

Darts Hill Neighbourhood Plan - Completing the Plan Survey

Survey Results

January 12, 2021

The results of this survey, conducted between December 1, 2020 and January 4, 2021, are not weighted to the City of Surrey's population.

The results are based on 362 survey responses.

Background

The City of Surrey is close to completing the Darts Hill Neighbourhood Plan. The Plan will provide a framework for land development and infrastructure improvements in this part of Grandview Heights. It will ultimately guide where people, paths, parks, roads, pipes, and buildings will go. The Darts Hill Plan is part of the broader Grandview Heights area in South Surrey.

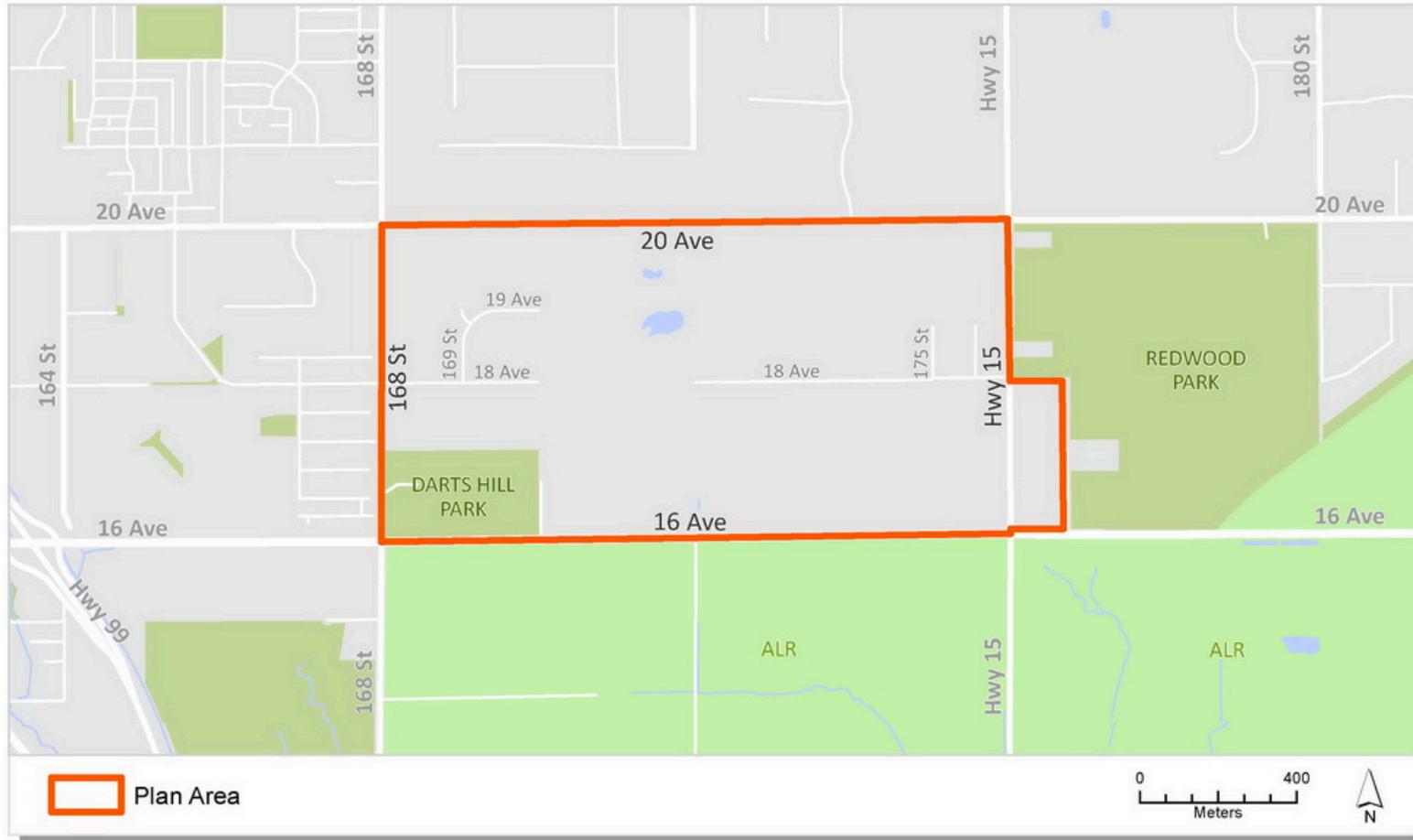
Before finalizing the Plan, the City wanted to gather input on how well the Plan meets the vision and objectives that were established at the beginning of the plan process. This survey provided participants with an opportunity to review the proposed Parks, Transportation, Land Use and Utilities strategies. Together, these strategies form the main components of the Darts Hill Plan. The feedback gathered will help refine the plan before it is completed and presented to Council in the Spring of 2021 for consideration.

These results are based on 362 responses received from two online surveys:

CitySpeaks Panel Survey: 233 responses from December 1, 2020 to December 31, 2020

Open Community Survey: 129 responses from December 2, 2020 to January 4, 2021

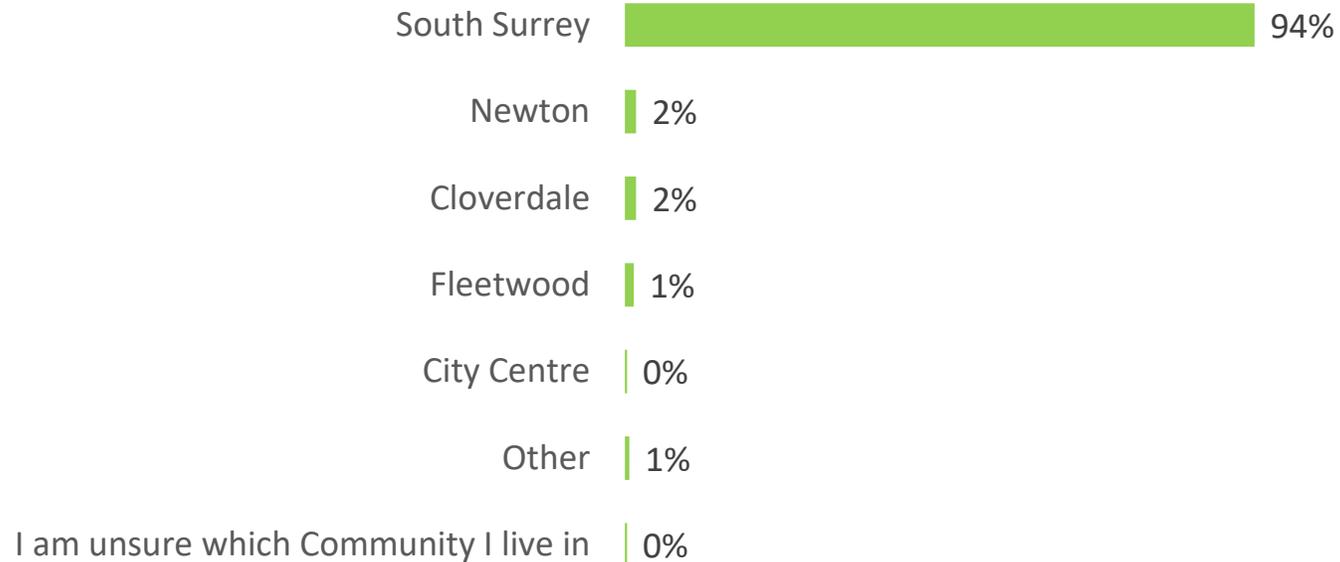
Plan Area Map



Profile of Survey Participants (#1)

98% of survey participants live in Surrey
40% of survey participants work in Surrey

