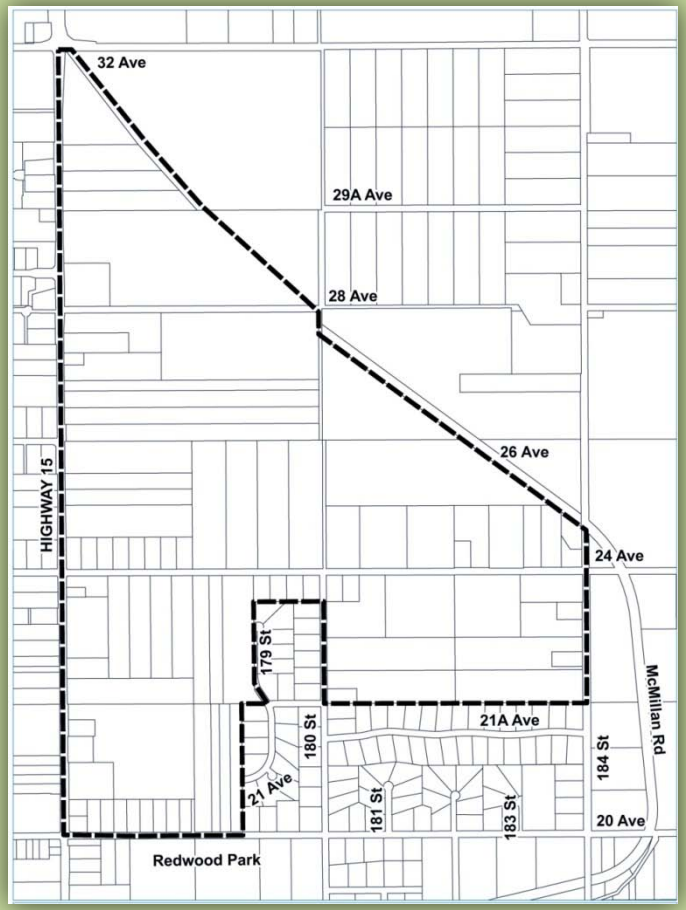
GRANDVIEW HEIGHTS
Neighbourhood Concept Plan Area # 4



Citizens' Advisory Committee Meeting

Thursday, May 27thth

5:30 -8:00 p.m.

OUTLINE

1. CAC Schedule of Meetings & Work Plan
2. Review of Background Studies on NCP #4
3. May 12 Open House Issues
4. Sustainability Charter & Area NCP
5. Visioning & Planning Objectives Exercise
6. Next Steps

Foundation Phase

May 12

Open House

CAC #1: May 27

- Logistics
- Background
- Discuss Open House
- Vision + Objectives

CAC #2: June 29

- Vision + Objectives
- Technical Review
- Discuss Concepts
- Discuss Naming

Land Use Concepts

Open House

Mid-Sep

CAC #3: Sep 9

- Principles
- Discuss Concepts
- Discuss Transportation
- Discuss Servicing

CAC #4: Nov 3

- Discuss Open House
- Discuss Preferred Option
- Preliminary Costs

Draft Plan

Open House

Jan 13

CAC #5: Dec 2

- Discuss Draft NCP

CAC #6: Jan 28

- Discuss Open House
- Recommended NCP

Issues Raised at Open House

1. Justification

- What is the justification for development?
- Why is development occurring in Area #4 when other areas aren't complete?
- Why is development occurring out of sequence?

2. Drainage

- If flooding is already a problem in the adjacent low lands, what are the impacts of increased development going to be?
- Why aren't the recommendations from the Erickson Integrated Stormwater Management Plan being followed?
- What will be the implications on downstream drainage?

3. Process

- What is the timing of the planning process?
- Who is responsible for infrastructure costs?

4. Transportation

- What about existing traffic issues like delays at 24th Avenue and 176th Street?

5. Transitions to adjacent areas

- Interface between urban and rural?
- Interface between urban and ALR?

6. Wildlife

- What about the land base needed for wildlife?
- How will wildlife needs impact the plan?

Inter-Agency Issues

1. Development

- with a large area protected, what will the density and building form be necessary to support a school?
- rate of development be over time?
- need for utilities to work together?

