

Agenda

Grandview Heights Area No. 4 Neighbourhood Concept Plan

File: 6520-20 (GH NCP #4)
Date: May 27, 2010
Time: 5:30 – 8:00 pm
Location: Sunnyside Hall
(1845 - 154 Street)

Citizen's Advisory Committee Meeting #1

The purpose of this inaugural meeting is to provide the opportunity to the CAC members to introduce each other, discuss meeting logistics, review planning process, background studies and issues raised at the Public Open House on May 12, 2010, and to initiate a discussion about the vision and planning objectives for Grandview Heights Area #4.

- | | | |
|-------------------------------|----------------|-------------|
| 1. Welcome | Don Luymes | 5:30 – 5:45 |
| 2. Introductions | All | |
| 3. Overview of Meeting Agenda | Bhargav Parghi | |

4. CAC Logistics:

- | | | |
|---|--|---|
| <ul style="list-style-type: none"> • CAC Terms of Reference and Social Contract <ul style="list-style-type: none"> ○ Questions • Review of the NCP Planning process • CAC Binder • Review: Schedule of CAC Meetings & Work Plan | <p>Fay Wong</p> <p>Bhargav Parghi</p> <p>Fay Wong</p> <p>Consultants</p> | <p>5:45 - 6:05</p> <p>6:05 - 6:10</p> <p>6:10 - 6:15</p> <p>6:15 - 6:25</p> |
| 5. Review: Findings from Background Studies*
as they relate to Area #4 | Consultants | 6:25 - 6:40 |
| 6. Review: Issues from May 12 Open House | Consultants | 6:40 - 6:50 |

Break for a light dinner **6:50 – 7:05**

- | | | |
|--|-------------------|-------------|
| 7. Sustainability Charter & Area 4 NCP | Consultants | 7:05 - 7:15 |
| 8. Visioning & Planning Objectives – An exercise | Consultants/All | 7:15 - 7:55 |
| 9. Next Meeting – Items for Discussion | Consultants/Staff | 7:55 - 8:00 |

Adjournment

Attachments

1. CAC Terms of Reference
2. Social Contract & Discussion Guidelines
3. Draft Schedule of Meetings & CAC Work Plan
4. NCP Planning Process
5. Grandview Heights General Land Use Plan and Guiding Principles & Policies

* Background Studies may be accessed by visiting www.planning.surrey.ca, clicking “Plans and policies under development”, “Secondary Plans”, and “Grandview Heights NCP Area 4”, and scrolling down to “Background Information”.

Grandview Heights Neighbourhood Concept Plan (NCP) Area #4 Citizen's Advisory Committee (CAC)

Terms of Reference

Mandate of the CAC

1. To bring local knowledge to the planning process for an NCP for the Grandview Heights NCP Area #4.
2. To work co-operatively and constructively in the interests of the Grandview Heights NCP Area #4 as a whole.
3. To act as a liaison between the residents / property owners of Grandview Heights NCP Area #4 and other Grandview heights communities, and City staff.

Roles and Responsibilities / Committee Structure

1. The CAC is intended to be a temporary committee for the duration of the Grandview Heights NCP Area #4 process (approximately one year). Meetings will be held approximately once per month throughout the process, or as necessary, at key milestones during the planning process, when there is material to review and when input is needed from the CAC.
2. The CAC is not a decision-making body, but is advisory to City staff. No votes will be taken at CAC meetings but an attempt will be made to reach consensus. Notes from each meeting will be distributed to the CAC members. City staff will consider the views and comments brought forward at the CAC meetings in preparing the various planning options.
3. The CAC will consist of approximately 13 to 15 members, including approximately 8 to 10 property owners from Grandview Heights NCP Area #4, 4 representatives from Community Associations, and an Agricultural Land Reserve (ALR) representative.

Role of CAC Members

The CAC is not an advocacy body that represents the individual interests of its members. The role of each CAC member is:

1. To attend CAC meetings and participate in discussions;
2. To provide input to City Staff and City's consultants for the preparation of a Neighbourhood Concept Plan for Grandview Heights NCP Area #4;
3. To seek out the views of other residents/property owners, and to provide these views and comments to the CAC and the City;
4. To provide residents and property owners in the NCP area with progress reports on the planning process; and
5. To review materials intended for presentation or distribution to the community at public open houses and meetings.

