

NOTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **March 29, 2012**
Time: **2:30 p.m.**
Location: **Planning Room 1,
Surrey City Hall**

Members:

Tim Bontkes
Ron Marr
Maginnis Cocivera
Jake Friesen
Thomas Woo
Gopal Sahota
Clarence Arychuk
Amy Spencer
Deana Grinnell
Jeff Skinner
Charan Sethi
Patrick Santoro

City Staff:

Tom Ainscough
Helen Chan
Don Luymes
Nicholas Lai
Jaime Dube
Judith Robertson
Jean Lamontagne
Debbie Gallichen

Regrets:

David Porte
Greg Sewell
Bill Kruger
Steve Forrest

Guest

Deb Jack

1. Acceptance of Previous Minutes

Two amendments were made to the February 23, 2012 notes, under Item #6. The notes were then accepted.

2. Update on DAC representative on the ADP (Tom Ainscough, City Architect)

- Tom Ainscough stated that a few months ago, volunteers were sought to sit on the ADP in two positions that had become available.
- He informed the DAC that Bob Heaslip (DAC) and Gordon Wiley (Cambridge) have volunteered.
- Both Bob & Gordon have now attended a couple of the ADP meetings.

3. Small Lot Review (Don Luymes, Manager of Community Planning & Helen Chan, Planner)

- Don Luymes said over the past months, Helen Chan (Planner) has met with a sub-committee of the DAC to hear their concerns and suggestions for the Small Lot Review
- Don then made a PowerPoint presentation to the DAC, updating them with proposed amendments to the Small Lot Zones (RF-9 Type I, RF-9C, RF-9 Type II, RF-9 Type III and housekeeping amendments for RF-12/12C
- An electronic copy of the presentation will be sent to the DAC for further review
- Don said the number one complaint with the small lots has been parking, which they've tried to address in various ways, with other issues being drainage and the "tightness" of the lots
- Don showed the current zonings, with their set-backs, sizes, etc., and the proposed amendments
- A general discussion followed, with the members encouraged to review in more detail the PowerPoint presentation when it's sent to them and then they could forward their comments to Helen Chan

4. Parking Standards Opportunities – Transportation Demand Management (TDM) and cash-in-lieu (Jaime Boan, Transportation Mgr.)

- Jaime Boan said they are looking to reduce parking availability in urban areas
- Transportation Demand Management (TDM) brings in a range of policies & practices and hopefully to change the way people travel
- This approach is gaining popularity throughout North America & the world
- There will be incentives and disincentives
- Intelligent Transportation Systems initiatives – management of the road network
- Once we are in the new City Hall, staff will be encouraged to consider different ways to get to work
- They are looking at car share organizations, MoDo, car2go, and are working with TransLink
- Some practices currently in place: Cloverdale (cash-in-lieu) and City Centre (case by case)
- Why is this approach a good idea? For the **City** – less parking supply, therefore encourages less demand on infrastructure; attracts broader residential demographic to Surrey; have new funding to invest in transportation in these areas. For the **Developer**: parking construction savings and good marketing opportunities. For the **Community**: neighbourhood investment (street scapes) building choice and affordability
- Cash-in-Lieu Uses: investment in transportation options; local neighbourhood parking management/mitigation; community improvements; supply of managed convenient parking
- Proposed Cash-in-Lieu Model: \$20,000 per parking stall (approximately 50% of cost of providing underground parking)
- In City Centre, we'd still maintain 20% relaxation "free"; allow additional relaxation with CIL
- Discussions have been with: City staff; downtown Surrey BIA; developers active in City Centre

Comments:

- Charan Sethi: in one of his complexes in City Centre there is a 15 to 17% vacancy rate in the parking lot; in another project, they are looking at transit passes and supplying bikes; he questioned the \$40,000/stall estimate given by the City; he feels the cost is closer to \$25,000/stall. If the City were to ask for \$20,000 cash-in-lieu, he would rather build the stall and adjust the price of the unit.
- Clarence Arychuk: in terms of requirements; if 100 stalls are required, reduce by 20% if near transit.
- Don Luymes: Metro Vancouver viewed about 40 buildings and counted vacant parking spaces; they found 20% to 30% are empty (particularly near rapid transit).
- Jaime Boan: residents are paying for lower cost units; this way they would pay for infrastructure for biking and alternate modes of transportation.
- Deana Grinnell: feels the cost has to be reviewed as \$40,000/stall does seem high.
- Affordability is being questioned by the DAC. Punishment for being green?
- Patrick Santoro – While Transportation Demand Management (TDM) measures are important, the fairness of the proposed funding for the TDM program is a concern. Buyers who decide to live without a car should not incur a large price increase for doing so. A competitively priced housing unit (particularly near transit) is a key incentive to encourage people out of cars. The City's proposed policy (charging extra for a cost saving) is

counterproductive towards trying to reduce housing costs (particularly for lower income buyers who use alternative modes of transportation).

5. Comments on the Market (all members)

- **Maginnis Cocivera:** things are moving along; they are receiving new information on mortgages every week; uncertainty in market place; they had a spectacular opening in Abbotsford;
- **Clarence Arychuk:** their office is busy, but not particularly in Surrey; infill small developments Grandview Heights #2 is a nightmare;
- **Thomas Woo:** market is steady; a lot of product is out there;
- **Charan Sethi:** bit of a grind the last couple of months; he is focussing on the Asian market and putting them into City Centre; they are buying for investments or their kids' future; he is optimistic about City Centre; interest rates are causing some confusion;
- **Tim Bontkes:** interest rates good, but lot of deals are falling apart; hard putting land deals together;
- **Ron Marr:** inventory of new homes has increased and is slowly creeping up; demand has drifted off in Surrey; multifamily – have a few months' supply; prices are rising slightly;
- **Jeff Skinner:** had a good opening at Hillcrest; Cloverdale/Clayton are struggling a bit
- **Deana Grinnell:** feels 2012 will be a grind; spotty sales; up and down; investors are looking for sure thing; she feels land values are high; interest rates help;
- **Clarence Arychuk:** land seems to be there for townhouse sites; but not access to single family land; Grandview Heights #2 can't get servicing to the land yet; Jean Lamontagne replied that a pump station may solve some problems there; need small lot rules in place before East Clayton is opens up.

6. Other Business

7. Next Scheduled Meeting – April 26, 2012

The meeting adjourned at 4:40 p.m.