

# MINUTES

## Development Advisory Committee

File: **360-20 (DAC)**  
Date: **June 23, 2016**  
Time: **2:30 p.m.**  
Location: **3W Meeting Room  
A, Surrey City Hall**

### Members:

Andy Aadmi  
Jeff Fisher  
Natasha Hargreaves  
Nathan Hildebrand  
Dexter Hirabe  
Steve Jedreicich  
Mark Sakai

### City Staff:

Rob Cooke  
Jean Lamontagne  
Don Luymes  
Mehran Nazeman  
Fay Keng Wong

### Regrets:

Charan Sethi

### 1. Previous Minutes

The notes of the November 26, 2015 meeting were accepted as distributed.

### 2. Proposed Amendments to Single Family Zones (Don Luymes, Community Planning Manager)

- Don presented on parking in single family residential zones. A copy of his presentation is attached.
- A sub-committee which included some DAC members, major house designers in Surrey, and the Transportation and Infrastructure Committee, were consulted about the proposed changes to parking in all single family residential zones, the RF, RF-10, RF-12, RH, RH-G, and RF-O Zones; and a new RF-13 Zone which is to replace the RF-12 Zone.

#### Comments:

- Jeff Fisher asked about the timeline for the introduction of the RF-13 Zone. Don Luymes responded that a Corporate Report will go to the June 27<sup>th</sup> Council meeting and then, if approved, the by-law would be introduced at the following Council meeting and go through the required readings and to public hearing. In-stream applications will go under existing RF-12 Zone provisions.

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

- Jeff Fisher. The market is quite strong. UDI members have commented that it is hard to get land, but when they do, sales are great.
- Nathan Hildebrand. Canadian Horizons does not have any product in the market right now. It is not looking for new land now because current values are too high.
- Steve Jedreicich. Townline has land in Cloverdale, but no permits, yet. It is proposing a 100% market rental building in Cloverdale. There have been significant delays in building permit issuance and coordination between Engineering and Building Departments in recent months. More coordination between the various departments is encouraged. Townline developed a successful rental in Victoria. Cloverdale seems underserved in market rental housing and this project would add new rental units. A lot of people would like to see the area reinvigorated. Lack of onsite parking is also an issue and is what residents want

according to the local BIA. Surprised why values in City Centre have not increased as much as in the Tri-Cities where there is also SkyTrain. Perhaps because of the longer commute and perception of crime and reputation. Would be good to see what stratas can do regarding crime prevention. Maybe have a network of strata managers communicating to prevent repeat offenders from becoming tenants as they are the main contributors to the problem. Land in City Centre is about \$40 per buildable square foot, which is too high. Units in wood frame buildings are selling for about \$380/sq. ft and units in concrete buildings are selling for about \$420-\$450/sq. ft. Absorption is really slow. There may be an oversupply because the amount of people living in City Centre may have been overestimated. Townline may be delaying their building in City Centre.

- Dexter Hirabe. No changes.
- Mark Sakai. The next report that the Greater Vancouver Home Builders' Association (GVHBA) is working on is on infill single detached housing. The GVHBA is collaborating with Landcorp. The process will be much simpler.
- Andy Aadmi. Concerned about the working class not being able to live in the city. Existing landowners are using their equity to build more homes so it is not just foreign investment. There is also a shortage of storage units.
- Natasha Hargreaves. CitiWest Consulting Ltd. It is a challenge to get subdivision applications approved for RH zoned lots.

#### **4. Other Business**

- Jeff Fisher asked if there will be a DCC charge near rapid transit. Don Luymes responded that if there is, it would be a nominal charge and placed on everyone in the area in the form of a levy. The levy would not be very much so as not to deter development.

#### **5. Next Scheduled Meeting – July 28, 2016**

- The meeting adjourned at approximately 3:45 p.m.