

Present:

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

Agency Representative:

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

Staff Present:

R. Dube, Acting General Manager, Planning
and Development
T. Waterhouse, General Manager, Policing
Transition
R. Gill, Manager Area Planning North, Planning
and Development
S. Lau, Manager, Land Development
L. Blake, Administrative Assistant

Regrets:

Diana Dilworth, Homebuilders
Association Vancouver (HAVAN)

A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the Development Advisory Committee
meeting agenda of October 5, 2021, be adopted.
Carried

2. Adoption of the Minutes

It was Moved by Councillor Guerra
Seconded by Councillor Patton
That the minutes of the Development
Advisory Committee meeting held July 7, 2021 be adopted.
Carried

B. DELEGATIONS

1. Actions to Address Homelessness in City Centre

Terry Waterhouse, General Manager, Policing Transition, provided a PowerPoint presentation regarding the City's actions to address homelessness in City Centre. The following information was highlighted:

- In March 2021, the City created a Pandemic Response Package with six programs designed to support vulnerable populations. With Council feedback and endorsement, staff worked with BC Housing and Fraser Health on a grant application for a Union of British Columbian Municipalities (UBCM) grant program. In July, it was announced that the City would receive a grant of \$14 million for its Pandemic Response Package and staff began working with BC Housing, Fraser Health and key service providers to implement the programs.

- The six programs will be focused in City Centre on its unsheltered population. There will be the potential to replicate the programs in other town centres when successful. The six programs are:
 - **Safe Sleep:** As the pandemic saw a reduction in capacity in shelters, the City has secured a lease extension to retain the Steve Cobon site on 107A Avenue and partnered with BC Housing and Fraser Health to renovate and revitalize the site. The proposal includes temporary modular housing that will provide 60 additional housing beds, office space Integrated Response Team health services and site improvements to address street appeal issues. Safe Sleep will be one of two programs to be advanced immediately.
 - **Nourish Surrey:** enhanced meal support and referral and outreach services. A new location will be sought to provide better support and respite.
 - **SMART Cart:** a pilot program to leverage frontline Bylaw staff so they are more engaged with outreach and relocation services for unsheltered residents.
 - **Healthy Living:** provision of temporary mobile washroom and shower facilities for unsheltered residents.
 - **Clean Team:** ensure streets and encampments in City Centre are clean and safe through contractors.
 - **Safety and Community Services Network:** a planning table of senior staff from partner agencies for high-level planning and coordination of service delivery. The Network will be the second of two programs to be advanced immediately.

- Further to the programs announced as part of the pandemic response program, Mayor McCallum announced at the September 13, 2021 Regular Council – Public Hearing meeting that the City will host the Mayor's Summit on Homelessness, which bring together partners and service providers for a coordinated approach and launch of programs to address homelessness.

In response to a question from the Committee, Rémi Dubé, Manager Building Division, advised that the City and BC Housing have started inspections on Emergency Weather Response (EWR) shelters. There are currently seven sites identified. Sites that have been utilized in previous years may not be available due to COVID-19 restrictions. It is expected that EWR sites will open in October, which is earlier than in previous years.

The Committee commended Mr. Waterhouse and his team for their work, noting that the projections are actionable and will result in much needed assistance for Surrey residents. While the situation in City Centre has greatly improved, it can always be further enhanced.

Charan Sethi advised that his company has a property that will be available during the winter months as a potential shelter location. Staff advised that they will connect with Mr. Sethi following the meeting.

2. Verbal Update from Planning & Development on Current Initiatives

Rémi Dubé, Manager Building Division, provided the following updates regarding Planning & Development current initiatives:

Land Use Plans

- The City has three projects scheduled for the October 8, 2021 Metro Vancouver Regional District Regional Planning Committee meeting regarding proposed Metro 2040 amendments: South Campbell Heights Plans, Cloverdale Hospital and a project located in Douglas at 228 175A Street. Metro Vancouver staff is recommending that the Committee support all three proposed amendments.
- A report regarding Stage One of the Fleetwood Neighbourhood Concept Plan (NCP) is scheduled to be brought forward to Council by the end of the year and will include refinements to road networks and density.
- The Guildford Plan and Newton-King George NCP are anticipated to complete Stage 2 in 2022.
- Upon approval from the Metro Vancouver Regional District Regional Planning Committee for the South Campbell Heights LAP, the City can complete the necessary engineering work and begin public engagement on Phase 2. It is anticipated that this work will begin in Spring 2022.
- The East Cloverdale NCP, South Westminster and Clayton Heights are all scheduled for review and updating in 2022.
- The Grandview Area 5 NCP is currently pending petition.
- Staff will be proposing amendments to the City Centre Plan to better address the Central Business District and residential areas in the north. It is anticipated that a report will be brought forward to Council in 2022.

Councillor Patton requested additional background information regarding the City's position on the South Campbell Heights Plan.

In response to a question from the Committee, Mr. Dubé advised that members of the public may apply to be a delegation at the Metro Vancouver Regional District Regional Planning Committee meeting; however, there will not be a public hearing process hosted by Metro Vancouver for any of Surrey's projects. The City had public hearings for these projects at the July 12 and July 26, 2021 Regular Council – Public Hearing meetings.

