

Present:

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

Agency Representative:

Jay Chadha, Homebuilders Association
Vancouver (HAVAN)
Richard Demyk, Urban Development
Institute (UDI)

Staff Present:

R. Gill, Acting General Manager, Planning and
Development
S. Low, Manager, Area Planning &
Development – South
S. Lau, Manager, Land Development
K. Broersma, Planner
L. Blake, Administrative Assistant

Regrets:

Diana Dilworth, Homebuilders Association
Vancouver (HAVAN)
Nathan Hildebrand

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 November 2, 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 October 5, 2021 be adopted.
Carried

B. DELEGATIONS

1. Charan Sethi

Charan Sethi provided a presentation regarding a pedestrian ring road proposal for City Centre. The following information was highlighted:

- From a survey conducted regarding walkability, connection and engagement, the most important factors for individuals when deciding where to live include: sidewalks and places to walk; being within an easy walking distance of other places and things in the community; living in a community with people at all stages of life; proximity to public transit; and a short commute to work.
- There are many economic, social and environment benefits of a walkable city. Walkability improves health, changes neighbourhoods for the better and provides better connections and engagement for residents. Engaged residents typically have more sense of community and are more willing to work together to solve problems.

- Cycling can also be incorporated into pedestrian rings, as both walking and cycling are natural, efficient, clean, affordable and inclusive means of transportation.
- A great public space should provide: protection from traffic, crime and weather elements, places to walk, stop, stand and sit, things to see, opportunities for conversations, play and enjoyment of the outdoors, as well as be human scale and have pleasing aesthetic qualities. Great public spaces can support other City initiatives such as Surrey Music City Centre, which envisions using music to create a vibrant and diverse music industry to facilitate successful opportunities for artists, businesses and the community. A destination pedestrian road could provide space for artists to perform, similar to Third Promenade in Santa Monica, California.
- A balanced mix of complimentary uses and activities within a local activity can result in more daily trips remaining short and walkable. It can also create urban spaces that brings people of all ages and backgrounds together.
- The proposal would consist of a walking trailing connecting all 11 neighbourhoods in City Centre: Gateway District, Bolivar District, the Forsyth, West Green Timbers, King George, Medical District, Holland Park, Central Downtown, West Village, the Bailey and the Historic District.

In response to a question from the Committee, Ron Gill, Acting General Manager, Planning & Development, advised that walkability is a foundational aspect of the City Centre Plan, with a key principle being to provide convenient and accessible walking connections at the planning and development application level. Staff can follow-up with Mr. Sethi regarding his proposal.

The Committee expressed support for the proposal and requested additional information regarding the actions required at the land use or right-of-way level for this to be implemented. The following additional comments were noted:

- It is a very forward thinking idea to become the "most walkable city in Canada".
- The proposal is reminiscent of Manhattan and cities in Italy. Shopping, activities and areas to rest and talk help make these areas walkable.
- City Centre is in the building phase, so right now is the time to implement a proposal such as a pedestrian ring road. Many City Centre developments have a live-work-play aspect and a pedestrian ring road would support that type of lifestyle.

C. NEW BUSINESS**1. Crescent Beach Rezoning Process Update – Minimum Flood Construction Elevation – Public Consultation Process**

Keith Broersma, Planner, provided a PowerPoint presentation update regarding the Crescent Beach Rezoning process. The following information was highlighted:

- Crescent Beach is located entirely within the 200 year floodplain. The flood construction level (FCL) is currently at 3.3 metres and the Zoning Bylaw requires that all habitable space of buildings be located above the FCL. Previously, property owners could apply for a Development Variance Permit (DVP) to build below the FCL. Approximately 80 DVPs related to FCL have been issued in the past.
- In 2018, the Province amended the Provincial Flood Hazard Area Land Use Management Guidelines to recommend coastal communities prepare for 1 metre of sea level rise to the year 2100 and 2 metres to the year 2200. While there are different projections of what sea level rise will be, considering Crescent Beach's proximity to the ocean and the impact from high tide and storms, staff are proposing to increase the FCL from 3.3 metres to 5.1 metres.
- In 2016, the City initiated the Coastal Flood Adaptation Strategy (CFAS) to create a range of strategic actions to help coastal areas in Surrey be more resilient to climate change. Council approved the CFAS through Corporate Report R212 at the November 4, 2019 Regular Council – Public Hearing meeting.
- At the April 6, 2020 Regular Council – Public Hearing meeting, Council approved Corporate Report R060 regarding the Crescent Beach Neighbourhood Zoning response to higher FCL. The report instructed staff to consult with Crescent Beach residents on a proposed new zoning provision that considers current and future flood construction requirements for all new single-family dwellings constructed in the Crescent Beach neighbourhood. The report also discontinued the current practice of supporting DVPs related to FCL in Crescent Beach and requires all new homes in Crescent Beach be built to a FCL that respects future sea level rise. Property owners building below the FCL in the floodplain will not qualify for Provincial emergency assistance.
- The new proposed zone is based on the single-family residential RF Zone, as approximately 90% of properties (about 350 lots) in Crescent Beach are zoned RF. The difference for the proposed new zone are:
 - If the ground floor is below the FCL, it can only be used for parking, and not habitable space.
 - The 80-20 rule is applicable to third storey, not the second storey.
 - Lot coverage is increased from 40% to 45%.
 - Setbacks are increased to allow for flexibility related to stairs and architectural features that will help with massing.
 - Building height is increased 9 metres to 10 metres as more living space will be located on the second and third storeys.

- Staff have created a FAQ for the new proposed zone. The FAQ notes that the new zone only comes into effect when a new building or addition is proposed, it does not impact the buildable area of a lot and that setbacks and building height can be varied through a variance process if a new proposed house does not perfectly fit the proposed new zone.
- Staff have prepared a website for the new proposed zone as well as a survey for owners of RF-zoned properties in Crescent Beach. The survey will enquire whether residents prefer the rezoning process to be a City-initiated process or if they want individual property owners to be responsible for rezoning properties as they develop. Staff will report back to Council regarding the public consultation process prior to bringing forward any zoning changes for consideration.

In response to questions from the Committee, Mr. Broersma provided the following information:

- The survey regarding the new proposed zone should provide feedback from across the community. Staff presented the proposed new zone to the Crescent Beach Property Owner's Association and answered many of their questions.
- The community was engaged during the CFAS process and presented with numerous options to help address rising sea levels. The proposed new zone is anticipated to help address long-term concerns related to rising sea levels.

The Committee expressed support for the City initiating the rezoning process, as it may be easier for residents when compared to individual rezoning applications each time a property owner seeks to redevelop their property. The Committee suggested that staff consider the new zone's impacts on drainage for older properties that are yet to be redeveloped.

2. Guaranteed Permit Processing Timelines

Ron Gill, Acting General Manager, Planning & Development, provided the following report regarding guaranteed permit processing timelines:

- At the October 18, 2021 Regular Council – Public Hearing meeting, Council approved Corporate Report R203 regarding land development approval process improvements. The report will allow staff to implement development process improvements and guaranteed permitting timelines.
- The process was initiated in response to industry feedback indicating that permit wait times can be long and unpredictable and delays can increase risks for projects.

