

# MINUTES

## Development Advisory Committee

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

### Members:

Clarence Arychuk  
Ted Dawson  
Adam Donnelly  
Gavin Duffus  
Steve Forrest  
Dwight Heintz  
Nathan Hildebrand  
Roger Jawanda  
Chris Kay  
Marc MacCaull  
Mark Sakai  
Kyle Wright

### City Staff:

Philip Bellefontaine  
Jaime Boan  
Nicholas Lai  
Jean Lamontagne  
Sam Lau  
Don Luymes  
Mehran Nazeman  
Judith Robertson  
Fay Keng Wong

### Regrets:

Charan Sethi  
Kevin Shoemaker

### 1. Previous Minutes

The notes of the September 25, 2014 meeting were accepted as distributed.

### 2. Tandem Parking Study Follow-Up (Philip Bellefontaine, Transportation Planning Manager; Jaime Boan, Manager, Transportation)

- Philip Bellefontaine provided an update on the tandem parking review. City Staff has been asked to undertake further review of tandem parking including looking at other practices in the Lower Mainland. City Staff may possibly report to Council with recommendations early in 2015. In the interim, City Staff will apply a 75% upper limit which has been the practice on a number of current applications.
- City Staff welcome any feedback from the DAC that would be helpful for the process.

### Comments:

- Clarence Arychuk commented that there are some areas where tandem parking is working.
- Chris Kay commented that Surrey is in an enviable position since Vancouver Council is looking for ways to either mandate or encourage 3 bedroom homes while Surrey already has a good supply of 3 bedroom homes at an affordable price point with these tandem townhomes. Creating restrictions on tandem parking restricts the supply of these 3 bedroom homes and will have an impact on affordability. Other forms of smaller townhomes with side-by-side parking are only efficient in certain circumstances and are highly dependent on site dimensions. Reducing tandem parking is a dangerous road to go down if the City wants to encourage affordable housing for young families.
- Mark Sakai. If Council goes with a maximum 50% tandem parking with no DVP and still gets complaints, will the maximum go down to 25% or be eliminated altogether? The builder cannot say to owners that they cannot have, for example, 3 cars. It is up to the owners. Once the cap is set, it is hard to go back. Parking problems are a post-occupancy thing. Jaime Boan responded that further review and dialogue is to take place.

- The survey of residents undertaken as part of the tandem parking review had said that about 60% of respondents would not buy another home with tandem parking unless that was their only choice because of affordability. Members of the DAC commented on the survey and the potential for bias. City Staff felt that another survey would be beneficial as part of the additional review and that this would be developed with the assistance of the Urban Development Institute (UDI).
- Clarence Arychuk commented that maybe the Zoning By-law should be looked at so that it might allow more efficiency for parking, site planning, and direct access off of lanes.
- Ted Dawson commented that grandfathering should be considered. Judith Robertson responded that City Staff are aware of that issue and maybe the City could hold final adoption until in-stream projects complete and get their building permit, but it is challenging because a lot of projects are continually coming into stream.
- Ted Dawson asked if there is consideration for side-by-side parking for small cars.
- Jaime Boan noted that in discussions with Council, there was recognition of the proximity to transit in deciding the amount of tandem parking within a project.
- Chris Kay asked what happens if a development has one parking space per unit, such as for singles. Jaime Boan responded that City Staff, as part of the broader review of parking, would be looking at this.
- Kyle Wright commented that people do not get the link between parking and home ownership.

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

- Ted Dawson. The market seems stable, healthy. Good traffic. Buyers are out there. The demographics of purchasers are multi-cultural. Dawson + Sawyer currently has projects in South Surrey, Clayton, and Fleetwood.
- Nathan Hildebrand. Canadian Horizons is doing mostly single family development and does not currently have anything for sale on the market. It is looking to provide more product.
- Steve Forrest. It is a challenge to get a project going. Every time there is a new process (e.g. Biodiversity Conservation Strategy), it makes the process longer.
- Roger Jawanda. The engineering side continues to be busy. Been working on a mixture of townhouse and single family projects. A lot of their projects have proceeded to construction. Optimistic and continuing on.
- Adam Donnelly. On the industrial side, Wesgroup has a couple of projects in Surrey. Rates have not gone up. Looking at single users who are willing to pay higher rates.
- Mark Sakai. No comments on the market. The Greater Vancouver Home Builders' Association's (GVHBA's) survey is virtually finished but GVHBA has decided not to release it until after the election. December 4<sup>th</sup> is the current release date.
- Gavin Duffus. Tickets are on sale for the November 26<sup>th</sup> UDI Awards event.
- Dwight Heintz. Smaller projects are on hold until after the election. Had a good year and anticipate that it will continue.
- Clarence Arychuk. Same. Work is of a smaller project nature.
- Chris Kay. Very stable market right now. Relatively healthy.
- Marc MacCaull. StreetSide has a lot of pre-sale projects.
- Kyle Wright. Mosaic does not have anything in Surrey right now. The Cambie Corridor in Vancouver is pretty hot. Coquitlam is doing well.

**4. Other Business**

- Clarence Arychuk commented that the Biodiversity Conservation Strategy has now become a serious component of the application review. It is missing a compensation component. People are not purchasing as a result. Roger Jawanda commented that, looking at COSMOS, he does not know what to tell potential clients.
- Steve Forrest asked if there is any update on DCC's. Jean Lamontagne responded that there may be after the election.
- Adam Donnelly commented that the issue of cash-in-lieu has come up on some of Wesgroup's development permits. Is there an expiry date? If the City ends up never putting in the infrastructure that was paid for by the cash-in-lieu, does the developer get the money back? Is there any recourse if the infrastructure never goes through? Jean Lamontagne responded that City Staff will follow up.

**5. Next Scheduled Meeting – November 27, 2014**

- The meeting adjourned at 3:48 p.m.