



# City of Surrey

## Development Advisory Committee

### Meeting Notes for June 28, 2007

File: 360-20 (DAC)  
Date: June 28, 2007  
Time: 2:30 PM  
Location: Planning Room #1,  
Surrey City Hall

#### Attendees:

##### *Council Liaison:*

##### *Members:*

##### *City Staff:*

Andy Aadmi  
Norm Couttie  
Gordon Dickson  
Jake Friesen  
Raghbir Gurm  
Bill Kruger  
Steve Kurrein  
Jas Sandhu  
Greg Sewell  
Ben Taddei

Tiina Mack  
How Yin Leung  
Rob Wilson  
Carrie St. Pierre  
Owen Croy  
Remi Dube  
John MacKenzie  
Adrian Kopystynski  
Mark Allison  
Linda Russcher

## 1. Review of Market Conditions

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

- Raghbir Gurm advised that prices are strong for South Surrey 1/2 acre lot prices, construction costs are rising dramatically, savings in dcc will more than more then offset in increased construction costs; compared to high \$400 – \$500K last year, a 1/2 acre serviced lot is currently about \$600K.
- Jake Friesen commented that the trend is unchanged from last month; there are fewer sales and less traffic; not writing as many contracts as last year at this time.
- Norm Couttie states that last month has health sales, but traffic is down as is the case in summer time; pro-formas do not work due to rising construction costs.
- Jas Sandhu indicated that the challenge is to deal with vendors' expectation for land prices; because of this, there is a shift towards development in the Fraser valley communities; in the commercial sector the demand exceeds supplies thus multiple offers a frequent occurrence.
- Steve Kurrein indicated that he cannot comment much because Progressive has little product available on the Surrey market; the biggest challenge revolves around longer the municipal approvals, dealings with less experiences professionals and length of approval time.
- Andy Aadmi wondered about the effect on the market when all the lots created as part of the dcc rush are released; he questioned how long the current boom could be sustained.
- Bill Kruger stated that clients are still looking for sites to develop; he commented that usually construction prices change in April and October each year; the increase in April/May was in the range of 25% to 30 %, more than the usual amount.
- Greg Sewell and Norm Couttie asked that staff be complemented on their efforts to help meet the dcc deadline;

- Greg Sewell noted that all the applications from his office made the deadline.
- How Yin Leung commented that in the future, the City would prefer having a way to do more regular and smaller adjustment in dcc rates. He distributed the subdivision and building permit value statistics. Statistics about the number of lots, multiple family units and commercial/industrial floor area attributable to the dcc rush will be tabulated for the July meeting. In reviewing the housing type mix, How Yin noted that housing is becoming more diversified, with a higher proportion of multiple residential being added to the housing stock.

**Action Item:** Have statistics about the number of lots, multiple family units and commercial/industrial floor area attributable to the dcc rush for a future meeting.

## 2. Status Report from Live-Work Sub-Committee (John McKenzie)

John McKenzie advised the following about the work done by the Live Work Subcommittee:

The City is requiring RF-9S dwellings to be designed and constructed in such a way so as to enable the end user, or even subsequent owners, to incorporate the "work" use into the dwelling - without having to rebuild the dwelling. This requires forethought in terms of configuring the dwelling, initially, in such a way so as to minimize the effort and cost of incorporating a "work" use after the completion of construction. We recognize that, technically, a "work" component could be added no matter how the initial dwelling is constructed, however all discussions assume that the only acceptable options are those where the post-construction option would be feasible.

To date the sub-committee has met twice. As a result of these meetings the City has commissioned a report from a code consultant, Gage-Babcock & Associates, addressing the code implications of the live / work concept in the RF-9S Zone.

The report will identify those aspects of the design that require forethought in terms of achieving Code compliance in a post-construction adoption of a "work" area within the dwelling. The report will also include a checklist identifying the specific areas to be addressed, for example: an independent method of heating for both areas. The checklist is to be completed by a registered professional and will form a part of the building permit application.

The report is scheduled for completion by September. The report is intended to be a resource document for industry and accordingly will be available for distribution to the public.

Some of the comments from the discussion that followed included:

- Raghbir Gurm suggested that a checklist for upgrades necessary to accommodate a business in a live-work house be registered on title.
- Steve Kurrein commented that less experience builders may have more difficulty with code requirements for live-work homes; the impact of the "work" component on BCAA house assessments and homeowner grants; and how Revenue Canada will look at capital gains.

**Action Item:** Bring back to future meeting.

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### 3. Development in Flood-prone Areas (Remi Dube)

Remi Dube reviewed Council Report No. C013, presented to Council on June 11, 2007. This report may be reviewed in its entirety on the Surrey web site.

Some of the comments from the discussion that followed included:

- Remi Dube responded to Steve Kurrein that this was not a change in approach
- There was a discussion about the intent of the City’s approach, including that, low lands are flood controlled not protected; pumping is in place to drain fields; and that applications for ALR exclusion are impacted by flood issues.
- Steve Kurrein noted that the change for floor structure element to be above the flood plane is a significant change.
- Steve Kurrein suggestion to cluster density for properties along the ALR away from floodplains to avoid potential flood impacts. How Yin advised tat the denser housing form may not be accepted by existing residents.
- Norm Couttie suggested the approach in other communities be considered.
- Remi Dube concluded saying that the next step is to undertake further consultations, including with DAC, to develop refine the current policy and identifying necessary by-law and other changes.

*Action Item:* Bring back to future meeting for input into policy and by-law changes.

### 4. Energy Planning for Surrey City Centre (Mark Allison)

Mark Allison outlined the proposed energy conservation measures to be considered for Surrey Centre. These included:

- Develop a Green Building Policy for civic buildings
- Encourage LEED in private development
- Promote new buildings that are solar ready
- Promote new buildings that are hydronic heat ready
- Audit and retrofit existing buildings
- Create Sustainability Checklists
- Promote geo-exchange systems contribution to building heating/cooling
- Promote energy efficient building structures
- Create a Neighbourhood Energy Utility
- Investigate incentives to support green buildings and infrastructure.

Some of the points discussed in that followed included:

- The potential complexity of LEEDS approach as testing for certification is done after the product is constructed.
- To develop a “LEEDS-light” for wood frame buildings.
- Finding a method that is more tailored to the milder west-coast climate rather than those developed for eastern Canadian and US areas where there is more extreme clime.

- Consider off-peak electrical systems or to supplement peak times with supplemental systems.
- Encouraging BC Hydro and Teresen to have better financial incentives for conservation.
- Fast tracking “green Buildings”.
- Energy savings accrue over a longer term. Consider methods for owners realizing some early cost reduction.
- Some early savings could include: lobbying the Province to drop the pst on certain products like high efficiency furnaces; for CMHC to reduce mortgage fees for energy efficient housing; City taxes being reduced in the first year after an energy efficient unit is occupied (e.g. like rebate on hybrid cars).
- Marketing energy-efficient houses by issuing a certificate or making a note on the final building inspection/occupancy.
- The City could take a leadership role in educating developers, builders and the public about the methods and benefits of energy conservation.

*Action Item:* Bring back the concept of promoting geo-exchange to a future meeting.

## **5. AAC 2007 Farm Tour**

Steve Kurrein volunteered to participate in this tour.

## **6. Future Agenda Items**

It was requested that the following be brought forward to a future DAC meeting:

- Increasing the profile of the DAC
- On-line DAC minutes.

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, July 25, 2007.

The meeting adjourned at 4:25PM.