



# Corporate Report

NO: C004

COUNCIL DATE: April 2, 2007

---

## COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **March 29, 2007**  
FROM: **Acting General Manager, Planning and Development** FILE: **6520-20**  
(Grandview Heights NCP #2)  
SUBJECT: **Grandview Heights Neighbourhood Concept Plan #2 -  
Draft Preferred Land Use Concept**

---

## 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 a draft Preferred Land Use Concept for the Grandview Heights Neighbourhood Concept Plan #2, as shown in Appendix 1 of this report.

## INTENT

The purpose of this report is to obtain Council's authorization to proceed to a public open house on a draft Preferred Land Use Concept for Grandview Heights Neighbourhood Concept Plan ("NCP") #2. The draft concept is based on feedback received at a December 7, 2006 open house, at which time three land use options were presented. The draft preferred concept has been reviewed with the local Citizens' Advisory Committee ("CAC") and other stakeholders. Feedback received at the next public open house will be considered prior to staff recommending a final preferred Stage 1 Plan to Council in mid-spring 2007.

## BACKGROUND

On November 20, 2006, Council received Corporate Report No. R241 and authorized staff to hold a public open house on three draft land use options proposed for Grandview Heights NCP #2. The three options had been developed in conjunction with the local CAC, project consultants, staff and other stakeholders, and were described in detail in Corporate Report No. R241. The draft Preferred Land Use Concept presented in this report has taken into consideration the comments received as a result of the December

open house. It is intended that this draft Preferred Land Use Concept be brought back to the general public for further feedback. A tentative open house date has been scheduled for April 19, 2007.

## **DISCUSSION**

### **Overview of the Proposed Land Use Concept for Grandview Heights NCP #2**

It is anticipated that Grandview Heights Neighbourhood #2 will be a complete and sustainable community, supporting a range of residential housing forms, and a future population of 7,000 to 11,000 residents. While most of the commercial needs for this area will be served by the adjacent Grandview Corners development, one small convenience commercial node is provided for local, day to day needs. Neighbourhood amenities will include a central, 3.9 hectare (9.6 acre) neighbourhood park adjacent to an elementary school, as well as two smaller neighbourhood parks. A defining feature will be the variety of trail and open space linkages, including the Grandview Ridge Trail, which is proposed to move through the community at the top of a ridge.

The neighbourhood will retain important existing qualities, while incorporating several new and unique features. Through the Fergus Creek Integrated Stormwater Management Plan, a range of best management practices are proposed. These include multi-use corridors consisting of landscaping, swales and pathways as an alternative to stormwater detention ponds. The use of alternate energy sources, including geo-exchange ground source heating and cooling where feasible, is also being explored as a component of future residential development in the area. Residential densities that support transit use are encouraged, as is a community structure that promotes active forms of transportation. Through the retention of existing street patterns and wildlife forest patches in key locations, the character of the area will be sustained.

### **December 7, 2006 Open House**

Over 200 people attended the December 7, 2006, open house, where three draft land use options for Grandview Heights NCP #2 were detailed through a series of display boards, a staff presentation and a question and answer period. Participants were asked to fill in comment sheets, which asked specific questions to identify preferred elements of the different options. This information was then used to develop a Preferred Land Use Concept.

### **Comment Sheet Analysis**

A total of 122 comment sheets were received. In some instances, comment sheets were submitted by separate individuals for the same property, resulting in multiple sheets for one property. In other instances, joint comment sheets were completed by separate property owners. The elimination of any impression of impropriety ("ballot stuffing") was a source of concern and discussion amongst the CAC and staff. A further analysis was undertaken by staff in order to more accurately reflect one response per lot. The total number of respondents per lot varied with each comment sheet question, but ranged from 81 to 87 responses. The responses were also categorized according to the responding lot's location either inside or outside the NCP boundaries. While everyone

with an interest in the NCP had an opportunity to comment, the CAC felt that the responses should be considered in the context of whether the property owner/respondent lived inside or outside of the NCP area. Approximately nine other comments were received from people in other parts of Surrey, White Rock and further a field in Greater Vancouver. The comment sheets were not intended as a voting exercise, but as a way to collect information and insights that would be used to guide the development of the draft Preferred Land Use Concept.

