WELCOME TO THE

GRANDVIEW HEIGHTS
NCP AREA #3

CITIZEN ADVISORY COMMITTEE (CAC) MEETING #5

For more information visit the city of surrey webpage at:
www.surrey.ca/gh3ncp
MEETING AGENDA

Agenda Outline

A  What we’ve been doing?
B  What we’ve heard?
C  Preparations for Public Open House
D  Land Use Ideas & Concepts
E  Questions & Comments
PUBLIC OPEN HOUSE #1
• Plan Initiation and CAC Establishment

CAC Meeting #1 March 28, 2017 - Inaugural Meeting
• Meeting logistics, CAC Work Plan Review, Planning Context & Background.

CAC Meeting #2 May, 2017
• Visioning and identification of planning themes workshop.

CAC Meeting #3 July, 2017
• Initial Background Study Results, and Draft Planning Principles to achieve the vision & objectives.

CAC Meeting #4 October, 2017
• Background Study Updates, and Draft Land Use Concept Options workshop.

CAC Meeting #5 November 22, 2017
Land Use Concept Options

PUBLIC OPEN HOUSE #2 (November 27, 2017)
Land use Concept Options

CAC Meeting #6 Winter 2018
Review/refine the preferred land use concept, servicing & transportation concepts

PUBLIC OPEN HOUSE #3
• Preferred Land Use Concept and Servicing & Transportation Concepts

CAC Meeting #7 Spring 2018
• Review comments from Public Open House #3, Refine/adjust the preferred land use concept.

Note: May include additional CAC meetings as necessary during land use Concept Plan development.

*Note: CAC Timelines are subject to change.
WHAT WE’VE BEEN DOING

Since the October 22, Citizen Advisory Committee meeting the City has:

- Advertised and preparing for Public Open House
- Met with a variety of CAC members and owners in the area interested in discussing the Environmental Study Results and Land Use Ideas Presented on Oct 22\textsuperscript{nd}.
- Heard from other members of the public interested in knowing more about the public meetings and status of NCP.
- Held interdepartmental design review meeting to discuss land use concept ideas;
- Held several internal meetings to prepare Two Concept ideas for Discussion at the Public Open House;
- Prepared Online Survey for Public Open House
Some of the things we have heard:

- ‘The Pace of the NCP process is too quick’.
- ‘Suburban Lands need special attention in the Plan’.
- ‘When can environmental study be released to public?’
- ‘How can we get involved’
- ‘Are residents outside the plan area invited to attend?’
- ‘What are the next steps’
- ‘Plan land uses must reflect market conditions’
- ‘Is land use set, or is there time to refine change?’
- Etc.
The open house is being promoted through:

- mail-outs to local property owners and residents;
- letters to community associations and First Nations,
- newspaper advertisements, as well as the City’s website, and Twitter Feed.

At the open house, City staff will provide information about the project and receive community feedback on the land use concept ideas.

Members of the Citizen’s Advisory Committee (CAC) should also be in attendance to receive and community feedback.

Feedback received at this event will be used to develop a draft preferred land use concept.
The public is invited to attend a Public Open House on Monday, November 27th, 2017. The Open House will provide residents, owners, and other interested parties with an opportunity to view and comment on draft planning principles and draft land use concepts for Grandview Heights NCP #3. Feedback received at the Open House will assist City staff in developing a Draft Preferred Land Use Concept.

**DATE:** Monday, November 27, 2017
**TIME:** 5:30 p.m. – 8:30 p.m. Presentation at 6:30 p.m.
**PLACE:** Shannon Hall (6050 176 Street, Surrey)

For more information you can:
Phone — Markus Kischnick at 604-591-4489 or Fay Keng Wong at 604-591-4496
E-mail — gh3planning@surrey.ca
Visit the website at http://www.surrey.ca/city-services/20607.aspx
At the Open House, the City wants to hear your thoughts about future land uses and urban planning in the area.

