City of Surrey
Parks & Community Services Committee
Minutes

Present:  Absent:  Also Present:
Chairperson: Councillor Hepner  R. Benson  L. Cavan, General Manager, Parks, Recreation & Culture
C. Annable  G. Rai
G. Rice  B. Rasode  L. White, Manager, Community Services
G. Rice  Councillor Gill
Councillor Martin  School Board Trustee:  O. Croy, Manager, Parks, Recreation & Culture
H. Norris, Acting Manager Business Operations and Athletic Fields

A. ADOPTION OF MINUTES

It was Moved by Councillor Gill
Seconded by Cliff Annable
That the minutes of the Parks & Community Services Committee meeting held on May 21, 2008, be adopted, as amended.
Carried

B. DELEGATION

1. John Woolgar, Vice-President, Fraser Region YMCA of Greater Vancouver, provided an update on the Tong Louie Surrey Family. Following are the comments provided:
   ▪ Thanked the committee for the opportunity to provide the annual update on the YMCA.
   ▪ The YMCA is the largest provider of childcare in BC. Operate in a few locations in Surrey, with 60 locations in the lower mainland.
   ▪ Provide sports league programs and employment training programs.
   ▪ The idea of a new YMCA was first approached in 1995 – the first YMCA to be built in BC in over 25 years. The City contributed $5.5M, and with a Capital Campaign had $6.5 Million. $18 Million was the total cost of the building – that cost would be double today.
   ▪ A new YMCA is currently being built in downtown Vancouver. The 1942 building is being demolished. The cost to build the new YMCA will be $700 per sq.ft.
   ▪ In 2006 an expansion of the Surrey YMCA - 6,000 sq.ft. was added. $1 Million infrastructure grant plus $1.6 Million raised.
   ▪ 13,000 members – 3,000 members are under the age of 15; 2,000 are young students.
   ▪ 10,000+ participants in the programs.
   ▪ Largest Y west of Toronto – very proud of this fact.
The challenge is in the parking. This is the number one concern of the public and has caused some issues in the local community. Members of City staff have been very supportive of brainstorming the issues.

Friday is “teen night” at the YMCA – teens hang around at Panorama Park across the street from the YMCA. Have been working with Vincent Gonzalves with the Community Action Committee along with local residents to deal with some of the issues that happen in the area, such as parking issues in the street and teens congregating in the area. We think it’s a good thing to have teens meet at the YMCA for activities and are very appreciative of City of Surrey staff efforts to manage this.

Volunteerism and philanthropy –
- This is a volunteer run organization from top to bottom
- 368 active volunteers
- Trying to spread the message of philanthropy – once a year the YMCA ask members to be partners of youth programs. $90,000 raised annually
- Group fitness instructors are all volunteers – all staff go through the same process of guidelines

International Development –
- The YMCA is in 130 countries around the world
- In active partnership with Ecuador with CIDA, HIV/Aids
- Preschool learning project-
  - Alistair Johnson heads up that project to build centres in Ecuador
  - Youth exchange program to launch
  - 7 Surrey firefighters are in the group

Journey of a Volunteer –
- Foundation in Vancouver contributed significant money; a room was dedicated after him
- Provided a success story of how the YMCA fitness program has made a difference to one woman and how it has helped to transform her and her family’s life.

Committee comments:
- Councillor Martin congratulated and commended the YMCA on the programs and facilities and noted that she is a past member of the Board of Directors.
- The YMCA provides all fitness instructors with a training program (similar to BCRPA); all instructors are covered by YMCA insurance coverage.
- John Woolgar is no longer the General Manager of the YMCA. He is now the Vice President of the Fraser Region. The goal is to have other similar success within the Fraser Valley.
- This is a very positive partnership with the YMCA and demonstrates the value of partnering and leveraging of resources to Surrey.
- On the operational side, bringing operational issues and challenges to the table is beneficial in the coordination of services. The YMCA satisfies the needs of some residents in Surrey and complements the Parks, Recreation and Culture Programs and other service providers.
- The YMCA is currently engaged in a national survey; consultants to provide feedback. The GM, Parks, Recreation and Culture receives calls from the east coast of Canada and central Ontario from people looking to the model an agreement similar to Surrey’s agreement.
Chairperson Councillor Hepner thanked the delegate for providing the update and commended the citizens of Surrey for coming forward with the funding. This was the first time in yearly 35 years that the YMCA has done a capital project. We can be very proud of the YMCA.