2. Transportation

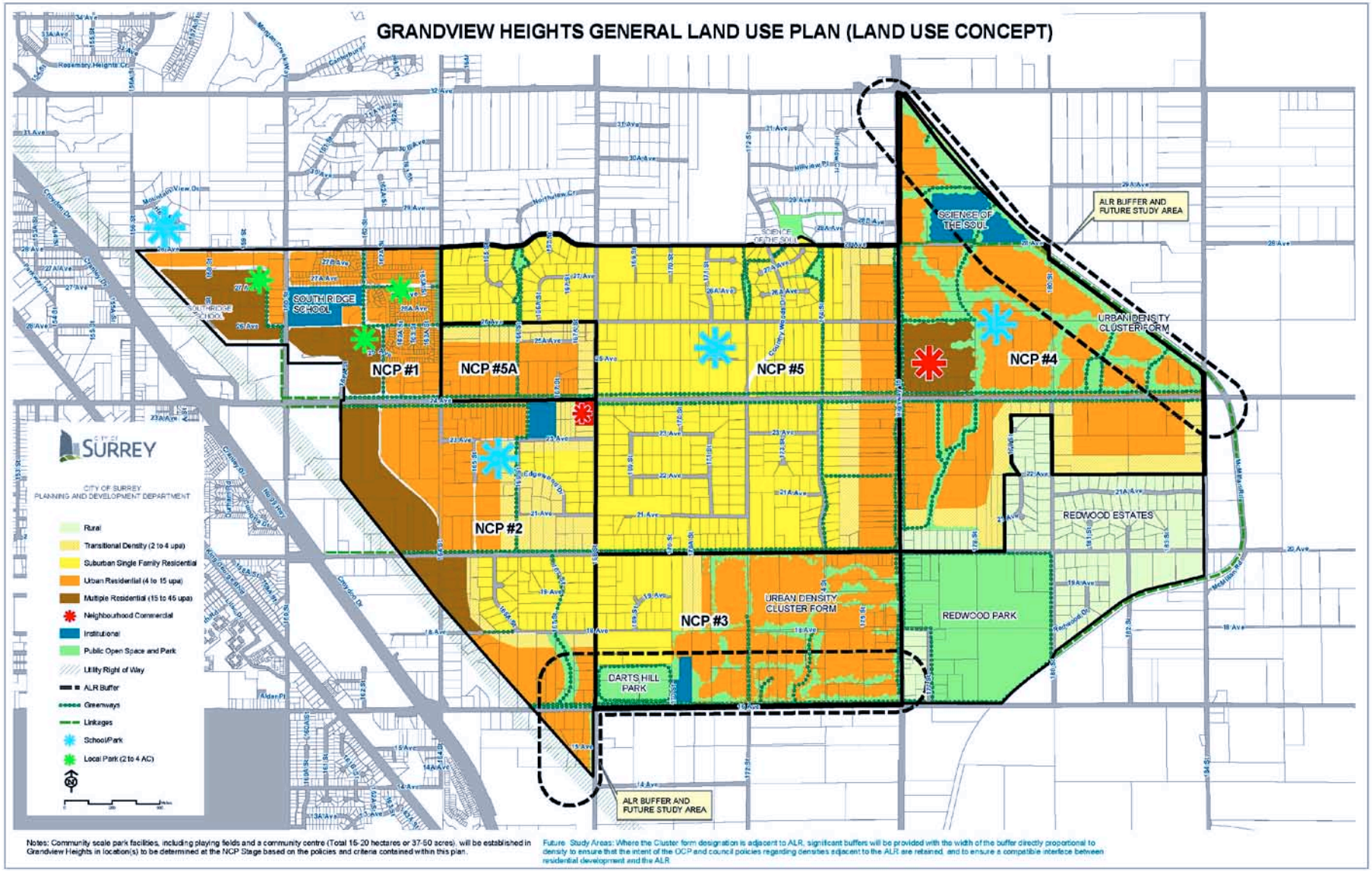
- truck routes and connections to Campbell Industrial?
- east side of Hwy 15 lacking right-of-way
- need to reduce access to arterials
- need to address access for fire hall
- consider regional context and potential expansion to the east in Langley
- what about transit?

