

NO: R163

COUNCIL DATE: July 22, 2019

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 17, 2019**

FROM: General Manager, Planning & Development **FILE: 6520-20 (GH3NCP)**
Acting General Manager, Engineering
General Manager, Parks, Recreation & Culture

SUBJECT: Grandview Heights Area #3 Neighbourhood Concept Plan - Stage 1 Proposed Land Use Concept

RECOMMENDATION

The Planning & Development Department, Engineering Department and Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information;
2. Approve the Stage 1 Land Use Concept for the Grandview Heights Area #3 Neighbourhood Concept Plan (“NCP”) (to be named “Darts Hill”) as described in this report and attached as Appendix “I”;
3. Authorize staff to proceed with all necessary components associated with Stage 2 of the Grandview Heights Area #3 NCP, as generally described in this report;
4. Authorize staff to receive and process development applications for properties within the Darts Hill NCP on the basis of the Stage 1 Land Use Concept as illustrated in Appendix “I”, provided that any such application not proceed to final approval until the Stage 2 component of the NCP is completed and approved by Council; and
5. Approve the proposed boundary extension to the Darts Hill NCP Plan area, as part of Stage 2, as described in this report and illustrated in Appendix “II”.

INTENT

The purpose of this report is to provide a summary of the Darts Hill NCP planning process to date and an overview of the Stage 1 Plan, to seek authorization to proceed with the Stage 2 component of the planning process, and to discuss proposed changes to the plan area boundary, as outlined within this report.

BACKGROUND

In 2005, Council approved the Grandview Heights General Land Use Plan (“GLUP”), which set out a general plan for the phased development of rural and suburban-urban reserve lands in the overall Grandview Heights area. The GLUP also divided Grandview Heights into five future NCP areas for more detailed neighbourhood planning, of which Darts Hill was identified as Grandview Heights Area #3.

On October 22, 2015, an open house was hosted by a major landowner in the Darts Hill area to gauge the level of interest among landowners to begin the NCP process. In January 2016, the City received a petition submitted by Aplin and Martin Consultants Ltd. on behalf of Logos Investments Inc. formally seeking the preparation of an NCP. The petition was reviewed and confirmed by staff to meet Official Community Plan (“OCP”) requirements for secondary plan initiation.

On July 25, 2016, Council approved Corporate Report No. R186; 2016, authorizing staff to begin the process for the Grandview Heights Area #3 (Darts Hill) NCP (“the Plan”), and requested applications for landowners or their representative to form a Citizen Advisory Committee (“CAC”).

Development of the Plan was structured into two stages. Stage 1 involves the development of a draft land use plan, including background studies, preliminary servicing reviews and land use option development. Stage 2 involves the development of Engineering servicing strategies, design guidelines, and a financial strategy, including infrastructure financing and Community Amenity Contributions. Both stages of the process are supported by a comprehensive community engagement program including regular meetings with the CAC.

DISCUSSION

Stage 1 Planning Process

In early 2017, the Stage 1 planning process began. Now complete, this work included the completion of various background studies, the development of a vision and planning themes and principles for the plan area, the exploration of land use alternatives, and the preparation of a draft Plan.

This work was accompanied by a comprehensive program of public and stakeholder consultation in order to engage with the diverse interests represented in the area, including homeowners, community groups, public agencies, and the development industry. Details of the consultation activities along with key findings are described further in this report.

Background Studies

As an initial step of the planning process, staff and consultants conducted various background studies and research, including an environmental study, a heritage study, and an area profile.

In early 2017, Associated Engineering Consulting Ltd. (“AE”) was retained by the City of Surrey to complete an Integrated Stormwater Management Plan (“ISMP”) and environmental study. The environmental study took inventory of existing aquatic and terrestrial habitat features in the plan area including streams, vegetation, wildlife and tree canopy. The study identified opportunities

for parkland and natural area acquisition, in alignment with the Surrey's Biodiversity Conservation Strategy, and the Green Infrastructure Network ("GIN").

In June 2018, watercourse assessments were updated and verified by a second consultant team which provided the City additional stream assessment information to guide the planning process. Subsequent to the initial environmental study and watercourse assessment, additional streams have been brought to the City's attention through an existing subdivision application in the northeast quadrant of the Plan area. Additional review of streams in the area will be conducted as part of Stage 2 planning process to verify any additional watercourses.

In addition to the environmental study, Denise Cook, heritage consultant, was retained by the City to conduct a neighbourhood heritage context study. This study identified the cultural landscapes, and potential for heritage values and resources in the area. While the Plan area does not contain any significant heritage buildings or structures of note, it does contain Darts Hill Park and Heritage Garden, whose 70-year history was founded by the vision of Francisca and Edwin Dart. In 1994, the Darts donated a 7.5 acre garden to the City of Surrey and its citizens to establish the park, which contains various magnolias, rhododendrons and hundreds of other types of trees and shrubs.

Planning Themes and Principles

In late 2016 and early 2017, staff consulted with the public and stakeholders to generate ideas that would be used to develop the guiding themes and planning principles for the plan. Engagement activities included an initial open house (November 23, 2016), public survey and CAC meetings. This culminated in the development of 9 key planning themes:

- Theme 1 – Provide Appropriate Housing
- Theme 2 – Provide for Community Amenities and Schools
- Theme 3 – Ensure Healthy, Protected and Well-maintained Ecosystems and Biodiversity
- Theme 4 – Provide Parks and Recreation Opportunities
- Theme 5 – Consider Views
- Theme 6 – Limit Impacts on the Agricultural Land Reserve
- Theme 7 – Provide Roads that Encourage Cycling, Walking and Transit
- Theme 8 – Ensure Appropriate Servicing, Financing and Infrastructure Improvements
- Theme 9 – Limit Local Commercial to Small Scale Neighbourhood Uses

The draft planning themes and the accompanying 34 planning principles are attached as Appendix "III."

Special Study Area Considerations (Hazelmere Estates)

Consultation on land use options began with a September 2017 landowners' meetings in the northwest quadrant of the Plan area known as "Hazelmere Estates," illustrated in Appendix "IV". During the plan's initiation, residents within this area had indicated mixed support for inclusion into the planning process. The area was identified as "Suburban" in the 2005 Grandview Heights GLUP, and staff received several concerns from landowners regarding the potential impact and timing of urban development for residents who plan to remain what is now a predominantly a suburban estate area.

As a result, Hazelmere Estates was identified as a “Special Study Area,” requiring additional planning and public consultation prior to advancing with a broader planning process. Consequently, City staff consulted with landowners about potential options for the future of the area. The aim was to gauge support for the area’s inclusion within the plan and ultimately urban redevelopment. Landowners were surveyed regarding their preferred option moving forward, including:

- Option 1: Remain suburban (status quo);
- Option 2: Partial urban development (urban periphery with a suburban core); or,
- Option 3: Urban development for the entire area

Survey results following the landowner’s meeting indicated general support for urban density and inclusion within the planning process (56% of lots representing 67.8% of land). Conversely, 32% of lots representing 26% of land preferred to remain suburban and exempt from the planning process.

Based on these results, the Hazelmere Estates area was included within the broader Darts Hill NCP and considered for urban development. Acknowledging that a portion of residents were opposed to urban development, staff propose two mechanisms to control impacts:

1. *Development Petition Requirements:* A petition will be required to support future development in the Hazelmere Estates area. The proposed petition would require 65% of lots and 75% of land to support the initial development application within the area. Subsequent development applications would not be required to petition the area residents.
2. *Large Block Consolidation Areas:* Consolidation areas may be considered over blocks of area within the Hazelmere Estates. These will identify the minimum consolidation of lots required before re-development can take place. This will limit the fragmentation of existing suburban lots and allow for the more sensitive infill of the area. Proposed lot consolidation areas will be identified within the Stage 2 planning process. Lot consolidation will be required in addition to the above-mentioned area petition requirement.

Alternative Land Use Options

Building off the establishment of the guiding themes and planning principles, staff consulted with area residents and landowners to explore preliminary land use options. Early options explored various ideas with respect to the density and location of new development and how it could transition within the Plan area.

In November 2017, a second public open house was held to gather feedback on preliminary land use options and planning priorities. Residents were also invited to review and comment on potential long-term land use options for the Hazelmere Estates area. Input from the landowners meeting and public open house was used to refine the preliminary options into a single draft land use plan.

In May 2018, a third public open house was held for residents to view and provide input on the draft Stage 1 Plan. An online survey was also provided to gather additional input from area

residents. Input from the third open house and survey was used to further refine the draft land use plan. Outcomes from each stage of public consultation are summarized in Appendix “V.”

While there were differing perspectives on growth and density among open house and survey participants, overall there was general support for the draft plan. Some referenced the need to focus or cluster growth to retain more natural areas and trees. There was also recognition that higher densities should be kept to the arterial road around the periphery of the Plan area, to encourage bus ridership and to maintain a quiet central neighbourhood. The inclusion of a network of off-street bicycle routes and pathways, protection of creeks and riparian areas and the establishment of an east-west wildlife corridor in the plan area were the most supported features of the plan.

Some of the concerns expressed by survey participants related to the perceived incompatibility of new development with existing neighbourhood character and potential impacts on trees and existing natural areas. This was particularly the case within the Hazelmere Estates area. Others questioned the ability of existing roads and infrastructure to accommodate new growth or expressed concerns over the pace of development and the resulting negative impacts on parks, community amenities and schools. Many participants referenced the importance of maintaining and creating green spaces in the area.

Overview of the Draft Plan

The Stage 1 Plan (attached as Appendix “I”) is the culmination of planning work undertaken over the last two years. It is reflective of consultation with area residents and other stakeholders, and embodies the planning themes and principles developed early in the process. The Plan also represents a clear strategy to integrate land use and sustainable ecosystem management, while addressing concerns around the supply of affordable housing, transportation and adequate school capacity.

The Plan envisions a compact, walkable neighbourhood. It outlines a network of interconnected streets, greenways and walkways to distribute traffic and encourage walking and cycling. Neighbourhood amenities, such as parks, schools and shopping areas, are located to be accessible by walking and cycling from all parts of the community. The Plan also presents a clear strategy for the protection and management of sensitive ecosystems as well as the long-term expansion of Darts Hill Garden Park.

The following land use designation descriptions, including intended form, character and use, are preliminary and subject to further refinement which may be undertaken during Stage 2 of plan development. Allowable densities, measured in Floor Area Ratio (“FAR”), and Units per Hectare (“UPH”) will be outlined for each land use designation within the Stage 2 planning process. Any future applications submitted concurrent with the Stage 2 planning process should meet the intent of the land use designations as described below.

Village Centre

The plan envisions a new pedestrian-oriented mixed-use “Village Centre” at the intersection of future 171 Street and 20 Avenue. The Village Centre will likely attract smaller retail stores, given its central location and the anticipated demand from traffic on 20 Avenue and future 171 Street. This strategic location is also premised on the future extension of 171 Street north through Grandview Area #5. The result would connect the Village Centre with the new Grandview

Heights High School and Aquatic Centre, while also remaining within walking distance of most homes within the plan area. This area will also be served by future bus transit along 20 Avenue. It is designated for both Low-Rise Mixed-Use and Low-Rise Residential uses.