Social Contract & Discussion Guidelines

- I will act in a friendly manner toward my colleagues.
- I will listen without judging.
- I would like to be valued for my input and I will value input of my colleagues.
- I will act and speak honestly.
- I will be a good listener.
- I will treat everyone equally.
- I understand everyone has a voice on this committee.
- I will not talk over others.
- I will be open.
- I will not shout at anyone.
- I will treat everyone with respect.
- I will be courteous to everyone.
- I will act fairly to everyone.
- I will do what I say.
- I will be diplomatic.
- I will respect the Chairperson of the meeting.
- I will speak to the agenda item.
- I will offer new information and not repeat others' comments.
- I will not participate in sidebar conversations.
- I will put the community's interest above my own.

Discussion Guidelines

- The role of CAC is advisory to City staff. It will not vote on issues but will work toward consensus.
- If CAC members are not in agreement, they will be asked if they are willing to let the process move forward. CAC members will attempt to understand and acknowledge all views expressed.
- Cell phones/other communication devices must be turned off or put on silent ring during meetings.
- Meetings will start and end on time.

Grandview Heights Area #4 Neighbourhood Concept Plan

Draft Schedule of Meetings and CAC Work Plan

Meeting #1 May 27, 2010 - Inaugural Meeting

Meeting logistics, CAC Work Plan Review, Background, Visioning & Planning Principles

Meeting #2 June 29, 2010

Refine/Confirm Vision & Planning Objectives, Technical Studies & Initial Findings, Identification of concepts for planning principles, Naming of the NCP Area

Meeting #3 September 9, 2010

Review Draft Planning Principles, Discuss draft land use & urban design concepts and Preliminary Servicing & Transportation concepts

Meeting #4 November 3, 2010

Input from September 30 Open House #2, Discuss/develop the preferred land use concept, Discuss the servicing & transportation concepts and preliminary cost estimates

Meeting #5 December 2 or 9, 2010

Review/refine the preferred land use concept, servicing & transportation concepts and cost estimates

Meeting #6 January 28, 2011

Review public input from January 13 Open House #3, Refine/adjust the land use concept, servicing & transportation concepts and look with “fresh eyes” to ensure all issues have been considered/addressed

Grandview Heights Area #4 Neighbourhood Concept Plan

Planning Process

September 2009

Council approved Terms of Reference for Grandview Height Neighbourhood Concept Plan (NCP) Area #4

March – April 2010

Consultant selected to work with City Staff to begin the NCP process

May 2010

Public Open House #1

- Select a Citizens Advisory Committee (CAC) to work with the City's Planning Team to develop the NCP
- Receive comments from the public on their Vision for the NCP Area

May – September 2010

Work with the CAC & other Stakeholders (Surrey's Agricultural & Environmental Advisory Committees, Government Agencies, Seniors, Youth, etc.) to:

- Propose a Vision for the NCP Area and formulate the Planning Principles & Objectives
- Develop Draft Concepts for the Land Use, Urban Design, Servicing & Transportation

September 2010

Public Open House #2

- Review Draft Concepts for the Land Use, Urban Design, Servicing & Transportation

October – December 2010

Work with the CAC & other Stakeholders to:

- Develop a Preferred Land Use Concept, refine the servicing &, transportation concepts and prepare preliminary cost estimates for the service & transportation infrastructure

January 2011

Public Open House #3

- Review the Preferred Land Use Concept, Refined Urban Design, Servicing & Transportation Concepts and Preliminary Cost Estimates

January – February 2011

Work with the CAC & other Stakeholders to:

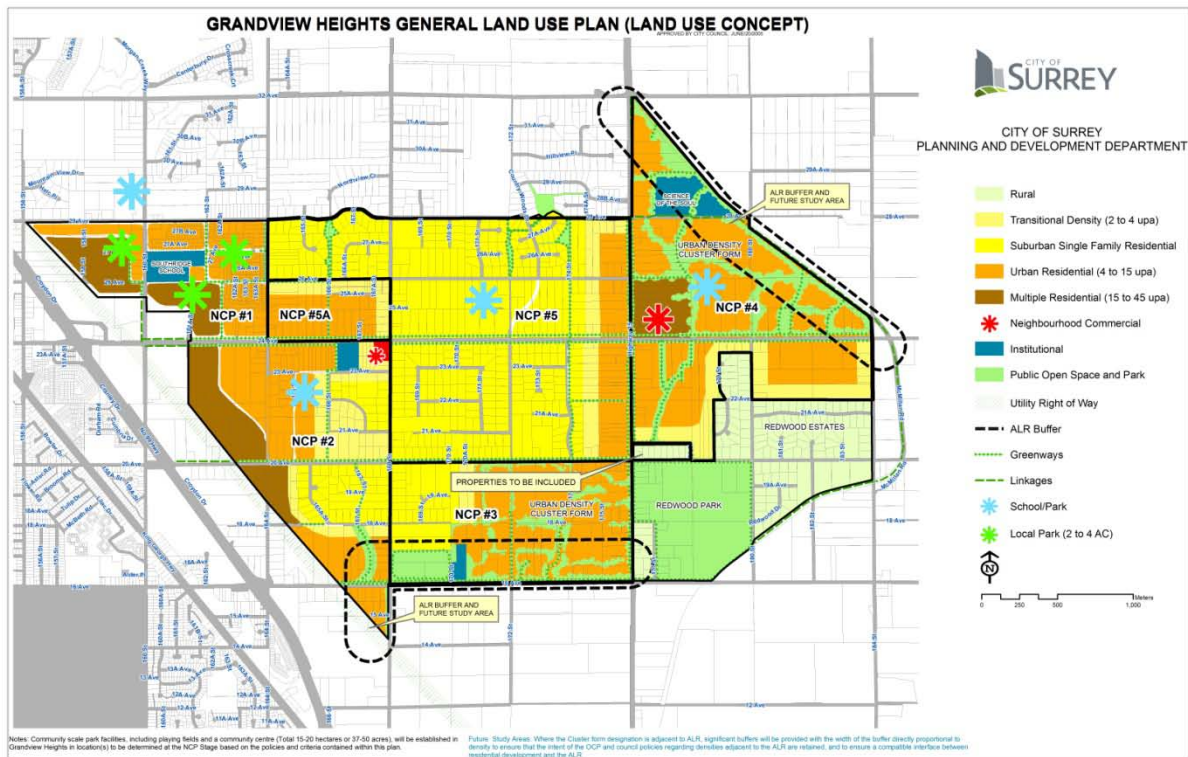
- Adjust/Refine/Finalize the Concepts presented at the Public Open House #3 and finalize the cost estimates

February 2011

Present Stage 1 NCP to Surrey City Council for Approval of:

- Final Land Use Concept & Urban Design, Servicing & Transportation Concepts and Cost Estimates

Grandview Heights General Land Use Plan and NCP Area Boundaries



Grandview Heights General Land Use Plan – Guiding Principles and policies

- Maintain community identity & character by retaining, where possible, environmentally significant trees & vegetation, respecting the adjacent ALR and protecting key view corridors to mountains & water
- Define buffering & transition densities adjacent to ALR & existing one-acre subdivisions
- Provide a variety of housing types
- Locate mixed use commercial/multi-family residential area, to provide local services rather than auto-oriented commercial uses, in the vicinity of north-east corner of 176 St/24 Ave surrounded by urban residential toward 184 St
- Incorporate a tree management, preservation & enhancement strategy and habitat management plan into each NCP
- Consider density transfer and/or cluster development to protect environmentally significant trees & areas
- Connect Redwood Park to the community through linkages and open space corridors
- Where possible, locate green and pedestrian linkages & linear open spaces in association with wildlife habitat and/or migratory routes
- Locate pedestrian/bicycle greenways along 20 Avenue and 24 Avenue and around the edge of Grandview Heights on the historic Railway right-of-way, and link them to parks, neighbourhood commercial areas and other features
- Incorporate sustainable development principles including innovative servicing, stormwater management & road standards