WELCOME TO THE

GRANDVIEW HEIGHTS NCP AREA #3

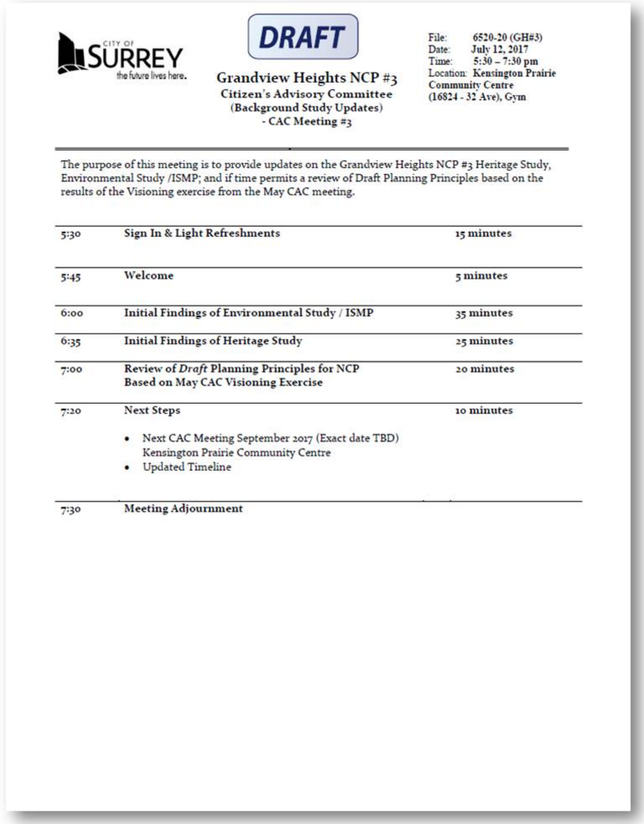
CITIZEN ADVISORY COMMITTEE (CAC) MEETING #3

For more information visit the city of surrey webpage at:
www.surrey.ca/gh3ncp

MEETING AGENDA

Agenda Outline

1. Welcome
2. Initial Findings of Environmental Study/ISMP
3. Initial Findings of Heritage Study
4. Review of Planning Themes/Principles Workshop
5. NCP & CAC Next Steps
6. Questions & Comments



CITY OF SURREY
the future lives here.

DRAFT

Grandview Heights NCP #3
Citizen's Advisory Committee
(Background Study Updates)
- CAC Meeting #3

File: 6520-20 (GH#3)
Date: July 12, 2017
Time: 5:30 – 7:30 pm
Location: Kensington Prairie Community Centre (16824 - 32 Ave), Gym

The purpose of this meeting is to provide updates on the Grandview Heights NCP #3 Heritage Study, Environmental Study /ISMP; and if time permits a review of Draft Planning Principles based on the results of the Visioning exercise from the May CAC meeting.

5:30	**Sign In & Light Refreshments**	**15 minutes**
5:45	**Welcome**	**5 minutes**
6:00	**Initial Findings of Environmental Study / ISMP**	**35 minutes**
6:35	**Initial Findings of Heritage Study**	**25 minutes**
7:00	**Review of *Draft* Planning Principles for NCP Based on May CAC Visioning Exercise**	**20 minutes**
7:20	**Next Steps** • Next CAC Meeting September 2017 (Exact date TBD) Kensington Prairie Community Centre • Updated Timeline	**10 minutes**
7:30	**Meeting Adjournment**	

