



CITY OF SURREY DEVELOPMENT ADVISORY COMMITTEE JUNE 1, 2021

- ▶ Surrey Board of Trade
Development & Land Use Team
- ▶ Challenges and Opportunities
from Small and Medium
Businesses
- ▶ Placemaker Toolkit
- ▶ Questions

SURREY BOARD OF TRADE

DEVELOPMENT AND LAND USE TEAM

- ▶ Research and identify issues or policies which will become of critical concern to Surrey's business community, our members and our city.
- ▶ The Development & Land Use Team
 1. Develops policy position(s) to advocate for at the various levels of government
 2. Continuously interact with the City of Surrey and various local jurisdictions, federal and provincial agencies, and regional bodies. Recommend & composes action/policy/feedback to both the BC Chamber of Commerce and the Canadian Chamber of Commerce
 3. Understand and create commentary for local, provincial and federal land use and development of proposals, projects and plans
 4. Advocate for reduced red tape for development
 5. Encourage investment in Surrey. Business Attraction & Business Attraction strategies/events. Research and Promote Commercial and Industrial Development

SURREY BOARD OF TRADE DEVELOPMENT AND LAND USE TEAM

6. Help build a vibrant downtown core and town centres
7. Events –Development Forum, Industry Bus Tour
8. Monitor, Review, Speak to significant Developments at Council Land Use Meetings where needed
9. Provide Commentary on Surrey OCP and Neighbourhood Development Plans
10. Promote Transportation Planning and Improvement
11. Promote Development & Land Use section of SBOT website (statistics, business relocation package)

Surrey Board of Trade Criteria for Commercial & Residential Development Projects

Reputation, history and financial wherewithal of Proponent

Economic Benefits of the Project

Enhanced Livability

Community Appropriate / Opposition

CHALLENGES AND OPPORTUNITIES

- what is happening on the ground

- ▶ Red Tape Survey
- ▶ Small and Medium Businesses
(Examples of what we are hearing)
- ▶ Green Infrastructure Network
(Sensitive Ecosystem Development
Permit Area (DP3)
(challenge – policy)
- ▶ Not for Profit Developers
(Affordable - Workforce Housing
Solution)
- ▶ Permitting process and timeline
- ▶ Engage, analyze, report and
re-engage
- ▶ Strategic partnership with business
community

Level of red tape in dealing with various local government regulations

	High	Moderate	Low	N/A
Building & Construction Permits - From submission to completion	46.0%	9.5%	6.4%	38.1%
Building & Construction - Inspections	44.4%	7.9%	9.5%	38.1%
Building & Construction - Fees	39.7%	11.1%	11.1%	38.1%
Building & Construction - Public Hearing Process	41.3%	7.9%	6.4%	44.4%
By-Law & Licensing Forms - Business Licenses	30.2%	30.2%	19.1%	20.6%
By-Law & Licensing Forms - All Others	28.6%	28.6%	15.9%	27.0%
Engineering Services - All	39.7%	11.1%	9.5%	39.7%
City Services (Sanitation, Waste, Water)	30.7%	17.7%	19.4%	32.3%
City Online Services	27.0%	20.6%	27.0%	25.4%
Property Tax/Payment Services	23.8%	15.9%	33.3%	27.0%
Complaints & Resolutions	35.5%	17.7%	16.1%	30.7%

- ▶ The building and construction industry in the local economy has had chronic issues related to getting projects approved and completed. Due to COVID-19, the City of Surrey has made many innovative changes to streamline operations and moving towards online permitting processes.
- ▶ The top three red tape choices for individuals when combining high and moderate level selections are:
 - ▶ By-Law & Licensing Forms - Business Licenses (60.3%);
 - ▶ By-Law & Licensing Forms - All Others (57.1%); and,
 - ▶ Building & Construction Permits - from submission to completion (55.6%).
- ▶ The three options selected that had the least red tape are:
 - ▶ Property Tax/Payment Services (33.3%);
 - ▶ City Online Services (27%); and,
 - ▶ City Services (Sanitation, Waste, and Water) (19.4%).

Green Infrastructure Network

That the Provincial Government:

- ▶ 1. to ensure an adequate level of service, provide required level of staffing at the Ministry of Forests, Lands, Natural Resource Operations and Rural Development to review environmental applications based on level of service needed by cities and the private sector; and,
- ▶ 2. Encourage municipalities to re-establish an environmental review committee with municipal staff, provincial regulators, and industry representatives.

New opportunities for the not-for-profit developer - workforce housing solution

- ▶ Non-profits have been highly successful at using a combination of public funds and grants, tax credits, and traditional financing to complete these projects in communities that desperately need them.
 - ▶ Covered other part themselves
 - ▶ Only charge 30% of what they make in wages
 - ▶ 20,000 units fewer than what we should have
- ▶ OPPORTUNITIES
a comprehensive review of fees and levies charged to affordable housing builders
 - ▶ Development cost charges waived or reduced or forgiven
 - ▶ A new approach to delivering affordable housing must be based on models that are self-sustaining over the long-term, not wholly reliant on government, and that include participation from co-operative and non-profit housing providers, as well as the private sector.
 - ▶ To build purpose built rental housing - reinvestment

PLACEMAKER OPPORTUNITY TOOL KIT IDEAS



<https://spark.adobe.com/page/a66lYPnBiZ8zs/>