

Meeting Notes

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

March 28, 2017

File: 6520-20 (GH NCP #3)
Date: March 28, 2017
Time: 5:30 p.m.
Location: Grandview Heights
Aquatic Centre,
Meeting Room

In Attendance:

CAC Members Inside Plan Area:

Carol Ager
Gordon Bryenton
Gordon Cameron
Jean Chai
Randal Dhaliwal
John Fiorino
Lorna Fraser
Sukhpreet Singh Grewal
Sylvia Harms
Jun He
Nathan Hildebrand
Maggie Koka
Elena Simerl
Steve Stew
Alisa Wilson
David Wright

CAC Members Outside Plan Area:

Joanne Charles
Bruce Kleeberger
Marc MacCaull
Phillip Milligan
Mike Proskow
Deborah Skaey
Karanvir S. Thiara

City Staff:

Keith Broersma
Preet Heer
Markus Kischnick
Jeannie Lee
Doug Merry
Jeff Pang
Fay Keng Wong

Regrets:

Willi Hamm
Jatinder Sandhar

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

1. WELCOME AND INTRODUCTIONS (Preet Heer)

- Introductions were made around the table.
- A City Staff contact list will be provided at the next CAC Meeting.
- CAC Meeting material will be available on the City website at www.surrey.ca/ghncp3 and by clicking "Citizen's Advisory Committee".

2. CAC SOCIAL AGREEMENT (Preet Heer)

- Preet Heer provided an overview of a sample Social Agreement and Discussion Guidelines for the CAC, and asked the CAC if anything should be added or removed from them.

Comments:

- Regarding the item "I will put the community's interest above my own.", Elena Simerl is concerned that it is others who will make the decisions. Preet Heer responded that, using their expertise, City Staff strive to balance all the neighbourhood's interests, but it is ultimately Council who makes the decision.
- Bruce Kleeberger asked if the discussions talked about at the CAC Meeting will be included in the meeting notes. Fay Keng Wong responded yes.

3. CAC BINDER (Fay Keng Wong)

- Fay Keng Wong provided an overview of the binder that was distributed to each CAC Member.
- Only one binder per property/properties/organization being represented will receive a binder. That is, the main representative will share his/her binder with his/her alternate(s), as only one person representing the property/properties/organization may attend a CAC meeting at a time.
- The binder consists of the following sections:
 - CAC Information
 - Corporate Reports
 - Background/Context Information
 - Studies
 - Meeting Agendas/Meeting Notes
 - Other

4. NCP PLANNING CONTEXT (Markus Kischnick)

- Markus Kischnick provided an overview of the NCP planning context. A copy of his presentation is attached.

Land Use Planning Area

- NCP #3 is located within the “General Urban” area of the Metro Vancouver Growth Strategy within the region’s urban containment boundary.
- NCP #3 is located within the City of Surrey’s “Suburban – Urban Reserve” area, which is intended for future urban growth in the City.
- NCP #3 was defined as a Neighbourhood in the Grandview Heights General Land Use Plan (GLUP), approved in 2005. GLUP designates areas for Urban Residential, Suburban Residential, and Parks and Open Space, as well as Transitional Density areas.
- There are several surrounding approved Neighbourhood Plan areas, including Sunnyside Heights NCP, Morgan Heights NCP, and Orchard Grove NCP.
- In addition, Redwood Heights NCP currently has Stage 1 NCP approval, with Stage 2 of the Planning process currently underway.
- NCP #3 is approximately 316 acres and consists of approximately 75 properties.
- Current zoning in the area is primarily RA (One-Acre Residential) with a smaller area of RH (Half-Acre Residential).