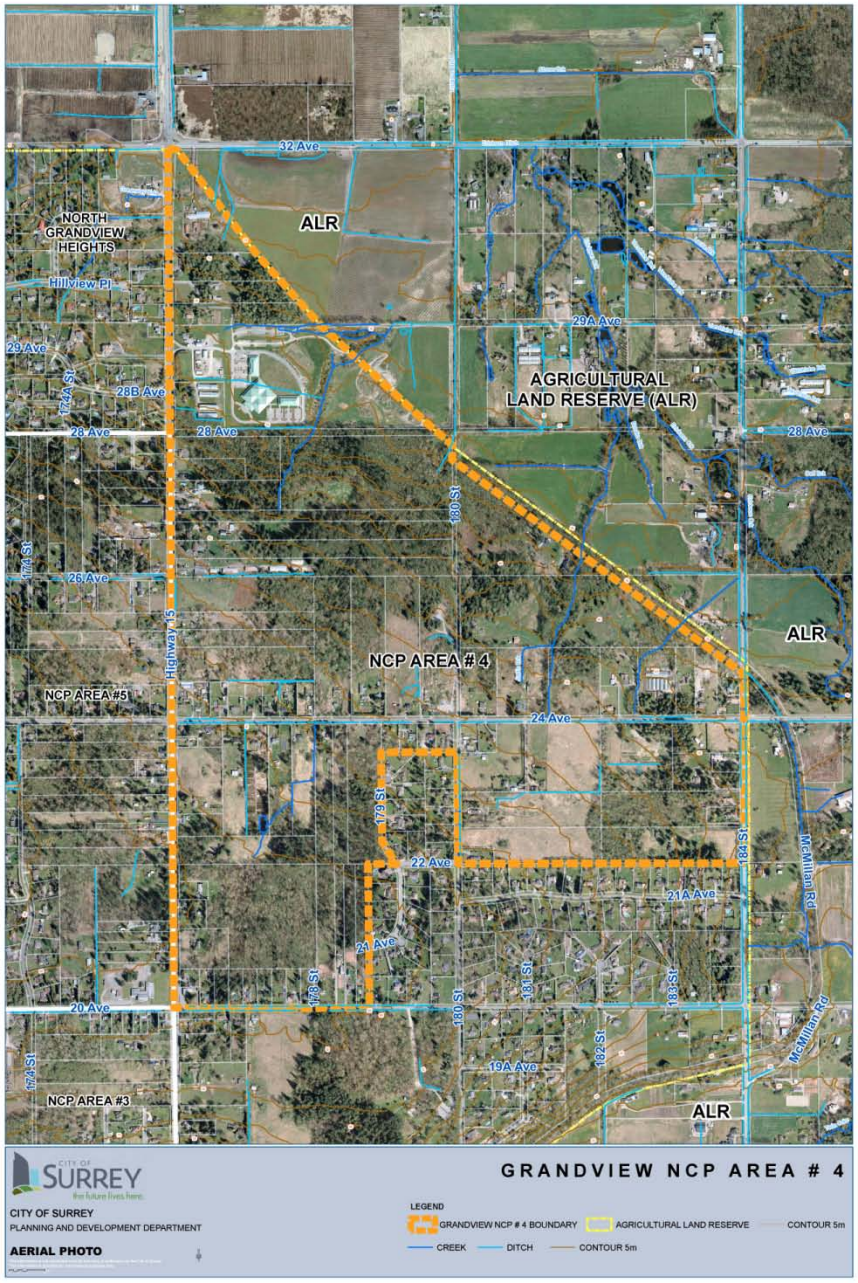
3. ALR

- drainage into ALR
- buffering to ALR
- old railway bed is on the edge of the ALR
- rural/urban conflict/impact is more at higher elevations

4. Community

- health and cohesion consequences about sequencing and developing in an isolated area
- separation of sub-area by major roads
- include healthy planning principles, like walkability
- area 4 is not great for active open space for athletics
- network of trails
- RCMP challenges: large district, very spread out, also responsible for border control
- cul-de-sacs are safe, but not inter-connected

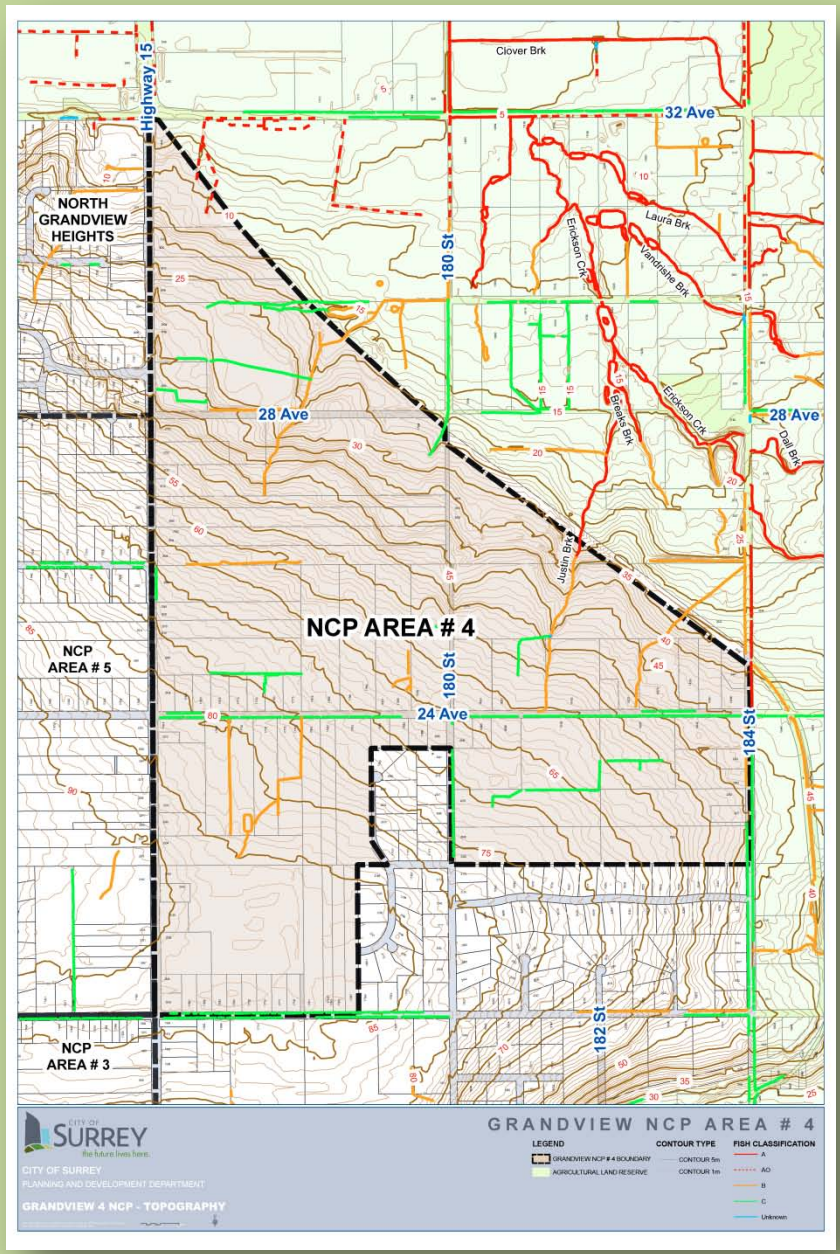

GRANDVIEW HEIGHTS GENERAL LAND USE PLAN (LAND USE CONCEPT)
CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT
Rural
Transitional Density (2 to 4 upa)
Suburban Single Family Residential
Urban Residential (4 to 15 upa)
Multiple Residential (15 to 45 upa)
Neighbourhood Commercial
Institutional
Public Open Space and Park
Utility Right of Way
ALR Buffer
Greenways
Linkages
School/Park
Local Park (2 to 4 AC)
SOUTH RIDGE SCHOOL
NCP #1
NCP #5A
NCP #5
NCP #4
NCP #2
NCP #3
SCIENCE OF THE SOUL
ALR BUFFER AND FUTURE STUDY AREA
URBAN DENSITY CLUSTER FORM
REDWOOD ESTATES
REDWOOD PARK
DARTS HILL PARK
ALR BUFFER AND FUTURE STUDY AREA
Notes: Community scale park facilities, including playing fields and a community centre (Total 16-20 hectares or 37-50 acres), will be established in Grandview Heights in location(s) to be determined at the NCP Stage based on the policies and criteria contained within this plan.
Future Study Areas: Where the Cluster form designation is adjacent to ALR, significant buffers will be provided with the width of the buffer directly proportional to density to ensure that the intent of the OCP and council policies regarding densities adjacent to the ALR are retained, and to ensure a compatible interface between residential development and the ALR


