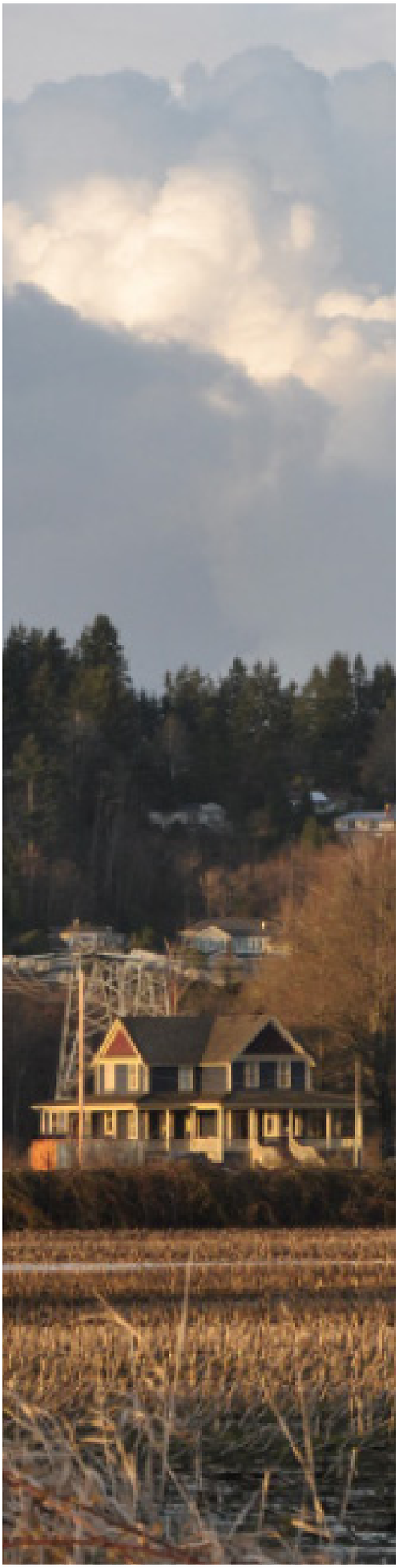


WEST PANORAMA RIDGE
RATEPAYERS ASSOCIATION

# Fall 2013 Newsletter

## In This Edition

**Coal Trains:** On October 28th, City of Surrey, Mayor and Council passed a motion opposing the proposed Fraser Surrey Docks (FDS) coal terminal unless FDS conducts a full Health Impact Assessment (HIA) and hold a full public hearing. **..more on page 5**

**Public Safety/Street Lighting:** The Mayor and Chief of Police addressed our community at the 2013 WPRRA Annual General Meeting and one of their recommendations was to increase street lights on the main arterial roads, 56th Ave, New McLellan, 128th and 132nd Streets.
**..more on pages 2, 6 and 7**

**Transition/Recovery Homes on the Ridge:** Many residents of the Ridge may not know that Transition/Recovery homes are operating in our neighbourhood. These homes are not licensed nor need to be registered and some operate with little or no management.
**..more on page 9**

**Third Annual Panorama Ridge Days** **..more on page 11**

## New WPRRA Website - Give it a Try!

The site has been completely redesigned and the big news is three new interactive features. We will have a community blog where you can post comments on any topic you please. We are bringing back the popular "Ridge Security" section where any and all Ridge crimes can be reported. But now, you can post these incidents yourself! **..more on page 4.**

**Website** www.panoramaridge.org
**Email** panoramaridge@shaw.ca

# President's Message

The last twelve months have been very challenging for our West Panorama Ridge community. Influences and actions locally, regionally, and internationally have negatively impacted Surrey communities such as Panorama Ridge. The WPRRA has been very active in dealing with these issues. Likewise our community is responding with community events, town hall meetings and park improvements to continue to make the Ridge such a great place to live.