RECAP – CAC VISION THEMES WORKSHOP

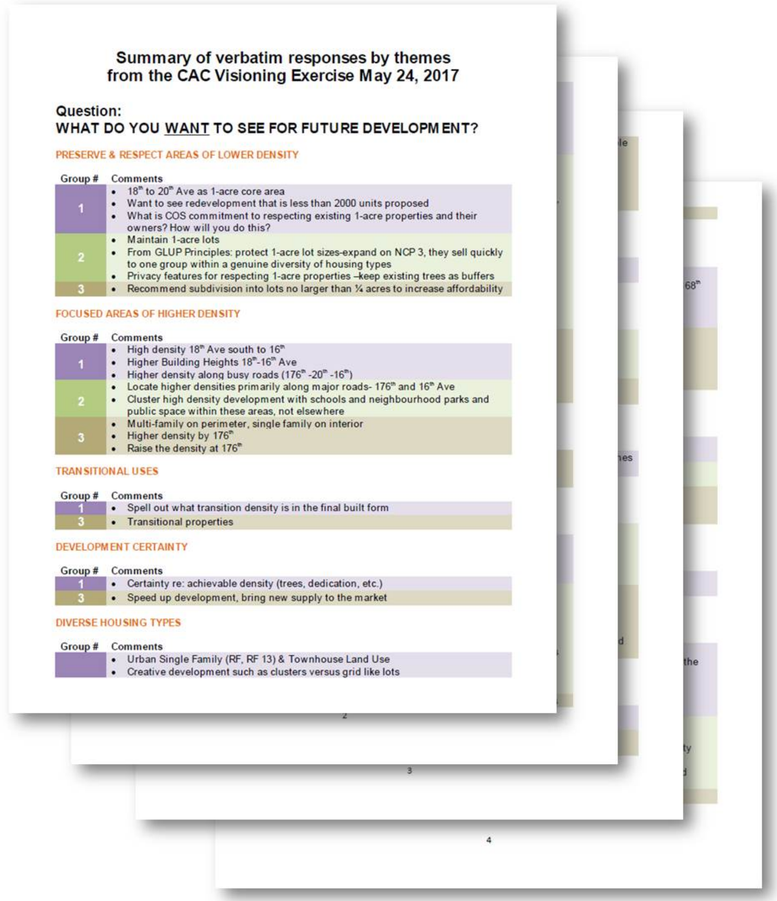
GROUP 1

GROUP 2

GROUP 3

Summarize and Categorize

COMMON THEMES & VERBATIM RESPONSES



Summary of verbatim responses by themes
from the CAC Visioning Exercise May 24, 2017

Question:
WHAT DO YOU WANT TO SEE FOR FUTURE DEVELOPMENT?

PRESERVE & RESPECT AREAS OF LOWER DENSITY

Group #	Comments
1	• 18th to 20th Ave as 1-acre core area • Want to see redevelopment that is less than 2000 units proposed • What is COS commitment to respecting existing 1-acre properties and their owners? How will you do this?
2	• Maintain 1-acre lots • From GLUP Principles: protect 1-acre lot sizes-expand on NCP 3, they sell quickly to one group within a genuine diversity of housing types • Privacy features for respecting 1-acre properties –keep existing trees as buffers
3	• Recommend subdivision into lots no larger than ¾ acres to increase affordability

FOCUSED AREAS OF HIGHER DENSITY

Group #	Comments
1	• High density 18th Ave south to 16th • Higher Building Heights 18th-16th Ave • Higher density along busy roads (176th -20th -16th) • Locate higher densities primarily along major roads- 176th and 16th Ave
2	• Cluster high density development with schools and neighbourhood parks and public space within these areas, not elsewhere
3	• Multi-family on perimeter, single family on interior • Higher density by 176th • Raise the density at 176th

TRANSITIONAL USES

Group #	Comments
1	• Spell out what transition density is in the final built form
3	• Transitional properties

DEVELOPMENT CERTAINTY

Group #	Comments
1	• Certainty re: achievable density (trees, dedication, etc.)
3	• Speed up development, bring new supply to the market

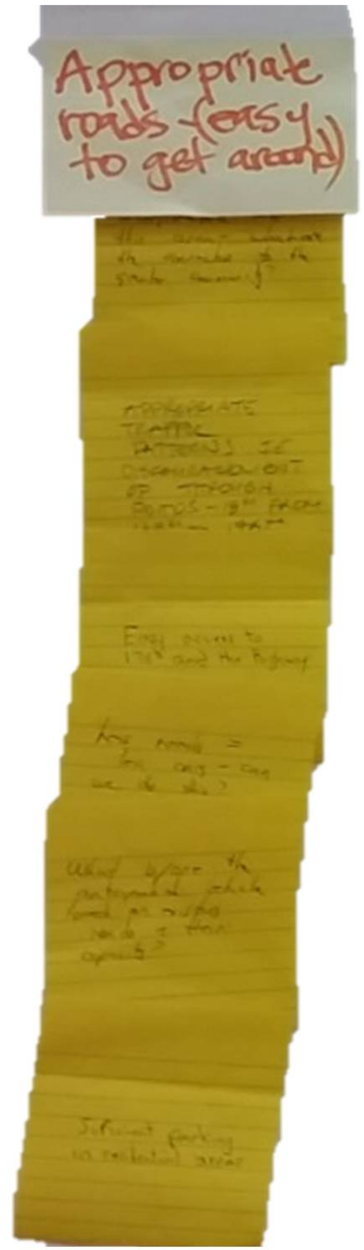
DIVERSE HOUSING TYPES

Group #	Comments
	• Urban Single Family (RF, RF 13) & Townhouse Land Use • Creative development such as clusters versus grid like lots

