

From one year ago...



Advertisement

McCallum elected mayor of Surrey; Hurley wins in Burnaby

Surrey Development Industry Forum to Showcase Government Red Tape Survey Results and Development Industry Impacts

Oct 24th, 2018 at 12:12 pm

The Surrey Board of Trade will host the 2nd Surrey Development Industry Forum on October 30, at the Sheraton Hotel (15269-104 Avenue) from 7:30-9:30am.

"The Surrey Board of Trade will release its results in its 2nd Government Red Tape Survey and have its speakers address the development industry in Surrey (construction, developers, architects, engineers, others) on their perspectives on place making, the recent election, and economic development," said Anita Huberman, CEO, Surrey Board of Trade.

The Surrey Board of Trade started this event to have a collaborative dialogue with city officials and the development industry to ensure Surrey continues to be the best place to invest in.

Panelists:

1. **Michael Geller** – Vancouver-based Architect, Real Estate Consultant and Property Developer
2. **Ozzie Jurock** – Author, Chairman of Real Estate Action Group and Jurock Case Investment Realty Inc. and President of Jurock Publishing Ltd.

Date: Tuesday, October 30, 2018

Time: Registration and Breakfast 7:30 a.m.; Program: 8:00 – 10:00 a.m.

Location: Sheraton Vancouver Guildford Hotel (15269 104 Avenue, Surrey)



Also from a year ago!

Home » Opinion

Vancouver real estate advisor urges conference goers to 'Jurock' this way

Ozzie Jurock's annual conference full of investment advice, life philosophy and predictions

Michael Geller / Vancouver Courier

SEPTEMBER 23, 2019 10:56 AM



Ozzie Jurock got his audience up and moving before his final presentation. Photo Michael Geller

"If you have a living room, start living in it."

"Enjoy your own reality show. Don't watch somebody else's"

I am delighted to be back with Ozzie!



**Presentation to Surrey Board of Trade
Development Industry Forum**
October 30, 2018

Perspectives on how the development industry in Surrey
will fare in the face of political shifts

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Geller's Presentation Outline last year

- Lessons from Vancouver Mayor's Task Force on Housing Affordability
- Lessons from Vancouver's efforts to be part of the innovation economy



Geller's Presentation Outline this year

- Lessons from Vancouver Mayor's Task Force on Housing Affordability
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SINCE NONE OF YOU REMEMBER MY TALK FROM LAST YEAR!

"Vancouver's economy depends on attracting and retaining talent. Affordable housing of all types, including market rental, is essential to the City's current and future competitiveness."

John Tylee
Director of Policy & Research,
Vancouver Economic Commission.

"Vancouver's economy depends on attracting and retaining talent. Affordable housing of all types, including market rental is essential to the City's current and future competitiveness."

Many of the ideas in this report apply to Surrey. I urged those of you in residential development to check them out!

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I also urged you to check out Greater Vancouver Board of Trade report on Housing Affordability

