

NOTES

Development Advisory Committee

File: **360-20 (DAC)**
Date: **July 22, 2010**
Time: **2:30 p.m.**
Location: **Planning Room 1,
Surrey City Hall**

Members:

Amy Spencer-Chubney
Steve Forrest
Ted Dawson
Steve Kurrein
Jas Sandhu
Jeff Fisher
Bill Kruger
Greg Sewell

City Staff:

Jean Lamontagne
Don Luymes
Councillor Hunt
Jeff Arason
Matt Osler
Laurie Cavan
Sheila McKinnon
Debbie Gallichen

Regrets:

Sam Lau
Kevin Shoemaker
David Porte

1. Acceptance of Previous Minutes

The minutes of the meeting of June 24, 2010 were received and amended. They were moved as amended.

2. Overview of the 2009 DCC Report (Jeff Arason, Manager, Utilities)

Jeff Arason, Utilities Manager, made a presentation to the DAC regarding the DCC's. He stated the following:

- Bill 27 was introduced in 2007 which states that each local government is required to complete and publish an annual DCC report. DCC's are a tool to fund the growth components of the Engineering's Department's 10-year Servicing Plan
- Last year, the City submitted its first Annual Report.
- The 2009 DCC's were collected to finance the requirements of the 2006 to 2015 Servicing Plan, as established under Surrey Development Cost Charge By-law No. 16494.
- He feels there is a need to revise how this is reported to the DAC as it's not as clear as it should be or needs to be
- Will work over the coming months on how to better report it and have a more accurate view: our budget is a certain figure; at the end of the year we should be able to show what is spent and what is remaining
- Showing unallocated, is not a true reflection nor clear enough
- The 2010 Program (\$55,203,000.00) is 10% of the 10-year program
- There were no waivers or reductions in 2008, or 2009
- Municipal Assist Factor (MAF) ranges from 5% to 10%
- There was only one internal transfer between DCC reserve accounts

- This report is available on the City's website
(<http://www.surrey.ca/NR/rdonlyres/C04471B3-4AA9-4872-BAFB-038B70EAF815/56720/2009DCCReportWEB.pdf>)

Comments followed the presentation

- One member commented regarding Item 2 on page 3 –if MAF went into DCC, interest should be included;
- DCC – total value is X number and contribution is Y amount;
- Jean Lamontagne stated not all monies collected goes directly to the development that is paying it – Kwomais is an example – money is needed for future acquisitions; we need to be able to make a purchase when opportunities arise
- Jeff Fisher stated that 10% goes to parks – seems that it's actually 30%; Jean Lamontagne stated that it's always been 20-25% unallocated; money has to be set aside;
- A member queried if the City makes purchases for parks during a market slow-down; Laurie Cavan, General Manager of Parks, Recreation & Culture stated purchases are not usually tied with the market – usually only when they come available or are needed;
- Steve Kurrein questioned how they buy parks; Laurie Cavan stated it is 10 acres per 1,000 people; and they pretty much they stay on target; there are always some areas that are a bit off; she offered to do a full presentation of Parkland Acquisition to the DAC at a future meeting including a funding source and how it works.

3. Proposed Public Art Contributions (Presentation by Sheila McKinnon, Manager, Arts Manager)

- Sheila McKinnon reviewed the definition of the term "Public Art";
- In the presentation to the DAC, she illustrated comparisons between the City of Richmond and the City of Surrey regarding public art contributions;
- It was decided to have it apply to all developments within Surrey;
- Sheila indicated one example of public art by saying there is a new project going up Peterson Hill along the skytrain that will be solar powered and will light up, depending on the type of traffic going by;
- She compared funding contribution between the Cities of Richmond and Surrey and for the most part, they were consistent;
- They now plan to go with .5% of construction costs instead of 1.25%;
- With a budget of \$50,000 almost ½ goes to the art; whereas if the budget is \$100,000, more will go into the art;

- City of Richmond – For contributions over \$40,000 they can choose one of 3 options; the City of Surrey has \$100,000 thresholds;
- City of Richmond has a minimum of 85% of the contribution going to the creation of the artwork;
- She showed a few public art examples that are throughout the US and Canada and reviewed that they are striving for large scale iconic art works;
- She stressed that developers will have options and they will be significantly involved in the artist selection process;
- The PAAC (Public Art Advisory Committee) will review the outcome of this program annually and report to Council.

Comments followed the presentation

Jeff Fisher said that he hopes this .5% will not be used to maintain recreation centres, etc.; Steve Kurrein wanted to know if this will apply to single family development and if so, how will the money be collected? It was stated that monies would be collected at the building permit phase, when fees are collected. One member felt that it is not voluntary and Sheila McKinnon said they will talk to the Legal Department about the wording;

Greg Sewell said that transformers in Burnaby were covered. Is this is public art? Sheila McKinnon replied that it is;

Ted Dawson said he generally likes the idea and wanted to know when would this be implemented? Sheila McKinnon said they would like to do a Corporate Report in September and perhaps in January 2011 the plan would be implemented.

4. Solar Hot Water (Jean Lamontagne)

- Jean Lamontagne said that the Sustainability Office is looking at Surrey being solar ready;
- Jeff Fisher commented that it seems it's all or nothing; he wasn't in favour of the wording of the last document he saw;
- One member asked if every house have to be hot water ready? Single family only (\$300 to \$1,000 each to install rough-in);
- Roofs would be more facing south and west;
- Hot water tank heating;
- Makes sense because we do get more sun;
- We can't make it compulsory at this point;
- Province is moving the dates;
- Can't use that as an excuse to cut trees – the City's Tree By-law takes precedence over this.

5. Comments on the Market – All DAC Members

- Steve Forrest: fairly slow right now, but somewhat anticipated; up and down since January; he hopes it picks up in the Fall;
- Jas Sandhu – one the investment side, there is lots of money out there; and there are good deals; it is a bit slow; steam is out a bit; he feels developers have backed off a bit;
- Jeff Fisher: market has slowed since January; he wonders how much is HST related;
- Greg Sewell: local activity – all their lots are sold; Morgan Heights – no building lots to purchase; lots of building activity on the lots; turning to Peachland for developing a piece of property; lot of sold signs, but not a lot of building going on in Peachland;
- Amy Spencer-Chubney: passed out the June housing starts;
- Steve Kurrein: general word from realtors and builders is that things are slow; feels things are fairly balanced; Kelowna is very slow;
- Ted Dawson: things are definitely slow; but feels it is a balanced market.

6. Other Business

- Jean Lamontagne asked if there would be an interest in attending a workshop on Row Housing (to be put on by the City)
- Ted Dawson, Jeff Fisher expressed interest

7. Next Meeting (September 23, 2010)

The meeting adjourned at 4:30 p.m.