RECAP – COMMON CAC WORKSHOP THEMES

Question:
WHAT DO YOU WANT TO SEE FOR FUTURE DEVELOPMENT?

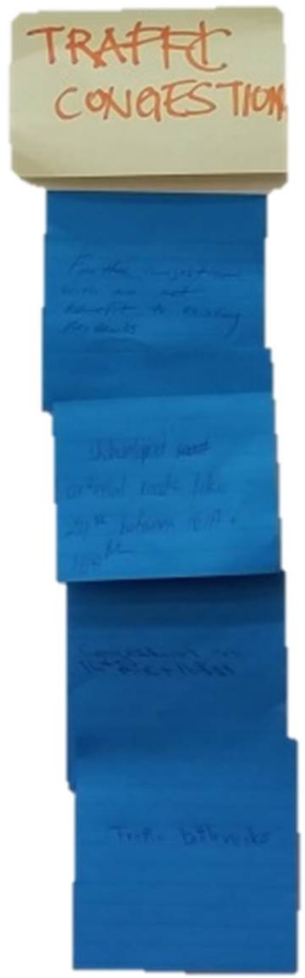
Visioning Principle	Themes
A	• PRESERVE & RESPECT AREAS OF LOWER DENSITY
B	• FOCUSED AREAS OF HIGHER DENSITY
C	• TRANSITIONAL USES
D	• DEVELOPMENT CERTAINTY
E	• DIVERSE HOUSING TYPES
G	• INCORPORATE GREEN INTO DEVELOPMENT DESIGN
G	• NATURAL GREENSPACE AND TREES
H	• MANAGE & PROTECT GROUNDWATER
I	• PARK SPACE
J	• MAINTAIN INTEGRITY OF ALR
K	• TRAILS & GREENWAYS
L	• PLAN FOR AMENITIES AND SCHOOLS
M	• APPROPRIATE ROAD NETWORK & CAPACITY
N	• CHARACTER, PLACEMAKING & VIEWS
O	• SMALL COMMERCIAL
F	• MULTI MODAL DESIGN
P	• QUALITY RESIDENTIAL DEVELOPMENT



RECAP – COMMON CAC WORKSHOP THEMES

Question:
WHAT DO YOU NOT WANT TO SEE FOR FUTURE DEVELOPMENT?

Visioning Principle	Themes
A	• HIGH DENSITY
A	• LACK OF CONSIDERATION FOR EXISTING LOWER DENSITY
E	• LACK OF HOUSING DIVERSITY
M	• TRAFFIC CONGESTION
G	• NO PROTECTION OF GREENSPACE & ENVIRONMENT
F	• CAR-ORIENTED DEVELOPMENT
Q	• NO INFRASTRUCTURE TO SUPPORT DEVELOPMENT
D	• IGNORING DEVELOPMENT INTERESTS
C	• POOR TRANSITION BETWEEN LAND USES
P	• POOR QUALITY CONSTRUCTION
P	• LOW QUALITY BUILT FORM
P	• LACK OF AMENITIES
Q	• INAPPROPRIATE RETAIL
D	• UNDER-UTILIZATION OF LAND
K	• LACK OF CONNECTIVITY



