (Jeffrey Busby, Infrastructure Planning and Daniel Freeman, Project Lead – Surrey Rapid Transit Study, Translink)

- There was a brief introduction by Jeff and then Dan introduced a video which was played for the DAC members.
- After the video, Dan said that the rest of the presentation will introduce to the DAC the work done so far; discuss the challenges and opportunities in the study area; and to communicate the next steps and timeline for the study.
- He stated that Transit Plans and Community Plans need to go together.
- There have been short term improvements (enhancing bus service, improving passenger facilities, and planning for rapid transit).
- Surrey Rapid Transit Study is jointly funded by Translink and the Province.
- We are at the end of Phase 1 of the 3-phase study; shows that there's a strong interest in rapid transit.
- There is significant growth in Surrey City Centre and other urban centres are anticipated.
- Rapid transit can help: shape future land use by encouraging transit-oriented development; enhance economic competitiveness; achieve mode share/emissions targets.
- They need to study past plans and have stakeholder input.

- The study will assess 3 rapid transit technologies: BRT, LRT, and RRT.
- There is a need to connect directly to Surrey City Centre and other Town Centres and to serve major activity centres today and in the future.
- They will take environmentally sensitive areas into account.
- Bus Rapid Transit: (i.e., #3 Road in Richmond prior to the construction of the Canada Line) – has its own lane and stations that permit rapid boarding. 2 options are being considered for BRT lines, including options on corridors linking City Centre to Semiahmoo/White Rock and to Guildford/Fleetwood/Langley.
- Light Rail Transit – runs on surface of street; powered by overhead electric wires; four options are being studied (some combined with Bus Rapid Transit); costs are also looked at.
- Rail Rapid Transit – (SkyTrain) – power is derived from the track, therefore this technology needs to be kept strictly separate from traffic; 3 options using this technology (some in combination with BRT) are being considered.
- There have been four community events to gather public consultation.
- There are 2 key questions:
  1. What should be considered in developing these alternatives in the next phase?
  2. Have we identified the right range of alternatives for detailed study?
- Next steps:
  - Early 2011 – more detailed discussion on alternatives;
  - Spring 2011 – share refined design and evaluation;
  - Future: regional conversation on priorities

#### Comments from Members:

- A member asked:
  1. What densities are being looked at along the way?
  2. To please comment on the Premier's comments at UBCM (that SkyTrain would travel to Langley City).
- Dan from Translink replied that Land Use information (from the City of Surrey) is being passed to Translink to help them determine the best way to go. Don Luymes also commented that candidate corridors are being looked at (e.g., the age of the housing and where we can look at higher density). Ridership needs to be significant. Dan from Translink commented that the Premier's comments caught them a bit by surprise, but they need to have due diligence done to make this work. The Ministry is supporting this study.
- Steve Kurrein: Feels that Clayton will become a town centre and would like to hear it be included. He also feels the ALRT line may be too long and it won't be as viable. If it stops too often, it won't be as a desirable option. Jeff from Translink replied that many work and live in an area, so shorter trips are also needed.

- Greg Sewell asked if the Township of Langley has been included. Jeff from Translink replied that they have been working with staff from the Township as there is much growth in that area.
- Clarence Arychuk said that higher density is obviously needed. He wondered what that density is. Redevelopment in an area often gets rejected by a neighbourhood. Translink replied they will consider land use assumptions; it is very hard to give a definitive answer – beyond station area; higher density neighbourhoods.
- Avtar Johl wondered why was inter-urban corridor not included. Translink replied that different segments are owned by different people. Not the most direct way to connect Langley with Surrey Centre.
- David Porte commented that the line from Richmond to Vancouver is very popular – you get to where you need to go quickly. He asked if there is economic rationale for businesses to put their offices in Surrey. Translink replied that is a very interesting approach; if municipalities and Metro can do work together on this, that would be great.
- Steve Kurrein: regarding the analytical work being done – what weight is being done on each one? Translink replied that no weighting is applied; politicians make the decisions with the information given to them by Translink.

### 3. Preview of Cosmos View for Developers (Sean Simpson, GIS Manager)

- Sean has met with different user groups (including a small group of developers) and have taken information from them to improve Cosmos
- For developers he wants to know what is relevant to them
- What's new? Development Application search; Zoning By-law document line; development application inquiry link; less tools and layers; default layers; 2010 aerial imagery
- One comment from Clarence is the developer would like to know where a development application is being "held up" in the period before it goes to Council.
- Don Luymes replied that Area Planning is looking at this; the information needs to be entered into Amanda (database) by staff at key checkpoints.
- ✓ **Action Item: Judith/Nicholas to report back to this group as to what is being entered**
- Sean showed some of the layers that are relevant to the developers
- What's next: usage of Cosmos is increasing – 20,000 per month; use modern browser; 50% server capacity should speed things up

### 4. Sustainability Indicators & Targets (Anna Mathewson, Manager, Sustainability)

- Anna Mathewson gave a PowerPoint presentation on Sustainability Indicators & Targets
- She said the Sustainability Charter was passed by Council