- *Low-Rise Mixed-Use*

The Low-Rise Mixed-Use designation is intended for heights of up to four storeys and will permit densities of up to 2.0 FAR. This may be increased to five storeys for constrained sites or those in key locations. Street-level commercial is required, with apartment residential on upper floors. Where there are no ground level commercial, residential units facing the public realm, this should include a two to three storey exterior expression of a townhouse at the base of the building. This designation is proposed for the area around the intersection of 171 Street and 20 Avenue.

- *Low-Rise Apartment*

The Low-Rise Apartment designation permits the development of four to five storey walk up apartment buildings up to 2.0 FAR. This designation is generally located within walking distance of the Village Centre along 20 Avenue. It is intended to support the commercial developments and the future transit corridors of 20 Ave and 171 Street and bring vibrancy to the Village Centre.

Neighbourhood Commercial Node

A small neighbourhood commercial node is located at the northwest corner of the plan, at the intersection of 20 Avenue and 168 Street. The Neighbourhood Commercial designation accommodates local convenience-type commercial uses to serve the day-to-day needs of the surrounding area within approximately 400-500 metres (five to six minute) walking distance. It will take advantage of increased traffic and future bus transit service on 168 Street and 20 Avenue. Densities of up to approximately 0.6 FAR and heights up to two to three storeys will be considered. A review of the potential for residential uses as part of a mixed-use development will be evaluated in Stage 2.

Residential Areas

A variety of residential designations are included in the land use concept to support a diversity of housing options. These range from the low-rise apartments within the Village Centre to townhouses and single-family dwellings. The plan prioritizes higher densities along future transit served roads such as 20 Avenue, 168 Street and Highway 15. The plan features a gradual decrease in density away from the edge of major roads. Townhouse designations are also featured around creeks and environmentally sensitive areas to better protect these key features.

- *Townhouse*

The Townhouse designation is intended to accommodate urban townhouses in areas with access to major circulation routes, commercial areas and public amenities. Typical developments may consist of two to three storey buildings that house multiple dwelling units and provide some form of indoor and outdoor amenity spaces. Density permitted is up to 69 UPH (28 UPA) with a maximum FAR of 0.8.

- *Multiple Residential*

The Multiple residential designation is intended for lower density, ground-oriented multiple unit strata residential townhouse buildings and related amenity spaces which are to be developed in accordance with a comprehensive design, and fee-simple attached dwelling units on lots contained in a row housing building sharing party walls. Density permitted is up to 56 UPH (23 UPA) with a maximum FAR of 0.7.

- *Semi-Detached Residential*

The Semi-Detached designation is intended for duplex style, fee simple residential buildings joined by a common party wall. This designation may also include a mix of semi-detached, manor homes and/or detached single family developments on lane served lots. Density permitted is up to 37 UPH (15 UPA).

- *Detached Residential*

The Detached Residential designation is intended for single family dwellings on smaller urban lots. Density permitted will range from 25 UPH (10 UPA) to 34 UPH (14 UPA), with driveways permitted from rear lane or public road depending on site location.

Institutional Areas

- *Public School*

One new elementary school is necessary within the plan area based on initial population and student projections. The Surrey School District has indicated that an ideal school site would be fairly flat, generally unencumbered and between 7-10 acres in size. A preferred school site would also be centrally located, linked to trails and walking routes, and accessible by multiple local streets for traffic circulation.

Based on initial consultation with the Surrey School District, a preferred potential elementary school sites has been identified northeast of the intersection of 18 Avenue and 174 Street. An alternative school site has also been identified, directly west of the preferred site, both of which are illustrated in Appendix "I". City staff will continue to consult with the Surrey School District as part of the Stage 2 planning process, to finalize the school location, support land acquisition and construction of the future elementary school.

The Surrey School District has approved funding to acquire a school site in this area in March 2019 as part of its 10-year capital plan.

- *Existing Church Site*

An existing Church (Emmanuel Evangelical Covenant Church), is located in the southwest quadrant of the plan area adjacent to the existing extent of Darts Hill Garden Park along 170 Street and 16 Avenue. The Stage 1 land use concept provides for the retention of the existing institutional use on the southern and northern portion of the property, with an alternative option to allow flexibility for the north portion of the site to permit future Multiple Residential development. Staff will work with the landowners as part of the Stage 2 plan to solidify long term land use options for the site. Steep slope portions of the church property have been identified as future biodiversity corridor preserve.

Parks

- *Neighbourhood Parks*

Neighbourhood parks form the backbone of the park network in the Plan. All future residents will have access to a local park within a 10-minute walk. All parks will also be connected to each other and other community destinations via wider sidewalks, park trails and other off-street links.

Each neighbourhood park will be designed through community consultation with the future residents to determine what type of amenities they'd like to see reflective of the demographics and needs of the future neighbourhood. Typical neighbourhood parks include playgrounds, open grass, paths and benches.

- *Darts Hill Park and Expansion Area*

While the existing Darts Hill Garden Park will remain, the plan calls for the expansion of the park to the north. This is to buffer the existing gardens from development and to allow for other activities, including the potential to coordinate with higher education institutions on plant and educational programs, in accordance with the Darts Hill Garden Park Trust Agreement. The expansion to the north also provides for other active amenities including a playground, walking paths and interpretive opportunities.

- *Redwood Park Expansion*

Redwood Park is slated for expansion to not only continue to protect the large and historic forest, but to also provide areas for active amenities to support the growing surrounding area. Over time, Redwood Park will be connected to the Darts Hill neighbourhood via a pedestrian overpass at 18 Avenue along with the entrance off 20 Avenue. Redwood Park will continue to be a jewel in the overall City park network.

- *Biodiversity Corridor*

The Biodiversity Conservation Strategy ("BCS") is a City-wide effort to protect hubs and corridors across the City for the preservation and enhancement of wildlife. These hubs and corridors are integral parts of an overall strategy to ensure that diverse wildlife can continue to grow and thrive in the City.

A significant corridor runs through the Plan area along the southern boundary generally linking to the Fergus Watershed Biodiversity Preserve and Redwood Park. Both are large, important hubs that provide for continued species protection and diversity. This corridor is a 50-metre wide link that generally runs adjacent to and parallel with 16 Avenue. Within this corridor are proposed detention ponds, riparian areas and existing forested areas that will all be protected and enhanced for wildlife movement in perpetuity.

This corridor will also provide some public access with gravel paths connecting residents within the neighbourhood linking to future neighbourhood parks along the way.

Transportation Network

The proposed transportation network is structured around a modified “finer-grained” grid road system that considers existing property lines, trees and environmental protection areas, streams, topography, and adjacent land uses. The grid road system also enables a range of multi-modal connections, including vehicles, bicycles, walking, as well as support for future transit service on 16 Avenue, 20 Avenue and 168 street.

The modified grid road network is designed to provide connectivity both within the Plan area and to the adjacent transportation network as illustrated in Appendix “VI”. The grid network aims to distribute traffic through the neighbourhood to minimize traffic impacts on individual streets. Regional access to Highway 15 is proposed at the existing intersections with 16 Avenue and 20 Avenue, with restricted “right-in, right out” access from 18 Avenue.

Block sizes are not uniform within the Plan; they reflect the adjacent land uses, densities, proximity the village core, and proximity to future transit. In higher density areas where walkability and traffic distribution is key, typical block sizes are in the range of 100 metres by 200 metres. In detached residual areas where road frontages are required, smaller block sizes such as 50 metres by 100 metres are proposed.

Flex Roads

The Plan includes several unique streets, illustrated as “flex roads.” This designation enables flexibility in width and alignment to allow for an efficient block pattern or to accommodate steep terrain in some locations. Additional details for flex streets, including unique road cross-sections, will be developed during the Stage 2 planning process. Details will also be considered for streets adjacent to the proposed biodiversity corridor and other locations where environmental protection is required. Specially, the north-south collector roads within the Plan are intended to accommodate the environmental and riparian protection area along the 172 Street. 171 Street and 173 Street are designated as collector roads as a result.

Traffic signals and roundabouts have been identified for certain key intersections. As part of the Stage 2 NCP planning process, a more detailed assessment of intersection control will be undertaken to account for anticipated traffic demand, road hierarchy, adjacent land uses, and pedestrian crossing locations.

Parking

On-street parking remains a concern in several new neighbourhoods in Surrey, including East Clayton and Morgan Heights. To mitigate this concern, staff will examine on-street parking strategies within the Stage 2 process. This will include the consideration of suitable zones for each land use designation, the minimizing of small-lot single-family development in locations where street parking is limited, and by ensure road standards provide on-street parking wherever possible. In addition, recent amendments to provide for 50% tandem parking in townhouse development will increase on-site parking use for multiple residential units.

Walking and Cycling

The proposed road network will provide pedestrian infrastructure for all roads within the Plan area. Enhanced sidewalks will be considered within the immediate area of the future elementary school site, and the commercial areas to encourage additional walking trips. Cycling facilities will be accommodated along the arterial and collector roads and will come in the form of Multi-Use Pathways, and separated bike lanes. Detailed cross-sections of these roads will be defined during Stage 2 of the planning process.

Off-Site Servicing Considerations

The Plan area is bordered to the south by the Agricultural Land Reserve (“ALR”). As a result, there will need to be agricultural buffering and enhancements to the adjacent road network, including 16 Avenue and 168 Street, as well as Highway 15. Some of the associated costs for these works will be attributed to development within the Plan. Details of all associated transportation servicing costs will be determined within the Stage 2 planning process.

Growth Projections

Preliminary growth projections have been prepared based on the draft Stage 1 land uses. The total number of dwelling units anticipated at full build-out of the area ranges from approximately 2,600 to 3,200 units. This would result in a build-out population of between 7,300 and 8,800. These projections will be refined through the Stage 2 planning process.

Servicing Overview

There is minimal utilities infrastructure within the Plan area. As such, significant investments in water, sanitary and drainage infrastructure will be required to support the land uses proposed. A brief overview of existing infrastructure and servicing options are summarized below. A detailed engineering servicing strategy will be prepared during the Stage 2 planning process.

Drainage

The Plan area lies within the Sam Hill Creek watershed. The existing drainage system within the plan area consists of open, linear ditches running along roads and property lines, with some short, piped sections and culverts. The existing drainage network conveys runoff to various tributaries of Sam Hill Creek, which in turn discharges to the Little Campbell River. The existing drainage system is unable to support future development in the plan area.

An Integrated Stormwater Management Plan (“ISMP”) was initiated for the Sam Hill Creek watershed in conjunction with the Stage 1 NCP process. The ISMP, to be completed during Stage 2, will inform the drainage servicing approach for the final Plan. Recommendations will include in-stream aquatic and environmental enhancements, water quality features, detention requirements, and on-lot stormwater best management practices to mitigate development impacts. The servicing strategy will also include a storm sewer network to service future development.

Water

Existing water mains on 168 Street, 20 Avenue and 176 Street service several properties on the border of the plan area. Remaining lots within the Plan area are serviced by private, on-site wells. The existing water infrastructure is insufficient to support future development in the plan area.

It is anticipated that the water servicing strategy developed in Stage 2 will follow the servicing concept outlined in the Grandview Heights GLUP. Water supply will be provided by the Grandview Pump Station and reservoir, located at 24 Avenue and 167 Street. New feeder mains, distribution mains and pressure reducing valve (“PRV”) stations may be required to service the final Plan area.

