

This is what WE HEARD

Online Survey Results Redwood Heights NCP March 2018

We are nearing completion of the Redwood Heights Neighbourhood Concept Plan (NCP). Since the project began in 2009 we've been looking to the community to generate ideas, explore possibilities and provide feedback as the plan progresses. On March 6, 2018 we held our fourth and final open house and launched an online survey to gather people's thoughts on the final land use and servicing plan for the neighbourhood. The following findings summarize the survey feedback. For more information on this plan, please go to www.surrey.ca/ghncp4.



WHO PARTICIPATED

233 people responded to the survey between March 6-31, 2018. 98% of the participants lived in Surrey, of those 22% lived in or within 300 metres of the Redwood Heights plan area and 59% lived elsewhere in South Surrey.



KEY FEATURES

The plan includes six key land use features. Respondents were asked to rank these key features in order of importance to them, with #1 being the most important and #6 being the least important.



#1
New
Parkland



#2
Diversity of
Housing Types



#3
Institutional
& Public Uses



#4
Transit Supportive
Land Uses



#5
Neighbourhood
Commercial Areas



#6
Walking &
Cycling Networks



PARKLAND PLAN

The proposed park plan includes the creation of seven new neighbourhood parks and a connected network of natural areas. Respondents were asked to comment on the proposed parks plan. Overall, respondents were very supportive of the proposed plan. There were some concerns raised, including:

- Potential safety related to the design of the proposed park along 24th Avenue which is intended to be a major arterial road.
- Potential safety related to the design of traffic movement along 25th Avenue which separates the future park and the school site.
- The need to design and include a wildlife corridor crossing under 24th Avenue.
- The risk to larger mammals from potential interactions with future residents in the neighbourhood.



'GREEN' DCC LEVY

The Redwood Heights neighbourhood contains significant wildlife habitat that will be purchased and maintained by the City as part of the plan. To acquire this additional parkland, a unique development cost charge (DCC) is proposed to be levied on all future development in the plan area. Respondents were asked to comment on this new approach for parkland acquisition. In general, there was support for the 'green levy', but some felt that:

- Ultimately, these additional costs would be passed onto future home buyers, reducing affordability in the area.
- The amount of natural space being preserved wasn't large enough to preserve biodiversity in the area.

A smaller number of respondents commented that while they supported the new method for acquiring additional greenspace, they felt too much land was identified for the wildlife hub/corridor.



INFRASTRUCTURE PLAN

A utility, servicing and financing plan has been developed for the Redwood Heights area. Respondents were asked to comment on the proposed water, sewer, and drainage servicing strategies. While less people provided comments for this portion of the survey, those who did were generally very supportive. However, there were some concerns raised regarding:

- Ensuring that the drainage plan does not negatively impact low lying and agricultural areas.
- Ensuring that the plan includes provisions for future water shortages.
- Ensuring that servicing costs will not be an additional burden to existing tax payers inside and outside the area.



TRANSPORTATION PLAN

The proposed road network plan is based on a modified grid and is designed to provide connectivity within and beyond the NCP boundaries for vehicles, transit, cycling and walking. Respondents were asked to comment on the road network plan. Feedback included:

- Need for better traffic management, such as traffic circles rather than traffic lights or stop signs.
- Desire to see wider roads to accommodate increased volume, turning lanes and parking.
- Concerns about the proximity of the proposed park and school to 24th Avenue.
- Need for better transit service in area.