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Present:

Councillor Nagra, Chair  
Councillor Patton, Vice-Chair  
Councillor Guerra  
Charan Sethi  
Nathan Hildebrand  
Ted Dawson

Agency Representative:

Jay Chadha, Homebuilders Association  
Vancouver (HAVAN)  
Jeff Fisher, Urban Development Institute  
(UDI)

Regrets:

Staff Present:

J. Lamontagne, General Manager, Planning  
and Development  
J. Thibaudeau, Manager, Business  
Transformation  
M. Kischnick, Planner  
R. Dube, Manager, Building Division  
S. Lau, Manager, Land Development  
P. Steele, Electrical Section Manager  
C. Eagles, Administrative Assistant

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**A. ADOPTION OF MINUTES**

**1. Adoption of the Agenda**

It was

adopt the agenda as presented.

Moved by Councillor Guerra

Seconded by C. Sethi

That the Development Advisory Committee

Carried

**B. INTRODUCTIONS**

**1. Introduction of Committee**

**2. 2021 Meeting Schedule**

The Committee requested to hold a meeting each month.

It was

adopt the 2021 Meeting Schedule, as amended.

Moved by Councillor Guerra

Seconded by N. Hildebrand

That the Development Advisory Committee

Carried

**C. NEW BUSINESS**

**1. Land Development Business Process Modernization**

Jerome Thibaudeau, Manager, Business Transformation

Staff provided a power-point presentation on the Modernization of the Land Development Business Process and discussed the history of continued leadership and highlighted the following information:

- Staff provided information on the land development processes that have gone digital, highlighting improvements in access and service. Examples of modernized digital process improvements include inspection results, online development inquiry and permit applications, digital plans, client surveys, and inspection schedules. Staff use a data driven approach to plan and implement improvements, focusing resources where it is needed most.
- The COVID pandemic accelerated the digital transformation roadmap. Staff have implemented interim digital processes and efficiencies to maintain business continuity, including digital signatures, receiving applications via email, and expanding credit card payments. Therefore, when City Hall is to re-open to the public, it is anticipated that the building service counter at City Hall will not be the same as many of the interim improvements are working well.
- Modernization initiatives need to be implemented withing the context of continued sustained demand from the development industry. In 2020, Land Development permits generated \$1.46 Billing in permitting value, exceeding the 10-year average. Annually, the department issues over 3000 building permits and performs over 55,000 inspections.
- Staff continue to expand digital and online permitting capabilities to better provide virtual service delivery to its residents.
- The Committee expressed a need to enable digital plan reviews and online permitting in multi-family and commercial building permits. In response, it was noted by a member that the City was innovative by obtaining digital drawings and signatures, which is efficient for the development community.
- In response to a question from the Committee, it was asked what staff can do to digitalize the inspection process. There has been lots of advancement from the industry, including the use of remote inspections.
- The Committee discussed the release of securities to be digitized as staff have seen recurring issues in every municipality. It was noted that staff are focusing most of their efforts on landscaping securities.

The Committee wants to ensure that the development community is well informed.

2. **Update on the Electrical Contractor Performance Monitoring (ECPM)**

Jerome Thibaudeau, Manager, Business Transformation and Paul Steele, Electrical Section Manager, Planning and Development

Staff provided an Update on the Electrical Contractor Performance Monitoring (ECPM) and highlighted the following information:

- ECPM will improve the City efficiencies, accelerate the speed and quality of construction in Surrey and enhance community safety. The approach is a data-driven initiative to lower the rate of inspections for high-performing contractors.

- There are six main project objectives within the ECPM that successfully balances performance and risk. Eligibility is based on low-risk inspection and a 12-month contractor performance. The inspector reviews the recommendation from the ECPM model and makes decision to the need for a physical inspection. Highly performing contractor are able to accelerate their work; contractors who do not qualify continue to have their work inspected by City staff.

It was noted that the Province is looking at ways to improve innovations and staff were asked if there is any funding that Surrey can apply for on projects such as the ECPM. In response, staff noted they are actively looking into funding opportunities.

