



City of Surrey

Development Advisory Committee

Meeting Notes for May 24, 2007

File: 360-20 (DAC)
Date: May 24, 2007
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Consultants:

Erik Lees

Members:

Gordon Dickson

Jake Friesen

Bill Kruger

Steve Kurrein

Jas Sandhu

Greg Sewell

Ben Taddei

City Staff:

How Yin Leung (Planning & Development)

Rob Wilson

Owen Croy

Tiina Mack

Cari St. Pierre

Adrian Kopystynski

Linda Russcher

1. Review of Market Conditions

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

- Steve Kurrein advised that the market is strong, particularly in the single family segment, multiple family is strong as well however it is difficult to see the bottom line generating much of a profit and it is difficult to keep up with construction and labour costs.
- Jake Friesen noted that there is a slowdown in traffic and sales.
- Greg Sewell advised that there is no change and his office is very busy completing projects for the dcc deadline.
- Bill Kruger also indicated his staff is focussing on dcc application, and new projects are mainly from valley and other outlying communities.
- Jas Sandhu said that the market is steady and there is more activity in the City Centre.
- Ben Taddei commented that the market is good, prices are rising but not as fast as before, land values are stagnant, the constrained land supply is keeping the market buoyant and labour is still tight.
- How Yin commented about construction value and lot creation in the monthly statistics summaries distributed to the members. Here was a discussion about the tight lot supply, the annual absorption rate (about 2,100 lots) and having statistics available about the number of lots in the PLA stage.

2. Parks Master Plan Workshop (Consultant and Staff from Parks, Recreation & Culture Department)

Minutes will be distributed once they are available from the Parks, Recreation and Development Department.

Additional comments concerning this item may be directed to Owen Croy, Tiina Mack or Cari St. Pierre at the Parks, Recreation and Culture Department.

3. Future Agenda Items

Suggestions for future items included: energy conservation, relocation of utility poles, performance-based zoning; encouraging more density near parks and transit routes, loss of industrial lands in inner GVRD communities and economic development.

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

4. Other Business

There was no other business.

5. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, June 28, 2007.

It was noted that DAC meetings are scheduled for the fourth Thursday of each month, except there are no meeting in the months of August or September. At the June meeting, members will be polled about whether or not vacation plans would necessitate cancelling the July meeting.

The meeting was adjourned at 4:15 pm.

Parks Strategic Plan Presentation and Focus Group with the DAC

(Minutes prepared by Parks, Recreation & Culture Department)

DAC members generally like about PRC:

1. Generally parks are saving more trees now, where used to fight for tree lots, than clear for sport fields. Feels it happens less, development under pressure to preserve trees, so should parks be.
2. General appreciation for the benefits of the greenways. Would like to see more built or the current plan finished so greenways are complete.
3. Generally like the natural areas, good selling feature.

Key Concerns, Recommendations regarding Parks and Open Spaces in Surrey:

1. Cost benefit and cash in lieu vs. dedication. DAC members would like more certainty on land values and would like to see the 5% appraised as raw land not developable. Suggestion that Realty is taking too much "zeal" in collecting 5% cash in lieu. It was noted that Parks does and is expected to buy land from developers at the developable rate, not the raw land appraised value.
2. Comment that Park's standards are too rigid and prescriptive, prefer to see Parks staff be more innovative and consider private, linear and hard surface parks.
3. Would like to see more performance based zoning, performance-based standards, not prescriptive standards for park allocation and size.
4. Would like the City to pay for their frontage. Suggested that Parks should have to buy and build ½ road frontage.
5. Realty does not negotiate in good faith.
6. Opinion that Parks are funded on the "backs" of new residence; and there should be some recognition that the new owners paid for the park.
7. Concern that Park Development is taking far too long; explained that hurts sales adjacent to parks. DAC members would prefer to follow other municipal models where development builds presentation parks in development, pre-sale as a DCC credit or development work agreement.
8. General opinion over all that "Voluntary Amenity" does not work. There needs to be transparency and consistency. Members would prefer a formal density bonus system that was consistent, known ahead of time and posted, so a level playing field; opposed to what is seen as an inconsistent, subjective voluntary amenity system, now in place.
9. Would like to see more tot lots.
10. Feel Parks should consider daycares as part of the amenity option.
11. Great need for more feature parks in Surrey, member expressed support for another dual ice arena.
12. Winnipeg recommended as a model for Surrey Parks to review where developer incentives have benefited Parks and developers i.e. more feature parks, parks are done before or at the time of development and DCC credits and development work agreements are used commonly.
13. Would like to see more private – public partnerships and joint ventures with City, but particularly PRC.
14. Request that parks consider senior needs more, in and around certain developments and areas where more aged community is growing.
15. General request for more urban furniture everywhere in and around parks and on streets.
16. Recommendation Parks looks into European models more too.