



City of Surrey

Development Advisory Committee

Meeting Notes for April 26, 2007

File: 360-20 (DAC)
Date: April 26, 2007
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Members:

Andy Aadmi
Steve Forest
Jake Friesen
Ragbir Gurm
Avtar Johl
Rachel McGladney
Tom Miller
Martin Rahn
Greg Sewell
Kevin Shoemaker

City Staff:

Judy McLeod (Planning)
Vince Lalonde (Engineering)
Remi Dube (Engineering)
Phillip Bellefontaine (Engineering)
Laurie Cavan (Parks, Recreation & Culture)
Tiina Mack (Parks, Recreation & Culture)
Owen Croy (Parks, Recreation & Culture)
Mark Allison (Planning)
Adrian Kopystynski (Planning)

1. Review of Market Conditions

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

- Avtar Johl remarked that there is a shortage of lots, available lots are picked up quickly, it will be interesting to see the affect on the market when all the DCC deadline lots are available, and high rise development being more feasible in Whalley;
- Martin Rahn, attending on behalf of Christ Barbatti from Mosaic, advised that the market is generally good and cited some specific product sale statistics;
- Ragbir Gurm commented mainly about the market in South Surrey being very strong. The increased price in raw land is pushing up lot prices; for example, ½ acre gross lots go for \$600,000. Secondary suites play a major role as “mortgage helpers.”
- It was also noted that owners are trading up built up equity, not increased income, in buying higher priced accommodations.
- Andy Aadmi discussed the role of the media in influencing the demand for housing and pushing prices upwards. Also, he pointed out difficulties in finding sub-trades especially in the commercial sector.
- Steve Forest stated that getting things moving is a challenge.
- Jake Friesen stated that the market is good. In terms of the question “How high can the market go?” he referred to reports that the market in Calgary is expected to be comparable to Vancouver and will rise by a further 40%.
- Greg Sewell indicated his office is going “full out” to insure projects are completed for the dcc deadline. Consequently, not too many new applications are being accepted at this time. Commenting on the affects of the DCC lots on the market, construction cost may rise as there will not be a sufficient number of trades for the anticipated construction.

- Tom Miller, introduced himself as the representing Intracorp. He noted that there is a significant amount of high-rise speculation. Generally, all economic indicators point to a good market.
- Kevin Shoemaker discussed projects underway and finishing in areas such as Panorama and South Surrey. A fair number of townhouse units are expected to be on the market in South Surrey over the next 8 months. The target market are units for younger families and single professional, rather than the historical focus on housing for retirees. Retiree housing ranges between \$700,000 and \$800,000.
- Rachel McGladney spoke about the reasons for the low vacancy rate in the mixed use/commercial sector.
- The month end statistics for issued building permit and new lots was distributed.

2. Soil Conservation Bylaw (Vince Lalonde and Remi Dube)

Remi Dube presented information about amendments to the Soil Conservation By-law to match current practices and market conditions. A copy of the point presentation is available from Adrian Kopystynski upon request. There was discussion about how phasing of permits would reduce the bond requirements, consistency with ALR regulations and environmental policies, permit approval process and bonding.

3. Transportation Plans for the Area South of the Fraser River (Phillip Bellefontaine)

Phillip Bellefontaine of the City's Engineering Department made a presentation on the South of Fraser Transportation planning exercise now being undertaken by TransLink. A copy of the point presentation is available from Adrian Kopystynski upon request. Following the presentation, the following points were made by DAC members:

- TransLink should be improving direct connectivity to key destinations like UBC and SFU.
- Bringing back the former Interurban rail commuter service.
- Continue involving TransLink in the City NCP preparation process so transit is provided in new growth areas as early as possible.

4. Parks, Recreation & Culture Master Plan Workshop (Laurie Cavan)

Laurie Cavan presented a memo about undertaking a review and preparing a new parks master plan. A one-hour working session at the May meeting will enable the DAC to provide share thoughts, ideas and suggestions for the existing and future park needs for Surrey.

5. Extended Parks Requirements (Tiina Mack & Owen Croy)

Following a presentation by Tiina Mack, DAC members made the following comments:

- There was the need for a more transparent process in determining contributions from developers.
- Developers want to know that their financial contributions are the same as those required for other similar projects.
- What are the required widths of trails and linear parks. Some appear too wide and out of context with the design of the area.

- More consistency is needed in setting additional park requirements.
- The difference in timing for developing parks with developer contributions and by the City through NCP amenity fee collection.
- Some City parks cannot be developed until NCP areas are close to build out and sufficient amounts of NCP amenity contribution fees have been collected.
- Consistent standards for similar requirement.
- Design requirements for pedestrian corridors within developments.
- Safety and security factors related to the width of pedestrian linkages.

A copy of the point presentation is available from Adrian Kopystynski upon request.

6. Energy Planning for Surrey City Centre (Mark Allison)

Mark Allison briefly described efforts underway as part revising the Surrey City Centre Plan respecting energy efficient development and energy conservation. A presentation will be made at the next meeting to allow DAC input into this matter. There was a brief discussion about district heating.

7. City Website

There were no items discussed.

8. Future Agenda Items

The following topics were noted:

- Allowing gradual DCC increases tied to inflation. It was noted that the steps for increasing DCC rates are set by legislation and requires a referral to the Province as part of the by-law process.
- The OCP Major Review
- Semiahmoo Town Centre Plan

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

9. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, May 24, 2007.

The meeting was adjourned at 5:05 PM.