



Corporate Report

**C012
2005**

NO:

COUNCIL DATE: June 20,

COUNCIL-IN-COMMITTEE

TO: Mayor & Council **DATE: June 17, 2005**
FROM: General Manager, **FILE: 6520-20**
Planning and **(Grandview**
Development **Heights)**
SUBJECT: Proposed General Land Use Plan for Grandview
Heights

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Approve the Grandview Heights General Land Use Plan (land use concept and policies), attached as Appendix I to this report, as the basis for preparing Neighbourhood Concept Plans ("NCPs").

INTENT

The purpose of this report is:

- To advise Council of the results of the final public open house at which the preferred General Land Use Plan for Grandview Heights was presented;
- To provide information on minor changes to the land use concept resulting from the final public open house; and
- To seek Council's approval of the Grandview Heights General Land Use Plan.

BACKGROUND

On October 27, 2003, Council considered Corporate Report No. R222 and authorized staff to initiate the preparation of a General Land Use Plan for the Grandview Heights area, based on a Terms of Reference attached to the report.

Since February 2004, City staff has been working with a Citizen Advisory Committee ("CAC") and other community and agency stakeholders toward creating a General Land Use Plan for Grandview Heights. Following two inter-agency meetings, four community meetings, a series of CAC meetings and substantial work among the CAC members and others, a land use concept and supporting policies have been developed that best balance and reflect the desires of the community and requirements of the City and other agencies.

On December 13, 2004 Council considered an extensive report (Corporate Report No. R308) on the status of the

General Land Use Plan preparation process. This report described three land use options that were presented to the public at an open house on November 23, 2004. It also contained a detailed chronology of all of the public consultation activities undertaken to that point, the proposed plan policies, general servicing strategies and proposed boundaries for future NCP areas.

On April 4, 2005 Council considered Corporate Report No. C004 which authorized staff to present to the public a "preferred" General Land Use Concept Plan for Grandview Heights, the policies related to this General Land Use Concept Plan and generalized engineering servicing strategies for the Grandview Heights area.

An open house was held on April 26, 2005 at which time the public was invited to view and make comments and suggestions about the General Land Use Plan and related information. Since the open house, staff have compiled all of the public input received, and, based on this input, have made minor modifications to the preferred land use concept plan and policies.

DISCUSSION

Overview

The General Land Use Plan for Grandview Heights, attached as Appendix I, is a culmination of a one and one-half year planning and community consultation process. The General Land Use Plan reflects the ideas, suggestions and input received from the Grandview Heights community, as reviewed and contributed to by the Grandview Heights CAC. The General Land Use Plan also reflects technical input by government agencies, the Surrey School District, environmental, heritage and transportation consultants and other stakeholders. The General Land Use Plan consists of a land use concept, policies related to the land use concept and generalized engineering servicing strategies for the Grandview Heights area.

The General Land Use Plan is focussed on ensuring that the areas identified for potential development in Grandview Heights will develop and build-out in a manner compatible with the existing established homes in the area and that the desired character and ambience of Grandview Heights is achieved.

The General Land Use Plan also responds to the need for a variety of housing choices in the area, including higher densities in the vicinity of the Highway 99 Corridor and toward Campbell Heights in the east.

The General Land Use Plan will be used to guide the preparation of NCPs within Grandview Heights. Detailed policies and plans contained in the subsequent NCPs will be based upon the land use concept and policies contained in the General Land Use Plan.

The Recommended Land Use Concept

The land use concept (Figure 1.1 in Appendix I – the General Land Use Plan), envisages Grandview Heights as a complete community with high-quality residential development, small neighbourhood commercial nodes, a mix of residential densities, community facilities, schools, parks, pathways and protected areas. The following are some of the main features of the land use concept:

- (a) The highest residential densities are located in the vicinity of the Highway 99 Corridor at the westerly end of the plan area;
- (b) The central area of Grandview Heights, between approximately 166 Street to the east of 174 Street, will remain relatively low density, with existing suburban-size lots within established subdivisions preserved;
- (c) Urban densities will be permitted in the area east of 176 Street and for some areas south of 20 Avenue, between about 164 Street and 176 Street;
- (d) Cluster forms of housing may be accommodated along the treed and environmentally significant areas, south

of 20 Avenue and near the Agricultural Land Reserve ("ALR") in the very easterly area of Grandview Heights, subject to further study at the NCP-planning stage. Where the "cluster housing" designation is adjacent to the ALR, significant buffers will be provided, with the width of buffer directly proportional to density, to ensure that the intent of the Official Community Plan ("OCP") and other Council policies, regarding densities adjacent to the ALR, are retained to ensure a compatible interface between residential development and the ALR;

- (e) Density transition areas at up to four units per acre are provided between the lowest residential densities (one-acre lots) and medium and higher densities. The actual densities and lot configuration in these transition areas will be determined through the NCP process to provide compatibility between uses;
- (f) Buffers, transitional densities and tree retention areas are provided adjacent to the "Rural" designation of Redwood Park Estates;
- (g) Multiple residential and low-scale neighbourhood-oriented commercial developments are provided in the vicinity of 176 Street and 24 Avenue;
- (h) There is provision for small, dispersed neighbourhood commercial sites with one such commercial area being located at the intersection of 24 Avenue and 168 Street;
- (i) The area will require four new elementary school/neighbourhood park sites and possibly one secondary school. The first new elementary school will be located on the south side of 26 Avenue, just west of the 172 Street alignment;
- (j) Along with a number of new neighbourhood parks throughout the area (to be determined at the NCP stage), there is provision for a neighbourhood park in the vicinity of the existing water reservoir on 24 Avenue; and
- (k) Community-scale athletic parks, playing fields and other amenities, such as a community centre, are to be located within Grandview Heights at a location or locations to be determined through future NCP planning processes. The City will continue to acquire properties within the General Land Use Plan area, on a "willing seller" basis, to establish a land bank in the area for park purposes. As endorsed by Council in March of this year (Corporate Report No. R046) this land bank will be used in the future, either as parkland or be exchanged for land that is suitably located for park and civic facility purposes.

The pastoral ambiance of Grandview Heights will be maintained through the retention, wherever possible, of watercourses, trees and vegetation of environmental significance, through respect for the adjacent ALR, through protection of key view corridors of the mountains and agricultural lands and through the protection of the existing low-density housing precincts throughout the central area of Grandview Heights. A modified grid road system, combined with greenways, will enable residents to walk or cycle to all of the main schools, parks, services and facilities. The projected population at full build out, subject to detailed planning and the preparation of NCPs under the proposed General Land Use Plan, is expected to be between about 20,600 and 32,700.

The land use concept is generally supported by the CAC and, apart from concerns as outlined below; the land use concept has received support from a majority of the community-at-large.

