

MINUTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **June 22, 2017**
Time: **2:30 p.m.**
Location: **3W Meeting Room
A, Surrey City Hall**

Members:

Rob Elliott
Dwight Heintz
Nathan Hildebrand
Dexter Hirabe
Charis Loong
Phil Magistrale
Briana Mussatto
Mark Sakai
Jamie Squires

City Staff:

Tom Ainscough
Jeff Arason
Stephen Godwin
Jean Lamontagne
Don Luymes
Fay Keng Wong

Regrets:

Sam Lau
Greg Sewell

1. Previous Minutes

The notes of the April 27, 2017 meeting were accepted as distributed.

2. Water Sustainability Act Change Approval Timelines (Stephen Godwin, Environment Manager)

- Stephen Godwin provided an update on the approval timelines for the Water Sustainability Act.
- The Water Sustainability Act used to have a turnaround time of 140 days for applications for Approvals. This has caused delays.
 - The 140 day turn-around period is no longer being met due to staffing priorities, work load, and staffing levels.
- Provincial staff are currently occupied doing emergency works throughout the province, reducing staff levels.
- The City of Surrey has received a letter from the Province. Since there is a backlog on approvals, risk of public safety and date the application is received determine when an application is dealt with.
- For Fisheries and Oceans Canada (DFO) authorization, the turnaround time is 60 days. If during that time there is an issue, contact the Qualified Environmental Professional (QEP), so you will not go back to the starting point. DFO is currently determining whether or not approvals for First Nation governments should have an exception or be within this time frame.

Comments:

- Dexter Hirabe asked if the City will still keep within the approval timelines. Jean Lamontagne responded that it depends on the file. It is a case by case basis. Stephen Godwin responded that some applications do not have all the required information. As long as it is in the queue. Before you submit your application, ensure that the application is 100% in line with what the City requires. Otherwise, you will be caught in the back and forth and pushed to the “back of the line”. For the last 3 years, local government has stated to the Provincial government that it needs more support from the Province.

3. South Campbell Heights Local Area Plan (Don Luymes, Manager, Community Planning)

- Don Luymes provided an update on the status of the South Campbell Heights Local Area Plan. A copy of his presentation is attached.
- Plan Context. The South Campbell Heights Local Area Plan is located just south of Campbell Heights, by the Surrey/Langley border. The Little Campbell River flows through the area. The City owns a fairly substantial amount of land in this area. There was a former truck parking application. The study area is designated “Agricultural” in the OCP.
- In 2016, City staff met with landowners, stakeholders, City committees, Metro Vancouver, and agencies, and developed plan alternatives and later a Preferred Plan. A Public Open House will be held on June 28, 2017. At this Public Open House, a Proposed Land Use Concept Plan and Planning Principles will be presented.
- Major Land Use Considerations:
 - Aquifer Protection (the area lies on top of the Brookwood aquifer)
 - Agricultural Land Interface
 - Access and Transportation
 - Fisheries and Watercourse Protection (Class “A” watercourses and tributary watercourses exist in the study area)
 - Servicing Issues
 - Environmental and Habitat Protection (significant forest stands)
 - Existing and Future Land Uses: Employment/Residential (unique residential component subject to Metro Vancouver approval)
- Proposed Planning Principles. Refer to attached presentation.
- Proposed Land Use Concept. Zone 3 Special Commercial / Institutional is not for industrial uses, but could include private schools, etc.
- Zone 4 Agri-Community / Institutional includes some limited residential uses (agri-community) and a significant amount of land for farming (similar to the new Southlands community in Tsawwassen). Clustered housing with, for example, 50% of the land as greenspace.
- Next Steps. Corporate Report to Council in July 2017. OCP Amendment process (first reading, second reading, and Public Hearing) in September 2017. After this, the Metro Vancouver Regional Growth Strategy Amendment process will take about 6 months. Stage 2 (servicing, development policies and guidelines, and financial strategies will also take about a year to prepare).

Comments:

- Nathan Hildebrand asked who will run the farm in Zone 4 Agri-Community. Don Luymes responded that it could be an organization like A Rocha. It is done.
- Nathan Hildebrand asked is there not a problem with bare land strata. Jean Lamontagne responded that with bare land strata, there are no street standards. There is a water meter in each house. Don Luymes responded that it would not have to be bare land strata. It could be regular strata. There is a real demand for this type of housing. For example, a farm incubator. Update from Sam Lau: For bare land strata, there would only be one (master) water meter installed at the property line which would be read for billing purposes, and if the strata so chooses then each house can have a private sub-meter installed.

