

# MINUTES

## Development Advisory Committee

File: **360-20 (DAC)**  
Date: **October 24, 2013**  
Time: **2:30 p.m.**  
Location: **Planning Room 1,  
Surrey City Hall**

### Members:

Sarah Bingham  
Jeff Fisher  
Roger Jawanda  
Brad Jones  
Chris Kay  
Kevin Shoemaker  
Jeff Skinner

### Council:

Councillor Bruce Hayne

### City Staff:

Jeff Arason  
Owen Croy  
Remi Dube  
Laura Hardiman  
Nicholas Lai  
Jean Lamontagne  
Don Luymes  
Judith Robertson  
Fay Wong

### 1. Previous Minutes

The notes of the September 26, 2013 meeting were distributed.

### 2. DCC Rate Review (Jeff Arason, Utilities Manager)

- Jeff Arason provided an update on the DCC By-law. A copy of his presentation is attached.
- An update to the Engineering Department's 10-Year Servicing Plan is being proposed. The Servicing Plan establishes a program of Municipal engineering infrastructure works and services to meet the needs of the Official Community Plan (OCP) and Neighbourhood Concept Plans (NCPs) approved by Council. The Servicing Plan identifies the costs to provide transportation, drainage, water, and sewer services for both the existing population and the projected growth in population that is expected to occur over the next 10 years.
- The proposed Servicing Plan is slightly higher in value compared to the previous 2012 edition. However, there has been a reduction in drainage.
- In reviewing its recent tenders, Engineering has found that the cost for their projects have generally increased as compared to the values included in the 2012 plan.
- The proposed plan includes infrastructure projects to support development in Orchard Grove (Area 5A) over the next 10-years; and infrastructure projects to support the full build-out of the Anniedale-Tynehead NCP area. This plan does not include infrastructure projects to support growth in the NCP areas still under development (Grandview Heights Area #4 and West Clayton).
- DCC Rates are calculated by dividing infrastructure costs to service growth by growth.
- Value of the 10-Year Servicing Plan, pace of growth, type of growth, dwelling unit area, population per housing type, and the City's municipal assist factor affect DCC Rates.
- A 4-6% increase is being proposed to fund the Servicing Plan appropriately.
- The DCC Rates are per lot for single family and per square foot for multi-family. There is a stage cap for each of the multi-family, so no one unit can pay more than a single family lot. The threshold for multi-family has been set to 1,750 sq. ft.
- In 2006, there was a substantial DCC increase, followed up with a 10% increase in 2008.

- Using CPI as a benchmark, the proposed infrastructure rate increase is in line with CPI had the 2008 rates been simply adjusted annually by CPI.
- Using the cost to service greenfield areas as a second benchmark, we see that the area specific DCC rate for the Anniedale-Tynehead NCP area is generally 35% higher than the Citywide rate for most residential land uses; and it is estimated that an area specific DCC rate for the Grandview Heights Area #4 NCP could be as much as 60% to 70% higher than the Citywide rate for most residential land uses.
- After receiving feedback from the DAC today, anticipated next steps include issuing a draft Servicing Plan in November 2013, a report to Council on December 16, 2013 (first three Readings), a submission to the Province in January 2014, Provincial approval in February 2014, Council approval (Fourth Reading) in February or March 2014, and a By-law coming into effect on March 15, 2014.

**Comments:**

- Jeff Skinner asked about project applications that are submitted before December 2013. Jeff Arason responded that there is a grandfathering process for those that pay at subdivision and those that pay at issuance with building permit. City staff are working the Province's Development Finance Review Committee to introduce changes that allow grandfathering to the date of development permit application, however the DCC Best Practices Manual and any needed legislative amendments have yet to be made.
- Roger Jawanda noticed that the RF-9 Zone does not appear in the proposed DCC Rates chart in the presentation. Jeff Arason responded that the chart in the slide only shows a sample of the zones, not all of the zones that will be included, but he can get all of the numbers for the DAC.

