

NOTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **June 28, 2012**
Time: **2:30 p.m.**
Location: **Planning Room 1,
Surrey City Hall**

Members:

Brad Jones
Chris Kay
Ron Marr
Greg Sewell
Amy Spencer
Roger Jawanda

City Staff:

Jeff Arason
Bev Endersby
George Fujii
Don Luymes
Mehran Nazeman
Jason Owen
Judith Robertson
Fay Wong

Guests:

Deb Jack

1. Acceptance of Previous Minutes

The notes of the May 24, 2012 meeting were accepted as distributed.

2. District Energy Update (Jason Owen, Community Energy Manager)

- Jason Owen provided an update on the City Centre District Energy System By-law. A copy of his presentation is attached.
- Development Permits (DPs) issued before June 25, 2012 are not required to provide hydronic in-suite space heating provided that their Building Permit is issued within one year. Hydronic, DE-compatible system will be required for the domestic hot water and make-up air units for these projects. This applies to four in-stream applications located in Service Area A and one in-stream application in Service Area B.

Comments:

- Brad Jones asked what happens if the building permit for Phase 1 was issued before June 25th, but the building permit for Phase 2 is issued after. Jason Owen responded that in that scenario the full requirements would apply to Phase 2.
- Brad Jones commented that a lot of the time prices are shared between the two phases. Jeff Arason added that those who have in-stream applications to which the scenario applies have not expressed a problem with this.
- Ron Marr asked what is the probability of Service Area B happening? Jason Owen responded that it is not a question of if it will happen, but when. Jeff Arason added that the cost, with Service Area A, will make it more financially viable to have a connection. The system will expand. Jason Owen commented that the system expansion will have to be timed with the phasing of new development.

3. New Building By-law (George Fujii, Acting Manager, Bldg. Div.)

- George Fujii provided an update of the proposed new Building By-law. A copy of his presentation is attached.

- Early in the Fall, there will be a draft of the proposed new Building By-law, which can be circulated to the DAC for vetting.
- It is anticipated that the proposed new Building By-law will go to Council this year and be implemented in the beginning of 2013.

Comments:

- Ron Marr asked if the shoring permit is for just the shoring and not the building permit. Mehran Nazeman responded that the definition of construction does not currently include excavation or shoring. People have been shoring without letting the City know. People have also been excavating and then leaving it for a number of months causing environmental damage.
- Ron Marr asked if it is technical or administrative things that are changing. George Fujii responded that in the most part, it is administrative. No building code changes. Mehran Nazeman added that one of the objectives is to make the new Building By-law clearer, more user friendly, and to put more responsibility to the professionals involved.
- Don Luymes asked if the adaptable building code could be addressed in the new Building By-law. George Fujii responded, no, the new Building By-law does not deal with that.
- Greg Sewell asked where demolition permits fall in this. Mehran Nazeman responded that there should be no changes.
- Greg Sewell noticed that trees, etc, and hazardous materials in certain older homes where reports will need to be profiled. Bev Endersby responded that Worksafe BC deals with that. Greg added that does not help those with no permit and he hopes there may be more opportunity to address this in the new Building By-law.

4. Biodiversity Conservation Strategy Working Group (Don Luymes)

- Don Luymes asked if anyone is interested in sitting on the working group of the Biodiversity Conservation Strategy Working Group.
- Ron Marr said that he could send it out in an email. There may be someone interested.
- Amy Spencer noted that she might know someone who may be interested.
- Don Luymes will forward the information to the DAC members.

5. West Clayton NCP Update (Don Luymes)

- Don Luymes provided an update on West Clayton NCP #1 and NCP #2. A copy of his presentation is attached.
- A Public Open House was held last week and presented two Draft Land Use Concept Plans. Over the course of the next three months, these will be merged into one Preferred Draft Land Use Concept Plan.
- East Clayton has pretty much built out. West Clayton has sub areas but is currently being planned as one. The area may be divided at Stage 2 because of differing servicing capabilities. Servicing will happen from the west, climbing up the hill and then wrapping around the north part (80 Avenue), extending from west to north. The area to the south will receive servicing first and then the area to the north. Council has just directed staff to add

an extension to the NCP area. The extension area includes properties south of 74 Avenue, between 188 Street and just east of 184 Street.

- Fraser Hwy. is one of the three candidate corridors for rapid transit (light rail/SkyTrain). This influences the location of future centres. Densities will start high at 184 Street and Fraser Hwy. and then move north. The orange-grey area is flex housing.
- Along the slope, there is an area of established acreage properties where the owners are not interested in development (on the edge of the ALR) but we will ensure that we will size the infrastructure in case they change their minds in the future. There may be an opportunity in the area by the streams for Low Density Cluster development. There will be a buffer of parkland along the ALR edge.

Draft Land Use Concept Plan #1:

- There are two proposed new elementary schools shown on this plan. Options are shown for a possible high school location in the northern part of the NCP or just outside the NCP area. Schools will not be on an arterial but will have an adjacent community park. The School District owns an elementary school in the area that has been there since the 1940's/50's, but it may not be adequate in the future and may be converted into an alternate use, such as a learning centre, while the other two school sites serve as schools.
- The Commercial/grocery store anchor is at 188 Street and 72 Avenue, and another, smaller one at 184 Street and Fraser Hwy.
- Clayton Park expanded only a little bit.
- The biggest issue for the neighbourhood is how 72 Avenue will connect to Fraser Hwy. It is going to carry a lot of traffic. Where will it happen? There is a hill, but it is not good in terms of intersection design, etc. The City's Transportation section will hire a consultant to examine where the connection may take place. How that connection happens and where it will be made are one of the key things that will be looked at.