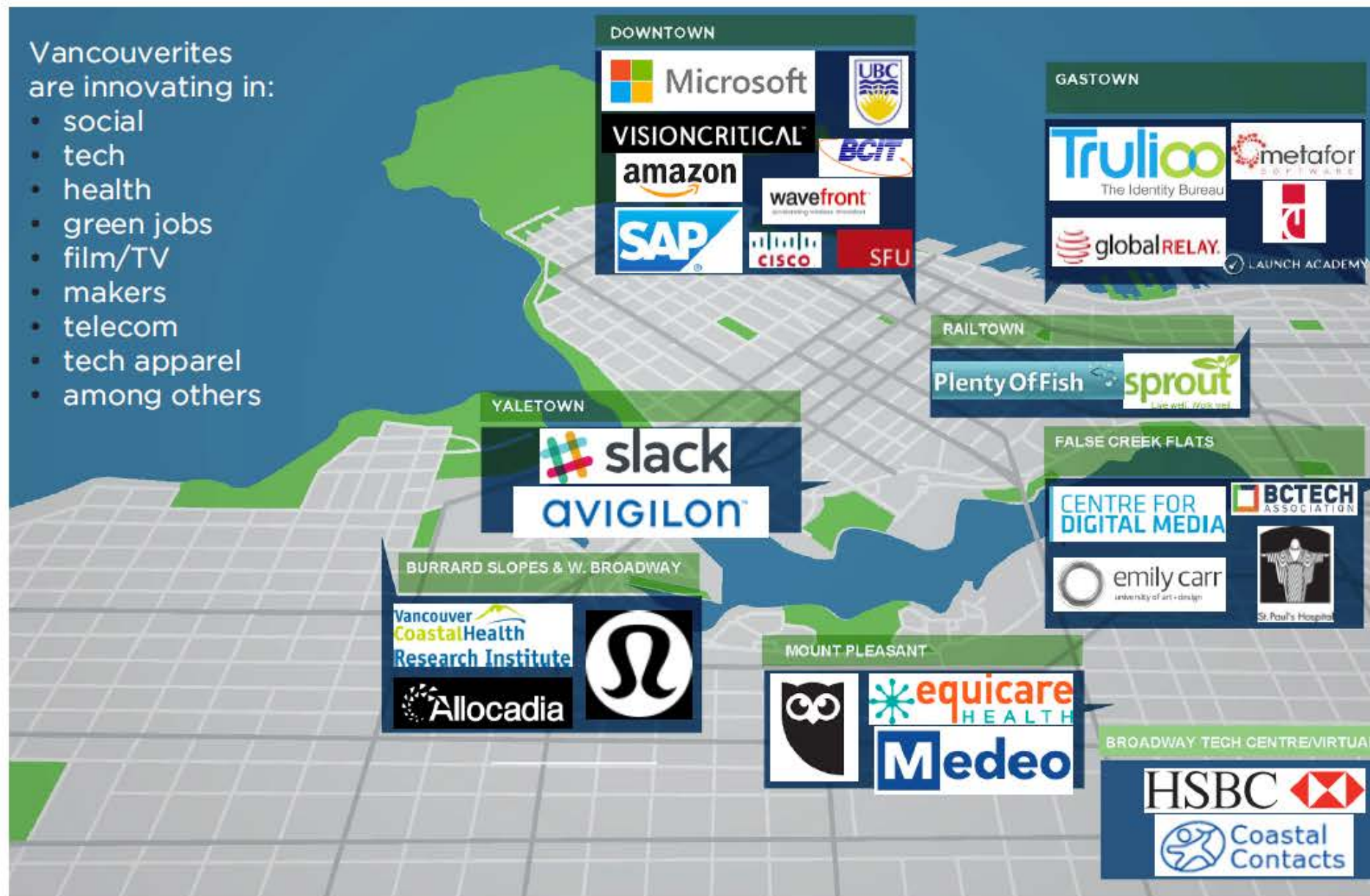
METRO CORE: VANCOUVER'S INNOVATION DISTRICT



EMERGING INNOVATION ECONOMY IN VANCOUVER

Vancouverites
are innovating in:

- social
- tech
- health
- green jobs
- film/TV
- makers
- telecom
- tech apparel
- among others



City of Surrey: The Future Lives Here

Feb 27, 2009



THE BUSINESS OF GOOD TICKETS



At a time when many people view the future with trepidation, the City of Surrey is embracing it. In fact, its slogan is "the future lives here."

My conclusion, your future shouldn't just live here. It should work here. It should be here! And ultimately it will be!



This is Vancouver

Vancouver edges out Los Angeles for worst traffic congestion in North America: index