It was Moved by Councillor Martin
Seconded by Cliff Annable
That the Parks & Community Services Committee receive the report as information. Carried

2. **Dave Mann, President, Metro Vancouver Cricket League** appeared as a delegation to provide a presentation regarding the sport of cricket and to lobby for practice and game facilities for the sport.

File: 7710-01

Following are the comments provided:

- Dave Mann Introduced his delegates: Rita DeCroos, Anil Khanna, and Asad Khan (a young man who became a new Canadian as a teen).
- Handouts were provided on table and provided a brief outlook of cricket, and a brief history of the sport.
- Cricket is the second most popular sport on the planet (with soccer next). Cricket is played in most British influenced countries in the world, with the exception of North America, where there is little knowledge of the sport.
- In the lower mainland there are 40 leagues: 83 local teams; 11-15 players per team (11 take the field).
- The radius of a cricket pitch is 68-70 yards.
- The game takes from 12 noon to 6:00 or 7:00 p.m. In middle of game, tea is served! A shorter game is played during the week days.
- Every Surrey Secondary school has school cricket programs on the curriculum.
- 100% of cricket structure is on a volunteer basis. Coaches are all volunteers. There is no money in it, only volunteers.
- Anil Khanna has been a coach for 7-8 years. There are big numbers of youth looking to play but a drastic shortage of grounds. All can’t be coached as there is no space for all to play.
- The public associates the game of cricket with Stanley Park and Sullivan Park.
- Burnaby has recognized the need for cricket and is adding a second playing field.
- The cricket season runs from the end of April through to playoffs in September. Sullivan Park is not a dedicated ground therefore the fall playoffs cannot be held there as soccer starts the beginning of September. Sullivan Park ought to be run by one sports organization for optimum efficiency.
- Unwin Park has a practice facility and is thoroughly utilized.
- Fields are very demographic dependent. West Vancouver’s Hugo Ray Park was originally a cricket park with two fields, but last year only 10 residents of West Vancouver played cricket; the other players all come from around the lower mainland to play. 40% of the players are from Surrey. West Vancouver City Hall is under huge pressure and a vote was held to convert the
two grounds to field hockey. If fields de-commissioned in these other areas there will be no place to play.

- Most cricket players are from Surrey. Newton Athletic Park is surrounded by Indo-Canadians, yet there is no cricket facility. Cricket is mainly a young man’s sport, but the older men like to play as well. The game of cricket is important to new immigrants. Asad Khan found it was a very lonely time as a new immigrant to Surrey. He knew no one, only played cricket and cricket was not available. Cricket in Surrey for immigrant youth will help youth opportunities.
- 3 fields for cricket in Redwood Park were promised, but did not happen.
- The delegation is making the request that two grounds to allow cricket play be made available immediately; between two soccer fields; they will take any facility; Crescent Park is not ideal but would take that.
- The Indo community is prepared to come up with the funds for a clubhouse.

Chairperson Councillor Hepner advised the delegation that there is a process for delegation requests. The Committee hears the delegation’s request. This will be sent back to staff for assessment. The Strategic Plan is currently being finalized with new and emerging sports in the Strategic Plan. The delegation will hear back from the City in due course.

Discussion ensued and in response to queries the following information was provided:
- 396 individuals registered for cricket in 2007 – close to 70% were from Surrey.
- Enrollment would allow for 50 teams to arise out of Surrey, but there are no fields.
- Wickets are made of artificial material; there are no natural turf wickets in Surrey or in the lower mainland.
- The cricket community is prepared to come up with matching funds and for a clubhouse.
- World Cricket is a way of attracting more youth for Twenty20 tournaments. Twenty20 tournaments are made for TV, with more hitting the game is less sedate and geared to youth. Have reserved a time slot for a 3-hour Twenty20 game which VanCity and Country Lumber are prepared to sponsor.
- Cost for a full size pitch and the grounds around, for land clearing, excavation, drains: $750,000
- Utilizing a current full sized soccer field – to set up a cricket field in the middle would be under $30,000.

The Chairperson thanked the delegation for taking time off work to provide their presentation today.

