

# MINUTES

## Development Advisory Committee

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File: 360-20 (DAC)  
Date: January 23, 2014  
Time: 2:30 p.m.  
Location: Planning Room 1,  
Surrey City Hall

**Members:**

Clarence Arychuk  
Sarah Bingham  
Tim Bontkes  
Nathan Hildebrand  
Roger Jawanda  
Chris Kay  
Gopal Sahota  
Mark Sakai  
Jas Sandhu  
Jeff Skinner

**Council:**

Councillor Bruce Hayne

**City Staff:**

Jaime Boan  
George Fujii  
Dave Harkness  
Nicholas Lai  
Jean Lamontagne  
Sam Lau  
Don Luymes  
Judith Robertson  
Fay Keng Wong

**Regrets:**

Steve Forrest  
Deana Grinnell  
Guy Young

**1. Previous Minutes**

The notes of the September 26, 2013 meeting and the notes of the October 24, 2013 meeting were accepted as distributed.

**2. New City Hall (Jean Lamontagne, Planning and Development General Manager)**

- Jean Lamontagne provided an overview of the New City Hall as how it would apply to the public, developers, and other visitors. A copy of his presentation is attached.
- There will be service counters on the first floor (where cash transactions are available) and second floor (no cash transactions, but other types of transactions are available). The service counters of different departments will be located together (multiple services will be offered at one counter). The service counters will have an improved ticket system where tickets will be categorized by the departmental section.
- The move will occur in three waves. To keep service disruption at a minimum, staff who deal directly with the public will move in the third wave.
- City Hall will be closed at 1:00 p.m. on Friday, February 14<sup>th</sup> and will re-open at the New City Hall at noon on Monday, February 17<sup>th</sup>. Phone numbers and e-mails will not change.
- Main reception and permit pick-up will be on the first floor.

**3. Overview of Visitor's Parking at New City Hall for Consultants/Developers (Dave Harkness, Parking Services Manager)**

- Dave Harkness provided an overview of visitor's parking at the New City Hall. A copy of his presentation is attached.
- The New City Hall parkade will be located under the New City Hall / City Centre Library plaza.
- Access to the parkade will be via the 104 Avenue ramp or the 103 Avenue ramp off of University Drive. Hours of operation are from 6:00 a.m. to midnight. On opening day, the

104 Avenue ramp access will be open as well as the 103 Avenue ramp. There may be a delay in opening the 103 Avenue/plaza access as the road and plaza construction may not be completed. In the future, when 3 Civic Plaza is completed, there will be an additional access to the parkade via City Parkway.

- Public/visitor parking is on Level P1. There are elevators that will take you up to the New City Hall.
- If coming off of transit or on foot, there are 2 sets of doors to the New City Hall – a “front door” on 104 Avenue and a “plaza door” from the plaza.
- In support of cost recovery, all public and visitors pay for parking (\$1.50/hour for a maximum 3 hours but there are exemptions for extended meetings). Payments can be made at a pay station or pay-by-phone. Committee members who are attending a committee meeting will be exempted from paying parking. Parking will be free during Council Public Hearings for members of the public attending the Council Public Hearing.
- Dave Harkness provided a brief overview of the City’s new Parking Authority, the City of Surrey Parking Services Group.
- The Park Services Group’s operational mandate is to operate as a profit-centre, generating funds to support City of Surrey transportation initiatives; to combine efficiencies and expertise of internal resources with competitive pricing available from private sector contractors; to utilize new-generation integrated electronic credentials in place of 1950s-origin “paper and barrier” systems; and to showcase sustainable parking design for surface lots.
- The Parking Services Group scope includes planning and design support, enforcement services, standards regulations, parking asset management, residential permits, and traffic and parking action requests.
- In the last 5 years, there has been a melding of technologies, including high-speed License Plate Recognition cameras (both vehicle-mounted and fixed-in-place); pay-by-phone apps, online parking registration and payment software, and wireless touch-screen kiosks, meaning that parking operations and management can be virtually paperless and unobstructed by traditional barrier gates and “pay on exit” hardware.
- The parkade will have a sustainable parking design. There will be permeable surfaces, shading, the provision of electric vehicle charging stalls, bicycle lock up.
- Using new technology and City infrastructure already in place, the Parking Services Group can run the parking facilities very efficiently. It has an objective enforcement system that is LPR / photo-confirmation based, with no commission paid to enforcement officers, a friendly and responsive dispute resolution process (24 hour or less response to online and phone inquiries), all GPS and photo-verifiable. It provides convenient electronic permits for tenants, all accessible online, including e-permit and FlexPass, replacing manual decals or tags that can be forged, lost, or stolen. Any profits are reinvested in community services and transportation infrastructure in Surrey.

**Comments:**

- Roger Jawanda asked if the public can purchase a monthly parking pass. Dave Harkness responded that a flex pass program for the public is a possibility. The Parking Services Group will look into it about a month or two after the move and will present their findings at a future DAC meeting. There is potential for the parkade to serve as a park and ride once

the demand for parking has been determined. In the meantime, the public will have to use pay stations or pay-by-phone.