**Mayor Dianne Watts at the 2013 WPRRA AGM**

On the crime and safety front both the Mayor and Chief of Police addressed our community at the 2013 WPRRA Annual General Meeting and one of their recommendations was to increase street lights on the main arterial roads, 56th Ave, New McLellan, 128th and 132nd Streets. Since we know that many residents moved to the Ridge because of its semi-rural atmosphere and lower lighting levels, and that increasing lighting has historically been controversial, we agreed to help the City determine how the residents now felt. We delivered survey leaflets to all homes located on these arterial roads, asking homeowners to give us their opinion as to if they want lights on these roads. It was disappointing to receive less than half of these survey leaflets completed and returned. For an issue as important as lighting on our streets, we anticipated a large response, either positive or negative... At the end of this newsletter we have attached another survey, to provide those that have not responded another opportunity to voice their opinion. We will also attempt to talk to all affected homeowners around the locations of proposed lights to get their feedback. This feedback will go back to the City and they will act on this info. The City has indicated that the cost of new lights will be minimal and there will be no cost to the homeowner if the light is added to a pole that already has a transformer in place.

On the coal train front the WPRRA has responded to proposals from BNSF to increase coal transports through the bottom of the Ridge. As we all know an increase of coal trains will result in the increase of coal dust and locomotive diesel particulates, in addition to the train noise. The initial proposal is for 2 trains daily (1 going to Surrey Fraser Docks and 1 back) with the goal of moving to 6 trains daily, but

**Continued on page 3**

## President's Message continued from page 2

the capacity of the source mines is to load a 130 car train every hour and it will only be a matter of time before we could see this increase. We have an opportunity to voice our objection now... Once the US coal train increase has been approved there is no turning back and we will have to accept a significant drop in our real estate values and health standards. Meetings have been organized to provide information on the medical dangers related to coal transportation that will impact our community. In addition, after this coal has been burned in China, the environmental effects will be noticed worldwide... The Americans in the US NW have voiced their rejection of new coal ports loud and clear and will not ship this commodity from their soil... Unfortunately these US coal companies have discovered it is easier to gain approval for new ports in Canada. If you wish to voice your objection to this proposal that will only contribute 20 -25 Canadian jobs (according to the Fraser Surrey Dock CEO), please go to www.communitiesandcoal.com and add your name to the list of 11,000+ residents that already have signed this petition.

Our community responded strongly to these negative influences. We had enormous turnouts at our AGM, Ridge Day, Delta View Park beautification program and coal information meetings. Residents voiced their opinions, which helped our City Council to make up their mind on the issues. The City offered to increase lighting on our arterial roads, stepped up police patrols in our area and significantly improved their response to our concerns and unanimously voted against the proposed additional coal shipments. We do live in a great neighbourhood!

In the spring issue of our WPRRA newsletter I wrote about some homeowners that are renting their homes by the room to individuals dealing with dependency issues. These homeowners are supposed to provide the necessary back up and assistance to these individuals, but often fail to do so.... causing the occupants to fend for themselves and this sometimes results in problems for our community due to break-ins to neighbouring homes, begging for food, cigarettes etc. The City is taking a proactive approach to these homeowners and will hold them accountable. More on this issue when additional information becomes available.

As you know our community association consist of volunteers that spend their personal time to attempt to make our community a better place for all to live. I want to thank all these volunteers for their efforts. I also want to extent a special "Thank You" to Ken Martin who has edited and assembled our newsletter for the last five years without actually being part of our Board of Directors. This effort is hugely appreciated and makes the newsletter stand out and more readable to the residents of our community.

Last but not least we encourage all to visit our new website (www.panoramaridge.org) more on this website on page 4 in this newsletter.

Arnie van Hattem
President, West Panorama Ridge Ratepayers Association

# DeltaView Park Beautification, Phase 3 Complete!

On October 26th, residents and representatives of the City of Surrey Parks department gathered on a beautiful fall day to complete Phase 3 of the Delta View Park beautification project. The objective of this project is to turn a garbage and blackberry infested "park" at roughly the corner of 120th Street and New McLellan into a natural forest. Phase 3 completed the task of beautifying the first 30 or so feet deep of the park for the entire length it interfaces to New McLellan.

Garbage, old concrete, car parts, have been removed, blackberries dug out, native plants and trees planted, and finally, bark mulch spread over the restored area. This project was organized by Bob Campbell who also applied for and received two beautification grants from the City of Surrey. These grants help pay for the plants and trees and some machine work supplied by the City.