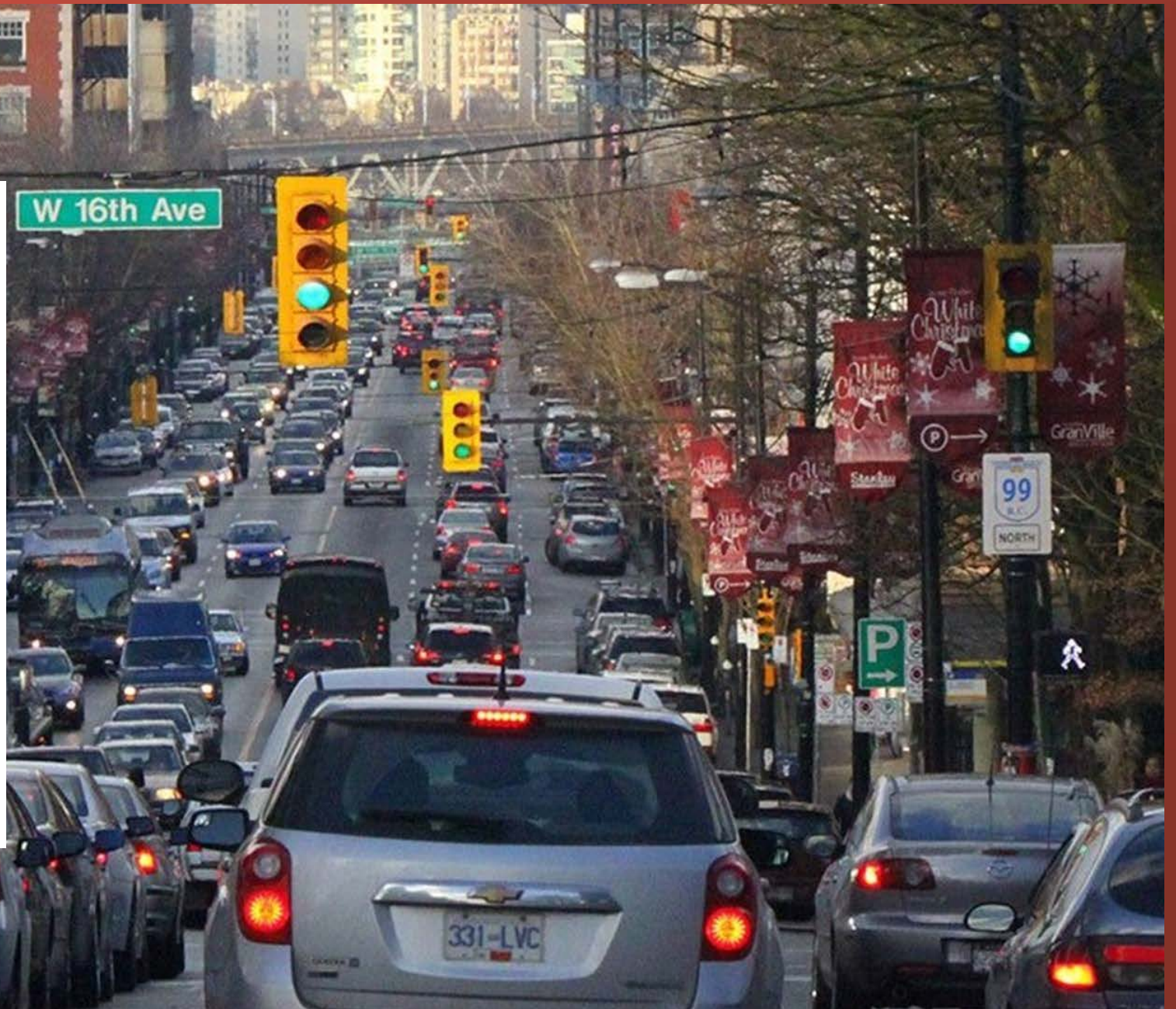
TIFFANY CRAWFORD, VANCOUVER SUN | 11.07.2013 |



Metro Vancouver traffic jams are the worst in North America, according to a quarterly ranking by a global navigation company.

