

Semiahmoo Town Centre Plan - Extension Areas Survey

Survey Results
August 30 2018

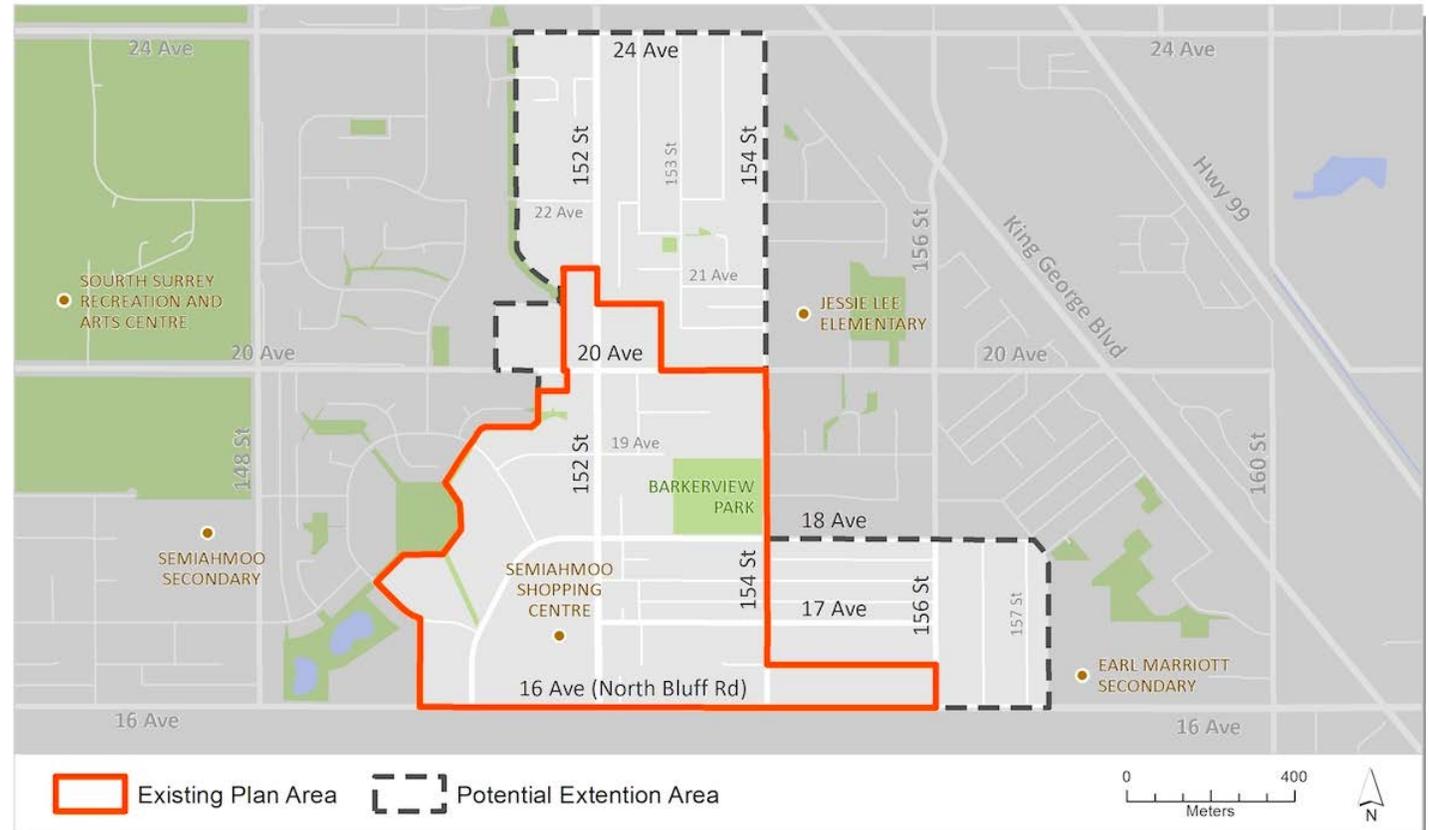
The results of this survey, conducted between August 3 2018 and August 24 2018, are not weighted to the City of Surrey's population.

The results are based on 111 survey responses.

Background

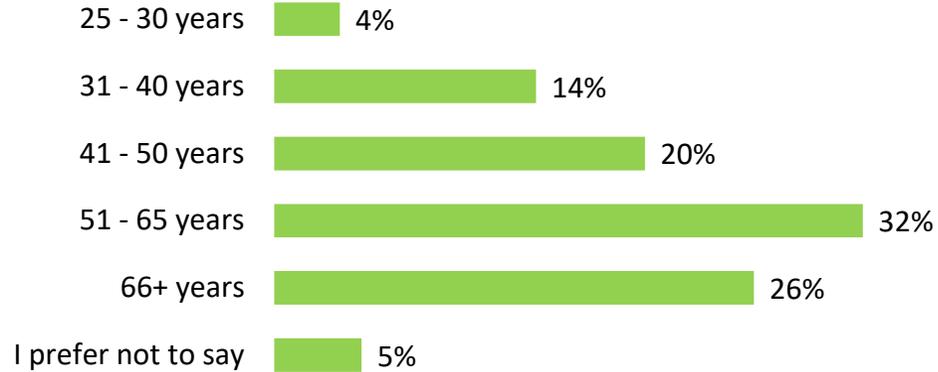
On July 12th, visioning and land use planning workshops were held for the Semiahmoo Town Centre Plan and potential extension areas.

This survey was designed to confirm and prioritize the biggest ideas the City heard from attendees at the workshops.

