

MINUTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **November 24, 2016**
Time: **2:30 p.m.**
Location: **3W Meeting Room
A, Surrey City Hall**

Members:

Tim Bontkes
Jeff Fisher
Nathan Hildebrand
Dexter Hirabe
Ron Hoffart
Phil Magistrale
Gopal Sahota
Mark Sakai
Greg Sewell
Kevin Shoemaker
Steve Stew

City Staff:

Preet Heer
Sam Lau
Paul Lee
Shawn Low
Don Luymes
Fay Keng Wong

Guest:

Emily Watson, Surrey Schools

Regrets:

Jean Lamontagne

1. Previous Minutes

The notes of the October 27, 2016 meeting were accepted as distributed.

2. Catchment Forecasting, Planning, and Capital Requests Regarding Surrey District School Board (Emily Watson, Surrey Schools)

- Emily Watson provided an update on the Surrey School District's enrolment projection process, methods to balance enrolment and capacity, and capital planning. A copy of her presentation is attached.
- Surrey is the largest school district in the province. There are approximately 71,000 students (not including adults), 101 elementary schools, 19 secondary schools, 5 learning centres, 3 adult education centres, a distributed (online) learning program, and a variety of satellite and inter-agency programs serving a wide range of specific student needs. Surrey is growing by approximately 1,000 students a year (one to two new schools a year are required to keep up).
- This year, schools are up 1,200 students. The five highest growth elementary schools were Sunnyside, Katzie, Goldstone, Hazelgrove, and Cambridge. The five highest growth secondary schools were Fleetwood, Panorama Ridge, Kwantlen, Semiahmoo, and Clayton Heights. This summer, the School District moved 21 portables to accommodate the growth. Five catchment changes were implemented, impacting 10 schools.
- Grandview (Earl Marriott catchment), Clayton (Clayton Heights catchment), and South Newton (Sullivan Heights catchment) are projected to be the highest growth areas for future residential unit development.
- Year 1 projections are used for budgeting, staffing, catchment changes, portable moves, etc. Year 1-10 projections are used for Capital Planning (through the 5-Year Capital Plan submission to the Ministry of Education) and Long-Term Facility and Educational Planning.
- Multiple factors influence projections, such as:
 - The existing population of school aged children in a catchment (based on CRA data)
 - Historical participation rates
 - Historical cohort retention rates

- New residential development
- Building Permit activity
- District program take-up
- Out-of-catchment enrolment trends
- Birth rates
- Net-migration of youth
- New registration information.
- Methods to balance enrolment and capacity that are within the School District's control include:
 - Catchment changes,
 - Portable placement (sometimes kids are moved to not where there is room in the school building, but to where there is room for portables on the school site),
 - Choice program relocation or reduction,
 - Capping and redirecting (where schools are full and there is no more room for portables), and
 - Extended day schedules (where an extra block is added to allow for more kids).
- Where possible, the School District tries to utilize measures that make the most efficient use of space and have the least impact on existing students and siblings (grandfathering). Capping and redirecting is the least preferable option as it is non-discretionary.
- Capital Update. The Ministry of Education provides standards for the design and construction of schools and allocates capital funding provincially, based on School District needs and government priorities. Boards of Education design and construct school buildings according to specific standards, ensure school buildings and grounds are properly maintained and safe, operate/utilize schools as efficiently as possible, and submit capital plans to the Ministry.
- Every year, the School District submits a 5 year capital plan.
- Recent capital approvals include a new Grandview Area secondary school; a new Clayton North Area elementary school; Port Kells site acquisition; additions (up to 8 classrooms each) to Woodward Hill Elementary, Sullivan Elementary, and Panorama Park Elementary; and building envelope for Latimer Road Elementary. There is also support for a second phase feasibility costing for a new elementary school in the Northwest Clayton Area.
- In total, there will be up to 3000 new seats.
- The number one priority is a new elementary school in the Grandview Area. For the number three priority, the School District had a lot that was originally intended for a School Board Office but decided not to build it there so the lot is now a potential school site for a new school in South Newton.
- Sometimes what is priority in the capital plan does not get approval in the same order it was prioritized.