32 Ave
NORTH GRANDVIEW HEIGHTS
Hillview Pl
ALR
29A Ave
29 Ave
AGRICULTURAL LAND RESERVE (ALR)
176A St
28B Ave
28 Ave
28 Ave
28 Ave
180 St
176 St
26 Ave
Highway 15
NCP AREA # 4
ALR
NCP AREA #5
24 Ave
179 St
22 Ave
184 St
McMillan Rd
21A Ave
24 Ave
178 St
180 St
181 St
183 St
20 Ave
176 St
182 St
19A Ave
McMillan Rd
NCP AREA #3
ALR
CITY OF SURREY
the future lives here.
CITY OF SURREY
PLANNING AND DEVELOPMENT DEPARTMENT
AERIAL PHOTO
GRANDVIEW NCP AREA # 4
LEGEND
GRANDVIEW NCP # 4 BOUNDARY
AGRICULTURAL LAND RESERVE
CONTOUR 5m
CREEK
DITCH
CONTOUR 5m

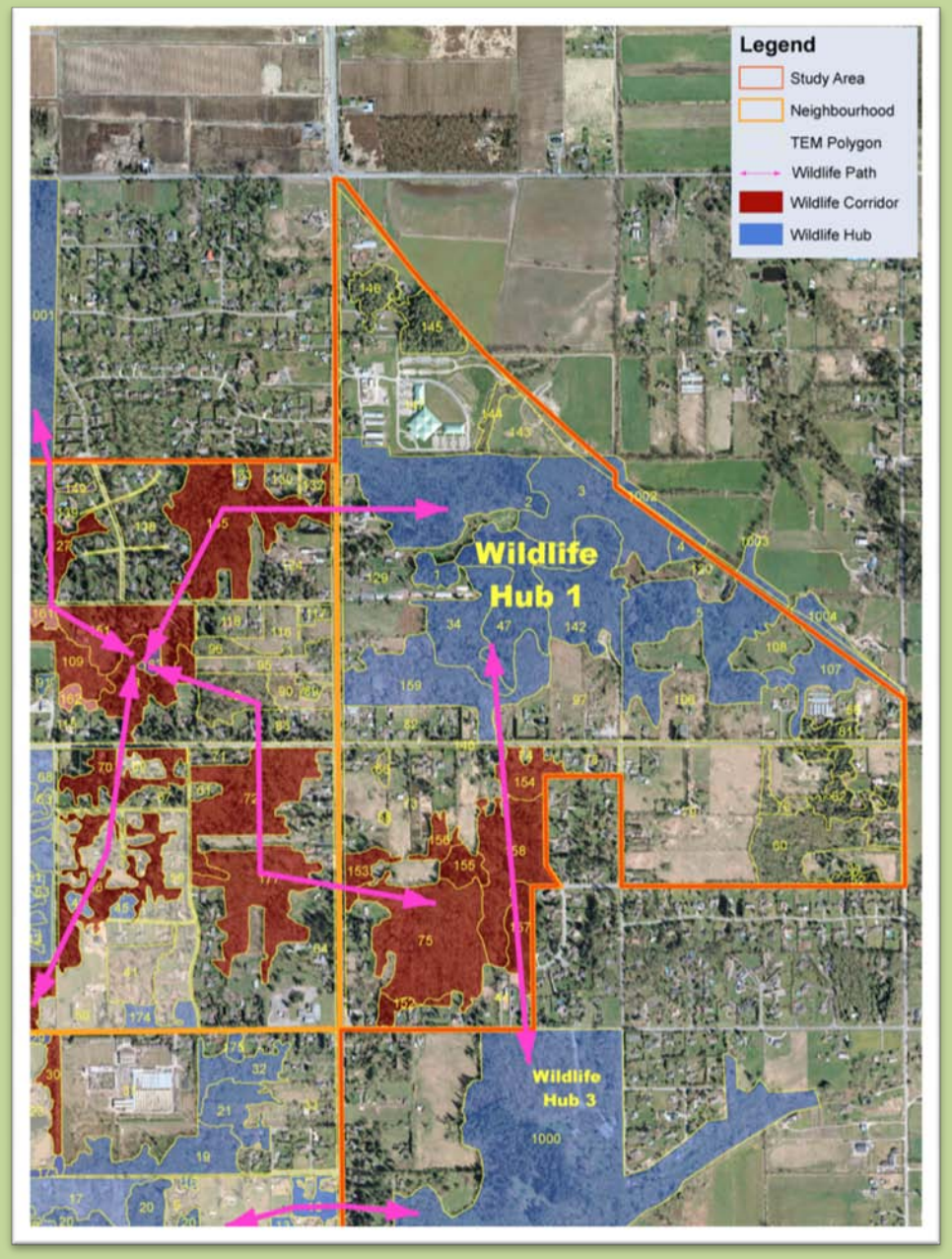
ENVIRONMENT

- Ecosystem Management Plan
- Madrone Environmental Assessment Report

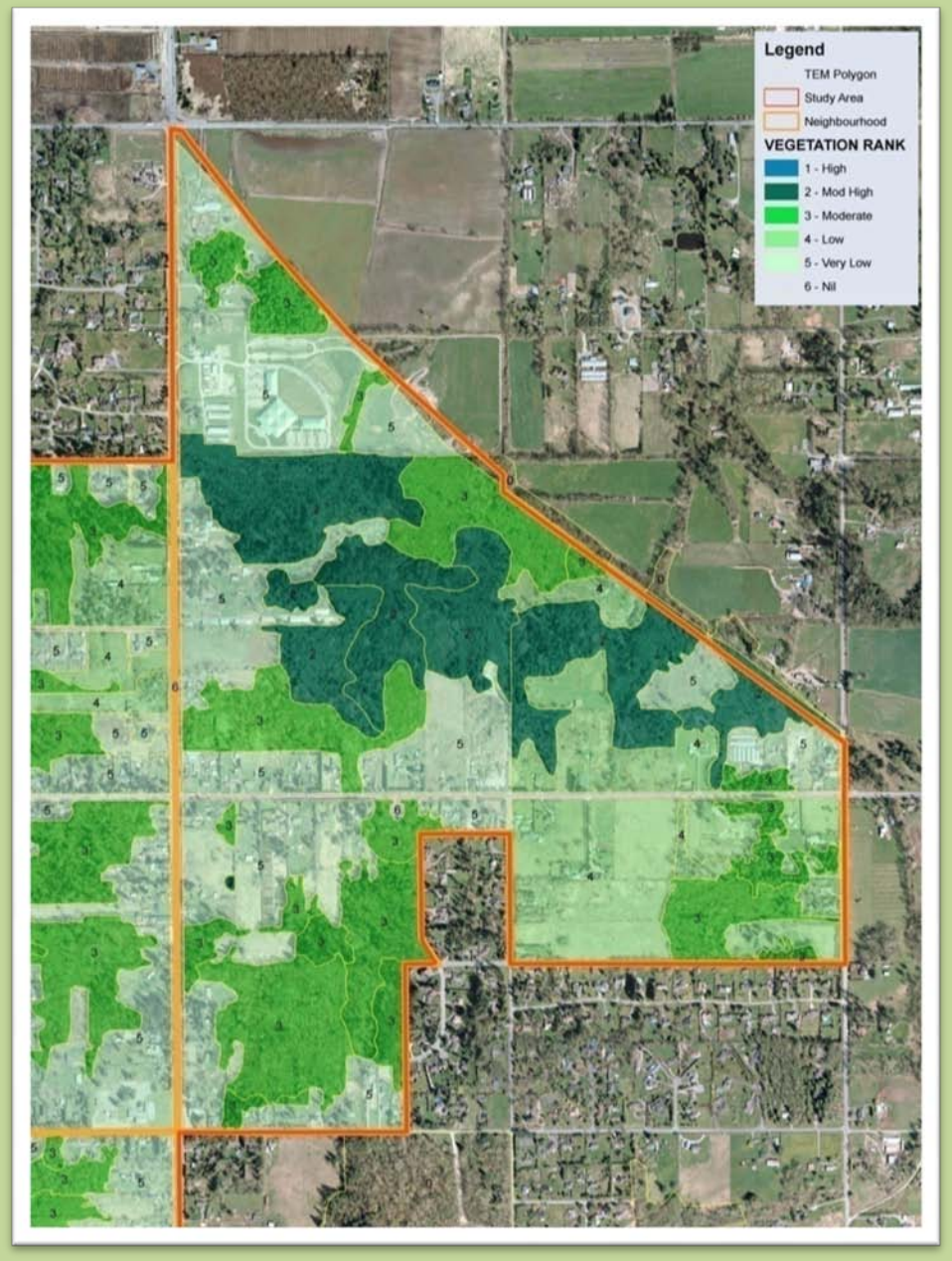
ENVIRONMENT - Streams



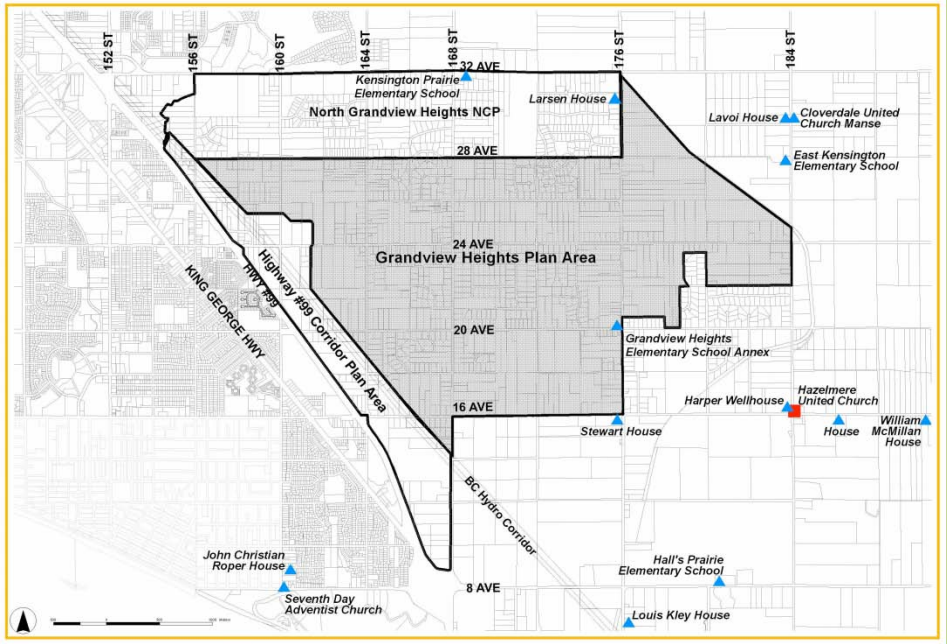
ENVIRONMENT - Wildlife Corridors



ENVIRONMENT - Vegetation



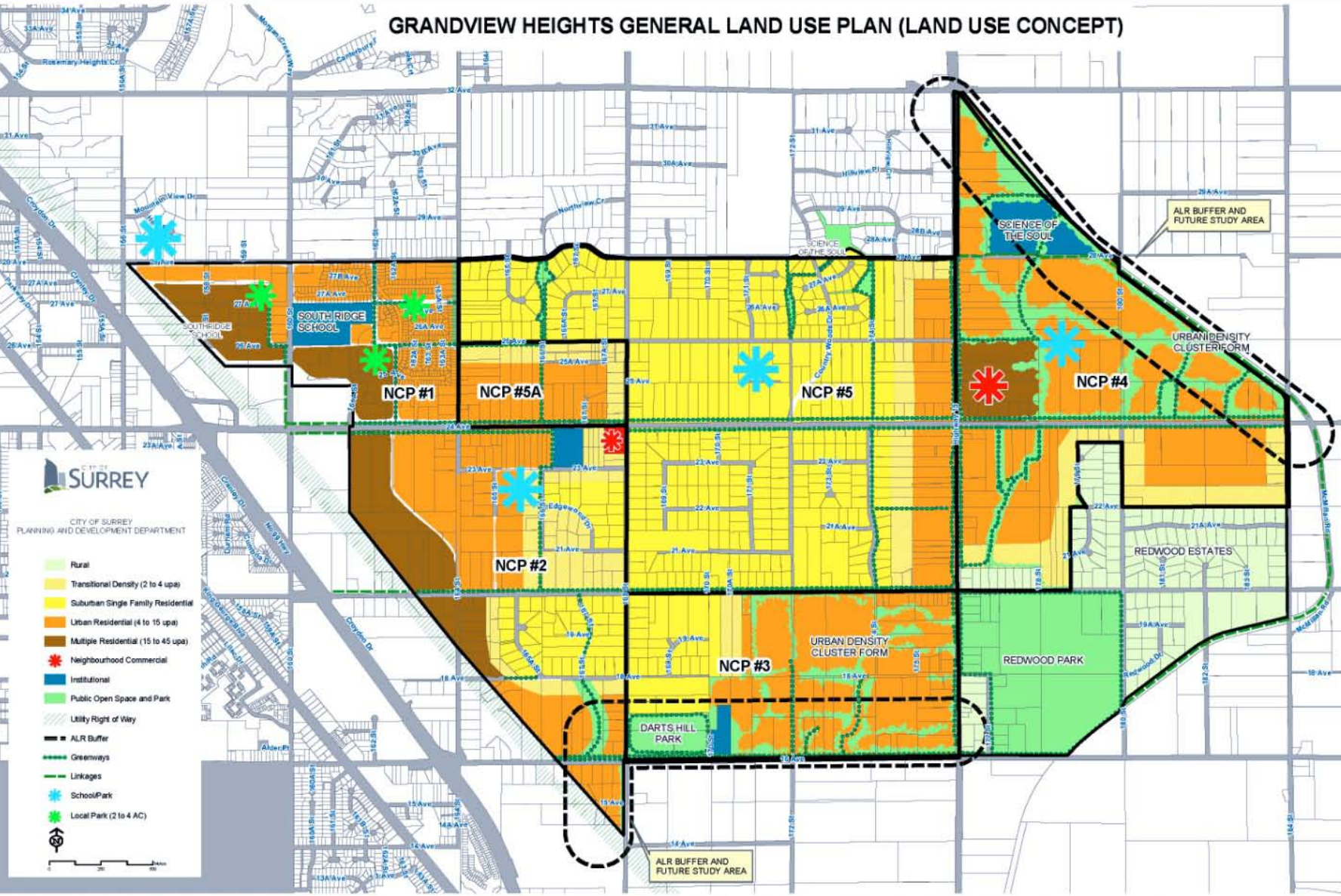
HERITAGE



- Heritage assessment for the Grandview area completed 2005
- Results: no heritage assets *within* Area #4, but several that are *adjacent* to Area #4. (e.g. Redwood Park)
- Issues: naming, retention of features, interpretation, public art

Commercial Market Analysis

- 2008 study looking at need for commercial space and how this may contribute to a ‘centre’ in Grandview Heights
- if nearby planned developments proceeds, only demand for one more food store as an anchor for a ‘centre’
- still room for smaller commercial
- options to expand other areas like Morgan Heights, establish a more central site in Grandview Heights, or spread out facilities
- a central site was recommended