DRAFT PLANNING THEMES / PRINCIPLES

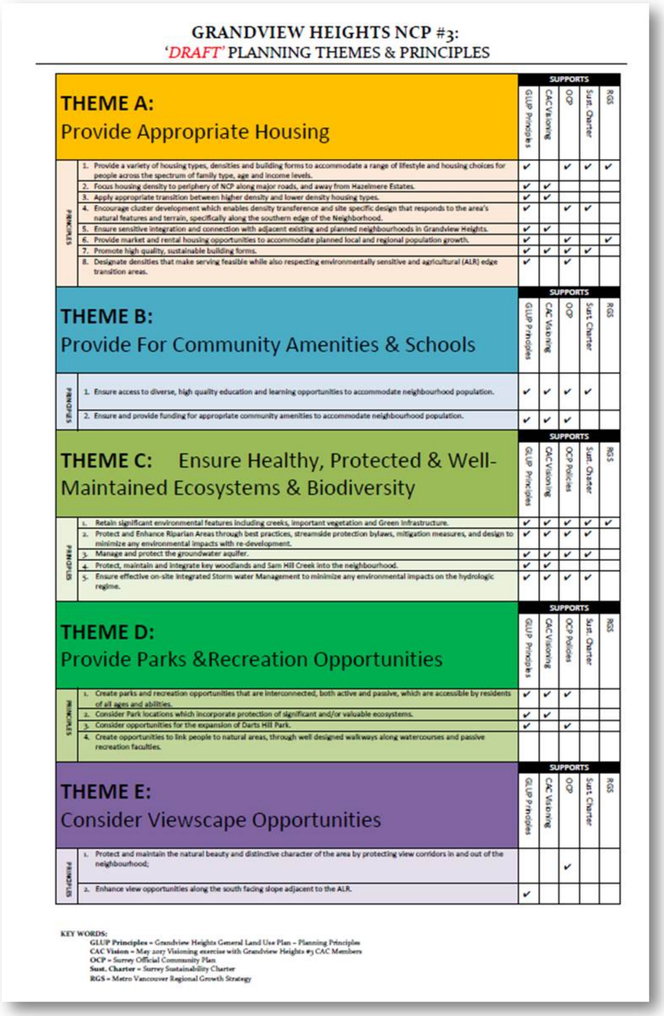
A Provide Appropriate Housing → 8 Principles

B Provide for Community Amenities and Schools → 2 Principles

C Ensure Healthy, Protected & Well maintained Ecosystems and Biodiversity → 5 Principles

D Provide Parks & Recreation Opportunities → 4 Principles

E Consider Viewscape Opportunities → 2 Principles



GRANDVIEW HEIGHTS NCP #3:
'*DRAFT*' PLANNING THEMES & PRINCIPLES

	SUPPORTS				
THEME A: Provide Appropriate Housing	GLUP Principles	CAC Visioning	OCP	Sust. Charter	RGS
1. Provide a variety of housing types, densities and building forms to accommodate a range of lifestyle and housing choices for people across the spectrum of family type, age and income levels.	✔		✔	✔	✔
2. Focus housing density to periphery of NCP along major roads, and away from Hazelmere Estates.	✔	✔			
3. Apply appropriate transition between higher density and lower density housing types.	✔	✔			
4. Encourage cluster development which enables density transference and site specific design that responds to the area's natural features and terrain, specifically along the southern edge of the Neighborhood.	✔		✔	✔	
5. Ensure sensitive integration and connection with adjacent existing and planned neighbourhoods in Grandview Heights.	✔	✔			
6. Provide market and rental housing opportunities to accommodate planned local and regional population growth.	✔		✔		✔
7. Promote high quality, sustainable building forms.	✔	✔	✔	✔	
8. Designate densities that make serving feasible while also respecting environmentally sensitive and agricultural (ALR) edge transition areas.	✔		✔		

	SUPPORTS				
THEME B: Provide For Community Amenities & Schools	GLUP Principles	CAC Visioning	OCP	Sust. Charter	RGS
1. Ensure access to diverse, high quality education and learning opportunities to accommodate neighbourhood population.	✔	✔	✔	✔	
2. Ensure and provide funding for appropriate community amenities to accommodate neighbourhood population.	✔	✔	✔		

	SUPPORTS				
THEME C: Ensure Healthy, Protected & Well-Maintained Ecosystems & Biodiversity	GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
1. Retain significant environmental features including creeks, important vegetation and Green Infrastructure.	✔	✔	✔	✔	✔
2. Protect and Enhance Riparian Areas through best practices, streamside protection bylaws, mitigation measures, and design to minimize any environmental impacts with re-development.	✔	✔	✔	✔	
3. Manage and protect the groundwater aquifer.	✔	✔	✔	✔	
4. Protect, maintain and integrate key woodlands and Sam Hill Creek into the neighbourhood.	✔	✔			
5. Ensure effective on-site Integrated Storm water Management to minimize any environmental impacts on the hydrologic regime.	✔	✔	✔	✔	

	SUPPORTS				
THEME D: Provide Parks &Recreation Opportunities	GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
1. Create parks and recreation opportunities that are interconnected, both active and passive, which are accessible by residents of all ages and abilities.	✔	✔	✔		
2. Consider Park locations which incorporate protection of significant and/or valuable ecosystems.	✔	✔			
3. Consider opportunities for the expansion of Darts Hill Park.	✔		✔		
4. Create opportunities to link people to natural areas, through well designed walkways along watercourses and passive recreation facilities.					