Sanitary Sewer

There is currently no municipal sanitary sewer system in the plan area. Individual properties utilize on-site, in-ground systems for wastewater treatment and disposal.

The Fergus Sanitary Pump Station, located at 168 Street near 14 Avenue, was designed to accommodate wastewater flows from future development in the area. It is intended that wastewater generated by the Plan area will ultimately be conveyed to this pump station.

A preliminary assessment of sanitary servicing options was undertaken as part of the Stage 1 planning process. Two servicing options illustrated in Appendix “VII” have been identified and are summarized below:

1. *Convey wastewater to the Fergus Sanitary Pump Station via a gravity trunk sewer aligned through the ALR*

This option provides gravity service to the Plan area, which is consistent with the sanitary servicing strategy outlined in the Grandview Heights GLUP. It also has lower capital and operations costs than Option 2. However, securing rights-of-way through private lands for the trunk sewer and obtaining approval from the Agricultural Land Commission (“ALC”) will be required. Staff estimate that it may take in the order of 12-18 months following a Stage 2 approval of the Darts Hill NCP to secure the necessary approvals and two to three years to secure the rights-of-ways.

2. *Install a new sanitary pump station and pump wastewater to the Fergus Sanitary Pump Station*

In this option, a sanitary trunk sewer would be installed in the Plan area that would maximize the area serviced by gravity while not encroaching on the ALR. The remainder of the Plan area would be serviced by a new sanitary pump station located near 16 Avenue

and 176 Street. This station would pump flows to the Fergus Sanitary Pump Station via a forcemain on 16 Avenue and 168 Street. This option has significantly higher capital and operations costs than Option 1; however, it offers an alternative if rights-of-way and ALC approval can not be secured.

The Stage 2 servicing strategy will analyze these options further and identify the preferred approach. Applications for ALC approvals for Option 1 will be explored concurrently with the Stage 2 planning process.

Preliminary Financial Strategy

A detailed engineering analysis will be completed during Stage 2 to identify drainage, sanitary and water infrastructure improvements to support development. Through this process, infrastructure requirements and costs will be calculated, along with a detailed financial strategy to support their construction.

A financial analysis for lands identified in the Biodiversity Conservation Strategy, and designated Biodiversity Conservation Preserve Park, will also be completed as part of Stage 2. Currently there is no City-wide funding system in place to fund the acquisition of these lands.

Given the significant infrastructure investments and land acquisition required, it is anticipated that the revenue generated through City-wide Development Cost Charges (“DCC”) will be insufficient to fund these investments. Financing options to address the funding shortfall, such as Area-Specific DCC’s and Development Works Agreements (“DWA”), will be explored in Stage 2 and will inform the financial strategy.

Proposed Neighbourhood Name

During the public consultation process participants were asked to identify a preferred name for the Plan area. Based on feedback from public meetings, surveying, and staff assessments, “Darts Hill” has been selected as the name for this Plan area. The iconic and historic Darts Hill Park was significant to this selection, along with the location and terrain of the area along the southern hillside of Grandview Heights overlooking South Surrey. Moving forward into the Stage 2 planning process the “Grandview Heights Area #3 NCP” shall be referred to as the “Darts Hill NCP.”

Proposed NCP Boundary Expansion

On October 5, 2017, the Planning & Development Department received a letter from Aplin and Martin consulting group on behalf of Logos Investments Inc., which included a landowners petition to add 16 properties to the Plan area, east of 176 Street and west of Redwood Park (Appendix “II”).

The petition meets the Official Community Plan (“OCP”) thresholds for secondary plan consideration by Council and includes signatures from 10 property owners within an enclave of 16 lots, indicating the support of 62.5% of total landowners representing 71 % of land.

Of the 16 petitioned properties, six lots located north of 18 Avenue and east of 177 Street are designated as parks and open space within the Grandview Heights GLUP, and as such will not be considered for inclusion with the Darts Hill NCP. The remaining 10 properties south of 18 Avenue

and west of 177 Street may, however, be appropriate for development and connection to urban services in the long term. Of these lots, support for inclusion within the NCP is 60% of total landowners representing 73% of land.

Subject to Council approval of the Stage 1 plan, staff recommend inclusion of the proposed expansion area into the ongoing land use planning process. This area has already undergone an environmental assessment as discussed earlier in this report, and without inclusion into the larger Plan area would remain orphaned from future urban services and amenities.

Subject to Council approval of the extension area, staff will explore adding one representative from the expansion area to the CAC. Land uses, servicing, environmental protection and amenities will all be considered and planned with the Stage 2 planning process. It is not expected that addition of the expansion area will impact the schedule for the Stage 2 plan process.

Community Amenity Contributions

In accordance with City policy to address the Community Amenity needs of new residents in the Plan area, all development proposals at the time of future rezoning or building permit issuance will be required to make a monetary Community Amenity Contributions. The monetary contributions rates and amenities will be determined as part of the Stage 2 planning process, with applications not permitted to proceed past 3rd reading.

Future NCP Consultant Work Surcharge

Several consultants were retained to assist with the preparation of the Plan, including heritage and environmental, with additional engineering and financial service studies expected as part of Stage 2. Upon completion of the Stage 2 plan, it is expected that a Fee Imposition By-law will be considered by Council for the recovery of NCP preparation costs through the payment of application surcharge fees at time of development application.

Next Steps

As part of the Stage 2 NCP planning process, in addition to the work detailed above, staff will work to resolve the following outstanding issues:

- Determine appropriate land uses, road network, and servicing within the proposed plan boundary expansion area (should such expansions be approved by Council);
- Review and confirm, if necessary:
 - Block dimensions, and design;
 - Elementary School site location in consultation with the School District and any land uses and road network changes required surrounding the elementary School site once confirmed;
 - Potential Neighbourhood House locations in consultation with the Alexandra Neighbourhood House, and the association of Neighbourhood houses of BC.
- Site design details for walkways and greenways;

- Development of a strategy for the protection and acquisition of the Biodiversity Corridor and policies/guidelines for the improvement/transformation of the wildlife corridors and wildlife corridor crossings;
- Guidelines related to urban design and neighbourhood character, natural areas preservation and integration, nuisance control, edge conditions, screening and buffering, environmental protection and tree protection;
- Guidelines for the road design will be prepared with due regard the visual and landmark significance the steep slope areas along the southern edge of the plan;
- Policies and guidelines for the development and design of special interface areas adjacent to riparian and park lands, wildlife corridors, the ALR, along major roads, and between differing uses;
- Buffering and landscaping standards to achieve appropriate interfaces and adequate separation where applicable;
- Identification of the community amenities and a calculation of the Community Amenity Contribution amounts including consideration of a new Grandview Heights Recreation and Culture Community Amenity Contribution;
- A transportation and circulation concept plan that provides policies, guidelines and strategies to enhance the opportunities for walking, bicycling and transit while balancing with the needs of automobiles;
- Policies and guidelines for the provision and development of the activities and uses such as day care locations, employee amenities, utility and communication facilities, etc. that support/enhance the proposed land uses;
- Phasing and implementation strategy, including a potential lot of consolidation strategy and guidelines; and
- NCP Surcharge fee estimates to re-coup the cost of consultant services required to complete the NCP.

Process Timing

It is estimated that if Stage 1 of the Plan is approved by Council, the Stage 2 servicing, design and financing components of the plan is expected to take a minimum of 18 months in order to ultimately complete the NCP by the Fall/Winter of 2020. Upon adoption of a Stage 2 Plan, it is expected that the development anticipated in the plan would take from as little as five to over twenty years to be constructed and build out through individual development applications and approvals.

SUSTAINABILITY CONSIDERATIONS

The work outlined in this report supports the objectives of the City's Sustainability Charter 2.0. In particular, this work relates to Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Ecosystems, and Infrastructure. Specifically, this project supports the following Desired Outcomes ("DO") and Strategic Direction ("SD"):

Built Environment and Neighbourhoods

- DO1:** Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm.
- DO3:** Trees, green spaces and natural areas are integrated into all neighbourhoods.
- DO6:** Land is used efficiently and sensitively, and development minimizes the impacts on the natural environment, viewsapes, agricultural land and urban wildlife.
- DO8:** The built environment enhances quality of life, happiness and well-being.

Ecosystems

- DO1:** Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.

Infrastructure

- DO1:** City facilities and infrastructure systems are well managed, adaptable and long lasting, and are effectively integrated into regional systems.
- DO4:** Ecosystems and natural assets are an essential part of the community's infrastructure system.
- DO11:** An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

CONCLUSION

The Darts Hill Stage 1 Plan is a refinement of the draft plan presented at a public open house on May 31, 2018. The comments from the CAC, the public, and other stakeholders have been considered in these refinements where they were deemed practical, equitable and made good planning sense. In addition, refinements to the land use concept were also provided based on the results of a further environmental review of stream features discovered in the plan area following the open house.

It is recommended that Council approve the Stage 1 Plan as attached in Appendix “I”, authorize staff to proceed with all necessary components associated with Stage 2 and to receive and process development applications for properties within the Plan area, and to approve the proposed boundary extension to the Plan area.

Original signed by
Jean Lamontagne
General Manager, Planning and Development

Original signed by
Scott Neuman, P.Eng.
Acting General Manager, Engineering

Original signed by
Laurie Cavan
General Manager, Parks, Recreation & Culture

MK/ar

Appendix “I”	Stage 1 Grandview Heights #3 (“Darts Hill”) Land Use Plan
Appendix “II”	Proposed Darts Hill Plan Boundary Extension Area
Appendix “III”	Planning Themes and Principles
Appendix “IV”	Hazelmere Estates – Special Study Area
Appendix “V”	Plan Public Consultation Summary
Appendix “VI”	Draft Grandview Heights #3 Road Network Plan
Appendix “VII”	Draft Sanitary Servicing Options



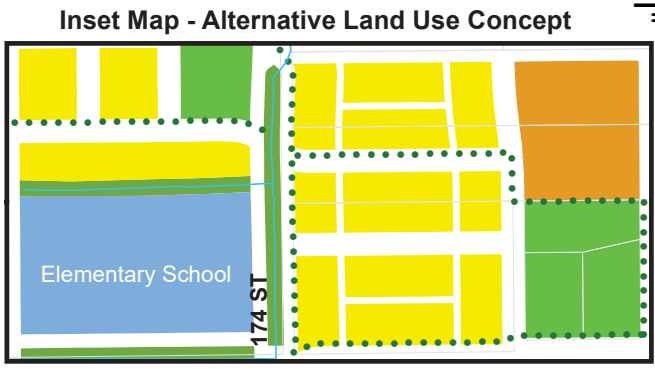
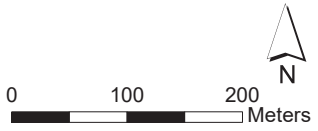
Appendix "I"

