



Corporate Report

NO: R241

COUNCIL DATE: November 20, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: November 14, 2006
FROM: General Manager, Planning and Development FILE: 6520-20
(Grandview Heights NCP #2)
SUBJECT: Grandview Heights Neighbourhood Concept Plan #2 - Draft Options

RECOMMENDATION

It is recommended that Council:

1. Receive this report for information; and
2. Authorize staff to hold a Public Open House in order to seek feedback on three draft Land Use Concept Options proposed for the Grandview Heights Neighbourhood #2 Neighbourhood Concept Plan ("NCP"), as shown in Appendices 1, 2 and 3 of this report.

INTENT

The purpose of this report is to obtain Council's authorization to proceed to a Public Open House with draft Land Use Concept options for the Grandview Heights Neighbourhood #2 NCP. Three options have been developed for the area, based on extensive consultation with the local Citizens Advisory Committee ("CAC"), project consultants and other stakeholders. Feedback received at the Public Open House will assist in identifying a preferred Land Use Concept for NCP Area #2. A final preferred Land Use Concept will be recommended in a further report to Council and will be taken to an additional open house, prior to Council's approval of the Stage 1 NCP. This is expected to be completed in early in 2007.

BACKGROUND

On April 4, 2005, Council received Corporate Report No. R067 and authorized staff to prepare a Terms of Reference for the Preparation of an NCP for NCP Area #2 in Grandview Heights. The NCP area is a triangular area, generally bounded by the Highway #99 Corridor Plan area to west, 24 Avenue to the north, and 168 Street to the east. It contains about 206 individual properties and comprises some 163 hectares

(402 acres) of land. On June 20, 2005, Council received Corporate Report No. C012 and approved the Grandview Heights General Land Use Plan as the basis for preparing future NCPs. A start-up community meeting for NCP #2 was held on September 29, 2005. A CAC was formed at that time and has met on a regular basis to guide the development of the plan. The three draft options presented in this report are based on input received throughout the planning process and have been reviewed with the CAC. It is intended that these options be presented to the general public for broader feedback. A tentative open house date has been scheduled for December 7, 2006.

DISCUSSION

The Planning Process

The planning process for NCP #2 has included monthly meeting of the CAC and numerous meetings and conversations with property owners, stakeholders and other interested parties. A summary of the consultation process is provided in Appendix 4 of this Report. In addition to regular CAC meetings, several key meetings over the past year include the following:

- A Suburban and Transitional Property Owners Meeting/Workshop held on May 2, 2006 in order to resolve the outstanding issues related to residential densities and the form of development in the vicinity of Edgewood Drive, between 18 Avenue and 20 Avenue;
- Inter-Agency Meetings on September 12, 2005 and October 23, 2006; and
- A meeting with the members of the original Grandview Heights General Land Use Plan CAC on November 8, 2006.

Overview of Draft Options for Grandview Heights NCP Area #2

The Grandview Heights General Land Use Plan (Appendix 5) identified a series of guiding principles that were intended to provide direction for future NCPs. Several of these principles are directly applicable to NCP #2, and all three of the draft options have implemented the intent of these guiding principles. The differentiating features of each option are described below:

Option 1

This option generally provides for a lower range of residential densities. A portion of the area south of 20 Avenue is retained in a Suburban Residential designation with density of 1-2 units per acre, reflecting the designation of the General Land Use Plan for this area, and the desire of many residents in this area to maintain the lifestyle values associated with low density residential neighbourhoods. To provide an appropriate transition from these Suburban Residential lands to higher density urban designations, "Suburban Transitional" densities of 2-4 units per acre are proposed along the south side of 20 Avenue and the south side of 18 Avenue. This same designation, along the west side of 168 Street, is intended to encourage development through slightly higher densities,

while respecting the suburban designations of the General Land Use Plan and the existing suburban subdivision on the east side of 168 Street.

Appropriate transitions from this suburban single family area, west to the Multiple Residential area south of 20 Avenue, is proposed to be achieved through a wildlife/transition corridor and specific design guidelines. Given the presence of a natural ridge, and the buffer and design features expected in the NCP, the Transitional Density (2-4 upa) that was indicated on the General Land Use Plan in this area has been changed to Multiple Residential in all three options.