4. 104 Ave-Guildford Town Centre Land Use Study (Don Luymes, Manager, Community Planning)

- Don Luymes provided an update on the 104 Ave-Guildford Town Centre Land Use Study. A consultant, DIALOG, has been hired for this study. TransLink will be hosting four open

houses.

- The proposed LRT along 104 Ave will connect City Centre with Guildford.
- The forthcoming closure of Sears, which is a major anchor tenant of Guildford Town Centre mall, may open up the north part of the mall for redevelopment.

Comments:

- Briana Mussatto asked what the correlation is between City Centre and Guildford. Guildford Town Centre mall is a regional centre, which Central City mall is not. Don Luymes responded that we do not want to dilute the market too much. Yes, Guildford is better connected to the highway. Guildford Town Centre does not take away from Central City. The density along the 104 Ave corridor has not been finalized.
- Briana Mussatto asked about the timing of the plan. Don Luymes responded that it is anticipated that Stage 1 will be complete around February/March. Stage 2 likely will not prevent applications. There likely will be an interim measure as was done in City Centre. It is estimated that the LRT will be built out by 2023. TransLink has not confirmed if it will fund the last 20% of funding.

5. Other NCP Updates (Don Luymes, Manager, Community Planning)

- Rosemary Heights Central NCP Review. On June 12, 2017, Council authorized staff to initiate a land use review process for the areas designated as “Suburban” in the Rosemary Heights Central NCP. Staff were also authorized to undertake a transportation review to evaluate the traffic impacts and road network implications associated with all proposed land use amendments in the Rosemary Heights Central NCP. All development applications in the Rosemary Heights Central NCP area will be placed on hold until the review is complete.
- Redwood Heights NCP (Grandview Heights NCP #4). The Ministry of Transportation and Infrastructure is now assessing the transportation work. The plan may be altered depending on the results. Some of the connections to Hwy 15 likely will not happen.
- Fleetwood Town Centre Plan Update. Stage 1 plan is done. The Provincial government is doing due diligence on the LRT line so some may think that a SkyTrain may go down Fraser Hwy. If so, the densities for this area may be a little underestimated.

6. Proposed New Residential (RQ) Zone (Don Luymes, Manager, Community Planning)

- Don Luymes provided an update on a proposed new residential zone, the Quarter Acre Residential (RQ) Zone. A copy of the draft RQ Zone is attached.
- In the suburban area of the OCP, there are some areas restricted to 1 or 2 units per acre (u.p.a.), but most allow up to 4 u.p.a. Since the City does not have a zone that allows any density close to 4 u.p.a., a number of CD zones have been written (e.g. in Grandview Heights). It is best to create a new zone.
- The RQ Zone is a bit different than gross density zones. Overall density is fixed (4 u.p.a.) but the size of the lots is variable (e.g. if it falls in a riparian area). For subdivision, the minimum lot size is 930 sq. m (10,000 sq. ft), but if at least 15% of the lands subdivided are set aside as open space, the minimum lot size is reduced to 775 sq. m (8,300 sq. ft). If at least 30% of the lands subdivided are set aside as open space, the minimum lot size is further reduced to 700 sq. m (7,500 sq. ft).
- The minimum lot area is 0.4 hectare (1 acre).
- In an NCP area, the maximum density is 1 u.p.a., but may be increased to 4 u.p.a. if amenities are provided in accordance with amenity requirements in NCP and Infill Areas

(have to pay NCP costs). In areas that are not in an NCP or Infill Area, the maximum density is 4 u.p.a.

- Height of buildings is the same as other single family zones: 9 m (30 ft).
- The City would like the DAC's feedback on the proposed RQ Zone.

Comments:

- Dwight Heintz asked what if more than the 30% open space category has to be set aside as open space, such as an area that is part of the Green Infrastructure Network (GIN)? Don Luymes responded that CD Zones will still be needed for really encumbered land.
- Dexter Hirabe asked if there are any areas in the city where this will not apply? Don Luymes responded that if there is an NCP with a suburban component, this would still apply. Also ALR edge areas. Elgin. This likely will not apply to Semiahmoo.
- Dwight Heintz commented that the Semiahmoo peninsula should be considered for inclusion because there are creeks, etc., in the area. No more areas should be designated as Suburban.