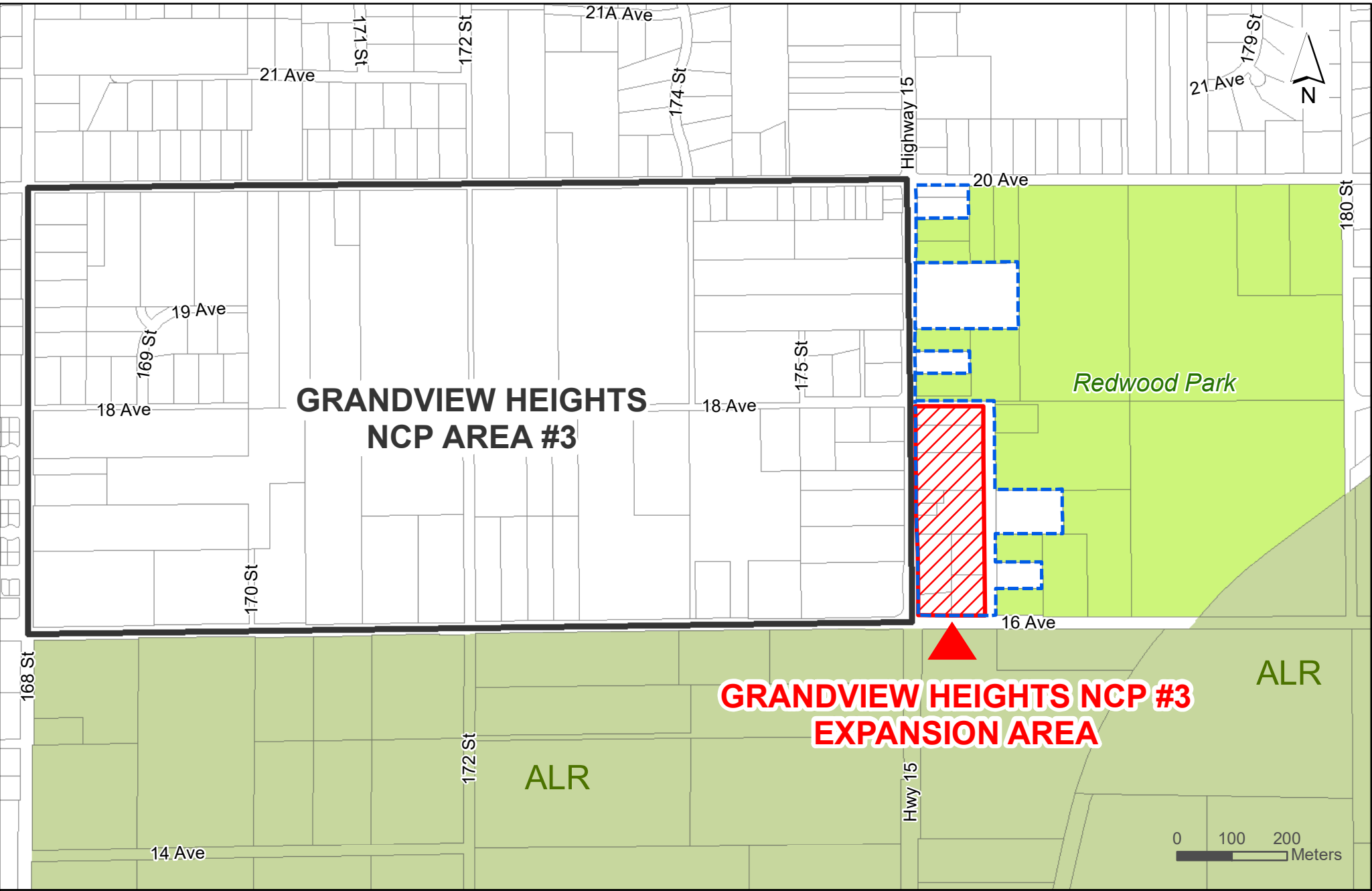
Grandview Heights NCP #3 - Draft Stage 1 Plan

For Council consideration July 22 2019

LEGEND

- | | | |
|---------------------------|---------------------------------------|--------------------------|
| Neighbourhood Commercial | Detached Residential | Riparian Area |
| Low Rise Mixed-Use | Institutional | Watercourse |
| Low Rise Apartment | Institutional or Multiple Residential | Local Greenway |
| Townhouse | Landscaped Buffer | Regional Greenway |
| Multiple Residential | Park | Potential Detention Pond |
| Semi-Detached Residential | Biodiversity Preserve | Flex Road |





**GRANDVIEW HEIGHTS NCP AREA #3:
EXISTING, PETITIONED AND
PROPOSED BOUNDARIES**

- - - - NCP #3 Petitioned Lands
- Proposed Grandview Heights NCP #3 Expansion Area
- Existing Grandview Heights #3 NCP Boundary

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

		SUPPORTs				
		GLUP Principles	CAC Visioning	OCp	Sust. Charter	RGS
THEME A: PROVIDE APPROPRIATE HOUSING						
PRINCIPLES	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 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.	✓		✓		
THEME B: PROVIDE FOR COMMUNITY AMENITIES & SCHOOLS						
PRINCIPLES	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.	✓	✓	✓		
THEME C: ENSURE HEALTHY, PROTECTED & WELL-MAINTAINED ECOSYSTEMS & BIODIVERSITY						
PRINCIPLES	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.	✓	✓	✓	✓	
THEME D: PROVIDE PARKS & RECREATION OPPORTUNITIES						
PRINCIPLES	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.	✓		✓		
THEME E: CONSIDER VIEWSCAPE OPPORTUNITIES						
PRINCIPLES	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

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.	✓		✓		
	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.	✓	✓	✓		
	2. Design roads that provide for efficient movement of goods and people while sustaining the character of the neighbourhood.	✓		✓		
	3. Design road networks with adjacent land use which encourages effective public transit service.	✓		✓		
	4. Create opportunities for pedestrians and bicycle movement linked with adjacent community amenities.	✓	✓	✓		
	5. Provide buffers along major highways and limit regional through-traffic in primarily residential areas.	✓				
	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.	✓		✓	✓	
	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.	✓		✓	✓	
	2. Ensure Sustainability practices in the design of grey and green infrastructure.	✓		✓	✓	
	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.	✓		✓		
	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.	✓		✓		

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



Grandview Heights NCP #3

Hazelmere Estates
Special Study Area

Legend

 Hazelmere Estates (Special Study Area)

 NCP #3 Boundary

 Lots



This is what **WE HEARD** Grandview Heights NCP #3

Work on a new neighbourhood concept plan (NCP) for Grandview Heights #3 area began in the Summer of 2016 with preparation, background studies and preliminary consultation. Throughout the process, we've been looking to the community to generate ideas and explore possibilities for this new neighbourhood. As part of the consultation we held two open houses (November 23, 2016 and November 27, 2017) and conducted two surveys. The following is an overview of what we've heard so far.

WHO PARTICIPATED

90 people attended the first open house and **115** attended the second.
19 people participated in the first survey and **464** in the second.

TOP 3 THINGS PEOPLE WANT TO SEE

At the start of the NCP process participants were asked to identify the top 3 things they hoped to see as part of this NCP.

1. Provide appropriate housing/densities
2. Consider changing transportation needs
3. Develop new parks, natural spaces and trail systems

TOP 3 PRIORITIES

Participants were asked to rank the nine planning priorities developed with the Citizen Advisory Committee.



Community Amenities & Schools



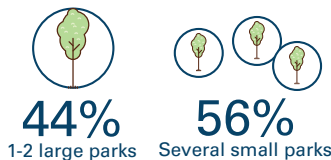
Recreation & Park Opportunities



Healthy, Protected & Maintained Ecosystems

WHAT TYPE OF PARKS?

Participants preferred the idea of creating several park sites over the plan area, rather than creating one or two large parks.



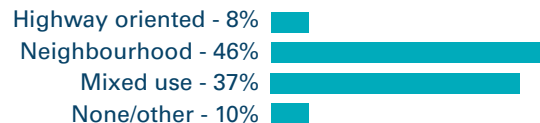
NEW HABITAT CORRIDOR

The City's Biodiversity Conservation Strategy identified the need for an east-west wildlife corridor connecting Darts Hill and Redwood Park. Survey participants preferred a central habitat corridor.



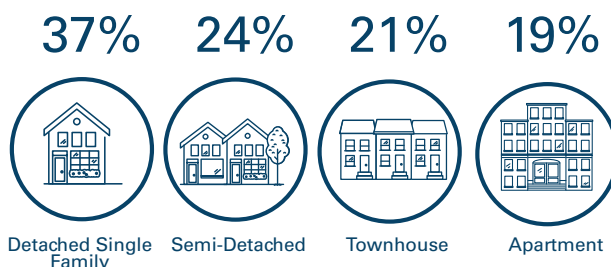
FUTURE COMMERCIAL?

Participants were asked to select the form of commercial development they felt most suited the future community.



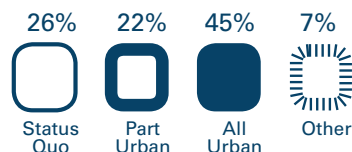
WHAT TYPES OF HOUSING?

Participants were asked to select the proportion of each type of residential building they would like to see in the overall community once it's developed.



HAZELMERE ESTATES

As part of the NCP planning process, the future redevelopment of Hazelmere Estates is being explored. Participants were asked what type of development they felt was appropriate.



Grandview Heights Area #3 Neighbourhood Concept Plan

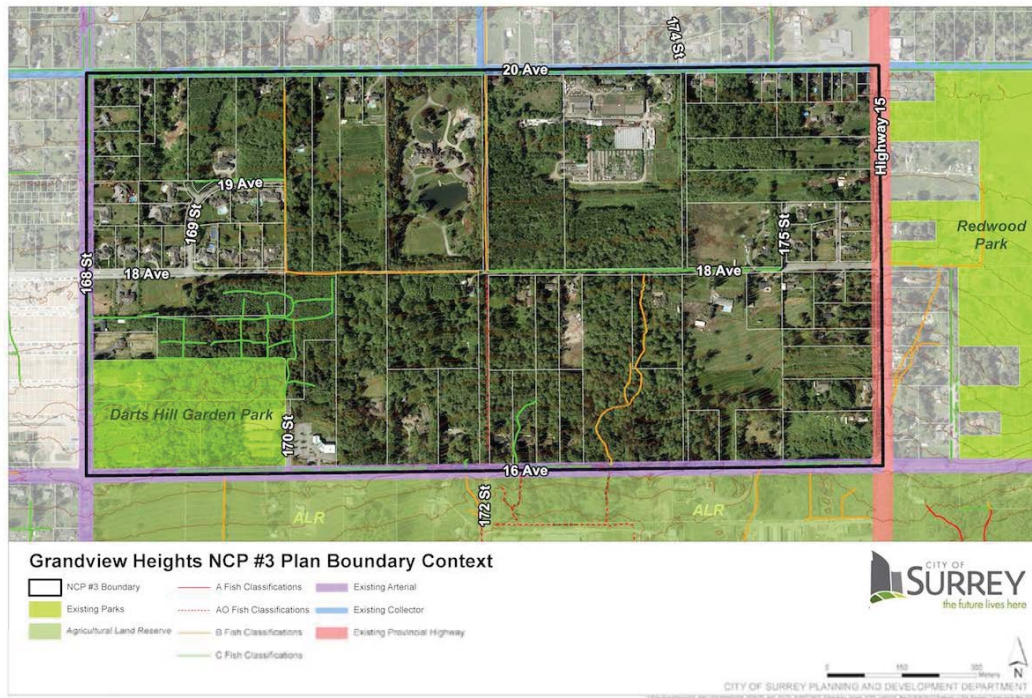
Summary of Survey Results
June 28 2018

The results of this survey, conducted between May 31 2018 and June 23 2018, are not weighted to the City of Surrey's population. The results are based on 548 survey responses.



