

Present:

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

Agency Representative:

Jeff Fisher, 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
J. Arason, Director, Strategic Initiatives &
Corporate Reports
J. Colenutt, Design & Construction Manager
A. Pabani, Project Engineer
N. Aven, Manager, parks
L. Blake, Administrative Assistant

Regrets:

Councillor Nagra, Chair
Jay Chadha, Homebuilders
Association Vancouver (HAVAN)
Diana Dilworth, Homebuilders
Association Vancouver (HAVAN)

A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by Councillor Guerra
Seconded by C. Sethi
That the Development Advisory Committee
meeting agenda of January 11, 2022, be adopted.
Carried

2. Adoption of the November 2, 2021 Meeting Minutes

It was Moved by Councillor Guerra
Seconded by N. Hildebrand
That the minutes of the Development
Advisory Committee meeting held November 2, 2021, be adopted.
Carried

B. DELEGATIONS

1. Akber Pabani, Project Engineer and Infrastructure Program Lead City of Surrey

Akber Pabani, Project Engineer, provided a presentation regarding the 2022 proposed Development Cost Charges (DCC) rate adjustments. The following information was highlighted:

- DCC rates are formulated by dividing infrastructure costs required to service growth by projected growth. The value of construction projects has been steady since 2015. Surrey reviews and refreshes its DCC rates annually to keep pace with growth. The new proposed rates are anticipated to come into effect in May 2022, but are dependent on Council and Ministry of Infrastructure and Finance approval.

- Factors that impact DCC rates include:
 - Value of servicing plans,
 - Pace of growth;
 - Type of growth;
 - Dwelling unit area;
 - Population per housing type; and
 - The City's Municipal Assist Factor (1%).

- There are Engineering and Parks costs related to servicing growth. Engineering costs include arterial and collector roads, sanitary sewers, water and drainage. Parks costs include parkland acquisition and improvements and Biodiversity Conservation Strategy (BCS).

- The COVID-19 pandemic has amplified the importance of park spaces. Parkland is acquired through purchases and dedications. Purchases are funded through DCCs, parkland-in-lieu contributions and the Municipal Assist Factor. Dedications are received from single family subdivisions. Riparian areas are acquired through Development Applications. Parkland includes a full range of public amenities such as City parks, community parks, neighbourhood parks, nature preserves and habitat corridors.

- Nature preserves are critical areas for conservation in the city and account for about 55% of parkland inventory. The BCS was first included as part of the 2021 DCC rates to help acquire more of these lands. In the second year of implementation, the Parks, Recreation & Culture department will focus on acquiring large hubs and providing interconnected corridors to facilitate wildlife movement.

- Public engagement regarding the 2022 DCC rates will conclude on January 12 and it is anticipated that a Corporate Report to introduce the new rates will be brought forward for Council's consideration at the January 31 Regular Council – Public Hearing meeting. Staff are aiming to have the rates adopted at the April 25 Regular Council – Public Hearing meeting so they can come into effect on May 15.

In response to questions from the Committee, Mr. Aven and Ron Gill, Acting General Manager, Planning & Development, provided the following information:

- It is difficult to compare DCC rates as not all local governments update their rates annually and may make up the difference with other, additional fees. In general, Surrey has higher rates for Single Family Home DCCs but is more in the middle range for industrial and commercial related DCCs.

- The value of a Building Permit is determined based on the estimated construction value for the project that is provided by the applicant at the time they submit their application.

- The current park per population target is 4.2 hectares per thousand people. While the City is currently able to achieve this target, Parks, Recreation & Culture recognizes that the cost of land continues to increase and the ability to maintain this target could become more challenging.
- Surrey reviews its DCC rates in an effort to maintain pace with the market value of land associated with parkland acquisition.
- Staff do observational studies regarding wildlife in the Green Infrastructure Network, including receiving residents' report of wildlife they observe and encounter.

The Committee expressed support for the annual increases, noting that they are more manageable than less frequent large increases. The following additional comments were provided:

- Housing should be encouraged in areas that will support City policies, such as reducing greenhouse gas emissions and increasing transit use.
- Parks and schools should densify similar to housing developments.
- The City should try to acquire parkland prior to the implementation of Neighborhood Context Plans.
- The City should consistently review its target park acreage for population to ensure the targets are appropriate. The implementation of SkyTrain and associated densification should also be considered.

