

MINUTES

Development Advisory Committee

File: 360-20 (DAC)
Date: April 24, 2014
Time: 2:30 p.m.
Location: Planning Room 1,
Surrey City Hall

Members:

Jeff Fisher
Steve Forrest
Chris Kay
Gopal Sahota
Mark Sakai
Jas Sandhu
Greg Sewell

City Staff:

Tom Ainscough
George Fujii
Jean Lamontagne
Sam Lau
Don Luymes
Anna Mathewson
Judith Robertson
Fay Keng Wong

Regrets:

Kevin Shoemaker

1. Previous Minutes

The notes of the February 27, 2014 meeting were accepted as distributed.

2. Community Climate Action Strategy Update (Anna Mathewson, Sustainability Manager)

- Anna Mathewson provided an update on the Community Climate Action Strategy. A copy of her presentation is attached.
- There are two components to the Strategy: mitigation and adaptation. The Strategy was launched in 2011. Some funding came from Federation of Canadian Municipalities (FCM) and BC Hydro. The Climate Adaptation Strategy was developed under the Local Governments for Sustainability (ICLEI) framework. Staff involvement and stakeholder consultations were extensive. The Strategy was approved by Council in November 2013.
- CEEP strategic directions include: complete, compact, connected corridors that support a high quality rapid transit network and low carbon district energy systems; a framework to meet steadily rising building energy standards; bike infrastructure around and between Town Centres and the City Centre; a suite of green car strategies; and initiatives that build on the Rethink Waste program.
- In terms of CEEP implementation, two projects were highlighted:
 - Project Green Suites is a City-run pilot project that was launched in April 2014 and that will run to 2015. There are 15 Multi-Unit Residential Buildings (MURBs) across the City, mainly strata. Waste diversion and water and energy conservation will be done using the Ambassador approach, focusing on encouraging behavioural change. FortisBC and BC Hydro are covering some of the City's costs on the energy component.
 - The MURB Retrofit Pilot involves BC Hydro, FortisBC, and other municipalities. It was launched in early April 2014 and will run until March 31, 2015. The Pilot includes good incentives and a free energy advisor for market rental multi-family buildings. Surrey's target is 12 market rental MURBs.
- With support from BC Hydro, the Sustainability Office has a budget to hire a Community Energy Planner, who will be responsible for implementing the Community Energy & Emissions Plan recommendations. Tasks will include a more detailed analysis of the buildings sector in Surrey; follow up on the business energy advisor program; updating of

the Green Building Resource Centre at City Hall; and implementation of the Draft Density Bonusing policy for West Clayton.

- Work is also being done on the implementation of the Climate Adaptation Strategy. For Sea Level Rise (SLR) and Flood Management, engineering studies include a Climate Change Floodplain Review which anticipates the combined effect of SLR, precipitation, tides, wind/wave, surge, and land use changes. Phase 1 (coastal impacts) is complete and provides the “first cut” for site-specific dyke heights and Provincial Flood Construction Levels (FCLs); Phase 2 (river impacts) is to be completed in 2014. Intensity-Duration-Frequency (IDF) curves are being updated to determine the likelihood of heavy rainfall events. There will be a detailed subsidence study. New designs for capital works include preliminary designs for Sea Dams and Nicowynd Dyke, which account for SLR and is underway to implement if or when funding becomes available. Regional Coordination involves participating in an effort to create a Regional Flood Management Strategy with all levels of government, key industries, transport authorities, utilities, etc., convened by the Fraser Basin Council. The updated OCP will have development permit guidelines for Hazard Lands.
- For Ecosystems and Natural Areas, the City is partnering with UBC to use remote sensing technologies to measure the spread of invasive species and stress levels in Cedar trees. The Biodiversity Conservation Strategy and new Sensitive Ecosystem Development Permit Area (DPA) will enhance connectivity (i.e. migration) and resilience. The Upper Serpentine ISMP underway is to have a Climate Change lens.
- For Agriculture and Food Security, the City is participating in a BC Agriculture Council study on economic and food security impact of sea level rise on agriculture. Work is also ongoing within the City to enhance residents’ access to community gardens.

Comments:

- Jeff Fisher asked how the DAC will be updated on the Community Climate Action Strategy – month to month or on an issue basis? Anna Mathewson responded that she will probably come on an issue basis, when feedback is needed from the DAC and as issues come up.

