

**Planning & Development Department
Development Advisory Committee
Meeting Notes for April 22, 2010**

Members:

Amy Spencer Chubey
Avtar Johal
Jake Friesen
Steve Kurrein
Clarence Arychuk
Greg Sewell
Gopal Sahota
Jeff Fisher
Scott Olson
Bill Krueger
Kevin Shoemaker
Tim Bontkes
Ted Dawson

City Staff:

Jean Lamontagne
Don Luymes
Donna Jones
Sam Lau
Debbie Gallichen
Sheila McKinnon
Lorenz Von Fersen
Cllr. Hunt

Regrets:

Andy Aadmi

1. Acceptance of Previous Minutes

The minutes of the meeting of March 25, 2009 were received as circulated.

2. Update on the draft Sustainable Development Checklist for Major Developments (Jean Lamontagne)

- Indicated he expects that work on the Checklist will be resumed, with a draft for discussion at the May 2010 DAC meeting.

3. The City of Surrey's GHG Reduction Targets/Policies (Presentation by Don Luymes)

- Local governments to set GHG targets by May 31 as per Provincial requirement;
- CEEI (Community Energy & Emissions Inventory) estimates were developed as a "base level" for 2007. Categories include: on road transportation, (vehicle registration & fuel efficiency estimates, vehicles kilometres travelled) buildings (electricity use and natural gas consumption), and solid waste (landfill/transfer station tipping);
- Does not account for agricultural emissions (methane from animals);
- Local governments are free to set their own targets;
- Community targets are different than Corporate targets (Climate Action Charter);
- Targets should be "aspirational" but also realistic;
- Targets can be "sectoral";

- Most GHG emissions are not under local gov't control/influence;
- Local government can influence: land use mix, density, location of development, parking standards, solid waste diversion & recycling;
- Added challenges in reducing GHGs in Surrey due to population growth;
- Land use change takes a long time to result in GHG reductions;
- Per capita targets are more appropriate than aggregate targets in Surrey, due to population growth;
- Growth does facilitate land use change and density increases;
- Interim OCP Policies will be proposed in May 2010, including: land use mix encouraged (more walking/cycling); density of jobs and people concentrated in Centres and on transit corridors; encourage alternative energy systems; continue to build pedestrian, cycling infrastructure; work with the Province & TransLink on improved transit service in Surrey; waste diversion;
- Surrey's approach is to accept 33% by 2020 and 80% by 2050 targets based on per capita targets. Exempt agriculture & industrial emissions – but this could prove challenging;
- Develop interim targets by May 31 in the OCP with more refined targets and policies in major OCP review later in 2010;

Question and answer period followed Don's presentation.

4. Update on Private Sector Developer Contributions to Public Art (Sheila McKinnon)

- Quick overview of January's presentation;
- Addressed comments from DAC of January's presentation.

Handout: DRAFT PROPOSAL: Private Sector Development Public Art Program

Staff presented a draft of proposed changes to the Public Art Program to incorporate private sector contributions towards public art. Committee members provided feedback and requested some additional information. Staff will review the feedback with the Public Art Advisory Committee in May. Staff will also run some scenarios to apply this proposal to previous years of development activity and determine an estimated outcome of funding for the public art program and report back at a future DAC meeting."

5. Comments on the Market – All DAC Members

Amy Spenser-Chubey: distributed handouts from Great Vancouver Home Builders' Association;
Tim Bontkes: stated from a land perspective, lot prices are still quite robust; expecting them to soften;

Kevin Shoemaker: market is good; wary about what's coming up; builders jumping in again;

Bill Krueger: generally things are picking up; since Easter, things are cooling off;

Gopal Sahota: multiple offers on property in the range of \$450,000 due to interest rate holds;

Commercial market: picking up; foreign investors are calling;

Greg Sewell: their development is sold out; feels lot development in South Surrey will be quiet for awhile;

Clarence Arychuk: people are stepping back due to costs;

Steve Kurrein: heads up that they're still fighting with BC Assessment over tax rates charged on RF 9S zoned land

Scott Olson (Fraser Valley Real Estate Board): March – sales 1,565; 9,828 actives; new listings 3,395; seeing a lot of selections; it's a buyers' market right now;

Jake Friesen: seeing softness in the market;

Ted Dawson: 26 homes sold in Clayton; doesn't see market doing much;

Jeff Fisher: can we cover off regional growth strategy?

6. Other Business

7. Next Meeting (May 27, 2010)

The meeting adjourned at 4:40 p.m.