

# MINUTES

## Development Advisory Committee

File: **360-20 (DAC)**  
Date: **November 27, 2014**  
Time: **2:30 p.m.**  
Location: **Planning Room 1, Surrey City Hall**

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**Members:**

Clarence Arychuk  
Adam Donnelly  
Jeff Fisher  
Steve Forrest  
Dwight Heintz  
Steve Jedreicich  
Gopal Sahota  
Mark Sakai

**City Staff:**

Jean Lamontagne  
Don Luymes  
Mehran Nazeman  
Judith Robertson  
Fay Keng Wong

**Regrets:**

Jas Sandhu  
Charan Sethi

**1. Previous Minutes**

The notes of the October 23, 2014 meeting were accepted as distributed.

**2. Official Community Plan Update (Don Luymes, Manager, Community Planning)**

- Don Luymes provided a brief update on the Official Community Plan (OCP), which was approved by Council on October 20, 2014.
- The OCP can be found on the City website, in both a consolidated version and in sections, at [www.surrey.ca/ocp](http://www.surrey.ca/ocp). Or, from the Surrey homepage, [www.surrey.ca](http://www.surrey.ca), click “City Services”, then “Land Development”, then “Land Use Plans & Policies”, and then “Surrey Official Community Plan”. The “Land Uses and Densities” section is most relevant to DAC.
- Some key areas to note in the updated OCP include the following:
  - In selected areas, including Urban Centres and Frequent Transit Development Areas, densities expressed as Floor Area Ratio (FAR) are calculated on a gross site basis, before dedications for roadways or other public purposes are accounted for, and unless otherwise noted. For the purposes of density calculations, undevelopable areas such as riparian areas, parks, or utility corridors, etc., are not included in the gross site area. In all other circumstances, densities expressed as either FAR or Units Per Hectare (Units Per Acre) are calculated on a net site basis, after dedications for roadways or other public purposes are accounted for, unless otherwise noted. For example, if a project just misses the required FAR by a tiny degree, there is some flexibility if the project meets the intent of the required FAR and so an OCP Amendment would not have to be made for a really minor difference.
  - The Land Use Designation, “City Centre”, has been replaced by “Central Business District” which has a narrower boundary and increased densities. The densities in the Town Centres have changed, as well. There is a new Land Use Designation, “Mixed Employment”.
  - The Land Use Designation, “Suburban”, has been split into two Land Use Designations, “Suburban” and “Suburban – Urban Reserve”. The “Suburban” designation is intended to support low-density residential uses, complementary institutional, agricultural and small-scale commercial uses and public facilities in keeping with a suburban neighbourhood character. Land within the “Suburban – Urban Reserve” designation is intended to support the retention of Suburban land

uses in areas where future urban development is expected; and is subject to City Council initiation and approval of comprehensive Secondary Plans such as Neighbourhood Concept Plans. Until a Secondary Plan is approved and until the OCP land use designation is amended to conform to that approved Secondary Plan, land uses within this designation will follow the same requirements as those listed under the Suburban designation.

- In the Land Use Designation, “Urban”, up to 15 Units Per Acre (UPA) are permitted for development taking place within established or existing residential neighbourhoods, subject to neighbourhood compatibility. Within comprehensively-planned NCP areas and within Frequent Transit Development Areas (FTDAs), the “Urban” designation supports densities of up to 30 UPA.
- In the Land Use Designation, “Multiple Residential”, densities may range up to 1.5 FAR, subject to an appropriate interface with adjacent lower-density residential developments. In FTDAs and in Urban Centres, “Multiple Residential” densities may range up to 2.0 FAR. In the City Centre Plan area, “Multiple Residential” densities may increase up to 2.5 FAR.
- Secondary Plans will continue to be approved by Council resolution. As Secondary Plans are approved by City Council, OCP Land Use Designations are amended, as needed, to be consistent with the more detailed Secondary Plan. Development applications that conform to a Secondary Plan may be received and processed following Stage 1 approval but may not be completed until Stage 2 approval has been given.