**3. West Clayton NCPs Draft Preferred Land Use Concept  
(Don Luymes, Manager, Community Planning Division; and Jeff Arason, Utilities Manager)**

- Don Luymes presented on West Clayton NCPs' Draft Preferred Land Use Concept. A copy of his presentation is attached.
- On February 28, 2011, Council approved Terms of Reference for West Clayton NCP Area #1 and NCP Area #2.
- On June 20, 2012, a Public Open House was held on two Draft Land Use Options.
- On June 25, 2012, Council authorized staff to proceed with an NCP planning process for the West Clayton NCP Extension Area in accordance with the Terms of Reference for Area #1 and Area #2.
- The NCPs covers 275 ha (680 acres), has a rural/semi-rural ambience, and is designated "Suburban" on the OCP. The NCPs generally slopes towards the ALR edge from 4-6% in the uplands area to somewhat more steeply at about 10-13% closer to the edge. The NCPs contain a number of large 5-10 acre parcels of land, predominantly zoned RA except the area to the north of 78 Ave, which has mostly A-1 zoning.
- The area to the west of 188 St contains several Class "A" and Class "B" watercourses and forest blocks. The EMS Report identified three forest blocks as Hubs and three as Sites. The NCP Environmental Study identified "High Priority" Hubs north of 76 Ave and in Clayton Park and a "Medium Priority" Hub south of 76 Ave at 188 St. The NCP Environmental Study

also identified, east of 188 St, one forest block suitable as a Site and, as much as possible, it should be preserved.

- There is a proposed station at 184 St and Fraser Hwy, which will be part of a Rapid Transit Corridor.
- Connection of 72 Ave to Fraser Hwy is required in both the short term and long term.
- There is an existing enclave of estate-type 1-acre lots northwest of 72 Ave and 182 St. The lot owners are concerned about the impact from 72 Ave.
- The Draft Preferred Land Use Concept includes:
  - Walkable neighbourhood with a fine-grid network of roads supplemented by greenways and walkways, dominant east-west orientation and density concentration or land use mix at the neighbourhood nodes to enhance the EnergySHIFT
  - 3 Neighbourhood Nodes: Transit Station Node, Village Centre Node and Local Commercial Node. The Transit Station and Village Centre Nodes are the primary neighbourhood centres.
  - Low Density Cluster and Medium Density Cluster Areas
  - Medium to High Density Areas for detached single family, semi-detached/duplexes, row houses, townhouses and 4 to 6 storey apartments
  - Transition to the existing suburban enclave to the northwest of 72 Ave and 182 St
  - ALR transition: Series of green spaces (riparian areas, parks, and 30 m to 80 m wide buffer areas) and cluster residential land uses
  - A number of parks, and a north-south wildlife corridor to connect the “high priority” forest hubs; 130 m forest corridor along 78 Ave to preserve the hub north of 76 Ave
  - Site for a new Secondary School on 184 St. Options are being explored about the location for a new Elementary School.
  - Additionally, the Land Use Concept shows an option for a future expansion of the existing Clayton Elementary School.
- The City has been looking at this area as a pilot energy efficient neighbourhood. In general, in RF type areas, if there is a covenant on the property, the builder has to build according to EnerGuide. Additional density (density bonus) commensurate with the proposed level of energy efficiency beyond the building code requirements. The draft policy will be reviewed and further detailed in Stage 2 including consideration of any changes to energy efficiency standards in the Building Code and EnerGuide Rating system.
- Jeff Arason presented on West Clayton NCPs’ Stage 1 Preliminary Utility Servicing Summary (water distribution, sanitary sewer, and stormwater infrastructure). A copy of his presentation is attached.
  - In the maps showing the water networks, pink represents the 115 pressure zone and yellow represents the 90 pressure zone. We want to maximize the 90 pressure zone to minimize costs for maintenance, etc. The number of 115 pressure zone areas has been minimized in order to minimize the need for pumping. To support the ultimate build out of West Clayton, the existing pump station has to be expanded. Metro Vancouver and the City are proposing a land transaction at the Clayton Reservoir site. The City has land in the park and if it does the land exchange, it could fit 2 parks and would allow Metro Vancouver to replace their existing reservoir. The Metro Vancouver reservoir design is targeted for 2015 and construction around 2020.