7. Adaptable and Accessible Housing Standards (Tom Ainscough, City Architect)

- Tom Ainscough provided an update on adaptable and accessible housing standards for new apartment development applications. A copy of his presentation is attached. Tom Ainscough also distributed hard copies of the presentation to the DAC members.
- The intent of having adaptable and accessible housing standards in Surrey is to improve accessibility. Using the BC Building Code Adaptable Housing Standards and BC Housing Management Commission accessible standard, Surrey's adaptable and accessible housing standards will address the increasing demand of an aging population through zoning requirements for new multi-unit and single storey apartment units. City staff is currently consulting City advisory committees (Measuring Up Committee, Seniors Advisory and Accessibility Committee, Social Policy Advisory Committee, DAC) and Council.
- Based on Statistics Canada data, the senior population (over 65) is projected to increase 14% to 25% between 2009 and 2036. Surrey will have up to 186,000 seniors. About a third will have mobility problems.
- SPARC BC created *The Accessible Community Bylaws Guide* in 2009. The guide includes draft bylaws and design standards to improve access for public buildings, parks, streets, parking, gas stations, etc. The guide also recommends municipalities pass an adaptable housing bylaw. The guide is similar to the BC Building Code Adaptable Housing Standards.
- Following the introduction of the guide, the Provincial government produced the BC Building Code Adaptable Housing Standards in 2009. It is an unusual piece of code in that it is voluntary. The intent was to have some consistency.
- The City of North Vancouver was an early adopter. In 1998, it adopted an Adaptable Design Policy, which has 3 levels of adaptable design. By 2010, more than 2,000 accessible units were created. In 2013, the requirement that 20% of new units must comply with Level 2 (e.g. unobstructed internal access to parking levels, garbage and recycling, and storage locker areas) was increased to 25%.
- In 2003, the District of Saanich adopted mandatory design guidelines for adaptable housing, similar to the City of North Vancouver and BC Building Code policies. Saanich requires 100% of newly constructed buildings serviced by an elevator containing apartment or congregate housing uses to meet Saanich's Basic Adaptable Housing requirements. Saanich also has Enhanced Adaptable Housing guidelines, which is voluntary and provides a higher standard of adaptability and accessibility in residential buildings beyond that required by Saanich's Basic Adaptable Housing requirements and the BC Building Code requirements.

- Over 70% of Metro Vancouver municipalities have some type of adaptable housing standards. The percentage of units required varies by municipality.
- The City of Surrey’s Sustainability Charter 2.0, Sustainable Development Checklist, Age Friendly Strategy, and OCP have some components of adaptability. The Sustainability Charter 2.0 includes Desired Outcome (DO) 19, “Supports are available for healthy aging in place.” and Strategic Direction (SD) 15, “Work at the neighbourhood level to empower local clubs, groups, individuals and agencies to contribute to a vibrant community.” The Sustainable Development Checklist defines adaptable and accessible units. The Age Friendly Strategy recommends making Adaptable Housing Standards mandatory. The OCP includes Section F3.2, “Work with government agencies, community groups and private developers to accommodate a full range of affordable and accessible housing that meets the needs of Surrey’s diverse population.” The OCP also includes Section F3.21, “Encourage the development of accessible and adaptable units using the BC Building Code Adaptable Housing Standard (as amended) for all new apartment housing, to allow for ‘Aging in Place’ and to create greater housing options for persons with disabilities.”
- The existing BC Building Code Adaptable Housing Standards do not address suite interior accessibility. A modest addition was made to the BC Building Code to allow for economic retrofit to create accessible units in the future. The BC Building Code Adaptable Housing Standards are adopted voluntarily by municipalities.
- Adaptable housing features include:
 - Wider doors: suite entry – 915 mm wide (3’0”), suite interior – 850 mm wide (2’10”)
 - Lever handles for doors
 - Minimum clearance at doors: “latch side clearance”
 - Minimum clearance: suite entry and bathroom
 - Single lever faucets
 - Reinforcing (wood blocking or plywood): at shower, tub, toilet for future grab bar installation
 - Electrical outlets: no lower than 455 mm (1’6”)
 - Light switches: no higher than 1200 mm (4’0”)
 - Wiring for visual fire alarm (strobe): for future installation, for deaf or hard of hearing
- 40% of a building on Elliot Street in New Westminster has adaptable units that comply with the BC Building Code Adaptable Housing Standards.
- To see what the impact would be for a market housing unit, City staff looked at a 625 sq. ft and the estimated extra cost if it had Adaptable Housing Standards features. For a unit in a wood frame building, the incremental cost is usually around 2% of the construction cost, which would be even less for a sales cost.
- Putting in Adaptable Housing Standards features in new construction would mean savings in the future. Putting in Adaptable Housing Standards features after the unit is built would cost about 70% more than if the features had been put in during construction.
- City staff are recommending to amend the Zoning By-law so that it will require all new apartment units to comply with the BC Building Code Adaptable Housing Standards. City staff are also recommending to develop an accessible housing standard for voluntary use.
- Next steps include presenting to Council and providing them with a report.