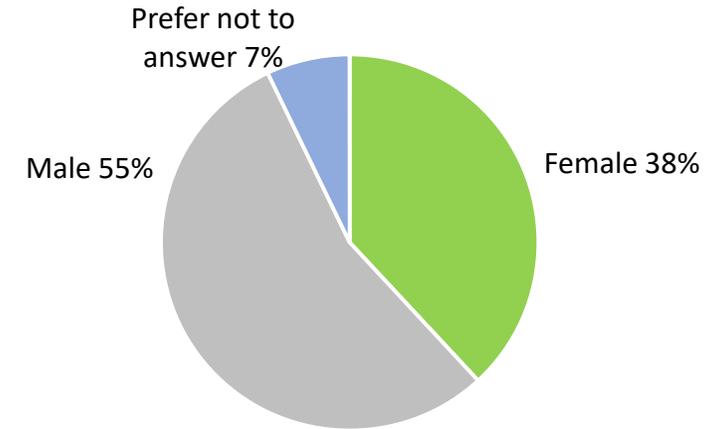


Profile of Survey Participants

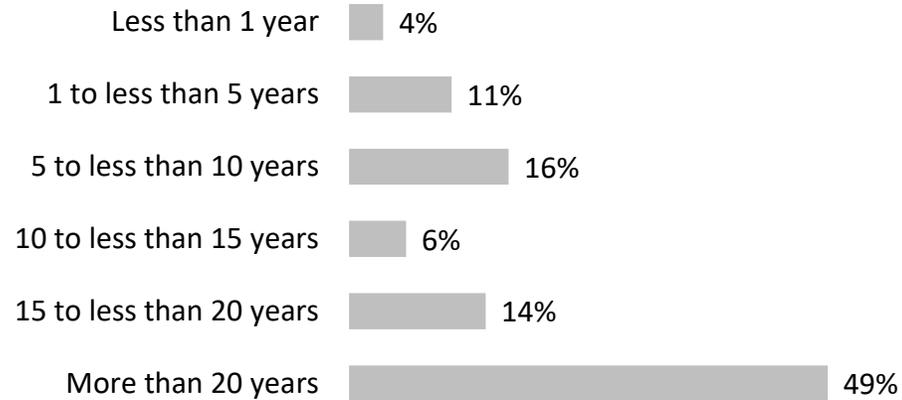
Age Range



Gender



Years of Residency in Surrey



DEMOGRAPHICS

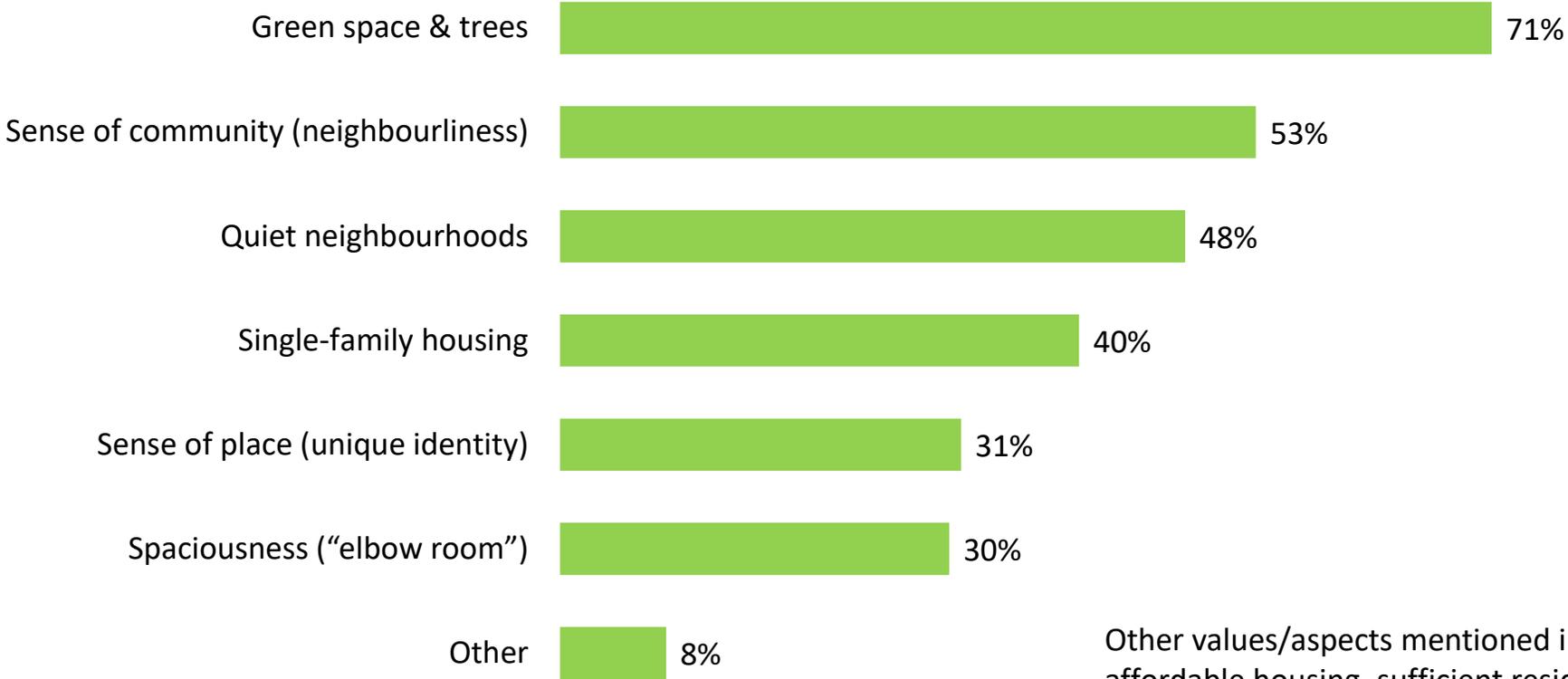
Demographics are provided as background on the composition of survey respondents. Please note these results are not weighted to the City of Surrey's population.

Neighbourhood Values

The first exercise from the workshops asked residents to consider what they like and dislike about their neighbourhood today, as well as what they might want to see more of in the future.

The survey was designed to confirm and prioritize what was heard and to identify if anything was missed.

