

NOTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **May 27, 2010**
Time: **2:30 p.m.**
Location: **Planning Room 1,
Surrey City Hall**

Members:

John Sidnell
Avtar Johal
Jas Sandhu
Jeff Fisher
Tim Bontkes
Ted Dawson
Nelson Chan
Steve Forrest
Clarence Arychuck

City Staff:

Jean Lamontagne
Don Luymes
Jaime Boan
Jeff Arason
Kristen Tiede
Judith Robertson
Nicholas Lai
Sam Lau
Debbie Gallichen

Regrets:

Amy Spencer-Chubey
Steve Kurrein
Bill Krueger

1. Acceptance of Previous Minutes

The minutes of the meeting of April 22, 2010 were received as circulated.

2. Draft Sustainable Development Checklist for Major Developments (Don Luymes)

Don Luymes, Manager of Community Planning presented a revised draft of the Sustainable Development Checklist, and a handout was passed out to members in attendance:

- Intent of this document is 3-fold:
 1. A way of distinguishing sustainable development projects and practices from standard projects and practices;
 2. To encourage “Best Practises” in the area of sustainable development and to make developers more aware of green development opportunities; and
 3. To assist the City in measuring progress in implementing the Sustainability Charter.
- The revised document was developed in consultation with a sub-committee of DAC. The sub-committee comments were that:
 - ✓ the document is moving in right direction;
 - ✓ there are questions regarding how the checklist would be used, particularly whether developments would be penalized for simply following the City’s policies and requirements.

Don welcomed comments/feedback. Comments from the members included:

- In some cases City policies stand in the way of more sustainable development practices;
- Additional “green development” certification (besides LEED certification) should be referenced in the checklist, such as Built Green;
- The checklist is a big improvement, and relatively easy to fill-in;

- At what stage would the completed checklist be submitted? Often there are many changes as the project progresses and information would not be known, or would become irrelevant;
- Suggestion to do a 6 month trial of the new checklist to correct problems
- Should be used to encourage development to go above and beyond standard requirements
- Will help focus and highlight green development practices for Council

Don will review the comments and come back to DAC with a revised document.

3. Proposed Major Road Allowance Map (PowerPoint Presentation by Jaime Boan)

Jaime Boan, Manager of Transportation presented the proposed Major Road Allowance map, showing proposed cross-sections for various road classifications.

Jaime welcomed feedback from developers for the Road Allowance Map. The Transportation Committee reviewed the Surrey Road Class Map in November 2009 and a Corporate Report went to Council in Jan. 2010.

- The Major Road Allowance Map identifies and protects the space required for major roads, and informs developers of dedication requirements prior to purchasing property;
- A number of factors are driving changes to the road allowances:
 - Sustainability & Changing Needs – need to reassess the public realm considering sustainability objectives;
 - Cycling demand continues to grow – need a good and safe standard for bike lanes;
 - Need to accommodate aging population & physically disabled with wider sidewalks;
 - Landscaping and aesthetics of streets, including the need to provide sufficient space for growing larger trees, partly because lots are smaller with less space for growing trees.
- Collector road changes:
 - 24m dedication proposed (from 21m currently);
 - Allows parking on both sides of street, meeting increased demand for parking;
 - Sidewalks increased from 1.5m to 1.8m for wheelchairs, etc.;
 - Boulevards increased from 2m to 3.2m – additional space required for Hydro/Tel. and to allow for larger trees in boulevard.
- Arterial Road changes:
 - Dedication increased from 27m to 30m;
 - Cycle lanes increased from 1.3m to 1.8m;

- Implementation: New standard will not be achieved for all routes in City as many routes are constrained by existing development;
- These new standards will apply to all new developments;
- There are special standards for major roads through the ALR which the AAC has approved; the ALC needs to be approached;
- Members commented that there are concerns about the widths of boulevards, size of trees, cycling lanes, etc. Members felt that the proposed standards for boulevards/parking/trees need to be reviewed further;
- Jaime responded by reiterating that with smaller lots and higher development densities there is more parking demand on public streets, and more space required for growing trees.

4. District Energy System for City Centre (PowerPoint Presentation by Jeff Arason)

Jeff Arason, Manager of Engineering Utilities presented the results of an initial study on the potential for a District Energy System for the City Centre. This identified opportunities for a viable district heating system and opportunities to implement a district heating utility.

- District Energy Systems (DES) are communal heat energy distribution systems;
- Potential heating sources can include: natural gas boilers, biomass, waste-to-energy, solar thermal, heat recovery from wastewater and geothermal;
- Heated water is distributed to customers through a dedicated pipe network at either low or high temperatures;
- DES addresses many of the City's sustainability goals;
- DES have been used in core areas of several cities in Canada in the past, but fell out of favour over time;
- Due to the energy efficiency of district energy and their effectiveness in reducing GHG's, they are experiencing a resurgence in Western Canada; the City of Vancouver (Southeast False Creek) and the City of North Vancouver (Lower Lonsdale) operate a district energy system. The Athletes Village in Whistler is also heated by a district energy system;
- City of Langford is currently developing a district energy system;
- The study looked at building inventory in City Centre to see if such a system was feasible and assessed District Energy opportunities in City Centre;
- Opportunities: with energy demands and energy source opportunities, the area was divided into 3 service areas: Gateway, Central, and King George;
- Different energy sources and separate distribution system would be needed for each service area;
- A preliminary economic review was completed to identify which options are able to provide a thermal energy price comparable to current electricity rate, which is estimated at \$81/MWh

- A big challenge to implementation of DES is the prevalent practice of installing electric baseboard heaters in new residential construction. This type of heating system has a low capital cost, but has a relatively high operating cost, and is not compatible with a DES;
- Next Steps:
 - work with design staff to ensure that all new civic facilities in the City Centre have the necessary infrastructure to allow connection to a district energy system;
 - further planning to develop and refine a specific district energy system for each of the Gateway, Surrey Central and King George service areas;
 - Consult with private sector interests; investigate Provincial & Federal funding opportunities;
 - Hire a Community Energy Manager.
- Question: what is the goal for District Energy?
- Jeff responded that if we can use our green waste to heat up a neighbourhood, that is a huge saving in terms of greenhouse gas emissions, and in long-term costs.

5. Comments on the Market – All DAC Members

Steve Forrest: not much happening; quieter the last month and a half; prices are back up;

Nelson Chan: market is slower, but still steady; expects the market to slow down in the latter half of the year;

Ted Dawson: no major changes;

Tim Bontkes: sales are slower on single family; not a lot of supply out there;

Clarence Arychuck: office is busy right now; most studies do not generate viable development; feels prices are still high; last 8 or 10 feasible studies, none have gone forward;

Avtar Johl: agrees with Clarence; on the lot side there is not that much out there; townhouses were slow in April;

Jas Sandhu: tough to do big deals given the cost of land;

John Sidnell: tough to make deals work; around Easter people started pulling back;

Jeff Fisher: first few months, things going well, then slowed; Commercial side is hot.

6. Other Business

7. Next Meeting (June 24, 2010)

The meeting adjourned at 4:45 p.m.