The GM, Parks, Recreation and Culture provided information from last evening’s community open house and a map depicting the site for the next proposed cricket field. Staff to provide a report once more background research is completed.
3. **Bob Petersen, Surrey Canadian Baseball Association**, to appear as a delegation to provide a presentation regarding improvements to Lionel Courchene Park and Holly Park which would benefit both our community sports organization as well as the adjoining local neighbourhoods.

- DEFERRED to July or September.

C. **STAFF PRESENTATIONS**

1. Owen Croy, Manager of Parks, provided a presentation on **Grandview Heights Park Planning**. Following are the comments provided:

- Sunnyside Park is a community park created to serve a community (Elgin Heritage Park or Redwood Park) with neighbourhood parks and tot lots.
- In 1995 it was required there be 205 hectares of parks in South Surrey, but in 1995 the PRC had approximately 420 hectares of land – mostly on west side of Hwy 99. DCC park acquisition monies and 5% cash in lieu of land make up the source of funds for acquisition.
- Two notable donations of land were made to the city years ago – The Glades (5 acres) and Darts Hill Park (7.5 acres).
- With 40,000–45,000 people in the census, Surrey should have had 189 hectares of land, but actually have 245 hectares. This is more than the OCP target.
- Have parkland that exists and parks are to be acquired through the NCP process, such as Grandview Heights2 and Fergus Creek. Will have to have a willing vendor but can only pay the going rate for acquisition. There are pockets in the area that will become parkland.
- Five year acreage volume of property acquisitions in 2003 - 2007: $23.57 Million per year; now: $27.5 Million per year over the last 3 years.
- Property values have gone up dramatically and now range from $800,000 per acre to $2 Million per acre or more near the bluffs or beach.
- Want to have a large community park in the midst of Grandview Park area, approximately 30-50 acres in size, and having a community recreation centre.
- Carrying out in-fill acquisitions. Land not yet acquired. Bringing parkland out to roadways in to make the public feel welcome. Encroachments onto other parkland gets taken over by residents if backing onto a greenbelt area.
- Have added another 5 acres to the Glades to the north.
- Darts Hill Park – bought an additional 15 acres to bring the total up to 22.5 acres; to add a parking lot and to expand the wonderful gardens there.
- Lots of challenges to develop parkland.
- PRC Strategic Plan: community town centre parks – not focused just on athletics and natural trails, but to find/create something to meet the needs of families.
- Also looking to develop neighbourhood parks with integrated uses. A single soccer field and ball diamond at a school site doesn’t work as well as originally hoped. Land next to schools is purchased for community use. Would hope the community would come out to the fields to play pickup games and for school use through portable nets.
- Mini parks and plazas in high density areas – Council approved a new policy:
- high density/multi family – put in smaller parks between 1 acres – 4 acres
- areas with retail commercial areas – put in plazas for use.
The large residential properties of yesteryears did not need community parks like the smaller properties of today.

- As neighbourhoods get older, tot lots often have big overgrown hedges and residential homes on two or three sides. Mini parks may be created in the future by buying adjacent properties and consolidating into slightly larger park areas. If we sell the tot lots the money must go back into the parkland fund reserves.
- With the densification of older neighbourhoods there may be a need to leverage those tot lots into larger parks.
- Surrey Parks may need to come back, outside of the NCP process, and to take another look at the plans for Rosemary Heights area. This area was to be single family homes, but now has high density projects with families. This will be a real problem for families wanting recreational playing fields and recreation centres.
- The School District is faced with the need to build schools when the people come to an area.
- Developments within the NCP are supposed to be funded by the development community. Construction costs have escalated past NCP contributions. The construction DCC’s don’t pay it all.
- In the park DCC’s the calculation is currently based on $400,000 per acre.
- Fields and local parks are needed in compact neighbourhoods. Two or more playing fields for soccer are better as a community amenity than one field, which is what is typically found at school/park sites.

Chairperson Councillor Hepner noted that Council did adopt two new categories of park: Plaza and public spaces for high rises and can have activities for children (such as water feature for kids). Developer-constructed Parks are coming back to Council. If a developer asks to develop a mini park, how can we make that happen?

GM, Parks, Recreation and Culture noted that a copy of that corporate report (R017) to be attached to minutes as a reference (Appendix I).