The majority of respondents (54%, or 33 of 61 properties) within the NCP indicated a preference for draft Option 3. This option had the highest projected future population. Some who preferred this option commented that the generally higher densities were a more efficient use of land and would distribute costs across the community. Twenty-five percent (15 of 61 properties) preferred draft Option 2, while seven percent (4 of 61 properties) preferred Option 1. Fifteen percent of respondents within the NCP area (9 of 61 properties) did not answer this question. Some who did not answer the question did write that they disliked of all of the options.

A total of 22 responses to this question were received from people living outside of the NCP area. Forty-one percent of respondents outside of the NCP (9 out of 22 properties) had a preference for Option 1 – the option with the lowest future population. Twenty-three percent (5 out of 22 properties) preferred Option 3. The draft Preferred Land Use Concept shown in Appendix I combines elements of Options 2 and 3, with additional modifications that respond to issues and opinions expressed by people from inside and outside the NCP area.

## **Overview of Draft Preferred Land Use Concept for Grandview Heights NCP #2**

Appendix I illustrates the draft Preferred Land Use Concept that was developed in consultation with the CAC after the December 2006 open house. The plan reflects many of the preferences expressed by area residents, coupled with principles of good planning. Specifically, the following elements and land use designations have been modified in response to ongoing areas of concern in the community:

### Transition along 168 Street

Densities up to 8 units per acre are now proposed in the "Urban Transitional" designation along the west side of 168 Street from 23 Avenue, south to almost 16 Avenue. Although there was substantial support for the 6 to 8 units per acre (permitted in the Urban Transitional designation of draft Option 3), removing the lower minimum density would allow a fuller range of lot sizes to be developed. In order to provide a transition to the east side of 168 Street, which is designated "Suburban Residential" (2 to 4 upa) in the Grandview Heights General Land Use Plan, the draft Preferred Land Use Concept proposes a minimum lot depth of approximately 40 metres (120 feet) for future lots along the west side of 168 Street. Policies are proposed in the NCP, related to minimum building setback behind a 10 metre landscaped buffer strip, and the development of design guidelines to promote an attractive transition of future development with suburban lands to the east. The road pattern also had been adjusted to accommodate this modified designation.

### Edgewood Drive

Most property owners in the vicinity of Edgewood Drive, who submitted a comment sheet, expressed a preference for densities ranging from 6 to 15 units per acre ("Low-Medium Density Residential" designation). However, some owners in the area continued to express concern about the redevelopment of this portion of the neighbourhood, preferring the retention of the suburban character of the area.

In response to these concerns, the land use and road pattern that was illustrated in Options 1 and 2 has been proposed for the area around Edgewood Drive. This "Low Density Residential" designation, with the lower density range (6 to 10 upa) will provide for standard sized residential lots, and will also provide for the retention of the existing, curved alignment of Edgewood Drive, retaining the established character of the area, and allowing the Edgewood Drive area to remain as it is for as long as the current owners wish.

To further support the desire of many residents around Edgewood Drive to remain in their homes in the medium term, the NCP will contain policies related to a minimum required lot consolidation required for redevelopment. This concept was endorsed by the CAC to help to ensure that the neighbourhood redevelops at a time that is considered appropriate by owners in the area. The NCP will also have policies regarding traffic calming, buffers and the retention of street character elements in and around Edgewood Drive.

Other aspects of the draft Preferred Land Use Concept for Grandview Heights NCP #2 are described below:

### Elementary School Sites

Three potential elementary school sites were shown at the open house, all adjacent to the Sunnyside Riding Ring, which is the proposed site of the future neighbourhood park. The site to the east of the Sunnyside Ring was preferred by 37% of respondents within the NCP area (23 of 63 properties). This was followed by the site to the west (32% or 20 of 63 properties). Although the site to the south was the least preferred (11% or 7 of 63 properties), the School District has subsequently confirmed a preference for a school south of the future park. This is a slightly more central location and may be easier to acquire given it encompasses fewer properties. The School District, however, also supports the retention of school site options at this time. For this reason, and respecting public preference, the sites to the east and south of the future park will continue to be identified as potential elementary school sites.

### Park Sites

In addition to the major neighbourhood park proposed at the current City-owned Sunnyside Riding Ring, this NCP proposes two additional parks. Two options for each of these parks were shown at the open house.