3. Follow-up to February 27, 2014 DAC Items (Judith Robertson, Manager, Area Planning and Development – North Division)

- Judith Robertson provided an update on the Letter of Credit issue that was discussed at the last DAC meeting. Shortly after the last DAC meeting, Planning & Development adjusted the fee summary form to include the Planning pre-fix “79”. The Engineering Department had already incorporated the Engineering pre-fix “78” in their fee invoice. The inclusion of the applicable pre-fix will assist the financial institutions in preparing Letters of Credit.
- When a project reaches third reading, planners issue a “Post-Council” letter which is a checklist of outstanding requirements and the pre-fix is included with the file number.

Comments:

- Steve Forrest asked about the suggestion from David Porte at the last DAC meeting, of lowering security down to 100% for developers with a good track record. Sam Lau responded that this will be discussed at another date.

4. **NewCity Design Award (Tom Ainscough, City Architect)**

- Tom Ainscough presented on the NewCity Design Award, which was launched earlier this week. The NewCity Design Award recognizes Surrey's most significant accomplishments in city-building: architecture, landscape, urban design, and infrastructure. There are eight award categories. The NewCity Design Award is held every three years as part of the overall City Awards Program. The first NewCity Design Award was held in 2011. This is the second year. To be eligible for the 2014 NewCity Design Award, projects must have been located within the municipal boundaries of Surrey and completed after January 1, 2009.
- Tom Ainscough distributed pamphlets about the NewCity Design Award to the DAC members. They are also available at Reception on the Ground Floor. More information is available on the City website at www.surrey.ca/awards.
- In 2011, there were about 80 submissions. All submissions will be evaluated by a distinguished external jury of city building professionals and design experts. This year, the deadline for submission of entries is June 22, 2014 and the award ceremony will be held on October 22, 2014 at New City Hall.
- Anyone can nominate a project. City staff will review the nomination and invite the project development team to make a detailed submission. The submission process is fairly simple. Refer to the instructions on the City website at www.surrey.ca/awards.
- A link to the list of the 2011 Award winners is also on the website, at the bottom of the page.

Comments:

- Mark Sakai asked if someone who does not live in Surrey can nominate a project. Tom Ainscough responded yes.
- Steve Forrest asked why there is a three year skip. Jean Lamontagne and Tom Ainscough responded that this allows some projects to complete so that they will be eligible to participate.

5. **Comments on the Market (All Members)**

- Gopal Sahota. Demand is there. Properly priced homes are getting sold, but the market is not exceptional. Not much consumer confidence.
- Greg Sewell. No comments on the market.
- Chris Kay. The market is okay right now. Prices have been steady.
- Jeff Fisher. Has the City heard anything about the transportation referendum from the Provincial Government? If so, could the City provide an update?
- Steve Forrest. The market has been pretty good for Anthem. For example, their project in Fleetwood had been struggling but recently had 8-10 sales. This may be because they had the right pricing. Rescissions have decreased significantly, from 50% to 15%. Larger units sold right away. People are making different buying decisions, with the intent to stay for the long term, and, therefore, buying larger units to grow into. Transit-oriented development, if they are priced right, will do well. Asian buyers are still playing a role in the market. It is taking a long time to get larger developers to commit to un-serviced, greenfield sites such as West Clayton.

- Jas Sandhu. The office vacancy rate in Surrey has increased. For residential, Panorama had a lot of interest and a lot of off-site issues.
- Mark Sakai. The Greater Vancouver Home Builders' Association (GVHBA) will release their survey's first set of results in June 2014. There will be a launch event and the results will probably be published in local newspapers. There will be more in-depth policy likely by the end of the summer. GVHBA has also been working with George Fujii on building forms.

6. Other Business

- Greg Sewell commented that public notices in the newspapers do not show the name of developers for development applications. It would be interesting to know which developers are developing projects in Surrey. Jean Lamontagne responded that the City website actually has detailed information on development applications, either through COSMOS or through the On-line Development Inquiry webpage (which is under "City Services", then "Land Development", and then "Online Development & Building Inquiry" which is on the right-hand side of the page, under "City Services Menu"). Jean Lamontagne did a demo.

7. Next Scheduled Meeting – May 22, 2014

- Jas Sandhu requested that the DAC be updated on the Official Community Plan. Jean Lamontagne responded yes and commented that the City has submitted its Regional Context Statement to Metro Vancouver.
- The meeting adjourned at 3:46 p.m.