- Regarding the existing sewer system, North Cloverdale East NCP and North Cloverdale West NCP are serviced by Cloverdale Pump Station. A large interceptor sewer is needed for the West Clayton NCPs, one that ties into gravity sewer and a pump station at Fraser Hwy and south of around 72 Ave.
  - There is a pocket of the West Clayton area that could be serviced by the existing Clayton sanitary pump station, but this would limit the potential for NCP amendments in approved NCP areas. Engineering staff are determining whether it makes more sense to provide available capacity to already approved NCPs or on a first come first serve basis.
  - Servicing for North Clayton was considered in this servicing plan.
  - The offsite forcemains are sufficient to service West Clayton, but the gravity sewer is not sufficient. Forcemain improvements and additional gravity sewer improvements are required to service North Clayton.
  - Topography at the very eastern edge of the West Clayton Extension Area would not support basements in that area. Should basements be critical to that area, they should wait until servicing is put forth in the north.
  - Regarding the drainage system, some areas drain north into Latimer, but the bulk drains into Fry's Corner and all that drains into the lowlands so we have to make sure it meets standards that control the amount of flooding into the lowlands. Unlike Grandview Heights NCP #4, which has a lot of watercourses and ponds, West Clayton has only 2 ponds because a lot has been consolidated.
  - We have not calculated DCC revenues yet, because that is usually done in Stage 2. Staff anticipate that there will be a shortfall but it will be more manageable than the shortfall for Grandview Heights NCP #4.
- A Public Open House was held on October 23, 2013 on the Draft Preferred Land Use Concept. There was a good turnout of over 200 people. Fine-tuning of and adjustments to the Draft Preferred Land Use Concept will be made, as required.
  - The Stage 1 NCP Report to Council is tentatively scheduled for November 25, 2013.
  - In December 2013, upon approval of Stage 1, Stage 2 will commence, which may take up to one year to complete.

**Comments:**

- Greg Sewell commented that the proposed secondary school is really close to the existing Clayton Heights Secondary School on 188 St and 70 Ave. Don Luymes responded that the location of the proposed secondary school is not optimal, but the School District was shopping for a site and was not able to purchase a site in the north so it made a deal with a developer who owned the proposed site by trading back some land the City owned in South Surrey. The School District is aware of the close proximity between the two secondary schools and has looked at how they can differ (for example, a mega school). The School District gets money from the Provincial Government and only has a certain window of time to spend it.
- Chris Kay asked if there will be some sites that have flexibility because they are close to transit. Don Luymes responded, yes sites by transit, but there are already a lot of RM-30's so we will not need any more of those.
- Jeff Fisher asked what is on the south side of Fraser Hwy at 184 St. Don Luymes responded that area is all built out. There are some strata. Some of the acreage properties in the

North Cloverdale West are infilling. In the Business Park area north of Fraser Hwy by 190 St, there is a possibility of transit-oriented development or frequent transit network development with a station at 190 St.

- Roger Jawanda asked how the savings from being an energy efficient neighbourhood will be passed on from builder to buyer. Don Luymes responded that the City will register a covenant.
- Jeff Skinner asked if there are any other municipalities doing this. Don Luymes responded North Vancouver.
- Roger Jawanda asked if tunnelling would be considered. Jeff Arason responded that it was, but the City did not want to commit to one location because it is very contingent on the estate area by 72 Ave and Fraser Hwy.
- Jeff Skinner asked how many acres are in West Clayton. Don Luymes responded there are over 600 acres.
- Greg Sewell asked if the acquisition of land for the trunk sewer at the base had been done and will the City build it. Don Luymes responded that the alignment was mostly through proposed park land and Jeff Arason responded that we do not know yet who will build the trunk sewer. The City may work with partners to develop the trunk through rights-of-way.
- Kevin Shoemaker asked who already has holdings in West Clayton and how much will servicing cost. Don Luymes responded that Frontline has some substantial holdings, about 20 acres. Jeff Arason responded that servicing costs will be addressed in Stage 2. The interest in getting numbers earlier was a result of doing so for Grandview Heights NCP #4.