Surrey Community

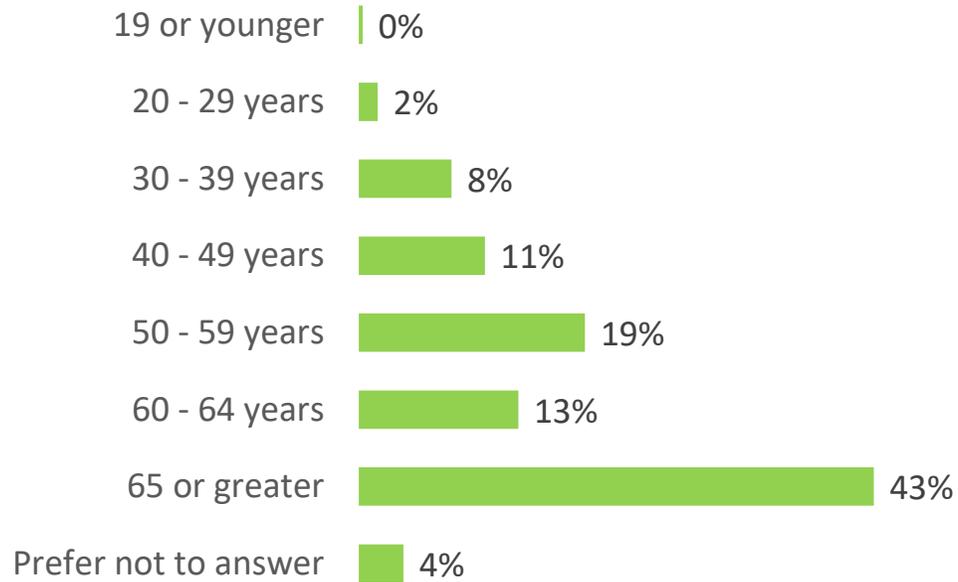


DEMOGRAPHICS

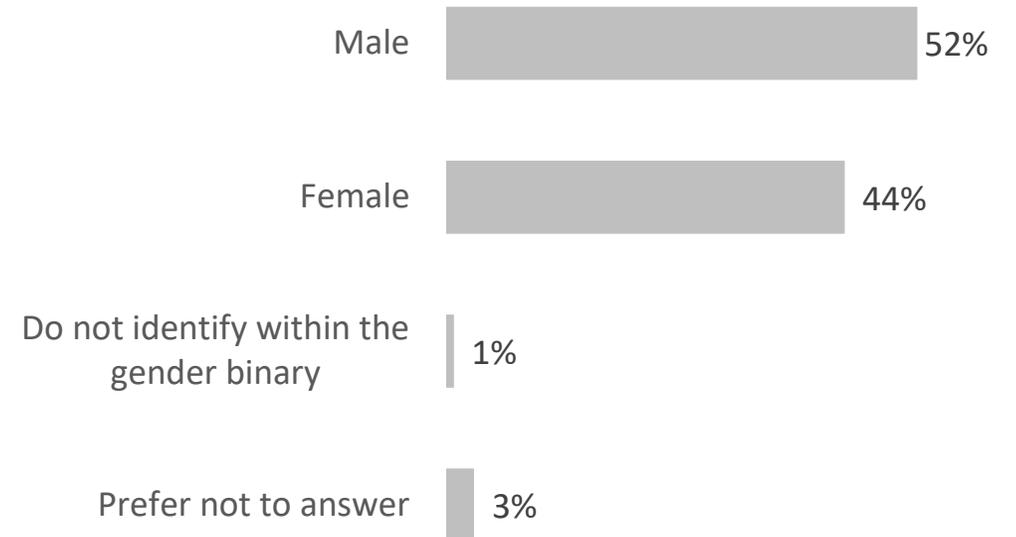
Demographics are provided as background on the composition of survey respondents.
Please note these results are not weighted to the City of Surrey's population.

Profile of Survey Participants (#2)

Age Range

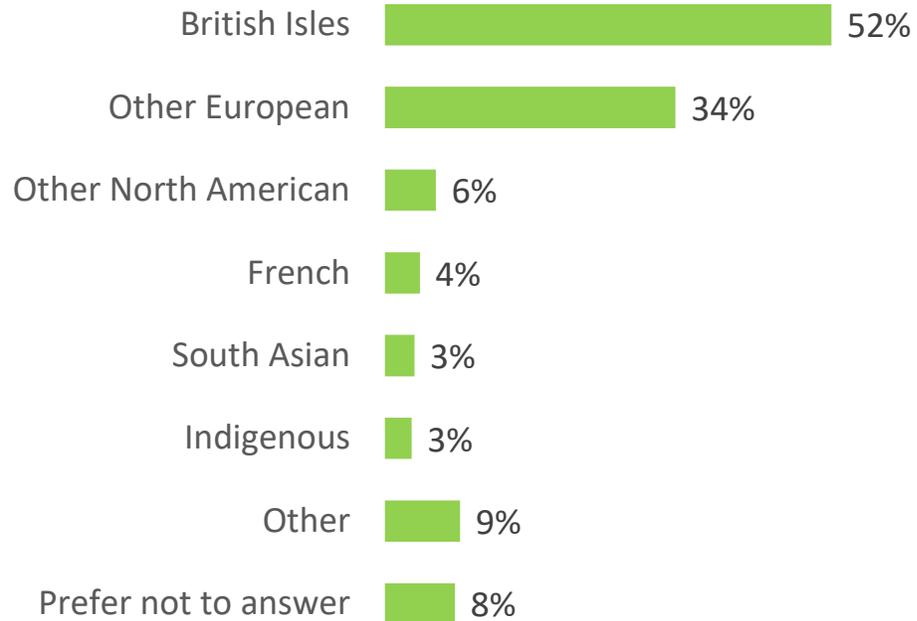


Gender

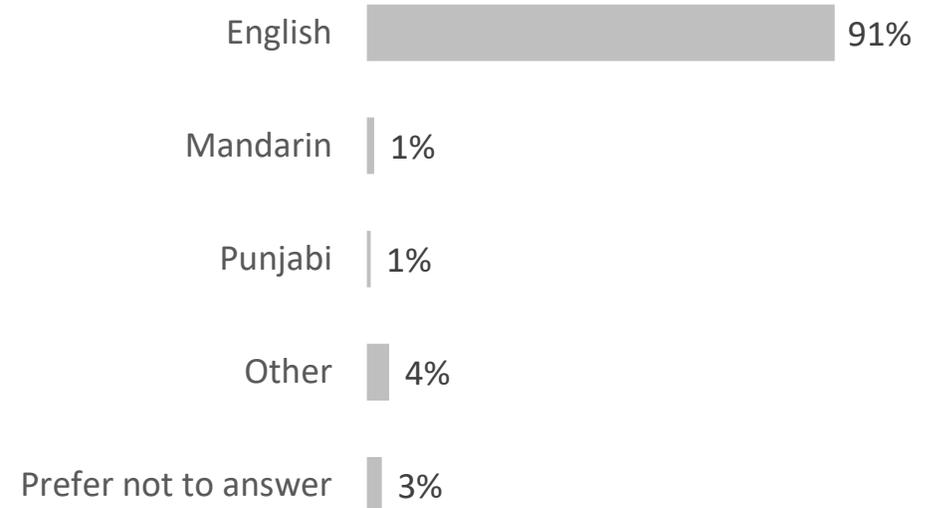


Profile of Survey Participants (#3)

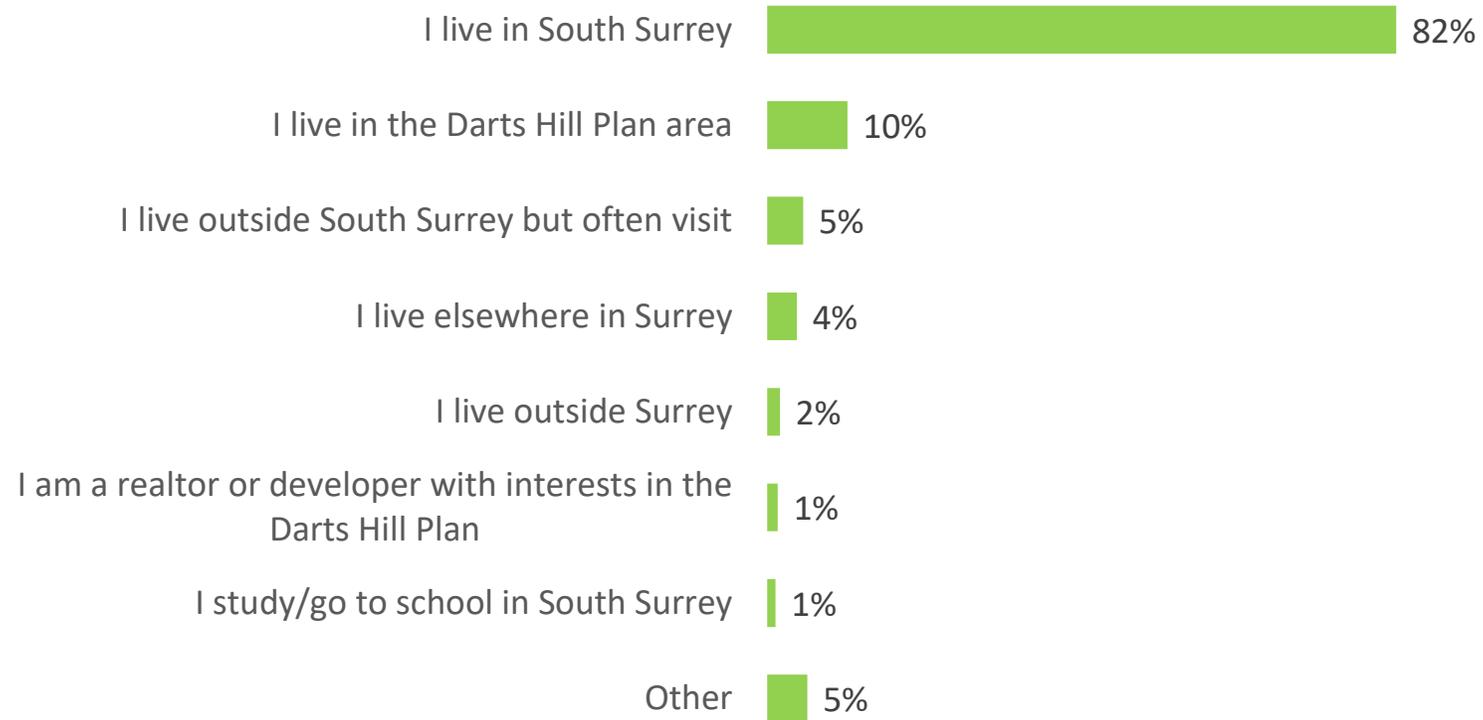
Ethnicity/Cultural Origins



Language Spoken Most Often at Home



Relationship to Darts Hill Plan



Q: What is your relationship to Darts Hill Plan? Select all that apply.