The results have been amazing! The front edge of the park now looks more like a natural area and trees and shrubs we planted in Phase 1, 18 months ago are taking hold and growing. Stay tuned for Phase 4 where we maintain the work already completed and attempt to extend this work deeper into the park.

# New WPRRA Website - Give it a Try!

## www.panoramaridge.org

With all the activities we organize for the WPRRA, sometimes a ball is dropped and for us, it has been our website. We have had a few calls from residents complaining the site was out of date with little new material. Good feedback, it was time for a new look! It's here!

The site has been completely redesigned and the big news is three new interactive features. We will have a community blog where you can post comments on any topic you please. (Hopefully Ridge related) Lets get some good community dialogue going. We are bringing back the popular "Ridge Security" section where any and all Ridge crimes can be reported. But now, you can post these incidents yourself! In addition, every crime posted will also be fed into the City of Surrey Crime Prevention group. Finally we will have a photo section where you can post your favorite Ridge picture.

The site will have a few sections restricted to "members only", one will be the crime list. All WPRRA members will be given access to these sections. Another good reason to join the WPRRA, membership has its privileges!

We have tried to refresh and update much of the material on the site including the reference page, and the sections that describe all the activates the WPRRA undertakes.

Give the new site a try and send us your comments. (you can use the blog..)

# Coal Train Update

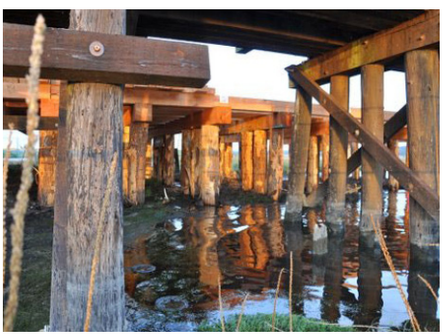
On October 28th, City of Surrey, Mayor and Council passed a motion opposing the proposed Fraser Surrey Docks (FDS) coal terminal unless FDS conducts a full Health Impact Assessment (HIA) and hold a full public hearing. Many West Panorama Ridge residents were among the nearly 125 people, all dressed in black, who turned out to support the presenters, Bob Campbell of the WPRRA and Paula Williams of Communities and Coal. Many of these same residents were among the 150 people who attended the WPRRA and East Panorama Ridge sponsored Coal Town Hall meeting on October 26th.

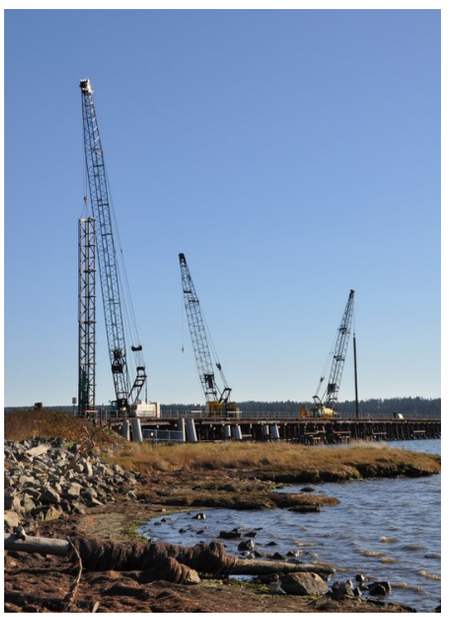
Those who attended the Coal Town Hall meeting heard how the FSD proposal will result in more coal trains below Panorama Ridge with the potential for the future number of trains to expand greatly. Dr. Frank James, a Washington State MD, lecturer at the University of Washington, and public health officer, provided an overview of scientific data, much of it from recent studies, on the health impacts of coal dust, diesel particulate, train noise etc. Shocking stuff! Finally, we heard how Washington State communities have successfully stopped additional coal ports and coal shipments through their areas and if the FSD proposal is approved, we will be receiving what Washington State doesn't want.