D. BUSINESS ARISING FROM THE MINUTES

1. Marketing Plan for “Vaisakhi – Harvest the Fun Celebration”

At the May 21, 2008 meeting for the Parks & Community Services Committee discussion ensued regarding the marketing for the Vaisakhi – Harvest the Fun Celebration. Memo, dated June 9, 2008 from General Manager, Parks, Recreation & Culture reporting on the success of the above community fun celebration and notes that the goals and objective of the project were achieved and the event occurred in a safe manner and all in attendance had a great time.
It was
Moved by Councillor Martin
Seconded by Barinder Rasode
That the Parks & Community Services Committee receive this report as information.
Carried

The General Manager commented that the event was a well advertised, targeted at those who would go, but cost was a factor that influenced attendance.

Fusion Festival Friday night headliner *Jazzy B* was discussed. *Due to his popularity* crowd control strategies have been developed. FREE tickets will be issued on line, in person, or by phone as a measure to ensure crowd control. We want this event to be a positive event and will manage the crowd appropriately. Ticket cost will be $3/$4 for administrative costs..

2. Strawberry Hill Park

At the May 21, 2008 meeting, the Committee raised issues about the maintenance and use of playing fields at Strawberry Hill Park. The Committee also expressed concerns about the lack of washrooms at the park, and requested information as to the age of the park and the age of homes that were built north of the park.

It was
Moved by Councillor Martin
Seconded by Gurpreet Rai
That Parks & Community Services Committee receive this report as information.
Carried

The report confirmed that there are washrooms on site and the concerns regarding the field allocations have been addressed.

E. NEW BUSINESS

1. Gurpreet Rai thanked the City for allowing the soccer league to transport and use fields for multi sports. Mobile soccer posts is a great idea!

F. STAFF REPORTS

1. Laurie Cavan, GM Parks, Recreation & Culture provided the following verbal update.

Parks & Community Services Committee – Verbal Updates – June 18th, 2008
Measuring Up
The Provincial Legacies Now initiated a series of discussions in many communities across BC to support planning for increased accessibility and inclusiveness for people with disabilities. The City of Surrey and the Surrey Association for Community Living received funding from 2010 Legacies Now to form a “Measuring Up” Committee. A dialogue to discuss accessibility and inclusiveness took place on May 21, 2008 at Kwantlen College.

Seniors Community Planning Table
The City of Surrey worked with the Fraser Health Authority to host a meeting in May 2008 with various city agencies to gauge the interest in starting a seniors community planning table. This was sparked because of some recent funding that has come available from United Way. These funds will support a seniors’ community planning table to conduct research on what seniors are in need of in their communities and to promote the health and well being of Seniors living in Surrey. It sounds like there are a few community agencies that are interested in pulling this table together.

Newton Community Festival – June 7, 2008
Councilors Mary Martin, Marvin Hunt, and Judy Higginbotham were joined by MLAs Jagrup Brar and Harry Bains for the opening ceremonies.

There was a wide variety of entertainment including bands, multicultural performers, martial art groups, dance groups, face painters, clowns, and a cartoon caricature artist at no charge to the attendees. Even though it had been raining at the beginning of the Festival, the event was well attended. With all of the excitement on site, it was a great day to have the Grand Opening of the new waterslides at the Newton Wave Pool.

Whalley Community Festival – June 14, 2008
The City partnered with the Downtown BIA; the day started with a pancake breakfast by the Lions. There was a large turn out and the day was sunny and warm.

Seniors Forum at the Fleetwood Community Centre
The first Focus on Seniors Forum took place on Saturday June 14, 2008, addressing the issue of elder abuse. Over 115 seniors participated raising awareness and gaining knowledge of the resources available.

Unveiling of the new City Logo and Branding – “The Future Lives Here”
A very successful unveiling took place at City hall on Monday, May 26, 2008. The new identity is based on feedback from residents, key stakeholders, and extensive consultant research and analysis. The brand conveys that Surrey is a complete community with lots to offer. The branding reflects the City’s strength and vitality and reveals Surrey as a City that is progressive, innovative and futuristic.

Surrey joins Vancouver 2010 as newest Venue city
This coincided with the exciting news from VANOC announcing that Surrey will be home to the Games Preparation Centre from February 2009 until the end of
the 2010 Olympic Games. It will then become a multi-purpose recreation facility for Surrey residents.

