



City of Surrey
Development Advisory Committee
Meeting Notes for May 22, 2008

File: 360-20 (DAC)
Date: May 22, 2008
Time: 2:30 PM
Location: Planning Room #1,
Surrey City Hall

Attendees:

Council Liaison:

Councillor Hunt

Other Councillors:

Councillor

Higginbotham

Members:

Steve Kurrein

Matt Nugent

Kevin Shoemaker

Rick Bell

Norm Couttie

Amy Spencer-Chubey

Jake Friesen

Avtar Johl

Greg Sewell

Nelson Chan

Courtney Fasolino

Ben Taddei

City Staff:

John Lamontagne (Chair), Planning & Development

Don Luymes, Planning & Development

Judy McLeod, Planning & Development

Nancy Stairs, Planning & Development

A. Kopystynski, Planning & Development

1. Minutes (Jean Lamontagne)

It was moved by Jake Friesen and seconded by Avtar Johl that the minutes of the meeting of April 24, 2008 be received as circulated.

CARRIED

2. Temporary On-Site and Off-Site Real Estate Development Signs (Rick Bell)

Richard Bell identified the regulatory challenges related to installing directional and marketing signs for projects in South Surrey. He advised that, in discussions with Raul Allueva, the need to consider changes to the Surrey Sign By-law had been identified.

Action: That a subcommittee be struck, consisting of Raul Allueva (Staff Coordinator), Rick Bell and Kevin Shoemaker, to review the matter and to report back to a future DAC meeting.

3. Official Community Plan Update (Don Luymes)

Don Luymes gave a PowerPoint presentation concerning the complete revision and comprehensive review of the Surrey Official Community Plan (the "OCP").

A copy of the presentation is available from Don Luymes up request.

The following is a summary of some discussion points raised by DAC members:

- Strong support for creation of walkable and pedestrian friendly neighbourhood centres, focusing on daily shopping, including small shops, restaurants and other retail, service and professional offices;
- Council needs to be mindful of investment made by developers taking the risk of establishing small centres within targeted market catchment areas;
- The city should consider alternative ALR buffering and land uses, including allowing strata properties along the ALR as they would promote ongoing and more consistent interfacing;
- Continue to accommodate land uses which will balance jobs to labour force in Surrey to reduce commuting out of the community;
- Continue to encourage mixed land use, including vertical land use mixes, live work and complete neighbourhoods;
- Promote sustainable land development practices, including sustainable drainage;
- Consider approaches to reduce the monotony of single-family house designs by rewarding good development and design through more flexibility (e.g. allowing a mixture of lot widths in a subdivision, pilot projects, expediting creative applications, etc.);
- Promote higher density and located park and ride facilities in strategic location to support frequent transit.

Action: The public participation process associated with the OCP Review will allow stakeholders, such as the DAC, to have input. The DAC will be advised and invited to participate.

4. Landscaping Securities for Planted and Retained Trees (Nancy Stairs)

Nancy Stairs provided a handout identifying 4 points in relation to collection release and use of securities for landscaping and trees installed as part of development application and subdivisions. A copy of this handout is available from Nancy.

The following is a summary of some discussion points:

- Visual buffering and the required density of initial plantings (over planting) was identified as a concern;
- It was suggested that the responsibility for replacement tree plantings be shifted to owners. Methods mentioned including using development permits for single-family lots, a tree voucher program funded by developers so owners make their choice after taking possession of their units, etc.;
- It was confirmed that the City has a list of acceptable tree species for planting. This could be refined through the recommendation for several specific trees from the list to be incorporated into subdivision;
- There was a discussion about inspections for partial release of landscaping bonds, and certifying landscape inspectors like the Certified Professionals program in Building.

Action: This matter will be brought back for further discussion at a later date.

5. Review of Market Conditions

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

- Several members noted that that the market is changing;
- Kevin Shoemaker commented that projects in Richmond are still doing well, there are buyers, but interest is levelling off.
- Richard Bell said that the retail market has slowed in the last 2 – 3 months and that there is a rush to get resale products sold at the peak price;
- Steve Kurrein commented that there is an 8 – 14 month inventory of lots. Some buyers are unable to complete because homes are not selling;
- Norm Coutie said affordable products are selling well. The market is giving mixed signals;
- Jake Friesen noted that the market slowed down about the same time last year, but rebounded;
- Ben Taddei commented that the market is going through an adjustment. Incentives like finished basements are being offered to entice buyers;
- Greg Sewell indicated he expects that the commercial facilities will give better value to units being sold in the Grandview area; and
- Avtar Johl said that RF-12 houses in Morgan Creek average \$1.0 million.

6. Heritage Buildings Under Threat (Councillor Higginbotham)

Councillor Higginbotham, chair of the Heritage Advisory Commission (the “HAC”) and HAC Liaison to DAC advised that an HAC Sub-committee has been formed to (1) explore how to best secure heritage buildings that are vacant and awaiting development approvals before being restored; and (2) streamline the approval process for heritage restoration projects.

Kevin Shoemaker volunteered to participate in the Sub-committee.

Ben Taddei commented that at times, it is easier to build a replica than to renovate a heritage building. In his opinion, the restoration process for heritage buildings in Surrey is not onerous.

7. Suggested Agenda Items for Future DAC Meetings

Possible items:

- Compensation for Habitat Replacement will be brought forward in July or September depending on staff availability;
- Metro Vancouver Regional Plan (Judy McLeod); and
- Innovative Housing.

7. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, June 26, 2008.

The meeting was adjourned at 4:50 p.m.