



# City of Surrey

## Development Advisory Committee

### Meeting Notes for April 24, 2008

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

#### Attendees:

**Council Liaison:**  
Councillor Hunt

**Other Councillors:**  
Councillor  
Higginbotham

**Guest:**  
Nelson Chan

**Members:**  
Aubrey Kelly  
Avtar Johl  
Ben Taddei  
Bill Kruger  
David Porte  
Greg Sewell  
Jake Friesen  
Kevin Shoemaker  
Matt Nugent  
Norm Couttie  
Ted Dawson  
Tom Miller

**City Staff:**  
Jean Lamontagne (Chair), Planning & Development  
Don Luymes, Policy Planning Manager  
John McKenzie, Planning & Development  
Nicholas Lai, Planning & Development  
Nancy Stairs, Planning & Development  
Randall Epp, Planning & Development  
Sam Lau, Engineering  
Vincent Lalonde, Engineering  
Linda Russcher, Planning & Development  
A. Kopystynski, Planning & Development

#### 1. Minutes (Jean Lamontagne)

It was moved by Avtar Johl and seconded by Ben Taddei that the minutes of the meeting of January 24, 2008 and February 28, 2008 be received as circulated.

**CARRIED**

#### 2. Update on the Review of Process for Approval of Projects (Jean Lamontagne)

Jean updated the Committee saying that Jorgen is still reviewing the process for approval of projects and that a draft report will ready soon.

#### 3. Tax Assessments for Live-Work Zones (John McKenzie)

John gave a progress report on the Live-Work Zones. We are talking to BC Assessment as there has been some confusion. The City has confirmed that these zones are not intended as a tax grab.

#### 4. Review of Market Conditions

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

- Jake Friesen stated is has been a great spring, with a slowdown, slower than last summer.
- David Porte concurred with Jake on his comments, and noted that it is slower then at this time last year.
- Aubrey Kelly stated that they are working on a new project in S. Surrey, they have had lots of traffic, but no deals to date.
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- Aubrey Kelly stated that they are working on a new project in S. Surrey, they have had lots of traffic but no deals to date.
- Norm Couttie stated that things were looking good, and the traffic had been good.
- Matt Nugent had no comments.
- Ted Dawson noted that there has been a slowdown in the last 2-3 weeks.
- Ben Taddei stated that the market topped out awhile back, they have had a strong spring. They don't have a lot of inventory, it will be a conservative year.
- Kevin Shoemaker noted they have had a strong start, now tapering off. They have a project in S. Surrey where there is competition and the product is a tough sale.
- Tom Miller noted they have had some recent activity, the price must be right to sell and that the lower priced stuff is selling.
- Nelson Chan noted they have two projects in Surrey. He mentioned that he is on the UDI Board.
- Avtar Johl mentioned that there are changes in the air. They have sold a lot of lots but are concerned about how many will complete.
- Bill Kruger mentioned that it has slowed down from last year. Smaller units are going to the application stage.
- Greg Sewell stated that Morgan Heights is a competitive market. He doesn't have a good sense of the market.

#### **5. Environmental Study (Don Luymes)**

Don gave a powerpoint presentation on the Environmental Sensitive Areas and a discussion followed.

#### **6. Landscaping Securities (Randall Epp)**

Randall answered some concerns the Committee had with respect to landscape securities. Randall was going to be getting back to some of the concerns.

#### **7. Suggested Agenda Items for Future DAC Meetings**

##### **The following items were suggested:**

HASMAT situation – cleanup and financial (Ben Taddei)

Signage by-law (Kevin Shoemaker)

Demolishing of heritage houses (Councillor Higginbotham)

#### **8. Next Meeting**

The next Committee meeting is scheduled on Thursday, May 22, 2008.

The meeting was adjourned at 4:35 p.m.