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

Total participants: 362

Plan Process Background

The multi-year process to create the Darts Hill Plan began in 2016. A draft (Stage 1) plan was approved by Council in July 2019. It included preliminary concepts for land use, transportation, and parks and open spaces. Since then, we've been working on the details through the final (Stage 2) planning process. This includes work on utility servicing, financing, sustainability, urban design and development guidelines, and other supportive policies. Revisions to the draft (stage 1) plan have been made as a result of this work.

Where We Are in the Plan Process



Vision and Plan Principles

One of the first steps in the planning process was developing a draft vision and principles to guide the plan. These were refined through the process as we gathered public input. As we finalize the plan, we wanted to check in with you to see how we did, meeting the vision and principles.

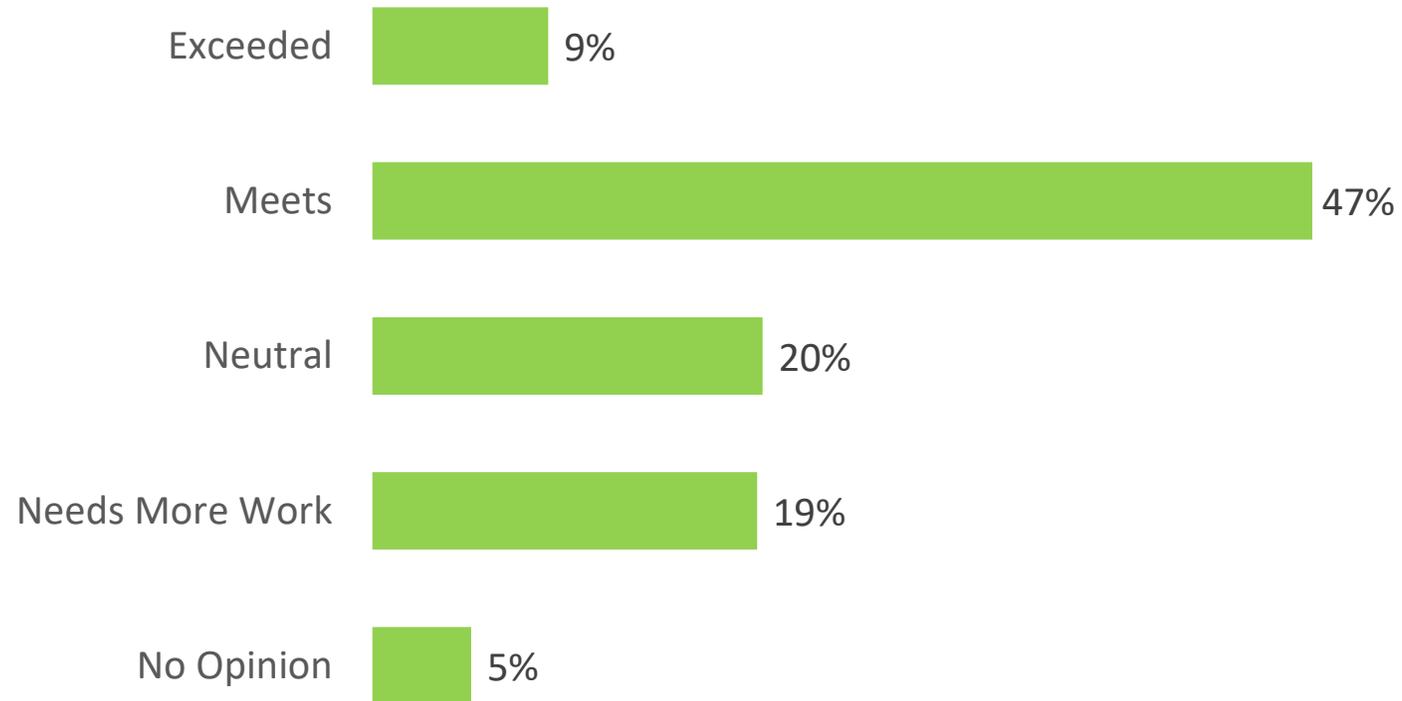
Vision & Guiding Principles

“Darts Hill is a compact, complete, and green neighbourhood where all residents have local parks and natural areas close to home. It is centered around a distinct urban village which provides a neighbourhood focal point, and a place for residents to access most day-to-day needs. Darts Hill is a walkable neighbourhood that offers residents a sense of community, fosters physical health and wellbeing, and reduces greenhouse gas emissions.”

- Provide A Range of Housing
- Provide for Community Amenities & Schools
- Ensure Healthy, Protected & Diverse Ecosystems & Biodiversity
- Provide for a Range of Parks & Recreation Opportunities
- Consider Access to and Views of Nature
- Limit Urban Impacts of the ALR
- Foster a Multi-model Transit Oriented Community
- Ensure Appropriate Servicing, Financing, & Infrastructure Improvements
- Promote Neighbourhood, Commercial, & Local Retail Opportunities

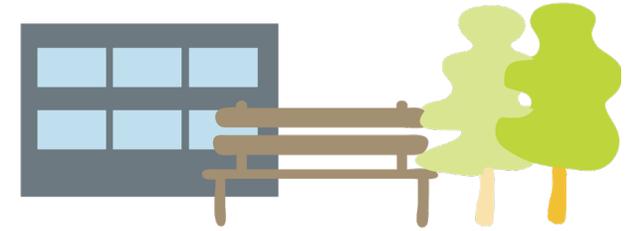
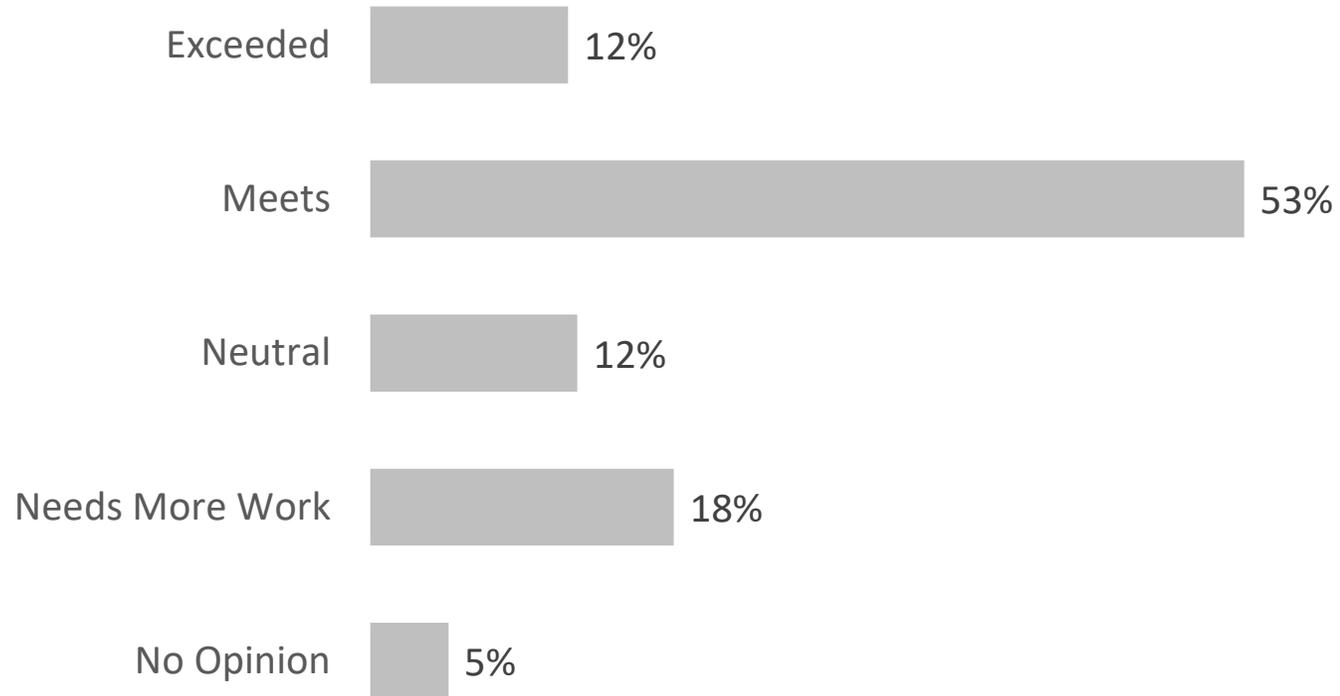
Now, reflecting on all the Vision and Principles let's explore the proposed, (1) Parks Plan, (2) Transportation Strategy, (3) Land Use Concept, and (4) Utilities plans in more detail.