Development Permit Requirements

- Four different Development Permit Areas may apply throughout the plan area including:
 - Form and Character Development Permit Area for Commercial/Multiple Residential/Institutional developments;
 - Hazard Lands Development Permit Area for Steep slope areas greater than 15%, or within 10 meters downslope or 30 meters top of slope of lands;
 - Sensitive Ecosystems Development Permit Area for Streamside Protection Areas and Green Infrastructure Areas; and
 - Farm Protection Development Permit Area for properties adjacent to the ALR edge. In addition, new Streamside Protection Setbacks included in the City of Surrey Zoning By-law will apply to all A or AO, or B Class streams in the Area.

Housing Elements

- Land Use interfaces between existing established neighbourhoods are to be taken into consideration.
- Land Use interface to Darts Hill Garden Park, and other parks, will be reviewed to ensure sensitive transitions and interaction between uses.
- Views in and out of the plan areas must be considered as part of the planning process, to be sensitive to rural lands, while ensuring view opportunities to lowlands are provided.
- Interface to housing, including driveway access to 20 Ave, will be reviewed based on future land use plan.

New School(s)

- NCP #2 would require 1 additional school based on current projections.

Neighbourhood Parks

- Neighbourhood Parks are intended to serve the needs, and be within walking distance, of their immediate neighborhood. May be a small, local park; a linear park with connections/pathways leading to a larger park or other neighbourhood amenity; or a mini-plaza or plaza in a higher density area.

Comments:

- David Wright commented that 168 St is fairly congested. Are there plans to widen it? Jeff Pang responded that 168 St will ultimately be 2 travel lanes in each direction. Any DCCs collected will be allocated to the 10 year servicing plan. This NCP is not in the current 10 year servicing plan, so it will not happen for at least another 10 years.
- Sylvia Harms expressed concern that trees may have to be cut down for the ultimate road widening. 168 St by 18 Ave is an example of where there is supposed to be a buffer. New development is occurring there. Worried that buffers are put in and then taken out. How can both a road and buffer be put in? Jeff Pang responded that it depends on the section and is determined through the design construct/assignments stage. Preet Heer responded that when a development goes forward for rezoning, it triggers requirements for road dedications from that property.
- Phillip Milligan asked what “interface” means. Preet Heer responded that interface refers to the space between different land uses that are adjacent. How these uses will interact is looked at. Sometimes guidelines are introduced to help manage the interface.
- Philip Milligan asked if Darts Hill Garden Park is part of the neighbourhood park ratio requirement number. Doug Merry responded no.

5. NCP BACKGROUND STUDY ELEMENTS

Heritage Study (Fay Keng Wong)

- Fay Keng Wong provided an update on the Heritage Study.
- The City has prepared a Request for Proposals (RFP) and has invited the consultant who did the Heritage Study for NCP #4, Denise Cook Design, to submit a proposal for the heritage study for NCP #3. Denise Cook has done a lot of work in Grandview Heights in the past, with her work for NCP #4, so it should be a good fit.

- The purpose of the Heritage Study is to assist the City in identifying and describing heritage opportunities in the Study Area that should be considered in preparing the NCP.
- Currently, we know that there is 1 site within NCP #3 that is on the Heritage Inventory (Darts Hill Garden Park), and 3 sites just outside the NCP area that are on the Heritage Register (Grandview Heights Elementary School Annex, Redwood Park, and Shields-Stewart House).
- The Heritage Inventory is a list of properties and features that potentially have heritage significance but require further evaluation before being considered by Council for addition to the City's Community Heritage Register. Properties and features are identified and added to this list by: the Heritage Advisory Commission and/or Council; the public; and City staff / heritage consultants through the development process, NCPs, and/or site inspections.
- The Heritage Register is a list of properties, buildings, and features identified as having heritage character or heritage value; requires a thorough evaluation of a property or feature along with photographs, documentation, and archival research; and requires Council approval.
- The key objectives of the Heritage Study are included in the attached presentation.
- It is anticipated that a final report by the consultant will be completed by the end of June 2017.

