

# NOTES

## Development Advisory Committee

File: **360-20 (DAC)**  
Date: **June 24, 2010**  
Time: **2:30 p.m.**  
Location: **Planning Room 1,  
Surrey City Hall**

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### **Members:**

Andy Aadmi  
Clarence Arychuk,  
Tim Bontkes  
Amy Spencer-Chubey  
Greg Sewell  
Jake Friesen  
Steve Kurrein  
Avtar Johl  
Liz Collins  
Jeff Fisher  
Bill Kruger  
Steve Forrest

### **City Staff:**

Jean Lamontagne  
Don Luymes  
Jaime Boan  
Debbie Gallichen  
Sheila McKinnon  
Laurie Cavan  
Kirsten Tiede  
Judith Robertson  
Nicholas Lai  
Deborah McKeown  
Sam Lau  
Councillor Hunt

### **Regrets:**

Kevin Shoemaker  
Charan Sethi

### **1. Acceptance of Previous Minutes**

The minutes of the meeting of May 28, 2010 were received as circulated.

### **2. Draft Sustainable Development Checklist for Major Developments (Don Luymes, Manager, Community Planning)**

Don Luymes, Manager, Community Planning, presented a revised sustainable development checklist to the DAC. The City will track these for a period of time and report to Council (on an aggregate basis and not on individual projects). When a particular project goes to Council (Planning Report Stage), the Planner would summarize information from the checklist in the Planning Report under a new section so that Council is made aware of sustainable development features of the project.

A general discussion followed the presentation. It was confirmed that the form could be filled out either on-line or hard copy. Overall, the general consensus was positive. A report will go to Council.

### **3. Public Art Contributions (PowerPoint Presentation by Sheila McKinnon and Laurie Cavan of Parks, Recreation and Culture)**

Laurie Cavan, General Manager of Parks, Recreation and Culture gave a brief introduction followed by Sheila McKinnon, Arts Manager, who presented a revised Public Art Contributions Program which was to address DAC members' comments from the last DAC meeting. She said it was important to hear from the DAC and receive feedback. She briefly reviewed the background of the Public Art Program. It was felt that people want to see innovation and flexibility in the program.

- The Public Art Advisory Committee (PAAC) and the DAC both endorsed the idea that the City match contributions that were made. However, it is uncertain if this would be feasible.
- It was suggested that a member of the PAAC attend the DAC meetings and that Councillor Villeneuve could find someone with a development background who would attend.
- Between 1999 and 2010, \$2.775 million was contributed by the City to public art.
- As the OCP and NCP's are being reviewed and updated, public art would need to be included in them. It was stated that there is a Public Art Master Plan.
- Examples were given with the possible contributions, explaining how much could go to the consultant, administration and maintenance and to the artwork.
- Developers can choose to be involved in the selection of artists, and signage would recognize the contribution being made. The public art reserve fund could be increased from \$50,000 to \$100,000 (based on DAC suggestion) to focus on creating more significant scale art projects.
- It was asked if homeowners could get credit to purchase public art. The Arts Manager stated that if public art was in private homes, it wouldn't allow accessibility to the public and the City would not enter onto private property for maintenance purposes.
- Steve Kurrein (Progressive Construction Ltd.) said he would like to see Richmond & Surrey on the same page; he commented that Richmond recognizes public art on private property as well as public art on public property. And the process would be handled privately.
- A member supported a square foot calculation adjusted annually according to the Consumer Price Index, as opposed to a percentage of construction cost.
- It was asked if this Program is to be approved by the PAAC. The Arts Manager replied that it would.
- It was suggested that the PAAC develop a business case.

- Laurie Cavan, General Manager for Parks, Recreation and Culture wondered if it would a possibility for the City to contribute for the maintenance costs.
- Steve Kurrein (Progressive Construction Ltd.): wondered why only multi-family developments are being approached by the Surrey while the City of Richmond includes both industrial & commercial developments?
- When this is presented to Council, they will receive examples of what could be raised with each percentage and they will make the final decision. The public art contribution percentage rate would be reviewed periodically by Council.
- The General Manager of Parks, Recreation and Culture said they would run some different scenarios based on today's comments and return to the DAC; or move forward to Council addressing today's concerns.
- Steve Kurrein (Progressive Contracting Ltd.) said he would like to see them come back to another DAC meeting for further discussions.

#### **4. Proposed Major Road Allowance Map (PowerPoint Presentation by Jaime Boan, Manager of Transportation)**

Jaime Boan, Manager of Transportation presented the proposed Major Road Allowance map, showing proposed cross-sections for various road classifications.

He stated that issues that came up at the last DAC meeting will be addressed at this meeting and then the Road Allowance Map could go to Council.

General comments from the DAC members:

- Amy Spencer-Chubey (GBHBA) – Wondered why we appear to be increasing parking? Jaime stated that there are parking issues in some new neighbourhoods with utility trucks having issues getting down streets with many cars parked illegally.
- Tim Bontkes (BFW Developments) wondered if parking by-laws are being addressed. He feels putting suites in houses on arterial roads are causing problems.
- Steve Kurrein (Progressive Contracting Ltd.) wonders where the sustainability is as there appears to be more pavement under this new standard than previously.

- Jake Friesen (Qualico Developments) stated that too much land has to go to various departments (roads, parks, etc.). And he feels this is slowing down development.
- Clarence Arychuk (Hunter Laird Eng. Ltd.) has concerns about new roads aligning with existing road segments following the implementation of these changes.
- A member advised that the Local government Act only allows municipalities to take a certain amount of land for roads and the proposal exceeds that. Will developers be compensated for the extra land, or will DCC's rise?
- Greg Sewell (Oliver Ridge Dev.) asked if DCC's go up, how much would they be? How to quantify?
- Jaime Boan said he will go to the Transportation Committee to review DAC's comments; and then either go to Council or come back to the DAC.

## **5. Comments on the Market – All DAC Members**

- Jeff Fisher (UDI): last few weeks, market has slowed down; strong on commercial though
- Liz Collins (ParkLane Homes): market is slower; buyers trying to avoid HST
- Clarence Arychuk (Hunter Laird Eng. Ltd.): busy, but not bringing many projects forward as applications; the numbers do not work;
- Amy Spencer-Chubey (GVHBA): market is slow
- Steve Kurrein (Progressive Construction Ltd): feels land is over priced and the economy is up and down
- Greg Sewell (Oliver Ridge Dev.): Land prices are high; not a lot available
- Jake Friesen (Qualico): things are slow
- Avtar Johl (Platinum Group of Companies): townhouse sales are slow ;

## **6. Other Business**

## **7. Next Meeting (July 22, 2010)**

The meeting adjourned at 4:45 p.m.