Comments:

- Greg Sewell asked if there is an elementary school for the Douglas area. Emily Watson responded that Hall's Prairie Elementary is the catchment school, but a lot of families are choosing to drive to South Meridian Elementary or other areas.
- Jeff Fisher asked if the School District considers NCPs, LRT, etc. in its planning. Emily Watson and Don Luymes responded, yes, the School District and the City work together. The City provides the School District with projections. However, as developments come forward, they do not always build up as planned, particularly in areas with older plans.

- Jeff Fisher asked if Surrey has any schools that are under populated. Emily Watson responded, yes, currently in the north, Whalley. Don Luymes added that the LRT and City Centre Plan will supply those schools with kids.
- Jeff Fisher asked if the School District sells a school, do they keep the profits from the sale or do the profits go back to the Province? Emily Watson responded that if there is a surplus, the School District keeps the surplus so it goes back to the schools. The School District does not have a profit-generating mechanism.
- Mark Sakai asked when the Province announces funding, is the funding guaranteed? Emily Watson responded no, but there is an expectation that if the Province says they will contribute, they will.
- Mark Sakai commented that with the recent Supreme Court ruling on class sizes, there may be a need for new classrooms. Emily Watson responded yes.
- Nathan Hildebrand commented that there is an upcoming Surrey Board of Education Meeting on December 8th.

3. Light Rail Transit for Surrey (Paul Lee, Rapid Transit and Strategic Projects Manager)

- Paul Lee provided an update on the Surrey Light Rail Transit (LRT) Project. A copy of his presentation is attached.
- In June of this year, the Prime Minister announced federal funding of \$370 million earmarked for transit related infrastructure investment in the Greater Vancouver region. The federal announcement brought the Province to the table to contribute \$244 million toward the funding of the Mayors' Council's 10-Year Plan. With senior government commitments, TransLink and Mayors' Council gave consideration and approved a \$2 billion package (capital and operational costs) that will fund Phase One of the region's 10-Year Plan.
- Within the approved Phase One regional investment, \$58 million is allocated to the Surrey LRT Project, with \$20 million earmarked for technical work needed to bring the project to procurement readiness, and \$38 million for early enabling works such as utility relocation and in-stream environmental works.
- The work program for the L-Line (City Centre to Guildford, City Centre to Newton Exchange) is on track for delivering a completed business case for provincial and federal funding by the end of 2016. The City is working with TransLink to continue the Fraser Highway work program. As agreed by the project partners, TransLink will carry out design and cost estimating for LRT and SkyTrain on Fraser Highway. Municipal integration is essential to achieve the City's vision for LRT. This is done by looking at urban design guidelines, approved plans and plans in progress, and best practices and case studies on comparable projects.
- LRT will create complete, connected, and livable neighbourhoods that support residential living, employment, retail, and public uses in a vibrant community setting. The City will lead in community integration, guidelines/requirements; and project vision and statements development. The City will also build a case for community integration, develop a strategy for framework agreement, clarify roles of the City and delivering agency, and build City organization and capacity.
- LRT, rather than SkyTrain, is being built in Ottawa, Waterloo, Eglinton in Toronto, and Edmonton. Additional LRT projects are currently being planned for Calgary, Mississauga, Hamilton, Finch in Toronto, and Phase Two expansion of the Ottawa and Edmonton

projects. Cities across Canada are realizing the benefit of LRT and how it can transform communities.

- The current procurement and construction schedule will see LRT operating on 104 Ave and King George Blvd by the end of 2022.
- It was noted that four out of the five affordable housing sites in Surrey recently announced by the Provincial government are located within walking distance of proposed LRT lines.

