

Meeting Notes



Stantec

Citizen's Advisory Committee Meeting #1

Date/Time: Thursday, May 27th, 2010 / 5:30 p.m. - 8:00 p.m.
Place: Sunnyside Hall (1845 – 154 Street)
Next Meeting: Tuesday, June 29th, 2010
Attendees: Anthony Hepworth, CAC Member
Arnold Fenrick, CAC Member
Avtar Johl, CAC Member
Brad Lambert, CAC Member
Chuck Brook, CAC Member
Cindy Lighthouse, CAC Member
Delmar Robertson, CAC Member
Eric Chen, CAC Member
Mike Proskow, CAC Member
Nadine Adams, CAC Member
Norm Porter, CAC Member
Paul Fenske, CAC Member
Prit Pal Sandhu, CAC Member
Vena Sandhu, CAC Member
Don Luymes, City of Surrey
Bharghav Parghi, City of Surrey
Fay Keng Wong, City of Surrey
John Steil, Stantec
Siobhan Murphy, Stantec

Absentees: None

Distribution: All in Attendance.

Item:

1. Welcome – Don Luymes

Don Luymes welcomed the CAC members to the Grandview Heights NCP #4 Phase #1 process, which is anticipated to run until February/2011. He thanked them for their agreement to participate in the process.

2. Introductions - Everyone

All of the CAC members, City of Surrey staff, and members of the consultant team introduced themselves, and discussed their interest in being part of the Grandview Heights NCP #4 process.

3. Overview of Meeting Agenda

Bhargav Parghi reviewed the agenda with the CAC.

4. CAC Logistics

CAC Terms of Reference & Social Contract

Fay Keng Wong reviewed the CAC Terms of Reference, the Social Contract Guidelines, and the CAC binder, which was prepared for all of the participants.

The Terms of Reference outlines the CAC's mandate, roles, and responsibilities.

The Social Contract Guidelines establish a set of behavior guidelines for participating in the CAC meetings that all participants must adhere to in order to sit on the advisory committee. This is to ensure that meetings are held in a respectful and, therefore, productive manner.

CAC Binder: The CAC binder contains materials for CAC members to use as reference. It includes background materials.

Review of the NCP Planning Process: Bhargav Parghi also reviewed the NCP Area #4 Phase I process with CAC members. The CAC is scheduled to meet a total of six times over the course of the next eight months, when the process is anticipated to end February/2011.

Review: Schedule of CAC Meetings & Work Plan

John Steil, the consultant team lead, reviewed the CAC meeting schedule, showing CAC members how their involvement integrated with the planning process. The planning process is in three phases, each with two CAC meetings each. Meetings tend to be before and after the public Open House sessions, so that comments from the Open Houses can be reviewed by the CAC, and the CAC can advise the City on various stages of the development of the neighborhood concept plan. Mr. Steil also distributed the scheduled Work Plan, with the CAC meetings highlighted for reference. There was discussion about the makeup of the CAC, which has 14 members representing a range of landowners, community associations, and agricultural interests. Concerns about the CAC membership were discussed in the context of providing balanced representation. The intention of the membership is to represent a broad range of interests, local knowledge and expertise from both in and outside the planning area.

5. Review: Findings from Background Studies as they relate to Area #4

John Steil led a discussion about background studies that have been completed or pertain to Area #4. The studies include an environmental study, heritage study, a market analysis and an integrated storm water management report for Erickson Creek.

The Environmental Study (the Madrone Report) highlighted a number of issues including stream classifications and whether they are fish bearing, the high percentage of land area that is covered by wildlife hubs and wildlife corridors, and the amount of high vegetation values in Grandview Area #4. What these issues illustrate is that high

ecological values are present in Area #4 and careful consideration is required for planning this neighborhood to find the right land use balance.

A Heritage Report was completed for all of Grandview Heights in 2005. Results from the report indicate there are no designated heritage buildings in Area #4, but there are other heritage opportunities such as naming, retention of landscape features, and public art.