The General Land Use Plan's Supporting Policies

Policies to support the land use concept have been developed through work with the CAC and other stakeholders. These policies, coupled with the land use concept, reflect the broad policy considerations contained in the OCP and provide detail about how the land use concept will be realized as NCPs are undertaken and as Grandview Heights develops over the next 20 years. The policies are organized around the following policy areas:

1. *Community Structure and Character*: These policies set the overall community framework, describe how tree preservation, density transitions and buffering will be considered and establish five connected, but self-contained neighbourhoods, each having a school and parks. These policies also describe the various types of residential development envisaged for Grandview Heights, including suburban residential, single family of various sizes, cluster housing and multiple family;
2. *Schools, Parks and Community Amenities*: These policies indicate that four elementary schools and one

secondary school are required to support the projected population at build-out of Grandview Heights. They outline the park space required and refer to establishing the size and locations of parks in connection with NCP planning and provide a direction for the further development of community-scale parkland through a strategy of land banking and further assessment at the time of NCP planning. Further, a general pedestrian/bicycle circulation plan is identified, including a major greenway along the heritage railway right-of-way along the south and east edge of Grandview Heights;

3. *Environment and ALR Protection:* These policies refer to the ALR and water course protection and environmentally significant areas in Grandview Heights and indicate how they will be protected through clustered forms of development and measures set by the future NCP planning processes;
4. *Phasing:* These policies indicate that development in the area will be phased according to the feasibility of engineering servicing and that the first NCP will be adjacent to the Highway 99 Corridor;
5. *Commercial:* These policies address the location of at least two small, neighbourhood-scale commercial areas within Grandview Heights in addition to the larger one within the Highway 99 Corridor area on the northeast corner of 160 Street and 24 Avenue;
6. *Transportation:* These are general policies about the road system indicating that local road locations will be determined through NCP processes and that the local roads should take on the existing rural character of the area; and
7. *Servicing and Infrastructure:* These policies establish conceptual servicing strategies for sanitary sewer, water and drainage.

Planning and Public Consultation

The formal public consultation process for Grandview Heights commenced in February, 2004 and has been extensive and focused upon achieving consensus among the stakeholders.

A CAC was established at the outset of the planning process. The CAC brought local knowledge to the planning process, worked co-operatively in the interest of the Grandview Heights community and acted as a liaison between Grandview Heights residents and property owners and City staff. The CAC (full members and alternates) consisted of about 44 property owners, selected by area residents, from 10 geographic precincts in the General Land Use Plan area. The CAC also included representatives from owners of property in the neighbouring ALR, the West Grandview Heights Residents' Association, Fergus Creek Pocket Taxpayers' Association, Country Woods Residents' Association, Redwood Park Neighbours' Association and the South Grandview Estates Association. City staff appreciates the hard work of the CAC members, who attended more than 12 CAC meetings throughout the course of the planning process and served as a liaison to their respective areas. City staff also met with an array of community stakeholders, area residents, interest groups, technical stakeholders, School District staff and others at various times during the planning process.

Four public meetings/open houses were held throughout the process to allow the public to have input and make suggestions on the background information and the various land use options and policies prepared by City staff. A final open house was held on April 26, 2005 at which a "preferred" land use concept was presented. A final CAC meeting was held on June 7, 2005 to update the CAC members on the results of the open house. Appendices II and III contain a detailed description of the planning and consultation process.

April 26, 2005 Open House

As noted above, a final public open house on the preferred land use plan was held at the Pacific Aston Inn on April 26, 2005. This open house was attended by approximately 555 residents and other interested parties. A questionnaire was distributed, and about 425 responses were received. A majority of the responses indicated support for the land use concept, as presented (some with conditions) and there were comments received about specific property details that will be more fully explored during the NCP planning processes.

As a result of this input, several minor modifications have been made to the final recommended version of the General Land Use Plan. These modifications are:

- The area on the southeast corner of 164 Street and 28 Avenue has been changed from a "transitional" designation, adjacent to existing one-acre lots, to a "suburban" designation. A policy regarding buffers at this location was also introduced to accommodate existing significant stands of trees;
- The "Urban Residential" designation between 166 Street and 168 Street and between 25 Avenue and 26 Avenue has been changed to "transitional" to allow for greater level of compatibility between existing and future lots;
- "Transitional" densities have been introduced between the commercial and civic utilities designation on 24 Avenue, near the existing water reservoir;
- The area just north of Dart's Hill Park has been changed from a "transitional" area to "Suburban";
- The "Transition" designation has been reduced from a maximum of five units per acre to a maximum of four units per acre. Policies have been introduced to confirm that the actual density and lot configuration will be developed through the NCP process to provide compatibility between uses and densities;
- A new policy has been introduced to ensure adequate buffering between densities along 20 Avenue in the area between about 170 Street and 176 Street; and
- Notations addressing the need for further study during the NCP planning process, in relation to the design of development and buffers near the ALR have been added.

A follow-up CAC meeting was held on June 7, 2005 to discuss the results of the open house. Other items that were raised at the open house will be addressed through planning at the time of the preparation of NCPs, as noted below.

On June 10, 2005 the General Land Use Plan was reviewed with the Surrey Agricultural Advisory Committee ("AAC"), specifically in relation to the adequacy of the ALR buffer and transition policies. The AAC has indicated:

- Concern regarding the agricultural property situated at the corner of 176 Street and 32 Avenue. This property is split designated with part of the property within the General Land Use Plan study area and part located in the ALR, to the east, with the farm residence on the property located in the study area and the remaining land being farmed within the ALR. The AAC recommended preservation of the agricultural land and recommended that the entire property be included in the ALR. This will be reviewed at the NCP planning stage; and
- Land in NCP Areas 3 and 4, along the southerly and easterly edges of the General Land Use Plan area, respectively, be treated such that as the development densities increase adjacent to the ALR, the width of the buffer will increase proportionately to meet the suburban density, as defined in Council's Policy O-23. The intention of the General Land Use Plan is to provide adequate and effective ALR buffers consistent with the policies in the OCP and other Council-adopted policies. The General Land Use Plan has been updated to reflect this concern and the details of such buffers will be designed and implemented through the NCP processes in consultation with the AAC. It is anticipated that, if sufficient buffers cannot be provided through use of the cluster housing designation, the General Land Use Plan would revert back to current policies using a "suburban" interface with the ALR.

Implementation

The Grandview Heights General Land Use Plan will form the basis for the preparation of NCPs for five neighbourhoods within Grandview Heights. These NCP areas are illustrated in Figure 1.2 of the General Land Use Plan, attached as Appendix I. Urban development cannot proceed in any neighbourhood until Council has approved an NCP for that neighbourhood and until appropriate engineering services can be provided. The NCP preparation process will include further public consultation processes. At that time, issues such as the type and form of development and the details regarding transition areas between the ALR, urban areas and low density/rural areas will be addressed in more detail.

Grandview Heights presents the opportunity to implement the principles of sustainability by introducing standards and development practices consistent with global and regional sustainability objectives. It is proposed that the detailed planning for the Grandview Heights area that will take place at the NCP planning stage, incorporate the principles of sustainable development and that specific attention be paid to tree retention and the preservation of the natural beauty and features of the area.

