

# Newton Town Centre Plan

Survey Results

July 6 2018

The results of this survey, conducted between June 12 2018 and July 3 2018, are not weighted to the City of Surrey's population.

The results are based on 289 survey responses.

# Background

The City of Surrey is updating the Newton Town Centre Plan and wanted to hear from residents, property owners, representatives, business owners, and employees in the area regarding the draft land use plan. The ideas presented in the survey are based on an earlier draft that was reviewed by the community in 2015, but have been updated to reflect current conditions.

The plan will support the City's vision for vibrant, connected, and livable communities, and will provide direction for development in the Newton Town Centre area. The input from the survey will help further refine the draft land use plan for Newton Town Centre.

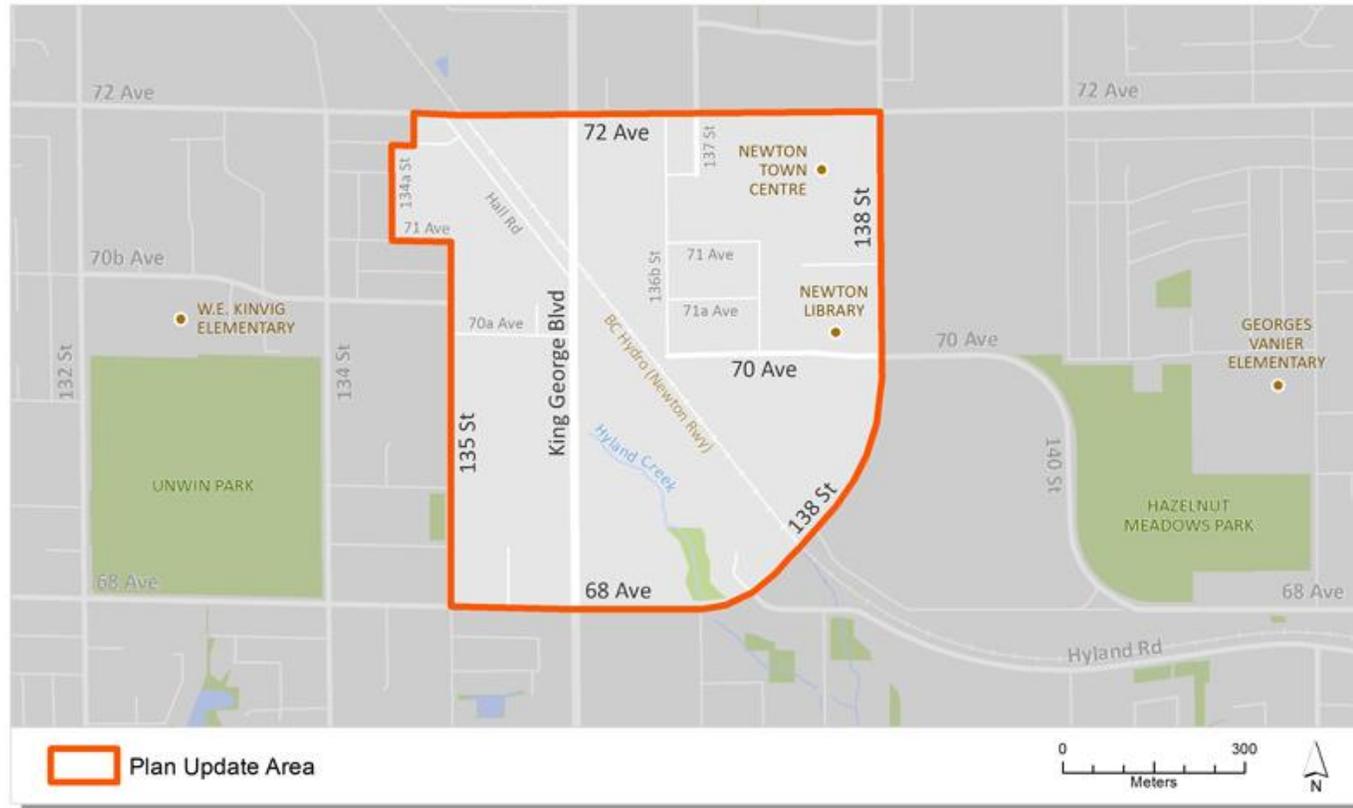
The plan area focuses on the southern portion of the Newton Town Centre area, the area south of 72 Avenue, east of 134A Street and 135 Street, north of 68 Avenue, and west of 138 Street. The plan area is approximately 56 hectares (139 acres) and includes significant civic, recreation, and transit uses, as well as commercial and residential areas. The terminus of the future Surrey-Newton-Guildford (SNG) LRT line will also be located in the plan area.

These results are based on 2 online surveys:

Open Community survey (June 12 - July 2 2018) – 159 survey participants

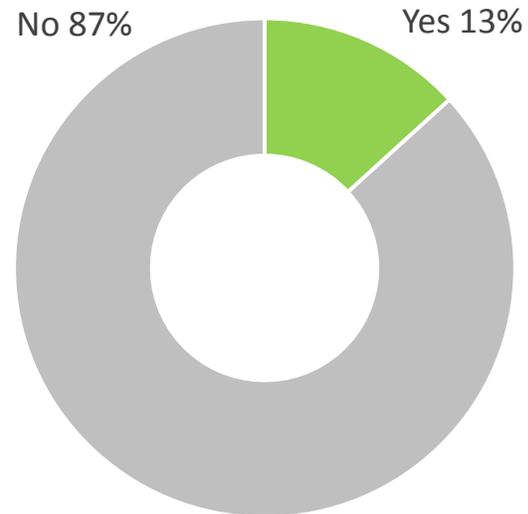
CitySpeaks Panel survey (June 19 - July 3 2018) – 130 survey participants (residents of Newton)

# Newton Town Centre Plan Area Map

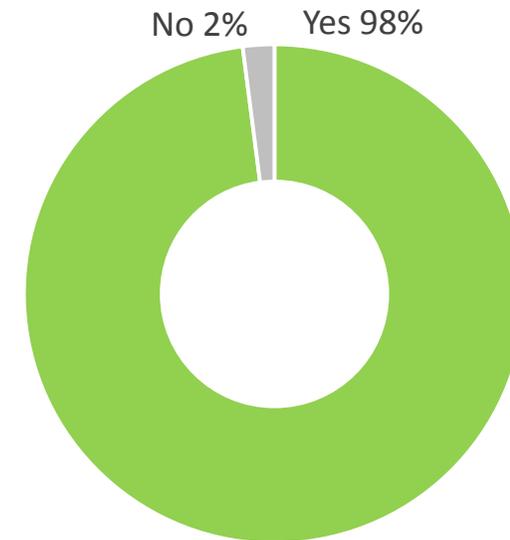


# Live or Own a Property/Business within the Plan Update Area

Live or Own a Property/Business within the  
Newton Town Centre Plan Update Area

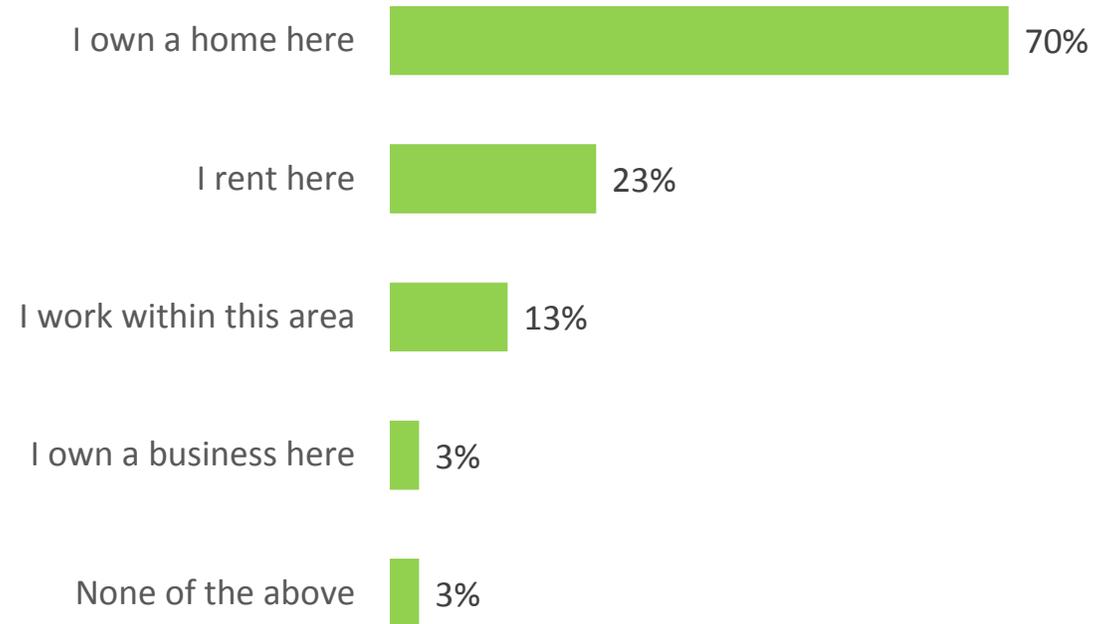


Live or Own Property in Surrey



Q: Do you live or own a property/business within the Newton Town Centre Plan Update Area?  
Q: Do you live or own property in Surrey?  
Total participants: 227/197