Comments:

- Jamie Squires commented that if the BC Building Code Adaptable Housing Standards were required, it would mean losing a den in a unit. The price per saleable square foot would go down. Tom Ainscough responded that creativity could make it work; a one bedroom unit with a larger den could be designed in the same floor area.
- Jamie Squires commented that it would be easier if the standards were voluntary (rather than mandatory). It is easier at the pre-sale stage because people can choose at that time if they

need an accessible unit. Making the standards mandatory would mean paying more for constructing a unit and then selling it for less. A developer would lose about \$60,000 per unit. Tom Ainscough responded that the Standards would require all new units to provide slightly more clearance so that it is easier to add accessible features in the future, to allow for aging in place. Fraser Health has found that if people can stay at home rather than move to residential care, it would save about \$43,000 per year. Jean Lamontagne will have a discussion with Council.

- Jamie Squires commented that adaptable units are usually the least in demand. Adaptable units are harder to sell. They are bigger and are more expensive per square foot. Tom Ainscough noted that the Quantity Surveyor estimated that the additional construction cost would be about 2%.
- Nathan Hildebrand commented that maybe focus in areas where there are seniors. Tom Ainscough responded that the Standards will include modest increases in clearances that will benefit everyone.
- Jamie Squires and Nathan Hildebrand commented that it does not make sense to require 100% of all new apartment units to comply. It seems like a lot. Make it voluntary. Tom Ainscough responded that there is a huge variation of adaptable housing requirements in Metro Vancouver. The intent is to provide a simple standard that will be easily applied and understood. It will not affect townhouses. Currently, adaptability is recommended by the Design Panel (e.g. the Accessibility Advisor typically recommends 5% of units). [Note that the Surrey OCP, Sustainability Charter, Age Friendly Community Strategy, and the Fraser Health Authority all recommend a mandatory adaptable housing strategy.]
- Jamie Squires asked how the standards would affect parking requirements. Tom Ainscough responded that the parking regulations are currently under a separate review. Right now, if there is a designated “accessible” unit, the Zoning Bylaw requires an accessible stall. [Note that the Standards apply to “adaptable” units.]
- Rob Elliott commented that if 5% is the consistent number, it sounds like a big jump to 100%. Makes sense for seniors or care facilities, but not for market housing.
- Nathan Hildebrand commented that the Miramar development in White Rock would give a good idea of demand for senior housing.
- Jamie Squires commented that usually buyers who need accessibility features put it in themselves later or make a request upon buying. Jean Lamontagne commented that it is not just for wheelchairs, but for walkers, too.

8. Comments on the Market (All)

- Phil Magistrale. Dawson + Sawyer has 2 projects in the south doing well. Will see how the summer is. Buyers in their Dawson’s Creek (16337 15 Ave) project are from the Douglas area. Buyers of their other projects are from Surrey.
- Rob Elliott. Mosaic does not currently have any product to sell in Surrey. Sprinting to start construction in Cloverdale.
- Dwight Heintz. Townline’s rental project in Cloverdale is getting close. Starting to think about releasing it for rent.
- Nathan Hildebrand. Canadian Horizons is selling their lots in Abbey Ridge starting tomorrow. Lots of interest. Pre-sales to the builders right now. Getting a lot of interest from a diverse demographic. 90% are RF-13s.
- Jamie Squires. Fifth Avenue has a lot coming out. Sold out a lot ahead of schedule. Avanti tower coming up by the hospital soon. It is a good market.

9. Next Scheduled Meeting – September 28, 2017

- The meeting adjourned at approximately 4:12 p.m.