The work of the WPRRA had no small part in the Council decision to oppose these new coal trains. This issue has recently been getting significant exposure, with a front page article in the Vancouver Sun, a Pete McMartin article, and local press in the Surrey Leader, Now and Peace Arch News. A petition started by the Communities and Coal group now has over 11,000 signatures. For any residents who did not have the opportunity to sign this petition at the town hall meeting, go on-line to Communities and Coal.com and sign the on-line version. We need your support! If we remain silent, we can't complain when the trains start rolling and their numbers grow. Get off your duff and sign the petition!

# Mud Bay Train Bridge Replacement

Have you heard the pile drivers recently below the Ridge? The Mud Bay train bridge is being replaced. The current bridge is in such bad condition that train traffic over the bridge has been ordered to cross at very low speeds.





**Mud Bay Train Bridge Replacement Construction**

# Proposed Street Lighting

At the 2013 WPRRA AGM, Mayor Watts and Senior RCMP and Blockwatch were present to speak on the issue of safety and the increase of crime on the Ridge. The issue of street lighting (or lack of it) was raised and a show of hands was asked for, on the possibility for an increase of street lighting on major traffic corridors. The overwhelming response was YES. Lighting has always been a hotbed topic for many residents of the Ridge. Some people enjoy the semi-rural feel of the Ridge and do not want lights at any cost and do not think crime would decrease and that they like things the way they are. Others feel strongly that street lighting would decrease crime and would make them feel more secure while walking at night, early dark mornings, or using unlit bus stops. While we do have many lights all over the Ridge, New McLellan/56th , 128th and 132nd, have almost zero lights. These are all major entry points and well used roads by pedestrians on the few sidewalks we have, and by the majority of vehicle traffic.

A survey was sent out on October 8th to the residents on these main roads and people were asked to return their replies stating their opinions on Street Lighting. At last count, we had received 38 Yes (a couple of those expressed limitations on lighting) and 7 No votes. The intention of this survey was to take the results to the City and give them the resident's feedback. We also posted notices on poles along New McLellan/56th etc. asking residents/walkers for their feedback. To date, only a handful of comments have been received.

Now we will ask for further commentary on the possible increase of lighting in a survey in this Newsletter to get a better feel for the overall inclination/disinclination to Lighting as we prepare to give the City the results.

Please let your opinions be known. See the formal survey document to the next page.

**Summer Wildflowers on the Mud Bay Trail**

# Lighting Survey

Below is the Lighting Survey that was distributed to residents in the main travel corridors affected by the proposed lighting. If you have not done so, please complete the survey via regular or email.

October 4, 2013

Proposed City Lighting plan for West Panorama Ridge

Dear Resident of Panorama Ridge ( specifically main travel corridor, 56th/New McLellan/128/132nd )

In April at the West Panorama Ridge Ratepayers Annual General Meeting, Mayor Watts, Senior RCMP and Blockwatch were present to speak on the issue of safety and the increased Crime on the Ridge.

There was an expressed need and desire for an increase in lighting. The City has asked the Community Association to advise those on the major traffic corridor and get feedback on the desire for this lighting. Poles have been identified as ideal locations, at minimal cost to the City and no cost to the residents, on BC Hydro poles with existing transformers. There are a few areas where none of these type of poles are accessible, and the City will look at the possibility of powering up in these identified areas ( mostly bus stops/major intersections)

We ask for your opinion/direction to give to the City. Circle one.

A. YES to Lighting B. NO to Lighting C. No Opinion

Please detail your concerns or opinions :

YOUR ADDRESS/Contact information:

Return this leaflet to panoramaridge@shaw.ca or return mail to: 12336-53rd Avenue, Surrey B.C. V3X3B7

For more information or to view the City Lighting Map before the PHASE 2 meeting, please contact Tammy Ritchie at t.richie@shaw.ca

## New Bylaw Officer Supporting the Ridge

Unfortunately By-Law Officer, Don Smith was transferred to another area of Surrey. He was replaced with By-Law Officer **Paul Seco (604-591-4869)**. We want to give Paul a warm welcome into our community and hope that we will have an equal excellent working relationship that we had with Don Smith…

# Report on Road Improvements

Several roads have been identified as needing repair work within West Panorama Ridge.

