

Meeting Notes



Stantec

Citizen's Advisory Committee Meeting #2

Date/Time: Thursday, June 29th 5:30 pm - 8:00 pm
Place: South Surrey Recreation Centre (14601 20 Ave), Multipurpose Room #1
Next Meeting: Thursday, September 9th, 2010
Attendees: Anthony Hepworth, CAC Member
Arnold Fenrick, CAC Member
Avtar Johl, CAC Member
Brad Lambert, CAC Member
Chuck Brook, CAC Member
Cindy Lightheart, CAC Member
Delmar Robertson, CAC Member
Eric Chen, CAC Member
Mike Proskow, CAC Member
Nadine Adams, CAC Member
Prit Pal Sandhu, CAC Member
Don Luymes, City of Surrey
Bhargav Parghi, City of Surrey
Fay Wong, City of Surrey
Stephen Godwin, City of Surrey
Tiina Mack, City of Surrey
John Steil, Stantec
Siobhan Murphy, Stantec

Absentees:
Paul Fenske
Vena Sandhu
Arnold Fenrick
Norm Porter

Distribution: All in Attendance + Absentees.

Item:

Welcome: Don Luymes welcomed CAC members to the second meeting. He then turned the meeting over to John Steil who continued the meeting.

Agenda: The agenda for the meeting was reviewed. One item was added to the agenda, a presentation from the City of Surrey's Environmental Coordinator Stephen Godwin, to explain and clarify about some of the policies and legislation governing ecological values in Area 4.

Meeting Notes: The meeting notes were accepted as presented.

Binder Materials: Fay Wong provided new material for the Area #4 binder which included a new version of the GLUP map. The map is the current version of the GLUP – the previous version in the binder did not accurately show the transition to Redwood Estates.

Presentation on Environment: Stephen Godwin, the Environmental Coordinator for the City of Surrey gave a presentation to the CAC on the legislation and regulations governing ecological values in the City. Godwin reviewed federal and provincial regulations, which covered streams, vegetation, habitat for fish, wildlife and birds, as well as biophysical processes such as slope stability, floodplains, significant and hazardous trees, etc. He also identified both the Planning and Engineering Environmental Review committees, and the responsibilities of each.

Anthony Hepworth mentioned an assessment completed by Diamond Head Consulting which was commissioned by the Owners' Group. The assessment identifies opportunities for tree retention on sites that may be developed in the future. The study focused on the two southern quadrants of the study area. The Overview Assessment map shows tree retention polygons on properties owned by several land development interests, including Avtar Johl and Tony Hepworth, as well as Eric Chen. Stephen Godwin's presentation is available online for download at: <http://www.surrey.ca/NR/rdonlyres/C748CB31-89EC-4D27-A785-029D1A544455/56623/2010NCPCACprimer.pdf>. The Tree Assessment Report by Diamond Head is also available online at: http://www.surrey.ca/NR/rdonlyres/C748CB31-89EC-4D27-A785-029D1A544455/57245/DiamondHeadTreeRetentionOverview_Combined.pdf.

Stephen Godwin's presentation was followed by a short break for dinner.

CAC Protocol: The meeting resumed to discuss the potential of a new member joining the CAC committee. An application had been made by a current landowner, formerly a resident, who was away during the selection process. Don Luymes said the City was interested in a balance of residents and non-resident landowners but the City wanted Committee feedback before a decision was made. A discussion proceeded, with the CAC revisiting the committee selection process.

Additional points were:

- The number of members is not important because this is not a voting committee. The importance is in the variety of perspectives.
- It is important for everyone to have a voice.
- The committee should finalize the committee make-up in order to move forward to do the CAC work.
- It is important to work as a group.

John Steil identified that through the course of the discussion, the committee appeared to have reached consensus that the Committee should continue as previously structured. It was also noted that members would not be allowed to send an alternate if they were not able to attend a meeting.

Technical Updates: There were updates on two items: the Inter-Agency Committee Meeting, and a presentation from the City of Surrey Parks department.