Draft Land Use Concept Plan #2:

- There is one proposed new Elementary School. The existing school may be expanded and park may be added to its surrounding area.
- Larger Clayton Park and larger park south of 76 Avenue.
- There is a lot more apartment designation.
- Different orientation of streets.
- The larger commercial area is at 184 Street and Fraser Hwy. rather than 188 Street and 72 Avenue.
- Does not concentrate commercial at one point but spreads it out throughout the NCP area. (There are a couple of smaller commercial nodes on 74 Avenue and 76 Avenue.)
- There are larger parcels for development, so adjusted the school location (at 184 Street and 72 Avenue).

Comments:

- Greg Sewell asked if servicing for the extension area will be conditional upon the larger NCP area. Don Luymes responded yes.
- Ron Marr asked is the extension area by the ALR? Don Luymes responded no.
- Chris Kay asked if the land for that sanitary main that will run north has been acquired. Don Luymes responded that some parts have. There are some right-of-ways and there are not a lot of private property obstacles.

- Chris Kay asked about stormwater. Don Luymes responded that an ISMP has been done. There are detention ponds.
- Chris Kay asked if the southern portion of the NCP is serviced by the pond by Clayton Crossing. Don Luymes responded that the ISMP will have the information.
- Don Luymes asked the DAC members what they thought of the proposed housing types, the flexible blocks, and if the block sizes will be suitable. The City has indicated that townhouses would be able to fit on these flex blocks.
- Brad Jones commented that transit will change the game, but housing diversity is good.
- Chris Kay commented that any development will be spurred on by transit unless there is a change in the market. Working on the Cloverdale Mall site. A lot of the time, developers pay more for land for townhouses than for apartments. RM-45 is useless. Big huge apartments do not really work. A 2 bedroom apartment is about the same cost to build as a 2-3 bedroom townhouse.
- Ron Marr commented that the general rule is the higher density you have the longer it will take to develop. Do not need to add market delays due to development. Apartments are a housing form that you can come back and create later.
- Don Luymes asked if there were 2 sites (1 large parcel and broken ½ acre parcels), on which should apartments be placed?
- Chris Kay responded that from a developer's perspective increase in land value is better with apartments than townhouses. If a current owner now has a house on a half acre, it would not be worth it for the owner to sell and then not be able to buy a similar home after.
- Don Luymes commented that we are trying to be conscience of the critical mass to create housing.
- Greg Sewell asked what is the time frame for transit. Don Luymes responded that we do not expect it until 10-15 years. Surrey is in a good position to be next after the Evergreen line. Of the Surrey lines, Fraser Hwy. is the best performing one, however, TransLink has a lot of financial challenges right now.
- Chris Kay asked, with the whole issue of roads and dedicating them for this neighbourhood, what appetite does the City have in dedicating these in? Will the City allow more density on a gross basis? Don Luymes responded that we have not gotten to that detail yet. Judith Robertson added, City-wide, we have not been saying that we will base it on gross, but on a case by case it may be considered.
- Chris Kay added that Richmond has just put it in on a case by case basis. Vancouver has it. Don Luymes responded that Vancouver has the roads there already, so it is not necessary to expand them.

6. OCP 2012 Draft Document Review (Don Luymes, Manager of Community Planning)

- Don Luymes provided an update on West Clayton NCP #1 and NCP #2. A copy of his presentation is attached.
- On the OCP map, the City Centre is expanded and has an increased density cap.
- The OCP will better reflect approved NCP's.
- Guildford Town Centre and Newton Town Centre areas are expanded.
- The Industrial designation has been divided into two categories – Industrial, and Mixed Employment.

- The Commercial shown at the Scott Road SkyTrain station, which is an underutilized SkyTrain station from a development perspective, sends a strong signal that the city is interested in commercial uses there.
- Suburban is separated into permanent suburban that will not densify and areas where there will be NCPs/land that will not be suburban forever (in Grandview Heights, Clayton, South Port Kells).
- Density will be increased in town centres, from 1.5 FAR to 2.5 FAR, calculated on the gross site area, not net. This will probably bump up the density in Fleetwood. The Cloverdale Mall site is already 2.0 FAR – we have to be careful not to encourage speculators who will not develop until the future.
- The OCP will show three rapid transit lines and related candidate areas for density. The orange lines on the map are TransLink’s frequent transit network.
- The OCP will also have DP guidelines for hazardous lands and steep slopes.
- A regional context statement is required and will be a statement of how Surrey will tie in with Metro Vancouver’s Regional Growth Strategy.

Comments:

- Chris Kay commented that he was under the impression that the rapid transit would go from King George Blvd to 104 Avenue to Fraser Hwy. Don Luymes responded that TransLink’s reasoning was that that route would lose ridership if just one. Likely, the Fraser Hwy. line will go first and then Newton to 104 Avenue. It is unlikely that the line will go to Semiahmoo Town Centre.
- Greg Sewell commented that the Semiahmoo Town Centre Plan has been on hold. Is there a time frame on that? Don Luymes responded that in May 2012, Council received a Corporate Report and approved an Interim Implementation Strategy. Applications can be completed if they are consistent with Stage 1. With the change in ownership of the mall site (and the new owner’s smaller scale development plans), there are very few development applications (only about 3) so the plan area boundary has been extended to the north and to the east.

7. Next Scheduled Meeting – July 26, 2012

The meeting adjourned at 4:11 p.m.