Background

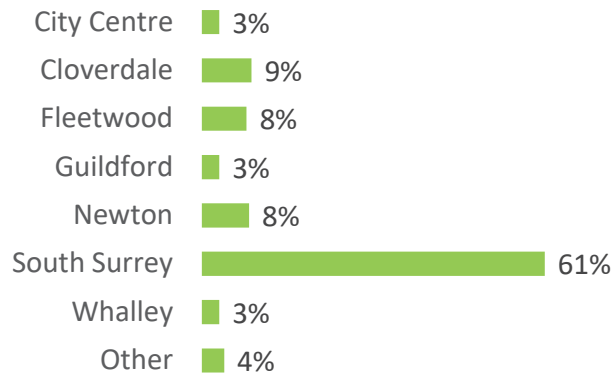
The City is undertaking a planning process for Grandview Heights Area #3, a 127 Hectare (316 acre) area of South Surrey that is transitioning into a more urban neighbourhood. This Neighbourhood planning process is intended to support the City's Official Community Plan vision for a more complete, compact and connected community that is resilient, safer, inclusive, healthier and more beautiful. The draft concepts presented in this survey were developed through previous phases of community input.



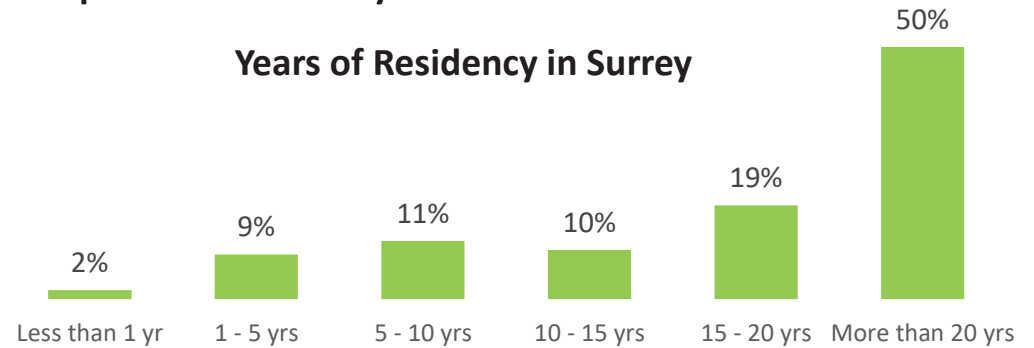
Profile of Survey Participants

93% of survey participants live in Surrey

Surrey Neighbourhood



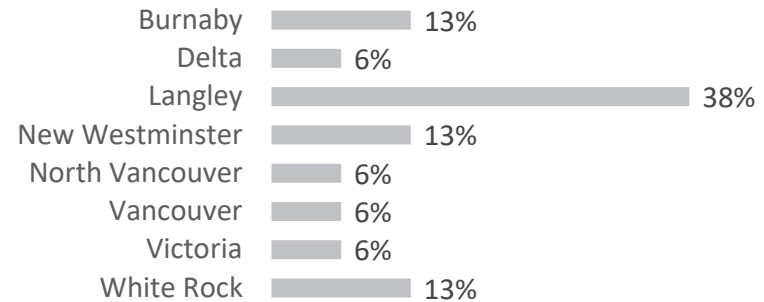
Years of Residency in Surrey



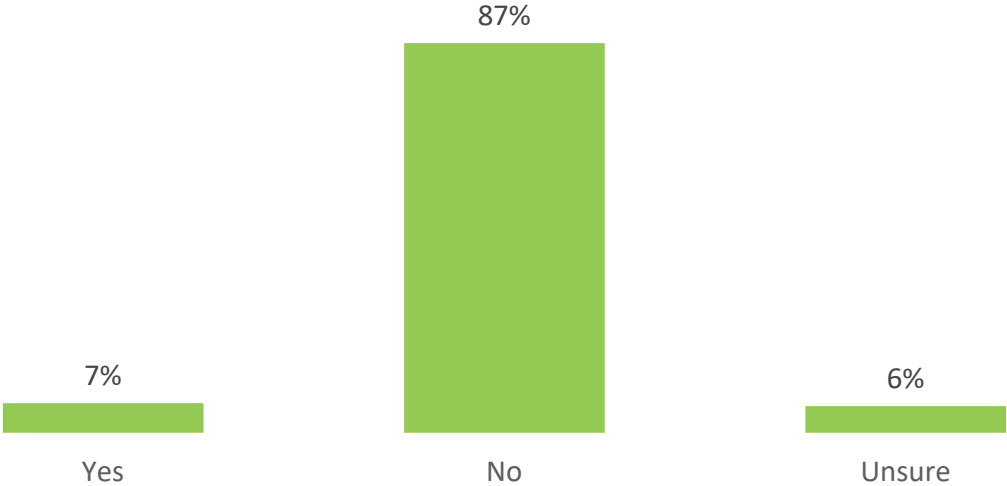
DEMOGRAPHICS

Demographics are provided as background on the composition of survey participants. Data was not collected for all participants. These results are not weighted to the City of Surrey's population.

City of Residence



Live or Own Property within or close to Plan Boundaries



Q: Do you live or own property within the Plan boundaries or within 300 meters of the plan area?
Total participants: 454

Overall Draft Preferred Land Use Concept

The following map shows the draft land use plan, which will guide the future development of the neighbourhood.

The plan is made up of a variety of land uses including new parks, natural areas, residential areas, roads and pathways, institutional uses, commercial and a mixed use areas.



Grandview Heights NCP #3 Land Use Concept Plan

- | | | | | |
|----------------------------------|---|----------------------------|--|-------------------------|
| Neighbourhood Commercial | Semi-Detached or Detached Residential (12-15 UPA) | Riparian Area | Potential Detention Pond | A Fish Classifications |
| Mixed Use Apartment [4 Storeys] | Detached Residential (10-12 UPA) | Future Community Park | Special Road (Consideration to Steep Slopes) | AO Fish Classifications |
| Apartment [4 Storeys] | Institutional | Future Neighbourhood Park | Flex Road | B Fish Classifications |
| Townhouse (25-28 UPA) | Institutional or Multiple Residential Flex | Existing Community Park | Pedestrian Walkway | |
| Rowhouse/Townhouse (20-23 UPA) | Potential School Site | Biodiversity Corridor Park | Greenway | |
| Multiple Residential (15-20 UPA) | Landscaped Buffer | Biodiversity Corridor Pond | Existing Lots | |

Project Land Use Area

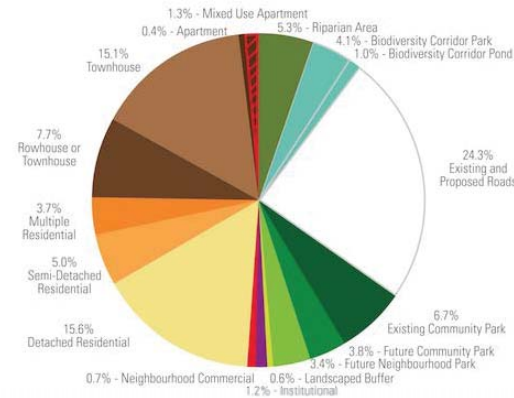
PROJECTED LAND USES

Based on the Land Use Concept, the following proportions of each land use are projected for the community.

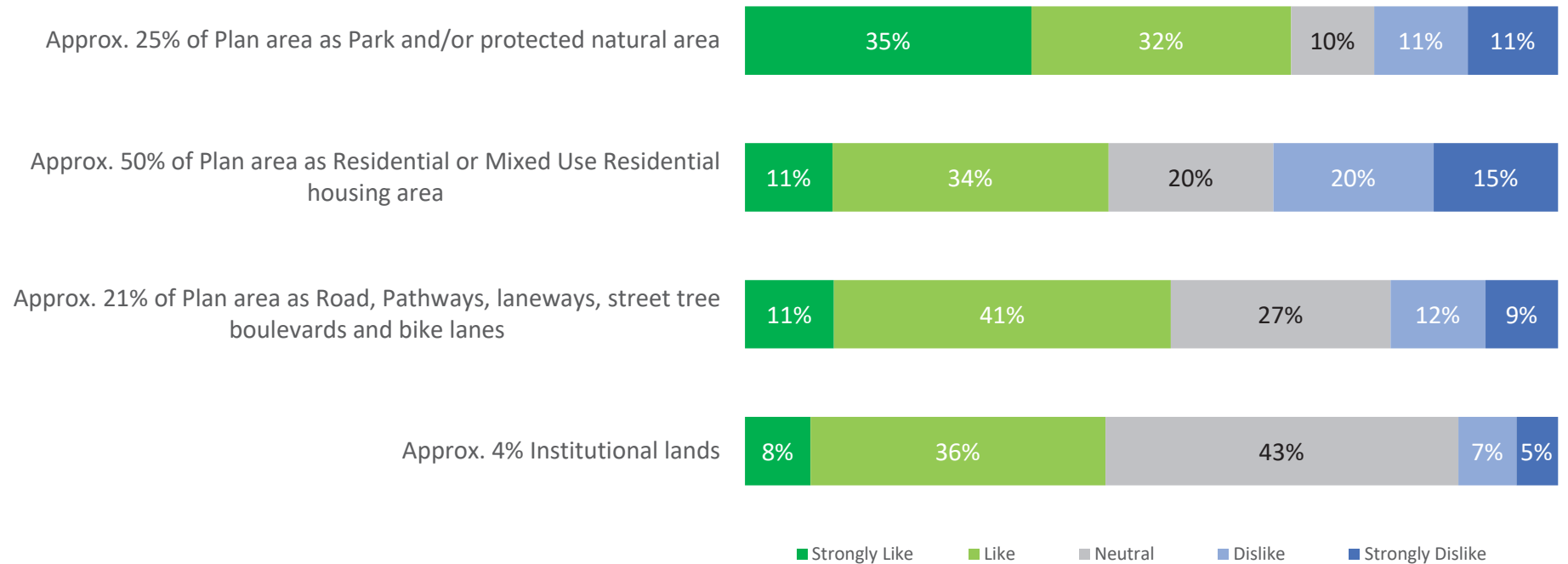


ACRES

- 15.9 - Riparian Area
- 12.2 - Biodiversity Corridor Park
- 2.9 - Biodiversity Corridor Pond
- 72.7 - Existing and Proposed Roads
- 19.9 - Existing Community Park
- 11.5 - Future Community Park
- 10.2 - Future Neighbourhood Park
- 1.8 - Landscaped Buffer
- 3.6 - Institutional
- 2.0 - Neighbourhood Commercial
- 46.7 - Detached Residential
- 15.1 - Semi-Detached Residential
- 11.0 - Multiple Residential
- 23.1 - Rowhouse or Townhouse
- 45.1 - Townhouse
- 1.3 - Apartment
- 4.0 - Mixed Use Apartment



Overall Draft Preferred Land Use Concept



Q: How do you feel about the overall amounts of land uses shown in the Draft Land Use Plan?
 Total participants: 546



Residential and Commercial Areas

The draft land use plan prioritizes density around the periphery of the NCP area along major roads and adjacent to future transit service. The density of housing types provide a transition between different building forms, with a gradual decrease in density away from the edge of major roads.