Parks Strategy: Ensure a Healthy, Protected & Diverse Ecosystems & Biodiversity



Q: How do you think the proposed Parks Strategy did to meet the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 362

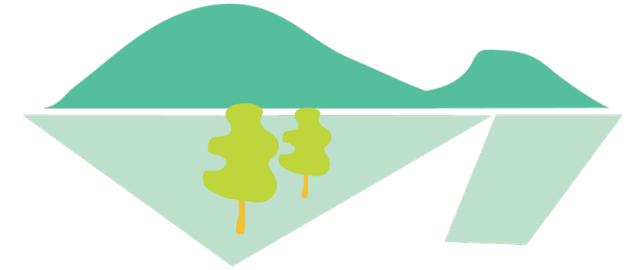
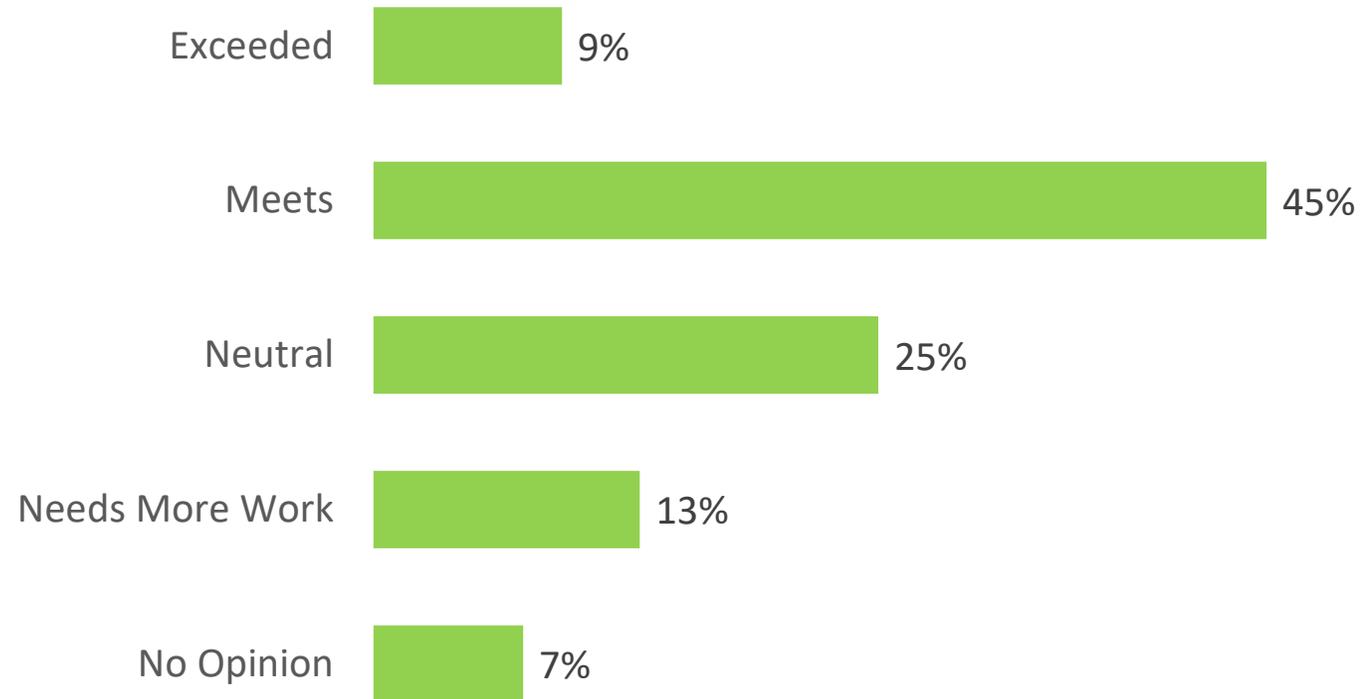
Parks Strategy: Provide for a Range of Parks



Q: How do you think the proposed Parks Strategy did to meet the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.

Total participants: 361

Parks Strategy: Consider Access to and Views of Nature



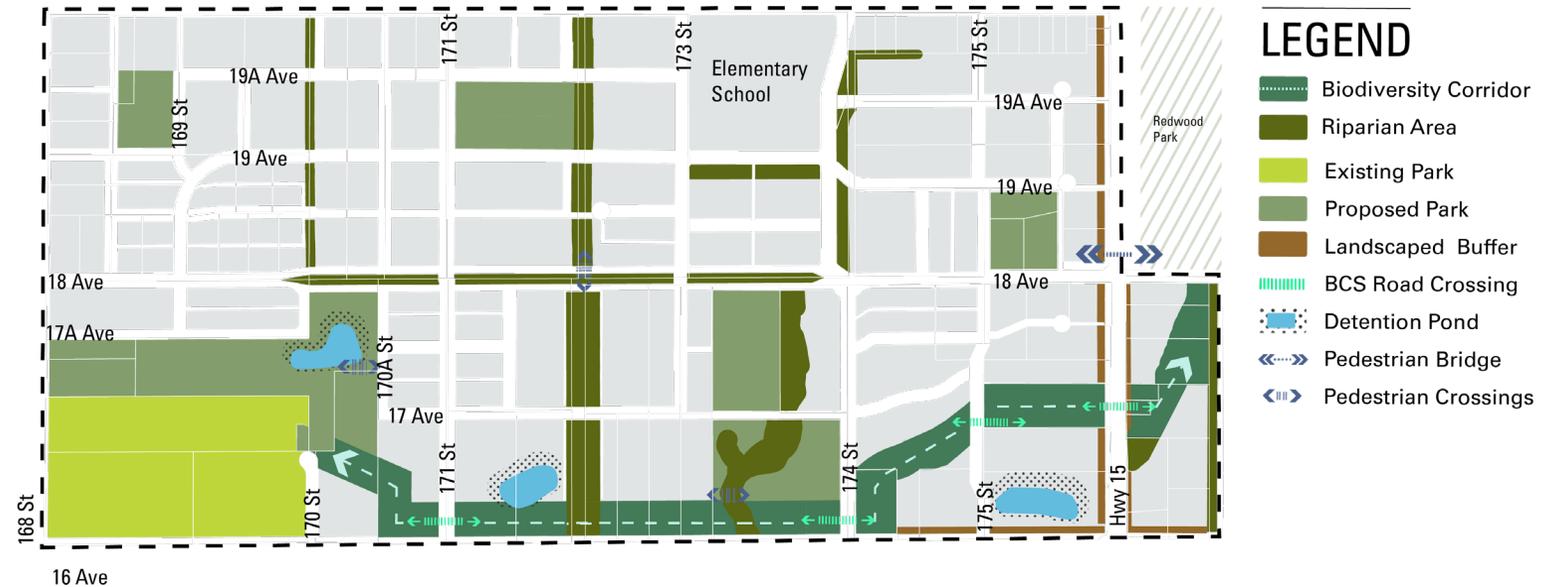
Q: How do you think the proposed Parks Strategy did to meet the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.