- The Charter's Action Framework has 3 spheres of influence (Time, Spheres of Influence and Pillars of Sustainability)
- Anna reviewed the Charter's vision and went over the process for the Indicators
- Task Force meetings were held through to May 2010 with ongoing discussions with staff
- Draft list of indicators went to Council in June 2010
- Brainstormed over 300 ideas; then they prioritized to 100 plus; reviewed data available; then there was further revision and refinement;

**Target Setting:**

- The Task Force began discussion targets April 2010; many were developed with staff input and expertise; long-term aspirational "ideal outcome", 2058 targets
- Short-term or stage targets 2010-2058

**Dashboard:**

- sample shown; will go on City web site

**Proposed measures for Development:**

- Buildings: retrofits to existing buildings; certified Green Buildings in Surrey; average building age (durability).
- Community Design: population and employment density (people per acre) within 400m on either side of 3 major transit corridors; % of units within 400m of transit, retail, schools, etc.; total kms. of greenways and pathways

**Other Related Proposed Measure:**

- Economy; housing, transportation

**Still to Do:**

- Final meeting with Task Force; bring to Council for endorsement November 2010; build the "dashboard" for City website; develop the long term monitoring Plan and implementation strategy, roll out the "dashboard" early 2011.

**Comments from DAC members:**

**Jake Friesen** queried whether the economic viability of development is being considered and measured? Anna replied that cost related measures are there.

**Amy Spencer-Chubey** asked if Council realizes the added costs of sustainable development. Anna replied that Corporate Reports have sustainability consideration in them with Council being made aware; triple bottom line accounting.

**A member** asked how many are related to housing and development. Anna replied that many are around housing.

**Steve Kurrein** –is there an implementation plan, considering that there are 95 indicators? Anna replied yes and explained her role as a facilitator of the Sustainability Charter;

accountability rests with the Divisions/Departments/City Manager. Steve: Who writes the report of the sustainability? Anna: staff will consult with her while writing the Corporate Report.

**Jeff:** certified green buildings; in 2020 will this be reviewed due to carbon neutral requirements? Anna said they would be reviewed.

**Clarence Arychuk** said some NCP's are more than 10 years old and obsolete in many cases. Will these old ones be updated? Don Luymes replied this was not on our work plan, but likely needs to be dealt with.

## 5. Secondary Suites (Don Luymes, Manager Community Planning)

- It was understood, after hearing from the DAC at a previous meeting, that requiring the building of "secondary suite-ready homes" was not wanted by developers; while the City would still want to encourage this, they will not require this for new construction; Information on "suite-ready" homes will be compiled and included on a data base (drawn from a number of sources) that can be accessed by the public; the Task Force needs to deal with multiple suites homes
- Task Force is considering Triplex Zoning; Quad Zoning – model zones

## 6. Comments on the Market

- **Charan Sethi:** slow for them during week days, but the weekends are very busy; last 3 weeks has picked up; heavy duty campaign around SkyTrain; pulling in lot of traffic during weekends; townhouses are moving fast; investors are not coming in; 20% of buyers are investors; when it use to be 70% of buyers were investors, 50% were South Asians; Concord Pacific is marketing concrete highrises at wood frame prices
- **Jeff Fisher:** hearing a lot of comments about the HST and they would like the referendum moved up;
- **Jas Sandhu** – commercial is pretty steady; people are afraid to drop deals; lot of money coming from off shore;
- **Jake Friesen:** it has gotten better;
- **David Porte** – buyers are buying; Campbell Heights is very slow; industrial market very quiet;
- **Clarence Arychuk**– their office is busy doing feasibility studies, but land costs are making feasibility challenging on most potential residential development sites; new applications low; cost of development has gone up 30%; longer to do preliminary work (6 to 10 months);
- **Avtar Johl:** townhouse sales are slow; demand for lots is slow
- **Gopal Sahota:** prices are high but demand is there; demand for townhomes (raw door prices too high)

- **Ted Dawson**; - things have picked up
- **Steven Kurrein** – making a few lot sales; builders saying lots of traffic; lots supply in Langley 300 to 400 in Yorkson – just sitting there
- **Amy Spencer-Chubey**– very quiet; single family – uncertainty out there – housing starts for September handed out (Vancouver is ahead of Surrey);
- **Tim Bontkes**: \$100,000 to develop lots; margins need to be reduced; lots of traffic; not a lot of urgency;
- **Jeff Skinner (Mosaic Homes)** – things are moving; Fleetwood has picked up a bit
- **Kevin Shoemaker**: things are steady; Morgan Heights is sold out now; Asian market is driving South Surrey areas; need to change design strategies to meet this emerging market;
- **Clarence Arychuk**– we need to find lots to build on; need to “unclog” what’s in the system.

## 7. Other Business

## 8. Next Meeting (November 25, 2010)

The meeting adjourned at 4:50 p.m.