



City of Surrey

Development Advisory Committee

Meeting Notes for September 28, 2006

File: 360-20 (DAC)
Date: September 28, 2006
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Council Liaison:

Councillor Marvin Hunt

Members:

Andy Aadmi
Norm Couttie
Jeff Fisher
Jake Friesen
Avtar Johl
Bill Kruger
Steve Kurrein
Ron Marr
David Porte
Jas Sandhu
Greg Sewell
Kevin Shoemaker

City Staff:

How Yin Leung (Planning and Development)
Judith Robertson (Planning and Development)
Nick Marach (Planning and Development)
Mehran Nazman (Planning and Development)
Vincent Lalonde (Engineering)
Rob Wilson (Engineering)
Remi Dube (Engineering)
Dave Mihalech (Realty)
Wayne Power (Realty)
Adrian Kopystynski (Planning and Development)

1. Review of Market Conditions

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

- Avtar Johl advised that there appears to be some settling of land prices; \$260K – 270K for RF-17 and \$250K – 260K for RF-12.
- Kevin Shoemaker commented there is a general feeling that prices are beginning to a level off.
- Norm Couttie advised affordability is becoming a problem; the levelling off in prices is because housing have risen to the extent that they have become less affordable to potential buyers.
- Jas Sandhu commented that commercial sales are stable and there are no more multiple offers; good products are easy to sell.
- Bill Kruger commented that the level of activity in anticipation of dcc increases has not subsided; there is some hesitancy, but clients are proceeding with development proposals.
- Jake Friesen said that the summer slowdown seems to be continuing, perhaps due to lack of supply rather than a market change.
- David Porte commented that there is little supply available on the market, re-sales are price resistant, there are no big profits and prices seem to have reached a ceiling.
- Ron Marr indicated that the listing volume is increasing, suggesting the public thinks the market has peaked.
- How Yin Leung distributed the monthly lot creation and building permit statistics for the City.

2. Certified Professionals Program (Nick Marach & Mehran Nazman)

Nick Marach and Mehran Nazman provided background on how the Certified Professionals Program or CP Program was established, how it compares to the program in Vancouver, how to qualify as a Surrey “cp”, and the training of cp’s. A listing of the 37 professionals recognised by Surrey was distributed.

The following is a summary of some of the comments or discussion that followed:

- Surrey’s list of cp’s is different from the one used by Vancouver.
- Andy Aadmi expressed some concerns about the quality of work by a cp.
- There was some discussion about the benefits for using a cp, such as on processing time, citing some application in Campbell Heights
- Questions were raised about changes to the code, particularly related to geotechnical matters. Mehran Nazman advised that these were matters to be resolved at the provincial level.

3. Siltation Control (Remi Dube)

Remi Dube made a PowerPoint presentation to provide an update on this topic. Some of the discussion included: calculating the security deposit for larger sites; shifting some of the responsibility from developers to builders; and the relative merits of different methods used to evaluate water quality.

Action: That a Sub-committee be formed concerning measurement methods made up of Kevin Shoemaker, Jake Friesen, Ron Marr and Jeff Fisher.

4. Habitat Compensation on City Lands (Dave Mihalech & Wayne Power)

Dave Mihalech and Wayne Power made a presentation and distributed copies of Corporate Report R185 about habitat compensation on City lands. A discussion that followed included: clarification that the report describes the existing practice and no transition period was necessary; support was expressed for the principle; there was elaboration about how the increase in the value of developed land is calculated; considering circumstances where City land is not available for habitat improvement; the potential for “double dipping”; and the need for the City to do habitat restorations for City road and drainage improvement projects impacting habitat.

5. Tree Protection By-Law (How Yin Leung)

How Yin Leung outlined the changes to the Surrey Tree Protection By-law that were recently approved by Council. Among the matters discussed were: the intent of the 12-month grace period; dealing with diseased trees; situations when root systems which extend to adjacent lots or roads are impacted; allowing tree removal after third reading if necessary to avoid nesting seasons or rainy periods; and liability issues for trees that fail.

6. City Website

There was no discussion on this reoccurring agenda item.

7. Future Agenda Items

There was no discussion on this reoccurring agenda item.

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

8. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, October 26, 2006.

The meeting was adjourned at 4:45 pm.