There are four main causes that lead to road re-construction:

1. Developments, which tear up portions of existing road to service new properties;
2. Age;
3. Inappropriate road installation (historical); and
4. Usage, by increased traffic and trucks.

The areas that the WPRRA have lobbied for in the last two years are:

1. 132 Street, from 56 Ave. to #10 Highway (as a result of development and poor road installation);
2. 56 Avenue from Coulthard to 131 Street (development); and
3. Station Road from 53 Ave. south to Unicorn Stable (age, poor installation, increased truck traffic).

56 Avenue from Coulthard to 131 Street was completed in the fall of 2012 at the developer's cost.

132 Street from 56 Ave. to Highway #10 was scheduled to be paved during the summer of 2013. However, the city was unable to complete the project. A city representative told us that there were two major impediments:

a) Substandard repair of the developer's excavation for installation of services to new properties; and

b) The original paved road installation was completed with poor materials, essentially just upgrading an old farm road.

These resulted in a much more complex and extensive job than projected at various times over the last 18 months that we have been monitoring this section of road. Cost sharing between the city and the developer had to be worked out. Repaving of 132 St. from 56 Ave to Highway #10 has now been re-scheduled to 2014.

There are extensive drawings of plans to upgrade Station Road, but that will not happen until 2014 at the earliest.

In 2013 the city identified on its own and repaved 128 Avenue south of 56 Ave. and 57 Avenue east of 132 St.

We have also reported to the City that the "raised intersections" (traffic calming humps) are generally in poor condition compared to how they were installed initially. While we have requested that they be improved, the city has responded with minimal work, simply to maintain their functionality.

# Transition/Recovery Homes on the Ridge

Many residents of the Ridge may not know that we have knowledge of Transition/Recovery homes operating in our neighbourhood. These homes are not licensed nor need to be registered and some operate with little or no management. These transition homes are unsettling to their immediate neighbours, as they are usually the recipients of loud noise, unusual traffic and problems with crime/police visits etc. We have been told that methadone is delivered to some of the Recovery homes and that there is nothing the City of Surrey can do about these homes. The City assists when there are fire safety issues, by-law infractions or nuisance calls, but we need to do more to have necessary regulation and to control the location of these homes. Please contact your MLA or the Provincial Health Minister.

We have also learned that there are Halfway homes operating very near to the Ridge, that are for sex offenders/possible violent criminals and that the Police are aware of these homes! WE ARE NOT ADVISED! If you feel that this is an issue for petition or feel strongly about these types of homes in our neighbourhood, let us know. While everyone deserves an opportunity to overcome addiction or get a fresh start, it is important that all people adhere to good neighbour conduct in making sure our community is safe. Be vigilant and aware!

**An Empty Coal Train on the Mud Bay Bridge Returning to Wyoming for Another Load**

# Truck Traffic Through Panorama Ridge

Have you noticed the new “No Truck” traffic signs at 128th Street, Scott Road and Highway 10. These signs were placed by the City of Surrey after a number of residents complained about trucks driving through our community and past Colebrook School in particular. Dump trucks and tractor trailers are not allowed to drive through our community unless they have legitimate business dropping of goods and will be fined by the Bylaw department when caught. Not only are trucks dangerous near young children, due to their size and exhaust fumes, our roads are not designed to handle their weight. Station Road hill is a prime example of roads caving in due to this excessive weight. When you notice trucks driving through Panorama Ridge, please alert the Bylaw officer and he will issue a traffic violation ticket to the vehicle owner. A picture as proof may be helpful.

# Ridge Reflections

## $30,000 Bought a .75 Acre View Lot on the Ridge – in 1974 !!!

Dave and Lee moved to Panorama Ridge in 1976. Dave worked in construction and purchased a lot here with the intention of building and selling a house. They were enjoying life in Richmond but Lee liked the look of the area so they moved into this new house in 1976. Their 3 children grew up enjoying their tree house as well as baseball, soccer, Cubs, Scouts, Brownies and Canadian Girls In Training. They went bowling where Save on Foods is now located and shopped at Super Value on Scott Road near 88th and K Mart on Scott Road at 80th. There were height restrictions on new homes until 1988. Southridge Drive, which only had one lane entering it from the west end, was a dead-end street that ended two lots past their home. There were only 4 houses on the street.