Some Specific Issues to be Resolved at the NCP Planning Stage

In addition to the determination of precise land uses, densities, transitions, local road locations, funding and design considerations, there are a number of issues that will need specific attention during the NCP processes. They are described below:

1. The size and precise location of the neighbourhood commercial areas needs to be defined. This will occur in conjunction with an NCP process for each of the five NCP areas;
2. The general symbols indicating the location of schools and parks on the land use concept are general in nature. The exact location, size and nature of the schools and parks in Grandview Heights will also be determined at the NCP stage;
3. Careful attention must be paid to the edges of the urban cluster housing areas adjacent to existing suburban areas to ensure appropriate transitions are incorporated into the NCPs;
4. Cluster forms of housing may be accommodated along the treed and environmentally significant areas south of 20 Avenue and near the ALR in the very easterly area of Grandview Heights, subject to further study at the NCP-planning stage. However, where the "cluster housing" designation is adjacent to the ALR, significant buffers will be provided, with the width of buffer directly proportional to density, to ensure that the intent of the OCP and other Council policies, regarding densities adjacent to the ALR, are retained to ensure a compatible interface between residential development and the ALR;
5. Phasing of engineering services, such as sanitary sewers and potable water supply, must be taken into account, given the topographic constraints associated with the General Land Use Plan area and the substantial infrastructure required to service the area. It should be noted that the Greater Vancouver Water District is responsible for regional water supply improvements only if South Surrey's water demand does not exceed that of an equivalent population of approximately 80,000 by 2011. Current South Surrey population is approximately 60,000. If South Surrey's water demand exceeds that of an equivalent population of 80,000 by 2011, the City (or associated developments) will be responsible for regional water supply upgrades in the area;
6. Detailed analysis of hydrological impacts of proposed land use changes must be undertaken to develop acceptable impact mitigation strategies; and
7. Landscaping and setback buffers associated with major arterial roads and Highway 15 must be integrated into the NCP processes.

Outstanding Community Concerns

Throughout this process, it has not been possible to reach complete agreement with the CAC and landowners on the following issues:

- Concern has been expressed about proposed "cluster" development shown for areas identified as containing significant natural habitat. Land owners have expressed concern that the extent of "green" areas shown will not provide for sufficient density allotments. The details of the cluster development will be specific to each NCP area and detailed tree and vegetation surveys will be undertaken at the NCP stage to determine where development could best occur to complement the existing forest cover;
- The owners of some properties, particularly those in Country Woods, have a concern that the City has not abandoned the idea of a central community-scale park/open space in the center of the community, between 24 Avenue and 26 Avenue and 168 Street and 172 Street. City Council considered a report on this matter and has determined that the City will continue land-banking for a community-scale park in the Grandview Heights area of Surrey, but that the location would be determined through the NCP planning process. Such a park is necessary to

provide service to new residents of Grandview Heights as the area develops;

- Subsequent to the final CAC meeting, Country Woods Residents' Association representatives have expressed the desire to extend the Suburban designation from east of 174 Street, all the way to 176 Street (Highway 15). Through the General Land Use Plan and public consultation processes, the area of the Suburban designation has been increased. Concept C had shown "transitional" densities from 174 Street east to an Urban designation along 176 Street. Policies in the General Land Use Plan further note that the density and lot configuration in the "transitional" areas will be refined through the NCP processes to maximize compatibility. Staff do not consider it appropriate at this time to eliminate the potential for Urban uses along 176 Street (Highway 15), subject to reasonable transitions;
- Through the planning process, a general consensus has emerged that the higher residential densities will be concentrated at the westerly edge of the community along the Highway 99 Corridor and in the area east of 176 Street. There continues to be a diversity of opinion within one area, defined by Edgewood Drive just north of 20 Avenue, east of 164 Street. In its approval of the Terms of Reference for NCP #2 in Grandview Heights, Council directed that this issue be examined in more detail, particularly with respect the local resident's opinions and the status of this area for the next 10 years;
- There are also some issues with regard to the exact boundaries of cluster, transitional and suburban density designations in the area south of 20 Avenue, just west of 172 Street. A number of owners have expressed the desire to have an appropriate Suburban buffer and others would prefer a transitional density adjacent to existing large lots in the area. The land use concept proposes a "transitional" density and the precise size of lots at this location will be determined through the NCP process; and
- 24 Avenue is designated as an arterial road. As such, it will ultimately have a four lane cross section, complete with sidewalks and paths. The treatment of this major transportation corridor has been highlighted as an area of concern within the community, since it has the potential of separating the neighbourhood. The importance of this arterial connection has been highlighted through the public process and a concept for proposed access at 24 Avenue and Highway 99 presented and generally well received at recent open houses.

Next Steps

Upon approval of the General Land Use Plan, a community newsletter will be sent to all property owners and community associations in Grandview Heights advising them of the approval and contents of the General Land Use Plan.

The NCP for Area #1 (Morgan Heights) is nearing completion and will be forwarded for Council's approval in the next few weeks. Work will be commencing on the NCP for Area #2 thereafter.

CONCLUSION

The extensive planning and public consultation process related to the development of a General Land Use Plan for Grandview Heights is now complete. The Grandview Heights CAC, the community at-large and government and other stakeholders have had input and reviewed the various land use concepts. A "preferred" land use concept was presented to the public at a final open house on April 26, 2005 and has been slightly modified to reflect comments received from the public. As evidenced by the comments received at the final open house, the General Land Use Plan is generally supported by the community and the CAC, as well as by other stakeholders.

The Grandview Heights General Land Use Plan will implement the goals and objectives established for the City in the OCP and address the City's desires for complete communities and safe and sustainable neighbourhoods.

Based on the above, it is recommended that Council approve the General Land Use Plan for Grandview Heights, as contained in Appendix I to this report.

Murray Dinwoodie
General Manager

Planning and Development

GM/kms/saw

Attachments:

- Appendix I Grandview Heights General Land Use Plan (Land Use Concept and Policies)
- Appendix II Compendium of the Planning Process and Public Consultation
- Appendix III The Planning Process

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Appendix I



Grandview Heights

General Land Use Plan

June 20, 2005

Acknowledgements

The City of Surrey would like to thank and acknowledge the contributions of the following individuals and organizations that participated in to the preparation of the General Land Use Plan for Grandview Heights.

The Grandview Heights Citizen Advisory Committee

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Purpose of this Document

This General Land Use Plan for the Grandview Heights area of Surrey is a culmination of a one and one-half year planning and community consultation process, coordinated by staff of the City of Surrey. This document reflects the ideas, suggestions and input received from the Grandview Heights community, with review and input from the Grandview Heights Citizen Advisory Committee (the "CAC"). It also reflects requirements and technical input by government agencies, the Surrey School District, environmental, heritage and engineering consultants, and other stakeholders.

The purpose of this document is to provide an overall planning framework that will guide the servicing, development, and build-out of Grandview Heights as a comprehensively planned community. Grandview Heights will be a community that will provide existing and new residents with the opportunity to live, work and play in a high quality, healthy and liveable community. This new community will consist of several cohesive and sustainable neighbourhoods, designed with respect for the natural environment and attributes of the Grandview Heights area.

The land use concept and policies contained in this document will be used to guide the preparation of Neighbourhood Concept Plans ("NCPs") in Grandview Heights.

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Grandview Heights General Land Use Plan

1.0 GRANDVIEW HEIGHTS GENERAL LAND USE PLAN AND POLICIES

1.1 Introduction

This report provides an overview of the General Land Use Plan (the "Plan") for Grandview Heights and includes general policies to support the land use concept. The policies describe the intent of the general land use designations, where parks, pathways, schools, roads and other community features will generally be located, and how the new Grandview Heights community will be structured, setting the basis for the preparation of more detailed neighbourhood concept plans.

1.2 Overview of the Land Use Concept

The land use concept illustrated in *Figure 1.1*, envisages Grandview Heights as a complete community with a mix of residential densities, small commercial nodes, community facilities, schools, parks, pathways, trees and protected areas.