# Connection to Newton Town Centre Plan Update Area



Q: Which of the following best describes your connection to the Newton Town Centre Plan Update Area. Select all that apply.  
Total participants: 30 – those who live or own a property/business within the Newton Town Centre Plan Update Area.

# Vision Statement

*Newton Town Centre is an important heart within Surrey, a thriving complete community that meets the residential, commercial, recreational, cultural, and social needs of residents. It is a destination for visitors across the city and region, and it provides a key anchor on a vital transit corridor and a connection to Surrey City Centre and beyond. Local residents connect with neighbours, going about their daily lives, and prospering in one of the region's most vibrant places.*

*The area is rich with choice in terms of housing, destinations, and public spaces, creating a sense of welcome and access for people of all ages, abilities, tenures, incomes, and backgrounds. Residents and visitors alike have multiple transportation options, in which people choose to walk, cycle, and take transit because they are the most convenient and delightful ways to travel in and through the area. Active lifestyles and community well-being are fostered through this diversity of choice.*

*The area is green with its protected riparian areas and park spaces. It is also green in its low-carbon approach to buildings, transportation, and services.*

# Suggested Changes to Vision Statement

The following are some of the comments or suggested additions to the Vision Statement:

- Use of the word 'riparian' is confusing and may not be fully understood
- Use an alternative word to 'heart' such as 'hub' or 'area'

Some survey participants noted that the Vision should mention or provide more details on:

- The demographic diversity of the Newton population and how the plan will embrace and develop this in the future
- The planned educational infrastructure to cater to the growing population

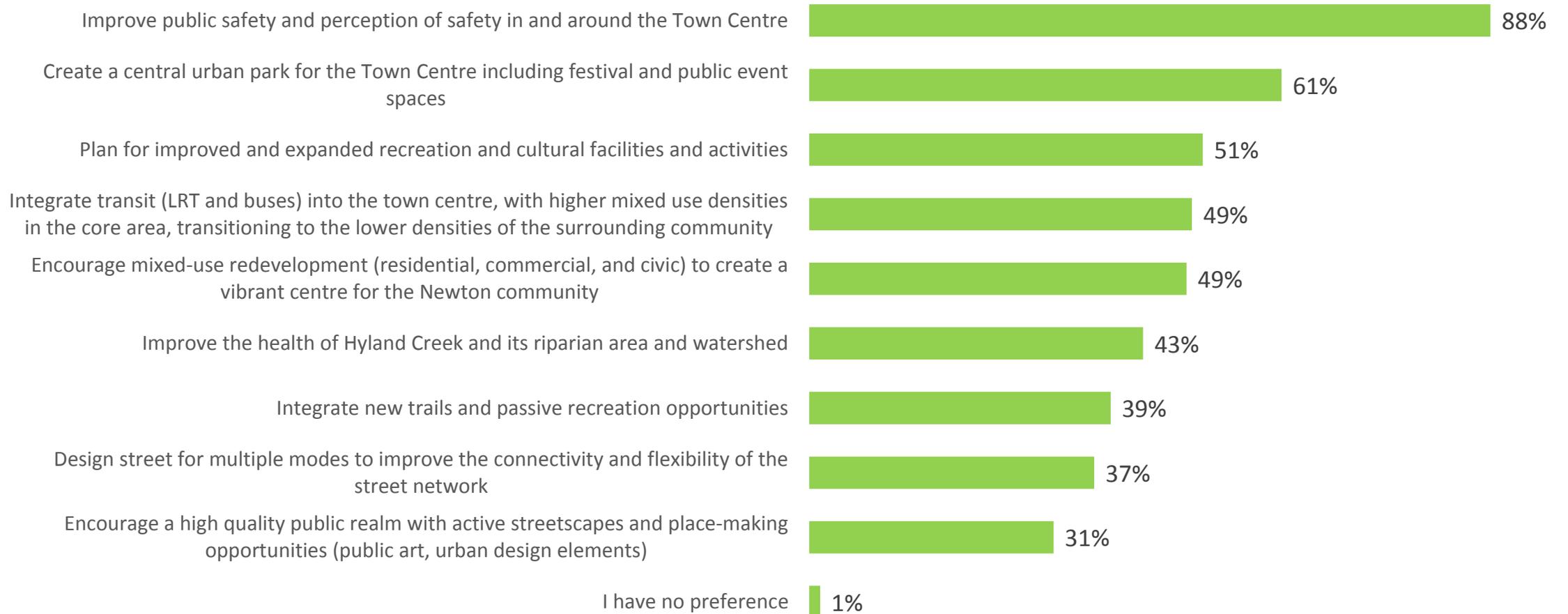
Other participants feel that to achieve the Vision the following issues need to be addressed:

- The strong opposition of LRT and support for an extended Skytrain and bus service in Surrey
- The provision of more affordable housing choices especially rental housing
- Public safety
- Crime prevention
- Homelessness
- Drug addiction
- Traffic congestion

Q: Is there anything you would change about the Vision Statement?

Total participants: 56. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

# Planning Principles



Q: The following Planning Principles were identified in 2015 and updated based on current conditions. Select the top 5 important planning principles to you.  
Total participants: 286

# Suggested Changes to Planning Principles

Many survey participants expressed their opposition to the planned LRT system in favour of Skytrain.

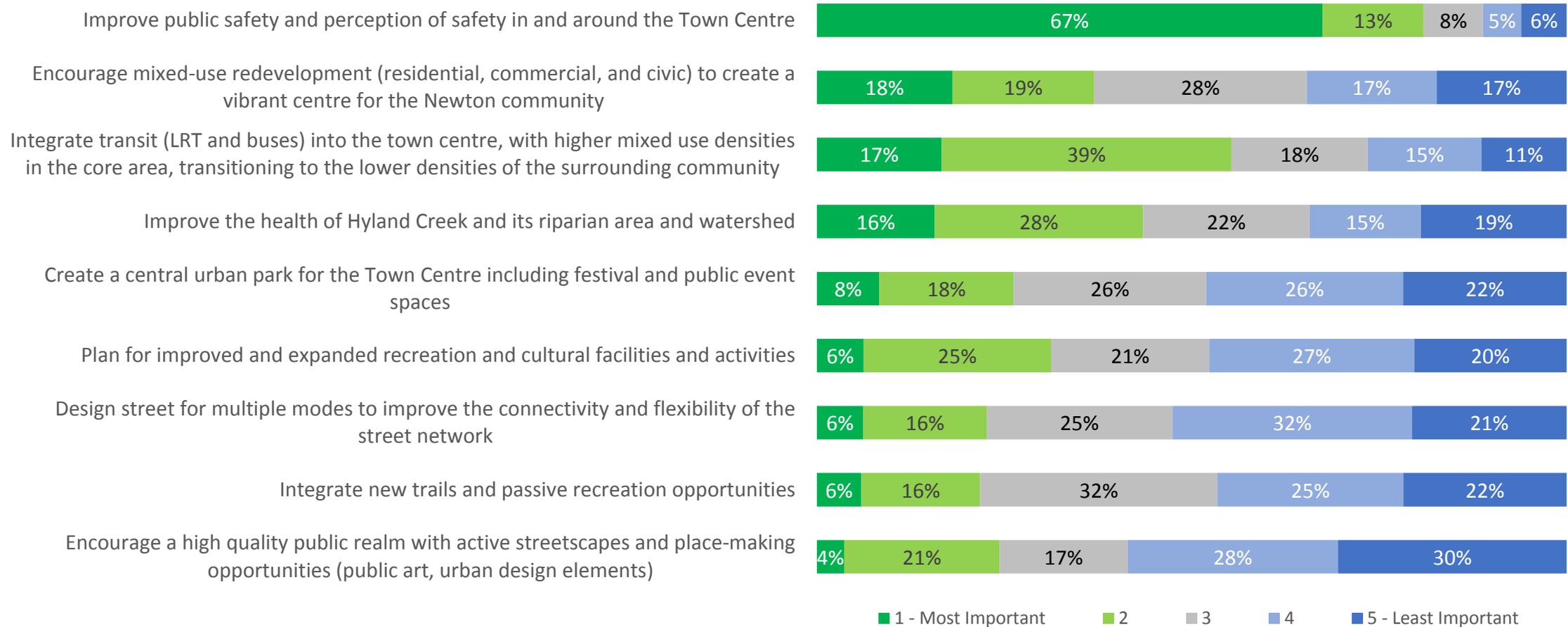
Others mentioned the following:

- Their concern about the future of the Newton Library and Newton Seniors Centre
- The need to address the lack of affordable housing options in the area
- Alleviating the increasing traffic congestion in the area, suggestions include the development of through traffic flows or bypasses
- Improving pedestrian safety with more crosswalks or pedestrian bridges at busy intersections
- The need for electronic announcements for those who are visually or hearing-impaired on transit to improve safety
- The need for a wider range of retail and dining options in the area.

Q: Are there any planning principles you would like to amend or add? Please describe.

Total participants: 56. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

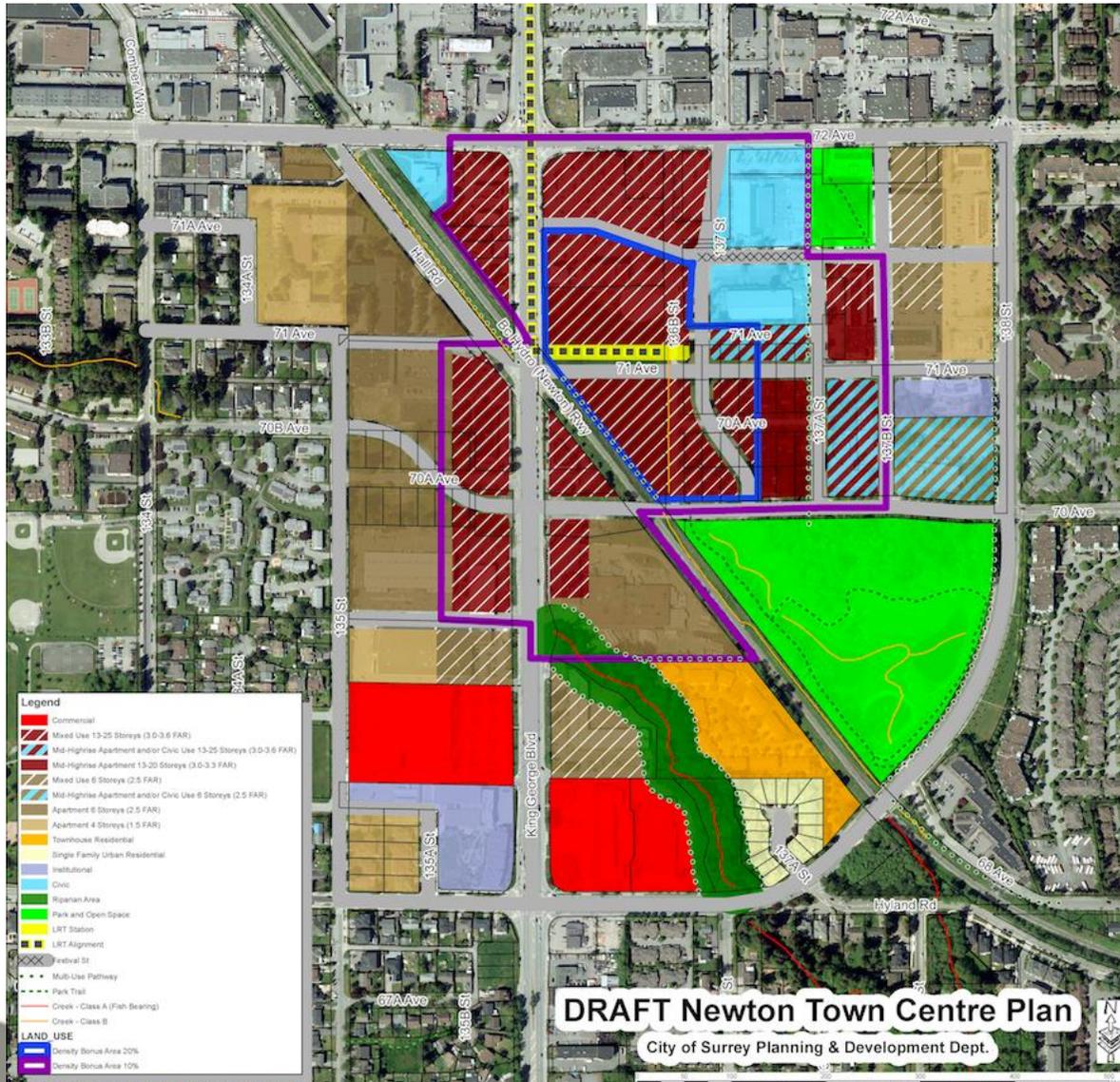
# Ranking Importance of Planning Principles



Q: Rank these planning principles in order of importance, with 1 = most important and up to 5 = least important.

