

Meeting Notes

Grandview Heights NCP #3 Citizen's Advisory Committee (CAC) Meeting

July 12, 2017

File: 6520-20 (GH NCP #3)
Date: July 12, 2017
Time: 5:30 p.m.
Location: Kensington Prairie
Community Centre,
Gym

In Attendance:

CAC Members Inside Plan Area:

Charles Ager
Sergey Avramenko
Gordon Bryenton
Gordon Cameron
Randal Dhaliwal
John Fiorino
Willi Hamm
Sylvia Harms
Jun He
Nathan Hildebrand
Maggie Koka
Phillip Mariani
Elena Simerl
Alisa Wilson
David Wright

CAC Members Outside Plan Area:

James Cooke
Bruce Kleeberger
Marc MacCaull
Mike Proskow
Deborah Skaey

City Staff:

Kimberly Chan
Stephen Godwin
Preet Heer
Markus Kischnick
Jeannie Lee
Doug Merry
Fay Keng Wong

Regrets:

Joanne Charles
Parvind Kaur Grewal
Jatinder Sandhar
Karanvir S. Thiara

The following is a summary of the discussions that occurred at the meeting:

1. WELCOME (Preet Heer, Acting Manager, Community Planning)

- Preet welcomed CAC members and provided an overview of the [meeting agenda](#).

2. INITIAL FINDINGS OF ENVIRONMENTAL STUDY/ISMP (Stephen Godwin, Environment Manager, Engineering; Jeannie Lee, Project Engineer)

- Stephen and Jeannie presented the findings from the Stage 1 draft report of the Sam Hill Creek Watershed/Integrated Storm Water Management Plan (ISMP). The study was conducted by Associated Engineering.
- Stage 1 of this study identified existing conditions within the watershed.
- The presentation by Stephen and Jeannie can be found [here](#).

Comments:

- Who conducted the study and who decides on the reclassification of the creeks?
 - Associated Engineering – Consultants/biologists conducted the study for Sam Hill Creek and recommended the creek reclassification based on their findings.
- How do you determine the location of green corridors – green infrastructure network?
 - Determined by land use. Designated green corridors can be built where habitat exists, does not exist, along roads, to connect hubs and sites, etc.
 - The best example of a natural, existing corridor is the Sam Hill creek gully which is an existing land form.

- There are suggested locations of green corridors in the general land use plan prior to city wide comprehensive environmental studies. Green corridors are further established and suggested through detailed studies like this one.
- There are concerns about having green corridors along a busy road like 16 Ave.
 - Through extensive land use planning, we will determine the encumbrances of establishing a corridor along 16 Ave.
- A large coverage of ALR exists south of 16 Ave. How will you connect this agricultural area? Over time, wildlife will be forced to cross busy roads and highways and pockets of wildlife pockets will dwindle.
 - Wildlife crossing is happening now. A lot of biodiversity such as pollen, insects, seeds, and birds cross through the air. Wildlife (small mammals and larger mammals such as deer and coyotes) will need to cross roads but we can make it better by adding green corridors with the potential of adding other wildlife crossing features such as culverts and drift fencing.
- What is the ideal buffer along 16th Ave?
 - 50 m target is anticipated. The land use plan will develop around these buffers.
- According to Council, is greenery seen as a cost rather than an asset?
 - Both. Money is required to buy the land up front.
- Will the CAC have access to these reports?
 - This is only a draft report. The final report will be provided.
- How long will the ISMP take?
 - Stage 4 will be completed by the end of the year. The study will feed into the land use planning.

3. INITIAL FINDINGS OF HERITAGE STUDY (Fay Keng Wong, Community Planning)

- Fay presented the findings from a draft heritage study report for Grandview Heights NCP #3. This study was conducted by Denise Cook Design.
- The presentation by Fay can be found [here](#).
- The purpose of the study is to assist the City in identifying and describing heritage opportunities in the Study Area that should be considered in preparing the NCP.
- Four major eras were identified in the study: indigenous landscape, post-contact settlement, emergence of agriculture, and semi-rural suburb.

Indigenous Landscape (Pre-1900s)

- The area in which NCP #3 is located was part of the traditional territory of the Snokomish. Shortly before 1850, the Snokomish population was almost entirely eradicated by a smallpox epidemic. The remaining members were absorbed into neighbouring Semiahmoo First Nation and also Kwantlen First Nation.
- Semiahmoo, Katzie, and Kwantlen First Nations settlements had well established villages and temporary or seasonal settlements (Crescent Beach, mouth of Campbell River, in the north along the Fraser River).
- The Campbell, Nicomekl, and Serpentine Rivers were connected inland routes used for trading and communication. Coastal waterways connected First Nations to surrounding communities.
- In 1887, the Canadian government established the Semiahmoo Reserve (312 acres).
- In the late 1890s, canneries and commercial fish traps restricted First Nations access to fishing grounds, severely impacting subsistence fishing. Community life had been centered on hunting and fishing.