Neighbourhood Values – I want to preserve

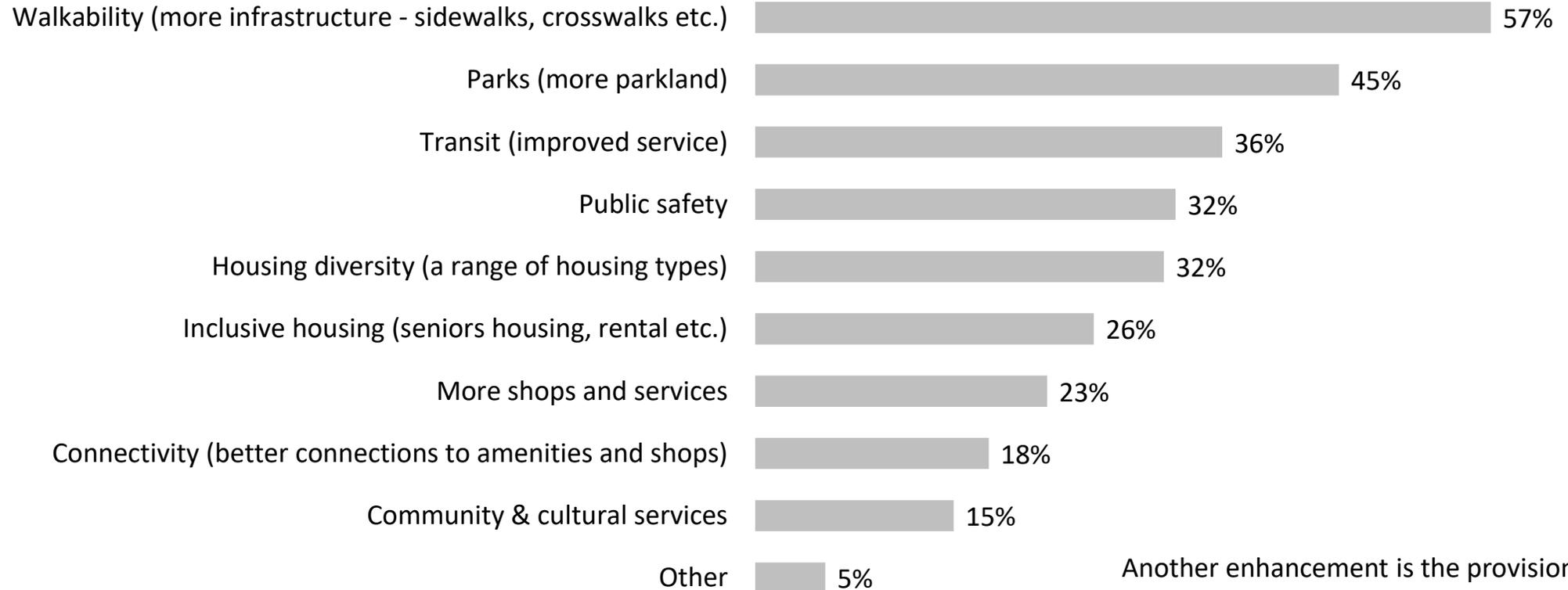


Other values/aspects mentioned include affordable housing, sufficient residential parking and easy access to medical services.

Q: Which of the following are most important to you? (Select up to 3 Items per List).
Please refer to the Verbatims file to read all of the comments submitted for this question.
Total participants: 111



Neighbourhood Values – I want to enhance



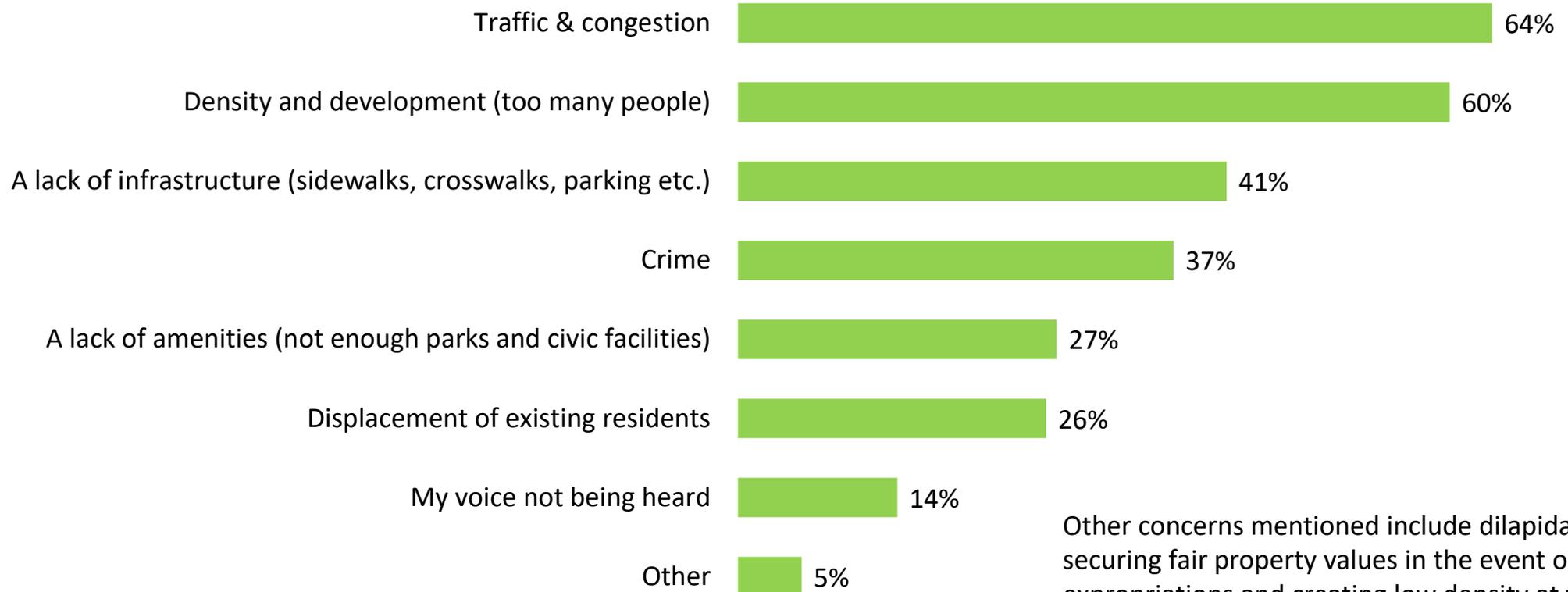
Another enhancement is the provision of essential services e.g. medical, education, police etc. in the area.