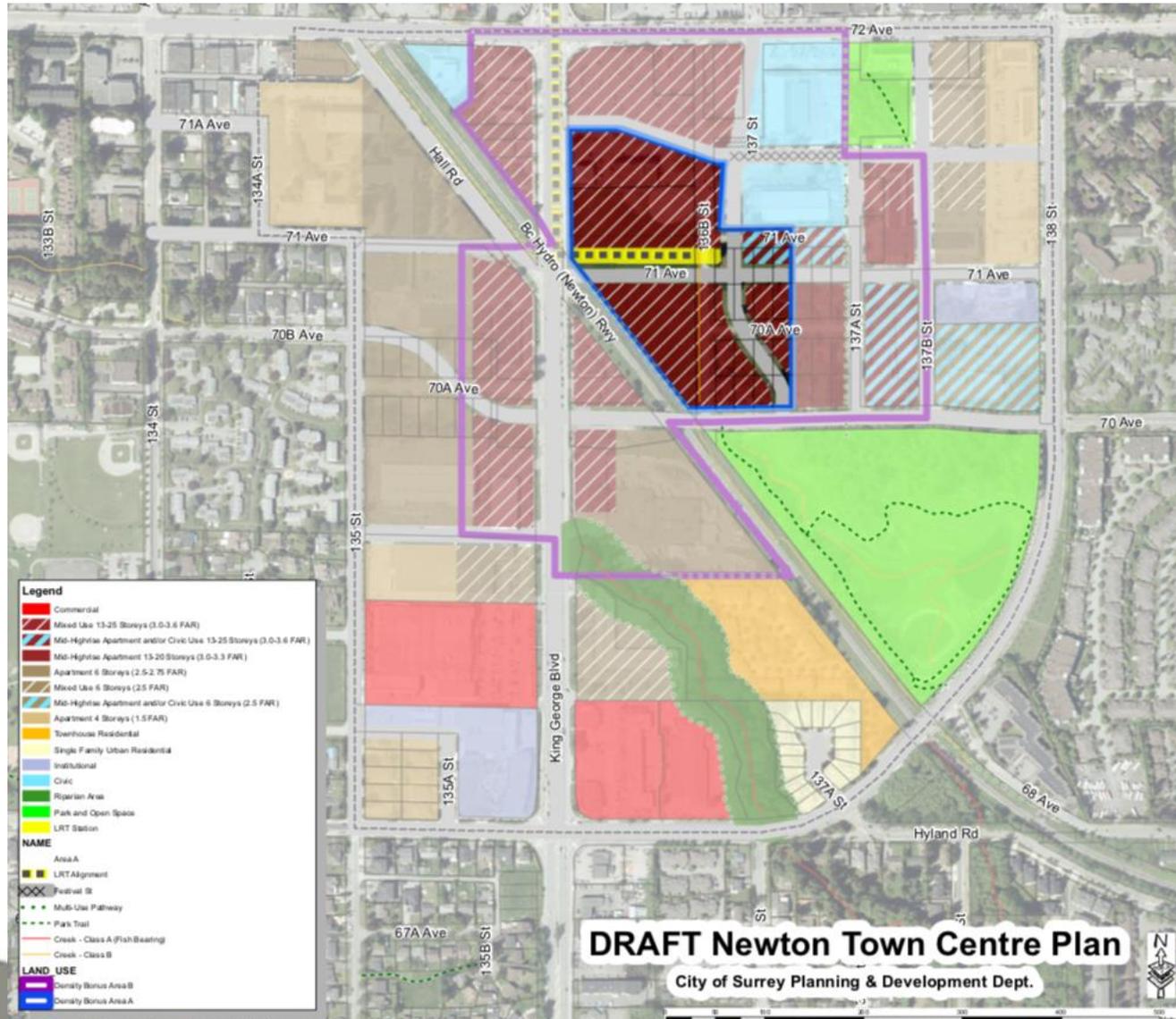
Total participants: 82-215

# Land Use Concept



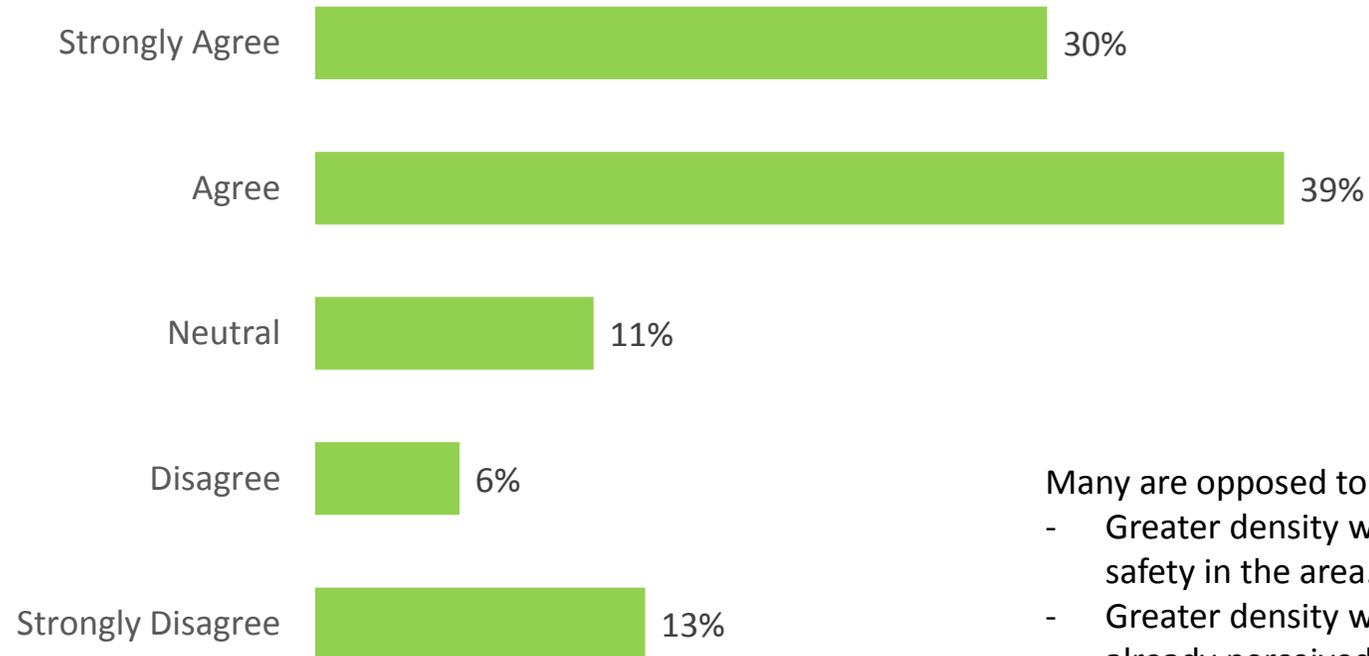
The proposed plan for Newton Town Centre will guide development and shape the “look and feel” of the area, including the location, type (e.g. residential), form (e.g. apartments), and intensities of different land uses. A key feature of the plan is the proposal for higher densities and building heights around the LRT station, with a transition to lower densities and heights as you move away from the LRT station.

# Core Area Concept



The core area adjacent to the LRT station (within the blue outline) will be the focus of the highest densities, and may include 13-25 storey buildings with commercial or retail uses at the street level and apartments above. This will allow more residents to have convenient access to rapid transit and contribute to creating a vibrant urban centre.

# Proposed Land Use Concept - Mixed-use and street-level retail in the core area, focusing around the LRT station

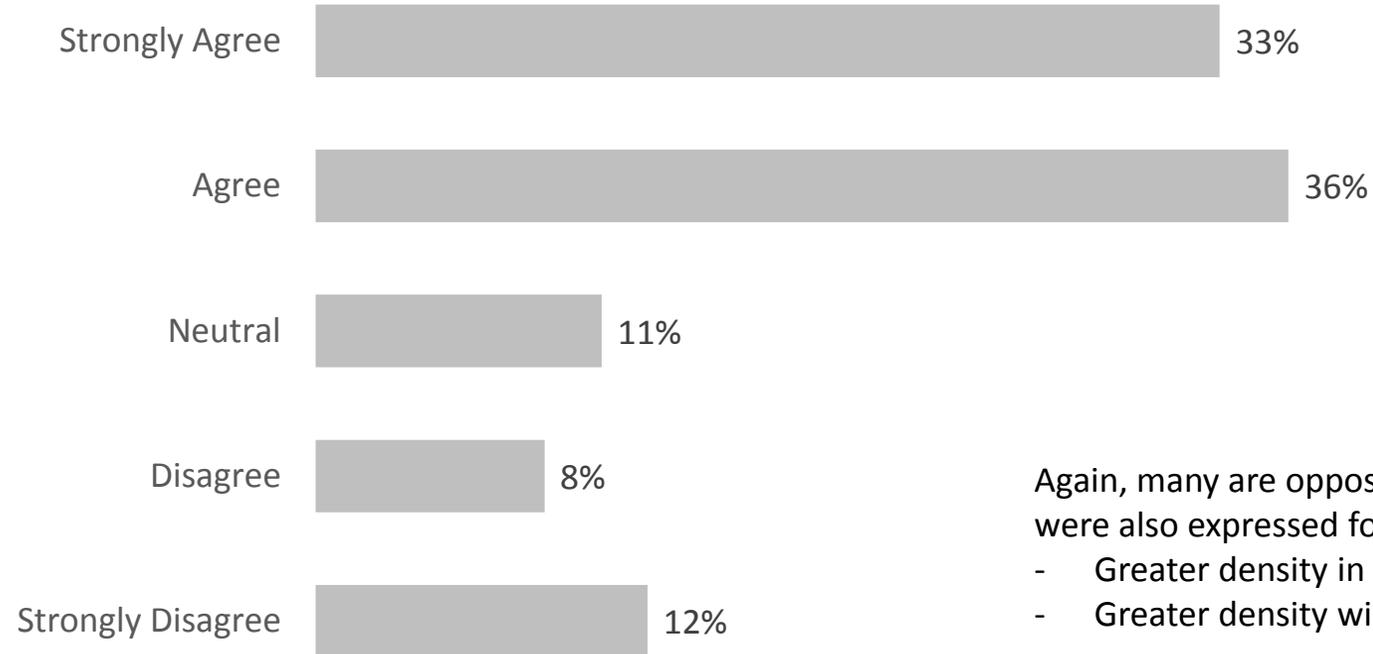


- Many are opposed to LRT in general but other concerns include:
- Greater density will attract more criminal activity and reduce public safety in the area.
  - Greater density will lead to increased traffic in the area which is already perceived by some to be heavily congested.

Q: Do you agree with the proposal for mixed-use and street-level retail in the core area, focusing around the LRT station?