Post-Contact Settlement (1870s – 1910s)

- Post-contact settlement in Grandview Heights began with David Brown, who homesteaded the area east of Clover Valley Rd (now 176 St) at North Bluff Rd (now 16 Ave) in 1878. David Brown was the area's first postmaster and later a provincial Justice of the Peace. J.N. Brown pre-empted a quarter-section of NCP #3 in 1910.
- In the late 1870s, there was a growth in logging.
- In the late 1880s, many settlers were employed in the construction of new roads (Coast Meridian), farming, and lumber industry.
- Railways in Surrey began as logging railways. Grandview Heights was originally a logging area. In 1886, a logging railway was built through Grandview Heights. Logs were floated along the Nicomekl River. In 1891, BC Mills Timber and Trading Co. steam railway opened just east of NCP #3 (connected New Westminster and Blaine railways). In the 1890s, a skid road was constructed to move logs to the Campbell River where they were boomed for movement to market.

Emergence of Agriculture (1910s – 1950s)

- As logging depleted timber and cleared the land, agriculture became the predominant industry in Grandview Heights.
- 1910 – 1950s – farming was the main occupation in NCP #3 (based on City directories).
- Land cleared for farming highlighted in yellow (on page 6 of the presentation).
- 1920s – opening up of Pacific Hwy (Hwy 15) (shown in the red dash line on page 7) in 1923 led to land being subdivided into small-agricultural and non-agricultural residential settlement in south Surrey. Grandview Heights Elementary School was built in 1922.
- Darts Hill Garden Park (highlighted in green on page 7) is an award-winning, orchard established in 1943 (variety of fruit trees).
- Please let Denise Cook or Fay Wong know if you know of any other orchards in the area.

Semi-Rural Suburb (1960s - Present)

- Over time, NCP #3 went from rural to semi-rural to suburban (lots were subdivided into residential lots, mostly by individuals).
- 2 examples of this kind of change, which occurred in the early 1990s, are highlighted on pages 9 and 10. Hazelmere Estates is a result of subdivisions in the early 1990s.

Key Themes Drawn from the Draft Heritage Report

- Natural Values, include views, agricultural land, forested land, and Sam Hill Creek. Together, they form neighbourhood character.
- Historic Values include First Nations history, agricultural history / Darts Hill Garden Park, and suburban estate lots.

Comments:

- Is there any heritage value/weight placed on suburban estate lots?
 - There is no weighted value placed on individual suburban estate lots.
 - The study was conducted to identify historical and natural values, the neighbourhood character as a whole.
- Why is the one specific Hazelmere estate lot highlighted in the presentation?
 - That lot was used as a site to compare one era to another and identify changes that occurred over time.

- The specific estate is not designated as a heritage site.

4. REVIEW OF DRAFT PLANNING PRINCIPLES FOR NCP BASED ON MAY 24, 2017 CAC VISIONING EXERCISE (Markus Kischnick, Community Planning)

- Markus provided a recap of the visioning exercise at the last CAC meeting.
- This was followed by a review of the planning principles that were derived from the CAC visioning exercise, Metro Vancouver Regional Growth Strategy, City of Surrey's Sustainable Charter, City of Surrey's Official Community Plan, and the Grandview Land Use Plan Principles.
- The presentation by Markus can be found [here](#).
- The Summary Verbatim Vision Workshop Responses can be found [here](#).
- The Draft Planning Themes and Principles can be found [here](#).

Comments:

- Is the importance of each theme reflected from ranking or frequency of comments from the CAC visioning exercise?
 - There is no ranking in verbatim comments from the CAC visioning exercise.
- There is no mention of wildlife protection in the principles. Biodiversity does not encompass wildlife.
 - A glossary will be provided to clarify the principles.
- What is multimodal design?
 - A road that accommodates all forms of transportation (i.e. walking, driving etc.)
- Ensuring that buildings are efficient, sustainable etc. is missing in the principles. It could be considered a selling point and incentive with a reduced Hydro bill.
 - High quality/sustainable building forms will be incorporated into Theme A.
 - BC/City building code is undergoing changes.
- The City building code is being revamped, but will it be too late for this NCP plan?
 - No, it is being changed now. This is the perfect time.

5. OTHER COMMENTS:

- When will the transportation study be completed?
 - Fall 2017
- NCP land use plans appear to be loose as development keeps increasing beyond the original plan.
 - Land use plans guide development but they can be amended. NCP amendments are made and presented to Council. Council then evaluates the amendments to determine if it is a fit for the community.
 - Staff cannot prevent an applicant from presenting their amendments to Council. Staff can only advise.
 - To gain more information about the development, call or email the planner responsible for the land use plan.
- Development should not happen in NCP #3 unless it is a cohesive plan through a collective agreement.
 - Feedback and suggestions for the area are not just derived from the CAC. Community feedback from public open house events will also be considered.

6. NEXT STEPS

- Denise Cook Design, who conducted the heritage study, is asking CAC members to identify any private orchards that exists in Grandview Heights NCP #3 based on your knowledge of the area.
 - Email gh3plan@surrey.ca
- Please review the [‘Draft’ Planning Themes & Principles](#) and provide your feedback to City Staff via email.
 - Email gh3plan@surrey.ca

7. ADJOURNMENT

- The meeting adjourned at 7:50 p.m.