RELATED

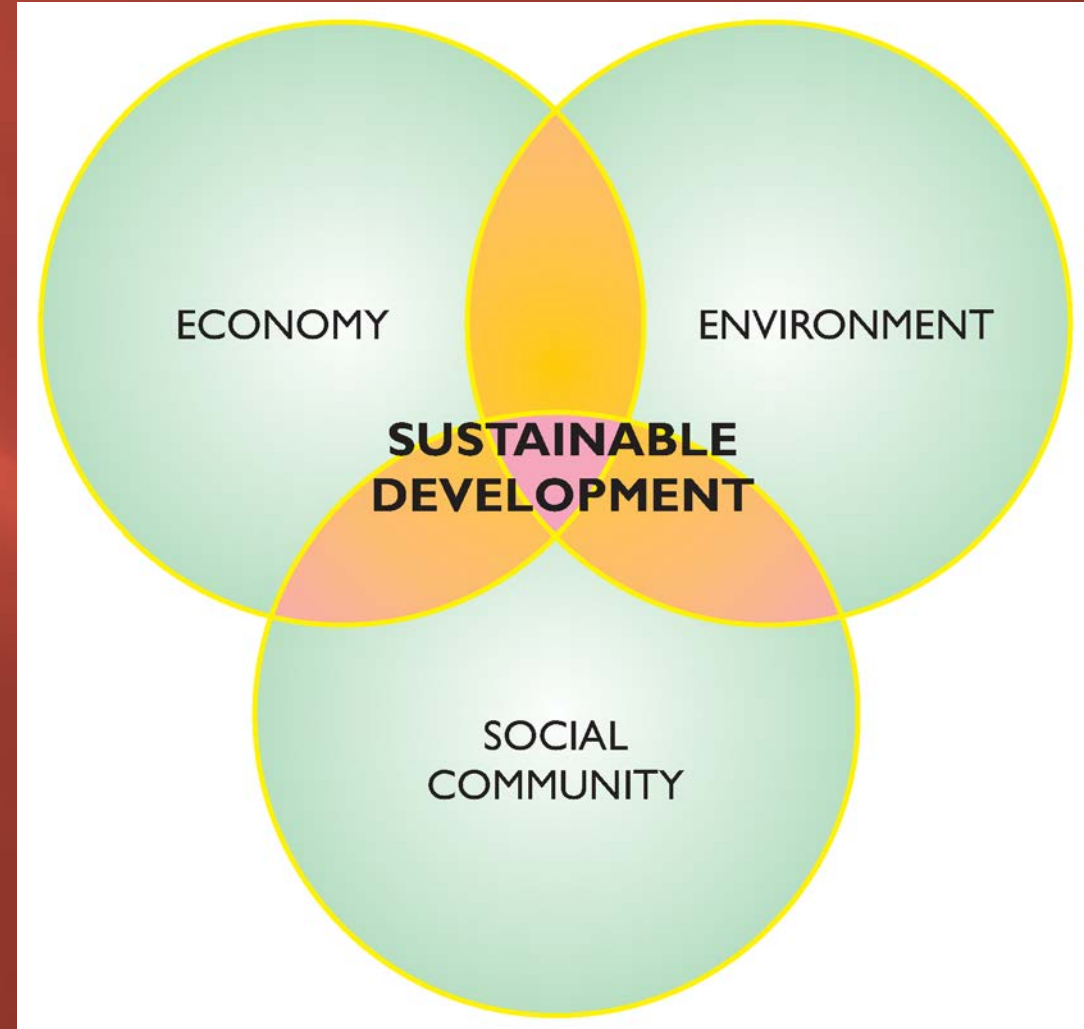
Traffic congestion in Metro Vancouver as bad as Los Angeles: report



This is also Vancouver!

7 Rules for a more Sustainable Surrey

- ▣ Mixed-income neighbourhoods achieved through a range of housing forms and tenures
- ▣ Alternative transportation options;
- ▣ Vibrant mixed-use streets and neighbourhoods
- ▣ Good and plentiful jobs closer to home
- ▣ Resource-efficient buildings
- ▣ Access to natural parks and areas, and
- ▣ Greener, smarter and cost-effective infrastructure.




Rule 1. Mixed-income neighbourhoods achieved through a range of housing forms and tenures



Collingwood Village: VLC Properties- a mix of ownership and rental housing

Inclusionary Zoning

South Australia

15% 

of new dwellings in all significant development projects to be affordable

including at least

5% 

for high-needs groups.

New South Wales


 2%

of housing in specified zones to comprise of affordable housing.

Developers include affordable housing within developments or pay an affordable housing levy.



Australian Capital Territory

 20%

of all new estates include affordable housing

along with the provision of affordable house and land packages, and a land rent scheme to reduce upfront costs for purchasers.



Inclusionary Zoning: for community/ neighborhood groups



Smart Growth / Smart Energy Toolkit



Inclusionary zoning refers to zoning which requires a portion of new housing to be affordable by people with low to moderate incomes. It is not unique to Vancouver. It is starting to happen all over the world

Rule 2. Offer Alternative transportation options

Vancouver: No to Freeways!



Vancouver: Transportation Priorities

1.



walking

2.



bicycling

3.



transit

4.