Total participants: 238/39. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

# Proposed Land Use Concept - Focusing the highest densities in the core area, around the LRT station



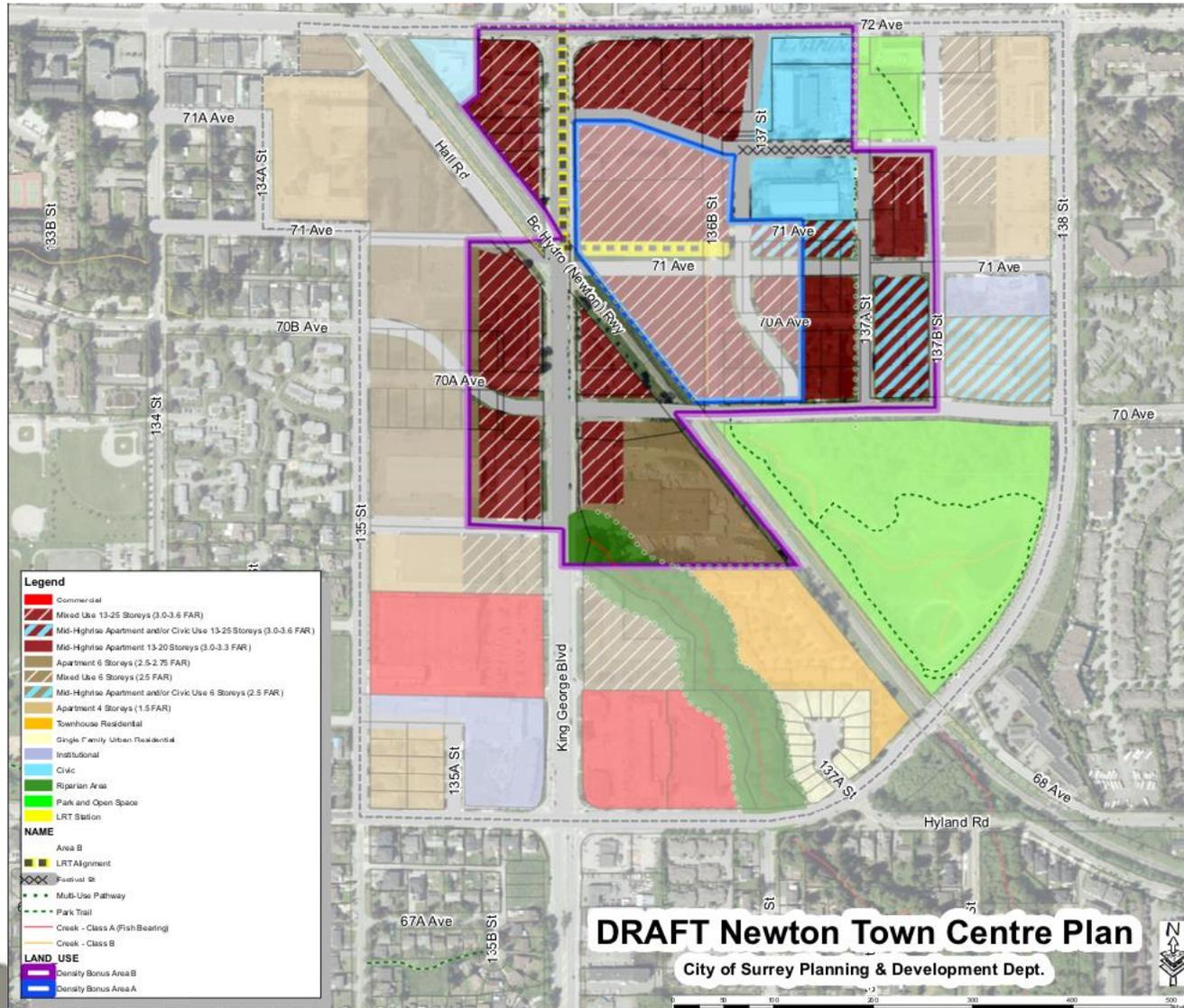
Again, many are opposed to LRT in general. Similar concerns as before were also expressed for this concept:

- Greater density in the area will lead to more traffic congestion.
- Greater density will lead to increased crime in the area.

Q: Do you agree with focusing the highest densities in the core area, around the LRT station?

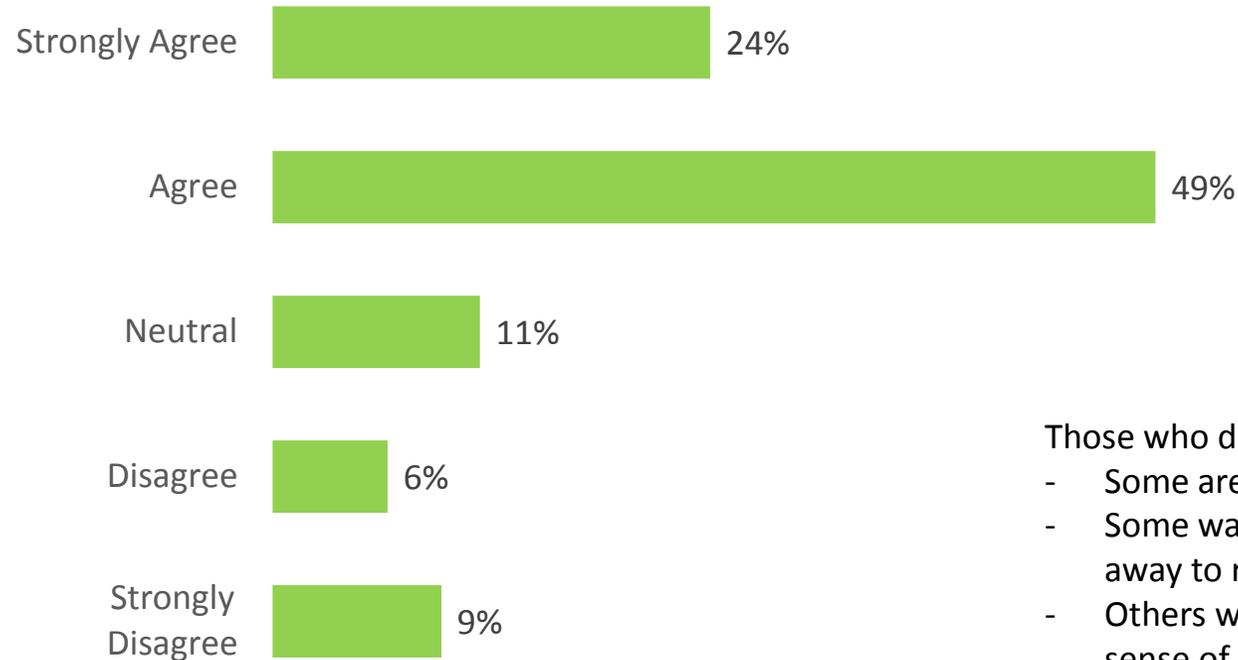
Total participants: 238/36. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

# Secondary Core Concept



The area between the purple and blue outlines (outside of the blue) may have slightly lower densities, with predominantly 13-20 storey apartment buildings with some commercial and civic uses at the street level. This area will be the civic centre of the plan, with the Newton Wave Pool, a new Community Centre, and possible new or expanded library in the long term.

