

# DRAFT MINUTES

## Development Advisory Committee

File: 360-20 (DAC)  
Date: May 28, 2020  
Time: 2:30 p.m.  
Location: 3W Meeting Room  
A, Surrey City Hall

### Members:

Mark Sakai  
Anita Huberman  
Jamie Squires  
Cassandra McColman  
Nathan Hildebrand  
Johnathan Meads  
Stefan Hertel  
Jas Sandhu  
Troy Abromaitis  
Phil Magistrale  
Jennifer Clow  
Mike Harrison  
Louis Kwan  
Jay Chadha  
Neeraj Sood  
Andy Aadmi

### City Staff:

Jean Lamontange  
Remi Dube  
Patrick Klassen  
Ron Gill  
Fay Wong  
John Nguyen

### Guest

## 1. Previous Minutes

The notes of the February 27, 2020 meeting were accepted as distributed.

## 2. City Centre Economic Incentive Policy – Ron Gill, Manager North Area Planning and Development

The City Centre Economic Incentive Policy was endorsed by Council on May 4 at the Regular Council meeting and amended that evening. The policy is now in effect as of May 4, 2020.

The intent of the Policy is to encourage and support economic development by expediting qualifying projects through the development application process. In order to qualify for the Economic Incentive Policy, projects must: (1) be located within City Centre, (2) Have a “building value” (defined in Surrey Bylaw, 2012, No. 17850) of \$25 million or more, (3) Pay all related processing fees as per City Bylaws, and (4) Apply for a building permit before December 15, 2020 and have the building permit issued on or between May 5, 2020 and December 15, 2021.

The terms of the Policy include a 50% discount on applications fees for Rezoning, Development Permits, Development Variance Permits, Servicing Agreements, and Building Permits. Secondly, concierge service will be available for all eligible projects.

**Comments:**

Anita Huberman asked if there are other economic incentive plans for different parts the City of Surrey? Jean Lamontagne stated that to date, Council does not have plans to expand the economic incentive plan to different parts of the City as they wanted to concentrate on City Centre.

Cassandra McColman asked if there would be an opportunity to do a joint meeting with the Provincial Forests, Lands, Natural Resource Operations and Rural Development (FLNRORD) and the City. Jean Lamontagne noted that the City has had many meetings with the province regarding the water act. Jean suggested that the industry pursue a meeting with Province to understand potential implications on projects and timeline. The City would be open to participate in the joint meeting.

**3. COVID-19 Business and Public Process Change – Remi Dube, Manager Building Division**

The Building Division implemented modified client services and gradually closed City Hall to the public due to the COVID-19 Pandemic.

Communication was primarily delivered and regularly updated the customer service bulletin through the City's website. Many paper forms and processes were switched to online and Microsoft Teams was rolled out. Other changes involved implementing a call centre, creating a digital inbox for applications, and providing remote video inspections.

The City implemented digital reviews of applications in lieu of in-person reviews. Once an application is in, then it is referred to appropriate staff for detailed review. Credit card payment was made available through a call-in system. Some of the new options made available during this time will remain in place in the future where possible and moving forward, the City will work with other municipalities and Fraser Health and explore areas to improve.

To assess the impact of COVID-19 and performance of newly initiated protocols, the Building Division created a survey to capture feedback from staff and clients. Respondents did feel that the City could improve upon delivering a clear message and consistent message, as well as online capabilities with regards to technology. However, overall feedback was positive from staff and clients. Clients that had several projects operating in the City were generally more content with the City's performance than those with fewer projects. Overwhelmingly, the building industry noted that they will continue their projects in spite of COVID-19.

**Comments:**

Several DAC members applauded the City and Building Division for their efforts during COVID-19 and keeping services open and directing applications online.

**4. Land Use Planning Workplan Update – Patrick Klassen, Community Planning Manager**

The current land use planning workplan which is framed around smart development principles and 5 smart growth priorities was endorsed by council in February 2020.

No additional land use plans will be initiated until 2021 as focus will be directed towards existing plans in process. In light of COVID-19 the City will assess how to move forward with some processes

such as community engagement. In person engagement has been put on pause since mid-March. The City is currently exploring alternative engagement tools.

The Metro Mayor's Council is officially delaying business case for the Surrey Langley Skytrain extension, to Autumn 2020. The City Centre Plan is delayed because scope of work was related to right-sizing Central Business District. Staff are proceeding with the land use planning process for the Fleetwood Plan which currently has a live survey available while Clayton Heights updates are still pending. Newton Town Centre Plan is anticipating approval in Spring 2020. No major changes to Semiahmoo Stage 1 plan. The Anniedale Tynehead update will involve reviewing potential amendments to the existing secondary plan with the intent of making it more market responsive.

Darts Hill Neighbourhood Concept Plan is in Stage 2 of the planning process. Staff expect to bring forward the Stage 2 plan for Council consideration in Spring 2021, however the timeline is subject to current engineering works. The current Stage 2 Plan refinements are still in draft form and several studies and reviews are ongoing. The transportation impact assessment and wetland study are being reviewed by staff. The joint drainage and transportation study are ongoing while sanitary and water assessment is being conducted by staff. Staff will continue to refine the plan throughout Stage 2.

**Comments:**

Nathan Hildebrand asked whether the planning process for Darts Hill NCP which doesn't involve a community engagement component can be expedited? Patrick Klassen noted that the timeline for the Darts Hill NCP is based on engineering work, which the current timeline reflects.

**5. The Problem with Townhomes on Parkade in Surrey City Centre – Jamie Squires, Vice President and Managing Broker, Fifth Avenue Real Estate Marketing**

Most new concrete high-rise and wood-frame low-rise buildings in City Centre are forced to include 2-level townhomes. The issue is that these 2-level townhomes have significantly high strata fees and are left unsold compared to wood frame townhomes on slab. One alternative solution could be having the option to building single level walk up condos with a second unit above, thus decreasing strata fees.

Strata fees are typically higher in buildings with underground parkades, corridors, lobbies, and amenities. Generally, 2-level townhomes work well in high density cores with a higher population and where land is scarce.

It would be advantageous to allow 2 separate stacked condos in townhouse form, where the first-floor unit would include yard with patio. The second-floor unit above would include a balcony. Benefits to this form includes increased affordability and increased density.

**Comments:**

Patrick Klassen noted that a lot of the issues pertain to urban design and asked if Jamie could send additional information and data that highlight key examples.

Ron Gill reiterated that it is a urban design issue and suggested that a design workshop be held with the City's Urban Design team.

**6. Comments on the Market**

Many DAC members said that they were working from home and the office due to COVID-19. Sale centres have moved online and by appointment only but are slowly re-opening for in-person visits. Many members noted that there was less sale activity however interest seems to remain high among potential buyers. Some did state that uncertainty in the market was high.

**7. Next Schedule Meeting – June 25, 2020**