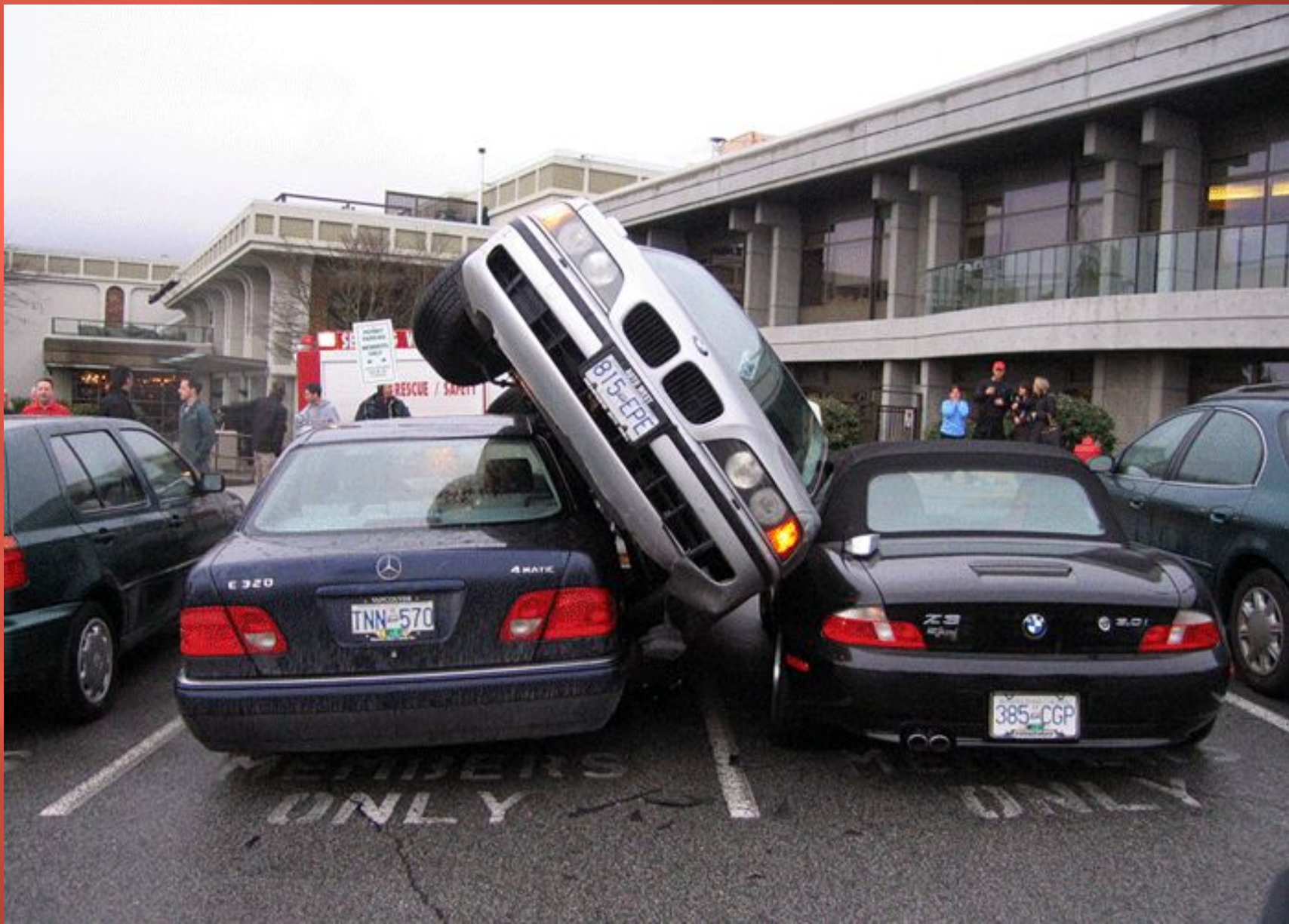
passenger vehicles



Transit in Vancouver



SkyTrain (elevated rail) SeaBus Ferry Train from suburbs Buses



Improved public transit has allowed us to reduce parking standards

Rule 3. Create vibrant mixed-use streets and neighbourhoods



A requirement for continuous weather protection helps create more vibrant streets