# Proposed Land Use Concept - Transitioning to lower densities as distance is increased from the LRT station



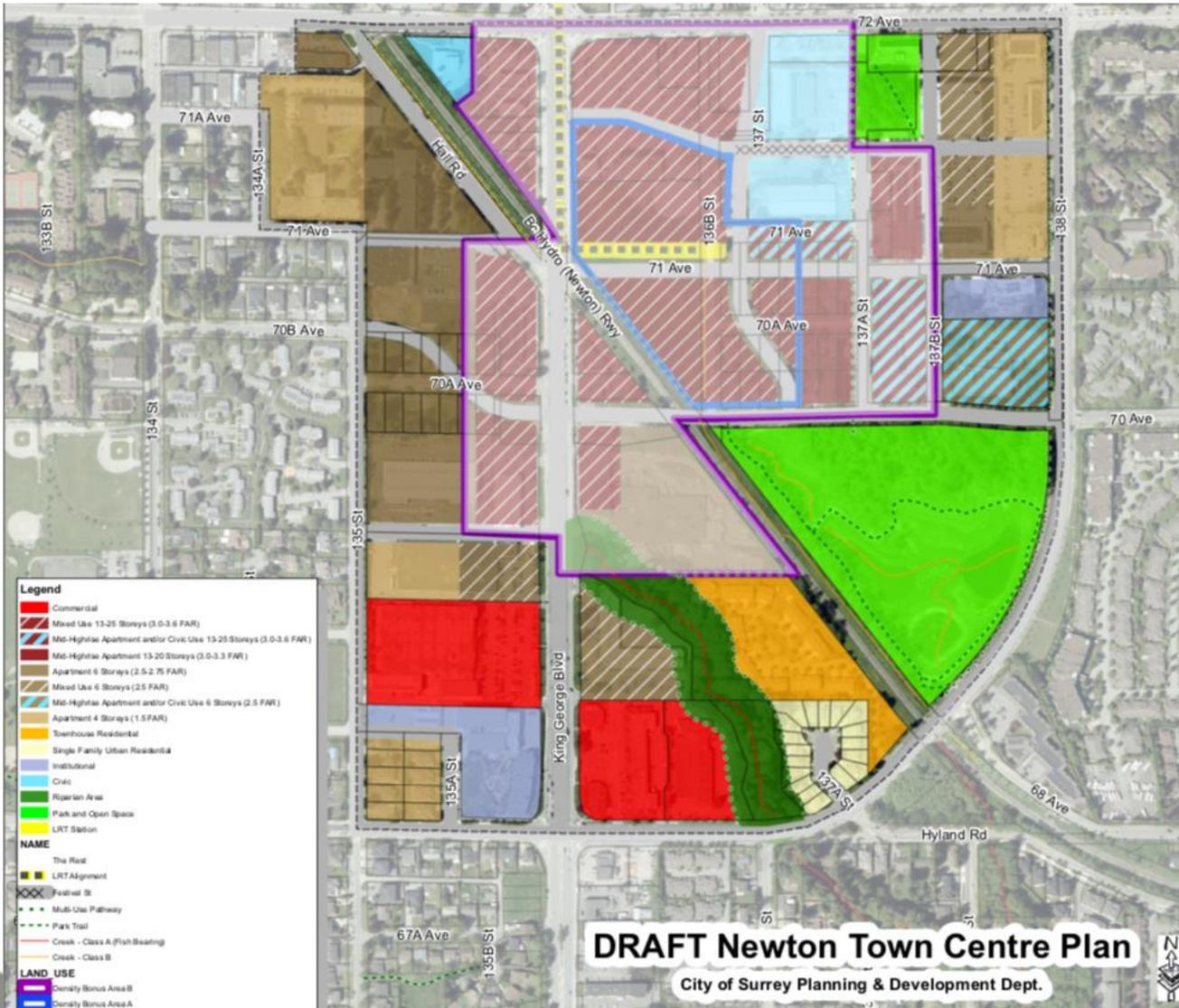
Those who disagree hold differing views:

- Some are strongly opposed to LRT in the first place
- Some want some of the higher density properties to be further away to reduce traffic congestion
- Others want lower density buildings to maintain a stronger sense of community.

Q: Do you agree with transitioning to lower densities as distance is increased from the LRT station?

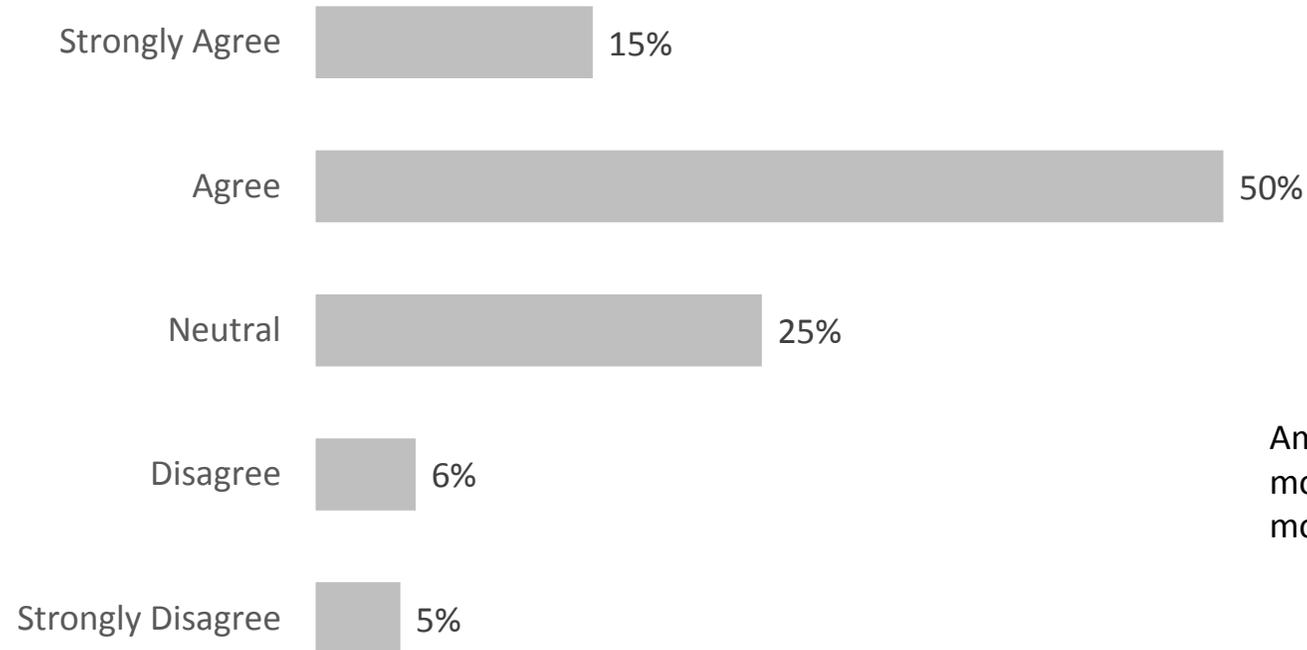
Total participants: 236/31. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

# Surrounding Area Concept



Outside the purple boundary are lower residential densities, ranging from 4-6 storey apartments, with the preservation of townhouse and single family in the southeast. Along the southwest there are some commercial uses and mixed use 6 storey apartments with commercial at the base.

# Proposed Land Use Concept - Proposed uses for the area outside the purple outline

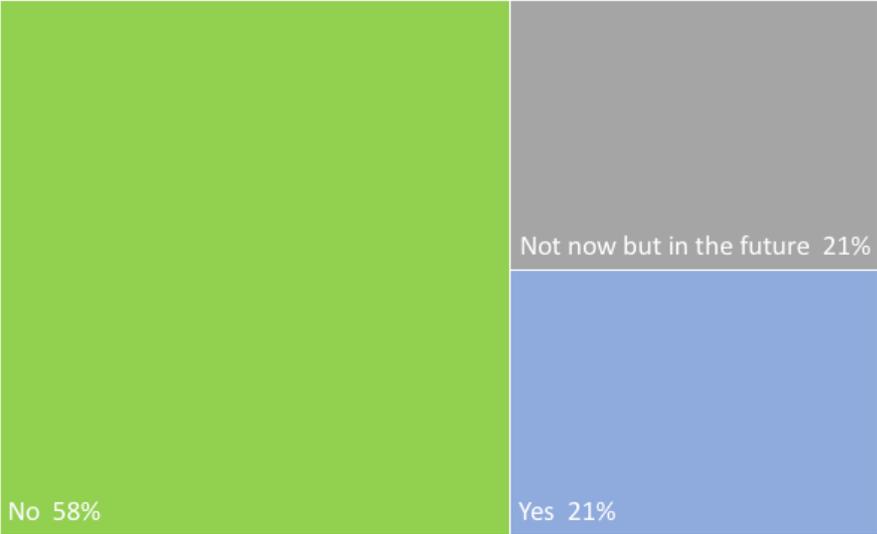


Among those who disagree, some are calling for more high density residential while others want more single family homes.

Q: Do you agree with the proposed uses for the area outside the purple outline?

