

# NOTES

## Development Advisory Committee

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

### Members:

Jake Friesen  
Jas Sandhu  
Amy Spencer  
Deana Grinnell  
Bob Heaslip  
Jeff Fisher  
Clarence Arychuk

### City Staff:

Jean Lamontagne  
Don Luymes  
Sheila McKinnon  
Owen Croy  
Jeff Arason  
Hasan Khan  
Jonathon Shield  
Judith Robertson  
Nicholas Lai  
Debbie Gallichen  
Ron Cross  
Jon Caviglia  
Councillor Hunt

### Regrets:

David Porte  
Bill Kruger

### 1. Acceptance of Previous Minutes

The minutes of the meeting of May 26, 2011 were accepted as distributed.

### 2. Introduction to the 2011 City Awards Program (Tom Ainscough, City Architect)

- Tom explained that the 2011 City Award Program was announced in June to recognize achievements in 5 areas: urban design, community beautification, environmental stewardship, energy conservation and community support.
- The NewCity Design Award recognizes excellence in land and building development with an emphasis on showcasing the City's best urban development.
- Tom distributed a news release announcing the jury for the inaugural NewCity Design Awards Program.
- He briefly went over the 8 different categories within the New City Design Awards and explained who can make nominations and the timeline for submissions.
- The jury meets September 19 & 20 with the award ceremony scheduled for October 25 at the City Centre Library.

### 3. Fire Protection of Wood Structures During Construction (Ron Cross, Jon Caviglia – Fire Services)

- Surrey Fire Service informed the DAC that a bulletin has been produced to assist owners, contractors and workers on the requirements of a Construction Fire Safety Plan (CFSP)
- It was stated that the CFSP must address hazards that could be present during the construction phase
- Since projects vary in size and complexity, it is unreasonable to expect that a single template can serve to develop a CFSP for all projects; a project specific CFSP would be developed

- They showed images of the Quattro and Richmond fires to the DAC; following these fires, the safety of these construction sites were questioned by the public
- The Richmond fire affected 20 other buildings that were close by
- Large wood frame construction will continue, therefore future building sites need to be safe
- A Building Code Consultant looked at Best Practices – all applicable codes were reviewed
- Owners of both buildings met with Surrey Fire Department staff and a bulletin was written outlining CFSP to be developed at building permit stage and implemented during construction. (it's about safety during the construction phase, not design features)
- Chief Garis is in communication with the Wood Council to explain what is being implemented

**Comments:**

- Bob Heaslip: Adera is building within the system; the water supply might not be available at the level, so they used garden hoses; they also have a "buddy system" in place (no one is to work alone); there is a Fire Prevention Bulletin on their site)
- It was suggested introducing it at the Building Permit stage
- Jeff Fisher (UDI) – asked if it is a requirement or guidelines. The response from the Fire Services was that the Construction Fire Safety Plan is a requirement. Each building will be different. The bulletin is giving guidelines.

**4. Update on Surrey's Cultural Plan & Public Art Work Plan (Sheila McKinnon, Arts Manager)**

- Sheila McKinnon distributed the Surrey Public Art Working Master Plan 2011-2016
- She reviewed some of Surrey Plans & Strategies and made the following comments:
  - Over 100 community leaders from all sectors were invited to the World Café for their input (one table was dedicated to Public Art)
  - Story Boards were created and taken out to the 6 Town Centre Open Houses with over 200 people attending these Open Houses
  - Public input into the Plan was solicited
  - The Arts and Heritage Sector has 390 entries to date
  - Arts & Heritage are internationally recognized as key elements in enhancing the urbanization process
  - The 2011 Surrey Cultural Plan provides a framework that will enhance the ability of the City of Surrey to more effectively mobilize resources and talent towards a sustainable dynamic and socially cohesive city.
  - A Public Art Workshop included the Public Art Advisory Committee (PAAC), Inter-departmental Art Team Cultural Plan Steering Committee, City staff and consultants with discussion around identifying sites and themes for public art in each town centre
  - Six Urbanization Enhancement Goals were identified
  - 7 Public Art Plan Highlights were reviewed with a summary of public art opportunities
  - 140 potential sites were identified;