An Online Community Survey will be provided to gather feedback to help build a Neighbourhood Concept Plan for the area.
At the Open House, the City wants to hear specifically, feedback regarding future:

- New Parks & Natural Areas;
- Design for Neighbourhood Village Areas;
- Residential Housing Types and building forms;
- Short & Long term land uses for Hazelmere Estates “Suburban Area”
- New Schools and Community Services; and
- New Road and Transportation priories.
WHAT QUESTION WILL SURVEY ASK?

PLANNING PRIORITIES

Q1: Rank these planning priorities in order of importance to you.

- Provide Appropriate Housing:
- Provide For Community Amenities & Schools:
- Ensure Healthy, Protected & Well-Maintained Ecosystems & Biodiversity:
- Provide Parks & Recreation Opportunities:
- Consider Viewscape Opportunities:
- Limit Urban Impacts on the Agricultural Land Reserve:
- Ensure Multimodal Road Design Encouraging a Transit Oriented Community:
- Ensure Appropriate Servicing, Financing and Infrastructure Improvements:
- Include opportunities for Neighbourhood Serving Commercial Uses:

Q2. Are there any other Planning Priorities you would suggest?
WHAT QUESTION WILL SURVEY ASK?

PARKS & NATURAL AREAS

Q3. We need to plan for a habitat corridor between Darts Hill Park and Redwood Park. Highlight on the map the best location for a wildlife corridor?

Q4. New parkland for people is also important. Highlight on the map the best locations for new parkland?

Q5. The amount of parkland provided will be calculated based on the number of new residents in the area. Assuming a set amount of new parkland, would you prefer it consolidated into one or two larger parks, or spread out among a number of smaller neighbourhood parks.
VILLAGE NODES & COMMERCIAL AREAS

Q6. A neighbourhood village or commercial areas can take a variety of forms and support different uses. Each contributes differently to a neighbourhood. Which form of commercial building do you feel is suitable for this area?

- Highway Oriented Commercial
- Neighbourhood Commercial
- Mixed Use Commercial
- Other: __________________________
- No Commercial

Q7. Highlight on the map the best location(s) for a village node and/or commercial area(s)?
HOUSING TYPES

Q8. What mix of housing do you think should be provided?
*Note, some areas may not redevelop so this balance would apply only to those areas that do.

Urban Single Family  |  Semi-Detached  |  Townhouse  |  Apartment
%                    |  %              |  %          |  %

Q9. Example locations of potential housing types are illustrated in Concept A & B, for discussion purposes. Given the ideas about where housing could be provided, do you have any additional comments about the location and type of housing for this neighbourhood?
SCHOOLS

At least one elementary school site will be required in the NCP depending on future densities proposed. Site should be fairly flat, at least 7 acres in size, and be accessible from local or collector roads. Schools also tend to be located near public parks. Future School site(s) will ultimately be determined in consultation with Surrey School District as part of the NCP process.

Four potential school sites, that met the above criteria, are provided for discussion purposes.

Q10. Do you have any comments about Schools in the plan area?
HAZELMERE ESTATES PLANNING

Special planning considerations are being taken for the Hazlemere Estates land in the Northwest Quadrant of the plan area. This area is identified as “Suburban’ in the 2005 Grandview Heights General Land Use Plan (“GLUP”). We’ve heard some concerns from residents in this area about the process and designation of future urban development. The City is also considering mechanisms to ensure impacts of urban development are minimized in the short term, while providing potential land re-development opportunities in the long term. Some potential planning mechanisms being considered may include:

- **Large block consolidation areas:** This would require a minimum consolidation of lots before re-development could take place, which limits development.

- **Land owner re-development petition:** This would require a percentage of landowners in a sub-area to support re-development and/or minimum land amounts required before any re-development would be considered.