The site on the south side of 18 Avenue was preferred by 39% of property owners within the NCP area who submitted comment sheets (23 of 59 properties). It was preferred over

the existing City-owned lot on the north side of 18 Avenue. This preferred site provides increased flexibility and would provide exceptional views to the south. A neighbourhood park in this location would require acquisition of this site and would provide for the sale of the undeveloped City-owned site to the north. The proposed park on the Sunnyside Riding Ring site would also require some tree removal for active park purposes, as this is one of the seven wildlife forest patches identified by the environmental consultant.

Of the two park options shown in the Multiple Residential area, 37% of respondents (24 of 65 properties) in the NCP preferred the more northerly park site at approximately 22 Avenue and 162 Street. Both this proposed park, as well as the one on 18 Avenue, would provide direct connections to the proposed Grandview Ridge Trail, which will follow the top of the ridge that traverses the plan area from northwest to southeast.

A network of greenways, pedestrian and bicycle pathways and connections are also proposed in NCP #2. Further public consultation will be undertaken, prior to detailed park design.

### Commercial and Special Residential Designations

Fifty percent of respondents (31 of 62 properties) within the NCP area preferred a mix of commercial and residential uses at the intersection of 168 Street and 24 Avenue. This could take the form of an apartment building with retail units on the ground floor. Special Residential uses surrounding the mixed-use node were supported by 38% (or 24 of 64) property owners. "Special Residential" is a flexible development form that would permit limited and voluntary retail or service commercial uses on the ground floor of a townhouse unit or single family dwelling. While 44% of respondents (27 of 62 properties) within the NCP area did not support additional local services in the vicinity of 164 Street and 20 Avenue, thirty-four percent (21 of 62 properties) did feel they would be needed. The draft Preferred Land Use Concept reflects all of the above-noted preferences. It is recognized, however, that limited local commercial services at 164 Street and 20 Avenue may need to be reconsidered at Stage 2 in light of road alignment issues in the area.

### Multi-Use Corridors

A key component of the Fergus Creek Integrated Stormwater Management Plan, which is underway, is the use of drainage corridors as an alternative and improvement to stormwater detention ponds. In principle, these drainage corridors allow landscaped strips of land to provide for infiltration. It is proposed that they be acquired through the drainage component of development cost charges, that would otherwise go to the acquisition of detention ponds. The corridors would include a shallow swale, appropriate landscaping and a pathway. Different alignment options for these corridors were presented at the December open house. The most frequent response (39% or 25 of 64 properties) preferred an alignment segment that would buffer the NCP area by running parallel to the B.C. Hydro right-of-way on the west side of the plan.

The attached draft Preferred Land Use Concept shows revised locations for the multi-use corridors. The corridors continue to be proposed in association with key roads, providing for a distinct, green community image. Some adjustments have been made with a view to

reducing the footprint of the corridors while striving to achieve the needed infiltration and buffering capabilities. Although primarily now proposed to be on one side of key roads, and along much of the boundary with the B.C. Hydro right-of-way, the corridors will continue to offer wide, landscaped elements and thereby contribute to a unique neighbourhood ambiance. At this time, the corridor locations are still preliminary. Through Stage 2 of the NCP, further details related to the location, cost, maintenance and other technical considerations of the multi-use corridors will be resolved.

Several key elements of the Preferred Land Use Concept were present in all three draft options shown at the December open house. These elements, which are incorporated into the draft preferred Plan, include:

- Transition with the Agricultural Land Reserve comprised of Suburban Residential (1 - 2 upa) and Suburban Transitional densities (2 - 4 upa) and a 15 metre (50 foot) landscaped buffer on the west side of 168 Street, south of 16 Avenue;
- Multiple Residential designations east of the Highway 99 Corridor Plan providing for 30 - 45 units per acre (low rise apartments) north of 18 Avenue and 15 - 25 units per acre (townhouses) roughly north of 21 Avenue;
- The construction of a new alignment of 164 Street and a new intersection of 164 Street and 20 Avenue to the west of the existing unopened right-of-way. The new alignment is necessary to provide for safe sightlines, given the grades along 20 Avenue and the current 164 Street right-of-way. As well, the current alignment of the 164 Street right-of-way, between about 20 Avenue and 22 Avenue, is encumbered by a Class B watercourse;