The pastoral ambiance of Grandview Heights will be maintained through the retention, wherever possible, of watercourses, trees, and vegetation of environmental significance, through respect for the adjacent Agricultural Land Reserve (the "ALR") by the implementation of significant buffers, through protection of key view corridors of the mountains and the ocean and through the retention of lower residential densities throughout the central area. A modified grid road system, combined with greenways, will enable residents to walk or cycle to all of the main schools, parks, services and facilities. The projected population at full build-out, subject to detailed planning and the preparation of Neighbourhood Concept Plans ("NCPS") under the proposed General Land Use Plan, is expected to be between 20,670 and 32,870.

Figure 1.1 - Grandview Heights Land Use Concept



1.3 Land Use Policies – Community Structure and Character

- (a) Community identity and character in Grandview Heights will be maintained through the retention, wherever possible, of trees and vegetation of environmental significance, respect for the adjacent ALR, and protection of key view corridors of mountains and water; and
- (b) Five neighbourhoods, as indicated in *Figure 1.2*, have been identified for the establishment of more detailed NCPs. New development will not proceed until such plans have been completed through a further public consultation process, and have been approved by Council. Issues such as tree retention areas, the type and form of development, the location of schools and parks, the determination of

setbacks, buffers and density adjacent to the ALR and the details of adequate transition areas between urban and permanent suburban and rural areas will be addressed in detail through the NCP processes.

1.4 Residential Land Use Policies

- (a) There will be a variety of housing types in Grandview Heights, including suburban lots, single family lots, small lots, and multiple residential townhouses and apartments. It is anticipated that there will be in the range of 7,720 to 12,300 dwelling units of varying types, which will accommodate between 20,670 and 32,870 people at ultimate build-out;
- (b) The highest residential densities will generally be located adjacent to the Highway 99 Corridor, decreasing toward the central area of the Plan. The Plan provides for a small, mixed-used commercial/multi-family area near the north east corner of 176 Street and 24 Avenue, which will be surrounded by urban residential uses toward 184 Street. The commercial node is intended to provide local services to the neighbouring residents rather than be automobile-oriented. Appropriate buffer and transitional zoning in this area will be determined through the NCP process;
- (c) The central area of Grandview Heights, between approximately 168 Street and west of 176 Street, and between 28 Avenue and north of 20 Avenue, will retain its low-density character. New developments within this area will be subject to the application of design guidelines that will be prepared at the NCP stage; and
- (d) Development in a clustered form will be considered in the area between 16 Avenue and 20 Avenue, generally east of about 170 Street, subject to the careful design of the transition areas around the existing one acre lots and the provision of adequate buffers adjacent to ALR lands. The design of this area will be subject to more detailed review during the NCP planning process.

Figure 1.2 - NCP Areas in Grandview Heights



- (e) Transition densities adjacent to existing suburban density subdivisions will be defined through the NCP processes. "Transition" areas have been identified on the Land Use Concept between existing

suburban areas and future urban areas. Residential densities within transitional areas will be to a maximum of four units per acre with the density, lot configuration and form of development defined through NCPs to provide compatibility between uses, using various approaches such as:

- Gradual changes in the size of lots from large to small;
 - Compatible frontage widths for lots facing each other along the street;
 - Building designs that are compatible in height and massing for buildings facing each other along the street;
 - Landscaped buffers designed to provide for a compatible transition in density;
 - Changes in lot sizes to occur at the rear of lots; and/or
 - Other means determined through the NCP process;
- (f) A tree management, preservation and enhancement strategy will be incorporated into each NCP. The existing "green" ambiance will be fostered through the retention and planting of trees, the provision of open space in developments, the provision of parks and natural areas and the application of tree planting and management standards for individual properties;
- (g) As noted, consideration will be given to clustered form of development in certain areas of Grandview Heights as identified on the Land Use Concept. Some examples of how clustered development may occur are shown in *Figures 1.3 – 1.4*. This form of development is intended to occur as follows:
- Tree surveys of significant stands will be undertaken by qualified professionals in advance of the design of development proposals;
 - Dwelling units will be grouped in clusters in order to protect significant stands of trees, protect areas of environmental sensitivity, to work with site topography and to provide for adequate buffer areas; and
 - Mechanisms to address clustered forms of development will be established at the NCP stage; and
- (h) Within NCP Area #2, certain density allocations may be subject to review through the NCP process, particularly within the area in the vicinity of Edgewood Drive between 20 Avenue and 23 Avenue.

Figure 1.3: Examples of Cluster Form of Development – Conceptual Drawings

Figure 1.4: Examples of Cluster Form of Development – Types of Cluster Development



1.5 Commercial

- (a) Small commercial areas may be established within NCP areas to serve the convenience needs of local residents. These commercial nodes will be located so as to not impact existing established residential areas and at the intersections of arterial or collector roads. These commercial nodes are located:
- at the southwest corner of 168 Street and 24 Avenue; and.
 - east of 176 Street and north of 24 Avenue.

1.6 Schools, Parks, Greenways and Community Amenities

- (a) Three elementary schools and one secondary school are planned for Grandview Heights. A fourth elementary school, near 160 Street, north of 28 Avenue, will serve the neighbourhood west of 164 Street between 24 Avenue and 28 Avenue. Elementary schools will be associated with neighbourhood parks. With the exception of the future elementary school on 26 Avenue and 172 Street, the precise location of the schools/parks, each of approximately 5.3 hectares (13 acres) in size, will be determined at the NCP stage;
- (b) As set out in the policies of Surrey's Official Community Plan ("OCP"), the provision of park space will be based on the following (per 1,000 estimated new residents):
 - 5 acres for City parks;
 - 2 acres for community parks;
 - 1.5 acres for neighbourhood parks; and
 - 4 acres for nature preserves and linkages;
- (c) Redwood Park and Darts Hill Park will be retained and enhanced and will be connected with the community through linkages and open space corridors;
- (d) A park area on and/or adjacent to the GVRD water reservoir site on 24 Avenue will be considered at the NCP stage;
- (e) The general pedestrian/bicycle circulation and connections within Grandview Heights are shown on *Figure 1.1*. The location and design of additional pedestrian/bicycle links to parks, neighbourhood amenities, commercial nodes and other special features in the area will be defined at the NCP stage;
- (f) Pedestrian/bicycle greenways will be located along 16 Avenue, 20 Avenue and 24 Avenue, and around the edge of Grandview Heights on the historic Great Northern Railway right-of-way. Pedestrian links from the main greenways to parks, neighbourhood commercial areas and other special features in the area will be defined at the NCP stage;
- (g) The precise alignment of the greenway along the historic Great Northern Railway right-of-way will be determined at the NCP stage. The location and design of this greenway will take into consideration the adjacent agricultural lands and ensure that agricultural lands and operations are not disturbed or impacted. This may involve buffers, berms, careful design of the location of the pathway within the corridor and, in some cases, alternative routes away from the ALR;
- (h) Community scale park facilities, including playing fields and a community centre, totally between 15 and 20 hectares (37 and 50 acres) will be established in Grandview Heights in a location or locations to be determined at the NCP stage, based on policies and criteria contained within this Plan. It is anticipated that such major facilities will be constructed as the population of the area warrants, likely in 10 to 15 years. In the interim, land acquisition may be undertaken in appropriate locations on a willing seller basis. Such lands may ultimately be used for park facilities, or may form a land bank in the area for sale or trade for other sites more suitably located for community scale park purposes. The location/size of community scale park facilities will be determined through the NCP processes. Other public open space will also be acquired or dedicated over time to accommodate civic amenities and facilities required to serve the larger Grandview Heights area;
- (i) Where storm water detention ponds or wetlands are required, they will be constructed as community amenities and features or as natural park areas; and
- (j) The capital costs of constructing neighbourhood amenities and new police, fire, and library facilities will be born by new development in accordance with the City's NCP amenity contribution practices.

