

# NOTES

## Development Advisory Committee

File: **360-20 (DAC)**  
Date: **April 28, 2011**  
Time: **2:30 p.m.**  
Location: **Planning Room 1,  
Surrey City Hall**

### Members:

Clarence Arychuk  
Gopal Sahota  
Jake Friesen  
Norm Coultie  
Jas Sandhu  
Raghbir Gurm  
Greg Sewell  
Amy Spencer-Chubey  
Steve Forrest  
Bob Heaslip  
Patrick Santoro

### City Staff:

Jean Lamontagne  
Don Luymes  
Cllr. Marvin Hunt  
Rémi Dube  
Judith Robertson  
Nicholas Lai  
Sam Lau  
Kristen Tiede  
Jaime Boan  
Richie Sidhu  
Debbie Gallichen

### Regrets:

David Porte  
Steve Kurrein  
Kevin Shoemaker  
Ted Dawson  
Bill Krueger  
Shaun Grefford

#### 1. Acceptance of Previous Minutes

The minutes of the meeting of March 24, 2011 were accepted as distributed.

#### 2. Major Road Allowance/Standards Update (Jaime Boan, Transportation Manager); Interim Arterial Roads – Parking Issues

- Council approved the Major Road Allowance Map on March 14, 2011
- Working Group meetings were held to discuss ways of compensating landowners for increased right-of-ways
- Implementation process/options were discussed
- Changes were introduced around sustainability – national/international standards were met
- New standards not applied to all major roads – an inter-departmental review committee was formed to decide where to apply these new standards
- Received positive feedback
- Jaime addressed equity concerns and key considerations
- Jaime commented that Transportation DCC's would need to increase to accommodate these new standards

#### Comments:

There were some concerns about higher DCC's and the effect that would have on the cost of development; some felt developers could decide to build outside of Surrey if prices were not competitive

#### Discussion on Interim Arterial Roads – Parking Issues

- Jaime showed some pictures of parking issues on arterial roads that have not yet been completed and was looking for feedback from the DAC on how to address them and have acceptable standards for everyone
- One suggestion was to post a sign in these areas saying the parking was "temporary" and to allow only angled parking
- Jaime said they would review it further and drawings would be made as to what an acceptable treatment would be

**3. Traffic Obstruction Permit (Jaime Boan, Transportation Manager)**

- Council requested that staff look into improving the management of construction traffic
- 2 new positions were created to review plans, monitor and enforce traffic control
- Procedures are currently being established
- IT project is to link procedures with the Amanda program
- TOP's are issued for approximately 1 year
- These have proven to be difficult to manage unless complaints come in
- Permit can be revoked, but other steps are needed
- Arterials/Collectors – measures will ensure:
  - Start and end dates will be provided for Traffic Obstruction Permits
  - The approved TMP is implemented correctly (inspection will be place)
  - Roadway is obstructed only during the approved hours
- If there are safety concerns City crews will go out and restore the roadway to full operation
- Fees/Funding Security – Bond or Letter of Credit for security to ensure the contractor fulfills his obligations; to pay for any inspections, admin. fees; enable us to take fines or additional costs if they aren't cooperating
- If permit is revoked, a new permit would require increased fee/security

**Comments:**

It was asked whether the prime contact should be the contractor or developer; Jaime replied it could be either but probably the contractor. Sam Lau said with WorkSafe BC it would need to be whoever is designated a "prime contractor". Discussion followed as to what who would be the logical person to contact and get any issues resolved in a timely manner. This will have to be reviewed. Rémi Dube said that multiple permits are issued at different stages with different contractors, so this may resolve some of the issues. It was suggested by Jean Lamontagne that By-law Exceptions can also be made.

**4. Amanda Tracking System Update (Jean Lamontagne)**

- Jean Lamontagne said the Amanda Tracking System update was successfully launched on April 14/11
- These changes allows us to make more information available on development application files
- All Departments are now at same level of use
- We will now being going into Phase 2
- This will benefit the client – when development permits are about to lapse (some clients are unaware of this) the system will automatically send a letter informing them
- Version 5 will be rolled out next year (we are currently using Version 4)
- Building Inspectors have mobile technology with them now (Dec. 13/11); there are print outs which are easy to read; they can be mail them out; Electrical & Plumbing Inspectors will get this by the end of this year
- The application will be on the Blackberry or iPhone (no one else currently has this)
- Notices can be sent out by the inspector while on one site informing the next person when to expect their inspection (coming in the Fall 2011);

**5. New City Hall and City Centre Update (Jean Lamontagne)**

Library – will be completed June 2011 with the grand opening scheduled for September 2011  
New City Hall – located north of the library; Council has approved foundation and concrete work; work to start within 2 to 3 weeks; should be ready for occupancy September 2013  
A member asked what plans were for the existing City Hall. Cllr. Hunt said the goal is to lease it; and there was much interest

**6. Comments on the Market (all members)**

**Norm Couttie:** things are selling; feels market is stable; but the US still has to recover;  
**Jas Sandhu:** Commercial – tough finding products; once interest rates go up, wonders what will happen;  
Land Sales: when Asians come in, the market is fairly hot;  
**Clarence Arychuck:** Single Family very strong; inventory is down; no new land in new NCP's; struggling; 30% less per acre than before; we need to see major changes downward; our office is busy;  
**Gopal Sahota:** in South Surrey/White Rock view lot prices have jumped drastically; often sold within a day (Asian influence);  
**Steve Forrest:** commercial project in Cloverdale is fully leased; retail is strong  
**Patrick Santoro:** commercial leases doing really well; affordability is a huge concern

**7. Other Business**

Rémi Dube: Unclaimed Development Coordinate Works

Jean Lamontagne: E-Guide – to be launched between now and May meeting; send a note out once up and running to get feedback

**Future meeting suggestions:**

Floating damage deposits – reimburse the right person at the right time (May meeting?)  
NCP dollars spent – Don Luymes to update  
Public Art – yearly update by Jean Lamontagne

**8. Next Meeting (May 26, 2011)**

The meeting adjourned at 4:05 p.m.