Q: Which of the following are most important to you? (Select up to 3 Items per List).

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 111

Neighbourhood Values – I am concerned about



Other concerns mentioned include dilapidated houses, securing fair property values in the event of expropriations and creating low density at the expense of higher density which could benefit more residents in terms of proximity to essential services and amenities.

Q: Which of the following are most important to you? (Select up to 3 Items per List).

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 111

Neighbourhood Values Comments

Survey participants mentioned or reiterated the following values/enhancements/concerns about the neighbourhood and the proposed development:

- The need to maintain the single family residential area and its character.
- The need to ensure that adequate infrastructure such as roads, sidewalks, schools, hospitals, daycares, transit etc. are planned to support the increased density in the area.
- The possibility of more crime and criminal activities as a result of the increased density and development.
- Some say that they need more information about the planning process and outcomes as this impacts their personal decisions and plans for their future.
- Others are concerned about future housing affordability and the proposed LRT development and its impact on their homes and neighbourhood.
- A small number of participants are concerned that the demands of developers are being prioritized over the needs of residents.

Q: Is there anything else you would like to add? (Optional).

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 25

Land Use Ideas

The second exercise from the workshops asked residents to explore what their neighbourhood might look like several decades from now. Residents collaborated by considering land use designations for the north and south-east expansion areas. The outcomes were several unique land use concepts for each neighbourhood.

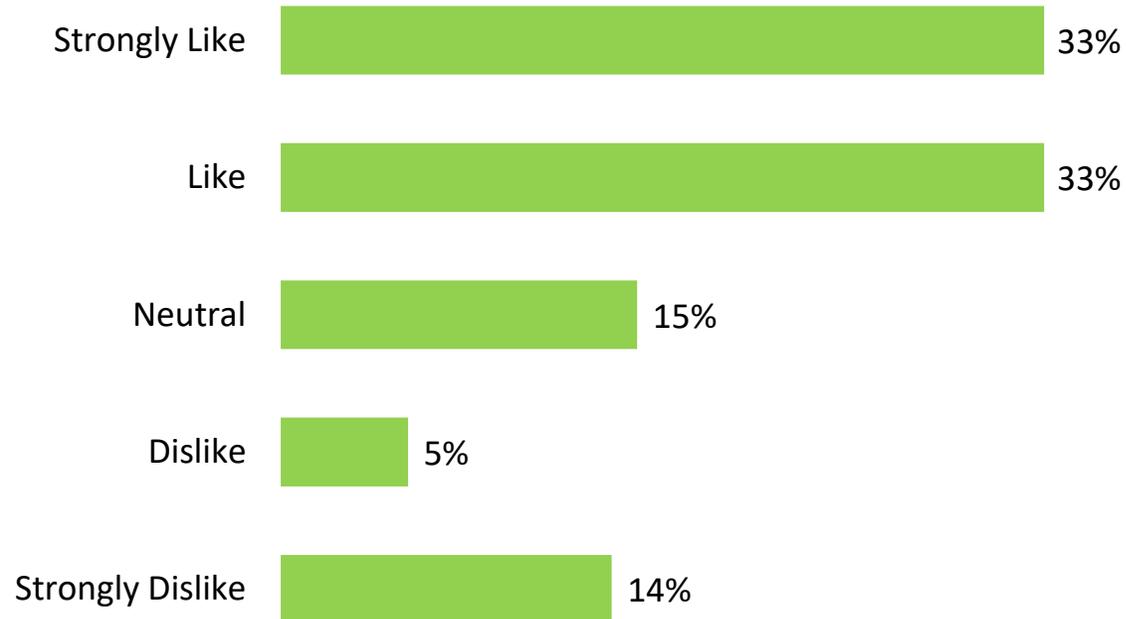
The survey was designed to confirm and prioritize the common ideas that emerged for each of the neighbourhoods and to identify if anything was missed.

The **north area neighbourhood** is generally between 20 and 24 Avenue, centered on 152nd Street.

The **south area neighbourhood** is generally between 16 Avenue and 18 Avenue, and east of 154 Street to Earl Marriott Secondary School.

North Area Neighbourhood Idea #1:

Explore opportunities for 4-6 storey mixed use (shops at ground level with apartments above) along 24 Avenue and the north and south ends of 152 Street



Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood:

Total participants: 92

Comments re. North Area Neighbourhood Idea #1:

Explore opportunities for 4-6 storey mixed use (shops at ground level with apartments above) along 24 Avenue and the north and south ends of 152 Street

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons include:

- The proposed buildings are too high.
- The area is too crowded and congested already and this expansion plan will increase density and traffic further.
- There is a need to maintain the single family residential area.
- There are already enough retail/shops in the area.
- There are already too many of these types of buildings.
- The lack of parking in the area.

