



City of Surrey

Development Advisory Committee

Meeting Notes for July 27, 2006

File: 360-20 (DAC)
Date: July 27, 2006
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Council Liaison:

Councillor Marvin Hunt

Members:

Andy Aadmi
Chris Barbati
Norm Couttie
Gordon Dickson
Jake Friesen
Avtar Johl
Bill Kruger
David Porte

City Staff:

How Yin Leung (Planning and Development)
Rob Wilson (Engineering)
Adrian Kopystynski (Planning and Development)

1. Review of Market Conditions

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

- Andy Aadmi advised that the commercial market is strong, the residential market is softening (particularly in Vancouver), he expects high-end priced houses to slow, and foresees ripples in the economy if the Middle East crisis continues;
- Bill Kruger advised products are being sold, cost of materials have gone up by about 30% over the last year, and it is hard to hold on to existing staff or to find new staff.
- Avtar Johl indicated that the market is very strong; there is no multiple family product available; land prices are still rising (RF-9 lots are as much as \$500K); the land supply is better, but most is designated only and not ready for development; and serviced land is in short supply.
- David Port advised there is no residential product available in Surrey and there is growing interest in Campbell Heights Industrial Area.
- Jake Friesen said that it is difficult to meet the residential market demand, there is no product and presales have slowed, homes still sell fast but some buyers do not qualify and deals collapse. There is an affordability problem.
- Chris Barbati advised of similar concerns with affordability, particularly in places like Vancouver and Burnaby. For the first time in 3-4 years, the industry is feeling a slowdown, possibly because buyers cannot qualify for finances. He also advised that costs are hard to predict, land is hard to get, and serviced land is scarce.
- Norm Couttie confirmed that land is hard to get. Land is being purchased now for future development, not subject to approval as in the past. Developers experience greater carrying costs.
- Gordon Dickson commented on some of the market wide impacts such as labour cost and land availability.
- Andy Aadmi commented about road dedication requirement. Rob Wilson noted that only certain roads, mainly arterials, are identified and funded out of dcc's, and others are the responsibility of owners or developers at the subdivision stage.

- How Yin Leung distributed the monthly lot creation and building permit statistics for the City. How Yin Leung noted that we are above last year's levels. In the last month the City has received over 200 new development applications.

2. Suburban Transition Area Policy (How Yin Leung)

How Yin Leung made a PowerPoint presentation about the Suburban Transition Area Policy. He noted that the objective of the study is to consider edge conditions (particularly with the ALR), separation between communities, provide for future urban development, and to accommodate development catering to a variety of lifestyles. The current policies, their strengths and their shortcomings, were outlined. Some recent applications were cited as examples.

The adjustments to the suburban area policies have been forwarded to Council. The adjustments involve having an inner and outer suburban area; a "200 meter line". A slightly higher density could be considered in the inner area, and the outer area would stress transitional requirement in relation to density, lot size and buffering with the ALR.

After some general discussion, How Yin Leung advised the OCP changes would be considered at a public hearing in September.

3. Indoor & Outdoor Amenities for Multiple residential Site (How Yin Leung)

How Yin Leung provided an update on this item. He indicated that the changes suggested by members of the DAC at the previous meeting were reflected in the final report to Council. A copy of the final corporate report is available on the City website.

4. City Website

Some initiatives of the City were outlined, including having on-line application submissions, the printing of Engineering forms in pdf format and viewing as-builts on-line in the fall. It is hoped that remote access to information and application submissions will reduce the amount counter work and waits for clients at the counter.

5. Future Agenda Items

The following items were suggested:

- The City providing conduits for services and charging a rent (Jake Friesen);
- Reviewing building separation requirements, particular between houses and garages, for the RF-9 lots (Jake Friesen);
- Discussing policing and security for subdivisions during building construction; and the role of local police and private security (Jake Friesen)
- Certified Professionals Program (Chris Barbati)
- Siltation Control By-Law (Gordon Dickson)

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

6. Other Business

There was no new business discussed.

7. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, September 28, 2006.

How Yin Leung wished all the members a good summer holiday.

The meeting was adjourned at 4:00 PM.