A Market Study was also completed by Coriolis Consulting, which recommended a major commercial area in a central location in Grandview Heights with smaller commercial centres scattered throughout the area. Additionally, the report highlighted that if current development proceeds in other areas of Grandview as planned, Area #4 could support one neighborhood commercial area.

The final background report discussed at the first meeting was the Integrated Stormwater Management Report for Erickson Creek. This 2008 study covers agricultural lowlands and partially developed upland areas, including almost all of Area #4. Recommendations included an integrated approach to stormwater management to allow orderly development, protect habitat, and protect the watershed from erosion and flooding, and maintain safety. It also recommends ensuring excessive runoff from upland development does not adversely impact agricultural lowlands, a series of detention ponds, and using “low impact development” practices like absorbent landscaping, swales, permeable paving, etc.

6. Review: Issues from May 12 Open House

The May 12th Open House was the public launch of the NCP #4 process. Participants at the Open House raised the following issues that will need to be addressed through the planning process:

- Justification for development
- Drainage
- Process
- Transportation issues, particularly at certain intersections
- Transitions: urban to rural, urban to ALR
- Wildlife: hubs and corridors

7. Issues raised at the Inter-Agency Meeting (May 19th)

The City of Surrey and the consultant team also met with representatives from agencies that have jurisdiction or interests in the area such as the Fraser Health Authority, Shaw Cable, BC Hydro, the Ministry of Transportation, and the School District. These representatives raised issues, such as:

- Development – speed of development, schools utilities
- Transportation – truck routes, intersections, access, regional context, transit
- ALR – drainage, buffering, urban/rural conflict
- Community - potential isolation, car dependent, won't be pre-disposed to active lifestyles, less opportunities to make social connections

BREAK – 15 minutes

8. Sustainability Charter & Area 4 NCP

Siobhan Murphy gave a brief overview of the City of Surrey Sustainability Charter and how it is linked to NCP #4. The Sustainability Charter is an over-arching framework to guide actions and decisions. Policies and plans such as NCP #4 will be aligned with this framework. It also presents opportunities to create some innovative and creative approaches to the development of the Neighborhood Concept Plan for Grandview Area #4.

9. Visioning & Planning Principles

In a round table, members were encouraged to use one word to describe what the final product should be. The following were put forward:

- Workable, livable, enjoyable
- Green
- Profitable
- Community Pride/Identity
- Endurable, how will it work in 50 years?
- We have an opportunity here/Could be a model for other communities
- Made with High Quality Materials
- Like the Town of Sidney on Vancouver Island
- Connectivity
- Balanced
- Creative
- Home
- Respect
- Friendly
- Envable
- Naturally Green
- Village
- Healthy
- Inviting
- Safe
- Tranquil

Discussion:

- Start with looking at how much “environmental” areas are viable, that it works
- Green space is necessary but judicious
- Not the same, need more variety
- Variety of open space is needed
- Equity in location/value
- Cluster development is a key concept
- Variety in housing
- Want a high-end area
- Want a place for my parents
- Consider context – ALR, barriers such as highway, Industrial Park

10. Next Meeting – Items for Discussion

- Action: Consultant team will distill ideas put forward by CAC members, and bring back what they think members are envisioning for the community for the CAC Meeting #2 on Tuesday, June 29th
- There will also be a discussion of concepts; naming, character, heritage, uniqueness, etc., at the next meeting
- Action: Bring examples of great neighborhoods for review by the CAC

- Action: everyone is encouraged to bring something that they have seen or want to share with the group that represents good neighborhood planning
- Members expressed interested in knowing what acceptable thresholds/ratios were for water/greenspaces in Area #4
- Connectivity is going to be an important consideration for this community
- Emphasis on transparency
- Consultant team may send out information and/or questions before the next meeting so that group can hit the ground running (people were willing to do some 'homework' between meetings)

11. Adjournment

The meeting adjourned at 8:04 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.

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