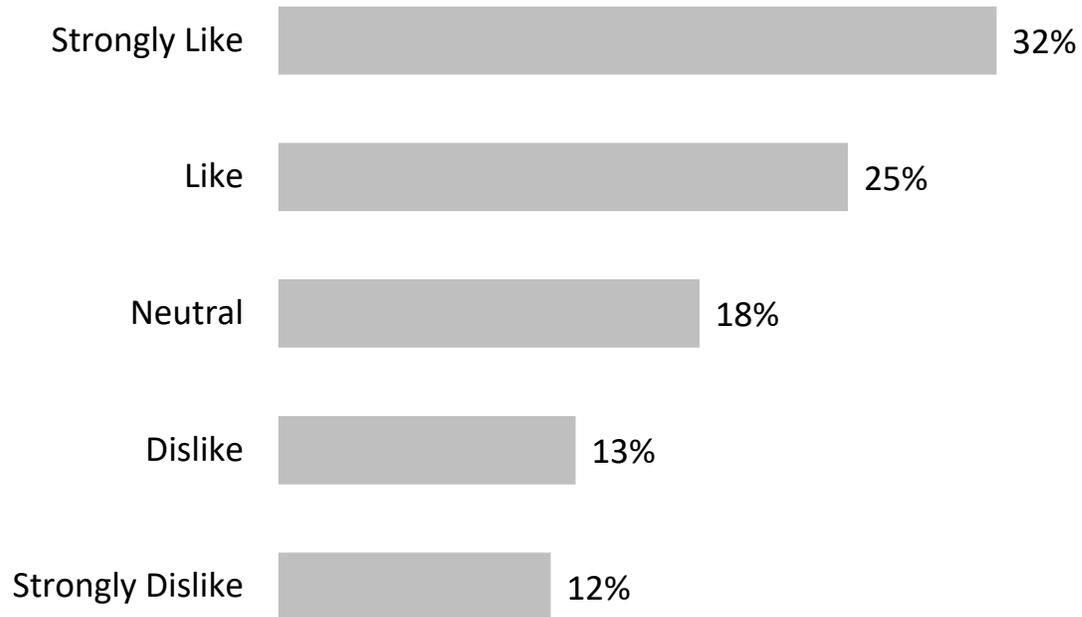
Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 17

North Area Neighbourhood Idea #2:

Provide transitional residential density (potential low-rise apartment & townhouses) as you move from busy roads and mixed-use areas into the single family residential core



Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood:
Total participants: 92

Comments re. North Area Neighbourhood Idea #2:

Provide transitional residential density (potential low-rise apartment & townhouses) as you move from busy roads and mixed-use areas into the single family residential core

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons relate to:

- The single family housing core and community will be negatively impacted by having the proposed types of buildings so close by.
- The preference for many is to leave the single family residential area as it is.
- The plan would bring too many people and too much traffic into an already dense neighbourhood.

Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 22

Comments re. North Area Neighbourhood Idea #3:

Preserve the neighbourhood's single-family core

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons relate to:

- The need for more density and connectivity in the area.
- Single family homes are too expensive - more density would supply more affordable housing and more choice of housing.
- Some feel there is scope for alternative building types e.g. low-rise condos and townhouses in the area or mixed-use with commercial development along 152 Street.

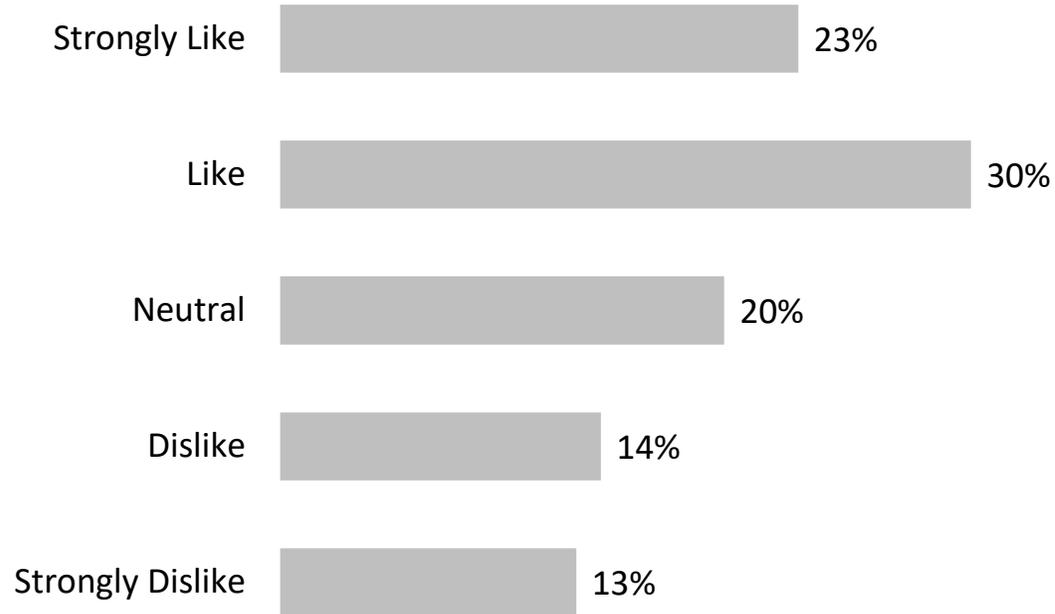
Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 10

North Area Neighbourhood Idea #4:

Consider infill opportunities (duplex, laneway housing etc.) within the single family area



Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood:
Total participants: 92

Comments re. North Area Neighbourhood Idea #4:

Consider infill opportunities (duplex, laneway housing etc.) within the single family area

Among those survey participants who *dislike* or *strongly dislike* this idea, the main reasons mentioned include:

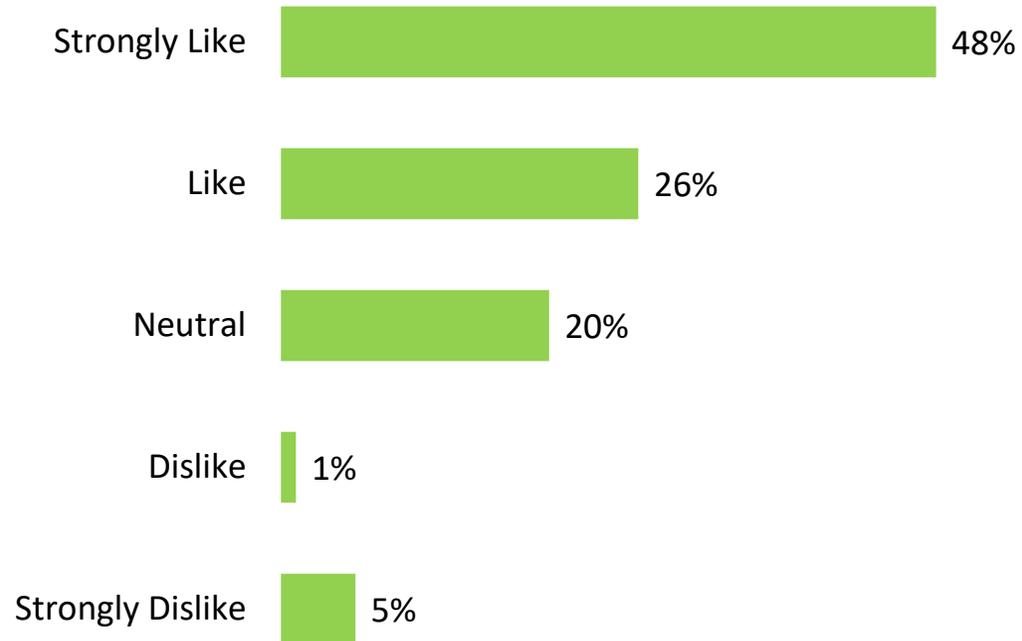
- Duplex and laneway housing will lead to increased density, more traffic and less parking for residents.
- In some cases, it is thought that the size and layout of the properties are not suitable for laneway housing.
- Wanting to maintain the character and charm of the single family residential area.
- Some have concerns for the safety of children playing outside while others are concerned about increased crime.
- One view expressed is that Grandview Heights is already accommodating single family and townhouse zoning, so the expansion areas should accommodate the growing Boomer generation that will require easier access to medical services, shopping, transit etc.

Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 23

North Area Neighbourhood Idea #5: Consider a new centrally located neighbourhood park



Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood:
Total participants: 92

Comments re. North Area Neighbourhood Idea #5:

Consider a new centrally located neighbourhood park

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons relate to:

- The proposed site of the park is where they currently live.
- Others believe that there are already enough parks/open areas in the vicinity e.g. Jesse Lee Park, Bakerview Park and Semiahmoo Trail/Urban Forest.
- Small parks are not functional.

Q: Tell us what you think about the common ideas that emerged from this exercise for the north neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 6

North Area Neighbourhood Comments

A number of survey participants reiterated previously mentioned points, including:

- Leaving the area with single family homes untouched.
- Parking will be an issue with the increased density planned.
- The need for more affordable housing close to transit.
- Some want to see more trees, green space and parks. A related suggestion was a pedestrian overpass at 22 Avenue to allow easier access to the Semiahmoo trail network.
- Others argue against allowing more monster homes to be built in the area.

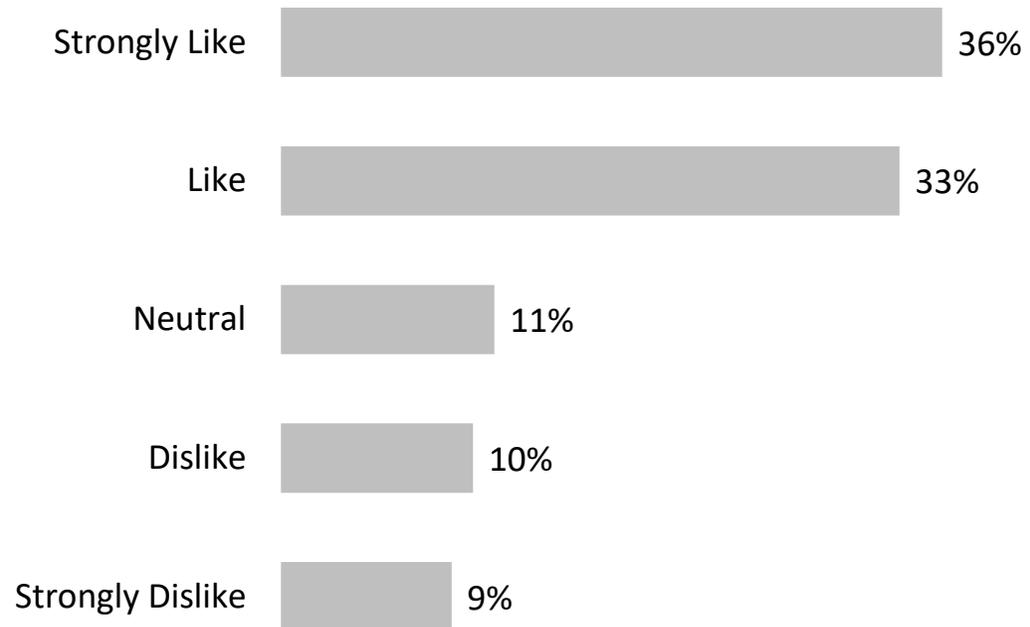
Q: Do you have other ideas or comments about the North Area Neighbourhood? (Optional).

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 19

South Area Neighbourhood Idea #1:

Explore opportunities for 4 to 6 story mixed use (shops at ground level with apartments above) along 16 Avenue



Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood:

Total participants: 87

Comments re. South Area Neighbourhood Idea #1:

Explore opportunities for 4 to 6 story mixed use (shops at ground level with apartments above) along 16 Avenue

Among those survey participants who *dislike* or *strongly dislike* this idea, there are a mix of views, including:

- The buildings would be too high around single family homes.
- More density in the area could lead to more crime.
- This development would uproot established and quiet neighbourhoods.
- There are already enough shops close by.
- Parking and heavy traffic will be problematic.
- Some believe that townhomes or smaller apartment buildings (4-storey) might be suitable alternatives.