**Comments:**

- Clarence Arychuk asked if the Douglas area is designated suburban. Don Luymes responded no.
- Jeff Fisher asked for clarification on where the FTDAs are located. Don Luymes responded that the FTDAs are located along the 104 Ave corridor between 140 St and 148 St, in East Clayton along Fraser Hwy between 188 St and 192 St, and in Fleetwood West along Fraser Hwy by 152 St. The OCP also shows a future FTDA by Scott Road Station. Refer to Figure 9 of the OCP to see the proposed light rail and bus rapid transit stations.
- Steve Forrest asked what the priorities are. Don Luymes responded the L-shaped line along King George Blvd and 104 Ave. In the modelling, the line along Fraser Hwy performs better in terms of how many people it takes and how long it takes to transport them (travel time), but, from a city-building perspective, the L-shaped line is better.
- Jeff Fisher commented that Langley would support the line along Fraser Hwy. Don Luymes responded that the line along King George Blvd would be easier to implement because the City already has rights-of-way there. Along the southern portion of King George Hwy, south of Hwy 10, bus rapid transit is proposed (rather than light rail transit) because ridership numbers in South Surrey are lower since many in the area take the 351 bus through Delta/Richmond.
- Jeff Fisher asked what the time frame is for Metro Vancouver’s Regional Growth Strategy update. Don Luymes responded that Metro Vancouver is starting to talk about it but municipalities feel as though it is too early as some have not had their Regional Context Statement approved, yet.
- Clarence Arychuk asked when Development Permits for hazard areas will be implemented. Don Luymes responded that they are now in effect. Essentially, their requirements are similar to what was required by building permits regarding steep slopes. Now, we are

making it more consistent. Where Development Permits are now required where it was not before are single family on hazardous lands. Previously, there had been inconsistent requirements.

- Adam Donnelly asked if there are any plans to change the “Commercial” and “Urban” General Land Use Designations in South Westminster and Bridgeview to “Industrial”. Don Luymes responded no.

### **3. Proposed Text Amendments to Surrey Zoning By-law (Don Luymes, Manager, Community Planning)**

- Don Luymes provided an update on proposed housekeeping and text amendments to the Zoning By-law.
- Don Luymes distributed a handout of the proposed amendments to the DAC. A copy of the handout is attached.

#### **Comments:**

- Clarence Arychuk commented that the basement definition should have a maximum height.
- Clarence Arychuk commented that if the RF-SS Zone will be deleted in the future, the RF-O Zone should be deleted, too. Don Luymes responded that in an RF-O Zone, on a really large lot, a house could actually be smaller than permitted in the RF Zone. City Staff will have a look at the RF-O Zone. Jean Lamontagne commented that City Staff are also looking at secondary suites in CD Zones. After that, Land Use Contracts will be looked at.

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

- Steve Forrest. The market has generally been very active through the fall. Hoping this will continue into the New Year. Anthem Properties has one project in Fleetwood, which is doing well. Values are getting back to what they were six or seven years ago.
- Dwight Heintz. Now that the election is done, projects are starting to get going again. It has been pretty good. The phone has been ringing.
- Clarence Arychuk. Same. More interest after the election. Hard to gauge the single family market.
- Mark Sakai. The Greater Vancouver Home Builders’ Association’s (GVHBA’s) survey report will be released on December 4<sup>th</sup>, at 8:45 a.m. at the Wosk Centre. To attend the event, register at [sfu.ca/reserve](http://sfu.ca/reserve). Jean Lamontagne and Meg Holden from SFU will be on the panel. Although the report started off as a ranking of fees and approval times for townhouses, over time it evolved into seeing how the approval process can be more efficient. The report also has a Top 10. Next year’s report will be on apartments.
- Jeff Fisher. The UDI Awards event was held on November 26<sup>th</sup>.
- Steve Jedreicich. Townline has only one project in Clayton, The Grove, which is almost finished construction. Should be sold out by June.
- Adam Donnelly. Wesgroup Properties won a few awards at the UDI Awards event. Wesgroup has two industrial projects in Surrey – one is in the pipe and one with shovels in the ground.

**5. Other Business**

- Jeff Fisher asked about the Coriolis study. Don Luymes responded that the City hired Coriolis to determine the true market conditions for rapid transit in Surrey and if there are potential development incentives. The City's Engineering Department is running the study.
- Jeff Fisher commented that it might be worthwhile to have Metro Vancouver's senior management team (Carol Mason, Allan Neilson, and Phil Trotsuk) present to the DAC a presentation it had done to Langley, regarding Metro Vancouver's GVS&DD Bylaw and DCCs. It sounds like DCCs are going up.
- Jeff Fisher asked if it would be possible to have a shirtsleeve session with transportation staff. Jean Lamontagne responded that the selection of members for the Transportation & Infrastructure Committee will likely happen by January 15, 2015. Send requests to the City Clerk's office.

**6. Next Scheduled Meeting – February 26, 2015**

- The meeting adjourned at 4:04 p.m.