- The Plan recommends 3 to 4 installations per year, combined Civic & Private Development contributions
- Anthem Properties has contributed towards a project in Fleetwood Gardens which is the first significant project
- She gave examples of City of Surrey current public art projects that they are working on for a total of \$1,832,897.
- Reviewed successful implementation of the Cultural Plan (6 examples)
- Next Steps: Refine and modify plan; providing DAC members with a draft copy of the Public Art Plan – return comments to Liane Davison by end of August

**Comments:**

- Jeff Fisher requested the document be sent to him electronically
- It was asked if the contribution percentage would be increased. Jean Lamontagne replied it would stay as it is now, staff are to follow up with a report to Council following a year of implementation and Council will decide then if there would be any adjustment
- Clarence Arychuk asked how much has been collected and Sheila replied nothing yet

**5. Proposed Soil Permit Application Policy (Jeff Arason, Utilities Manager)**

- Jeff Arason introduced the proposed Soil Permit Application Policy and said that Council requested that this Policy come to the DAC
- He said the Policy is to ensure that all community, engineering & environmental considerations are addressed and also set out the minimum information that must be submitted. Jeff reviewed the information that would be required.
- Applications are regulated under Soil Conservation By-law
- Jeff went over the minimum requirements depending on site and application characteristics
- He said other approvals may be necessary, depending on each site
- There may be a Working Agreement needed with local special interest groups
- It may also be subject to a Public Hearing, but at the discretion of the GM of Engineering
- No permit for an in-stream land development application will be issued until the related rezoning by-law has received 3<sup>rd</sup> reading; if a tree removal permit is needed, no soil permit will be issued in relation to such application until the related rezoning by-law has received final reading
- Where a soil permit is to be issued for a lot for which there is an in-stream land development application, the amount of security posted in support of the permit will be twice the value of the security amount described in Section 13(g) of the Soil By-law.
- Clarence Arychuk said that timing can be an issue; the small window creates problems if everything is tied in to Fourth reading
- Jeff Arason replied that if the project does not proceed there are impacts to site that may not be able to be undone
- Jean Lamontagne said there are quite a few projects that don't go from 3<sup>rd</sup> reading to 4<sup>th</sup> reading
- Deana Grinnell also concurred that timing can be an issue

- Clarence wondered if something can be tied to 3<sup>rd</sup> reading. Jean Lamontagne said this could cause problems.
- Clarence said between fish habitat, rainy seasons, bird seasons – it is getting very difficult
- Jean replied there is a need to walk the fine line and preserve what has to be preserved.
- Jake Friesen: not opposed to most of this – Waste Management – if it gets too difficult, it becomes illegal
- Jeff Arason said that soil disposition sites are needed
- Amy Spencer: Queried the Public Hearing comment and Jeff clarified this would be at the GM of Engineering's discretion if needed
- They would like this to go to Council at the September 12 Council meeting

## 6. Comments on the Market

- Bob Heaslip (Adera): they have received approval on 227 townhouses in South Surrey and are moving forward; sales are steady; no dips in all property types
- Jake Friesen (Qualico): asked about Loyal Orange Hall. It was also stated that a full renovation/restoration of Kensington Prairie School has taken place; Camp Kwomais Lodge has been restored; sales are good in areas where Asians are buying; other areas not so good; Cloverdale is slow;
- Deana Grinnell: concurred that areas where Asians are buying into are good; waterfront properties are doing great; Murrayville project is very slow; not overly optimistic for the market in the fall
- Jeff Fisher: Metro Regional Growth Strategy will probably be approved tomorrow; he asked where the Road Standards are at. Jean Lamontagne replied that they have been approved by Council
- Clarence Arychuk: some developers are having difficulties assembling land in Surrey so they are going elsewhere; applications with PLA's issued, less than 1,000 building lots;
- Jas Sandhu: The Asians are driving the market right now, Richmond and Burnaby for example. Some areas are flat – South Surrey sales are good due to mainland Chinese. City Centre is becoming hot. Never seen such high activity for that area.

## 7. Other Business

## 8. Next Meeting (September 22, 2011)

The meeting adjourned at 4:10 p.m.