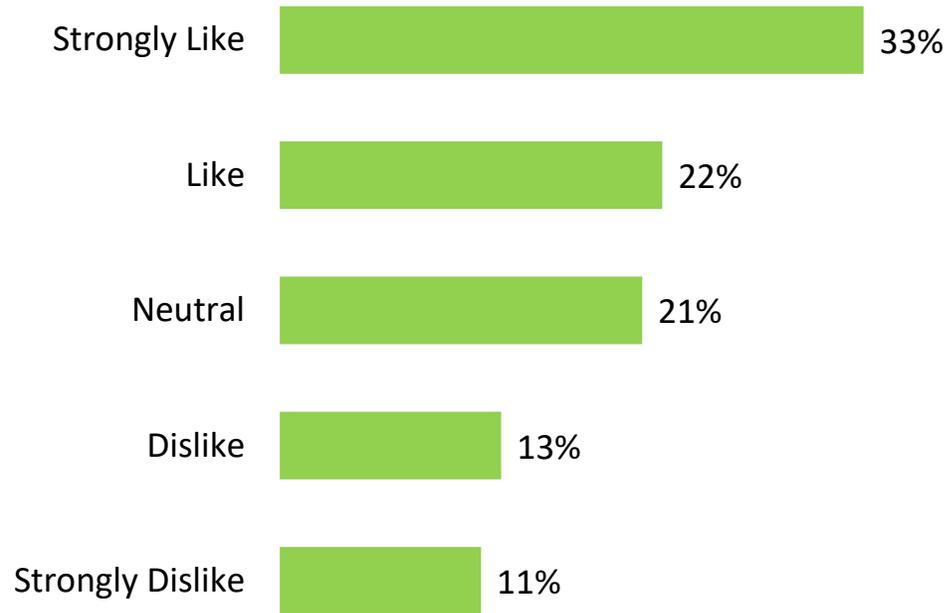
Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 16

South Area Neighbourhood Idea #2:

Provide transitional residential density (potential low-rise apartment & townhouse) north of 16A Avenue and east of 154 Street, between mixed-use and existing apartments and single family areas.



Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood:

Total participants: 87

Comments re. South Area Neighbourhood Idea #2:

Provide transitional residential density (potential low-rise apartment & townhouse) north of 16A Avenue and east of 154 Street, between mixed-use and existing apartments and single family areas.

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons include:

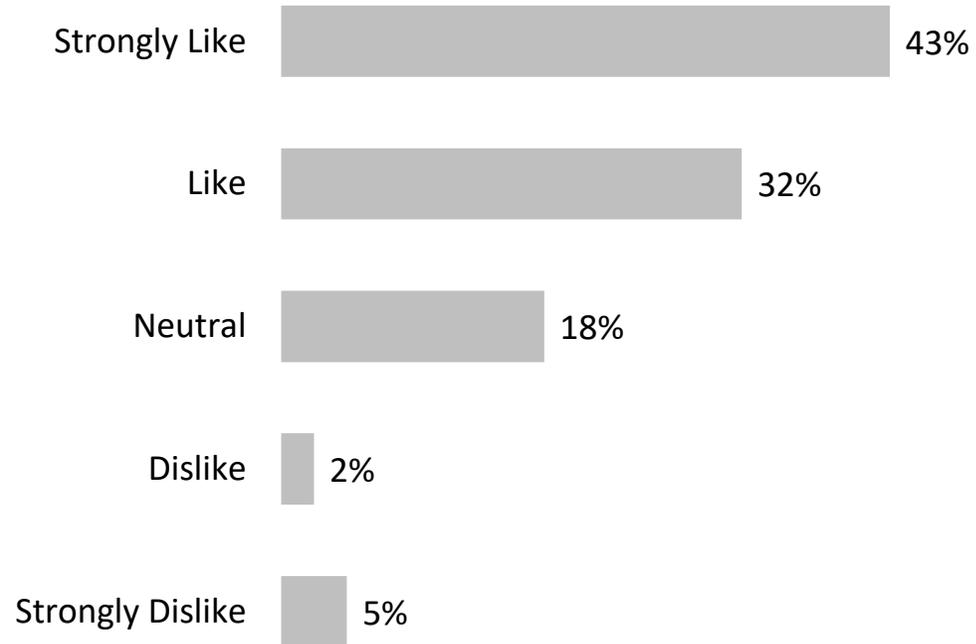
- Wanting to leave the existing single family areas untouched.
- The proposed development will lead to increased density, more traffic congestion, more noise and more crime in the area.
- It is more important to build the roads and infrastructure such as schools first.
- Another concern is that townhouses tend to be too expensive and may be unaffordable for many residents.
- One survey participant believes the proposal may not be optimal for land that is close to existing amenities and services such as medical services, transit etc.

Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 20

South Area Neighbourhood Idea #3: Consider a new centrally located neighbourhood park



Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood:
Total participants: 87

Comments re. South Area Neighbourhood Idea #3:

Consider a new centrally located neighbourhood park

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons relate to:

- Residents already have access to parks and green areas e.g. Bakerview Park.
- Small parks are not functional.

Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 6

Comments re. South Area Neighbourhood Idea #4:

Preserve single family in the north and north east area

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons include:

- Single family homes are too expensive for young families.
- More density is required to provide more affordable housing in the area.
- Large lots can provide the opportunity for a variety of housing options to increase affordability.
- This area could be used for low-rise and townhouses.
- One view (also mentioned earlier) is that Grandview Heights is already accommodating this land use, as such, this location should be used for condo development to accommodate the growing Boomer generation.

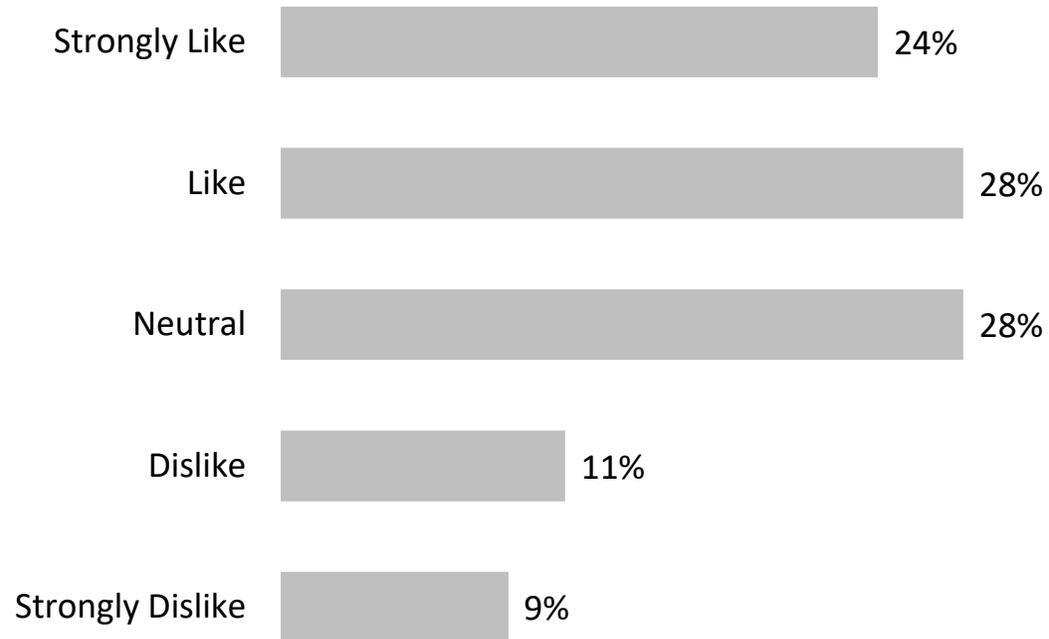
Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 10