Option 1 proposes a commercial node at the southwest corner of 168 Street and 24 Avenue. The proposed stormwater drainage corridors are discussed in more detail below. A second neighbourhood park site is proposed for the south side of 18 Avenue, west of 165A Street. The remaining single family designations in Option 1 include:

- "Low Density Residential" uses at 6-10 upa in the vicinity of Edgewood Drive;
- "Low – Medium Density Residential" uses at 6-15 upa south of the proposed school site and south of the Suburban Transition designation on 18 Avenue, roughly on either side of a proposed extension of 167 Street; and
- "Medium Density Residential" uses at 10-15 upa, generally between 24 Avenue and 23 Avenue, east of 164 Street and extending south to 20 Avenue, as well as a small area south of 18 Avenue;

Option 2

Option 2 provides for slightly higher single family densities than Option 1. The area south of 20 Avenue is designated for Low Density Residential uses at 6-10 units per acre. A proposed extension of 166 street, south of 20 Avenue, incorporates wide landscaped drainage/multi-use corridors on either side. Suburban Transitional densities (2-4 upa) are maintained along the west side of 168 Street from 23 Avenue south to almost 16 Avenue. The only Suburban Residential area (1-2 upa) is in proximity to the Agricultural Land Reserve. Both Options 1 and 2 show the same size commercial node at 168 Street and 24 Avenue.

Option 3

Option 3 provides for the highest range of urban densities. The area surrounding Edgewood Drive is designated as Low – Medium Density Residential (6-15 upa). The area south of the proposed (Sunnyside riding ring) park site is designated for Medium Density Residential uses (10-15 upa). The transition along 168 Street is proposed to be designated as "Urban Transitional" at 6-8 units per acre. It is expected that specific lot depth, setbacks, landscaping and other requirements will be specified in the NCP in order to minimize impact on suburban lands to the east. The southern park site is shown on the north side of 18 Avenue, abutting an existing undeveloped park lot.

Option 3 provides for mixed commercial and residential uses at 168 Street and 24 Avenue. This could take the form of an apartment building with retail units on the ground floor. Lands surrounding this node would be designated as "Special Residential", a flexible type of development that permits limited and voluntary retail or service commercial uses on the ground floor of a townhouse unit. Option 3 also indicates a possible additional commercial node in the vicinity of 164 Street and 20 Avenue, which could be a stand-alone commercial use or a mixed commercial/residential use, providing convenient, walk-to facilities for local residents.

While the CAC for NCP #2 has expressed a range of specific visions for the area, all members have expressed an interest in creating a healthy, affordable and special place to live. The following discussion outlines the elements and issues that are common to all three options.

Community Structure and Character

All three draft options provide for a variety of housing types, with highest residential densities located adjacent to the Highway 99 Corridor, as directed by the General Land Use Plan. The lands immediately east of the Highway 99 Corridor Plan are designated for Multiple Residential uses at densities ranging from 30 to 45 units per acre. The low end of these densities is higher than the minimum of 15 upa specified in the General Land Use Plan, in order to concentrate most future residents closest to services that will be available in the vicinity of 160 Street and 24 Avenue. This will also contribute to a measure of affordability for future NCP residents. In order to provide opportunities for townhouse development, all three options also provide for densities in the range of 15-25 units per acre, in the triangular area bordered by the higher density Multiple Family Residential area, 24 Avenue and 164 Street.

Another guiding principle of the General Land Use Plan aims at maintaining community identity and character through the retention, wherever possible, of trees and vegetation of environmental significance, respecting the adjacent Agricultural Land Reserve ("ALR"), and protecting key view corridors of mountains and waters. An environmental assessment of the NCP area was undertaken by ENKON Environmental Limited. All three draft options identify the locations of wildlife forest patches, which are high quality stands of older mature natural forests. In order to retain some of these patches, clustering of development and/or the transfer of densities are anticipated and will continue to be explored through Stage 2 of the NCP process. The CAC's desire to respect and preserve the area's natural beauty meshes with this guiding principle.

Edgewood Drive/Review of Suburban Designations

The Grandview Heights General Land Use Plan noted that within the NCP #2 area, certain density allocations may be subject to review, particularly within the area in the vicinity of Edgewood Drive. This area was designated as Suburban in the General Land Use Plan, but staff was aware at the time that a number of the property owners were not in agreement with this designation.

In order to resolve this issue, a meeting was held on May 2, 2006 to which all the owners of properties that were designated as "Suburban Residential" (1-2 upa) or "Transitional Density" (2-4 upa) in the General Land Use Plan were invited. Approximately 80 people attended the meeting and over 70 comments sheets were submitted at or after the meeting. Participants were asked if the densities of the General Land use Plan were appropriate and in the correct locations and if the NCP should provide for higher densities in the longer term. Appendix 6 to this report shows the distribution of comments that were received. Approximately 79% of respondents indicated that urban densities (4-15 units per acre) should be permitted on the lands currently designated for Suburban and Transitional Density uses.

The support for urban densities, for the area north of 20 Avenue, was fairly conclusive. For the area south of 20 Avenue, most respondents also indicated a preference for urban densities but not as decisively. In order to gauge the sentiment further in this area, CAC members and staff attempted to contact residents and encourage them to complete a comment sheet and confirm their views on the matter. Despite these efforts, comments were not obtained from a majority of property owners south of 20 Avenue.