Total participants: 361

Summary of Verbatims – Parks and Open Space

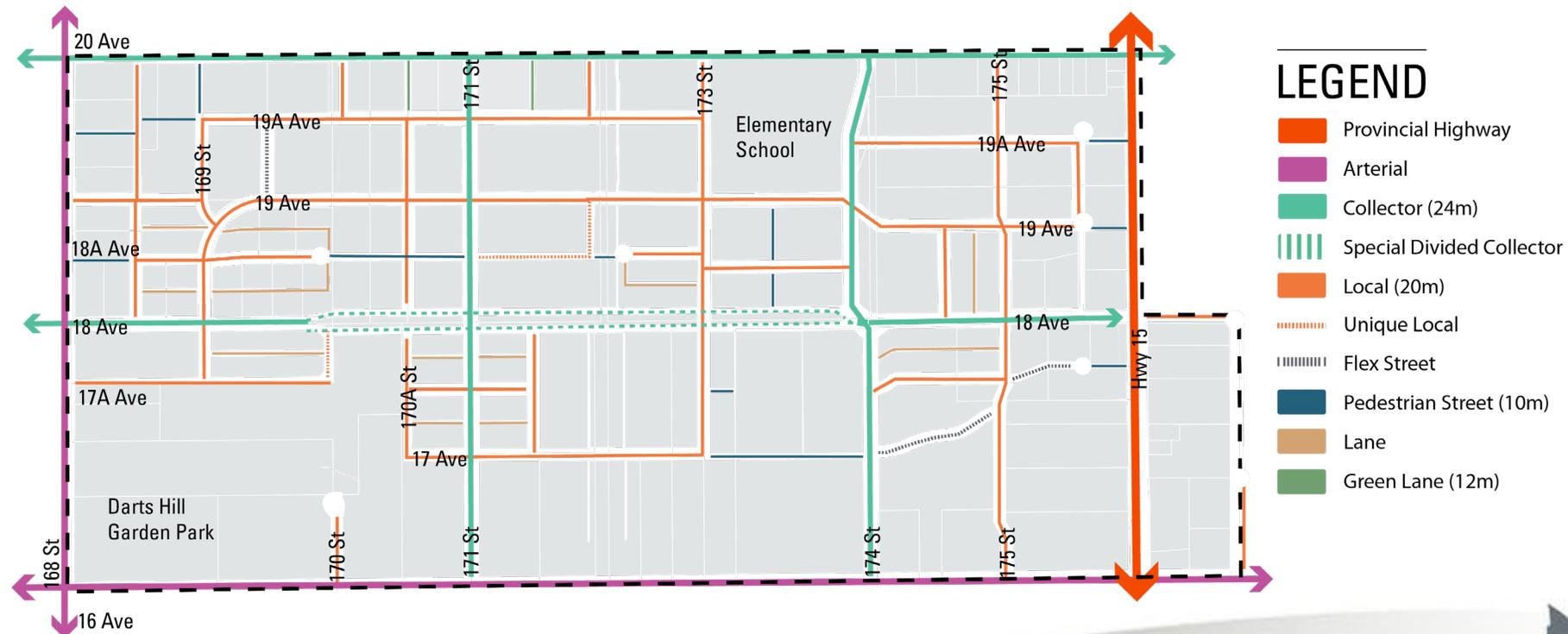
Generally, respondents were supportive of the parks and open space strategy although some felt that it needed more work. There were a wide range of comment including the following:

- Some respondents felt that **parks could be expanded** both in size and number of neighbourhood parks. Others encouraged the plan to retain as much **natural area** as possible.
- There were concerns with **proximity of the wildlife corridor to 16th Avenue**.
- Some commented that **more natural areas** could be protected (e.g. **retain trees** and **incorporate nature into development**).
- **Limit the height of homes** along the southern part of 18 Avenue to protect views of the ALR.

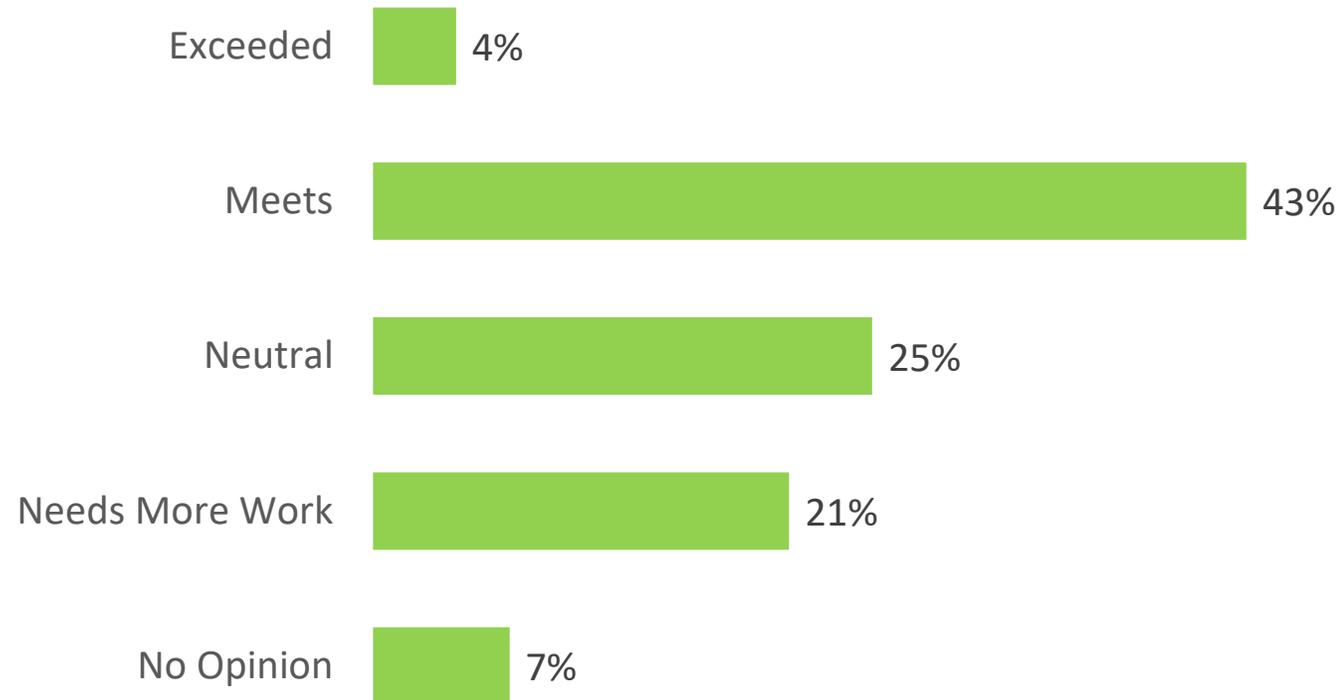


Road Network Strategy

The transportation concept follows the guiding principles outlined in the City's Transportation Strategic Plan and supplementary plans, including the City's Walking Plan, Cycling Plan, and Vision Zero Surrey Safe Mobility Plan. It provides an open, connected, and continuous street network that supports cycling and pedestrian connectivity, transit service, and compact neighbourhood development. The final plan includes unique road cross-sections. These will be used where roads intersect or abut biodiversity corridors, parkland, and in areas of steep slopes or areas of environmental sensitivity.



Road Network Strategy: Ensure Appropriate Transportation Infrastructure Improvements

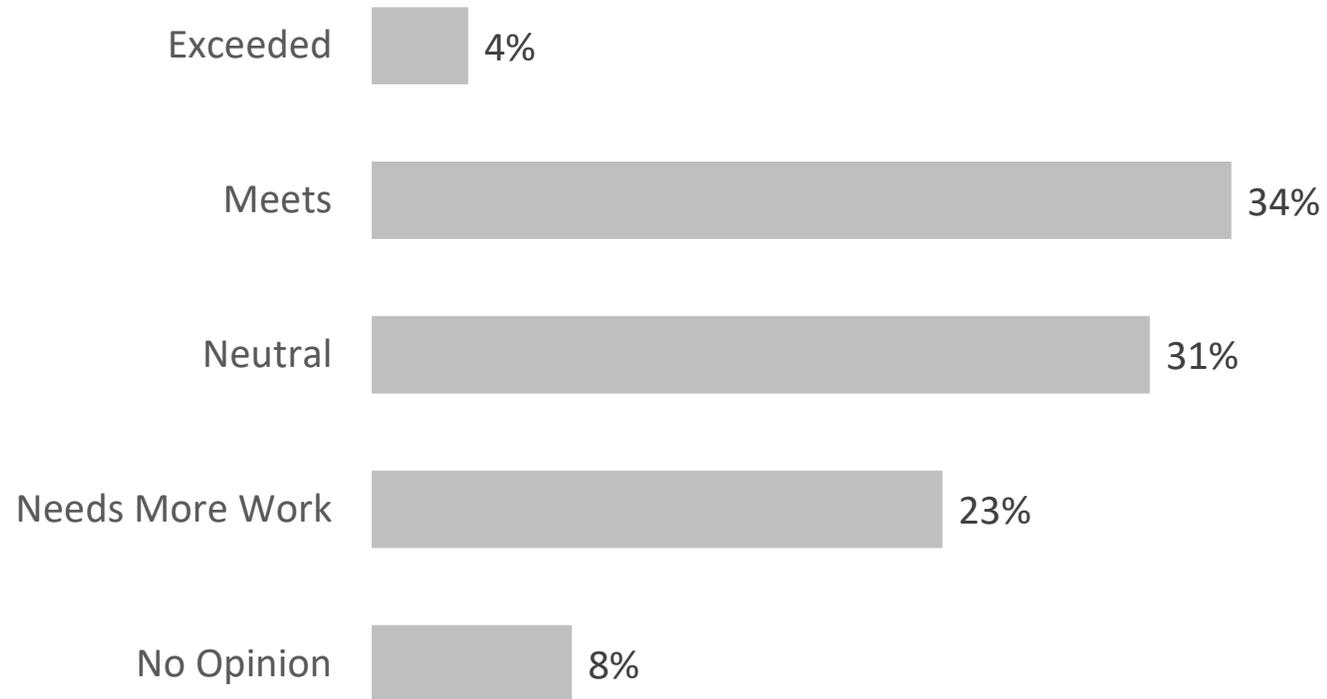


Q: How do you think the proposed Road Network Strategy meets the plan vision and principles of:

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

Total participants: 338

Road Network Strategy: Foster a Multi-modal Transit Oriented Community



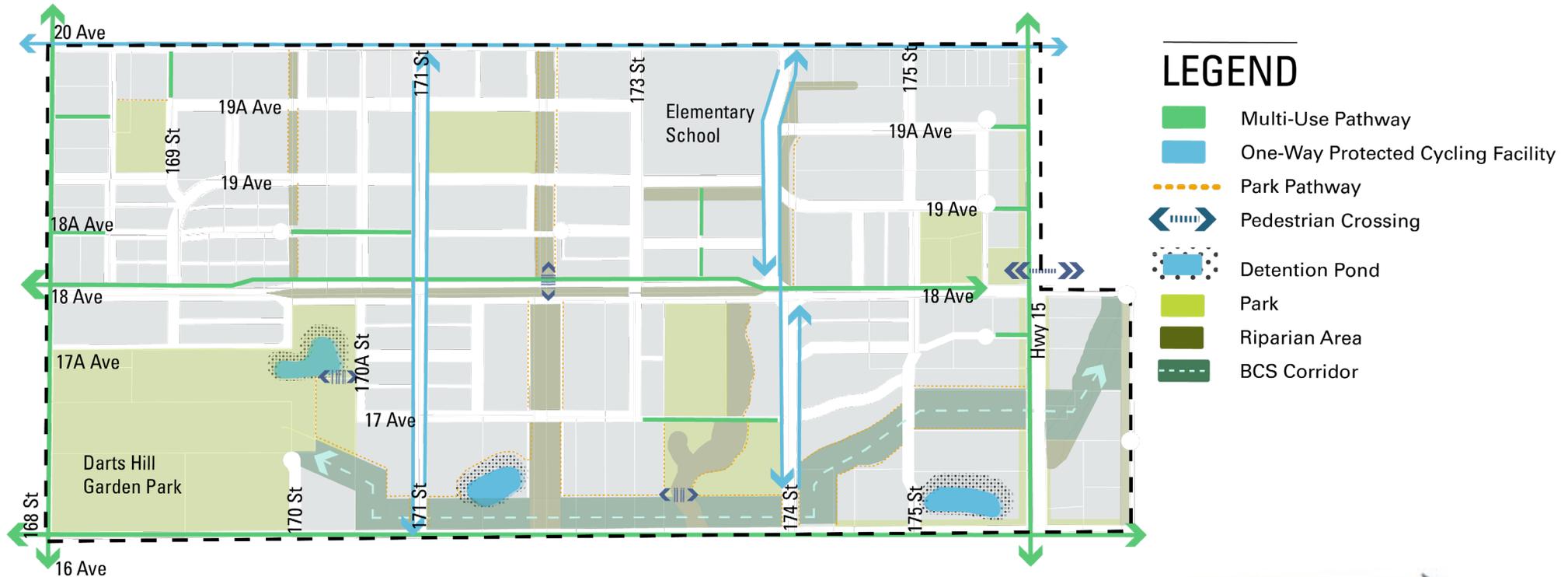
Q: How do you think the proposed Road Network Strategy meets the plan vision and principles of:

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

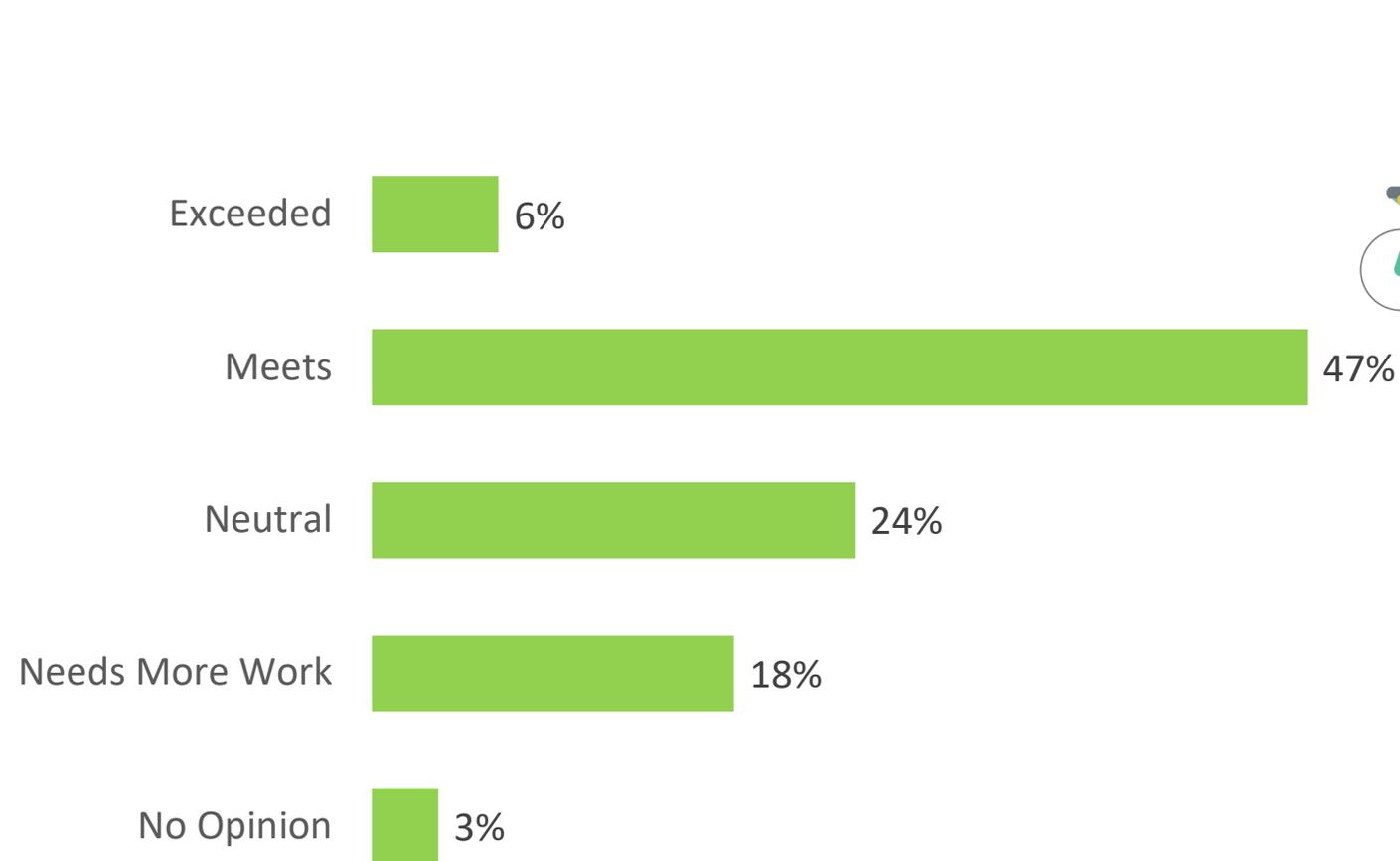
Total participants: 338

Bicycle and Pedestrian Network Strategy

Planning for active transportation is an important part of how new neighbourhoods are built. That is, safe and pleasant opportunities to walk, run, cycle or roll around the community. In addition to sidewalks on all roads and on-street cycling on local roads, the plan provides a network of multi-use pathways, protected cycling facilities (cycle-tracks) and off-street park pathways. It also includes a pedestrian crossing over Highway 15 to provide safe and convenient access to Redwood Heights Park.