1.7 Environment and Agriculture

- (a) An environmental overview study of the Grandview Heights area has revealed some significant forest blocks and watercourses that should be protected as development occurs in the area. These potentially sensitive areas will be further evaluated at the NCP stage and appropriate measures will be taken to preserve and enhance areas defined as environmentally significant;
- (b) *Figure 1.5* depicts the potential environmentally significant features and wildlife habitat areas and reflects the main vegetation blocks in Grandview Heights;
- (c) To achieve protection of the identified environmentally sensitive areas, while permitting some form of adjacent development, alternative development methods (e.g. gross density zoning, density bonusing, cluster zoning, alternative design standards, etc.) will be explored during the NCP process;
- (d) Setbacks will be required from watercourses in the area in accordance with the applicable provincial/federal policies or regulations in effect. These watercourse areas may also be enhanced with additional habitat that encompasses the specified setback, established woodland, young woodland and pasture grassland, to be determined through detailed studies through the NCP process;
- (e) Through the NCP processes in the Grandview Heights Plan area, the following additional environmental initiatives will be pursued:
 - Development of habitat management plans to identify environmentally sensitive areas or features that should be protected, restored, replaced or enhanced, as appropriate to retain habitat diversity and compliment other planning objectives within the various NCP areas;
 - Requirement of development strategies that are environmentally sensitive, such as housing which clusters development on the least environmentally sensitive portion of a site or within an NCP area;
 - Encourage the identification of linear park opportunities that also preserve natural vegetation, provide secondary wildlife preservation areas, link other habitat features, and/or provide buffers to residential neighbourhoods;
 - Incorporate the principles of sustainable development, including innovative servicing, storm water management and road standards into NCPs and new developments; and
 - Consideration of the creation of development permits areas to set conditions and vary or supplement the City's bylaws for the protection of specific environmental features;
- (f) The policies in Surrey's OCP, and other Council policies which promote compatibility between the ALR and non-agricultural land uses, will be applied within Grandview Heights. Within the areas along the eastern and southern edge of the Plan area, Cluster Form development has been identified as a land use. It is the intent that such development will provide for a significant buffer between urban uses and the ALR, protecting the continuation of agricultural land uses in the ALR. Adjacent to the agricultural edge, the width of the buffer will increase proportionately to meet the normal suburban densities adjacent to the ALR, as set out in other Council policies, including Council Policy O-23. This includes the use of buffers and land uses that are compatible with farm operations; consideration of significant grade changes, major roads and natural features such as watercourses, in determining measures to ensure an appropriate transition between non-agricultural and ALR uses. The Agricultural Advisory Committee will be consulted with regard to the effective implementation of buffers adjacent to the ALR as part of the NCP process;
- (g) Development will be designed to ensure that the potential impacts of water runoff from upland areas on agricultural lands will be mitigated. Integrated Storm Water Management Plans, in accordance with the GVRD Liquid Waste Management Plan may be undertaken for one or more of the NCP areas in Grandview Heights.

Figure 1.5 - Wildlife Habitat Features and ESA Map



1.8 Community Heritage

A study of the heritage features and characteristics of Grandview Heights was undertaken in association with this Plan. The history of the area is reflected in modest early buildings on large properties, often supplemented by out-buildings. The area has remained largely a rural estate community dominated by small agricultural pursuits. Additionally, logging was important in the early development of the area, and early transportation routes criss-crossed the area, for example the Great Northern Railway.

The heritage study made three recommendations, as follows:

- (a) Through the Heritage Conservation Program of the City of Surrey, the existing Heritage Register site, Grandview Heights Elementary School Annex, should continue to be targeted for conservation;
- (b) When future circumstances allow, the two potential heritage sites, Darts Hill Garden Park and the Newcombe Barn, should be added to the Heritage Register. The situation of the Newcombe Barn should be monitored and heritage incentives offered, if appropriate, to assist in its preservation; and
- (c) The history of the area can be interpreted within the context of ongoing redevelopment. Historic people and events can be celebrated in a number of ways, which may include re-introduction of historic names, use of pioneer family names whenever possible, and panel displays of historic information and other interpretive techniques.

In addition, the natural heritage features and community history can be incorporated into the design and character of the five new neighbourhoods. Design and character guidelines will be prepared during the NCP processes to accomplish the preservation and retention of heritage and natural features.

2.0 LAND USE ESTIMATES AND DEVELOPMENT CAPACITIES FOR GRANDVIEW HEIGHTS

The projected population at full build out of Grandview Heights, subject to detailed planning and preparation of

NCPs, is expected to be between 20,670 and 32,870. There could be approximately 7,720 to 12,300 dwelling units of varying types at full build out over the next 15 to 20 years. *Table 1* below contains the land use estimates and development capacities for Grandview Heights at full build-out.

Table 1 - Land Use Estimates and Development Capacity

	Acres	Net Acres	Low	Med	High	Low	Med	High	Low	Med	High
Multiple Residential	151	126	15	20	25	1,880	2,510	3,140	4,320	5,770	7,220
Suburban Residential	603	503	1	1.5	2	500	760	1,010	1,400	2,130	2,830
Transition Residential	160	144	2	3	4	290	430	580	810	1,200	1,620
Urban Residential	825	631	8	10	12	5,050	6,310	7,570	14,140	17,670	21,20
TOTAL	1,739	1,404				7,720	10,010	12,300	20,670	26,770	32,870
Commercial	8										
Parks	150										
Schools	29										
Institutional	53										
TOTAL	240										
GRAND TOTAL	1,979										

3.0 TRANSPORTATION AND SERVICING INFRASTRUCTURE

3.1 Transportation

- (a) A general transportation plan for Grandview Heights is shown in *Figure 3.1*. The proposed changes in land use will lead to amendments in the City's Major Road network Plan (R91). These amendments include reclassification of 160 Street (24 Avenue to 32 Avenue) from major collector to arterial and 26 Avenue (164 Street to 168 Street) from local to major collector;
- (b) Through the NCP processes, special road and pathway standards may be developed in suburban and transitional density areas of Grandview Heights to retain the rural character;
- (c) A modified grid road system in new development areas will be combined with greenways, which will enable residents to walk or cycle to all of the main schools, parks, services and facilities;
- (d) Transportation systems within NCP areas will be designed to encourage walking, to slow down traffic on local roads and to minimize through traffic from using local residential roads;
- (e) 24 Avenue is designated as an arterial road, which will ultimately have a four lane cross section, complete with sidewalks and paths. The treatment of this major transportation corridor has been highlighted as an area of concern within the community, since it has the potential of separating the neighbourhood. The importance of this arterial connection has been highlighted through the public process and a concept for the proposed freeway access at 24 Avenue and Highway 99 was presented and generally well received at recent open houses; and

- (f) Traffic modeling for this General Land Use Plan was undertaken assuming access would be provided at 24 Avenue and Highway 99. In the event that access to Highway 99 is not implemented at this location, redistribution of traffic would result and remodelling of the transportation network would be required.