#### 4. Comments on the Market (All Members)

- Roger Jawanda. From a consulting perspective, it has been generally slow. Slowest on the construction side. Some projects were placed on hold and are now on again. Hopefully, new NCPs will pick up. Developers have been saying it is hard to find land. Higher DCC costs are preventing people from starting.
- Jeff Fisher. At an earlier DAC meeting, the City's climate action plan was discussed. It might be worthwhile at a future DAC meeting to have an update and further consultation with the DAC to see how these issues are being addressed (e.g. DAC's involvement in the sustainable development check list).
- Brad Jones. The issue of how developers are handling electric charge stations for electric cars will have to be addressed by the development industry. Adera recently had a buyer request an electric charge station, but they said no. Electric charge stations are basically free electricity for people. The development industry does not know how to deal with the issue, nor addressed it, yet. Should there be a meter? Jean Lamontagne responded that people are not allowed to charge others for their electricity no matter who uses their charge station. Don Luymes commented that stratas could sell the parking stall on which the charge station is. Jeff Fisher commented that CHOA (The Condominium Home Owners Association of BC) and BC Hydro should be invited to discuss such issues with the DAC.
- Brad Jones. Not a lot has changed since the last DAC meeting. There are about 26 townhouse projects in Surrey among all developers.
- Jeff Skinner. There has been a significant drop in sales for apartments. The Surrey/Langley market has about 400 units. This has had a huge impact on building low-rise apartments in Surrey/Langley. 50% of deals drop. Mosaic's projects are at the end of their cycle.

Fremont development in Port Coquitlam moved along. It is a struggle for all developers to find land in Surrey and Langley. Land rates benefit lenders.

- Kevin Shoemaker. Polygon is heading towards its best sales in South Vancouver with its River District development. Prices over the years have dropped and affordability has increased. A lot of Asian and offshore buyers. Electric charging stations can provide years of free fuel for electric car owners. There is no real mechanism for allocating electric charge station spaces for electric cars and they are not on meter so the strata ends up paying for the electric charging. What happens is that stratas will just turn off the charging stations. People use extension cords to get free electric charging.
- Greg Sewell. Not much activity. Smaller infill projects are where it is at for small developers. The magnitude of work that needs to be done to open areas such as Grandview Heights NCP #2 is great. Such areas sit dormant until suddenly there is activity and soon after they are done.
- Chris Kay. Townline's Clayton Rise is all sold. The Grove is still selling. Acquiring land is a challenge. Values are inflated. Buyers are driving the market. It was a lot easier to get lender money when land was only \$300,000 versus \$900,000. It is not just Surrey, but finding the offshore money. What is happening is that often there is one person representing a group of offshore investors but that representative is uneducated on how to develop and just want to get the deal done for the sake of getting a deal.
- Sarah Bingham. Qualico. Multi-family and single family sales did really great in the summer. Now it is a lot slower.

## 5. Other Business

- Anna Mathewson will present at the next DAC meeting to provide an update on the City's climate action plan and to have a further discussion/consultation with the DAC to see how issues such as the sustainable development check list and electric charge stations are being addressed.
- Concord, the contractor responsible for parking management at the New City Hall, will be invited to a future DAC meeting to provide an overview of parking for non-employee City Hall users.
- An update on the changes in the environmental review process will be scheduled for an upcoming DAC meeting.

## 6. Next Scheduled Meeting – January 23, 2014

- The meeting adjourned at 4:06 p.m.