



Meeting Notes

Grandview Heights NCP #4 (Redwood Heights NCP) Citizen's Advisory Committee (CAC) Meeting

June 28, 2016

File: 6520-20 (GH NCP #4)
Date: June 28, 2016
Time: 5:45 p.m.
Location: Surrey City Hall,
3W 90.04 Meeting
Room A

In Attendance:

CAC Members:

Andrew Baker
Maggie Koka
Donna Johnson
Ron Johnson
Brad Lambert
Bernie Scholz

Community Association Rep.'s

Mike Proskow

City Staff:

Philip Bellefontaine
Laura Hardiman
Markus Kischnick
Don Luymes
Doug Merry
Jeff Pang
Fay Keng Wong

Regrets:

Eric Chen
Rene Desrosiers
Arnold Fenrick
Cindy Lighthead
Norm Porter
Aman Sandhu
Prit Pal Sandhu

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

1. Welcome (Don Luymes, Community Planning Manager)

- Introductions were made around the table.
- Ron and Donna Johnson attended in lieu of Delmar Robertson.
- Andrew Baker and Maggie Koka, both of Aplin & Martin Consultants Ltd., represented the Owner's Group and Norm Porter.

2. Engineering Servicing Updates (Laura Hardiman, Project Engineer)

- Laura Hardiman provided an update on engineering servicing (water infrastructure, sanitary sewer infrastructure, and stormwater management) in Redwood Heights. A copy of her presentation is attached.
- McElhanney has been hired as the engineering consultant. The draft report is being finalized.

Comments:

- Andrew Baker asked what can be done now for interim water infrastructure. Laura Hardiman responded that each parcel will have to be looked at during the development application stage. However, interim and ultimate infrastructure requirements can be looked at in the report if feasible.
- Maggie Koka commented that one of the properties she represents contributes to 3 detention ponds. Laura Hardiman commented that the biggest change on the draft land use plan has been the location of the detention ponds which are placed based on strategic drainage catchment area requirements.

3. Transportation Study Updates (Jeff Pang, Transportation Engineer)

- Jeff Pang provided an update on the recently initiated Transportation Study. A copy of his presentation is attached.
- McElhanney also did the transportation servicing strategy.
- The BC Ministry of Transportation and Infrastructure (MoTI) has no future plan to widen Hwy 15 and is concerned about the number of Hwy 15 intersections proposed. Significant land costs would be the result of widening and additional intersection improvement and, as a result, a traffic model is being done for South Surrey east of King George Blvd to identify traffic impacts the area will have at build out on the City and Provincial road networks. This study will also be helpful for other future NCPs in the area. Traffic counts are currently being conducted at 50-60 intersections in the South Surrey area.

Comments:

- Mike Proskow asked how the 16 Ave widening fits in with the traffic modelling. Jeff Pang responded that is being looked at as part of the Transportation Study. Currently within City plans, protecting for 6 lanes redevelopment would have to occur, but this model will give a better indication of the time frame for that.
- Mike Proskow asked if there is another route for an east-west corridor. Jeff Pang responded perhaps 24 Ave but not known how ready Langley is in constructing their portion. Don Luymes responded that 16 Ave is probably it and has been for awhile. The breaking of 0 Ave as a connector road and at 264 St may have added to this. Philip Bellefontaine responded that Abbotsford is planning the connection in 2 years. A good portion of that road goes through agricultural land. 6 lane protection along 16 Ave is very long term and will be done through stages. There will be interim cross sections, etc.
- Mike Proskow asked about the proposed intersections along Hwy 15. Jeff Pang responded that various connections to Hwy 15 were looked at and the intersection amounts and sizes are of a concern to the City and Ministry and need further review in a wider context of South Surrey's ultimate long term development. Don Luymes commented that it may be that not all of the access points shown in the Stage 1 Plan onto Hwy 15 will happen, so there may be adjustments to the land use plan as part of Stage II. The City will wait until MoTI makes their final decision based on the Transportation Study before adjusting the land use plan intersections and any land uses.

4. General NCP Land Use Planning Update (Don Luymes, Community Planning Manager)

- Don Luymes provided an update on land use planning. A copy of his presentation is attached.
- This could mean a potential adjustment to the land use plan.
- Development Application #15-0093, which involves 2 large land parcels, applied to the Province for an ALR exclusion of the northwest corner of its northern property in exchange for adding a portion of its southern property to the ALR. Their application has been with the Provincial Agricultural Land Commission (ALC) for over a year but a decision has not been made, yet. If the application is approved, then a chunk of this NCP will be removed into the ALR and another chunk will be added to the NCP. The chunk that is added may enable a road connection through the land parcels to help distribute the traffic. However, this has not been modelled, yet. Since these parcels are at the bottom of the hill, there is potential for a detention pond. How the excluded chunk will affect the trunk sewer will also have to be looked at. Also, for the portion that is added to the ALR, a buffer is required

along the ALR. The above are potential adjustments to the land use plan. Adjustments can also be made at the land development application stage.

Comments:

- Mike Proskow commented that the proposed intersection at 28B Ave will dump traffic into Country Woods. It is not the right place for a traffic light. Residents of Country Woods do not want to be a drive through community. Philip Bellefontaine responded that MoTI is very reticent about commenting until the study is done.
- Maggie Koka asked if there is any update on how the various ecological areas will be funded. Don Luymes responded that the Biodiversity Conservation Strategy is the main component. The Biodiversity Conservation Strategy is in the City's parkland DCC (greenspace component) but may not be used to purchase parkland here so it will likely be done through higher DCCs for this area or an area specific green levy. The other variable is that the City is amending its Riparian Area By-law.

5. Next Steps

- It is anticipated that the final servicing report will be completed in draft form by this summer and will be reviewed by City Staff and forwarded to MoTI for any transportation related issues.
- The next CAC meeting may take place in late September or early Fall. Another CAC meeting may occur before the December holiday break.
- Stage 2 is being targeted for final completion by Spring 2017.

Comments:

- Mike Proskow asked when the school will come for this NCP. Don Luymes responded that it will likely come when development happens. There will not be a need for a school until the population comes. If an opportunity comes up to purchase a property for the school, the Surrey School District will look at securing the land. Securing the land is not the impediment so much as the construction of the building. The City collects school acquisition funding. The capital funding is the difficult part.

6. Adjourn

- The meeting adjourned at 6:55 pm.