As a result, the three draft options that will be presented to the public for input present a range of densities, including the retention of the Suburban designation south of 20 Avenue, that reflect the comments and views that were expressed by area residents and CAC members on various occasions.

The draft options also provide for transitional densities and design guidelines adjacent to suburban designations in adjoining NCP areas. The design details of these transitions will be further defined at Stage 2 of the NCP process. However, appropriate mechanisms along the west side of 168 Street that have been considered to date, include deeper lots and front yard setbacks, building mass, tree preservation and landscaping. Lower densities and landscaped buffers are also proposed in proximity to the ALR and are discussed in more detail below.

Schools, Parks and Community Amenities

The General Land Use Plan called for one elementary school associated with a neighbourhood park in NCP #2. The Sunnyside Riding Ring is a City owned 3.9 hectare (9.6 acre) parcel that will act as a community/neighbourhood park. Each of the three draft options presents an alternative location for the school adjacent to the future park. In order to allow for shared facilities (such as parking) and to ensure safety, the school should not be separated from the park by a road. In Options 2 and 3, this would entail closing an existing road right-of-way. It is expected that feedback on the school locations will be obtained at the open house and a preferred location be identified as part of final recommended Stage 1 of the NCP.

Given the size of the plan area and anticipated future population, an additional neighbourhood park is proposed south of 20 Avenue. Potential locations are shown in Options 1 and 3. The GVRD water reservoir on 24 Avenue also has the potential to accommodate some recreation uses in addition to engineering uses, as noted on each option.

Nature preservation and linkages are also proposed in the three draft options. Redwood Park and Darts Hill Garden Park will be connected with the community through linkages and open space corridors. Pedestrian pathways, both on-street and in association with a potential wildlife corridor, are proposed in NCP #2. The potential for a wildlife movement corridor was identified by the Environmental Consultant as generally following the ridge that traverses the plan area from near 24 Avenue and 162 Street to just north of 16 Avenue at 168 Street. It is anticipated that this corridor would be developed in conjunction with multiple residential developments sites and include a statutory right-of-way for public passage. Tree protection along the slope would be detailed in the NCP's design guidelines at Stage 2. A greenway is proposed along the north side of 20 Avenue, providing a connection to the Pioneer Greenway in the Highway 99 Corridor Plan. Pedestrian and bicycle paths will also be located along the south side of 24 Avenue. The pedestrian network will be further supported by sidewalks on all streets.

The CAC has indicated that they would like to create a wonderful place for people to live with walking and bike riding paths and plenty of greenery. The open space network, together with residential clustering and tree planting along roads (Stage 2), will help to foster the "green" ambiance of the area.

Environment

Although there are no fish bearing or potential fish bearing watercourses within the plan area, there are significant food and nutrient (Class B) watercourses. There are also several Class C watercourses that are characteristic of roadside or man-made ditches to drain individual properties. A number of watercourse reclassifications were recommended by the Environmental Consultant, but have not yet been confirmed with the Department of Fisheries and Oceans ("DFO"). Setbacks were calculated for all Class B watercourses in accordance with current City practice (Simple Assessment Methodology for Riparian Areas Regulation). This resulted in a 30-metre riparian setback for each Class B watercourse. The proposed reclassifications will be reviewed by DFO and, in the meantime, all current Class B watercourses and associated setbacks will be shown on the option plans. If the reclassifications are accepted, some watercourses may become Class Cs and not require a riparian protection area.

The wildlife forest patches and wildlife corridor that are shown on the draft options for NCP #2 will require development strategies that are environmentally sensitive, as outlined in the General Land Use Plan. The upcoming Open House will further gauge support for such initiatives. Implementation details will be further explored as part of the preferred land use option and refined at stage 2 of the NCP. The City's Environmental Advisory Committee (EAC) has participated in discussions related to the environmental assessment and preliminary directions for NCP #2 at both its regular meetings as well as meetings of the NCP #2 CAC.

Fergus Creek Integrated Stormwater Management Plan

Grandview Heights NCP #2 is included as part of the Integrated Stormwater Management Plan ("ISMP"). The ISMP is a comprehensive plan to balance land use planning, stormwater engineering, flood and erosion protection and environmental protection. The

Fergus Creek ISMP is the City's first under this initiative and is required by the Greater Vancouver Regional District's Liquid Waste Management Plan.

The ISMP will provide direction to future development plans and identify infrastructure needs, to ensure that development will be undertaken in a manner that will minimize potential impacts of water runoff from upland areas on agricultural lands. A range of best management practises (BMPs) are included as preliminary recommendations from the ISMP consultant. These include additional top soil on all pervious areas and streets that allow for enhanced infiltration.

