



# City of Surrey

## Development Advisory Committee

### Meeting Notes for September 27, 2007

File: 360-20 (DAC)  
Date: September 27, 2007  
Time: 2:30 PM  
Location: Planning Room  
#1, Surrey City Hall

#### Attendees:

##### *Council Liaison:*

##### *Other Councillors:*

##### *Members:*

Andy Aadmi  
Hugh Carter  
Avtar Johl  
Bill Kruger  
Ron Marr  
Matt Nugent  
David Porte  
Greg Sewell  
Kevin Shoemaker  
Ben Taddei

##### *City Staff:*

jean Lamontagne (Chair), Planning & Development  
Vincent Lalonde, Engineering  
Rob Wilson, Engineering  
Mark Allison, Planning & Development  
A. Kopystynski, Planning & Development  
Linda Russcher, Planning & Development

#### 1. Introduction (Jean Lamontagne)

Jean Lamontagne welcomed those present to the meeting and explained some of the changes in the conduct of the committee meetings. This included formally considering minutes and passing them, having meeting minutes available on line and moving the roundtable discussion on market conditions and trends to the latter part of the agenda.

#### 2. Minutes (Jean Lamontagne)

It was **moved** by Bill Kruger and **seconded** by Avtar Johl that the minutes of the meeting of June 28, 2007 be received as circulated.

**CARRIED**

#### 3. DCC Update (Vince Lalonde)

Vince Lalonde summarised the suggestions made by committee members to date about DCC's and future changes to the rates. Some of the suggestions included the following:

- Have more frequent, but smaller, incremental changes rather than single large increases that are made years apart;
- Promote better understanding of how DCC's are determined by identifying the major capital works items that DCC's intend to fund;
- Keep track of DCC's collected in comparison to the actual construction costs to verify the rates are appropriate to the actual costs.
- Consider factors like construction cost index to assess the appropriateness of the DCC rate increases; and
- Consider the intangibles of a project in adjusting DCC rates.

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

- There was discussion about the future use of detention ponds that are no longer required as part of storm water management, such as some in South Newton;
- The previous practice of allowing certain DCC components to be waved if site drainage is provided, and the

potential of reducing DCC's when more sustainable storm water management practices are incorporated into development projects; and

- The aspects of storm water management: infiltration and piping.

*Action: Follow up at a future meeting.*

#### **4. Floodplain Policy (Vince Lalonde)**

Vince Lalonde gave a progress report about policy for development in floodplains. Council had considered a Corporate Report and he gave highlights of the report using his June Powerpoint presentation.

In the discussion that followed, Vince elaborated about: how crawlspaces are considered, the outcome of a recent study estimating the 200-year flood levels, the different zones of influence along the Fraser River (e.g. storm surge versus snow melt), and further updates.

A copy of the Powerpoint presentation may be retrieved from the Surrey FTP site. Please call Adrian Kopystynski for further details.

*Action: Follow up at a future meeting.*

#### **5. Sustainability Charter (Mark Allison)**

Mark Allison briefed the committee about Surrey's Sustainability Charter. In his presentation, he described what is sustainability and why it is important, how Surrey can address the challenges and opportunities for sustainability, described some disturbing trends: declining oil reserves, high energy consumption, rising carbon dioxide levels, etc., and the resulting climate, economic and social impacts. Among the initiatives that have or can be taken include: OCP policies to support sustainability, guidelines, "smart growth" policies and checklists. The Surrey's Sustainability Charter will be based on the development of a matrix that integrates the three pillars of sustainability (Social, Economic & Environmental) with three broad spheres of influence (City operations, City jurisdiction & Other influencing agencies). The process for feedback, the next steps and the completion of the Charter were outlined.

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

- The Charter would be like the Future Surrey Vision, overarching the OCP and similar plans or strategies.
- There is a need to educate developers and the public about sustainability and consider implementing some incentives to make sustainable initiatives more attractive.
- Consideration needs to be given to the effect of implementing sustainability initiatives on the bottom line of development and construction costs.
- A section describing the sustainability initiatives a developer is prepared to undertake needs to be described in a section of land use reports to Council.

The committee was invited to provide feedback directly to Mark Allison on the following 5 questions:

1. How can we best engage the development community in sustainability issues?
2. What can the City do to educate building owners, residential, commercial and institutional, of the value of "Green Building" features
3. What incentives should the City be lobbying higher levels of government for, e.g., grants for Energuide 80, use of higher standards (REAP, LEED, BuiltGreen, etc.)
4. How can we promote "Sustainable Surrey" as a draw to potential future buyers?
5. What challenges, opportunities and concerns are there?

A copy of the Powerpoint presentation may be retrieved from the Surrey FTP site. Please call Adrian Kopystynski for further details.

**Action:** *The proposed sustainability checklist and responses to the 5 questions be forwarded to Mark Allison MBAllison@surrey.ca.*

## 6. **Mandate of the DAC (Jean Lamontagne)**

This item was deferred to the next meeting.

## 7. **Review of Market Conditions**

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

- Avtar Johl indicated that August was a good month for sales activity; some in the industry are noticing a slight decline in September, perhaps associated with the start of the school year; and buyers are not “jumping in” to buy.
- Bill Kruger commented that most of the consulting work is related to DCC deadline projects and that there are not too many new projects because the higher costs are making them unfeasible.
- Ron Marr, attending on behalf of Steve Kurrien, said that there is incredible demand; all are eager to get applications approved before the market might change.
- Andy Aadmi stated that he could not understand why the market is still so strong in light of the mortgage problems in the US and the level of debt. Sales are strong, however there is a need to be cautious.
- David Porte said the industrial market in Surrey is strong and is expected to stay strong; the demand for multiple family is “not as energetic”.
- Kevin Shoemaker agreed that the market remains strong and commented on some typical unit prices in the region, and advised some 2,200 units in 8 projects are underway in Grandview.
- Greg Sewell commented that the expected savings by proceeding under old DCC’s in fact was more than outweighed by increased construction and labour costs.
- Another comment was made that new contractors are entering the industry, however they have a lack of experience.
- Hugh Carter, attending on behalf of Jake Friesen, observed that the fall market is softer than expected, possibly a lull with the start of school. He noted that RF-9 lots are selling close to \$500,000. There may be an effect on lot prices once DCC deadline lots flood the market.
- Jean Lamontagne distributed information about permit value and lot creation.

## 8. **Future Agenda Items**

The following future topics were suggested:

- Legislative changes for latecomers agreement;
- Dealing with sidewalk and curb damage at the end of the maintenance period;
- Density bonus policy
- Leasing space in common utility corridors.

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

## 9. **Other Business**

There was no other business.

## 10. **Next Meeting and Adjournment**

The next Committee meeting is scheduled on Thursday, October 25, 2007.

The meeting was adjourned at 4:45pm.

**Minutes revised November 23, 2007**

August 27, 2007

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