



**City of Surrey**  
**Development Advisory Committee**  
**Meeting Notes for October 26, 2006**

File: 360-20 (DAC)  
Date: October 26, 2006  
Time: 2:30 PM  
Location: Planning Room #1,  
Surrey City Hall

**Attendees:**

**Members:**

Andy Aadmi  
Chris Barbati  
Norm Coultie  
Gordon Dickson  
Jake Friesen  
Avtar Johl  
Bill Kruger  
Steve Kurrein  
David Porte  
Jas Sandhu  
Greg Sewell  
Kevin Shoemaker

**City Staff:**

Nicholas Lai (Planning and Development)  
Rob Wilson (Engineering)  
Sam Lau (Engineering)  
Remi Dube (Engineering)  
Tina Atva (Planning and Development)  
Adrian Kopystynski (Planning and Development)

**1. Review of Market Conditions**

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

- Steve Kurrein advised that there is a noticeable slowdown in the market, some price reductions, the realty inventory is higher and unit sales have declined.
- Avtar Johl expressed the opinion that the market appears to be stabilising, and in comparison to the “hyper-activity” of the past may seem like a decline. Not much price reduction is expected in the future.
- Jake Friesen relayed that there were a large number for sales in Port Moody.
- Kevin Shoemaker advised that more product will be on the market soon. Buyers seem to be waiting and comparing products before buying. Sales remain good. On the construction side, lumber process fell, however this was offset by an increase in oil-based product costs.
- Norm Coultie indicated that sales are good, however affordability remains a problem. There is a lot of activity in the townhouse sector, pushing prices up to keep inventory.
- Gordon Dixon commented on some regional trends and future markets.
- Andy Aadmi had comments about the potential effect on the Canadian housing market due to the market decline in the US. He also suggested that reduced unit sizes, dcc’s and parking requirements could contribute to more affordable housing projects catering to the homeless.
- Jas Sandhu agreed that the market is stabilizing.
- David Porte gave an overview of development and floor space take up in Campbell Heights. There is a great interest in locating in this area.
- Nicholas Lai distributed the monthly lot creation and building permit statistics for the City. He also updated the members on the status of developing the Grandview NCP.

## 2. ALR Buffers (Tina Atva)

Tina Atva provided a PowerPoint presentation (copy available upon request) about providing buffers between the agricultural and urban areas, when development takes place on lands adjoining the ALR. She reviewed the initial concerns raised by the Agricultural Advisory Committee (AAC), the OCP policies and development permit process respecting protection of the ALR and having a buffer along it, and the tools used through the development application process to achieve these policy objectives. Specific examples were shown as well as proposed changes to address AAC concerns.

Some of the comments made by the members include:

- Whether developers, buildings or owners are to be responsible for correcting damage to the buffer during the construction phase. Once a lot is in private ownership, it would be more difficult to enter lands and replace plantings or do ongoing maintenance.
- Tying final inspection to buffer installation.
- Revisiting the need for a density gradient towards the ALR; medium densities may not impact the ALR.
- Using common open space, backyards and City parks as the buffer.
- There was also discussion about when is the preferred time to install plantings in the development/construction cycle, preventing owners from removing required vegetation and trees, and having buffers become parklands maintained by the City.
- Considering placing portions of a buffer on farmlands;
- The benefit of land buffers is that lots appear to be larger and this adds value to those properties.

Planning would consider making modifications to the buffer proposal and the concerns raised by DAC would be conveyed to the AAC.

*Action: Further comments from members to be provided directly to Tina Atva.*

## 3. Common Utility Corridors (Jake Friesen, Rob Wilson)

Jake Friesen outlined the concept based on the experience of other communities, providing common utility corridors in new subdivisions and cities leasing their space to generate a modest income.

Rob Wilson responded about the potential to undertake a pilot project for common utility corridors, and would report back to a future meeting.

In the discussion that followed, the following were noted: possible cost saving to develop lands, the degree of receptiveness to be co-located with the lines of other utility companies, and competition in the tele-communications field.

*Action: Engineering to report back at a future meeting.*

#### **4. Siltation Control By-Law (Remi Dube)**

Remi Dube distributed an information package (additional copies available upon request) consisting of the proposed Erosion and Sediment Control By-Law and a series of explanatory brochures. There was a review of changes made addressing the concerns that were raised previous DAC meeting. It was noted that Engineering would hold an information meeting to brief the development industry and consultants about the new by-law.

*Action: Engineering to report back at a future meeting.*

#### **5. Website Suggestion**

This is a regular item. No matters were raised.

#### **6. Suggested Future Items**

The following suggestions were made:

- Providing Housing for the Homeless (Andy Aadmi).
- Follow-up on RARR (Avtar Johl)
- Park Land Evaluation and Value of Riparian Parkland (Steve Kurrein)
- City Centre Plan and Gateway (Jas Sandhu)
- Tree Preservation – issues with new By-law (Greg Sewall, Jake Friesen)
- Live/Work (Jake Friesen)
- Sustainability Charter.

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, January 25, 2005.

The meeting was adjourned at 4:20 pm.