



City of Surrey

Development Advisory Committee

Meeting Notes for May 25, 2006

File: 360-20 (DAC)
Date: May 25, 2006
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Members:

Andy Aadmi
Lee Blanchard
Gordon Dickson
Jake Friesen
Avtar Johl
Bill Kruger
Matt Nugent
James Patillo
David Porte
Jas Sandhu
Greg Sewell
Ben Taddei

City Staff:

How Yin Leung (Planning and Development)
Judith Robertson (Planning and Development)
Vincent Lalonde (Engineering)
Jeff Arason (Engineering)
Adrian Kopystynski (Planning and Development)

1. Review of Market Conditions

The following is a summary of some of the matters discussed:

- Avtar Johl indicated that there was no change in the market; conditions are rosy, land for development is difficult to secure and land prices continue to rise, even in future NCP areas. Margins are shrinking, however products are selling.
- Jas Sandhu advised the market is busy, agreements have short periods to remove subjects and pricing is aggressive. The question is – are we close to the peak?
- Jake Friesen concluded the market is good, sales are fine, however the number of houses for re-sale and not sold is higher than usual. Inventories are non-existent.
- Lee Blanchard, attending in place of Bob Laurie, also questioned how much longer this market will continue.
- Davis Port, attending in place of Hershey Port, indicated that increasing construction cost continues to be the single biggest concern. The challenge is to deliver products at the expected cost and on time.
- Bill Kruger said that clients continue to look for land. Shortages in concrete as well as increasing oil prices will continue to push prices higher.
- Andy Aadmi advised that the market is strong and land prices are too high.
- Ben Taddei said that the market is good, prices and construction costs continue to climb, margins are being squeezed, and the market will likely remain good for the next 12 to 24 months.
- James Patello indicated that the market is strong, approval times need to be reduced and noted in particular that the time to prepare servicing agreements is delaying construction work.
- Matt Nugent introduced Gordon Dixon, who compared the Toronto and Vancouver markets, indicating both are pressed for land and labour.
- How Yin Leung distributed the monthly lot creation and building permit statistics for the City. A discussion ensued about some of the new development projects in Surrey City Centre.

2. Amenity Space for Multi-Family Development (Judith Robertson)

Judith Robertson presented information about zoning bylaw requirements for indoor and outdoor amenity space. She advised that the purpose of providing such space is to ease the impact on the City in providing public parks and other facilities. In 2001, Council approved allowing developers to pay cash in lie for providing indoor amenities in the amount of \$750 per unit. This is to be adjusted for inflation. These moneys are used by the City toward the cost of providing public facilities in the same NCP areas where they were collected.

The following is a summary of some of the points raised in the ensuing discussion:

- Judith responded to Avtar Johl that about 80% of development projects opt for the cash option.
- There was a discussion about the distinction between active and passive space in determining compliance with the outside open space requirement. Some considered pathways and sitting areas as integral parts of active open areas.
- There was a concern about defining active and passive outdoor amenity spaces and developers are required to provide active outdoor spaces in RM developments.
- Additional discussion concerned the flexibility of simply having open space (such as an field) that could serve the needs of a greater number of residents. Community trends and the cost burden on strata councils needs to be considered in selecting facilities being built.
- There was also discussion about the relative merits of having back yards provided for each unit (such as limited common property) or not having back yards in favour of larger common-type of open space.

***Action:** The recommendations of the draft Corporate Report will be reviewed to address concerns raised by members of the committee.*

3. Traffic Calming (Vincent LaLonde)

Vince Lalond used a powerpoint presentation describing traffic calming measures used by the City. Among those used by the City are: speed bumps, roundabouts, traffic tables and traffic buttons. In the discussion that followed, there were comments about how effective it has been to calm traffic through narrower street designs; providing on-street parking (such as in Vancouver) which also slows down traffic, and controlling traffic noise.

A copy of the presentation is available directly from Vince LaLonde.

4. Development Cost Charges Update (Vincent LaLonde and Jeff Arason)

Vince LaLonde presented the latest information from Council concerning this year's increase in dcc rates and Jeff Aranson made a powerpoint presentation about the status of the proposed dcc changes. Members of the DAC were invited to suggest additional ways in which dcc's could be reduced. Engineering will provide annual updates about how much money is collected and planned annual expenditure from the dcc funds.

5. City Website

There was a discussion about the availability of air photos and as-built plans on the City web site.

Other suggestions about improvements to the City web site may be directed to Adrian Kopystynski at the Planning and Development Department.

6. Future Agenda Items

Other suggestions for agenda items can be directed to the Adrian Kopystynski at the Planning and Development Department.

7. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, June 22, 2006.

The meeting was adjourned at 4:40PM.