Total participants: 236/17. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

# Changing Townhouses and Single Family Uses to Apartments



Q: Should the townhouse and single family uses be changed to apartments?  
Total participants: 236

# Comments on Proposed Densities in Plan

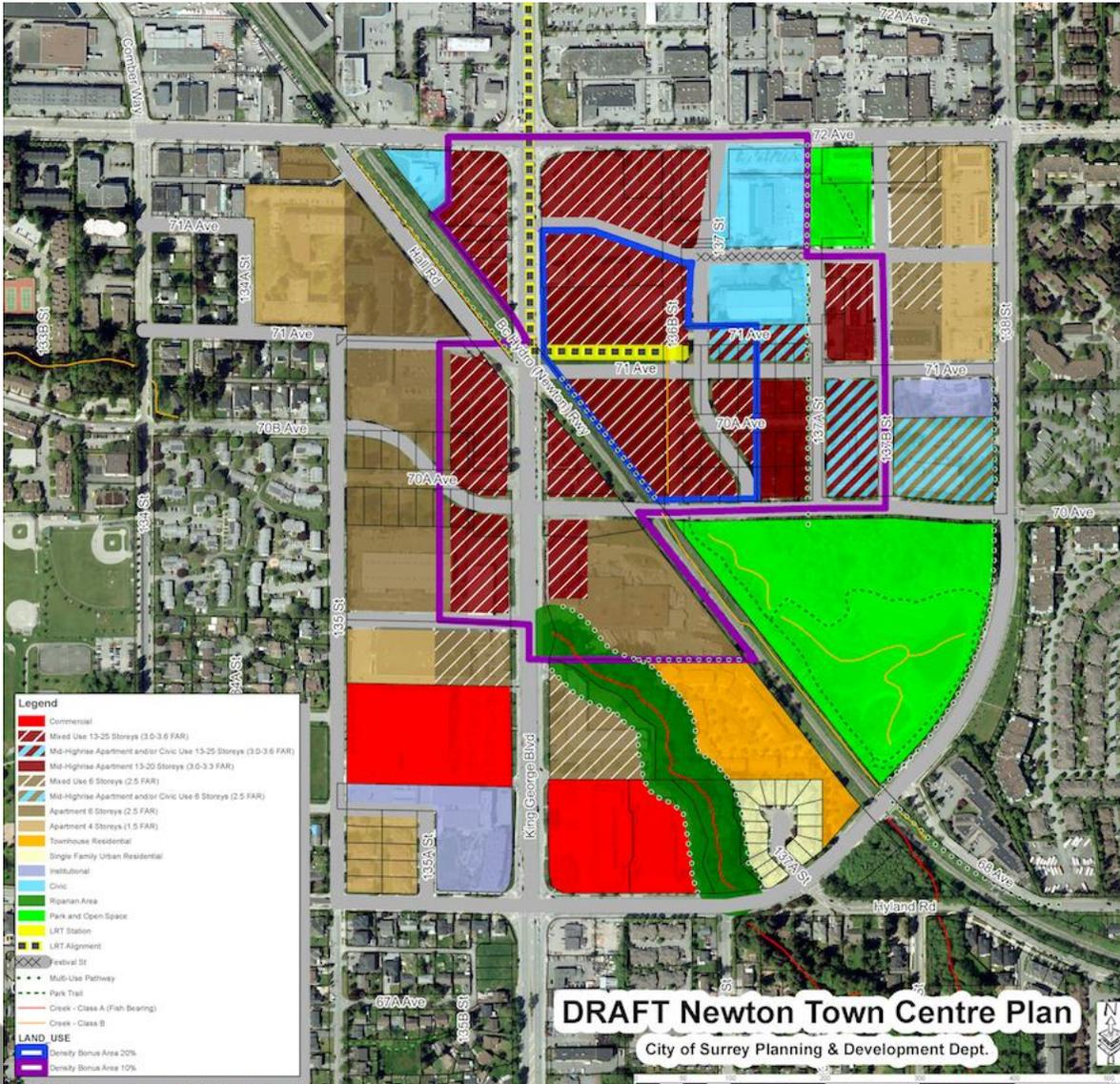
A number of concerns/issues were mentioned by survey participants including:

- Concern that the Town Centre is becoming too densified without the supporting utilities, transportation and road networks being in place.
- Opposition to LRT in Surrey.
- Concern about the future of the Newton Senior Centre and the Newton Library.
- Concern about the lack of information in the plans for schools, recreational and medical facilities, and retail and commercial spaces to support the growing population.
- Some participants do acknowledge that increased housing density might allow for more affordable housing in the area but also see traffic becoming too congested.

Q: Do you have any additional comments regarding the proposed densities in the plan?

Total participants: 82. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

# Parks & Open Spaces



Parks are a key component of this plan. They provide open space, places to play and protection and enhancement of key natural areas. Two parks are planned for the Town Centre including an urban park along 72nd Avenue and an expansion to the existing ponds south of 70th Ave in the southeast of the plan area.

The park along 72nd Avenue will protect the existing grove of trees next to the wave pool and provide additional urban open space with opportunities for amenities such as benches, plaza features, and landscaping.

The ponds and open space will continue to grow in and provide important habitat for several species of wildlife along with the numerous trails for people to enjoy nature. The site will be expanded along 70th Avenue with opportunities for more active park amenities to complement the natural backdrop of these ponds.

# Specific Amenities Needed in the Town Centre

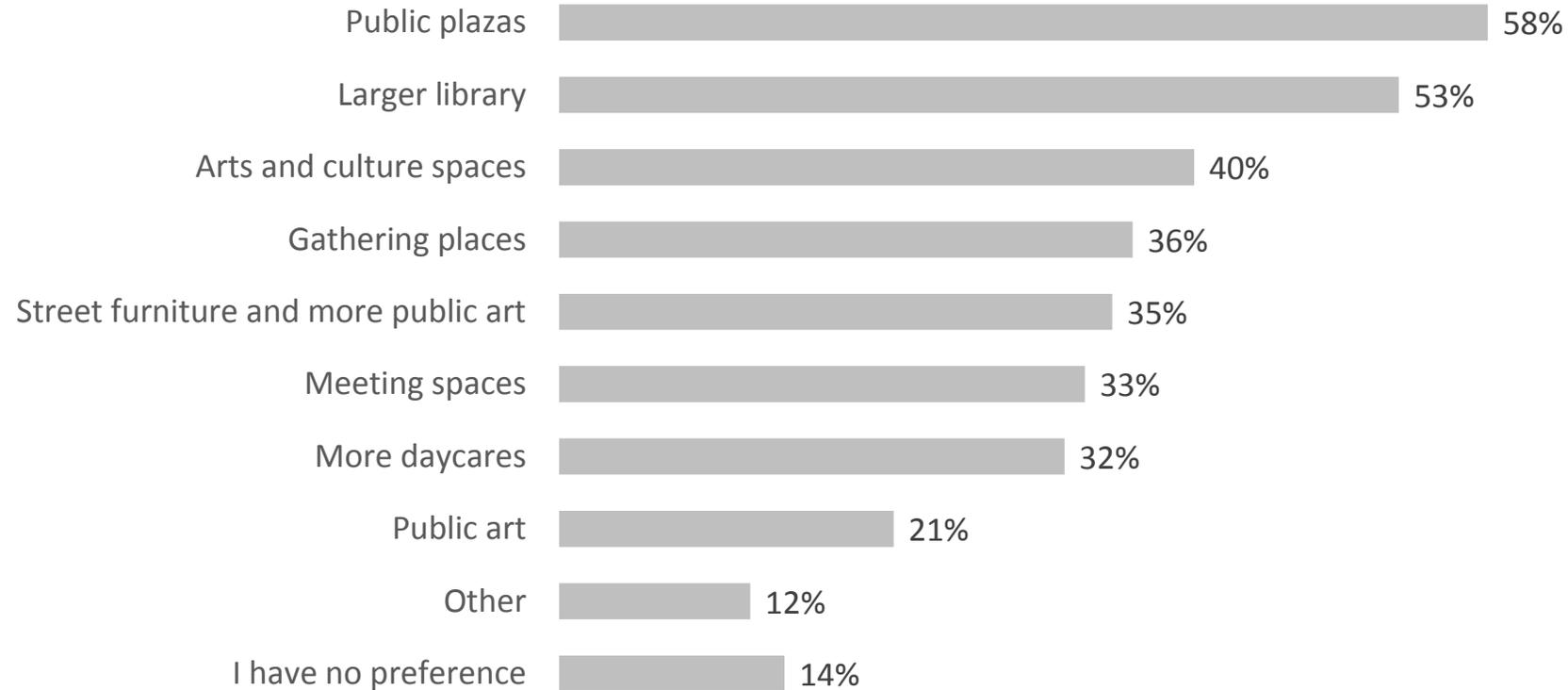
Some of the specific amenities mentioned by survey participants are:

- Children's play area/water park
- Dog park/off-leash area
- Seating
- Lighting
- Covered picnic areas
- Policing
- Water features/fountains
- Public washrooms
- Recreational/exercise areas
- Trees and green space

Q: For both parks, are there any specific elements or amenities you think are needed in the Town Centre?