	SUPPORTS				
THEME E: Consider Viewscape Opportunities	GLUP Principles	CAC Visioning	OCP	Sust. Charter	RGS
1. Protect and maintain the natural beauty and distinctive character of the area by protecting view corridors in and out of the neighbourhood;			✔		
2. Enhance view opportunities along the south facing slope adjacent to the ALR.	✔				

KEY WORDS:
GLUP Principles = Grandview Heights General Land Use Plan – Planning Principles
CAC Vision = May 2017 Visioning exercise with Grandview Heights #3 CAC Members
OCP = Surrey Official Community Plan
Sust. Charter = Surrey Sustainability Charter
RGS = Metro Vancouver Regional Growth Strategy

See Handout

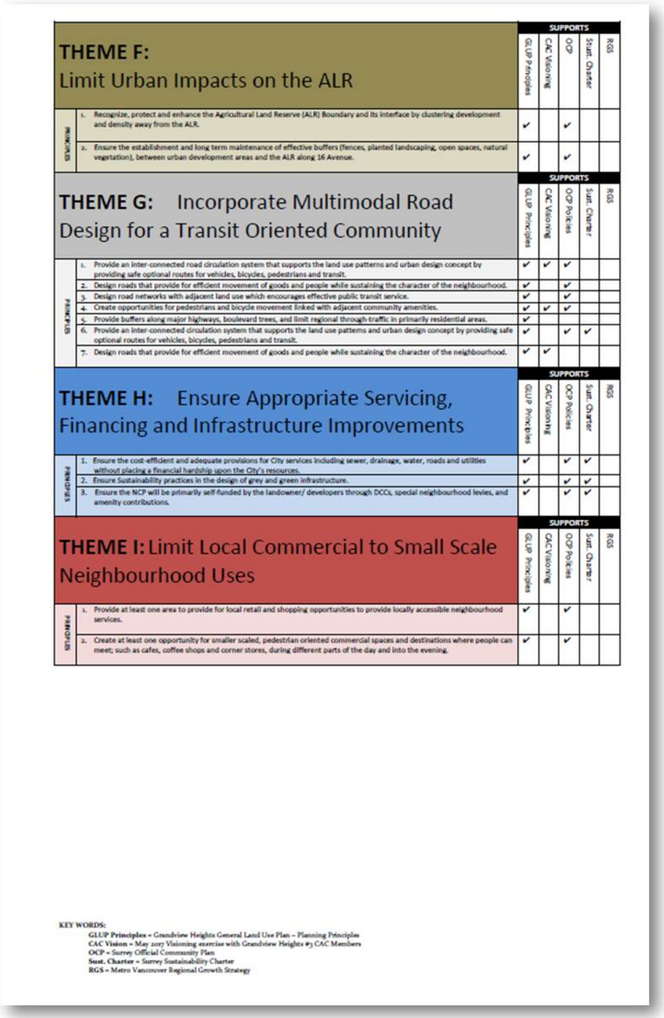
DRAFT PLANNING THEMES / PRINCIPLES

F Limit Urban Impacts on the ALR → 2 Principles

G Incorporate Multimodal Road Design for a Transit Oriented Community → 7 Principles

H Ensure Appropriate Servicing, Financing and Infrastructure Improvements → 3 Principles

I Limit Local Commercial to Small Scale Neighbourhood Uses → 2 Principles



THEME F: Limit Urban Impacts on the ALR	SUPPORTS: GLUP Principles	CAC Visioning	OCP	Sust. Charter	RGS
PRINCIPLES 1. Recognize, protect and enhance the Agricultural Land Reserve (ALR) Boundary and its interface by clustering development and density away from the ALR.			✓		
PRINCIPLES 2. Ensure the establishment and long term maintenance of effective buffers (fences, planted landscaping, open spaces, natural vegetation), between urban development areas and the ALR along 16 Avenue.			✓		