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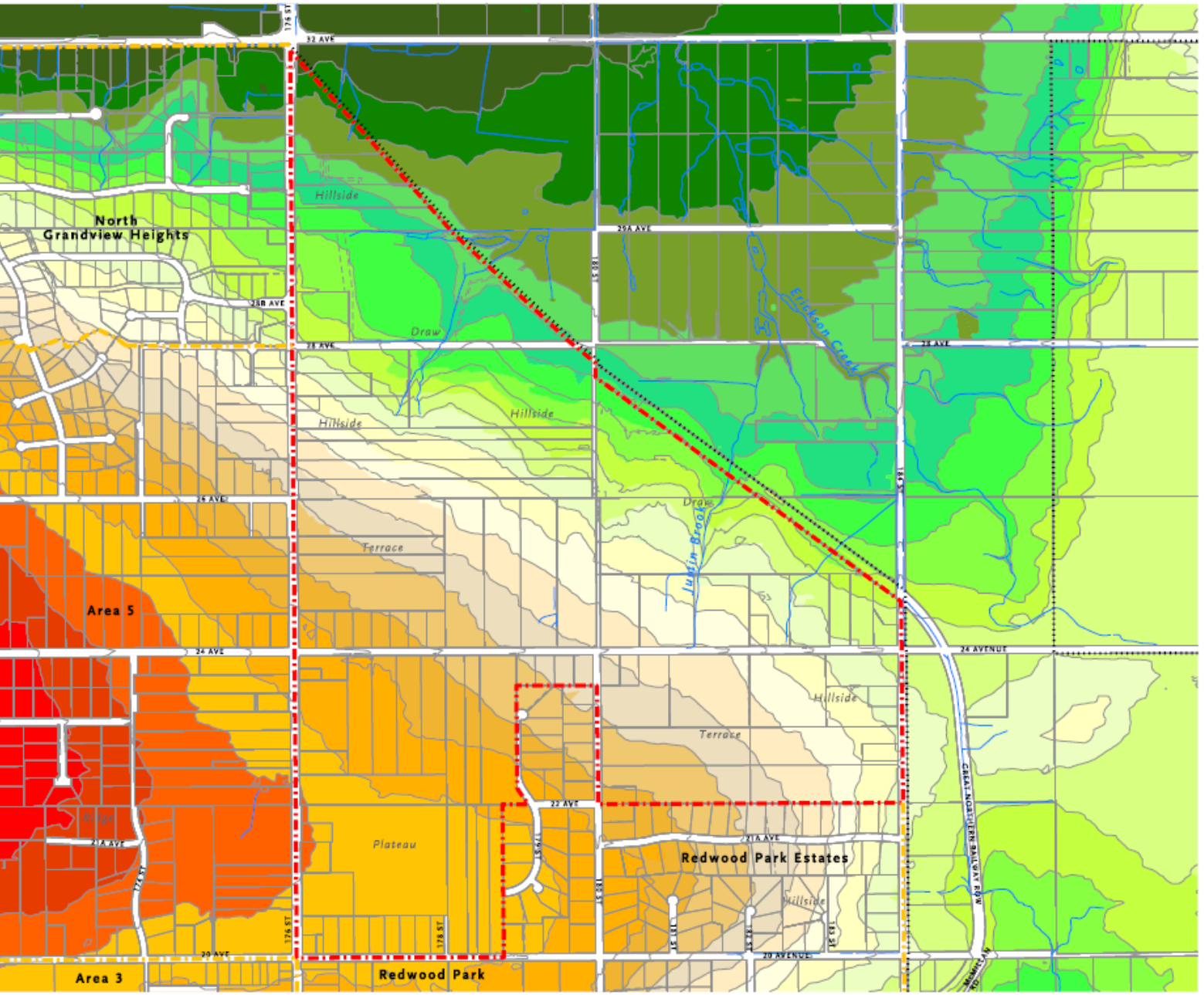
Erickson Creek ISMP

- 2008 study covering agricultural lowlands and partially developed upland areas, including almost all of Neighbourhood 4
- an integrated approach to stormwater management to allow orderly development, protect habitat, protect from erosion & flooding, and maintain safety
- to ensure excessive runoff from upland development does not adversely impact agricultural lowlands
- recommends a series of detention ponds
- “low impact development” practices like absorbent landscaping, swales, permeable paving, etc.