Comments:

- Nathan Hildebrand asked why the L-line does not go down to the law court/RCMP precinct by King George Blvd and Hwy 10, which is a major employment area. Don Luymes responded that it is an issue of money. Maybe in the future.
- Jeff Fisher asked about the possibility of Bus Rapid Transit (BRT) along Fraser Hwy. Don Luymes responded that TransLink, in partnership with the City, completed technical work from 2010 to 2013 that examined different rapid transit technologies including BRT and based on this work, the Mayors' Council in 2014 identified LRT as the technology choice for Surrey and South of the Fraser subregion.
- Gopal Sahota commented that there is an issue of gridlock with LRT. Paul Lee and Don Luymes responded that there will be priority traffic signaling given to LRT operation so that the trains can proceed through the intersection with minimal delay. Consideration will be given to cross-street traffic to ensure that the delay will be managed. The LRT trains will be operated by drivers capable of controlling braking/acceleration. Stakeholder re-engagement and open houses are planned for the end of the year and in January of 2017.
- Gopal Sahota asked when the Fraser Hwy LRT will go through. Don Luymes responded probably around 2030. The Broadway line in Vancouver would likely be concurrent with Surrey's L-Line.
- Mark Sakai commented that in places like Calgary, where there is LRT, there does not appear to be a lot of businesses along the lines. Compared to Metro Vancouver, considerably more development are located at SkyTrain stations. Would SkyTrain be a better technology in this regard? Don Luymes responded that in Calgary suburbs, for example, there is no business development outside of the core. LRT is a more seamless and a better fit for the mid-rise and mixed use development envisioned for Surrey.

4. Call for DAC Representative for Grandview Heights NCP #3 Citizen's Advisory Committee (Fay Wong, Community Planning)

- Fay Wong noted the City has begun the process of preparing a Neighbourhood Concept Plan (NCP) for Grandview Heights NCP Area #3. An initial Public Open House was held last evening. The City is establishing a Citizen's Advisory Committee and is looking for one representative from each City Advisory Committee selected to participate in this planning process.
- To date, City Staff have received 3 applications from DAC members. If there are any others who are interested in applying, please get an application form from Fay Wong. Please return completed applications to Fay Wong by December 15, 2016.
- City staff will ensure that there is adequate representation geographically, and will e-mail the selected DAC representative to confirm their participation.

5. Comments on the Market

- Nathan Hildebrand. Canadian Horizons does not currently have any product on the market. All sold.
- Tim Bontkes. Same. Single family lots are in short supply.
- Jeff Fisher. Prime lending rates have increased.
- Phil Magistrale. Waiting on a site in South Surrey.
- Gopal Sahota. The market is in a bit of flux. The Bank of Canada does not want to increase rates. Canadian banks are affected by the US. Lending rates have increased at a couple of major Canadian banks. There is no single family detached available so that is why prices are holding. Townhouses and condos are doing well. On the land side, there are people wavering. Land is coming back online quietly but not on the market.
- Kevin Shoemaker. The market is still good for townhouses and condos. Not raising prices. South Surrey units are steady. There are some sites popping up but hard to make one work in Surrey on the land side.
- Greg Sewell. Not active locally because prices are too high. Need to be able to turn over. Has a development in Peachland where the District wants to increase DCCs by 40%. The challenge with small towns is that there are existing residences that have to have their infrastructure improved.
- Mark Sakai. DCCs – there are cost drivers all over the place. Just try to keep on top of them.

6. Other Business

- Jeff Fisher suggested having someone come in to talk about Sewage DCCs.
- Mark Sakai asked if the Sign By-law could be rejigged.
- Jeff Fisher suggested having someone present on Surrey's Public Safety Strategy. Fay Wong responded that Terry Waterhouse will present on this topic sometime in the New Year.
- Kevin Shoemaker suggested an update on getting bonds back. Money tied up in bonds affects a developer's ability to borrow.
- Nathan Hildebrand commented that the trees process is lengthy, but everything else in the process is okay. Don Luymes announced that Steve Whitton is retiring.

7. Next Scheduled Meeting – January 26, 2017

- The meeting adjourned at approximately 3:56 p.m.