- i. **The Inter-Agency Committee (IAC) Meeting** is for other agencies that have interests in the area to discuss issues of concern that need to be addressed during the planning process such as the Department of Fisheries & Oceans, Metro Vancouver, the Surrey

School District, etc. The first of two scheduled IAC meetings was held May 19, 2010.

ii. City of Surrey Parks Presentation

The presentation was made by Parks Planning Manager, Tiina Mack. Ms. Mack discussed the City's Parks department's intentions for this area. The discussion highlighted a number of points with respect to parks. These included:

- the city-wide ecosystem management study is currently being finalized
- Redwood Park is a very important asset to preserve and create connections to
- Sustainability Charter has important linkages to parks
- Parks is interested in having parks that are within 400-600 m of residents (5-10 minute walk)
- Many young families are coming to Surrey, which translates to increased park use
- Pocket parks are acceptable (approximately 1 to 2 acres, but City of Surrey Parks would like to see larger 4 acres parcels that can have a diversity of programming to benefit multiple users, such as seniors and young families).

Two slides were presented. The first was a conceptual plan showing potential park locations. It also showed potential riparian park, ALR buffer, and natural area corridors based on the Ecosystem Management Study. It identified 3 neighborhood parks in Grandview Area 4. She also said that Parks often partners with the School Board, which results in a school taking on a larger role for recreation in the community. She went on to add that there will be more use of Redwood Park in the future, citing the development of a recent playground in the park as a big success. The City is also acquiring more land adjacent to Redwood Park, and in future, there will be more playing fields and walking trails.

A CAC member commented that there is a need for a cultural venue in South Surrey, such as the outdoor concert bowl in Burnaby's Deer Lake Park.

Responses to questions included:

- The school site in Area 4 will have a park, but probably not a community centre
- A park component is funded by development, as development occurs, then parks and facilities are built
- Process for park development goes from conceptual, becomes an iterative process that is constantly refined
- NCP processes include working with the community to program a park
- If a community centre were to be included in Area 4, it would likely be a small community centre similar in scale to Fleetwood Community Centre or Fraser Heights Recreation Centre.

Discussion – What Makes a Great Neighborhood?

i. Ekistics Submission: Complete Community Directives

John Steil discussed a four page document compiled by Ekistics, the consultant hired by the Owners' Group. The submission is a compilation of planning concepts that if applied, could contribute to a sustainable community. The document highlighted the importance of compact neighborhoods, alternative transportation options, green infrastructure, preserving natural spaces and designating parks, supporting local lifestyles, etc. These are part of the presentation on the Grandview Heights 4 website <http://www.surrey.ca/NR/rdonlyres/C748CB31-89EC-4D27-A785->

[029D1A544455/56593/CAC2Presentationincludingallinserts100628.pdf](https://www.surrey.ca/NR/ronlyres/C748CB31-89EC-4D27-A785-029D1A544455/56593/CAC2Presentationincludingallinserts100628.pdf), slides 16-19.

ii. Submission from Brad Lambert: Potential development concept.

John Steil presented a submission from Brad Lambert that featured clustered dwelling units in order to preserve existing trees and natural systems, highlighting the potential of what could be done in this area.

iii. Submission from Vena Sandhu (not in attendance): Ideas of complete community

John Steil presented ideas submitted by Vena Sandhu about What Makes a Great Neighborhood? The comments included:

- Wide array of demographics from seniors to young families
- Neighborhoods should be healthy, visually attractive and affordable
- Not all housing should have the same look
- Important to have affordable housing

iv. Neighborhood of Griesbach example:

The presentation by John Steil on Griesbach (an Edmonton neighbourhood) showed a range of planning concepts including: combined school/parks, pocket parks and overall pedestrian system, preservation of trees, interconnected streets, green streets, variety of housing forms for different groups, techniques for low impact development, creating character by promoting the existing military heritage of the area, having places in which to celebrate, etc. The slide presentation for this example is available on the Grandview Heights 4 website at: <http://www.surrey.ca/NR/ronlyres/C748CB31-89EC-4D27-A785-029D1A544455/56594/griesbachslides.pdf>.