Official Community Plan Updates

Updating the Official Community Plan is an ongoing process, with a soft start due to the upcoming municipal election.

Zoning Bylaw

Corporate Report R166 regarding Phase One of the Zoning By-law major update project was approved by Council at the September 13, 2021 Regular Council – Public Hearing meeting. Phase One included housekeeping updates to improve efficiency and transparency, as well as the removal of imperial measurements and the inclusion of metric units. Phase Two of the update will include engagement with stakeholders, visual aids and clarification, such as modernization of terms and zones.

Extension of Parking to Patio Plan

It is anticipated that a report recommending the extension of the Parking to Patio Plan will be brought forward to Council at the October 18, 2021 Regular Council – Public Hearing meeting. The Province has extended the program to June 2022. There are approximately 42 businesses in Surrey that have participated in the program.

Non-Permitted Construction

Staff are currently working on non-permitted construction enforcement procedures. There was a noticeable increase in non-permitted construction during the pandemic as residents had time and money to work on renovations and neighbours were staying home more often to report it to the City.

Digitization of Application Processes

- The City received a \$500,000 grant from the provincial government for the digitization of land development approval process improvements. This project was already in Planning and Development's workplan.
- Over the last decade, the City has provided many of its application services online. Approximately 40% of applications are received outside of business hours and the online application process has led to better communication with applicants, such as wait times and the status of applications. The City can also review data from online applications to identify bottlenecks to improve processes and adapt to save time on processing.
- The City can leverage data from online applications to provide performance based inspections. For example, if a contractor routinely passes their inspections, they can receive a rating of 100%. After establishing themselves as a quality tradesperson, the electrician may be able to pass inspection without a physical inspection required. This would help save time on inspection calls. Or if a designer is routinely failing in one category during their plan review, the City can engage them to help them improve in that area. These improvements will help all involved save time and money.

In response to a question from the Committee, Mr. Dubé advised that it is anticipated that a performance based inspection process will be implemented for plumbing services.

The Committee commended the digital inspection process, noting that feedback from contractors so far has been positive.

Parking Review

- The Parking Program Review is moving forward as part of the Zoning Bylaw Review. Metro Vancouver and TransLink are scheduled to provide presentations regarding their regional plans at the October 18, 2021 Council-in-Committee meeting. Staff will provide feedback following their presentations.

Small Farm Production

Councillor Patton noted that at the September 15, 2021 Agriculture, Environment and Investment Advisory Committee meeting, it was suggested that an agricultural expert be included as part of the Planning & Development Team.

Mr. Dube advised that value-add farm applications are rare and must abide by Agricultural Land Commission regulations. It can be difficult for smaller farms to work through the application requirements compared to larger farms.

Certified Professional Program

In response to a question from the Committee, Mr. Dube advised that a Certified Professional (CP) Program for Single Family Home applications will be included in a future report to Council. It was noted that other cities are adopting standard plans for fourplex and single-family homes that can help with processing times and affordability.

The Committee noted that a CP Program might not always save an applicant time, and could even slow down the process, as the applicant is required to interface with a middle-man. Potential prototypes that would be easily approvable would be an attractive option for many developers.

C. NEW BUSINESS

1. New Acting General Manager, Planning & Development

Staff advised that Ron Gill will start his rotation as Acting General Manager, Planning & Development.

D. OUTSTANDING BUSINESS

This section had no items to consider.

E. ITEMS REFERRED BY COUNCIL

This section had no items to consider.

F. CORRESPONDENCE

This section had no items to consider.

G. INFORMATION ITEMS

This section had no items to consider.

H. OTHER BUSINESS

1. Comments on the Market

- City Centre remains very active, with projects selling out in a few days or over a weekend. There is a lot of positive collaboration between the City and developers in this area to create a nice city core.
- While the Design Guidelines are important, they do not always work for every project and can stifle creativity, resulting in the same building format over and over.
- A healthy supply of housing is only available in City Centre. As of September 23, 2021, there were 23 townhomes listed in Fleetwood and Guildford that were ten years old or newer.
- Building costs are variable and it is extremely difficult to predict or forecast costs.
- It is important to consider the impact that immigration and international students will have on the housing market. While there is currently a housing shortage, it will only increase.

Charan Sethi requested to provide a presentation at the November 2, 2021 meeting regarding a pedestrian ring road proposal for City Centre. The proposal would provide a safe environment for walking and congregating, remove traffic from the city core and generate opportunities for local businesses.

Rémi Dubé, Manager Building Division, advised that the City provides development statistics on its website, including building permits and construction values. Staff will include this information in agenda packages moving forward. It can also be found online at:

<https://www.surrey.ca/renovating-building-development/land-planning-development/development-statistics>

I. NEXT MEETING

The next meeting of the Development Advisory Committee is scheduled for Tuesday, November 2, 2021, at 6:00 p.m.

J. ADJOURNMENT

It was

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

meeting be adjourned.

Carried

The meeting adjourned at 7:32 p.m.

Jennifer Ficocelli, City Clerk

Councillor Nagra, Chair