A key component of the ISMP is the use of drainage corridors as an alternative and improvement to stormwater detention ponds. While they would require slightly more area than ponds (approximately 10% of the total land area, compared to 6%-7% for ponds), drainage corridors can offer hydrological advantages. In principle, these drainage corridors allow landscaping to provide for infiltration and can be acquired through the drainage component of development cost charges.

In order to achieve an attractive neighbourhood, the drainage corridors are proposed to be developed in association with key roads. It is proposed that a wide, green landscaped area, ranging in width from 20-40 metres, be provided on either one or both sides of certain roads. The corridor would include a shallow swale, appropriate landscaping and a pathway. The three draft options for NCP #2 show the possible location of these feature drainage corridors and streets. In addition to providing for storm water infiltration, these corridors will add wide streets to the neighbourhood that will contribute significantly to the ambiance of this neighbourhood.

Transition with the Agricultural Land Reserve

The southern portion of NCP #2 borders lands located within the ALR. The Grandview Heights General Land Use Plan showed this area as an "ALR Buffer and Future Study Area". The OCP promotes compatibility between the ALR and non-agricultural lands uses, including the use of buffers and land uses that are compatible with farm operations and significant grade changes, major roads and natural features in determining an appropriate transition.

The City's Agricultural Advisory Committee ("AAC") was invited to an April meeting of the CAC when the ALR buffer area was to be discussed. At their June 1, 2006 meeting, the AAC further discussed this area and passed the following motion:

1. *The Committee is concerned with the topography of this small pocket of land, considering that it is next to an Agricultural Land Reserve, sensitive areas and Darts Hill Park;*
2. *The Committee would like this particular area to be dealt with on a site specific basis in the NCP; and*
3. *The Committee requests that staff bring back further information to the committee with site specific options".*

City Policy No. O-23, "Residential Buffering Adjacent to the ALR/Agricultural Boundary", identifies a transition area and provides for densities of 1-2 units per acre within the Outer Ring Transition Area of 200 metres from the ALR boundary and densities of approximately 4 units per acre within the Inner Ring Transition Area of at least 400 metres of the ALR boundary.

Given the specific topographical conditions and configuration of this part of the NCP, and as noted in the General Land Use Plan, a strict application of City Policy No. O-23 was not deemed necessary. All three draft options for NCP #2 show the same low residential densities of 1-2 upa south of the "ridge" of land identified on the plan options. The draft options also all show a 15 metre (50 foot) landscaped buffer on the west side of 168 Street, south of 16 Avenue, in accordance with the OCP Development Permit Area Guidelines for areas adjacent to the agricultural designation.

An overview of the draft options and the Fergus ISMP directions were provided to the AAC at their October 5, 2006 meeting. Although the AAC did not make any specific motions at that meeting, their comments indicated a general support for the densities shown in the NCP. The AAC will be invited to the proposed Open House in order to ensure the committee's continued participation in the NCP planning process.

Commercial Designations

The General Land Use Plan noted that small commercial nodes may be established within NCP areas to serve local residents. These commercial nodes should be located at intersections of arterial or collector roads. NCP #2 has an existing small commercial business at the southwest corner of 168 Street and 24 Avenue. Draft Options 1 and 2 propose that this commercial designation be extended to encompass approximately five lots covering an area just over two acres. Option 3 shows the potential for a mixed commercial/residential building in this area at densities ranging from 25 to 45 units per acre. The Special Residential designation would involve townhouses with limited commercial uses at approximately 15-25 upa. A limited commercial use at 164 Street and 20 Avenue may be needed for the convenience of residents in and near the multiple residential areas. This is indicated on Option 3.

Transportation

The Grandview Heights General Land Use Plan contains several transportation-related guiding principles that will be important at stage 2 of the NCP. For example, special road and pathway standards may be developed in suburban and transitional density areas to retain the area's character. An integrated traffic calming plan, parking management plan, etc., will be developed during Stage 2. Key to the planning process, to date, has been the development of a modified grid road system to encourage walking, slow traffic and minimize through traffic from using local roads.

The CAC for NCP #2 has worked with a set of more detailed draft transportation objectives that effectively elaborate on the directions of the General Land Use Plan. This includes ensuring the area has the potential to be serviced by transit and exploring the use of alternative road standards if recommended through the Fergus Creek ISMP. All three options reflect the additional roads that will be required in the NCP, regardless of density.

The desire to create a well connected and enjoyable neighbourhood to move around in will further be accomplished with sidewalks on both sides of streets and other pedestrian and bicycle pathways

Servicing and Infrastructure

While the details associated with servicing the NCP area will be determined at Stage 2 of the planning process, substantial analysis has already been undertaken in conjunction with the preliminary directions of the Fergus Creek ISMP. The South Grandview pump station is expected to be constructed near 168 Street and 12 Avenue. A small portion of the NCP area immediately south of 24 Avenue may be serviced by the North Grandview Interceptor. The costs, phasing and other details of all services required to develop within the NCP area will be identified at stage 2.

