

Meeting Notes

Grandview Heights NCP #3 Citizen's Advisory Committee (CAC) Meeting

October 19, 2017

File: 6520-20 (GH NCP #3)
Date: October 19, 2017
Time: 5:30 p.m.
Location: Semiahmoo Arts
Centre, Turnbull
Gallery and Multi-
Purpose Room B

In Attendance:

CAC Members Inside Plan Area:

Carol Ager
Todd Antifaev
Sergey Avramenko
Gordon Bryenton
Jean Chai
John Fiorino
Sukhpreet Singh Grewal
Sylvia Harms
Jun He
Nathan Hildebrand
Maggie Koka
Celeste Paley
Elena Simerl
Alisa Wilson
David Wright

CAC Members Outside Plan Area:

Penny E. Bradley
James Cooke
Bruce Kleeberger
Mike Proskow
Deborah Skaey

City Staff:

Stephen Godwin
Preet Heer
Markus Kischnick
Patrick Klassen
Doug Merry
Jeff Pang
Fay Keng Wong

Regrets:

Joanne Charles
Randal Dhaliwal
Willi Hamm
Marc MacCaull
Jatinder Sandhar
Karanvir S. Thiara

The following is a summary of the discussions that occurred at the meeting:

1. WELCOME (Preet Heer, Acting Manager, Community Planning; Markus Kischnick, Planner)

- Preet introduced Patrick Klassen, the City's new Community Planning Manager. Patrick will be filling in Preet's previous role and will be overseeing Community Planning's Plans and Policy Section. Preet is now the Acting Manager of Community Planning (Don Luymes' previous role).
- Markus introduced new CAC members:
 - Jason Turcotte (Cressey Development Group) and his alternate, Todd Antifaev (Homelife Benchmark Realty Corp.). The Cressey Development Group has recently purchased 7 properties in Grandview Heights NCP #3.
 - Penny Bradley (Alexandra Neighbourhood House). The Alexandra Neighbourhood House provides social and recreational programs, services, community events, and childcare and is interested in locating a site in Grandview Heights NCP #3.

2. FINAL FINDINGS OF ENVIRONMENTAL STUDY (Stephen Godwin, Environment Manager, Engineering)

- Stephen provided an update on the final report for the Grandview Heights NCP #3 Environmental Study. A copy of his presentation can be found [here](#).

Comments:

- Elena Simerl asked if the ditches along 20 Ave are Class C.

- Sylvia Harms asked about “flex setback”.
 - Stephen responded that there is some ability to “flex” setback 3 m to 5 m based upon “no net loss”, as long as other criteria are met. This allows flexibility in the Zoning By-law.
- Nathan Hildebrand asked if things like weirs (barriers) can be put in later to adjust a watercourse.
 - Stephen responded, yes, with approvals obtained with the Water Sustainability Act.
- Sylvia commented that the group of watercourses shown as green (Class C) in the southwest corner of the plan area is always wet, so why do they not have food nutrient?
 - Stephen responded that they do not have flow to other watercourses that would transfer nutrients and demonstrate connection. They may have been created by farmers to dry out the land sooner in the season. Based on the consultant’s findings, the area is a network of relic agricultural drainage channels with no significant flows to support fish populations and no contribution of food and nutrient supply to downstream fish habitat and as such they were classified as Class C.
- Alisa Wilson commented that it is surprising that Sam Hill Creek does not have fish.
 - Stephen responded that in the past it did, but not now due to man-made barriers notably the long downstream culvert. However, that does not mean that there will not be fish there in the future with appropriate drainage works. Class A and A/O designations are based upon fish presence or the potential for fish presence if man-made barriers to fish passage are removed.
- Elena expressed concern about wildlife being impacted.
 - Stephen responded that Class C watercourses would not be required to have an approval to culvert. They must only be managed for drainage purposes only. Upon culverting, BMPs should be followed which may include specific timing and amphibian or wildlife salvage.
- Sylvia asked what would happen to existing watercourses if a road is definite?
 - Stephen responded that in order to move a watercourse (for example, laterally), the Provincial Ministry of Forests Lands and Natural Resource Operations needs to approve it under the Provincial Water Sustainability Act. If one petitions to remove a watercourse, one is generally required to compensate for it 1:1 including associated riparian habitat or replace with what is best for the fisheries resource.
 - Patrick responded that the City prefers not to move watercourses.
- David Wright asked if anyone keeps track of the amount of road kill. An overpass can be beautiful, but there seems to be a lot of road kill.
 - Stephen responded that there is a lot of wildlife crossing road ways currently. The City does have wildlife management strategies for retrofitting existing wildlife crossings and future works. Under the Biodiversity Conservation Strategy for the City, the development of a Wildlife Crossing design guidelines will be developed in order to minimize negative wildlife interactions along road and wildlife crossing interfaces. Wildlife crossings are intended for more species than just large animals. Depending on where the crossings are determines the performance of these crossings. Wildlife crossings are intended to move birds, insects, pollen, seeds as well as terrestrial wildlife.
- Elena commented that ditches have habitat value.
 - Stephen responded, yes they do, however, Class C ditches are not regulated under the Water Sustainability Act or the Federal Fisheries Act. They certainly do provide habitat for many animals and plants. Engineering Drainage prefers opens drainage systems due to the increased drainage conveyance capacity and less maintenance costs over time.
- Sylvia commented that significant tree stands appear to be represented in the presentation as dots, but do they not have more significance?

- Stephen responded that it is an information layer identifying where they are.

3. STATUS UPDATE ON HERITAGE STUDY (Fay Keng Wong, Associate Planner, Community Planning)

- Fay provided a brief update on the status of the Heritage Study.
- In May 2017, the City hired a consultant, Denise Cook Design, to do a heritage study for Grandview Heights NCP #3. The purpose of the Heritage Study is to assist the City in identifying and describing heritage opportunities in the study area that should be considered in preparing the NCP.
- Highlights of the consultant's findings were presented at the July 12, 2017 CAC Meeting. The presentation from that meeting can be found [here](#).
- On October 16, 2017, Denise Cook submitted a finalized draft heritage study. There are no major changes since the draft that was presented at the July 12, 2017 CAC meeting.
- Denise still has to meet with the Semiahmoo First Nation and the Kwantlen First Nation. She has already met with the Katzie First Nation.
- Denise welcomes any additional input from the CAC. Also, please let her know if any private orchards exist in Grandview Heights NCP #3.
- It is anticipated that there will be a final document by the end of the year, and it will be posted on the Grandview Heights NCP #3 website.

Comments:

- No comments.

4. HAZELMERE ESTATES LAND OWNER MEETING (Markus Kischnick, Planner, Community Planning)

- Markus provided a summary of the September 28, 2017 meeting with the Hazelmere Suburban Pocket Land Owners. A copy of his presentation can be found [here](#).

Comments:

- No comments.

5. INITIAL DISCUSSIONS: LAND USE CONCEPT IDEAS (All)

- The CAC broke out into three smaller groups to discuss conceptual features they like, conceptual features that could be done differently, and combination of ideas.

6. NEXT STEPS

- The next CAC meeting has been scheduled for Wednesday, November 22, 2017, from 5:30 pm – 8:00 pm, at Elgin Hall (14250 Crescent Rd).
- The next Public Open House has been scheduled for Monday, November 27, 2017, from 5:30 pm – 8:30 pm, at Shannon Hall (6050 176 St).

7. ADJOURNMENT

- The meeting adjourned at approximately 8:30 p.m.