- A DAC member asked if pay parking applies to short stay drop-off visits. Dave Harkness responded yes.
- Clarence Arychuk asked about the size of the parking spaces. Jean Lamontagne responded that the parking height on Level P1 is overheight size.
- Mark Sakai asked if there will be parking for motorcycles. Jean Lamontagne responded yes. There will also be parking for electrical vehicle charging and Modo carsharing.
- Don Luymes commented that, based on examples he has seen, the challenge with permeable parking surfaces is that they disintegrate quite quickly, so driveways are usually not permeable.

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

- Roger Jawanda. The market is still sluggish. In January, there have been a few inquiries on larger projects. Getting projects to Council is tough because it takes longer to get the approvals.
- Tim Bontkes. A lot of projects are being delayed in all municipalities. Infinity hopes to bring everything in the summer or fall. Feels fairly confident with single family because no one else has it.
- Jas Sandhu. Industrial is doing well in Surrey. It is a bit of a challenge on the office side. In terms of sales, a lot of demand for investments is dropping. If there are any decent sites, people are curious.
- Clarence Arychuk. The process is not as simple as it used to be. Work has not been as voluminous as it was.
- Nathan Hildebrand. Canadian Horizons has one project in Surrey that is reaching final now. Actively looking for sites for future projects, but it is hard to find land.
- Gopal Sahota. It is moving from a buyer's market to a balanced market. Consumer confidence is increasing. Housing starts in the U.S., which has increased 18%, is an important indicator. Atlanta and Florida are a couple of hot markets. In Surrey, safety is a concern that has been brought up during sales. Although we all know that crime happens everywhere, it seems like the media highlights incidents associated with Surrey. The latest indicators show that the Bank of Canada may not increase interest rates and that it might actually lower them.
- Mark Sakai. The Greater Vancouver Home Builders' Association's (GVHB's) has been testing their survey template. The survey should be ready to go in mid-February. The results of the survey should be ready by May. The GVHB is putting together a list of builders for its members. Anyone who has had experience in choosing townhouse locations and wants to participate in this study will be very helpful and contact Mark Sakai.
- Chris Kay. Townline has only 2 new projects, a few homes are left in the existing ones. It is taking a long time to get approvals but some of the reasons are worthwhile (e.g. sustainability). We seem to be in a state right now where there is not much pressure on unit prices but on land, which is often a conduit for foreign financing.
- Sarah Bingham. Single family has been doing really well. A lot of Asian buyers. It is taking a longer time to push multi-family projects through.

- Jeff Skinner. Mosaic has only 2 active sites (one in Port Coquitlam and the other in Pitt Meadows). It has been going slow and steady which is good. Making land deals work is a struggle. Key factors are justifying land values, cost of developing, and revenue. It is more and more difficult to make sites work. Looking forward to working with the City to get new ideas on new products. Regarding the parking requirement for side-by-side parking, there does not seem to be a good product for this for 23-25 upa. The City has to be careful. It should make development feasible. Some of Mosaic's smaller units are very affordable and the side-by-side parking requirement will impact the affordability.

## 5. Other Business

- Clarence Arychuk asked about the OCP adoption timeline. Don Luymes responded that First and Second Readings are done. The next step is Third Reading. The City will submit its regional context statement to Metro Vancouver.
- Clarence Arychuk asked about the status of Grandview Heights NCP #4 and West Clayton NCPs. Don Luymes responded that Stage 1 has been approved for both Grandview Heights NCP #4 and West Clayton NCPs. For Grandview Heights NCP #4, Stage 2 will commence when the Owners' Group advises the City about their decision regarding proceeding with Stage 2. West Clayton NCPs have received approval to proceed with Stage 2.
- Clarence Arychuk commented that some of the NCPs are so old that they are obsolete. Will anything be done about them, such as South Newton? Don Luymes responded that the City will be focusing on town centres. There are many historical land use plans and there are some residents that are very attached to some of them. The plan for South Newton probably will not be re-written. Some areas develop a little different than their plan but what is important is to work with School Districts to make sure there are enough schools. Clarence Arychuk commented that he is more concerned about parking and traffic when the population increases. Some updating is needed in some areas of plans, not necessarily to whole plans.
- The February 3<sup>rd</sup>, 24<sup>th</sup>, and March 10<sup>th</sup> Council meetings will be held at the existing City Hall. Council meetings will take place at the New City Hall beginning on March 31<sup>st</sup>.
- A DAC member asked what will happen to the existing City Hall. Jean Lamontagne responded that a large portion will be leased to Crown Council. Some staff from the City's public works yard may work at the existing City Hall while the public works yard is being renovated. The City may lease space to provincial organizations. There will also be a small area for park and ride for employees commuting to the New City Hall.
- The next DAC meeting will take place at the New City Hall. City staff will let DAC members know which room the meeting will take place.

## 6. Next Scheduled Meeting – February 27, 2014

- The meeting adjourned at 4:03 p.m.