Comments:

- Joanne Charles commented that it is important to include natural heritage. Will the consultant work with First Nations? Fay Keng Wong responded, yes, one of the study's requirements is to meet with First Nations to add to the knowledge of the area's history, confirm information, identify any additional heritage opportunities and resources, and explore options and guidelines for the preservation, commemoration, and integration of existing and potential heritage sites into the NCP area.
- Sylvia Harms asked if it is up to the owner to add a property to a Heritage Register. Fay Keng Wong responded that a property can be added to the Heritage Inventory list by the Heritage Advisory Commission and/or Council; the public; and City staff / heritage consultants through the development process, NCPs, and/or site inspections. To be added to the Heritage Register, the property would need further, thorough evaluation and Council approval. Properties or features listed on Surrey's Heritage Register can become protected heritage properties, protected by heritage designation by-law, heritage revitalization agreement, or heritage conservation covenant.
- Sylvia Harms asked about tree preservation. Fay Keng Wong responded that the Surrey Tree Protection By-law, 2006 No. 16100 regulates and prohibits the cutting, removal, and damage of trees; regulates the setting of fees and issuance of permits; and regulates the requirement for replacement trees and of security for their provision and maintenance. Preet Heer responded that the Sam Hill Creek Integrated Stormwater Management Plan and Environmental Study will also look at trees in the NCP.

Sam Hill Creek Integrated Stormwater Management Plan (ISMP) & Environmental Study (Jeannie Lee)

- Jeannie Lee provided an update on the Sam Hill Creek ISMP and Environmental Study.
- On February 6, 2017, Council approved the draft Terms of Reference for the Sam Hill Creek Integrated Stormwater Management Plan and Environmental Study, as part of the Grandview Heights NCP #3 planning process.
- The ISMP will include environmental, geotechnical, and engineering components.

- The outcome of this study will be plans, guidelines, and development practices that ensure the environmental health of the Sam Hill Creek watershed is not compromised by future urban development.
- The first step of the Sam Hill Creek ISMP is to complete an Environmental Study of the watershed. This will provide the base for the development of the ISMP and the NCP.
- The key objectives of the Environmental Study are included in the attached presentation.
- The ISMP proposal review and consultation selection is underway. It is anticipated that the ISMP will be initiated in April 2017, the Environmental components of the ISMP will be completed by June 2017, and the study completed in early 2018.

Comments:

- Joanne Charles commented that any development north of Hwy 99 will impact First Nations land. Semiahmoo First Nation must be consulted. In the past, flooding has resulted in residents of the reserve not having access to roads for 2 days. The Semiahmoo First Nation is located at the mouth of the river and the Campbell River flows throughout the reserve. There needs to be a serious discussion regarding zero impact. It is important to keep runoff in the watershed. Just developing the land will result in all the water flowing into the Semiahmoo First Nation community, Marine Drive, and the City of White Rock. Global warming and climate change are also factors. When she was younger, this was not a problem. This is key – understanding that what might go down your drain flows to her “front door”.

Transportation Study (Jeff Pang)

- Jeff Pang provided an update on the Transportation Study.
- Grandview Heights NCP Area #3 is located within the Grandview Heights Land Use Plan, which has experienced a significant amount of growth in recent years. However, further development is expected, so any further transportation assessments must account for this growth. As a result, staff have initiated the process for additional consultant services that includes NCP #3, to comprehensively identify the transportation demands of the Grandview area, including NCP #3.
- The study area is bounded by 40 Ave to the north, 0 Ave to the south, King George Boulevard to the west, and the Township of Langley border to the east. It includes the current, existing, and future Land Use Plan areas.
- The traffic model will forecast the fully developed scenario of the expanded study area and identify traffic impacts the developed area will have on the City and Provincial road networks. This information will allow staff to determine the transportation infrastructure requirements to service the development in the study area and explore options to minimize these requirements.
- The key objectives of the Transportation Study are included in the attached presentation.
- The Transportation Study was initiated in Spring/Summer 2016. The consultant provided a draft for review in March 2017 and a final draft is expected to be complete by April 2017. It is anticipated that the Ministry of Transportation will review the study in Spring/Summer 2017.