The family has always enjoyed the semi-rural neighborhood. The farmland below the Ridge that then grew onions, carrots and raspberries now grows mainly blueberries. Lloyd Brown had built pilings to keep water off the land before dykes were built along the bay. He also built drainage ditches and developed and installed a tile drainage system that was envied by many. There is a cedar tree snag in their back yard which is estimated to be 275 years old and a felled tree which has a girth of 17 feet.

The couple has always maintained a large garden and bountiful fruit trees. They have raised chickens and pigeons in the past. Dave retired in 2010 but has no spare time as he gardens, rides ATVs, makes his own wine and continues to fish, hunt bear, deer and moose all over B.C. He has been an enthusiastic apiarist for 52 years and has shared his delicious honey with many neighbours. Once a week you'll find Dave at the church helping the gents to maintain the building and keeping it in good working order. Lee started working as the Colebrook United church secretary 1 day a week in 1982 and now works in the church office 4 mornings a week. Her hobbies include knitting, reading, Sudoku, doing Bananagrams and flower gardening. She also spends a good part of each summer canning, freezing veggies and making jam.

There have been many changes to the neighbourhood over the years. The biggest change is the enormous increase in train and rush hour traffic. Life on the Ridge is no longer very quiet and peaceful. There were only 2 general freight trains daily when they moved here. They also have noticed a large decrease in the number of neighbourhood children, especially at Hallowe'en when they used to welcome about 80 youngsters.

**Mud Bay at Sunset**

# Third Annual Panorama Ridge Day

Saturday, September 7, was the day of our Third Annual "Panorama Ridge Day"! The West Panorama Ridge Ratepayers Association together with the Colebrook United Church, Panorama Ridge Riding Club, Unicorn Stables and Boundary Bay Pony Club hosted a barbeque / community event for all residents of West Panorama Ridge. Approximately 200 residents came out to have a good time with neighbours and friends, to play some games like the world famous boot toss and bean bag throwing….! There was a large variety of foods, marinated chicken, smokies, samosas, hamburgers and other foods and drinks donated by the WPRRA and some Board members. There were pony rides for the kids in Joe Brown Park and everyone that came out enjoyed the afternoon. If you have not been to one of these events you are missing out and should try not to miss it next year.

**Anyone For a Game of Bean Bag Throwing?**

# Colebrook Church

The Church continues to invite neighborhood residents to join its ongoing activities. Many enjoy yoga on Monday mornings and Thursday afternoons. Wednesday afternoon offers the opportunity to play pickleball with your neighbours. Youth from grades 4 to 8 meet on alternate Friday evenings. The Panorama Ridge Craft Fair will be held on Saturday, December 7th. Please phone 596-2412 for further details.

The church recently hosted a most informative meeting on problems relating to planned expansion of American coal train transport below the Ridge. They are also hosting an ongoing series of information meetings on many topics of general interest to the whole community. Topics and dates are posted outside the church well before each presentation.

Colebrook United Church has served the community since 1919 when the services and Sunday school were held in the community hall located at the present site of Colebrook Elementary school. Mr. Joe Brown donated land for the church as well as the park named after him. Some of the materials from this hall were used to build the first sanctuary in 1946. This was enlarged and a small kitchen added in 1953. A wood stove provided heat and the bathroom was out back in the woods. Water was supplied by a friendly neighbour until Surrey water was finally installed in 1955. The present sanctuary was dedicated in 1959 and the new hall was dedicated in 2002. The church continues to provide many services to our community.

# Friday Nature Nut Educational Walks

Panorama Ridge has a variety of trails and nature walks that are truly spectacular and it is a shame that many residents that have lived here a long time are not aware of these treasures so close to our homes. A small group of interested nature enthusiasts meet every Friday in front of Colebrook School, This group leaves at 9:00 AM. If you are interested to learn about some of the flora and fauna you should make an effort to join this free educational walk. All ages and dogs are welcome and the walks are normally about an hour. If you wish to check for additional local nature information and photos please contact “the nature nut” Facebook page or call Jeanette at 604-818-2515.