3.2 Servicing and Infrastructure

- (a) The water system in Grandview Heights will be designed to provide for:
- Watermain looping to ensure reliability and fire flow protection;
 - Utilization of some interim servicing options available with existing infrastructure as long as supply can be ensured including fire flows; interim strategies will only be considered if they do not delay the ultimate plan;
 - Supply to higher pressure zones from pump stations and supply to lower pressure zones through gravity lines from reservoirs; and
 - The Greater Vancouver Water District is responsible for regional water supply improvements only if South Surrey's water demand does not exceed that of an equivalent population of approximately 80,000 by 2011. Current South Surrey population is approximately 60,000. If South Surrey's water demand exceeds that of an equivalent population of 80,000 by 2011, the City (or associated developments) will be responsible for regional water supply upgrades in the area.
- (b) Sanitary Sewer Servicing will be designed to ensure the lowest life cycle costs, (i.e. maximizing areas to be serviced by gravity sewer and minimizing pumping costs). Local improvement projects may be required to service lands already developed, but currently serviced by septic systems. Interim servicing strategies will be considered at the owner's/developer's expense as long as ultimate servicing is not encumbered or delayed as a result. Lot layouts will be planned to avoid rear or side yard services and road layouts should be such that services can be provided by gravity flow. Staging will be planned so that no properties would be "land locked" from connecting to the City's services. In broad terms, areas north of 24 Avenue will be serviced by the future North Grandview Interceptor, which runs just north of 28 Avenue. Areas south of 24 Avenue will be serviced by the future South Grandview pump station, likely to be constructed at 12 Avenue and 168 Street. The North Grandview Interceptor is currently in the City's 10 Year Capital Construction Plan, but the South Grandview pump station (and corresponding pressure main) are not in the Current 10 Year Plan;
- (c) Drainage plans will be developed to minimize impacts related to land use changes (quality and quantity) and impact mitigation strategies will be developed to reflect the environmental sensitivity of the area and downstream watercourses. Existing soil conditions are to be considered in developing impact mitigation strategies. Specific drainage criteria will be developed to ensure appropriate level of service, while meeting environmental preservation objectives and site planning criteria will be developed at the NCP stage to encourage maintaining pre-development hydrology; and
- (d) Conceptual plans showing the potential general servicing strategies for sanitary sewer, water and storm water management/drainage are shown in *Figures 3.2, 3.3 and 3.4*, respectively.

Figure 3.1 - General Transportation Plan for Grandview Heights



Figure 3.2 - Conceptual Servicing – Sanitary Sewer



Figure 3.3 - Conceptual Servicing – Water



Figure 3.4 - Conceptual Servicing - Drainage



4.0 GENERAL LAND USE PLAN – IMPLEMENTATION

4.1 Neighbourhood Concept Plans

- (a) Grandview Heights will be comprised of distinct neighbourhoods for the establishment of more detailed NCPs. The boundaries of these NCPs are identified in *Figure 2* (Section 1.0 of this report);
- (b) The new neighbourhoods in Grandview Heights are numbers as #1 to #5. The numbering does not reflect the order of NCP preparation or development. Each NCP area will have a centrally located school/park site;
- (c) The general content and process associated with the preparation of NCPs is contained in Section 5 of Surrey's OCP. Before an NCP can proceed in Grandview Heights, terms of reference for the preparation and public consultation process must be approved by City Council; and

- (d) Urban development will not proceed until NCPs have been completed through further public consultation processes and have been approved by Council. At that time, issues such as the type and form of development and the details of adequate transition areas between the ALR, urban areas, and low density/ rural areas will be addressed in detail.

4.2 Funding

- (a) The capital costs of constructing neighbourhood amenities and new police, fire and library facilities will be borne by new development in accordance with the City's NCP amenity contribution practices. This will also include park, pathway development and the construction of any civic plazas and other amenities; and
- (b) Grandview Heights will be planned and developed in accordance with the City's "developer pay" principles, requiring that new development pay the costs for the infrastructure and amenities required to serve the new populations brought about by development.

4.3 Phasing

The first NCPs to be prepared will be in the area adjacent to the Highway 99 Corridor. Subsequent NCPs will be prepared and development will be managed in accordance with the feasibility of servicing, transportation management, and the ability of owners/developers to "front-end" the costs of development.

4.4 Sustainable Development Practices

- (a) As Grandview Heights presents an ideal opportunity to implement principles of sustainability by introducing standards and development practices consistent with global and regional sustainability objectives, detailed planning for the Grandview Heights area will incorporate principles of sustainable development, which are to be given attention in the development of the NCPs; and
- (b) The detailed NCP process for the five NCP areas in Grandview Heights will be expanded to explore innovative servicing, storm water management, road standard and neighbourhood planning ideas.

5.0 GENERAL LAND USE PLAN – GUIDING PRINCIPALS

Guiding principles for Grandview Heights were identified through workshops and discussions with the Grandview Heights CAC, through consultation with internal and external stakeholders and through consultation with the public. These guiding principles for Grandview Heights, which provided direction for preparing the Plan, should also be carried forward to NCPs and are contained in Appendix "A".

Appendix "A" - General Land Use Plan - Guiding Principles

At the outset of the planning process, several guiding principles were developed through the work of the CAC, to guide the development of the General Land Use Plan. They are as follows:

Introduction

The following policies are proposed to support the land use concept for Grandview Heights and will be used as a framework in preparing NCPs for the five NCP areas in Grandview Heights.

Community Structure and Character

1. Community identity and character will be maintained through the retention, wherever possible, of trees and vegetation of environmental significance, respect for the adjacent ALR and protection of key view corridors of mountains and water;
2. Five neighbourhoods have been identified for the establishment of more detailed NCPs. New development will not proceed until such plans have been completed through a further public consultation process and have been approved by Council. Issues such as tree retention areas, the type and form of development and the details of adequate transition areas between urban and permanent suburban and rural areas, will be addressed in detail through the NCP processes;
3. Buffering and transition densities adjacent to the ALR and the existing one-acre subdivisions will be defined through the NCP processes. Transitions in density will be defined at this stage through various approaches such as:
 - Gradual changes in the size of lots from large to small;
 - Compatible frontage widths for lots facing each other along the street;
 - Building designs that are compatible in height and massing for buildings facing each other along the street;
 - Landscaped buffers designed to provide for a compatible transition in density;
 - Changes in lot sizes to occur at the rear of lots; and
 - Other means determined through the NCP process.
4. There will be a variety of housing types in Grandview Heights, including suburban lots, single family lots, small lots and multiple residential townhouses and apartments. It is anticipated that, when completely built out, there will be in the range of 7,000 to 10,000 dwelling units of varying types which will accommodate roughly 20,000 additional people for a total of approximately 26,000, including the existing residents (i.e., those living on existing one-acre lots);
5. The highest residential densities will generally be located adjacent to the Highway 99 Corridor, decreasing toward 176 Street to the east. There will be a small, mixed-used commercial/multi-family area near the north east corner of 176 Street and 24 Avenue, which will be surrounded by urban residential uses toward 184 Street. This area will be focussed upon the future neighbourhood residents and provide local services rather than auto-oriented commercial uses. Appropriate buffer and transitional zoning in this area will be determined through the NCP process. The central area of Grandview Heights will remain generally suburban in nature, with the exception that urban development in a clustered form will be considered in the area between 16 Avenue and 20 Avenue, generally east of about 170 Street, subject to the development of transition areas around the existing 1-acre lots;
6. A tree management, preservation and enhancement strategy will be incorporated into each NCP. The existing "green" ambiance will be fostered through the retention and planting of trees, the provision of open space in developments, the provision of park and natural areas and the application of tree planting and management standards for individual properties;

7. Consideration will be given to the transfer of densities and/or the clustering of development in order to protect significant stands of trees, protect areas of environmental sensitivity, to work with site topography, and to provide for adequate buffer areas. Tree surveys of significant stands will be undertaken by qualified professionals in advance of the design of development proposals. Zoning mechanisms to address clustered forms of development will be established at the NCP stage;
8. The central area of Grandview Heights, between approximately 168 Street and west of 176 Street, and between 28 Avenue and north of 20 Avenue, will retain its low-density character. New developments within this area will be subject to the application of design guidelines that will be prepared at the NCP stage; and
9. Within NCP #2, certain density allocations may be subject to review through the NCP process, particularly within the area in the vicinity of Edgewood Drive, between 20 Avenue and 23 Avenue.