It is recognized that the revised alignment of 164 Street will impact some properties. This has been the subject of much review by the project consultants and staff, and staff will continue to work to find means to minimize impact to individual property and ensure viability of future parcels for redevelopment so that individual parcels are not left isolated and undevelopable;

- The potential use of the City-owned land on 24 Avenue (south of the existing GVRD reservoir and City pumping station) for City utility maintenance and materials storage purposes, subject to appropriate access and buffering from adjacent residential uses. Use of the top of the reservoir for hard surface recreational uses will continue to be explored subject to issues of water safety and security being addressed;
- Riparian setbacks associated with Class B watercourses that have been confirmed by the Department of Fisheries and Oceans ("DFO"). Setbacks of 30 metres are shown in accordance with current City practice (Simple Assessment Methodology for Riparian Areas Regulation). It is recognized that the width of these setbacks may be reduced at the time of development applications, subject to detailed assessment by a Qualified Environmental Profession and approval by DFO;
- Identification of the locations of wildlife forest patches, which are high quality stands of older mature natural forests. It is expected that portions of some patches will be retained in future parks, while others will be retained through cluster housing and

other development incentives that will be identified further during Stage 2 of the NCP; and

- Respect for the guiding principles of the Grandview Heights General Land Use Plan, including maintaining community identity and character through the retention, wherever possible, of trees and vegetation of environmental significance, respecting the adjacent Agricultural Land Reserve and protecting key view corridors of mountains and waters.

### **Population Projections**

The expected population of NCP #2, based on the draft Preferred Land Use Concept at full build-out, will be approximately 7,000 to 11,000 people in 2,700 to 4,100 dwelling units. These numbers will be updated in conjunction with any revisions to the Preferred Land Use Concept.

### **Anticipated Items for Further Consideration During Stage 2**

#### Servicing

While the details associated with servicing the NCP area will be determined through the Stage 2 process, a preliminary analysis has been undertaken to confirm the feasibility of the proposed land uses and densities.

One element, which is also being explored for this neighbourhood, is the potential for geo-exchange as a sustainable source for heating and cooling of homes.

The costs, phasing and other details of all services required to develop within the NCP area will be identified at Stage 2.

#### Multi-Use Corridors

The locations and size of the multi-use corridors have been adjusted in the draft Preferred Land Use Concept. As the Fergus Creek Integrated Stormwater Management Plan is completed, further refinements to the corridors may be required.

#### Cluster Housing Policies and/or Designations

The CAC is continuing to discuss how some of the wildlife forest patches shown on the draft Preferred Land Use Concept may be retained through clustered forms of development. This will continue to be explored through Stage 2 of the NCP process and will require development strategies that are environmentally sensitive.

## **Next Steps**

It is proposed that the draft Preferred Land Use Concept attached as Appendix I be presented at an open house, which is tentatively scheduled for April 19, 2007. Subject to Council's authorization, notices of invitation will be sent to area residents as well as placed in the local newspapers. Invitations will also be provided to members of the Heritage Advisory Commission, the Agricultural Advisory Committee and the Environmental Advisory Committee, to encourage their continued participation in the NCP process.

Consultation with the CAC, project consultants and outside agencies that have an interest in the plan area will continue.

Feedback from the open house will be considered before a final Preferred Land Use Concept for NCP #2 is presented to Council in conjunction with a Stage 1 report. Stage 2 of the NCP will commence immediately upon Council approval of Stage 1. This will entail detailed engineering and financial strategies, preparation of design guidelines and resolution of outstanding land use matters. At least one additional open house will be held during Stage 2. It is anticipated that a final and complete NCP will be forwarded to Council for consideration in late 2007.

## **CONCLUSION**

A draft Preferred Land Use Concept has been developed for Grandview Heights NCP #2, based on community input and sound planning principles. Subject to Council's authorization, a public open house will be scheduled in order to obtain feedback on the draft concept and to guide the affirmation of a final Preferred Land Use Concept. The open house has tentatively been scheduled for April 19, 2007 at the Aston Pacific Inn. Newspaper notices and letters of invitation to area residents, Council Committees and other stakeholders will be distributed, should Council direct staff to proceed as outlined in this report.

