



City of Surrey
Development Advisory Committee
Meeting Notes for February 22, 2007

File: 360-20 (DAC)
Date: February 22, 2007
Time: 2:30 PM
Location: Parks Mtg Rm #1,
Surrey City Hall

Attendees:

Members:

Chris Bardon
Norm Couttie
Gordon Dickson
Jake Friesen
Avtar Johl
Bill Kruger
Steve Kurrein
Rachael McGladery
David Porte
Jas Sandhu
Greg Sewell
Ben Taddei

City Staff:

How Yin Leung (Planning & Development)
John McKenzie (Planning & Development)
Mehran Nazeman (Planning and Development)
Rob Wilson (Engineering)
Donna Jones (Economic Development)
Tina Atva (Planning and Development)
Adrian Kopystynski (Planning and Development)

1. Review of Market Conditions

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

- Steve Kurrein reported that the market has picked up after a slower period over the last 8 weeks. The future is difficult to predict because there are too many variables.
- David Porte noted that the market conditions are good and lease rates are expected to increase. Rising land prices make it difficult to assemble land for development.
- Chris Bardon advised that land prices for multiple residential developments are high, and it is difficult to make project work financially. There has been less volatility and a better absorption rate than over the previous few months.
- Jas Sandhu commented that the market is strong on the sales side, quality products sell quickly and that some developers have walked away from projects because "the numbers do not work."
- Greg Sewell indicated that business is busy due to the dcc deadline and that they are turning away clients.
- How Yin introduced Rachael McGladery that joined DAC for the first time. Rachel described the company and projects being undertaken by Wesgroup. She further commented that lease rates for commercial properties are rising and there is increasing demand to accommodate larger users.
- Avtar Johl advised that it is hard to find land that can work financially for residential subdivisions and that there is an undersupply of urban lots.
- Jake Friesen commented that sales are good and that the market is competitive.
- How Yin Leung distributed the monthly lot creation and building permit statistics for the City.

2. Update on Erosion and Sediment Control By-law (Carrie Baron)

Council has not yet considered this item; therefore an update was not available. It will be brought forward to a future meeting.

3. Grandview NCP Area 2 (Tina Atva)

Tina Atva described the overall process for completing individual NCPs in the in the area of Grandview subject to a general land use plan. The proposed density, land use options and public process were also described. Among the concepts in the plan are: retention of trees through density clustering, introduction of wildlife corridors, multiple use surface drainage corridors and a mixed use commercial node near the current local convenience store.

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

- How Yin Leung advised that servicing capacity and the market would drive the opening of development areas.
- With respect to the drain corridors, there was discussion about whether this would be a dcc item, the relationship of lots to these corridors, use of detention ponds in conjunction with these corridors and the sequencing of the corridor.
- Norm Couttie noted that such a drainage concept has been incorporated in the UBC south campus area.

4. Strategy to Manage DCC Deadline (Rob Wilson)

Corporate Report R012 was distributed and reviewed. This report may also be accessed on the Surrey website through iHost.

In the discussion that followed, some of the points raised included: the milestones for critical events in processing for application to be completed before the dcc deadline, what constitutes completion, using short servicing agreements, and keeping to the “tried and true” engineering solutions.

Norm Couttie, together with others, thanked all staff for their efforts to help in meeting the dcc deadline.

5. New Building Code (Mehran Nazeman and John McKenzie)

Following a presentation by staff about the new BC Building code, a number of issues were raised and discussed, including: flexibility to deal with special architectural designs, more information to be available about rainscreens, the geotechnical issue not yet being resolved by the Province, need to restrain tile roofs, and live/work challenges.

Action: That a subcommittee be formed to deal with live/work challenges, consisting of Jake Friesen, Rachael McGladery, Chris Bardon and John McKenzie from staff.

6. City Website

This agenda item was deferred to a future meeting.

7. Future Agenda Items

It was suggested that parks acquisition/payment in lieu, tree by-law and built green (energy efficiency) be future agenda items.

Other suggestions can be directed to the Adrian Kopystynski at the Planning and Development Department.

8. Next Meeting and Adjournment

The next Committee meeting is scheduled on Thursday, March 22, 2005.

The meeting was adjourned at 4:20 PM.