A neighbourhood village node has been located at 177 St and 20 Ave which will be supported by townhouses and a small area of 4 storey mixed use apartments. The village will provide local shops and services for the neighbourhood, and is located along a future collector road that will eventually connect north and link to the Grandview Aquatic Centre.



Grandview Heights NCP #3 Land Use Concept Plan

- | | | | | |
|----------------------------------|---|----------------------------|--|-------------------------|
| Neighbourhood Commercial | Semi-Detached or Detached Residential (12-15 UPA) | Riparian Area | Potential Detention Pond | A Fish Classifications |
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| Rowhouse/Townhouse (20-23 UPA) | Potential School Site | Biodiversity Corridor Park | Greenway | |
| Multiple Residential (15-20 UPA) | Landscaped Buffer | Biodiversity Corridor Pond | Existing Lots | |

Residential and Commercial Areas

Mixed use commercial Village and 4 storey Apartment area around 177 St and 20 Ave



Higher densities adjacent to roads where transit service is expected in the future, such as 168 St, 20 Ave, and Highway 15



Clustering of townhouses adjacent to riparian areas and steep slopes as a means to retain more trees



Semi-detached housing or ground oriented attached housing fronting onto collector roads and riparian or parkland areas



A mix of smaller detached houses within the central core of the Neighbourhood



Traditional neighbourhood commercial node at the corner of 168 Street and 20 Ave



■ Strongly Like
 ■ Like
 ■ Neutral
 ■ Dislike
 ■ Strongly Dislike

































Q: How do you feel about the proposed residential and commercial elements of the draft Preferred Land Use Concept, as they are shown in the map?
 Total participants: 508



Types of Mixed Housing

This plan area is a portion of the broader Grandview Heights area, which is expected to grow by over 50,000 residents by the year 2046. The plan area is expected to account for approximately 11% of this overall population, which is about 2% of the population growth for the City of Surrey as a whole.

Based on this expected growth, the draft land use plan provides a variety of housing types. This fosters a more complete, resilient and healthy neighbourhood by providing housing for all ages, abilities and demographics (seniors, young families, empty nester etc.). The balance of housing also has an impact on the extent and availability of future community services, parks, natural areas and transportation routes. Typically lower density development affords less overall community services and parkland.

Land Use Plan Designation	Detached Residential	Semi-Detached or Detached Residential	Multiple Residential	Row House/ Townhouse	Townhouse	Apartment	Mixed Use Apartment	Neighbourhood Commercial
Density range	10-12 UPA	12-15 UPA	15-20 UPA	20-23 UPA	23-28 UPA	Up to 1.5 FAR	Up to 1.5 FAR	Up to 0.5 FAR
Type of Ownership	Fee Simple	Fee Simple	Strata	Fee Simple or Strata	Strata	Strata or Rental	Strata or Rental	N/A
Building Forms Types	Front Access Detached Lot or Lane Access Detached Lot	Smaller Detached lots with lane access; or Semi-Detached lots with lane access.	Attached Residential Townhomes, Duplex, Triplex, or Quadplex	2 - 2 ½ Storey Townhouse (Wide)	3 Storey Townhomes (Narrow)	4 Storey Apartments	4 Storey 1 st Floor Commercial/ Retail	1 to 2 Storey Commercial / Retail and/or Office
Typical Zones	RF-13, RF-10, CD	RF-10, RF-SD	RM-15, RM-23, CD	RM-23, RM-30, CD	RM-30, CD	RM-45, RM-70, CD	RM-70, C-15	C-5, CD
Illustrative Example(s)								
Concept Design Illustration								
Photo Example's	 	 	 	 	 	 	 	 

Future Projections

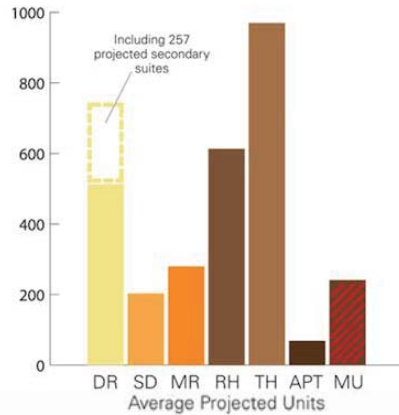
PROJECTED RESIDENTIAL

It is projected that the total number of residential units in the plan area will range between 2,627 and 3,150 units once it's fully developed. Below are the average number of projected units for the community.



- 513 - Detached Residential (DR)
- 203 - Semi-Detached or Detached Residential (SD)
- 280 - Multiple Residential (MR)
- 613 - Rowhouse/Townhouse (RH)
- 970 - Townhouse (TH)
- 69 - Apartment (APT)
- 241 - Mixed Use Apartment (MU)

2,888 - TOTAL Average Projected Units



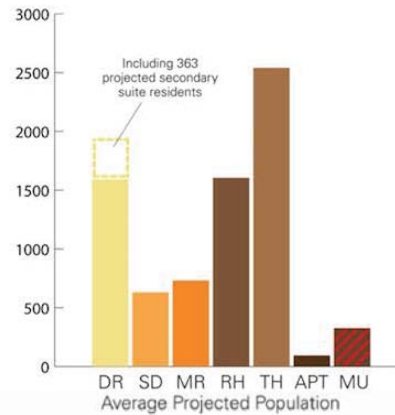
PROJECTED POPULATION

It is projected that the total population of the plan area will range between 7,327 and 8,737 residents once it's fully developed. Below are the average population projections for the community.

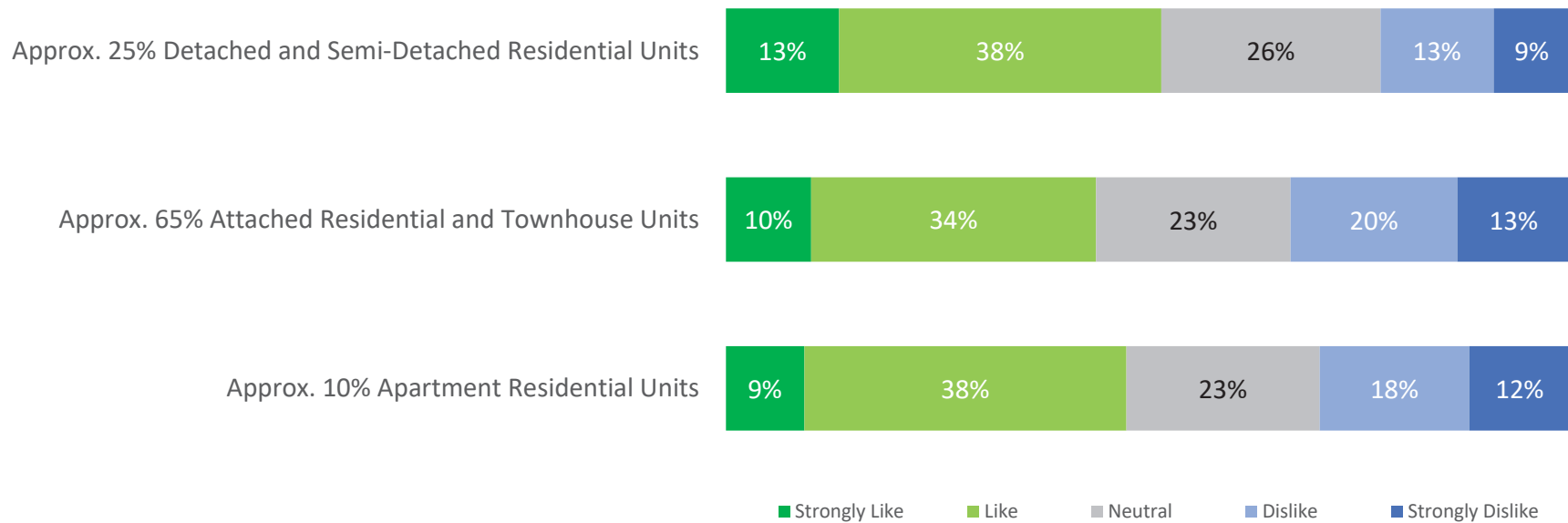


- 1,955 - Detached Residential (DR)*
- 631 - Semi-Detached or Detached Residential (SD)
- 732 - Multiple Residential (MR)
- 1,605 - Rowhouse/Townhouse (RH)
- 2,540 - Townhouse (TH)
- 94 - Apartment (APT)
- 327 - Mixed Use Apartment (MU)

7,885 - TOTAL Average Projected Population
*Includes secondary suite population projections.



Types of Mixed Housing



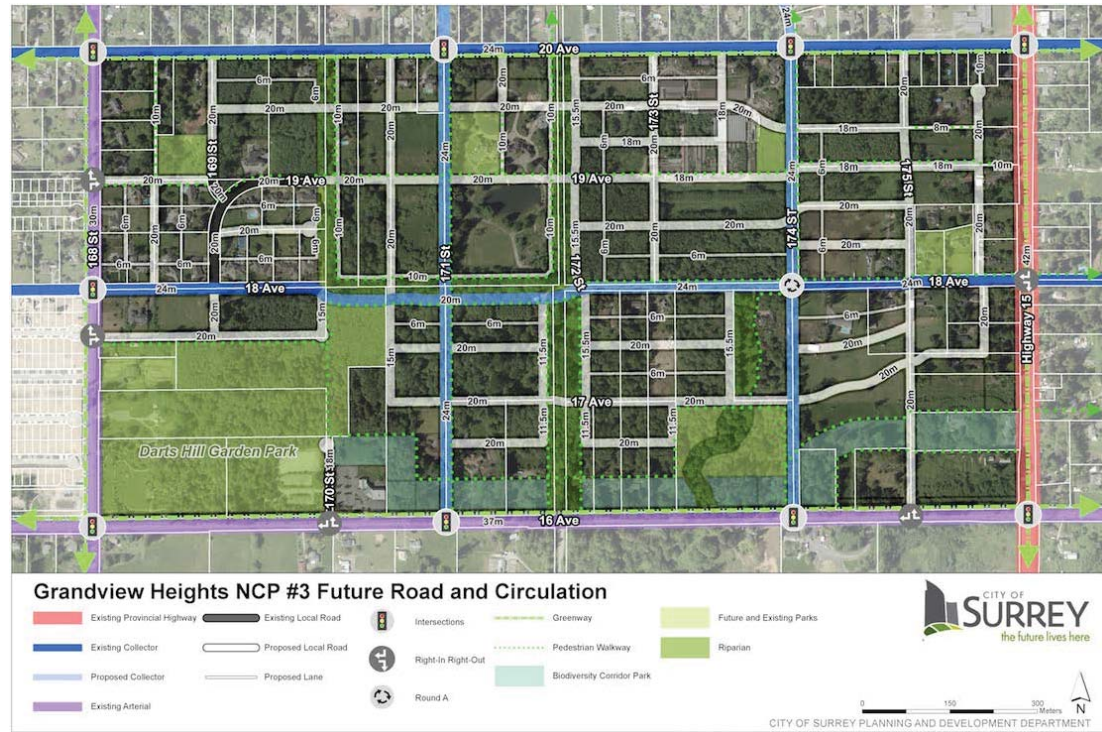
Q: How do you feel about the types and mix of residential housing proposed?
 Total participants: 485