Schools, Parks and Community Amenities

1. Three elementary schools and one secondary school are planned for the Grandview Heights area. A fourth elementary school near 160 Street, north of 28 Avenue, will serve the neighbourhood west of 164 Street, between 24 Avenue and 28 Avenue. Elementary schools will generally be associated with neighbourhood parks. With the exception of the future elementary school on 26 Avenue and 172 Street, the precise location of the schools/parks, each of approximately 5.3 hectares (13 acres) in size, will be determined at the NCP stage;
2. As indicated in Surrey's OCP, the provision of park space will be based on the following (per 1,000 estimated new residents):
 - 5 acres for City parks;
 - 2 acres for community parks;
 - 1.5 acres for neighbourhood parks; and
 - 4 acres for nature preserves and linkages;
3. Redwood Park and Darts Hill Park will be retained and enhanced and be connected with the community through linkages and open space corridors;
4. A park area at the GVRD water reservoir site on 24 Avenue will be detailed at the NCP stage;
5. Green and pedestrian linkages and linear open spaces are identified on the Plan and are generally located along watercourses. Where possible, these may be associated with wildlife habitat and/or migrating routes. Additional local linkages will be established at the NCP stage;
6. Where storm water detention ponds or wetlands are required, they will be constructed as community amenities and features or as natural park areas;

7. Pedestrian/bicycle greenways will be located along 16 Avenue, 20 Avenue and 24 Avenue and around the edge of Grandview Heights on the historic Railway right of way. Pedestrian links from the main greenways to parks, neighbourhood commercial areas and other special features in the area will be defined at the NCP stage;
8. Land acquisition for a community-wide athletic and passive park to be established in approximately 10 to 15 years will be ongoing and the location/size of this park area will be determined through the various NCP processes. Other public open space will also be acquired or dedicated over time to accommodate civic amenities and facilities required to serve the larger Grandview Heights area; and
9. The capital costs of constructing neighbourhood amenities and new police, fire, and library facilities will be born by new development in accordance with the City's NCP amenity contribution practices.

Environment and Agriculture

1. Setbacks will be required from watercourses in the area in accordance with the applicable provincial/federal policies or regulations in effect. These watercourse areas may also be enhanced with additional habitat that encompasses the specified setback, established woodland, young woodland and pasture grassland, to be determined through detailed studies through the NCP process;
2. Through the NCP processes in the Grandview Heights Plan area, the following additional environmental initiatives will be pursued:
 - Develop a habitat management plan to identify environmentally sensitive areas or features that should be protected, restored, replaced or enhanced, as appropriate, to retain habitat diversity and compliment other planning objectives within the various NCP areas;
 - Require development strategies that are environmentally sensitive, such as housing which clusters development on the least environmentally sensitive portion of a site or within an NCP area;
 - Encourage the identification of linear park opportunities that also preserve natural vegetation, provide secondary wildlife preservation areas, link other habitat features, and/or provide buffers to residential neighbourhoods;
 - Consider the creation of development permit areas to set conditions and vary or supplement the City's by-laws for the protection of specific environmental features; and
 - Incorporate the principles of sustainable development, including innovative servicing, storm water management and road standards.
3. Development will be designed to ensure that the potential impacts of water runoff from upland areas on agricultural lands will be mitigated. Integrated Storm Water Management Plans, in accordance with the GVRD Liquid Waste Management Plan may be undertaken for one or more of the NCP areas in Grandview Heights; and
4. The policies in Surrey's OCP, which promote compatibility between the ALR non agricultural land uses will be applied. This includes the use of buffers and land uses that are compatible with farm operations; considering significant grade changes, major roads, and natural features such as watercourses in

determining measures to ensure an appropriate transition between non-agricultural and ALR uses; and having suburban lots adjacent to ALR land.

Phasing

The first NCPs to be prepared will be in the area adjacent to the Highway 99 Corridor. Subsequent NCPs will be prepared and development will be managed in accordance with the feasibility of servicing, transportation management and the ability of owners/developers to "front-end" the costs of development.

Commercial

Small commercial areas may be established within NCP areas to serve the convenience needs of local residents. These commercial nodes will be located so as to not impact existing established residential areas and at the intersections of arterial or collector roads.

Transportation

1. Through the NCP processes, special road and pathway standards may be developed in suburban and transitional density areas of Grandview Heights to retain the rural character;
2. A modified grid road system in new development areas will be combined with greenways, which will enable residents to walk or cycle to all of the main schools, parks, services and facilities; and
3. Transportation systems within NCP areas will be designed to encourage walking, to slow down traffic and to minimize through-traffic from using local residential roads.

Servicing and Infrastructure

1. The water system in Grandview Heights will be designed to provide for:
 - Watermain looping to ensure reliability and fire flow protection;
 - Utilization of some interim servicing options available with existing infrastructure as long as supply can be ensured including fire flows; interim strategies will only be considered if they do not delay the ultimate plan; and
 - Supply to higher pressure zones from pump stations and supply to lower pressure zones through gravity lines from reservoirs.
2. Sanitary sewer servicing will be designed to ensure the lowest life cycle costs, (i.e. maximizing areas to be serviced by gravity sewer and minimizing pumping costs). Local improvement projects may be required to service lands already developed, but currently serviced by septic systems. Interim servicing strategies will be considered at the owners/developers expense as long as ultimate servicing is not encumbered or delayed as a result; and
3. Drainage plans will be developed to minimize impacts related to land use changes (quality and quantity) and impact mitigation strategies will be developed to reflect the environmental sensitivity of the area and

downstream watercourses. Existing soil conditions are to be considered in developing impact mitigation strategies. Specific drainage criteria will be developed to ensure appropriate level of service while meeting environmental preservation objectives and site planning criteria will be developed at the NCP stage to encourage maintaining pre-development hydrology.

Appendix II

A Compendium of the Planning and Public Consultation Process Grandview Heights General Land Use Plan

Overview

The following is a description and listing of all of the planning and consultation activities undertaken in connection with preparing the Grandview Heights General Land Use Plan, including:

- A general summary of public consultation activities;
- The Citizen Advisory Committee ("CAC");
- A chronology of meetings and other activities; and
- A flow chart highlighting the planning process.

Summary of Public Consultation Activities

The formal public consultation process for Grandview Heights commenced in February, 2004 with a "kick-off" public meeting, the establishment of a CAC, data gathering, an environmental overview of the entire area and a community exercise designed to identify land use opportunities and constraints. Heritage and agricultural inventories and opportunities were identified through separate consultant studies and City staff undertook a detailed analysis of existing land uses in the area. Engineering staff provided background information related to engineering servicing opportunities and constraints.