Total participants: 89. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

# Preferred Amenities for Newton Town Centre



Q: In addition to proposed parkland, what types of amenities would you like to see in Newton Town Centre? Select your top 5 preferred amenities.  
Total participants: 234

# Preferred Amenities for Newton Town Centre

Some of the other amenities mentioned frequently include:

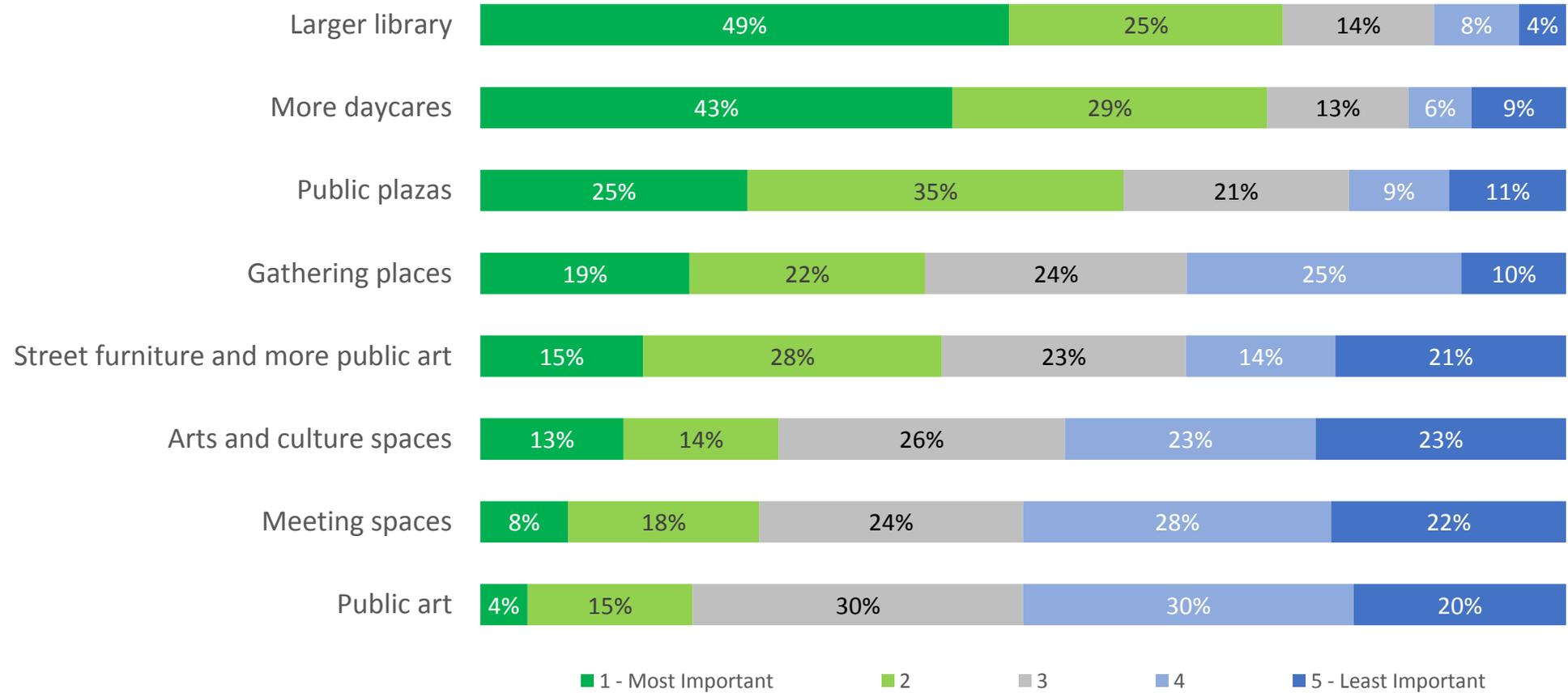
- Outdoor recreation facilities e.g. water park, children's play area, running track etc.
- Commercial/retail businesses e.g. clothing stores, coffee shops etc.
- Schools
- Parks/dog parks
- Water features/water fountains

Other amenities mentioned less frequently include public washrooms, music venues and an open-air market.

Q: In addition to proposed parkland, what types of amenities would you like to see in Newton Town Centre? Select your top 5 preferred amenities.  
Please specify "Other" amenities.

Total participants: 28. **Please refer to the Verbatims file to read all the comments submitted by survey participants for this question.**

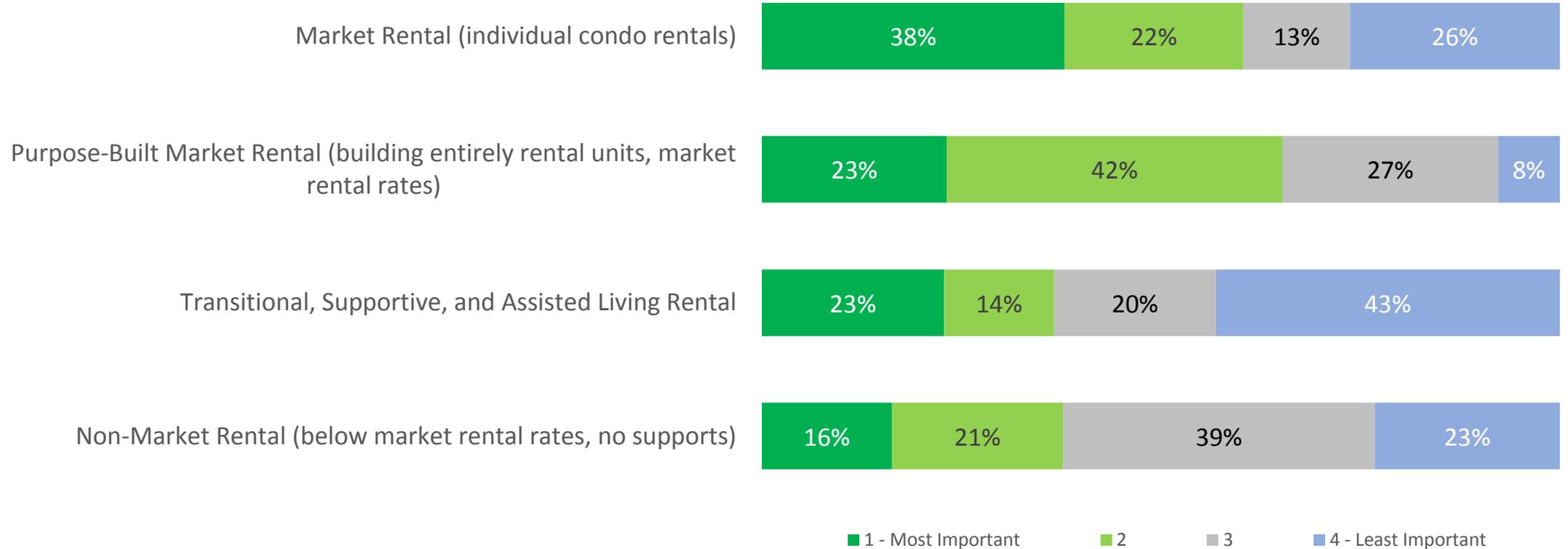
# Ranking Importance of Amenities



Q: Please rank these amenities in order of importance, where 1 = most important and 5 = least important.  
 Total participants: 46-130

# Ranking the Types of Affordable Housing

Surrey’s Affordable Housing Strategy encourages the development of new purpose-built rental housing and increasing the supply of housing affordable to renter households with low to moderate incomes. Newton is an area that is need of additional affordable housing.



Q: Please rank the following types of affordable housing in terms of their need in Newton Town Centre, where 1 = most important and 4 = least important.  
 Total participants: 232