The City owns land on 24 Avenue for utility purposes. This land already contains one GVRD reservoir and a City pumping station. In 10 to 20 years, a second reservoir, south of the existing one, will be required. In the interim period, this land is a potential site for City utility maintenance and materials storage purposes. If water safety and security concerns can be addressed, the top of the reservoir is proposed to be used for hard surface recreational uses.

Population Projections

The expected population of NCP #2 ranges from 7,600 to 14,000 people at full build out. A more detailed estimate associated with each draft option, along with the projected number of dwelling units, is shown below.

Estimated Build-out For Grandview Heights NCP (Units and Population)

	Units		Population	
	Low	High	Low	High
Option 1	2,632	4,150	8,012	12,077
Option 2	2,753	4,408	8,012	12,828
Option 3	2,986	4,835	8,690	14,070

Next Steps

It is proposed that the draft options be presented at an Open House, tentatively scheduled for December 7, 2006. Feedback from the Open House will be considered in the development of a preferred land use concept plan for NCP #2. Once the preferred concept has reached an acceptable level of consensus with the CAC, the preferred option will be reported to Council and the next public Open House will be held. Stage 1 of the NCP will then be presented to Council for final approval.

It is anticipated that the Stage 1 component of the Grandview Heights NCP for Area #2 will be presented to Council in early 2007. Stage 2 of NCP #2 will commence immediately upon Council approval of Stage 1. This will entail detailed engineering and

financial strategies and an additional open house. It is anticipated that final and complete NCP will be forwarded to Council for consideration in mid to late 2007.

CONCLUSION

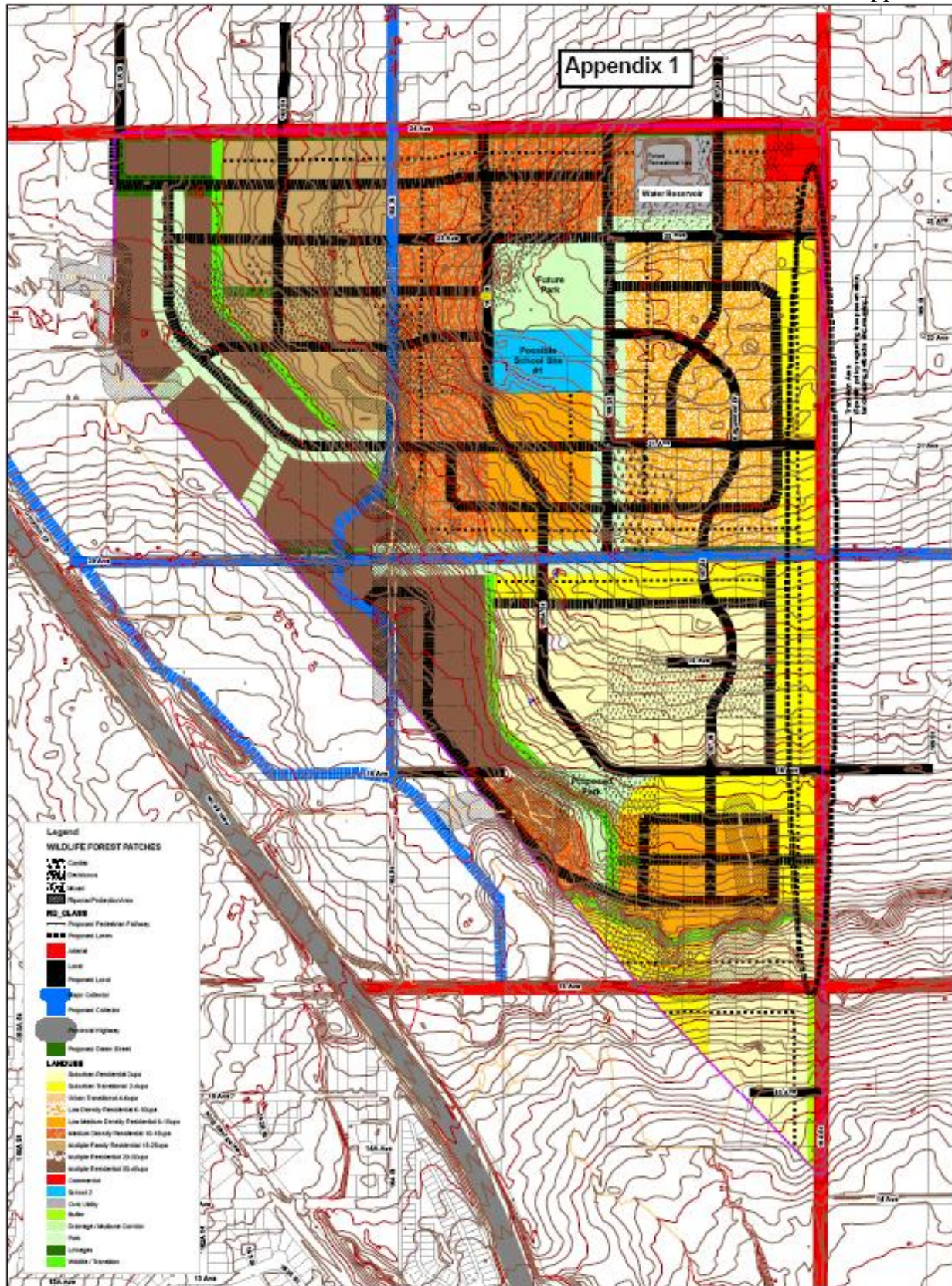
The three draft Land Use Concept options for NCP #2 represent possible development scenarios for this part of Grandview Heights. Subject to Council's authorization, a Public Open House will be scheduled in order to obtain feedback on the three options and to guide the identification of a preferred land use concept. The Open House has tentatively been scheduled for Thursday, December 7, 2006 at Sunnyside Hall. Newspaper notices and letters of invitation to area residents will be distributed in the immediate future, should Council direct staff to proceed as outlined in this report.

