



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 12, 2007
Time: 4:30 p.m.

Present:

Councillor Martin
Mayor Watts
Councillor Villeneuve
Councillor Steele
Councillor Hepner
Councillor Bose
Councillor Hunt
Councillor Higginbotham

Absent:

Councillor Gill

Staff Present:

City Manager
City Clerk
Acting General Manager, Planning & Development
City Solicitor
General Manager, Engineering
General Manager, Finance, Technology & HR

A. DELEGATIONS

1. Victor D. Setton, President United Properties Ltd.

File: 4815-20; 0550-20-10

Victor D. Setton, President, United Properties Ltd. was in attendance to demonstrate in more detail their initiative to build affordable housing in the City of Surrey.

The following comments were provided:

- Proposing to build 5 eighteen-storey building under the RM70 zoning. Three of the buildings will be designated marked condominiums. A fourth building will be rental building for seniors and family and the fifth building will be a combination (240 units) of 'springboard'/below-market housing or rental.
- The project will be constructed using pre-cast system of hollow core planks with steel columns and beam. This type of construction requires only 4 to 6 people to construct.
- We are proposing to provide a large recreation centre containing a daycare, senior's facility, a fitness centre and small convenience retail.
- The proposed location is 15399 Guildford Drive, a 9-acre site in a well-established urban area and is close to shopping, schools and other amenities in the community.
- We understand that the City requires a fairly significant detention pond. We will be able to provide the land for the pond, which will be landscaped and used as a park for the benefit of the public.
- There was a presentation of the proposed elevation and floor (unit) plans.
- The 'springboard' housing is similar to the 'options for the homes' program used in Toronto.
- A shuttle bus will be purchased and owned by the strata corporation, this bus will transport resident to and from the LRT, shopping malls and other destinations in the community.
- Grass-crete will be used for surface parking instead of asphalt so that the water can percolate freely through the soil.

- The energy systems for the buildings will be computerized, and every unit in the building will be monitored for the amount of energy usage.
- There was a short video was presented of United Properties and a demonstration of the use of the ECO-Development.

In response to questions from Council the delegation responded:

- Other incentives would include: Park relaxation, and small rebate of the DCC to make available the land for the pond. Asking for a .5 reduction in DCC.
- The Springboard Homeownership Program is a program that will be offering homes at a price reduction of 10% below market value on approximately 240 units in the project. This amount will be registered as a second mortgage against title. Should a purchaser sell or rent the home within a 10-year period, the second mortgage is repayable. These amounts are placed in an equity trust fund controlled by the City of Surrey, United Properties and VanCity to be used for the benefit of non-profit housing. In addition, VanCity will be providing a 10% interest-free loan to be used as a deposit towards the purchase price of the home.
- For the Rental Housing we are requesting a bonus density of .5 FSR and asking for a FSR of 2.5, overall.
- We are not dedicating the land for the pond we will be giving an easement over the land and we look at the pond as an amenity.
- We have an option on the site and will be purchasing the property out right.

B. ITEMS REFERRED BY COUNCIL

C. CORPORATE REPORTS

1. The Corporate Report, under date of March 12, 2007, was considered and dealt with as follows:

Item No. C003 Urban Transportation Showcase Program – Final Surrey
Central Transit Village Plan
File: 6520-20 (Surrey City Centre)

The Acting General Manager, Planning & Development and the General Manager, Engineering submitted a report to

- Describe the process that was followed for the development of the Transit Village Plan, following Council's authorization to proceed with a final public open house;
- Outline the key components of the proposed Transit Village Plan;

- Recommend the final and complete Transit Village Plan for Council's approval; and
- Outline preliminary strategies to achieve the objectives of the Transit Village Plan, as a basis to refine and complete an Implementation Strategy for Council's further consideration.

The Acting General Manager, Planning & Development and the General Manager, Engineering was recommending approval of the recommendations outlined in his report.

It was Moved by Councillor Hunt
Seconded by Councillor Steele
That Council:

1. Receive this report as information;
2. Approve the Surrey Central Transit Village Plan (the "Transit Village Plan"), attached as Appendix I to this report, as a means to:
 - (a) Guide and implement transit-oriented redevelopment in the immediate vicinity of the Surrey Central SkyTrain Station and, specifically, redevelopment of the lands bounded by 104 Avenue, King George Highway, 102 Avenue and West Whalley Ring Road; and
 - (b) Guide the implementation of a transit network that will permit the removal of the existing bus loop and the integration of bus routes into the street network; and
3. Authorize staff to refine and expand on initial implementation strategies outlined in this report to support the redevelopment of this area and to provide a report to Council on a Surrey Central Transit Village Implementation Strategy (the "Implementation Strategy").

Carried

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Councillor Steele

Seconded by Councillor Hepner

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 5:20 p.m.

Margaret Jones, City Clerk

Councillor Martin, Chairperson