- The guaranteed permit processing timelines will initially apply to rezonings, new Single Family Building Permits and Tenant Improvements Program. Business improvement processes will be implemented to help staff achieve the guaranteed timelines. The guarantees are based on accurate, fulsome applications, as well as elements that are within the City's control. For example, applications requiring additional steps, such as Water Act approvals or community meetings to address opposition, may not be able to be processed within the guaranteed timeline. It is also to be determined what recourse there will be if an applicable permit is not processed within the guaranteed timeline.
- The Corporate Report outlines the following proposed targets:
 - Rezoning report to Council - Single Family Home with no Development Permit: 12 weeks
 - Rezoning report to Council - Multi-Family, Commercial & Industrial with a Development Permit: 16 weeks, with an additional 3-4 weeks for projects requiring Advisory Design Panel review.
 - Building Permit - Single Family Home: 10 weeks
 - Building Permit - Tenant Improvement: 10 weeks
- There are three main strategic objectives associated with the timeline proposal: provide accountability and visibility of the status of applications and associated timelines; increase the permit processing capacity of staff; and improve the quality of submissions.
- The City has developed an action plan to achieve the goals of the proposed guaranteed timeline process:
 - Review and adjust the staffing capacity to meet processing demands.
 - Support applicants to improve the quality of submissions and address common deficiencies.
 - Implement permit processing dashboards for staff to review permit status, timelines and compliance with the timeline guarantee.
 - Develop a permitting timeline communication strategy for clients.

In response to questions from the Committee, Mr. Gill provided the following information:

- Staff surveyed cities in the Lower Mainland for feedback regarding similar programs that have been implemented. Surrey's proposal is loosely based on feedback received; however, Surrey's proposal is more ambitious than anything else currently offered.
- The Certified Professional program has advantages and disadvantages. In some instances, applicants have advised that it does not always result in faster processing times and, in some cases, it can actually slow down the application process.
- There is currently a submission checklist for multi-family permit applications; however, staff have not always been consistent regarding absolute requirements. Staff will work with the development community to communicate these requirements, as well as compliance with Design Guidelines.

- The City receives few proposed Official Community Plan (OCP) amendments. Applications requiring secondary plan amendments are not included in the guaranteed timelines since they require additional community consultation.
- It is anticipated that staffing resources will need to increase over time to keep up with demand. Staffing levels are currently adequate to address volume.
- Staff will continue to report back to Council regarding the implementation of the process, including main issues that delay projects.
- Staff are currently reviewing the recent provincial policy direction that would no longer require projects in compliance with the OCP to be subject to a Public Hearing. This may not result in major application timeline improvements as projects will still require community consultation, as well as three bylaw readings and final adoption. However, the policy direction that minor variance permits can be delegated to staff should reduce the number of applications forwarded to Council and should improve those project timelines.
- There are certain types of permits that are not currently included the guaranteed timeline process, such as renovation permits; however, staff continue to try and improve these timelines as well. It is anticipated that the program will be expanded in the future to include additional types of permits.

The Chair recognized a member of the public to speak, who expressed frustration over the timeline for renovation permits.

The Committee noted the following comments:

- Implementing the new provincial policy directives could help more housing supply hit the market quicker, as well as reduce NIMBY-ism ("not in my backyard"). Rezoning applications can bottleneck at the public hearing stage and that can be a slow process.
- The general permit process should be simple, especially renovation and minor variance permits. Streamlining these process permits could also reduce unpermitted construction.
- The Design Guidelines could be reviewed with the development community to ensure they are achievable.

The Committee requested a presentation regarding the desired outcomes of the new provincial policies regarding public hearing requirements.

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. Proposed 2022 Development Advisory Committee Meeting Schedule

It was
adopt the proposed 2022 DAC meeting schedule.

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

Carried

2. Comments on the Market

- City Centre remains a hot market and products are being quickly absorbed. The recent announcement of a new University of British Columbia (UBC) campus on King George Boulevard and Fraser Highway has only increased interest in the area.
- The market should remain strong, especially as immigration opens up. It is difficult to keep up with demand.
- The Metro Vancouver Regional District Board of Directors approved the South Campbell Heights amendments at the October 29, 2021 meeting. This will bring more jobs and employment opportunities.

I. NEXT MEETING

The next meeting of the Development Advisory Committee is scheduled for Tuesday, December 7, 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 7:41 p.m.

Jennifer Ficocelli, City Clerk

Councillor Nagra, Chair