GRANDVIEW HEIGHTS
SURREY BC

Area 4
LANDFORM ANALYSIS

NOVEMBER 2006

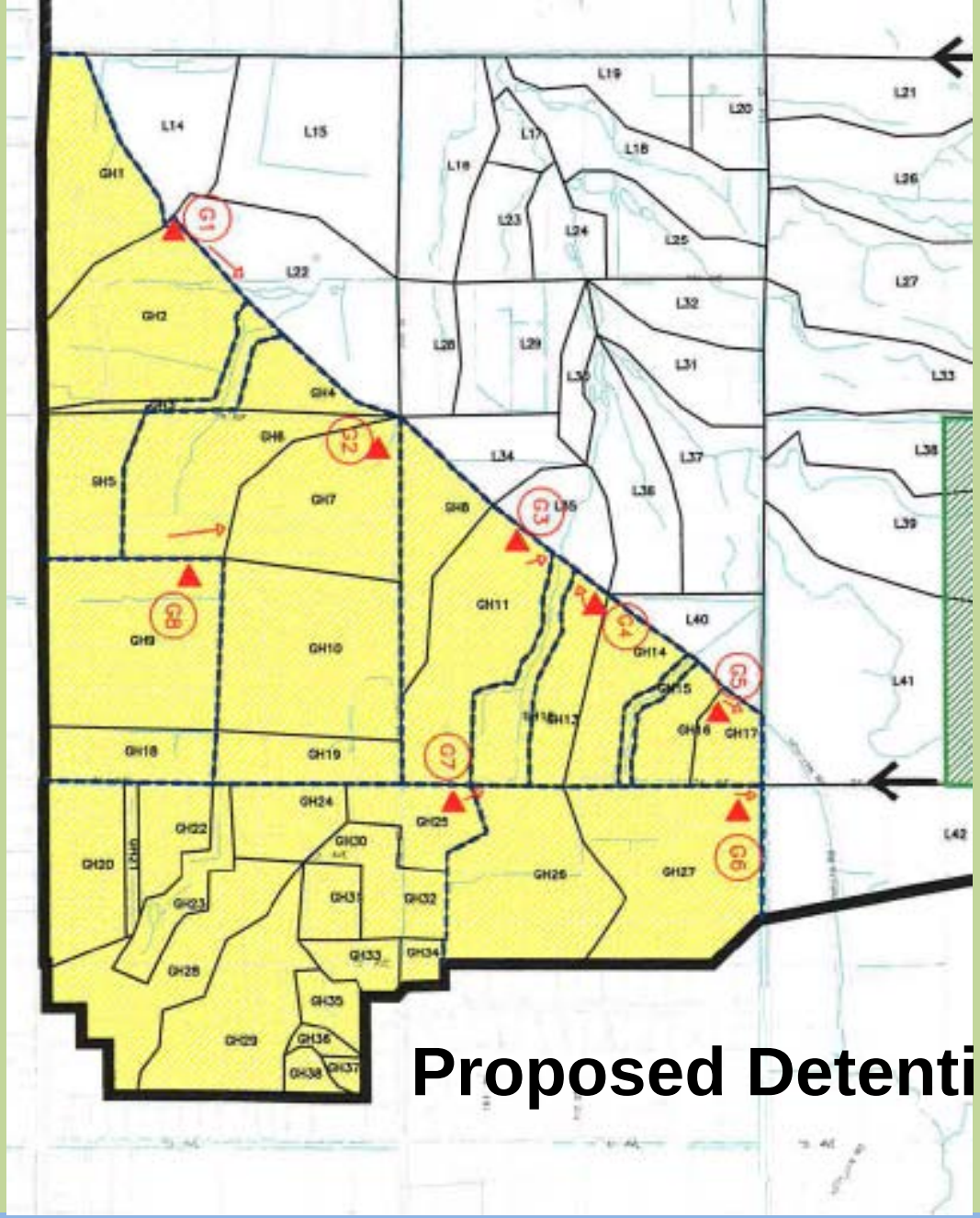
LEGEND

- Area 4 Boundary
- Adjacent Area Boundary
- Agricultural Land Reserve
- Identified Watercourses

100 - 105m
95 - 100m
90 - 95m
85 - 90m
80 - 85m
75 - 80m
70 - 75m
65 - 70m
60 - 65m
55 - 60m
50 - 55m
45 - 50m
40 - 45m
35 - 40m
30 - 35m
25 - 30m
20 - 25m
15 - 20m
10 - 15m
5 - 10m
0 - 5m

0 40 130 300 400 m

EKISTICS



Proposed Detention Facilities

What is Sustainability?

This definition was adopted by the City of Surrey:

- *"Sustainability" means meeting the needs of the present generation in terms of socio-cultural systems, the economy and the environment while promoting a high quality of life but without compromising the ability of future generations to meet their own needs.*

Socio-Cultural + Economic + Environmental

Why is Sustainability Important?

- Climate change
- Limited fossil fuels
- Over use and under-valuing of natural resources leading to depletion – water, mining, forestry
- Pollution – decrease in air quality, waste management issues

The City of Surrey Sustainability Charter

- represents the City's commitment to a sustainable future
- the over-arching framework that will guide the City's actions
- still needs a detailed implementation strategy

Charter Components

- The Charter contains a Vision, Goals and an Action Framework
- The City is currently establishing a Sustainability Office and creating a monitoring program in preparation for the Implementation Strategy
- The City is also working on a number of other short-term actions

Sustainability Vision

Surrey values and protects its natural environment through stewardship of its **rich tree canopy**, and enhancement of its **natural areas** and **biodiversity**. It is a **safe City**, with a vibrant City Centre and livable communities that provide a range of affordable and appropriate housing options. Surrey leads the way in **sustainable design**, **"green" buildings** and **"green" infrastructure**. It provides **transportation choice**, with a focus on the efficient movement of people and goods, **not just vehicles**. Surrey incorporates "**Triple Bottom Line Accounting**" into its operations, incorporates and encourages alternative energy sources, and strives for **carbon neutrality** and no net impact from waste. It is a city that fosters local employment opportunities and "green" businesses including a sustainable **agricultural base** and local food security. Surrey has a network of widely accessible community health and social services, **parks, recreation**, library and cultural opportunities that promote **wellness and active living**. The City embraces its cultural **diversity**, and promotes tolerance, **social connections** and a **sense of belonging**.

How this affects the Grandview #4 NCP

- All new plans and policies must align with the Sustainability Charter and its associated vision, goals and actions
- Surrey's vision for a sustainable future includes:
  - Protection of the environment
  - Creating safe communities
  - Being a leader in sustainable community design and development
  - Providing alternative transportation options
  - Providing a range of housing options to meets the needs of a diverse population
- The actions have been identified in the Charter, and will be rolled out in the Implementation Strategy

Specific Actions from the Charter that apply to the NCP

- EC7: Promote Sustainable Building and Development Practices
- EC9: Quality of Design in New Development and Redevelopment
- EN8: Sustainable Engineering Standards and Practices
- EN9: Sustainable Land Use Planning and Development Practices

Also actions to protect agricultural land, increase transit & transportation to support a sustainable economy, enhance the public realm, & reduce greenhouse gas emissions

Visioning & Planning Principles

- Community Character
- Land Use
- Schools, Parks & Amenities
- Greenways
- Environment
- Agriculture
- Heritage
- Transportation
- Sustainability
- Placemaking
- Servicing & Infrastructure
- Financing & Implementation

Next Meeting

Tuesday, June 29th

- discussion on vision, objectives, & principles
- more technical background discussion
- discussion about potential concepts
- discuss naming