
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:

A. McLean, City Architect
J. Lamontagne, General Manager, Planning
and Development
R. Gill, Manager Area Planning North,
Planning and Development
R. Gilmore, Transportation Planner
R. Villarreal, Transportation Manager
S. Lau, Manager, Land Development
C. Eagles, Administrative Assistant

A. ADOPTIONS**1. Adoption of the Agenda**

It was

adopt the agenda.

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

Carried

2. Adoption of the Minutes

It was

Advisory Committee meeting held April 6, 2021 be adopted.

Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Development

Carried

T. Dawson joined the meeting at 6:07 p.m.

B. DELEGATIONS**1. Delegation Request**

A Delegation request was received from the Surrey Board of Trade to provide a presentation on Timely Approval of Permits and Applications for All Businesses.

The presentation would include an overview on how to ensure small businesses can have a fair chance of getting their permits or developments approved in a timely manner.

It was

Moved by C. Sethi
Seconded by Councillor Patton

That the Development Advisory Committee support the delegation request from the Surrey Board of Trade.

Carried

N. Hildebrand joined the meeting at 6:29 p.m.

C. NEW BUSINESS

1. Proposed Official Community Plan minor amendments

Ron Gill, Manager, Area Planning North, Planning and Development

- Staff provided a presentation on the Proposed 2021 Minor Official Community Plan Amendments and highlighted the following proposed amendments on increased allowable density in Urban Designation, Density Threshold for Commercial Designation along Frequent Transit Network (FTN), Commercial Designation with Residential Interfaces, and Form and Character Development Permit Guidelines on maximum floor plate size and minimum building separation distances.
- In response to a question from a member, staff noted that the low rise includes condominiums as opposed to townhomes and that many of the guidelines have already been implemented through the design process, such as wider setbacks between the buildings.
- In response to a question from a member, staff noted that with respect to maximum floorplate sizes, developers can propose a smaller floorplate, which would be encouraged.

The Committee expressed general support of the amendments.

RECOMMENDATION

It was

Moved by T. Dawson

Seconded by C. Sethi

That the Development Advisory Committee support the proposed Official Community Plan minor amendments and recommend that the amending By-law be brought back for Council consideration at an upcoming Council meeting.

Carried

2. 6-storey development project in City Centre and along the Fraser Highway Corridor

Ron Gill, Manager, Area Planning North, Planning and Development

Staff provided a presentation on 6-storey development projects in City Centre and along the Fraser Highway corridor and highlighted the following information:

- The City Centre Plan was approved by Council in 2017 and is currently being updated. The City Centre has 21 applications currently in process and Fleetwood Town Centre has 4. Staff provided a rationale for 6-storey projects within the City Centre and Fleetwood Town Centres, particularly in density transition locations

- A member suggested lowering parking standards in upcoming projects along the Sky Train. It was noted that the cost of lumber has increased.

The Chair requested that there be further discussion with the Provincial building branch on elevator standards in collaboration with the Development Industry Representatives, Havan and UDI, with the goal of pursuing standards for smaller apartment developments, recognizing they may benefit from having more than one elevator serving the residents.

It was

Moved by Councillor Guerra

Seconded by C. Sethi

That the Development Advisory Committee

request that there be further discussion with the Provincial building branch on elevator standards in collaboration with the Development Industry Representatives, Havan and UDI.

Carried

3. Tandem Parking Update

Rafael Villarreal, Transportation Manager, Engineering

Staff provided an update on tandem parking and highlighted the following information:

- Tandem parking is the practice of providing one space behind the other such that only one space has unobstructed access to a drive aisle, driveway or roadway. Typical configurations of tandem parking are a two-car tandem garage, where one vehicle is parked behind the other within a garage; a single car garage with the second vehicle parked outside on a parking pad; and some tandem parking exists within underground parking.
- Tandem parking guidelines were adopted in 1995 and were permitted by variance. In 2019, the Zoning Bylaw was formally amended to permit tandem parking up to 100% in select zones. This eliminated the need for variances.
- In response to some concerns about the impact of tandem parking in townhouse developments on nearby on-street parking demand, a comprehensive review of tandem parking was undertaken in 2015. Public consultation was undertaken and amendments to the Zoning Bylaw took effect, specifically, that tandem parking be limited to 50% in ground-oriented townhouse developments and limited to 10% where under-ground parking is provided.
- The benefits of tandem parking arrangements include allowing higher density development, allowing for different housing forms, supporting housing affordability, and can be an efficient use of land. The drawbacks are the functional challenges with maneuvering vehicles and the use of tandem parking spaces for household storage rather than vehicle storage, which contributes to on-street parking issues. Elsewhere in Metro Vancouver, tandem parking is permitted to varying degrees.

- Further review is required to determine an appropriate tandem parking ratio adjacent to frequent transit corridors. A member suggested that a review of tandem parking and back-to-back townhomes should be considered. Staff noted there are different standards for areas closer and farther away from rapid transit.
- A member suggested that a working committee of developers be facilitated to discuss parking requirements. In response, staff noted that a review of tandem parking, including on-and off-street parking studies, will be undertaken in 2022, following the completion of the rapid transit parking update and transportation demand management policy development.

The Committee noted the urgency to prioritize on-street and tandem parking.

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. OTHER BUSINESS

1. Comments on the Market

The following comments were made:

- The market is busy, and Surrey is one of the most affordable Cities.
- 1000 board feet of lumber has doubled within one year.
- The committee expressed support for towers.
- In response to question from a member, staff noted that the City does prioritize projects. Prioritization is for schools, which come from direction of the Province, employment projects, then projects that have deadlines in which new policies come into effect. The City Centre is currently a priority.

The Chair requested the following items be added to an upcoming agenda:

- Tenant Improvement Permits; and
- Shortage of Industrial Lands within Surrey and Industrial Lands
Densification.

I. NEXT MEETING

The next meeting of the Development Advisory Committee is scheduled for Tuesday, June 1, 2021 at 6:00 p.m.

J. 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 7:42 p.m.

Jennifer Ficocelli, City Clerk

Councillor Mandeep Nagra, Chair