The Committee commended staff for their efficiencies.

### 3. Update on Plans in Progress

Markus Kischnick, Planner

Staff provided a Power-Point presentation on Land Use Planning, including current work plans and future growth.

Staff outlined current work plans within Darts Hill, Newton - King George Boulevard, South Campbell Heights, SkyTrain Supportive Plans, City Centre, Fleetwood, Clayton Heights, East Cloverdale, Town Centre Plans, Guildford, and Semiahmoo.

The following comments were made:

- It is critical to have a strong leadership in Semiahmoo as the area borders Surrey.
- A high-rise development proposal is expected to come forward in Fleetwood.
- The Committee expressed concerns on improving developments along the SkyTrain corridor such as increasing to higher densities.
- Staff noted they can provide a more detailed report for South Campbell Heights, which borders the Agricultural Land Reserve.
- NCP's must be supported by the area and that some owners may not be ready to sell their property, delaying the finalizing of NCP's.
- There is momentum from development proposals to extend mixed use plans, with residential on top and commercial units below. It was noted that extending an extra 200 metres on either side is beneficial for pedestrians to walk to public transportation. The Committee supports the additional 200 metres and having public transportation around ALR areas.
- The Campbells Heights plan is being reviewed and may complete before Metro Vancouver Regional Growth Strategy.
- Surrey has lots of land that has not been developed. The SkyTrain to Langley allows Surrey to take leadership on which transportation hubs can be established.
- The ability to build mass amounts of density in transportation hub areas is supported.

- Pedestrian only streets are highly supported, where no vehicle access is permitted, creating smart transit corridors. The development community encourages the City to not waste the transit corridors.
- Parkades can be converted into storage rooms.
- Consider expanding incentives on parking relaxations and focus attention on where the development is.
- Reconsider parking structures in areas close to transportation to be more pedestrian friendly. Studies show parking structures may be empty in 10-20 years.
- Concerns were expressed on City outdated designs and require review.
- Parking structure should be EV ready.

The Chair requested that a discussion on “Pedestrian Streets” be added to the next agenda.

The Chair requested that staff expediate the Fraser Highway corridor plan to ensure that the SkyTrain will align with proposed development.

#### **4. Comments on the Market**

The following comments were made:

- Richmond is going back to re-build their City.
- Single family dwellings are increasing, townhomes are at a high demand.
- It is believed that a shortage of housing will be of future concern as currently, there is no immigration and once the Pandemic concludes there may be a high increase of new community residents. Existing residents are already having troubles finding housing. Housing supply and shortage will only get worse when current immigration targets are considered.
- There is a severe shortage of affordable single family dwellings which adds pressure on townhomes. The market is extremely active.
- Condo demand is high in Fleetwood.
- The Okanagan market is as active as the lower mainland.
- The Committee suggested that staff review what other municipalities are doing to make housing more affordable. It was also suggested to review parking requirements, especially along the transit corridors.

#### **5. Other items or topics for future meetings**

- Pedestrian streets
- Review parking bylaw along transit corridors.
- Metro Vancouver Regional Growth Strategy Impacts. It was requested that TransLink provide an update on the status of the SkyTrain.
- Illegal dumping.

It was requested that an annual report be created and provided to Council that includes data and information acquired and Committee action points.

**D. OUTSTANDING BUSINESS**

This section has no items to consider.

**E. ITEMS REFERRED BY COUNCIL**

This section has no items to consider.

**F. CORRESPONDENCE**

This section has no items to consider.

**G. INFORMATION ITEMS**

This section has no items to consider.

**H. NEXT MEETING**

The next meeting of the Development Advisory Committee will be held Virtually on Tuesday, April 6, 2021 at 6:00 p.m.

**I. ADJOURNMENT**

It was

Moved by Councillor Guerra  
Seconded by Councillor Patton  
That the Development Advisory Committee

meeting adjourn.

Carried

The Development Advisory Committee adjourned at 8:22 p.m.

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Jennifer Ficocelli, City Clerk

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Councillor Mandeep Nagra, Chair