Comments:

- Joanne Charles asked why the Semiahmoo First Nation reserve is not included in the Transportation Study. Jeff Pang responded that the study area is based on where growth is anticipated.

6. NCP AND CAC TIMELINE/SCHEDULE (Preet Heer)

- Preet Heer provided a brief overview of the NCP and CAC timeline and schedule. Refer to the attached presentation.
- It is anticipated that Stage 1 of NCP #3 will take approximately 1.5 years to complete from initiation to project completion and Council adoption in March 2018. If Stage 1 is approved by Council, it is anticipated that Stage 2 (the servicing, design, and financing components of the plan) will take an additional 6 to 8 months and may complete by Fall 2018.
- The next CAC meeting is scheduled for Wednesday, May 24th and will focus on Vision and Planning Objectives.

Comments:

- Nathan Hildebrand commented that a housing market analysis (e.g. single family, townhouse, or multi-family) should be another background study for NCP #3. Preet Heer responded that, along with residents and community representatives, the CAC includes members of Surrey's Development Advisory Committee and representatives from the development community who should be able to provide the CAC with sufficient knowledge regarding housing market trends.
- Bruce Kleeberger commented that he does not want to see urban sprawl, which may occur when NCP areas take too long to build out. Preet Heer responded that the City creates plans to prevent sprawl. For example, density would be focused in areas where there will be growth. The planning process for NCP #4 is underway but the servicing is really far away so development there will take longer. NCP #1 and NCP #5A are pretty much built out. Approximately 85% of NCP #2 is under application. The challenge is to create more housing that is affordable.
- Bruce Kleeberger asked what caused NCP #4 to start ahead of NCP #3. Preet Heer responded that owners in NCP #4 submitted a petition to start an NCP process to the City first. Owners in NCP #3 submitted a petition much later.
- Mike Proskow asked about the timing and sequencing of the build out of Grandview Heights. Much of what has been done is substantially incomplete (except NCP #1 and NCP #2). If we cannot build the roads, why build housing? Preet Heer responded that development pays first for the widening of roads, etc. As the housing is built, the roads are dedicated and built. General tax revenue is not being put into NCPs.
- Mike Proskow commented that he is concerned about the length of time it takes for NCPs to complete, and the impact it may have on existing residents. For example, Stage 2 of NCP #4 has not yet completed. Preet Heer commented that a variety of factors contribute to whether or not an NCP gets built out. City staff prepare a plan and bring it to Council for approval. If the timing is right, the area is developed according to the plan. The plan allows the community to know what will happen in the future; and factors such as proximity to, or cost of, servicing, and market trends all affect the build-out timing.
- Nathan Hildebrand commented that he has worked on projects in other cities and Surrey is way ahead of other municipalities regarding planning processes.
- John Fiorino commented that a lot of these things (schools, etc.) are done on the Provincial and Federal level. These higher levels of government want to see the density first and then the services will come. There are a lot of areas in Surrey that do not have sidewalks, where kids walk. This process will help plan for these things. The City can create the densities. Preet Heer responded that the City designates the land for schools, so that when the funding is available, the land is ready.
- John Fiorino responded that residents should bring their concerns about transportation and schools to their local MLAs. Funding for schools come from the Provincial level.

- Mike Proskow commented that the City has to lobby the Provincial government more on these issues.
- Sylvia Harms asked how the general public can provide their input. Preet Heer responded that feedback forms are provided at Public Open Houses.
- Sylvia Harms commented that more residents outside the study area should be notified. Fay Keng Wong responded that our general pre-notification process is within 100 m from the study area boundary or within 3 lots in all directions from the study area boundary, whichever is greater. Public Open Houses are also advertised in local newspapers.

7. ADJOURNMENT

- The meeting adjourned at 7:59 pm.