THEME G: Incorporate Multimodal Road Design for a Transit Oriented Community	SUPPORTS: GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
PRINCIPLES 1. Provide an inter-connected road circulation system that supports the land use patterns and urban design concept by providing safe optional routes for vehicles, bicycles, pedestrians and transit.	✓	✓	✓		
PRINCIPLES 2. Design roads that provide for efficient movement of goods and people while sustaining the character of the neighbourhood.	✓			✓	
PRINCIPLES 3. Design road networks with adjacent land use which encourages effective public transit service.	✓			✓	
PRINCIPLES 4. Create opportunities for pedestrians and bicycle movement linked with adjacent community amenities.	✓	✓		✓	
PRINCIPLES 5. Provide buffers along major highways, boulevard trees, and limit regional through-traffic in primarily residential areas.	✓				
PRINCIPLES 6. Provide an inter-connected circulation system that supports the land use patterns and urban design concept by providing safe optional routes for vehicles, bicycles, pedestrians and transit.	✓			✓	✓
PRINCIPLES 7. Design roads that provide for efficient movement of goods and people while sustaining the character of the neighbourhood.	✓	✓			

THEME H: Ensure Appropriate Servicing, Financing and Infrastructure Improvements	SUPPORTS: GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
PRINCIPLES 1. Ensure the cost-efficient and adequate provisions for City services including sewer, drainage, water, roads and utilities without placing a financial hardship upon the City's resources.	✓		✓	✓	
PRINCIPLES 2. Ensure Sustainability practices in the design of grey and green infrastructure.	✓		✓	✓	
PRINCIPLES 3. Ensure the NCP will be primarily self-funded by the landowner/ developers through DCCs, special neighbourhood levies, and amenity contributions.	✓		✓	✓	

THEME I: Limit Local Commercial to Small Scale Neighbourhood Uses	SUPPORTS: GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
PRINCIPLES 1. Provide at least one area to provide for local retail and shopping opportunities to provide locally accessible neighbourhood services.	✓		✓		
PRINCIPLES 2. Create at least one opportunity for smaller scaled, pedestrian oriented commercial spaces and destinations where people can meet; such as cafes, coffee shops and corner stores, during different parts of the day and into the evening.	✓		✓		