All of this information was presented to the community at a public open house on June 29, 2004. At this open house, the public was asked to confirm that the background information was accurate. Comments were also solicited from the public regarding opportunities and issues in Grandview Heights. Two separate newsletters about the General Land Use Plan and planning process were also distributed throughout the community to attempt to reach all residents/owners and make them aware of the General Land Use Plan process and advise them of means by which to communicate their views and opinions to City staff and the CAC.

Guiding principles and objectives for Grandview Heights were identified through discussions with the CAC, through consultation with City and external stakeholders and through other public consultation. These planning principles are outlined in Appendix "A" of the General Land Use Plan document. They provided direction for preparing the draft General Land Use Concept and its accompanying policies.

Based on the thorough research and visioning process, land use options were generated and reviewed by the CAC. Three land use options (A, B and C) were presented to the public at an open house on November 23, 2004, and a "preferred" land use concept was reviewed by the public at an open house on April 26, 2005. In addition, throughout the process, staff met with an array of community stakeholders, area residents, interest groups, technical stakeholders, School District staff and others. The following chronology lists the main stakeholder meetings and other activities undertaken during the planning process for the Grandview Heights General Land Use Plan.

The Grandview Heights CAC

A CAC was established at the outset of the planning process in February 2004. The purpose of the CAC was to bring local knowledge to the planning process, to work cooperatively in the interests of the Grandview Heights Community, and to act as a liaison between Grandview Heights residents and property owners and City staff. The CAC consisted of about 44 property owners and alternates that were selected by area residents and landowners from 10 geographic precincts in the plan area. The CAC also included representatives from the neighbouring areas in the ALR and within

the "Rural" designation (Redwood Park Estates), the West Grandview Heights Residents' Association, Fergus Creek Pocket Taxpayers' Association, Country Woods Residents' Association, Redwood Park Neighbours' Association and the South Grandview Estates Association. The CAC met 13 times throughout the process. The commitment and diligence demonstrated by the CAC members was very commendable. Many of the members have spent significant effort and time in soliciting the views of their constituents and bringing those views forward to meetings with City staff.

Chronology of Consultation Activities

The following *Table 1* highlights the various meetings and consultation activities undertaken during the planning process for the Grandview Heights General Land Use Plan.

Table 1: Chronology of Activities

Date	Activity	Purpose
February 19, 2004	Public Meeting	<ul style="list-style-type: none"> • Introduction to Planning Process • Selection of CAC Members
March 10, 2004	North Grandview Heights Public Meeting	<ul style="list-style-type: none"> • To discuss amendment requests within the North Grandview Heights NCP area and the General Land Use Plan for Grandview Heights
March 29, 2004	CAC Meeting	<ul style="list-style-type: none"> • Introductory Meeting of the CAC • Create Social Contract
April 27, 2004	CAC Meeting	<ul style="list-style-type: none"> • Engineering servicing presentation and discussion
May 13, 2004	CAC Meeting	<ul style="list-style-type: none"> • Environmental overview • Planning and physical context overview
May 19, 2004	Agencies Workshop	<ul style="list-style-type: none"> • Discussion of initial issues/requirements agencies may have
June 3, 2004	CAC Workshop	<ul style="list-style-type: none"> • Visioning Workshop • Creation of Guiding Principles
June 24, 2004	CAC Meeting	<ul style="list-style-type: none"> • NCP boundaries discussion • Heritage overview
June 29, 2004	Public Open House	<ul style="list-style-type: none"> • Presentation of background research conducted to date

		<ul style="list-style-type: none"> • Presentation of CAC Guiding Principles • Identification of issues and opportunities
July 22, 2004	Meeting with owners in Area "F"	<ul style="list-style-type: none"> • To discuss potential NCP for Area "F"
July 22, 2004	CAC Meeting	<ul style="list-style-type: none"> • Open House review/debrief • Agricultural overview
August 23, 2004	Agencies Workshop	<ul style="list-style-type: none"> • Review of draft land use plan concepts
August 26, 2004	CAC Workshop	<ul style="list-style-type: none"> • Review of draft land use plan concepts
September 8, 2004	Meeting/tour of Auger Property	<ul style="list-style-type: none"> • To discuss future plans for 20 acres on 20 Avenue
September 22, 2004	CAC Workshop	<ul style="list-style-type: none"> • Review of two revised land use plan concepts
October 12, 2004	Meeting with Owners in Area "F"	<ul style="list-style-type: none"> • Review servicing issues and request for NCP process
October 21, 2004	CAC Meeting	<ul style="list-style-type: none"> • Review of two further revised land use plan concepts • Review of two preliminary neighbourhood planning boundary sketches
Summer/Fall, 2004	Meetings with various resident groups at their request	<ul style="list-style-type: none"> • To discuss concerns/comments/vision
November 3, 2004	Meeting with concerned CAC members	<ul style="list-style-type: none"> • To review idea of creating a "low-density" land use option
November 10, 2004	Meeting with owners in Area "F"	<ul style="list-style-type: none"> • To review servicing issues and planning process for the easterly area of Grandview Heights
November 16, 2004	Meeting with owners in Area "M", "H" and "I"	<ul style="list-style-type: none"> • To hear concerns regarding density in the central area of Grandview Heights
November 18,	CAC Meeting	<ul style="list-style-type: none"> • Review of proposed neighbourhood

2004		boundaries concept, draft policies, and three land use options
November 23, 2004	Public Open House	<ul style="list-style-type: none"> Presented revised policies, three land use plan options, and neighbourhood boundaries concept for comment
November 26, 2004	Meeting with Project Managers of Science of the Soul	<ul style="list-style-type: none"> To review their plans for the property and discuss any concerns
November 29, 2004	Meeting with owners, Best Market	<ul style="list-style-type: none"> To discuss future plans for properties at 168 Street and 24 Avenue
November 29, 2004	Meeting with owners in Areas "A" and "B"	<ul style="list-style-type: none"> To discuss timing of the preparation of a Terms of Reference for the commencement of an NCP process
December 1, 2004	Meeting with owners in Areas "A" and "B"	<ul style="list-style-type: none"> To discuss timing and content of first NCP
December 2, 2004	Meeting with Residents	<ul style="list-style-type: none"> Explanation of park acquisition process of large site in Area D of the plan area
December 3, 2004	Meeting with North Grandview NCP Amendment Proponents and City Departments	<ul style="list-style-type: none"> Review of interface issues between Grandview Heights and North Grandview Heights
December 7, 2004	Meeting with Owners in Area "C"	<ul style="list-style-type: none"> Review request for inclusion in first NCP
March 2, 2005	CAC meeting	<ul style="list-style-type: none"> Review "preferred" land use concept Discuss the first NCP (Morgan Heights)
March 17, 2005	CAC meeting	<ul style="list-style-type: none"> To review status and plans for the Morgan Heights NCP (Area #1)
April 26, 2005	Public Open House	<ul style="list-style-type: none"> To present "preferred" land use concept and related policies
June 7, 2005	CAC meeting	<ul style="list-style-type: none"> To review results of Open House

The Planning Process

The following *Figure 1* outlines the major steps in the planning and consultation process for the General Land Use Plan for Grandview Heights.

Figure 1: The Planning Process

