
Present:

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

Agency Representative:

Diana Dilworth, Homebuilders
Association Vancouver (HAVAN)
Jeff Fisher, Urban Development Institute
(UDI)

Staff Present:

J. Lamontagne, General Manager, Planning
and Development
R. Landucci, Urban Forestry 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 May 4, 2021, be amended as follows:

Moved by Councillor Guerra
Seconded by C. Sethi
That the minutes of the Development

To replace the word “Corporate Report R-048” in Item C.1:

“That the Development Advisory Committee support the proposed Official Community Plan minor amendments and recommend that Corporate Report R-048 be brought back for Council consideration at an upcoming Council meeting.”

with

*“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

N. Hildebrand joined the meeting at 6:20 p.m.

B. DELEGATIONS**1. Timely Approval of Permits and Applications for All Businesses**

Anita Huberman, Chief Executive Officer and Jasroop Gosal, Policy Coordinator, Surrey Board of Trade

The delegation provided a presentation on how to ensure small businesses can have a fair chance of getting their permits or developments approved in a timely manner. The delegation highlighted the following information:

- The delegation outlined challenges and opportunities for small and medium businesses. The Surrey Board of Trade Development and Land Use Team develops policies, provides education, advocates to different levels of government, hosts events, promotes transportation planning and improvements, and regularly communicates with other relevant organizations.
- The delegation emphasized the need for the Provincial Government to approve sensitive ecosystem development applications, which is causing wide delays within the permit process at the municipal level.
- The delegation expressed concerns on the lack of purpose built rental housing and the possibility for not for profit developers funds to re-enter into a not for profit organization for affordable housing. The delegation encourages the City to review internal not for profit development models to see if development cost charges could be eased for not for profit affordable housing projects.

In response to a question from a member of the Committee, staff noted they are working with the Provincial Government in the development process and expect to have further information in the coming weeks and will report back to the Committee, if required.

The Chair noted that the approval of permits for small businesses is a priority.

C. NEW BUSINESS**1. Urban Forest Management Strategy**

Robin Landucci, Urban Forestry Manager, Parks, Recreation and Culture

Staff provided a memorandum on the Urban Forest Management Strategy which outlined upcoming planned steps. Council approved a City-wide Urban Forest Management Strategy that will integrate existing policies, strategies and plans to provide clear and holistic direction for the future management of the City's urban forest.

Further information and a survey can be found at <https://engage.surrey.ca/urban-forest-management-strategy>. The final strategy is expected to be finalized in December, 2021.

**2. Shortage of Industrial Lands within Surrey and Industrial Lands
Densification**

Jean Lamontagne, General Manager, Planning and Development

Staff provided a presentation on Shortage of Industrial Lands within Surrey and Industrial Lands Densification. Staff provided graphs and tables of the inventory of developed and vacant industrial lands. The City of Surrey currently has the largest inventory of industrial floorspace. The average price of serviced and developable land ranges from as low as \$2.5 million per acre in Surrey and up to \$9.5 million per acre in Vancouver.

The Committee expressed concerns of a lack of transportation in some areas of Surrey where an increase on densification is expected.

3. Tenant Improvement Permit Process

Jean Lamontagne, General Manager, Planning and Development

File: 4520-20

Staff provided a memorandum that outlined the Tenant Improvement (“TI”) Permit Process. The Planning & Development Department averages 42 TI permit applications per month; however, there has been a decrease of 19 percent since year 2021.

In 2020, a team was created to review the TI permit application process with a goal to reduce the processing time by 20 percent. Staff established a special team of staff from Planning & Development, Legal Services, and Risk Management to further reduce processing time while protecting the City from potential liability. It is expected the new process will complete first quarter of 2022 followed by pilot and full implementation.

Staff noted it is important for tenants to inquire within the City before leasing a building to ensure it can conform to the tenants business operation needs.

In response to a question from a member, staff noted there is not an online service that tenants can use when searching for potential buildings to lease for their business.

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

- Processing time is crucial for every municipality.
- Consider education process for opening businesses in Surrey.
- Investors make rental housing.
- The market has slowed from the previous months.
- Consideration of repurpose of underground parking.

I. NEXT MEETING

The next meeting of the Development Advisory Committee is scheduled for Tuesday, July 6, 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 7:53 p.m.

Jennifer Ficocelli, City Clerk

Councillor Mandeep Nagra, Chair