



City of Surrey
Development Advisory Committee
Meeting Notes for January 24, 2008

File: 360-20 (DAC)
Date: January 24, 2008
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Council Liaison:

Liaison:

Herb Locke (EAC)

Guests:

Jorgen Johansen

Andrew Baker

Deanne Grinnell

Members:

Andy Aadmi

Chris Barbati

Norm Couttie

Jake Friesen

Raghbir Gurm

Avtar Johl

Aubrey Kelly

Bill Kruger

Steve Kurrein

Tom Miller

Matt Nugent

Greg Sewell

Charan Sethi

Kevin Shoemaker

Ben Taddei

City Staff:

Jean Lamontagne (Chair), Planning & Development

Sam Lau, Engineering

Rob Wilson, Engineering

Remi Dube, Engineering

Owen Croy, Parks, Recreation & Culture

A. Kopystynski, Planning & Development

Nicholas Lai, Planning & Development

John McKenzie, Planning & Development

Judy McLeod, Planning & Development

Judith Robertson, Planning & Development

Linda Russcher, Planning & Development

1. Introductions

Jean Lamontagne introduced the following three new members to the Development Advisory Committee:

- Aubrey Kelly (Weststone)
- Charan Sethi (Tien Sher Group of Companies)
- Herb Locke (Liaison from the Surrey Environmental Advisory Committee).

2. Minutes (Jean Lamontagne)

It was moved by Matt Nugent and seconded by Jake Friesen that the minutes of the meeting of November 22, 2007 be received as circulated.

CARRIED

3. Review of Process for Approval of Projects (Jorgen Johansen)

Jorgen Johansen introduced himself as the consultant retained by the City to review the land development approval process. He will be working with the Planning & Development, Engineering and Parks, Recreation & Culture Departments as well as interviewing staff and outside personnel.

Mr. Johansen distributed contact information to the Committee members.

Action: *This item will be brought back when information is available.*

4. Update on Employment Lands Strategy (Donna Jones, Judy McLeod)

Judy McLeod described the purpose of the Employment Lands Strategy, its status, the steps to be taken for its completion and the role of the Committee.

Action: This item will be brought back when the consultant's draft report has been received.

5. Report on Clayton Area Drainage Pilot Project (Remi Dube)

Remi Dube gave a PowerPoint presentation on the Clayton Area Drainage Project. In his presentation, he outlined the discussions in the 1990s that led to this pilot project and the 7 principles it encompassed. A report on the monitoring of this pilot project will be prepared for presentation to Council.

There was discussion about which of the practices might become new standards, further adjustment that might arise from the monitoring, some specific problems that have been observed, the need for ensuring that owners are aware of the reason for some of the drainage works along boulevards, the role of other agencies and the benefits of a regional forum to share information about innovative approaches to drainage.

Action: Reports related to monitoring will be brought forward to the Committee in the future.

6. Wind Storm Tree Damage Assessment (Owen Croy)

Owen Croy gave a PowerPoint presentation on damage from the 2007 wind storm to the tree cover in the City of Surrey. This was followed by discussion and questions including the following:

- Andy Aadmi questioned the attention to tree protection rather than to social concerns.
- Steve Kurrein suggested treed sites be purchased by the City rather than placing the burden on owners to maintain trees. Owen Croy responded that Cities are limited in the amount of land that can be dedicated for park purposes as part of subdivision.
- Jake Friesen described some trade-offs that could be considered in maintaining stable stands of trees, such as water table control, clustering buildings or densification.
- Avtar Johl described costs to developers associated with preserving trees and maintaining the amenities, such as trails that the public expects to be provided in forested areas.

7. Review of the Market Conditions

The following is a summary of matters discussed:

- Kevin Shoemaker stated that the market remains steady and January was a good month. He noted that working out the logistics to incorporate sustainability items adds more time than expected to some projects.
- Tom Miller noted that in the late fall there was a slight slowdown in activity, however the market has become strong and there is good absorption of product. Overall, there is optimism.

- Avtar Johl stated that the market is fairly solid but there is some hesitancy, there is not much inventory and he has calls about builders wishing to sell their lots.
- Chris Barbati stated that January was busy, the market is good, but caution is setting in.
- Deanne Grinnell stated that buyers are taking more time in making decisions.
- Norm Couttie stated there have been some normal seasonal fluctuations and affordability is becoming a greater concern.
- Steve Kurrein stated that there are more land opportunities but they are priced higher, there are many RF-9 lots available and there is a need for more lot size variety.
- Raghbir Gurm stated that there is no evident impact on the market from the lots created through the DCC deadline. He expressed concern that rough times are ahead.
- Greg Sewell noted that there will likely be some intense competition for the downsizing market given the number of multifamily units, particularly in South Surrey.
- Matt Nugent informed committee members about an upcoming conference being sponsored by UDI.
- Jake Friesen stated that the market is good.
- Bill Kruger advised that his clients are having difficulty finding viable sites for development. Consequently, office activity has slowed.
- Andy Aadmi did not share in the optimism because of the spectre of economic problems and slow sales he has experienced.
- Aubrey Kelly observed a decline in traffic for townhouse products, good interest in City Centre products and noted that trades prices are levelling out.
- Charan Sethi stated that townhouse projects in New Westminster are slow and the firm he represents is very optimistic about Central Surrey.

8. Suggested Agenda Items for Future DAC Meetings

The following items were suggested:

- City-owned Common Trenches for Utilities (Steve Kurrein)
- Review the Existing OCP Designations (Steve Kurrein)

Please forward additional requests to Adrian Kopystynski.

9. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, February 28, 2008.

The meeting was adjourned at 4:30 p.m.

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