Canada Day Celebration
Just a friendly reminder about the Canada Day celebrations taking place Tuesday, July 1, 2008 at the Cloverdale Millennium Theatre. Loverboy and the Payolas are this year’s headliners with family events taking place during the day.

Heritage Services
New temporary exhibition, Egypt: Gift of the Nile opened at the Surrey Museum on June 10, 2008. The exhibition, on loan from the Royal Ontario Museum, will be on display until September 6, 2008.

Summer day camps for children will begin at the Historic Stewart Farm and Surrey Museum in July, 2008.

An Evening of Arts at Darts
On Tuesday, June 24, 2008 from 7:00 – 9:00 pm the Darts’ Hill Garden Conservancy Trust Society will be hosting a Special Evening of Arts at Darts. The event is intended to increase awareness of the beautiful park facility in Surrey and have the public come and enjoy tours of the garden, listen to jazz and enjoy a beverage.

PRC 10-Year Strategic Plan
Two open houses took place (May 29 & 30, 2008). The attendance was not particularly high. This will go to CIC on June 23, 2008 and a final report to Council in early July.

Partners in Parks
Reminded group about the Partners in Parks Celebration event taking place Thursday, June 19, 2008 at the Surrey Nature Centre in Green Timbers from 5:30 to 8:00 pm.

2. Grant Rice advised the Committee members that the - Surrey Farmers Market opened June 4, 2008. There were 19 vendors the first week, 18 vendors the second week and 21 vendors this week. The Farmers Market had 56 vendors in its heyday. It is very difficult for them to get out as this is their busiest time of year.

3. The Fraser Highway Vendor Fair was well attended and the booths had good merchandise.

G. CORRESPONDENCE
H. INFORMATION ITEMS

1. Calendar of Events
   File: 7710-01

I. NEXT MEETING

   Next meeting of the Parks & Community Services Committee is Wednesday, July 16, 2008.

J. ADJOURNMENT

   It was Moved by Councillor Martin
   Seconded by Cliff Annable
   That the Parks and Community Services Committee meeting do now adjourn.

   Carried

   The Parks and Community Services Committee adjourned at 9:15 p.m.

   Certified as true and correct:

   ____________________________________________
   Margaret Jones, City Clerk

   Chairperson, Councillor Linda Hepner,
   Parks & Community Services Committee

   attach (Appendix I)
REGULAR COUNCIL

TO: Mayor & Council
FROM: General Manager, Planning and Development
DATE: February 6, 2008
FILE: 6520-20
(Surrey Heights)

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Direct staff to initiate information gathering for the Neighbourhood Concept Plan (NCP) process related to Grandview Heights neighbourhoods #3, #4, #5 and #5a in tandem with the place making exercise for Grandview Heights that is currently underway;
3. Endorse the process for the incorporation of place making principles into each of the new NCPs in Grandview Heights, as described in this report; and
4. Direct staff to report back to Council, following the conclusion of the Grandview Heights place making exercise and the information gathering stage, with a recommendation on the phasing of the Stage 1 components for each of NCP areas #3, #4, #5 and #5a respectively.

INTENT

The purpose of this report is to obtain Council's authorization to proceed with:

- initiating preliminary studies leading to the beginning of a Stage 1 NCP process for each of Grandview Heights NCP areas #3, #4, #5 and #5a; and

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the process of incorporating place making principles into the Grandview Heights
General Land Use Plan and into all future NCPs.

BACKGROUND

In June 2005, Council adopted the Grandview Heights General Land Use Plan as a
document to "provide an overall planning framework that will guide the servicing,
development and build-out of Grandview Heights as a comprehensively planned
community". The General Land Use Plan identified five neighbourhoods for the
development of more detailed NCPs, as shown on the map attached as Appendix 1 to this
report. The completion and Council approval of more detailed NCPs for each of these
areas is required before servicing and development can proceed.

The Grandview Heights General Land Use Plan is immediately adjacent to the
Highway 99 Corridor Plan, adopted by Council in 2004. The Highway 99 Corridor Plan
is comprised primarily of commercial, business and light industrial land uses.

At the time of the development of the Grandview Heights General Land Use Plan, it was
anticipated that development would generally proceed from west to east, with the NCPs
for areas #1 (Morgan Heights) and #2 (Sunnyside Heights) to be completed before
pursuing other NCPs within Grandview Heights. This phasing reflects the logical
extension of engineering services and responds to the concerns of residents at the western
edge of Grandview Heights who would be most impacted by commercial and industrial
development in the adjacent Highway 99 Corridor Plan.

