

NOTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **March 24, 2011**
Time: **2:30 p.m.**
Location: **Planning Room 1,
Surrey City Hall**

Members:

Charan Sethi
Norm Couttie
Gopal Sahota
Amy Spencer-Chubey
Tim Bontkes
Bill Krueger
David Porte
Steve Kurrein
Patrick Santoro
Deana Grinnell
Ted Dawson
Jas Sandhu
Patrick Santoro

City Staff:

Jean Lamontagne
Cllr. Hunt
Don Luymes
Nicholas Lai
Tom Ainscough
Steve Whitton
Jason Owen
Jeff Arason
Shawn Grefford
Debbie Gallichen

Regrets:

Avtar Johl
Greg Sewell
Andy Aadmi

Jean Lamontagne introduced Shawn Grefford, General Manager, Investment & Intergovernmental Relations as a new member of the DAC.

1. Acceptance of Previous Minutes

The minutes of the meeting of February 24, 2011 were accepted as distributed.

2. Amendments to the Tree By-law (Handout) (Steve Whitton, Manager, Trees & Landscape)

Steve Whitton explained changes and updated procedures to the Tree By-law to the members of the DAC. There was a handout given to the members to explain these changes. A bulletin pertaining to the By-law will be posted on-line shortly.

Link: <http://www.surrey.ca/treeprotection>

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

- Tom Ainscough introduced the Adaptable & Accessible Housing Standards to the DAC and explained that the objective was to improve accessibility in Surrey as Statistics Canada has indicated that the percentage of seniors over 65 is rapidly increasing and many will have mobility issues.
- Tom reviewed some other municipalities' guidelines and approaches.
- He also stated that in the existing BCBC Housing Standard, suite interior accessibility is not addressed.

- BCBC Adaptable Housing Standards – modest additions to Building Code to allow for economic retrofit and can be adopted voluntarily. He then gave some samples of these features.
- BC Housing (BCHMC) is a Provincial agency that funds and manages non-profit housing. They have design standards for accessible housing.
- Costing estimates (by Scott Construction) were reviewed (wood construction [\$1,982] vs. concrete [\$2,694])
- Consultation was done with "Measuring Up Committee", developers, surveyed Metro Vancouver municipalities and was endorsed by SPAC
- It is recommended for adaptable units all apartment type DP applicants be advised of the *BC Building Code Adaptable Housing Standard* and to encourage inclusion of adaptable units; For accessible units, that it be voluntary, use the BCHMC definition of accessible, if there is rezoning or NCP amendment, these units can be used as "community benefit".
- Next steps would be to hear from the DAC, send a report to Council and then implementation

Comments

Comments from the DAC were that many were already offering these options, but there did not appear to be a lot of public interest. There was concern from potential buyers that the re-sale value could be compromised, so were hesitant to proceed. Things like grab bars, etc., were minor changes that were acceptable, but if too many changes, the unit felt like it was that of an institution (large bathroom, for example) and that was not appealing. A more "modified" approach was needed.

Tom's contact information is: Tainscough@surrey.ca; or 604-591-4501

4. District Energy Update (Jeff Arason, Utilities Manager)

- Jeff introduced Jason Owen (Community Energy Manager) to the DAC
- Jason explained that the District Energy Utility was authorized by Council
- He then made a PowerPoint presentation on what District Energy is and explained its benefits (reduced operating, maintenance, labour costs and fuel volatility; potential increase revenue generating space)
- He reviewed the projected population growth in City Centre from 2011 to 2041 and also how District Energy would serve the Civic Centre (City Hall & the Library)

- An RFP for the King George District Energy Feasibility Study will kick off in early April
- Jason also discussed District Energy outside of City Centre (Grandview Heights/Campbell Heights and energy requirements in West Clayton NCP)
- Next steps would be Corporate Reports going to Council in May to outline the financial structure, the governance principles and rate setting principles
- Also need to connect the long term savings for District Energy customers with the upfront capital to the developer
- Deferred Servicing – District Energy viability improves with loading, however the District Energy network may not be in place in time for some developments to connect
- "Deferred Service Agreement" would be attached to the land title; and District Energy would provide interim energy supply until the network reaches frontage

General Comments from the DAC:

- District Energy systems are long term investments
- New buildings are well insulated and not needing as much heat
- The City would own the utility and could make their own rules
- Giving incentives to customers would be required for the success of the system
- It was asked if a building was built in City Centre, would they have to tie into this system. Jeff Arason said they didn't have an answer to this yet.
- A way is needed to keep costs competitive as few people who are buying are thinking 15 to 20 years down the road

5. 2011 NCP Amenity Contribution Rate Adjustments (Don Luymes, Manager, Community Planning)

- A handout was given to the members regarding the NCP rates
- The calculation is tied into the Consumer Price Index (current year rate = Previous Year Rate x (1 + Average Annual Consumer Price Index [CPI] for Vancouver for the Previous Year)

6. Comments on the Market (all members)

- Jas Sandhu: in commercial there is a lot of demand;
- Amy Spencer-Chubey: CMHC housing starts are up; she distributed a hand out
- Gopal Sahota: commercial lease rates are picking up in suburbs; more enquiries; Guildford is a hot area;
- Bill Krueger: relatively busy;

- Tim Bontkes: involved in Langley, Surrey and Coquitlam areas– selling at good rates; if we had lots we could sell them today; more of a demand for a small house (row houses);
- Deana Grinnell: has no projects in Surrey; wrapping up in Langley; higher end product is moving slowly;
- Ted Dawson: single family lot shortage; seeing lots of traffic; very sensitive on price side; office in the Valley is hot;
- Charan Sethi: things are better than last year; steady sales; KGB/Gateway area, no improvement; we are seeing more people coming from Richmond, Vancouver;
- Norm Coultie: it's about affordability; you can't push the prices; being near transit is great;
- David Porte: one project in Rosemary Heights – good start; buyers are around; we're starting in Campbell Heights; things are moving quickly;
- Patrick Santoro: industrial/commercial really hot – affordability very important

7. Other Business

- Ted Dawson commented on the Public Art Program handout and the stage the contribution is secured (through a Restrictive Covenant).
- Jean Lamontagne also said there will be more information coming on improvements to the Amanda tracking system next month.
- A member asked how the Small Lot Zones Review was coming along. Don replied everything was on track.

8. Next Meeting (April 28, 2011)

The meeting adjourned at 4:25 p.m.