How Yin Leung
Acting General Manager
Planning and Development

TA/kms/saw

Attachments:

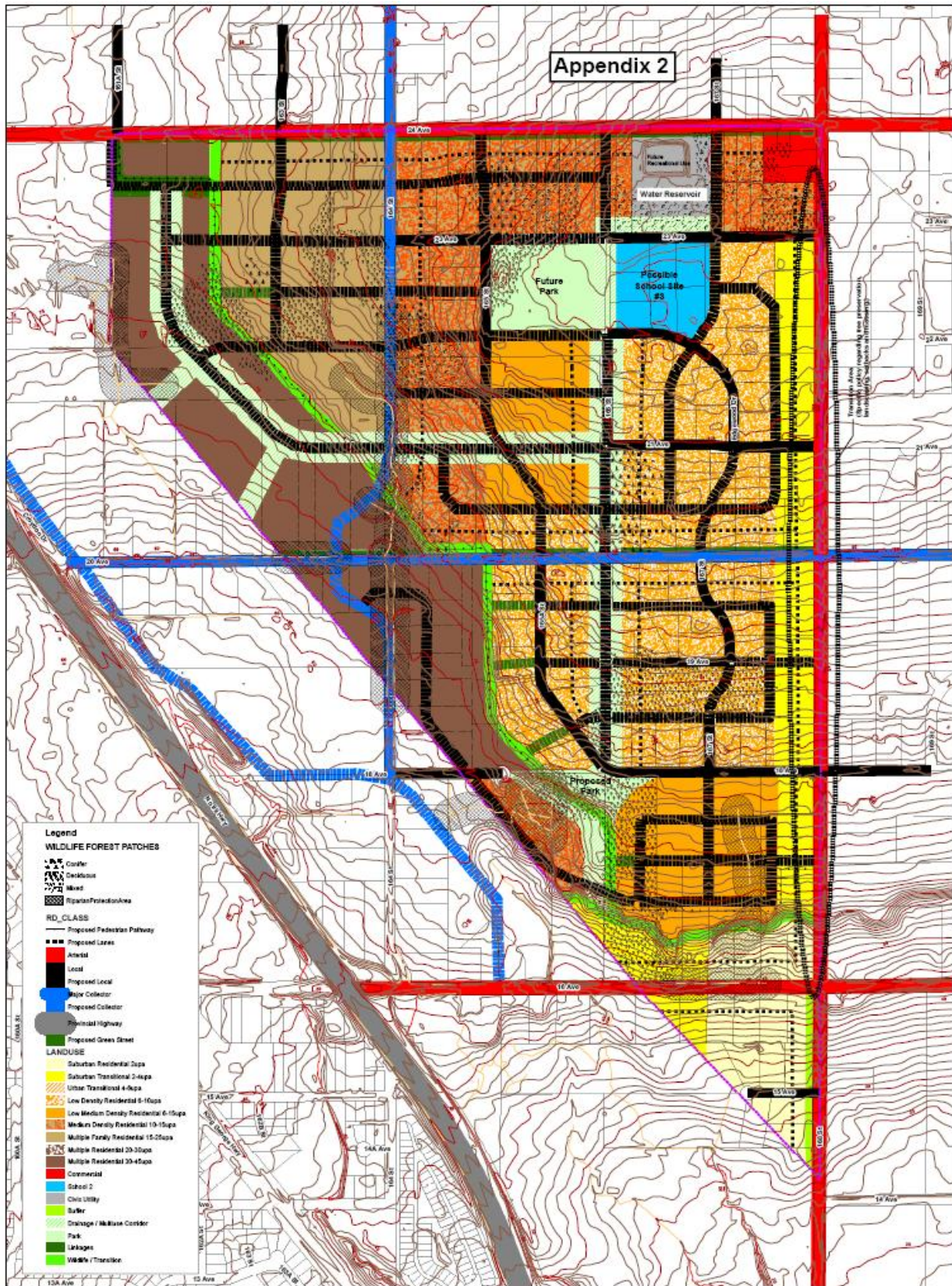
- Appendix 1 Draft Option 1
- Appendix 2 Draft Option 2
- Appendix 3 Draft Option 3
- Appendix 4 Chronology of Public Consultation for Grandview Heights NCP #2
- Appendix 5 General Land Use Plan
- Appendix 6 Summary of Responses from May 2 Suburban and Transitional Property Owners Meeting