Since the adoption of the Highway 99 Corridor Plan, Grandview Corners, a large
commercial development comprising up to 93,000 square metres (1,000,000 square feet)
of commercial space and Morgan Crossing, a large mixed use development with
40,000 square metres (430,000 square feet) of commercial space and 457 dwelling units,
have been approved and are under construction.

The status of the various NCP areas within Grandview Heights is described below.

Plans Completed or Underway

Grandview Heights NCP #1 (Morgan Heights)

Morgan Heights (Grandview Heights NCP #1), was approved by Council in
November 2005. Subsequent to approval, development has proceeded at a rapid pace,
with approximately 1,340 units approved and/or under construction. In-stream
applications at this time include four projects, totalling approximately 146 dwelling units.
The total number of units anticipated at build-out is in the range of approximately
2,350 units.
Grandview Heights NCP #2 (Sunnyside Heights)

Planning for NCP #2 began in September 2005 at which time a Citizens' Advisory Committee (CAC) was formed to guide the development of the plan. The CAC has met with the City on an almost monthly and has been involved in all aspects of developing the plan.

At the Council-in-Committee Meeting on April 2, 2007, Council raised a number of questions related to the character-defining elements of the proposed NCP #2 and directed staff to bring back a further report addressing these issues. On May 28, 2007, Council received Corporate Report No. C012, which defined in more detail the place-making and character-defining elements of NCP #2. At that time, Council authorized staff to hold an open house in order to obtain feedback on a Draft Preferred Land Use Concept. Feedback from the open house, held on June 21, 2007, as well as Council's comments, were incorporated into the final Stage 1 Plan that was approved by Council in July 2007.

The anticipated build-out of NCP #2 could range from 2,700 up to 4,200 units.

The Planning and Development and Engineering Departments are currently working towards completion of the Stage 2 (Engineering, Servicing, Financing) component of NCP #2, at which time it will be forwarded to Council for approval.

The integration of place making elements into NCP#2, in consultation with consultants known as Project for Public Spaces, is discussed later in this report.

Other NCPs in Grandview Heights

Subsequent to the adoption of the Grandview Heights General Land Use Plan, the City received petitions on behalf of landowners in areas #3, #4 and in a sub-area of area #5, referred to as area #5a (see map attached as Appendix I), all wishing to proceed with NCP processes.

In response to these requests, on July 24, 2006, Council received Corporate Report No. L008 outlining possible directions and options for the timing of future NCPs in Grandview Heights and passed the following resolutions:

'*That Council:

2. Direct staff to bring forward a Terms of Reference for the preparation of an NCP for each of:

a. Grandview Heights Area #3; and

b. Grandview Heights Sub-Area #5(a);

with these NCP processes commencing following approval by Council of the completed Stage 1 component of the Grandview Heights Area #2 NCP;
3. Direct staff to bring forward a Terms of Reference for the preparation of an NCP for Grandview Heights Area #4, subject to the proponents agreeing to:

a. pay the costs for construction and maintenance of all interim engineering services required for opening the area to development (such costs are not eligible for DCC rebates);

b. pay to the City, all costs the City incurs in retaining consultants for studies and plan preparation work in support of preparing the subject NCP;

c. the NCP planning process commencing when the Stage I component of the NCP for Grandview Heights Area #2 has been completed and approved by Council; and

d. that condition 3(a) and 3(b) be incorporated in an agreement, prior to the commencement of the NCP process”.

With respect to area #4, Staff has met with the proponents of an NCP for this area to discuss the required terms of the memorandum of understanding or agreement that is referenced in the Council resolution documented above.

Council Direction of July 2007

In early summer 2007, Council and staff had the opportunity to attend several sessions with Fred Kent and staff from Project for Public Spaces (PPS). These sessions discussed the importance of community gathering places and place making as integral components of neighbourhood planning.

While the Grandview Heights General Land Use Plan was based on a number of “guiding principles” of good planning, and on the notion of complete neighbourhoods, it had yet to define the location and the function of the main community-level parks and amenity spaces. As well, the impact and the role of the adjacent major commercial development at Grandview Corners had not been fully addressed in the context of the General Land Use Plan.