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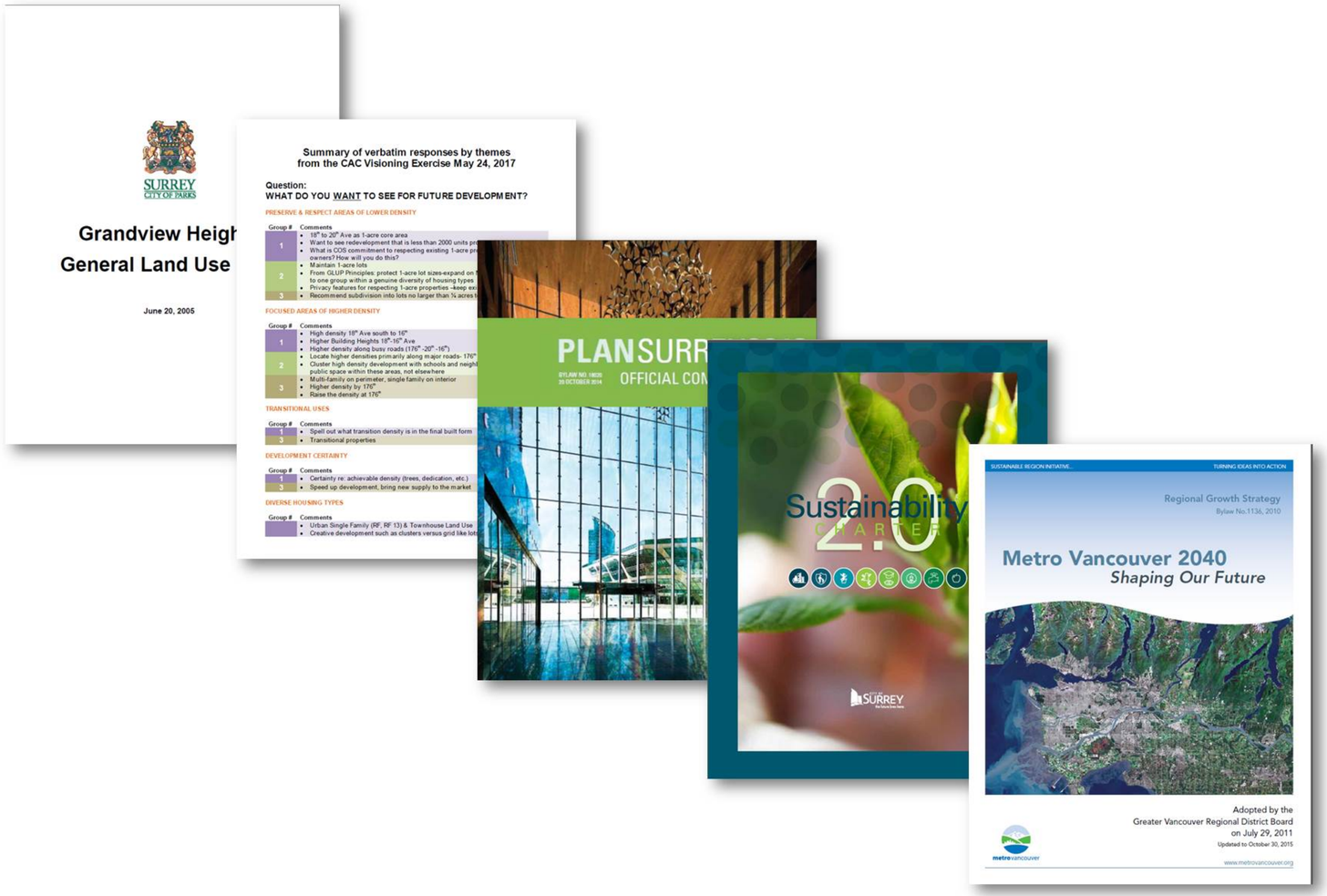
MULTIPLE CITY OBJECTIVES AND CONSIDERATIONS



