

DRAFT MINUTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **Sept 26, 2019**
Time: **2:30 p.m.**
Location: **3W Meeting Room
A, Surrey City Hall**

Members:

Louis Kwan
Phil Magistrale
Benn Duffell
Chriss Vollan
Kasel Yahmashita
Tom Miller
Adrien Herberts
Sunny Sandher
Jennifer Clow
Jamie Squires
Jamie Howard
Nathan Hildebrand
Mike Harrison
Scott Pelletier
Neeraj Sood
Stefan Slot

City Staff:

Preet Heer
Patrick Klassen
Tommy Buchmann
Sam Lau
Jean Lamontagne
Ryan Gilmore
Doug Merry
Ryan Gilmore
Kristen Lassonde
Carla Stewart
Shawn Low
Markus Kischnick
John Nguyen

Guest

Blair Erb

1. Previous Minutes

The notes of the June 2019 meeting were accepted as distributed.

2. Electric Vehicle Strategy – Ryan Gilmore

Surrey is an auto-dependent city and 60% of the City's GHG emissions come from transportation. Shifting to electric vehicles is required in order to meet the City's reduction in GHG targets. The Electric Vehicle Strategy is consistent with the BC Government's Zero Emission Vehicle mandate.

The Electric Vehicle Strategy will guide electric vehicle adoption in Surrey through actions including public education and awareness campaigns, programs that target adoption, policy and process improvements to support adoption, and investments in charging infrastructure.

The development of the strategy will take place between Fall 2019 and Spring 2020 involve background research, stakeholder participation initiatives and surveys

Comments:

DAC member James Howard asked what federal programs are available? Ryan Gilmore said federal investments will be directed towards infrastructure funding, and in the best case would involve 'dollar-for-dollar' price matching.

DAC member asked whether the 20% allocation of new parking space to electric vehicles apply to both new residential and commercial development? Ryan Gilmore said that 100% of residential and

20% of commercial parking spaces must include electrical outlet capable of supporting Level 2 EV charging (e.g. 220V outlet)

3. Proposed Changes to Indoor Amenity Requirements – Carla Stewart

Council had requested staff to explore opportunities to increase private indoor amenity space to adequately meet the needs of a growing population. Currently, there is a gap in the amount of cash-in-lieu collected and the cost for constructing new public facilities

In the previous DAC meeting in July 2019, the group discussed the challenges with providing amenity space in pre planned and non preplanned areas, requirements based on location, and whether providing amenity space should be connected to Community Amenity Contributions (CAC).

The proposed new direction involves (1) adjusting requirements based on development type and location within the city; (2) Topping out on indoor amenities in larger development: adjust calculation requirement for high-rise towers; (3) adjusting requirements based on location to other public amenities and; (4) reducing CAC contributions based on level of amenity space provided. Also, it's important to note that accessibility regulations are BC Building Code requirement.

The minimum indoor and outdoor amenity contribution requirements will be based on the type of development and number of units proposed. This ranges from a minimum requirement of 37 sq.m for an 11-24 unit townhouse to a minimum requirement of 372 sq. m for a 25+ storey high rise.

Requirements remain the same with no required minimum based on the number of units (1-10) which cannot be a part of a phased development. Note, surrey does not want to see this combined with tree retention areas.

Comments:

DAC member raised concern regarding the indoor amenity contribution requirements for developments of 25+ storeys. The DAC member described the challenges of integrating different uses and preferences into an entire floor. For example, if there was a cap on height, 7500 sf is a lot and difficult to program. The objective is to not to go below the required minimum. Jean Lamontagne said each project is unique and the intent is to provide flexibility.

DAC member asks what's the dollar figure? Jean said \$1200. Council is concerned with size of units, while community members desire amenity space. Staff are trying to strike a balance.