On July 23, 2007, Council passed a further resolution with regard to the timing and the necessary pre-requisites of undertaking work on further NCPs in Grandview Heights, as follows:

“That Council request that staff in consultation with the Projects for Public Spaces consultants (Fred Kent) revisit the Grandview Heights General Land Use Plan and related policies with a view to establishing, at the community level, a community town centre and community gathering place or places and, at the neighbourhood level, centres/gathering places within the Plan that reflect the full application of “place-making” principles at both the neighbourhood and the community level of planning and that appropriate amendments to the General
Land Use Plan be brought before Council for consideration prior to commencing the planning of any further NCPs in Grandview Heights; and further

That staff, as part of the Stage 2 planning component for NCP Area #2 in Grandview and in consultation with the Projects for Public Spaces consultants (Fred Kent), establish a series of “place-making” guidelines that are to be applied to each development in that NCP at the Development Permit and/or subdivision stage and to the design of public parks and open spaces and to public facilities in that NCP; and further

That all future planning of NCPs within the City include the full application of “place-making” principles in the development of the land use plan and related urban design guidelines for the NCP area.

Staff has been in touch with PPS and Fred Kent, along with two other members of the PPS staff, visited Surrey and toured the Grandview Heights area with City staff in August 2007. Since that time, City staff and PPS staff have been working on and have finalized, terms of reference for input into NCP #2 and into the development of place making principles for all of Grandview Heights, in a way that is cost effective for the City, provides the needed input from the consultants and will run in tandem with the NCP land use planning exercise.

DISCUSSION

1. Place-Making Principles for the Grandview Heights General Land Use Plan and Surroundings

According to PPS, successful public spaces generally have four key qualities:

- they are accessible;
- people are engaged in activities there;
- the spaces are comfortable and have a good image; and
- they are a sociable space where people meet each other and take people when they come to visit.

In creating a successful place, PPS also note that community and stakeholder consultation is an important principle. It is important to consult with the people who will use the space. In addition to design, successful management and programming of a space will contribute to a successful gathering place for a community.

Since General Land Use Plan and NCP processes involve extensive community consultation, a good foundation toward creating a successful place-making plan has already been established. Through the Grandview Heights consultation process, a series of guiding principles have been established and a preliminary staff workshop has been completed.
The place making exercise will be conducted in consultation with the CAC, and will include City staff from various departments, including Planning and Development, Parks, Recreation & Culture, Library and Fire Services.

2. Requests for the Preparation of Future Neighbourhood Concept Plans in Grandview Heights

It has been suggested by a number of proponents of future NCPs in the Grandview Heights area that it is appropriate to undertake the development of the land use concept for these neighbourhoods in conjunction with the current place making exercise related to the Grandview Heights General Land Use Plan. In that way, the integration of all components of the land use plan, as well as the public consultation process, can be integrated into a coordinated planning process. It will also provide more certainty to residents living in and adjacent to Grandview Heights by establishing a more detailed and complete land use concept that provides further details with regard to community facilities and amenities.

Requests to commence NCP planning processes for areas in Grandview Heights are outlined below.

- **Grandview Heights Area #3**

  In June 2006, the South Surrey Estates Association submitted a petition requesting an NCP planning process for Grandview Heights Area #3. The petition represented 52% of the owners of properties in the area and 85% of the land area, excluding the City-owned Darts Hill Garden Park. Area #3 is located between 168 Street and 176 Street and 16 Avenue and 20 Avenue and is adjacent to Grandview Heights NCP #2. Preliminary estimates indicate that this area could accommodate between 1,210 and 1,620 dwelling units.

- **Grandview Heights Area #4**

  In July 2005, New East Consulting Services Ltd. submitted a document entitled "East Grandview Heights Trunk Servicing Concept Report". A petition was also received from property owners, requesting that the City proceed with an NCP planning process on the basis of an alternative engineering servicing scheme in comparison to the scheme that was approved as part of the Grandview Heights General Land Use Plan. The petition represented 63% of the owners of properties in the area and 66% of the land area. More recent submissions indicate that the number of landowners who have indicated that they would sign a memorandum of understanding, regarding the advancing of the NCP, represent only 27% of the total number of properties and 45% of the land area of the NCP. Representatives of these owners are actively seeking approval to proceed as soon as possible and to be a part of the place-making dialogue for the whole community.
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- **Grandview Heights Sub-Area of Area #5 (Area # 5a)**