Grandview Heights NCP Area #2 - DRAFT Option 1
 City of Surrey Planning & Development Department

NOTE: This Landuse Map is for discussion purposes only.

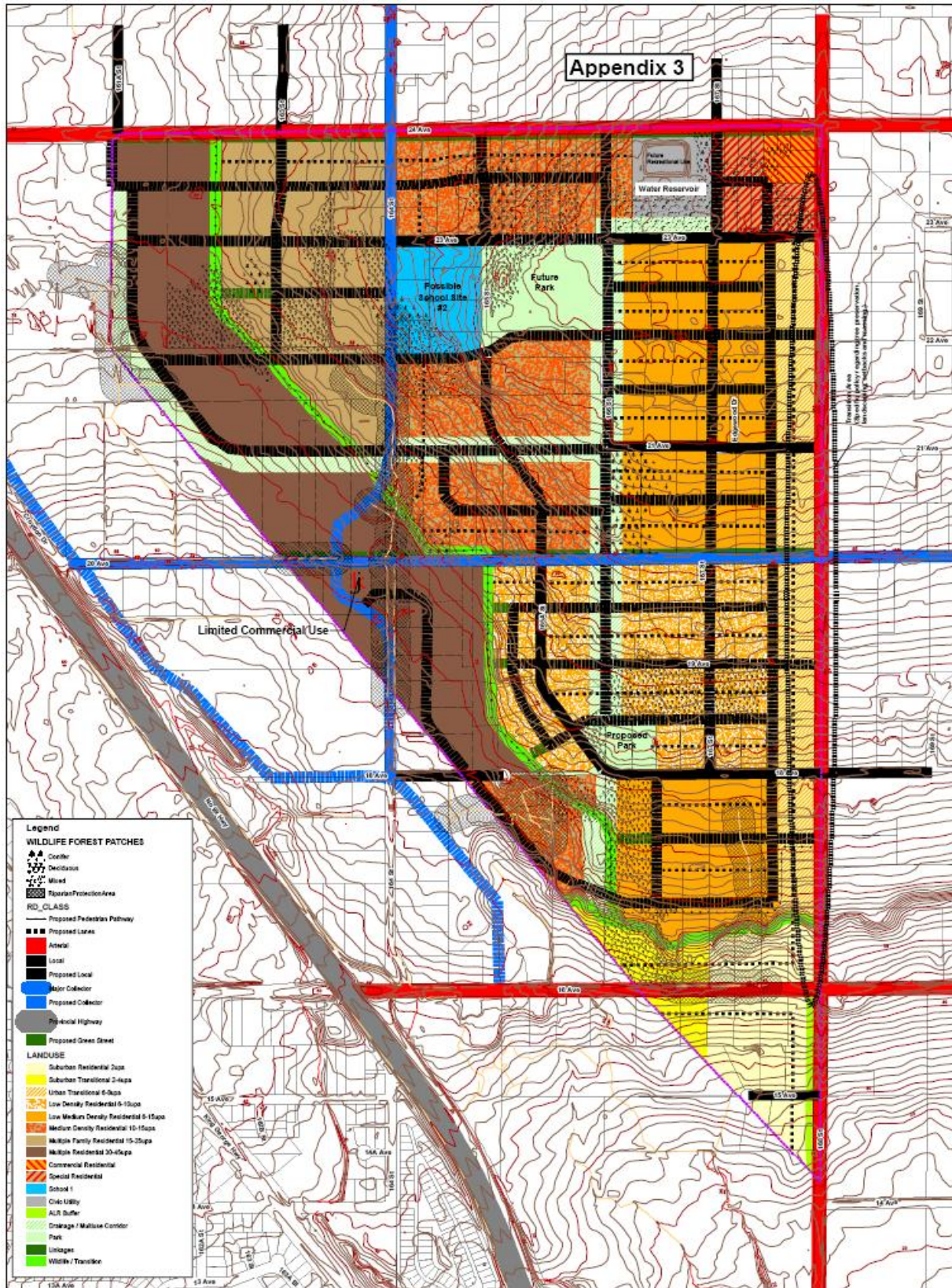




Grandview Heights NCP Area #2 - DRAFT Option 2
 City of Surrey Planning & Development Department

NOTE: This Landuse Map is for discussion purposes only.