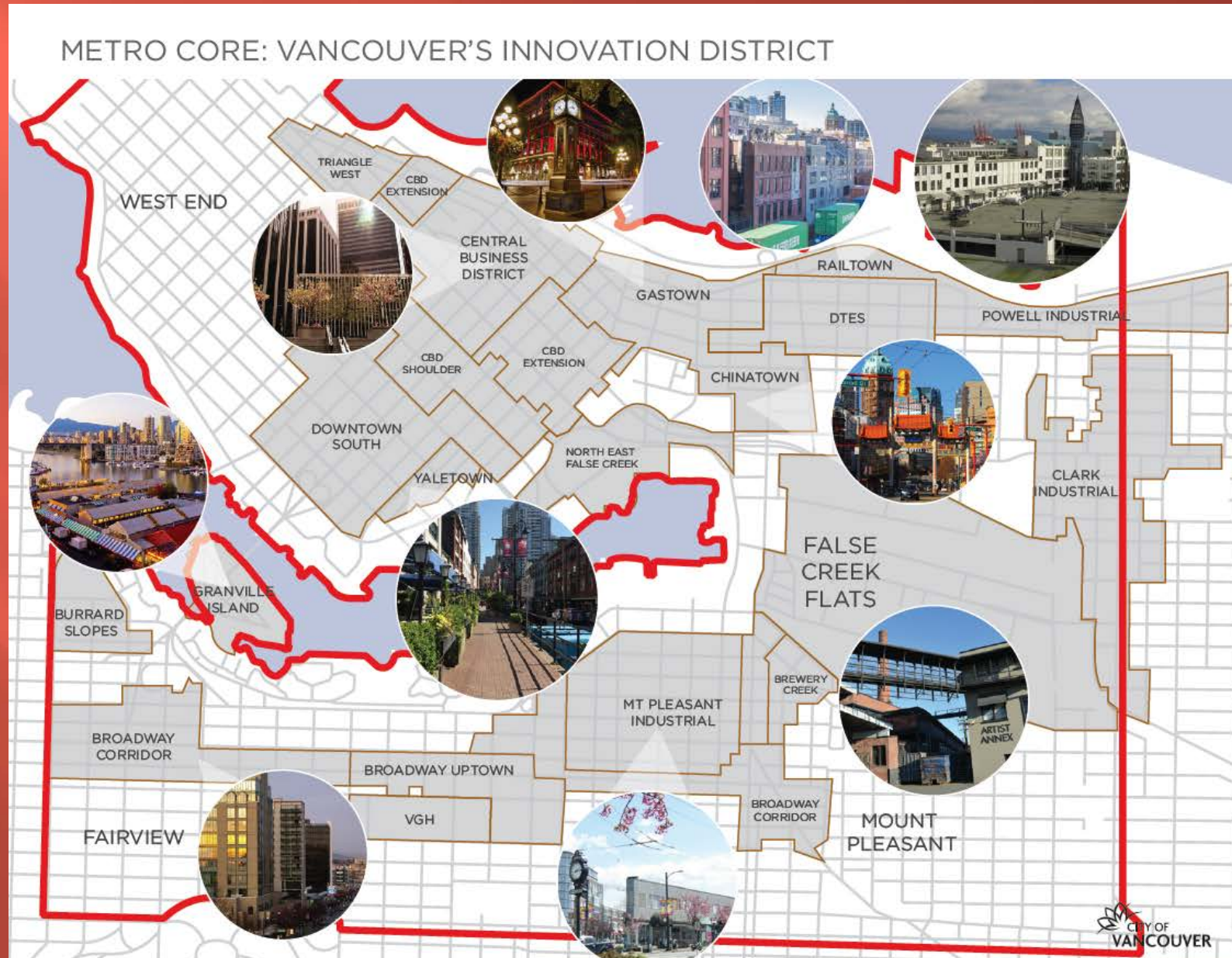
While housing over retail uses is very common, housing over industrial is not





There are many opportunities to add housing above industry.
This new project combines light industry and residential uses

