



City of Surrey
Development Advisory Committee
Meeting Notes for February 28, 2008

File: 360-20 (DAC)
Date: February 28, 2008
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Liaison:

Herb Locke (EAC)

Guests

Trent Hatfield
Gisela Romero

Members:

Andy Aadmi
Norm Couttie
Jake Friesen
Steve Kurrein
Bill Kruger
Tom Miller
Greg Sewell
Charan Sethi
Amy Spencer-Chubey

City Staff:

Jean Lamontagne (Chair), Planning & Development
Sam Lau, Engineering
Don Luymes, Planning & Development
A. Kopystynski, Planning & Development
Judith Robertson, Planning & Development
Linda Russcher, Planning & Development

1. Introduction of New Members

Jean introduced the following new member to the Development Advisory Committee:

- Amy Spencer-Chubey (Greater Vancouver Home Builders Association)

2. Minutes (Jean Lamontagne)

The minutes from the meetings of this month and January will be considered at the April meeting.

3. Enforcement of the Erosion and Silt Control (ESC) By-law (Trent Hatfield)

Trent Hatfield introduced himself and gave a PowerPoint presentation on the enforcement of the Erosion and Silt Control By-law. A number of examples were shown of successful efforts in controlling siltation and others where the lack of ongoing maintenance resulted in failure. The Building Site ESC Audit Form was reviewed and the process of handling violations was outlined.

Some of the points in the discussion that followed included: Fines being imposed, the need for education, a developer's responsibility for sub-contractors, sending letters of commendation to recognize compliance and focusing bylaw enforcement at more sensitive times or seasons.

4. New Building Schemes (Raul Allueva)

Raul Allueva described the history behind establishing the buildings schemes requirement. The original standard template was established in 1998, and simplified in 2001 using a process involving the Registrar at the Land Titles Office (LTO) and local design consultants. The new building scheme drops references to bylaw regulations and approval procedures,

such as the checklist, to satisfy more recent concerns of the Registrar concerning the registerability of the building schemes. The revised building schemes will be available shortly.

5. Latecomers Agreements (Sam Lau)

Sam Lau advised about recent changes in Provincial legislation respecting latecomers. Developers making up-front payments may recover a portion of the costs over a longer period of time from the owners of properties beyond their development that will benefit from the works in the future (latecomers). A number of reasons were cited preventing previous agreements from being amended to benefit from the longer cost recovery period.

6. Review of market Conditions (All)

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

- Jean Lamontagne referred to a development project going into receivership in Richmond.
- Greg Sewell advised that the single-family market is not as saturated with product as the multiple family market.
- Bill Kruger stated that it is a “mixed bag”; some clients are actively searching for developable land, however business is not as busy as last year.
- Norm Couttie noted that units that are priced right will sell quickly, he is optimistic about the future, there is confidence in BC’s market; however some banking problems in the US may affect Canada.
- Amy Spencer-Chubey said that demand is strong, however sales are down in some market segments.
- Tom Miller has noticed more buyer traffic and sales in the last two weeks; land for development is hard to locate and buyers need to be diligent; construction costs are increasing but not as fast as before.
- Jake Friesen said more land is available lately, though over priced; sales are generally fine.
- Steve Kurrein indicated he had no additional points to add.
- Andy Aadmi expressed concern about an impending economic recession and the need to invest with caution.
- Charan Sethi said the market is bullish, noted that sales are price-point driven, banks are more cautious with financing, more land is becoming available, there is a need to be smart in land acquisitions and the recent DCC increase was badly timed relative to the upswing currently evident in Surrey City Centre.

There followed a discussion about DCC rates on future development of the City Centre, including: the benefits of decreasing DCCs and starting to upfront services to maintain the momentum, delaying DCC increases to create a window of development opportunity, pursue legislative changes to tie DCC increases to the CPI, and to tap the growth in the tax base as a source for funding.

7. Other Business

Jean Lamontagne introduced Don Luymes, recently appointed as the Policy Planning Manager in the Planning & Development Department. He mentioned that he is coordination the OCP review and the preparation of a number of NCP and Town Centre Plans.

8. Future Agenda Items

Jake Friesen raised the issue of tree retention – developers find themselves responsible for landscaping issues after buildings or owners take control of lots.

Tom Miller asked for a progress report on the OCP review and NCP preparation.

Andy Aadmi asked that ALR buffers be discussed further and that the Northy Report be considered as part of the OCP review.

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

9. Next Meeting and Adjournment

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

The meeting was adjourned at 3:55 pm.