Grandview Heights NCP Area #2 - DRAFT Option 3
 City of Surrey Planning & Development Department

NOTE: This Landuse Map is for discussion purposes only.



**Chronology of Public Consultation
Grandview Heights Neighbourhood Concept Plan # 2**

**Chronology of Public Consultation
Grandview Heights Neighbourhood Concept Plan # 2**

Date	Event/Meeting	Purpose
September 12, 2005	Inter-Agency Meeting	To advise external agencies of the planning process & to obtain preliminary comments
September 29, 2005	Community Start-Up meeting	Introduction to planning process Formation of the CAC
October 5, 2005	Fergus Creek ISMP Open House	Introduction of ISMP Objectives
October 20, 2005	Citizens' Advisory Committee	Inaugural meeting of the CAC Deliver background material Discuss meeting logistics & identify issues & visions
November 17, 2005	Citizens' Advisory Committee	Transportation workshop
December 15, 2005	Citizens' Advisory Committee	Preliminary findings of environmental assessment
January 19, 2006	Citizens' Advisory Committee	Preliminary ISMP directions; Review transportation concepts
February 16, 2006	Citizens' Advisory Committee	Land use objectives & report back on transportation concepts
March 20, 2006	Fergus Creek ISMP Stakeholder Meeting	Review of ISMP objectives, preliminary directions and address stakeholder concerns
March 23, 2006	Citizens' Advisory Committee	Workshop on land use designations
April 6, 2006	Heritage Workshop	Commonwealth Historic Resource Management Limited Workshop with HAC, CAC, and other interested stakeholders
April 20, 2006	Citizens' Advisory Committee	Presentations by Heritage & Environmental consultants Attended by members of the Environmental and Agricultural Advisory Committees
May 2, 2006	Suburban and Transitional Property Owners Meeting	To resolve outstanding concerns of property owners related to residential densities in the vicinity of Edgewood Drive Comment Sheets and letters received
May 18, 2006	Citizens' Advisory Committee	Review results of May 2 meeting and agricultural buffer densities and landscaping requirements
May 25, 2006	Heritage Advisory Committee	Presentation of Final Heritage Report
June 1, 2006	Agricultural Advisory Committee	Presentation of draft densities related ALR buffer
June 15, 2006	Citizens' Advisory Committee	Review Discussion Papers & land use and density options
June 21, 2006	Environmental Advisory Committee	Presentation by Environmental Consultant & Staff

July 20, 2006	Citizens' Advisory Committee	Review Discussion Papers & land use and density options
August 17, 2006	Citizens' Advisory Committee	Discuss draft land use designation maps
September 28, 2006	Citizens' Advisory Committee	Review land use options & transportation issues
October 5, 2006	Agricultural Advisory Committee	Overview of draft land use options
October 11, 2006	Site visit with local residents/CAC members	Review specific site conditions related to road alignment
October 12, 2006	Meeting with area residents regarding school site locations	Discuss elementary school needs and proposed sites
October 19, 2006	Citizens' Advisory Committee	Review draft land use options, roads, ISMP corridors & school locations
October 23, 2006	Interagency Meeting # 2	To obtain comments from external agencies on draft land use options
October 30, 2006	Meeting with area residents.	Review ISMP, road, land use details.
November 2, 2006	Meeting with Country Woods Residents Association	Review status of school, park, road components of Grandview Heights General Land Use Plan
November 8, 2006	Meeting with GH General Land Use Plan CAC	Review draft options & obtain input prior to Open House
<i>November 9, 2006</i>	<i>Meeting with area property owners</i>	<i>Review potential impact of road alignment & land use designations</i>
<i>November 16, 2006</i>	<i>Citizens' Advisory Committee</i>	<i>Prepare for first Open House</i>
<i>November 22, 2006 (tentative)</i>	<i>Environmental Review Committee (ERC)</i>	<i>Review of watercourse classifications</i>
<i>December 7, 2006</i>	<i>First public Open House</i>	<i>Obtain feedback on draft land use options</i>

Grandview Heights General Land Use Plan