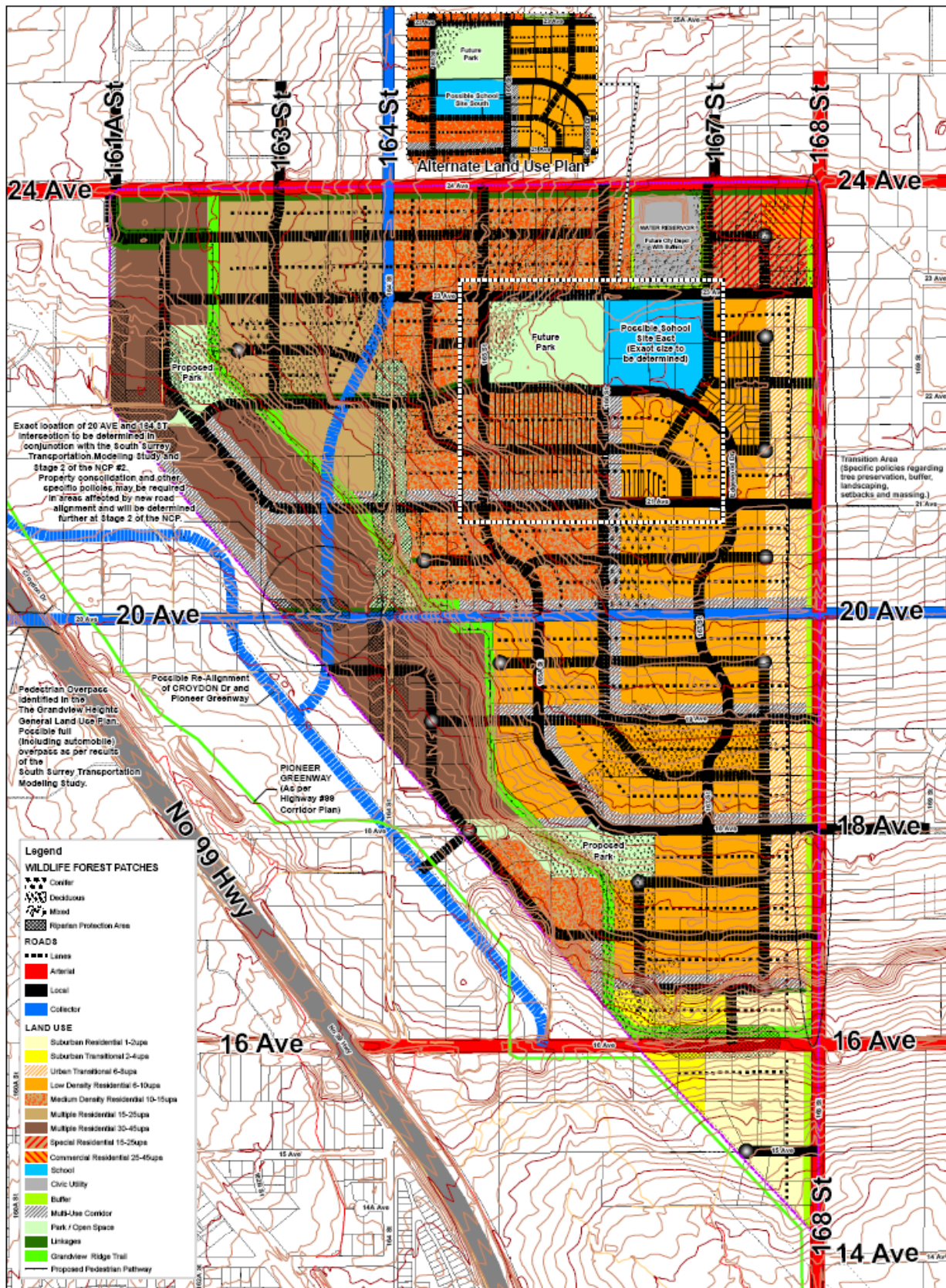
How Yin Leung  
Acting General Manager  
Planning and Development

TA/kms/saw

Attachments:

Appendix I Draft Preferred Land Use Concept





**Grandview Heights NCP Area #2**  
**"DRAFT" PREFERRED LAND USE CONCEPT (Stage 1)**  
 City of Surrey Planning & Development Department

*NOTE: Multi-Use Corridor locations and dimensions are preliminary and will be finalized at Stage 2 of the NCP.*  
*NOTE: This Land Use Map is for discussion purposes only.*