Rule 4. Offer plentiful jobs closer to home



Rule 5. Design and build Resource-efficient buildings



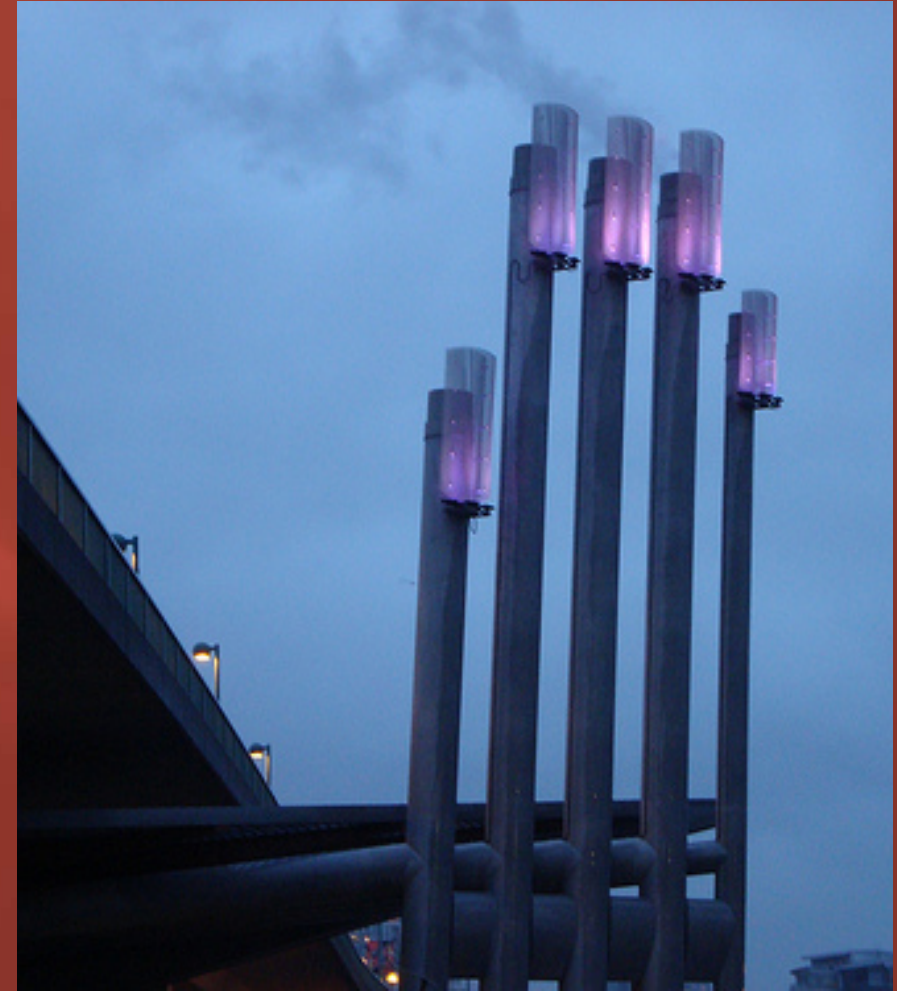
LEED rating for commercial buildings is now essential

Rule 6. Easy access to natural parks and areas



A city should have a park space requirement so that parks increase as population increases. In Vancouver it's 2.75 acres open space for every 1,000 people

Rule 7. Create greener, smarter and cost-effective infrastructure.



The SEFC Neighbourhood Energy Utility uses waste thermal energy captured from sewage to provide space heating and hot water to buildings in Southeast False Creek.

Two final observations



City of Surrey aims to share in transit land lift values

A concept to ensure affordable housing along the new SkyTrain rapid transit extension in suburban Surrey has run into a major hurdle: spiralling residential land prices along the route.

The **City of Surrey** won't have zoning and other planning complete for the 16.5-kilometre transit line until January 2020, and Phase 1 construction is not expected to start until 2021, but land speculators are already active along the transit corridor. The first phase of the SkyTrain will run from the King George station in central Surrey to 168 Street. The second phase will continue to Langley once funding is approved.

“Patrick Klassen, Surrey’s Manager of Community Planning, warned developers that the city will be seeking a 50% to 75% share of any lift in land value related to transit corridor planning.” BIV October 8-14, 2019



SURREY NOW-LEADER

Read more below



Surrey's downtown core. (Photo: City of Surrey)

CITY CENTRE

New survey aims to create a 'vibrant downtown that all of Surrey can be proud of'



SURREY NOW-LEADER

Read more below

2019 ESCAPE

30295 Automall Dr. Abbotsford, in the Fraser Valley



An artist's rendering of a proposed highrise at the corner of 100th Avenue and King George Boulevard. The rendering is from the viewpoint of the Expo Line, looking southeast. (Image: City of Surrey)

CITY CENTRE

Surrey council sends back 25-storey highrise proposal, asks for more height and density

Developer says it is 'currently reviewing direction' from mayor, council



EMERGING INNOVATION ECONOMY IN VANCOUVER



Inclusionary Zoning: for community/ neighborhood groups



I hope I have given you something to think about!

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