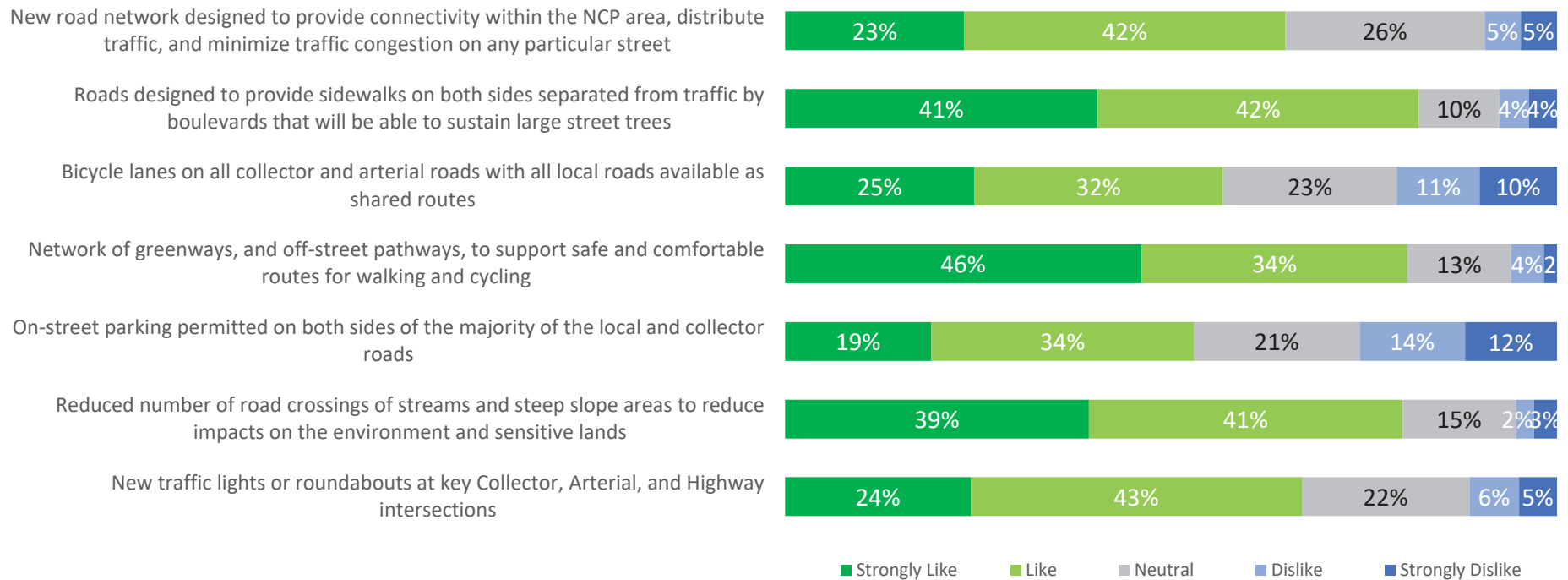
Draft Transportation Network

The transportation plan for the neighbourhood is based on the guiding principles contained in the City's Transportation Strategic Plan and is structured around a modified grid road system that takes into account property lines, tree and environmental protection, topography and adjacent land uses.

The following maps show the draft transportation network, includes road design intended to foster interconnection with streets, trails and greenways that can promote cycling, walking and transit options. Future transportation modeling and design review will be conducted as part of the Stage 2 Planning Process.



Draft Transportation Network



Q: How do you feel about the transportation related elements, as they are shown in the transportation network map?

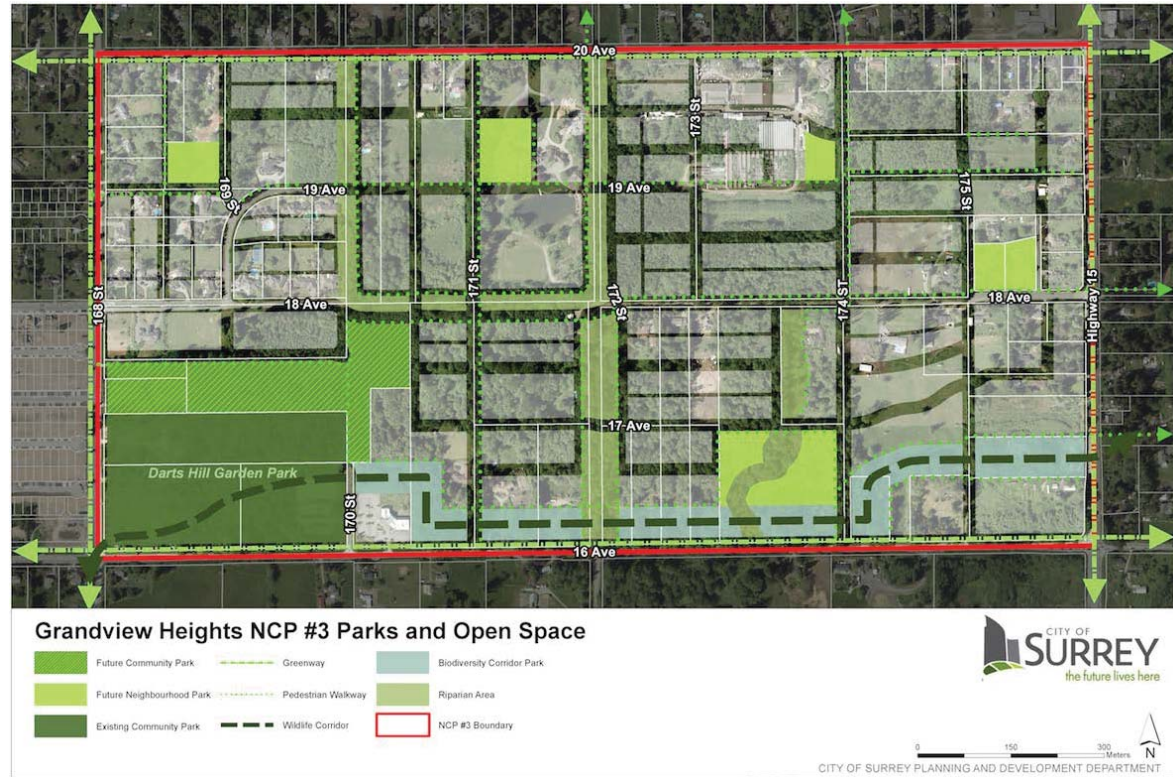
Total participants: 469



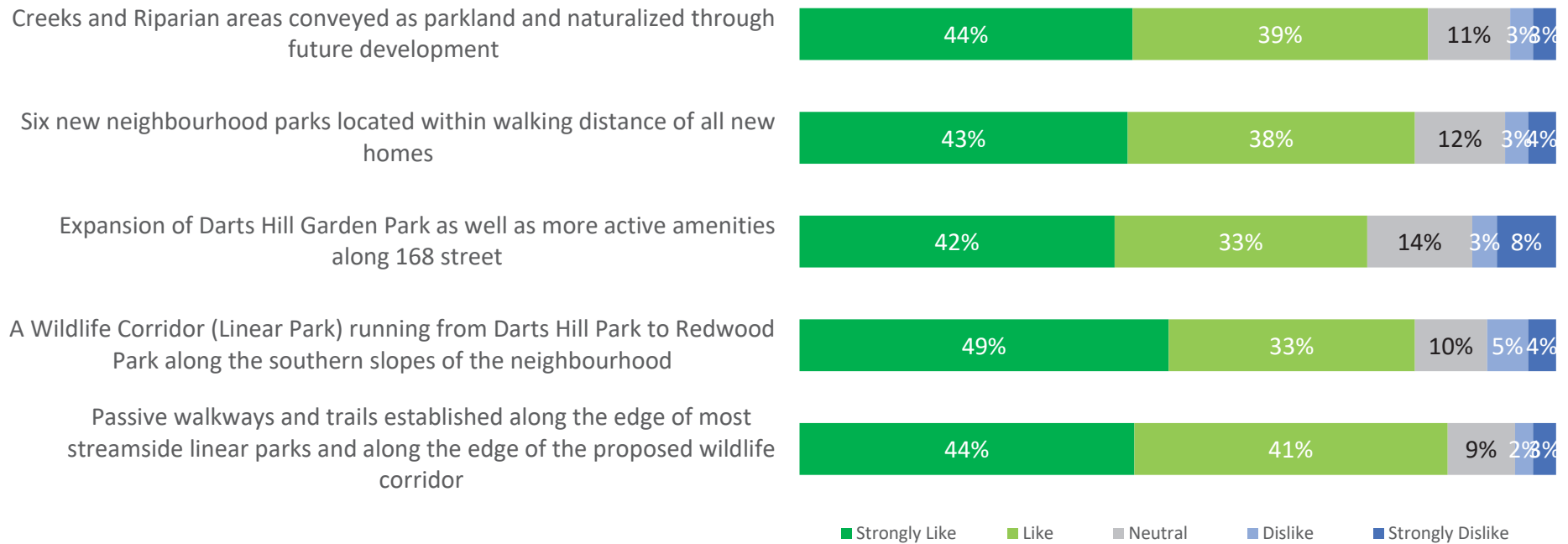
Draft Parks and Open Space Network

Five new neighbourhood parks located within walking distance of all new homes. This includes new neighbourhood parks, an expansion of Darts Hill Garden Community Park, creeks and riparian areas and a wildlife corridor identified in Surrey's Biodiversity Conservation Strategy (BCS).

The following map illustrates how parks, habitat areas, and natural features are proposed to be integrated into the plan.



Draft Parks and Open Space Network



Q: How do you feel about the parks and open space plan elements, as they are shown in the parks and open space map?