4. Density Bonus and Community Amenity Contribution – Blair Erb – Coriolis

Blair Erb has been working with city staff to develop a draft Density Bonus and Community Amenity Contribution (CAC) policy. The proposed policies include new City-wide CAC for capital projects and density bonus in Town Centres. Bonus density involves proposals that go beyond the permitted base density as outlined in Secondary Plans and the Official Community Plan.

CAC's will now apply to development outside plan areas, within Neighbourhood Concept areas, and within Town Centre and City Centre areas

CAC rates will be phased over 3 years. In general, CAC rates are higher outside plan areas in comparison to planned areas

Rezoning within for plan areas currently paying up to ~2,000/unit; the intent to keep CAC's relatively low and consistent with what the City is currently doing in NCP areas

In-stream applications will not be subject to the new CAC policy however a sunset cause may apply if the development is not approved within a certain time frame (TBD).

For projects that require an OCP/plan amendment, a fixed rate will apply within Town Centres and the City Centre area. A negotiated rate will apply to project that require significant density bonusing and to areas outside plan areas and within NCP areas.

Exemptions are being considered for office, hotel, commercial, institutional / 100% secured market rentals projects.

Comments:

DAC Member Jeff noted that Metro Vancouver and TransLink are looking at land value capture tools and asked how the Density Bonusing/CAC policy would fit within those? Jean Lamontagne said that it would be based on discussion with officials and would be discussed further with Council. Blair Erb said it would happen as part of the transit infrastructure (i.e. Skytrain) project.

DAC member asked what are the thresholds where you can modify the form or density? Jean Lamontagne said that the guideline is the OCP amendment. Patrick Klassen noted that if you're in a NCP area, the Density Bonusing/CAC policy would not apply unless it is triggered by a development that proposes density beyond what is permitted by the OCP. Blair Erb states that any rezoning will pay a fixed rate CAC, and proposed densities beyond the plan will trigger density bonus. In areas outside of Town Centres, the rate will be negotiated.

DAC James Howard noted that as NCPs become older and density naturally increases in the area, what was the base and was it feasible? Patrick Klassen said that its not a large variation. For example NCPs with F13 designation are similar in value to 28 units per acre. Preet Heer noted that for Sunnyside the designations were re-evaluated and that plans are revisited sometimes (i.e., Anniedale Tynehead Plan).

DAC member asked what percentage of capital projects will be funded by the new rate. Jean Lamontagne said ~5 million (10%). DAC member voiced concern about the proposed rates being influenced by the Vancouver and Richmond values.

DAC member asked about exceptions for rental development: Jean noted that the City of Surrey does not have lot of rental development. Patrick Klassen said that exemptions would apply if a development includes below market rentals. Exemptions for market rental development still needs be reviewed.

DAC member asked if exemption for developments involving heritage are being considered: Jean said that it will be negotiated. Patrick Klassen said there are many scenarios where exemptions will be negotiated. Jean Lamontagne said that the goal to create a balance for the development industry and city. For in kind contributions the rates would inform the value and provide a reference.

DAC member asked how often will the density bonusing option will be used? For example, in areas outside of Town Centre would this apply to every project? Jean Lamontagne said not every project, as long as the proposed development stays within permitted density/heights, density bonusing will not be triggered.

DAC member asked to provide an example where a development in City Centre has proposed density beyond what is permitted. Patrick Klassen said that the base rate CAC in City Centre is based

on the unit typology (i.e., studio, 1-bedroom, etc.) Community Planning will be reviewing the City Centre Plan later this year in coordination with the development of the CAC policy

DAC member asked if exemptions would apply to a mixed-use office development? Blair Erb provided an example for a lot with a permitted residential density of 3.5 FAR. Office development beyond the 3.5 residential FAR would not trigger the density bonus policy

5. Comments on the market (all members)

Some DAC members noted slow sales of residential units as others are active in building commercial and industrial projects. There is market uptick in residential land development and interest in rental projects. One DAC member noted concern about launching large projects off the ground.

6. Next Scheduled Meeting – October 24, 2019