**Fall Mushrooms in Joe Brown Park**

# Ridge Walking and Bike Trails

A popular walking and bicycling trail in our community starts at the underpass of Highway 99 and Mud Bay parking lot. This trail runs along the perimeter of Mud Bay, Boundary Bay and ends at Centennial Beach in Tsawwassen. This trail provides interesting views of the bay and often we see a variety of wildlife such as eagles, dunlins, hawks, and snowy owls (in winter), foxes and coyotes. A variety of native plant life can be observed of which some are edible and some have medicinal properties. Overall a great opportunity to bring out your camera!

Another favorite dog walking and nature exploring opportunity is our Panorama Ridge “jewel”, Joe Brown Park with its many forest trails, it’s an all season beauty. Good chance to spot the Barred Owls that have made their home in the lower portion of the park. In the forest undergrowth it will be easy to spot interesting mushrooms of all sorts at this time of year, some of which are edible. A regular pastime in summer for children and adults alike , is berry picking at the park, berries such as our native salmonberry, huckleberry, thimbleberry , creeping blackberry and the invasive but equally delicious Himalayan blackberry.

**Mud Bay to Boundry Bay Trail**

# Lifetime Membership

Residents of West Panorama Ridge may now purchase a $100 “lifetime membership” in our community association. This membership is offered in addition to the single year ($10) and three year memberships ($25). Lifetime membership is equivalent in cost to 10 single year memberships and 4 three year memberships.

More than a money saving idea, this membership level was created around the concept of encouraging residents to become sustaining members of our community association. We plan to use funds collected to create sustainable funding for the activities of the community association. An added benefit is that lifetime members never need to ask “Did I pay this year??” and we the volunteers of the community association can reduce our efforts to remind members when their membership has lapsed and coordinate payment.

A number of residents have become “lifetime members”, illustrating their dedication to our community. Please consider joining them!

We will be sending out an e-mail to everyone at the end of December to let you know whether or not your membership is up for renewal.

# Your Directors

| | |
|---|---|
| Arnie van Hattem | President 604-572-8302 |
| Bob Campbell | Past President, Development Committee Chair 604-596-6578 |
| Tammy Ritchie | Vice President,Chairperson, Keep Clean/Neighbourhood Safety 604-596-6237 |
| Susan Williams | Treasurer 604-594-7510 |
| Joan Mayhew | Secretary 604-597-5002 |
| Mike Glas | Coordinator, Panorama Ridge Citizens Patrol 604-591-6598 |

| | |
|---|---|
| Gurjinder Bhurji | 604-572-9223 |
| Bruce Davie | 778-578-1441 |
| Bob Dhaliwal | 604-596-7079 |
| Travis Endersby | 604-594-4200 |
| Bruce Fraser | 604-594-6644 |
| Herb Hawson | 604-597-1641 |
| Lauren Kunimoto | 778-565-7637 |
| Darryn Langstaff | 604-599-0995 |
| Rob Lemon | 604-307-4277 |

# Membership in the WPRRA

Our community of West Panorama Ridge is bounded by Highway 10 on the north, King George Highway on the east, Highway 99 on the south and Scott Road on the west. We are proud to live in one of Surrey's most desirable residential communities.

For over 50 years the West Panorama Ridge Ratepayers Association has provided its' residents with a strong voice relative to promoting the further development of green spaces and parks within our community's boundaries. The Association directors are vigilant in ensuring that the residential development reflects the direction provided by our community.

The community website www.panoramaridge.org was established to provide all residents with an opportunity to find information about available essential services, and to communicate the most current information available on happenings and events of concern and interest to you in our community.

Our Directors work hard to fulfill the mandate of the community association. We would encourage you to consider participating as a Director or a volunteer. Even if you can't spare any time, we need you to support the community association by becoming a member! Just being a member shows the City of Surrey that the residents of this community support the WPRRA. Your membership fee allows us to create and distribute the newsletter and the website. It is the best $100 (Lifetime), $25 (Three year membership) or $10 (One year membership) investment you can make in your community!

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