Following the presentation of this example, a general discussion of what makes a great neighborhood commenced, which featured concepts such as:

- Good urban design
- Abundant services and amenities
- Integration with the natural environment and natural areas
- Strong community pride & identity
- Diversity (all ages, needs, cultural backgrounds)
- Sustainability

v. Presentation of Draft Vision Statement and Planning Principles:

Based on the outcomes from Open House #1 and CAC #1, the consultant team developed a Draft Vision Statement, which John Steil presented to CAC members for discussion. The results from Open House #1 and CAC #1 had been organized into 3 Visioning Issues: Leading Edge, Practical Implementation, and Community Character in preparation for development of the Vision Statement. The Vision Statement articulated concepts such as: livability, transportation, diversity of population, and the importance of working with neighboring communities.

The Visioning Issues are translated more broadly into Planning Principles. Planning Principles are more than the values articulated from both the Open House #1 participants and CAC members. Planning Principles include existing City of Surrey policy such as the OCP, GLUP, as well as known best management practices, etc. This presentation is posted on the Grandview Heights 4 website at: [http://www.surrey.ca/NR/ronlyres/C748CB31-89EC-4D27-A785-](http://www.surrey.ca/NR/ronlyres/C748CB31-89EC-4D27-A785-029D1A544455/56594/griesbachslides.pdf)

[029D1A544455/55751/STANTECCACPresentation100527.pdf](http://www.surrey.ca/NR/rdonlyres/C748CB31-89EC-4D27-A785-029D1A544455/55751/STANTECCACPresentation100527.pdf).

Discussion around Planning Principles centred on what Grandview Area 4 may look like on the ground. CAC members were reminded to think of the neighborhood in a comprehensive way, but to be practical as well. Density was a significant topic, with discussion ranging from form and character to the importance of greenspace. The highest densities in the Grandview Heights General Land Use Plan are 45 units per acre, which, some CAC members noted, tend to create large units. Form is determined by density, but several CAC members said that the most saleable housing typology is still the single-detached family dwelling, as well as ground-oriented units. Other members thought that a variety of housing types would be needed in the area with the Campbell Heights industrial area nearby.

Don Luymes said the character of the Neighborhood was wonderful, but there are busy roads, and it was important to envision what a Heart of the Neighborhood, a place where people gather, etc., looks like.

Chuck Brook said it might be a good idea to centralize some of the various amenities. Citing the Coriolis report, which projects that there will be demand for 200,000 – 400,000 sf of retail and service space in Grandview Heights by 2026, and that Grandview Area 4 would require 15,000 – 20,000 sf of retail, within a neighbourhood “heart”, to the east along 24th Avenue near 180 Street. This could be mixed with residential above, near other amenities, school and a playfield. Brad Lambert and Eric Chen commented that the retail/commercial is best suited at 176th St and 24th Ave due to superior access and a need for approximately 70,000 to 100,000 square feet of retail/commercial based on the Coriolis report’s assumption of 18.7 sf of retail/commercial space per capita.

vi. Items by CAC members

- a. Submission of Road Cross Sections by Ekistics – Avtar Johl submitted 18 and 20m road cross sections to the CAC for review. They are posted on the City’s website at: <http://www.surrey.ca/NR/rdonlyres/C748CB31-89EC-4D27-A785-029D1A544455/57175/June292010EkisticsProposedNeighbourhoodLocalStreet.pdf>. These will be discussed at the next meeting.
- b. Anthony Hepworth said he was unable to make the next meeting.

Adjournment

The meeting adjourned at 8:30 PM.

The foregoing is considered to be a true and accurate record of all items discussed. If any discrepancies or inconsistencies are noted, please contact the writer immediately.

Siobhan Murphy
Planner

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