C. NEW BUSINESS

1. 2021 Planning & Development Year in Review

Ron Gill, Acting General Manager, Planning & Development, provided the following report regarding Planning & Development's 2021 year in review:

- In 2021, the City of Surrey enabled \$2 billion in construction value through the Building Permit process. Residential projects represent the largest portion of construction in the city with a value of \$1.65 billion. This includes 725 high-rise apartments, which is a record for Surrey. A total of 5,520 new dwelling units have been created or are currently in construction. 2021 had the second highest construction value for Surrey, with 2019 still holding the record at \$2.29 billion.
- 57,230 Building, Plumbing and Electrical inspections were performed with an overall customer satisfaction rating of 80%. The Electrical Contractor Performance Monitoring Program streamlined inspection volumes by 32%.

- Online permitting continues to expand, with 100% of Electrical Permits processed online, 93% of Plumbing Permits and 1 out of 4 Building Permits in Subdivisions utilizing the new Building Permit Portal.
- The City received 163 Rezoning applications. 121 projects received third reading and 100 projects received final adoption. 229 Planning reports were presented to Council and Council approved the creation of 429 new single-family lots. 729 development application types were received, indicating an increase in both volume and complexity.
- Key initiatives planned for 2022 include:
 - Supporting the implementation of the Guaranteed Timelines for Development Applications Permit, focusing on Rezoning applications, new Single-Family Home Building Permits and Tenant Improvements. Staff are developing a marketing and communication framework to provide applicants with additional information throughout the process. Staff are also developing a Council reporting framework that will identify problematic applications and issues that prevent applications from being processed within the specific timeframe, as well as solutions to address these issues.
 - The City retained KPMG as a consultant to review, identify, prioritize and proposed enhancement opportunities related to the permitting approval process. Recommendations are expected in Q3 2022.
 - Continuing the implementation of the Citizen Portal, providing new enhanced online permitting abilities across multiple permit types.
 - Review SEDP Guidelines and Zoning Bylaw requirements for Single Family Lots of Record.
 - Updating the City Centre Plan.
 - Preparing the South Campbell Heights Employment Land Area Plan.
 - Updating land use plans to support the SkyTrain extension project.
 - Continuing to deliver Council's capital projects.
 - Supporting the development of supportive housing sites.
 - Substantially completing the delivery of rapid housing projects.

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

- Part of the communications plan for the Guaranteed Timelines for Development Applications Permits will include information on what's included in a complete application, the overall permit process and the value in retaining quality consultants. Clarifying this information early in the process should reduce communication gaps and impacts on staff and applicant's time.
- All land use plans should have the appropriate level of community consultation to ensure smooth rezoning processes.
- Surrey continues to be a leader with respect to bringing housing online. Staff will be reporting to Council regarding Surrey's performance compared to Metro Vancouver's expectations.

The Committee noted the following comments:

- Staff should consider provincial and federal approval processes as part of the Guaranteed Timelines for Development Applications Permits, as issues at these levels could impact permit approval times.
- The City should consider the densification of park space to reduce sprawl. A good example is Minoru Park in Richmond, which has expanded its activities without requiring additional land.

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

In response to a question from the Committee, Ron Gill, Acting General Manager, Planning & Development, advised that the South Campbell Heights Land Use Area Plan still requires final adoption by Metro Vancouver. There are no anticipated issues related to final adoption.

- Projects launching at record sales and selling out quickly due to a shortage in housing projects. There is a severe shortage of housing in the Lower Mainland.
- The guaranteed permit process timeline has created a lot of new interest in Surrey in the development community.
- Federal immigration targets have increased substantially.

The Committee requested a presentation regarding Transport 2050 and Metro 2050 at a future meeting.

I. NEXT MEETING

The next meeting of the Development Advisory Committee is scheduled for February 1, 2022.

J. ADJOURNMENT

It was

meeting be adjourned.

Moved by Councillor Guerra
Seconded by T. Dawson
That the Development Advisory Committee

Carried

The meeting adjourned at 7:31 p.m.

Jennifer Ficocelli, City Clerk

Councillor Nagra, Chair