Consider Multiple Planning Objectives

SUPPORTS				
GLUP Principles	CAC Visioning	OCP	Sust. Charter	RGS
✔	✔	✔	✔	✔

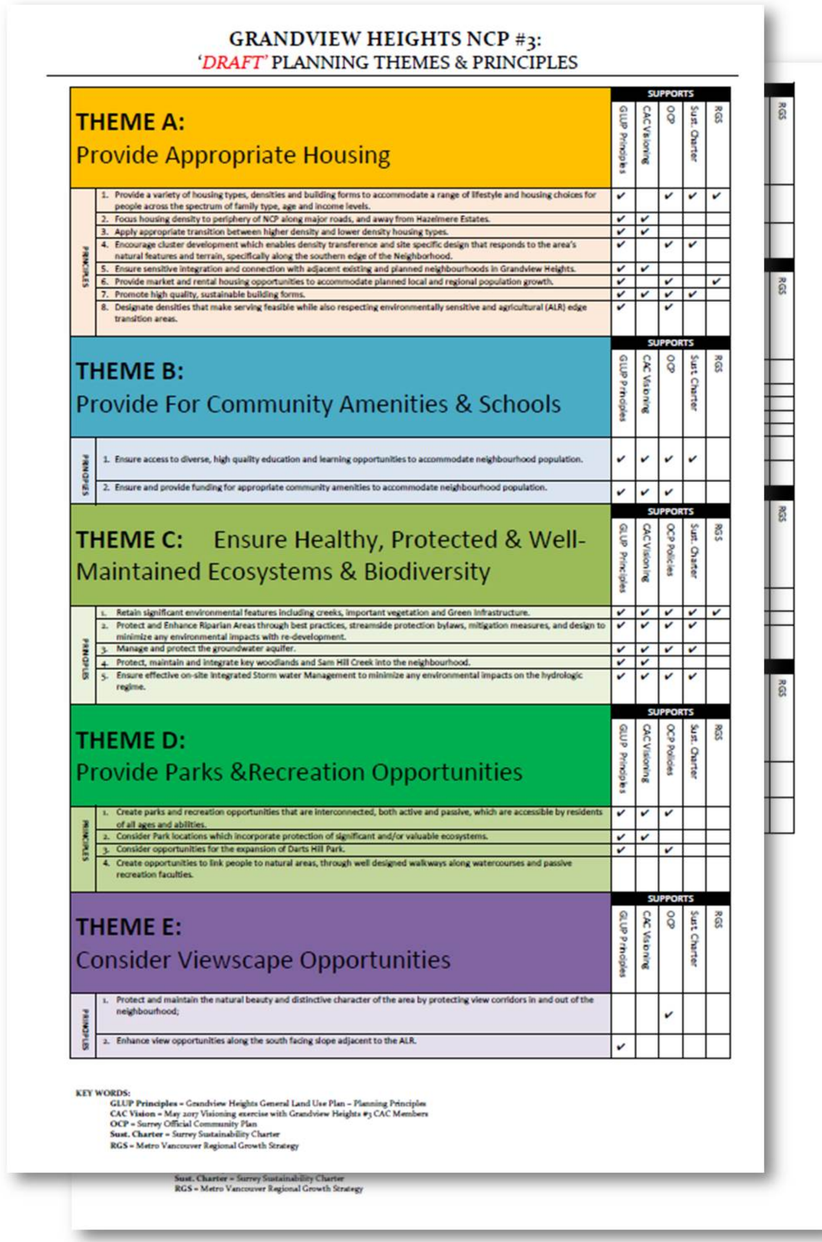
CAC HOMEWORK

1. Review the DRAFT Planning Themes.

2. Is there anything missing?

3. Provide feedback to City Staff via email to: gh3plan@surrey.ca

Note: Draft Themes and Principles may be updated and tweaked over the summer, and provided back to the CAC in the Fall as we initiate the land use Planning components. Final Themes and Principles will be Presented at future Public Open House meetings for general Comment.



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STAGE 1 - PLANNING SCHEDULE

Estimate

January – April 2016

- Landowner petitions received by City

July 25th 2016

- Council authorized City Staff to begin the process of preparing a Stage 1 NCP for Grandview Heights NCP #3.

November 23rd 2016

Open House #1

- Initial Public Open House #1

January-February 2017

- Select a Citizen's Advisory Committee (CAC) to work with the City to develop the NCP.

CAC #1 ★ CAC #2 ★ CAC #3 ★ CAC #4 ★ CAC #5 ★

- Develop Terms of Reference
- City Staff works with the CAC and other stakeholders, as required, to develop Draft Land Use Options.
- Background studies, including an environmental study, heritage study, and an integrated stormwater management plan (ISMP).

November 2017

Open House #2

- Public Open House #2 – Draft Land Use Options

CAC #6 ★

- Develop a Preferred Land Use Concept

February 2018

Open House #3

CAC #7 ★

- Public Open House #3 – Preferred Land Use Concept

March 2018

- Present Draft Stage 1 Report to Council

April 2018

- If Stage 1 is approved by Council, initiate Stage 2

Complete

We Are Here

Development Applications may be processed and advanced to Council for Consideration

**Note: NCP Planning Process Timelines are subject to change.*

UPDATED CAC MEETING SCHEDULE

Estimate

PUBLIC OPEN HOUSE #1
- Plan Initiation and CAC Establishment

CAC Meeting #1 March 28, 2017 - Inaugural Meeting
- Meeting logistics, CAC Work Plan Review, Planning Context & Background.

CAC Meeting #2 May, 2017
- Visioning and identification of planning themes workshop.

CAC Meeting #3 July, 2017
- Initial Background Study Results, and Draft Planning Principles to achieve the vision & objectives.

We are here.

CAC Meeting #4 September, 2017
- Revised Preferred Vision, Planning Principles & Workshop on Draft Land Use Concept Options ,

CAC Meeting #5 October, 2017

Land Use Concept Options

PUBLIC OPEN HOUSE #2

Land use Concept Options

CAC Meeting #6 November 2017
- Review/refine the preferred land use concept, servicing & transportation concepts and cost estimates

PUBLIC OPEN HOUSE #3
- Preferred Land Use Concept and Servicing & Transportation Concepts

CAC Meeting #7 February- March, 2018
- Review comments from Public Open House #3, Refine/adjust the preferred land use concept.

Stage 1

Note: May include additional CAC meetings as necessary during land use Concept Plan development.

*Note: CAC Timelines are subject to change.

QUESTIONS & COMMENTS

CONTACT US

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