South Area Neighbourhood Idea #5:

Consider infill opportunities (duplex, laneway housing etc.) within the single family area



Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood:

Total participants: 87

Comments re. South Area Neighbourhood Idea #5:

Consider infill opportunities (duplex, laneway housing etc.) within the single family area

For those survey participants who *dislike* or *strongly dislike* this idea, the main reasons relate to:

- The area should remain as single family residences.
- The neighborhood character will be ruined.
- This proposed development will lead to increased density, increased traffic congestion, a lack parking, more noise and more crime.
- New duplexes may be acceptable but lane housing will lead to overcrowding.
- There are not enough amenities to support this increased density.
- Property values in the area will fall.

Q: Tell us what you think about the common ideas that emerged from this exercise for the south neighbourhood. Please tell us why you feel this way.

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 16

South Area Neighbourhood Comments

A number of survey participants reiterated previously mentioned concerns, including:

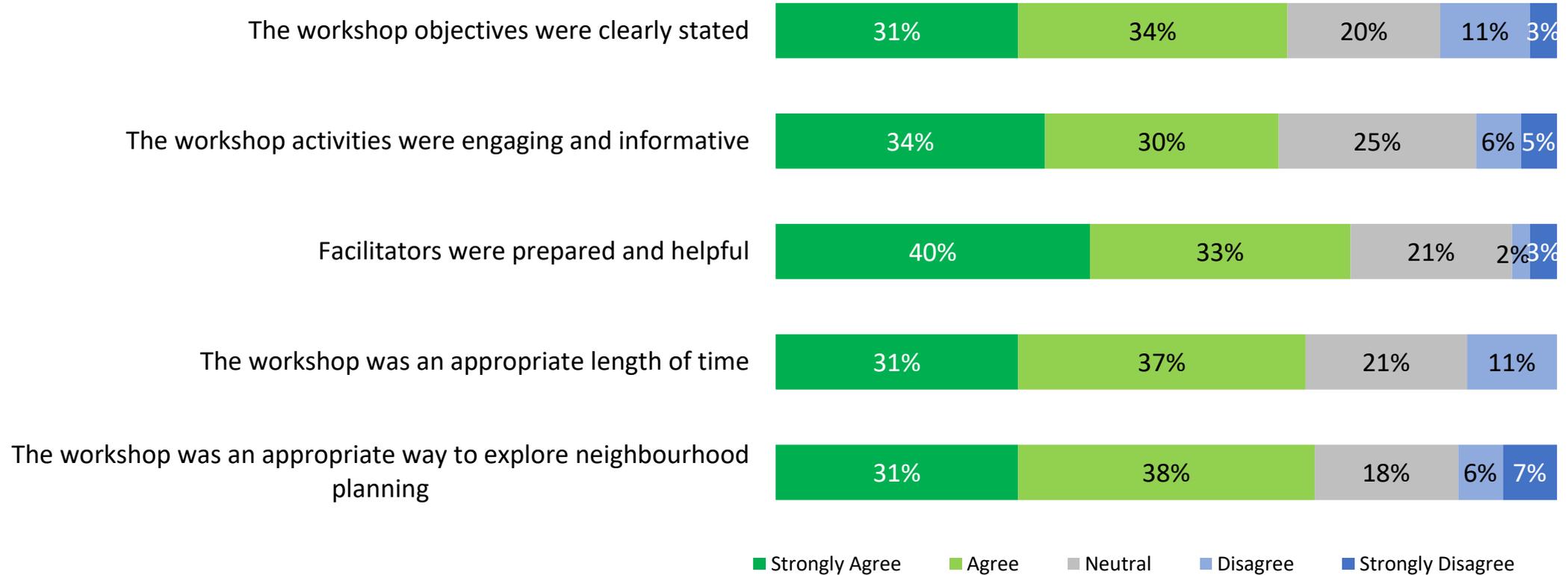
- Leaving the single family homes untouched to maintain the character and charm of the area.
- More monster homes should not be permitted in the area.
- Others expressed support for high density developments with amenities and services along 16 Avenue to cater for the growing demand for housing in the area.

Q: Do you have other ideas or comments about the South Area Neighbourhood? (Optional)

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 17

Workshop Feedback



Q: We are exploring more interactive and collaborative ways to undertake community engagement. If you attended one of the July 12th workshops, please take a minute to let us know how it went, or if you feel there may be ways to do things differently in the future.

Total participants: 87

Workshop Feedback Comments

Workshop attendees appreciated the opportunity to participate and voice their opinions on the plans.

- A larger venue would be better as the room was too noisy and congested
- A microphone for facilitators/presenters would be useful in such a venue
- It is important to anticipate questions from residents about previous open houses and their outcomes
- Facilitators/presenters need to manage dominant contributors and provide others with an opportunity to speak
- Such a format may not be optimal for quiet/shy attendees to contribute.
- For one attendee the workshop seemed a little fragmented at times as different tables were completing tasks differently - providing more examples, descriptions, conceptual designs etc. might help ensure that participants are starting at the same place with the exercise.

Q: Any other comments or suggestions? (Optional).

Please refer to the Verbatims file to read all of the comments submitted for this question.

Total participants: 31