**Q.11 What type of ultimate long term land uses may be appropriate in the Hazlemere Estates Area?**

- Concept 1 – Status Quo (Suburban)
- Concept 2 – Urban re-development around periphery of core
- Concept 3 – Long term Urban re-development entire area
- Other: ____________________________________________
ROAD NETWORK AND CIRCULATION

The General Land Use Plan for this area includes policies for a modified grid road system complemented by greenways and pathways. An interconnected network provides more choices, so residents can walk, cycle or drive, and to ensure traffic is spread out.

The future land use concept will include an internal network of new roads and pathways. Long-term transit improvements are also proposed for 20 Ave and 168 Street.

Q.12 What do you think about future roadway and pedestrian connectivity?
Q.13 Do you have any other comments or questions regarding the information presented?
Feedback received will help develop a land use concept for the area, and will aid in further discussion and consultation with land owners and residents.

The land use concepts (ideas) are to be presented to facilitate conversation and general ideas and discussion.

A third public open house and a follow-up survey is expected to be scheduled in the spring of 2018, with details of the emerging land use concept and additional information on the design, financing and servicing of the area.
GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN AREA #3

OPEN HOUSE DISPLAY BOARDS & STATIONS

WELCOME to the OPEN HOUSE
for GRANDVIEW HEIGHTS NCP #3

WHERE WE ARE

WHAT’S BEEN DONE SO FAR?
On July 25, 2016, Surrey Council directed staff to begin the
eighbourhood concept planning process for Grandview Heights
Neighbourhood Area #3. Since then we’ve held a kick-off Public Open
house, established and met regularly with the Citizen Advisory
Committee (CAC), gathered background information and developed
planning criteria to create future land use concepts for the area.

Stage 1

Getting Started
The process was initiated, a preliminary Open House was held on Nov. 30, 2016, and a Citizen Advisory Group (CAC) was created.

Stage 2

Exploring Land Use Options
City staff have worked with the CAC and stakeholders to
revise Land Use Options for the area. The Planning Options
were presented at the Open House on April 20, 2017.

Stage 3

Identifying Preferences
The CAC prioritized the land use concepts using rating scales.

HOW CAN I HELP SHAPE THE PLAN?
The key was to gather thoughts about the land uses and urban planning
in the area. The feedback will help build a Neighbourhood Concept Plan
for the area by inputting ideas and feedback during the Open House. This
event will be held in Spring 2017.

Purpose of Meeting
To receive feedback on the planning principles and preferred
land use concepts, before preparing a Preferred Land Use Concept
Plan for the area.

Agenda
5:30 - 8:00 PM - Open House
6:30 PM - Brief Presentation
Opportunity to review boards and talk with City staff

WE’D LIKE YOUR FEEDBACK ON:

PLANNING FEATURES
The purpose of this public open house is to get feedback on the following
planning features. These key inter-related planning features/issue
were identified during consultation with Surrey staff, the CAC, other agencies
and landowners.

Station 1

Green Space

Station 2

Housing Forms

Commercial

Hazelmere Estates

School Sites

Roads Circulation

Where is the best location, how big? What type of building forms included, etc?

Where is the best location, how big? What type of building forms should include, etc?

Where is the best location, and relationship should it have to others?

Where is the best location, how big? What type of building forms should include, etc?

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QUESTIONS & COMMENTS REGARDING PROCESS
Land use concepts are ‘conceptual’ and provided to facilitate public discussion.
HAZELMERE ESTATES (SPECIAL STUDY AREA)

FOR DISCUSSION ONLY

SPECIAL STUDY AREA

GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN AREA #3

CAC Meeting

DRAFT

GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN AREA #3

City of Surrey Planning and Development Department
GRANDVIEW HEIGHTS
NEIGHBOURHOOD CONCEPT PLAN AREA #3

STAGE 1 - PLANNING SCHEDULE

**We Are Here**

We Are Here

Development Applications may be processed and advanced to Council for Consideration

*Note: NCP Planning Process Timelines are subject to change.*