Total participants: 461

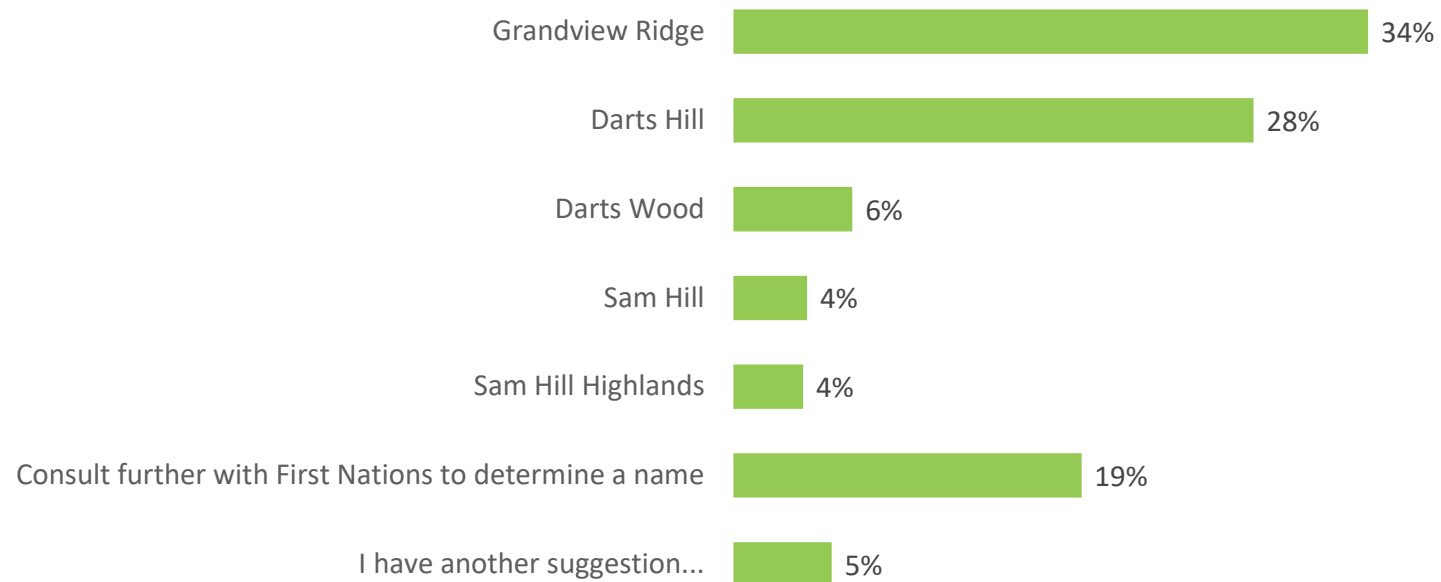


Finding a Name for Grandview Heights Area #3

Help us find a more suitable name for this neighbourhood to create a sense of identity, place, and community. Grandview Heights NCP #3 is a placeholder name. Examples of names that have been given to other Neighbourhood Plans in Grandview Heights include Morgan Heights, Sunnyside Heights, Orchard Grove, and Redwood Heights. Some initial suggestions which were derived from the names associated with the local community or historical figures are provided in the table below.

Names Association	Suggested Names
Names associated with Dart's Hill Garden Park	<ul style="list-style-type: none">• Darts Hill• Darts Wood
Name associated with the Sam Hill Creek Watershed	<ul style="list-style-type: none">• Sam Hill• Sam Hill Highlands
Name associated with the location within Grandview Heights area and the forested hillside.	<ul style="list-style-type: none">• Grandview Ridge
Name associated with the traditional First Nations in the area.	<ul style="list-style-type: none">• Consult further with First Nations to determine a name

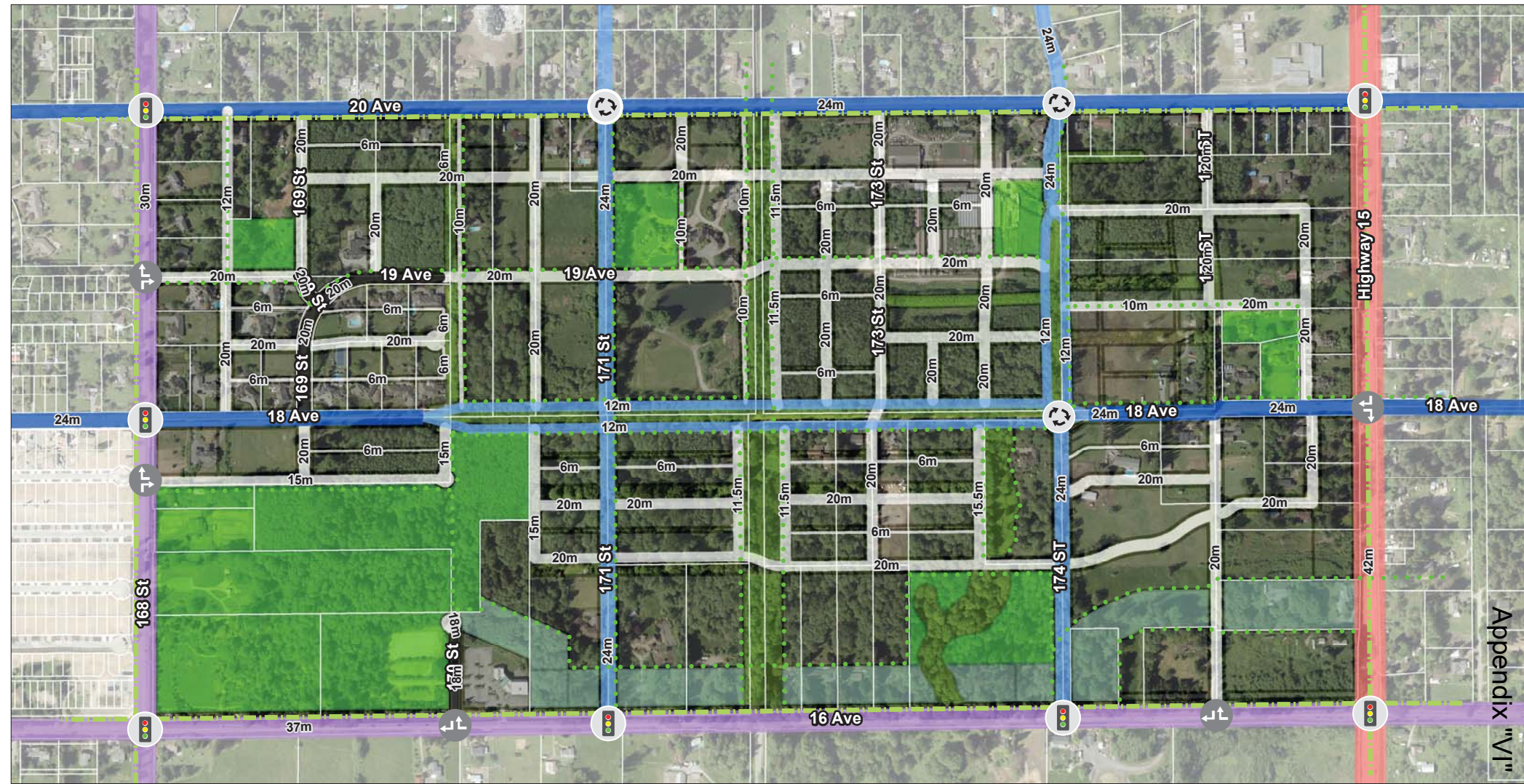
Finding a Name for Grandview Heights Area #3



Q: What do you feel is the most appropriate name for this Neighbourhood? Please select one or suggest your own.

Total participants: 455

- Thank-you for the opportunity to consider me for the CAC for Sunny Side Area 3. (2)



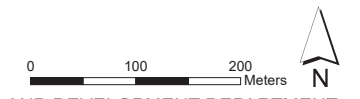
Appendix "VI"

Grandview Heights NCP #3 - Draft Stage 1 Road & Circulation Network

For Council consideration July 22, 2019

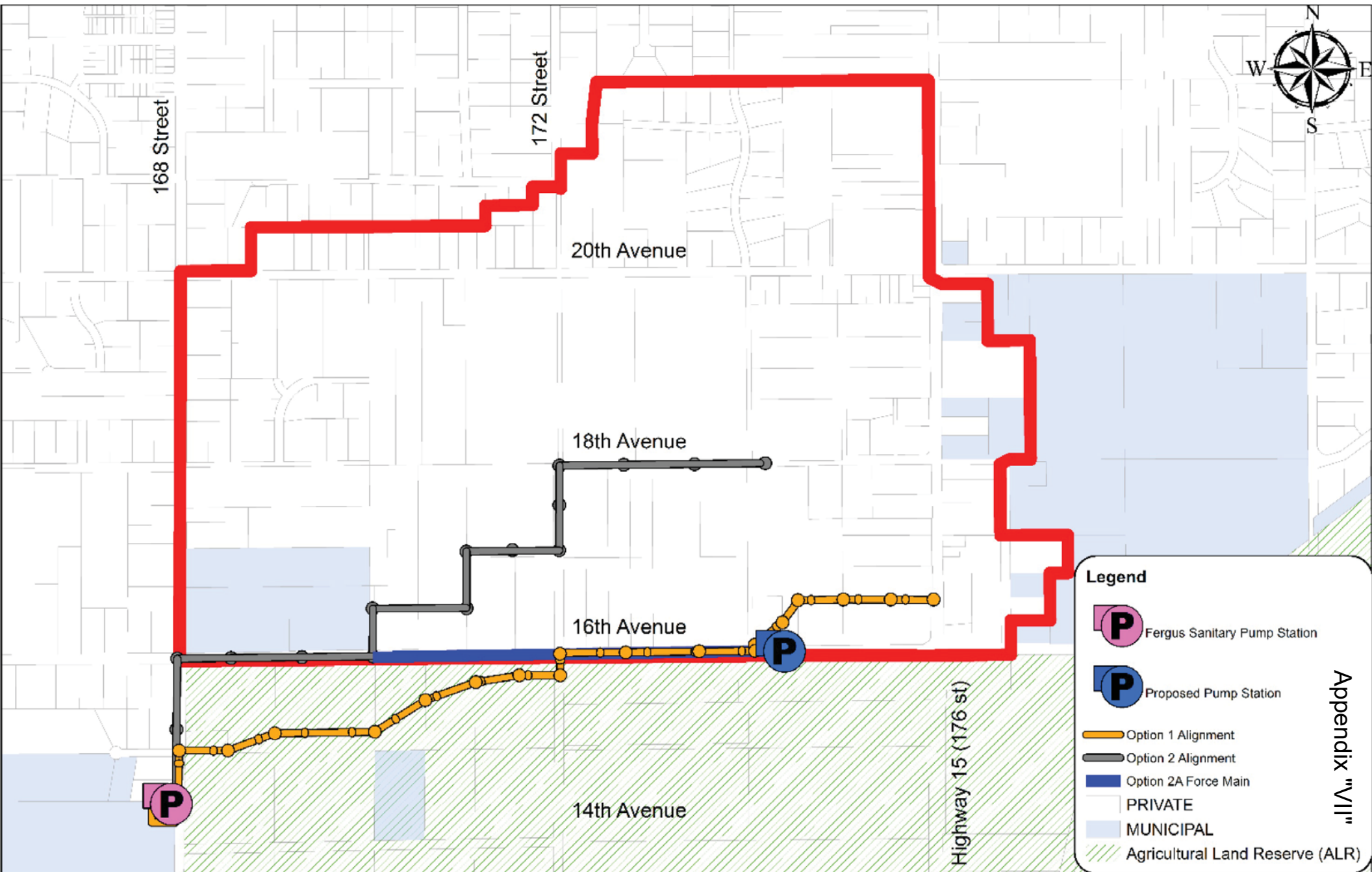
LEGEND

- | | | | | |
|-----------------------------|---------------------|--------------------|--------------------|----------------------------|
| Existing Provincial Highway | Existing Local Road | Intersections | Greenway | Biodiversity Corridor Park |
| Existing Collector | Proposed Local Road | Right-In Right-Out | Pedestrian Walkway | Future and Existing Parks |
| Proposed Collector | Proposed Lane | Round A Bout | | Riparian Area |
| Existing Arterial Road | | | | |



CITY OF SURREY PLANNING AND DEVELOPMENT DEPARTMENT

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Grandview Heights #3 - Sanitary Servicing Options