  In May 2006, Aplin & Martin Consultants Ltd. submitted a petition representing 72.2% of the owners and 90.89% of the land area, requesting that the City proceed with an NCP planning process for this sub-area of Area #5. The submission indicates that this area, located between 164 Street and 168 Street and 24 Avenue and 26 Avenue, can be provided with engineering services through connections to the infrastructure being constructed in conjunction with the Morgan Heights NCP (Grandview Heights Area #1), which was adopted by Council in November 2005. This sub-area of Area #5 could accommodate approximately 580 to 660 dwelling units. Owners in the area are seeking permission to proceed with an NCP process in tandem with the place-making study for Grandview Heights.

**The NCP Process**

The process for developing the Grandview Heights NCPs will consist of three distinct stages:

- A preliminary information gathering component that will consist of completing and compiling all the background studies that will be required to initiate the Stage 1 process;

- Stage 1 component, which consists of the development of a land use concept; and

- Stage 2 component, which consists of the development of detailed design guidelines, finalization of storm, sanitary water and transportation servicing, the identification of neighbourhood amenities, and the development of a detailed financial and implementation strategy.

It is acknowledged that the preliminary information gathering component, coupled with the current place-making exercise will significantly impact the timeline to achieve completion of the Stage 1 planning process for each new NCP in Grandview Heights. We anticipate this preliminary work to be completed in the Fall of 2008.

**CONCLUSION**

It is recommended that Council:

- Receive this report as information;

- Direct staff to initiate information gathering for the NCP process related to Grandview Heights neighbourhoods #3, #4, #5 and #5a in tandem with the place making exercise for Grandview Heights that is currently underway;

- Endorse the process for the incorporation of place making principles into each of the new NCPs in Grandview Heights, as described in this report; and
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- Direct staff to report back to Council, following the conclusion of the Grandview Heights place making exercise and the information gathering stage, with a recommendation on the phasing of the Stage 1 components for each of NCP areas #3, #4, #5 and #5a respectively.

Jean Lamontagne
General Manager,
Planning and Development

PH/kms/saw

Appendix 1 - Grandview Heights Neighbourhood Concept Plan Areas
REGULAR COUNCIL - PUBLIC HEARING MINUTES
MONDAY, FEBRUARY 11, 2008

G. CORPORATE REPORTS

1. The Corporate Reports, under date of February 11, 2008, were considered and dealt with as follows:

   Item No. R017  Review of the Grandview Heights General Land Use Plan Related to the Application of Place-Making Principles and the Status of Further Neighbourhood Concept Plans within Grandview Heights
   File: 6520-20 (Grandview Heights)

   The General Manager, Planning & Development submitted a report to obtain Council's authorization to proceed with:

   • initiating preliminary studies leading to the beginning of a Stage 1 NCP process for each of Grandview Heights NCP areas #3, #4, #5 and #5a, and

   • the process of incorporating place making principles into the Grandview Heights General Land Use Plan and into all future NCPs.

   The General Manager, Planning & Development was recommending approval of the recommendations outlined in his report.

   There was a division of the motion:

   It was
   Moved by Councillor Martin
   Seconded by Councillor Steele
   That Council receive this report as information.

   RES.R08-307  Carried

   It was
   Moved by Councillor Gill
   Seconded by Councillor Steele
   That Council direct staff to initiate information gathering for the Neighbourhood Concept Plan (NCP) process related to Grandview Heights neighbourhoods #3, #4, #5 and #5a in tandem with the place making exercise for Grandview Heights that is currently underway.

   RES.R08-308  Carried with Councillor Bose opposed.

   It was
   Moved by Councillor Villeneuve
   Seconded by Councillor Steele
   That Council endorse the process for the incorporation of place making principles into each of the new NCPs in Grandview Heights, as described in this report.

   RES.R08-309  Carried
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It was Moved by Councillor Villeneuve
Seconded by Councillor Steele
That Council direct staff to report back to Council, following the conclusion of the Grandview Heights place making exercise and the information gathering stage, with a recommendation on the phasing of the Stage 1 components for each of NCP areas #3, #4, #5 and #5a respectively.

RES.R08-310 Carried with Councillor Higginbotham opposed.