Bicycle and Pedestrian Network Strategy: Foster a Multi-modal Transit Oriented Community

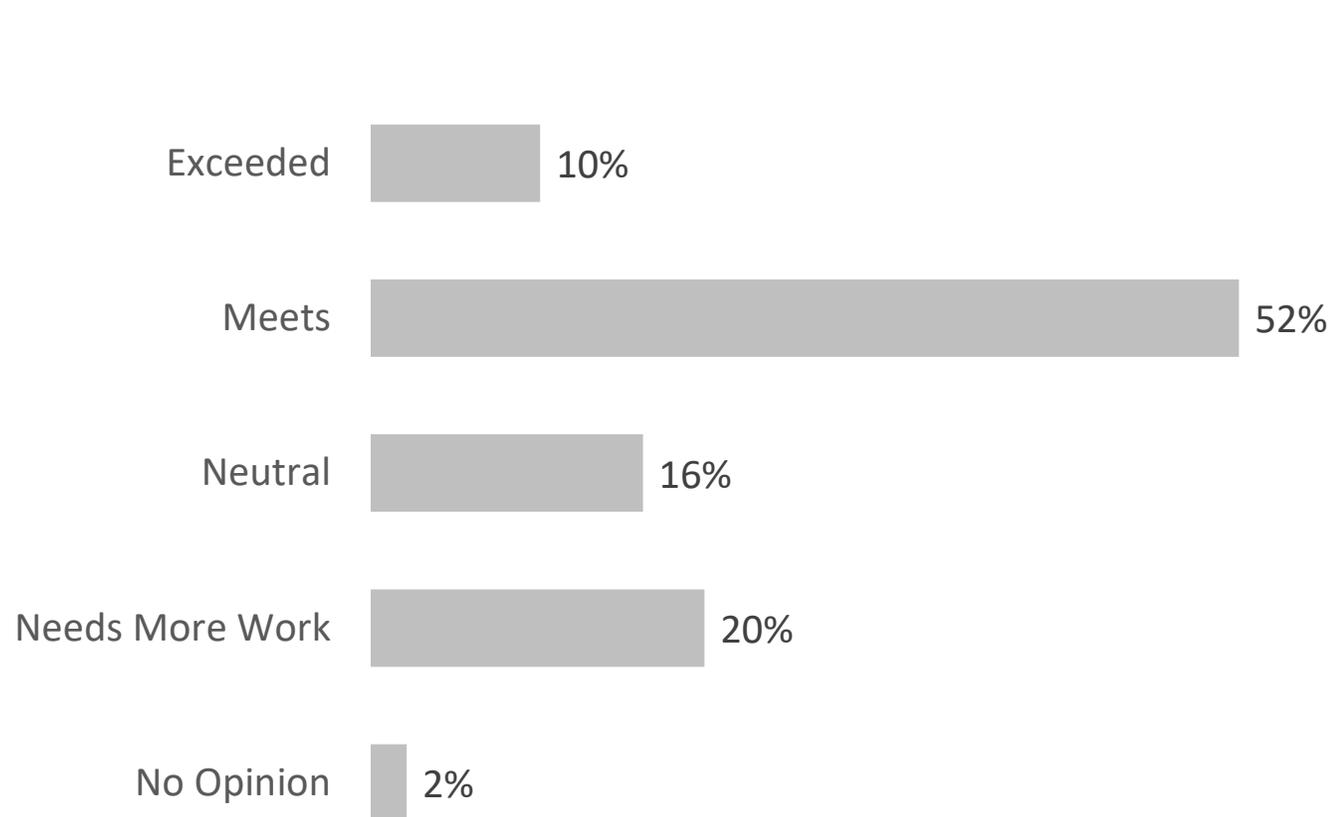


Q: How do you think the proposed Bicycle and Pedestrian Strategy meets the plan vision and principles of:

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

Total participants: 327

Bicycle and Pedestrian Network Strategy: Provide for a Range of Parks and Recreation Opportunities

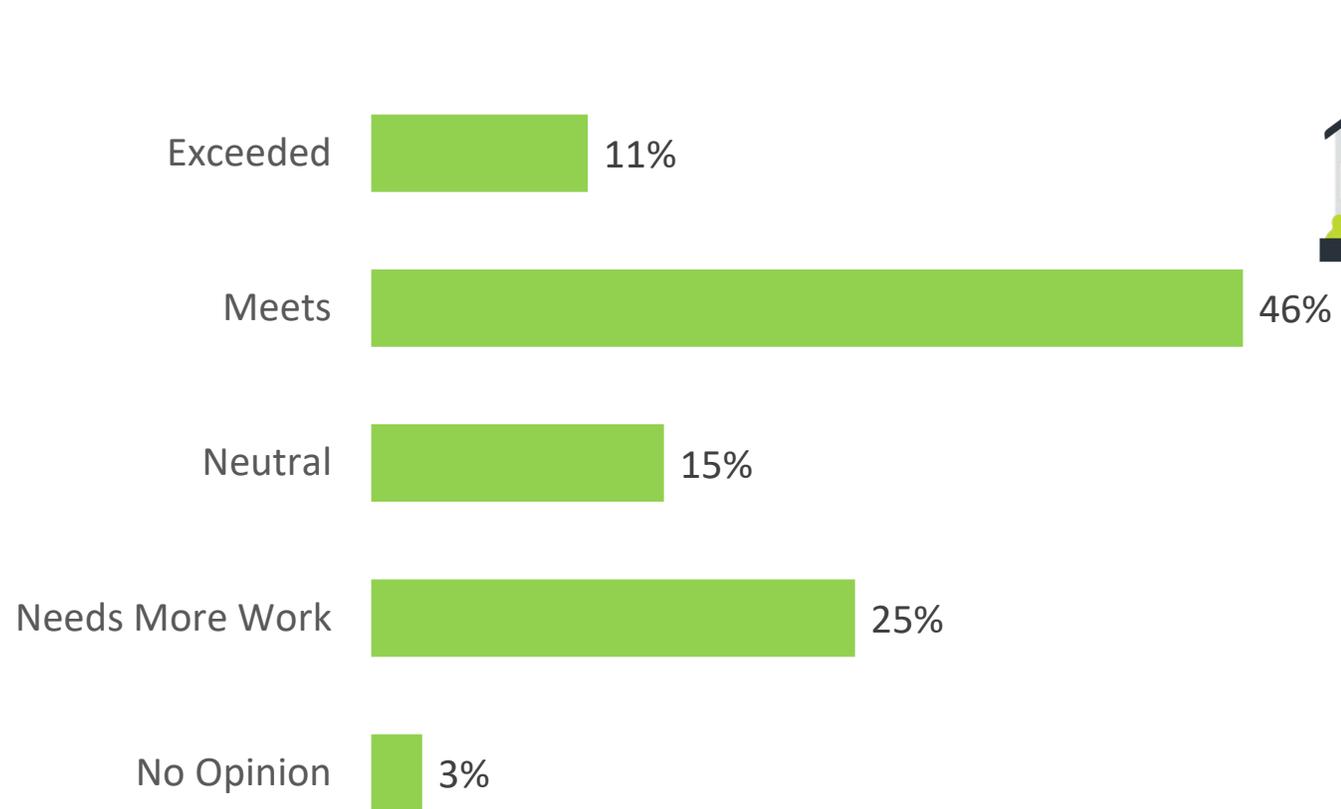


Q: How do you think the proposed Bicycle and Pedestrian Strategy meets the plan vision and principles of:

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

Total participants: 327

Land Use Strategy: Provide A Range of Housing

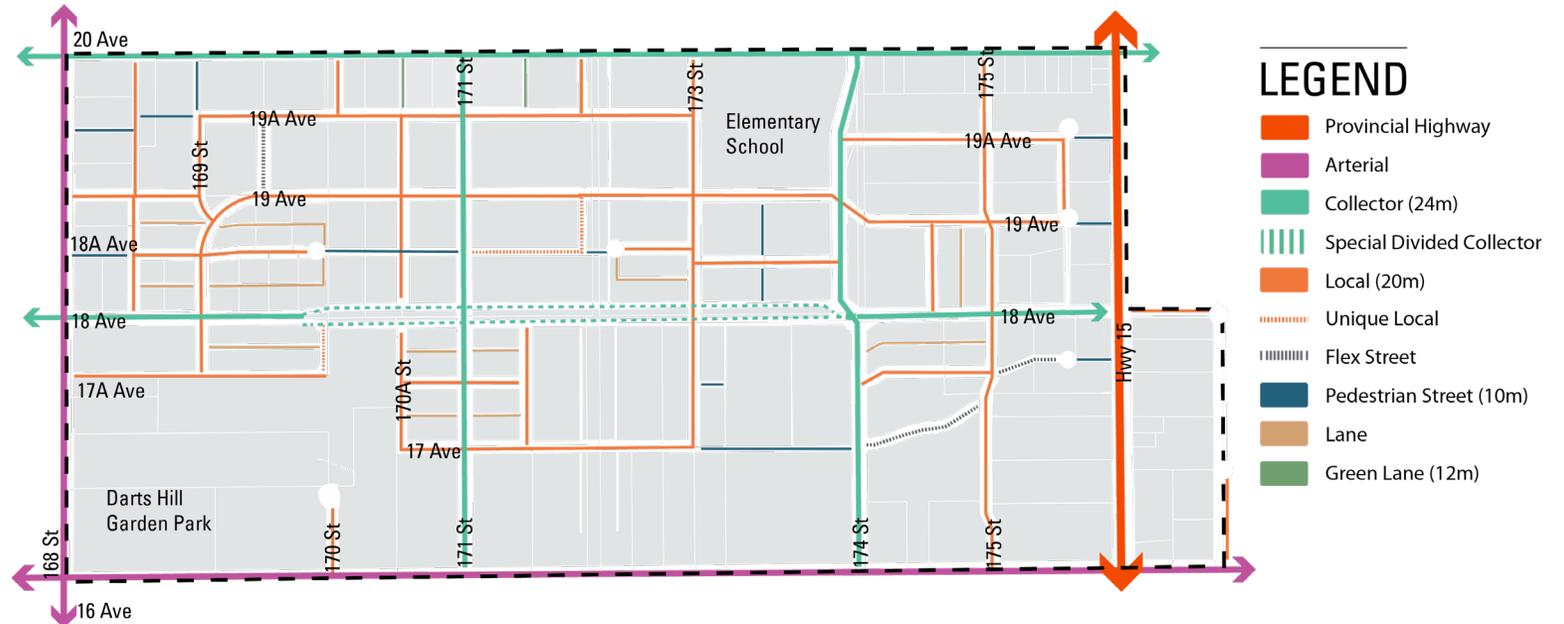


Q: How do you think the proposed Land Use Strategy meets the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 301

Summary of Verbatims – Transportation Concept

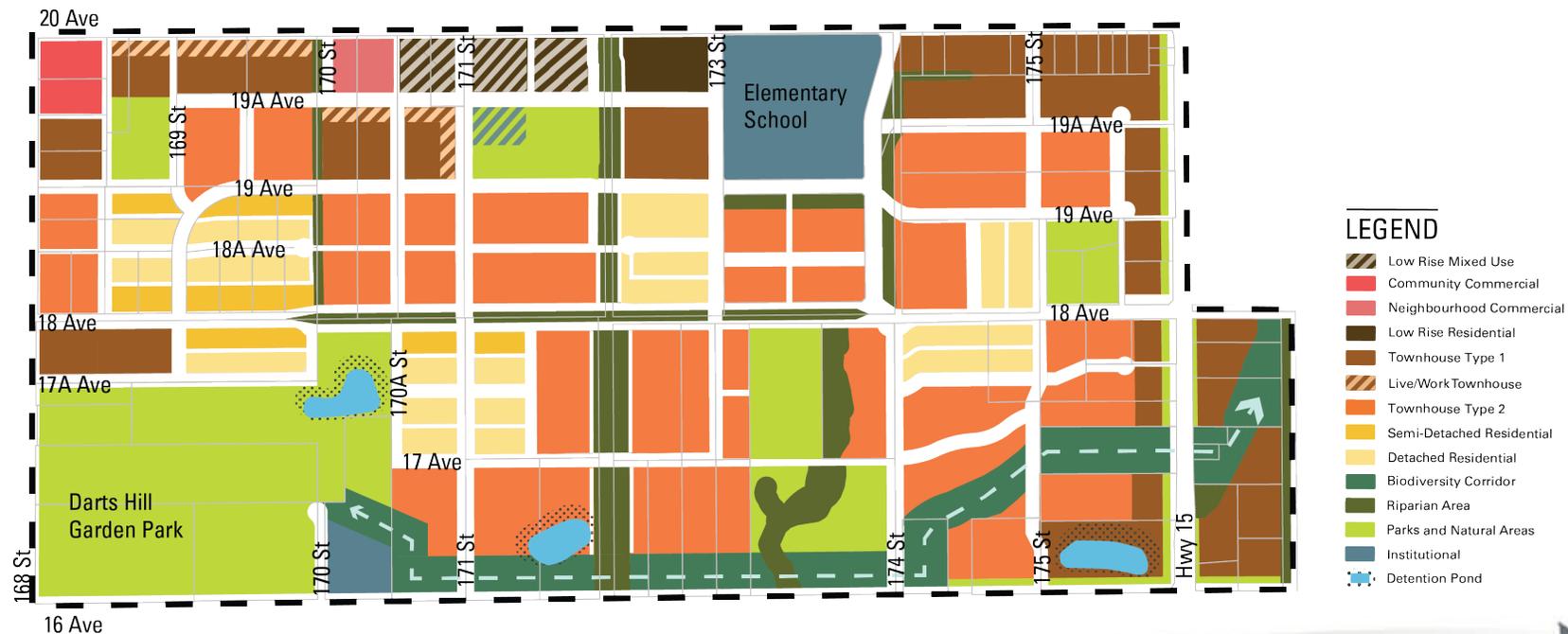
Generally, respondents were supportive of the transportation concept although some felt that it needed more work. There were a wide range of comment including the following:

- Respondents voiced concern regarding overall **pedestrian and cyclist safety** along roads while citing a need for **more walking/cycling routes**.
- Many respondents suggested that the plan should **expand the pedestrian and cycling network**.
- A number of respondents emphasized a need for **bus service** in the Plan Area.
- There were Suggestions for more **east-west routes** and ensuring routes are **linked to destinations** within and outside of Darts Hill.

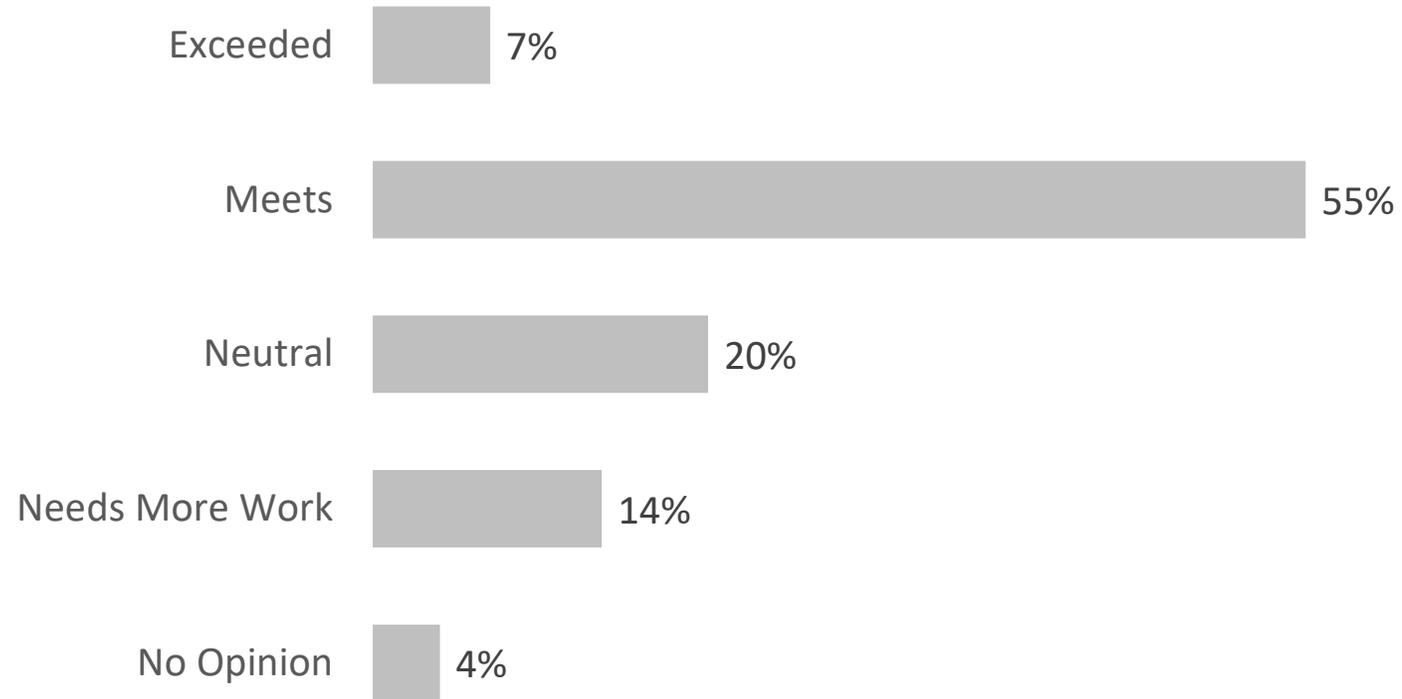


Land Use Strategy

Here is the overall land use map. The map shows where and how the land uses fit together to create a coordinated plan for future growth. The concept focuses the highest densities and mix of uses around the urban village, centred on 171 Street and 20 Avenue. The village provides opportunities for shops, cafes, offices and amenities. It also envisions the future home of a new 'Neighbourhood House' which would offer a variety of community-oriented services and programs. Building heights and densities generally transition away from the village and main roads. Land uses respond to the network of parks and natural areas and ensure that all residents are within 500m of parkland and access to nature.

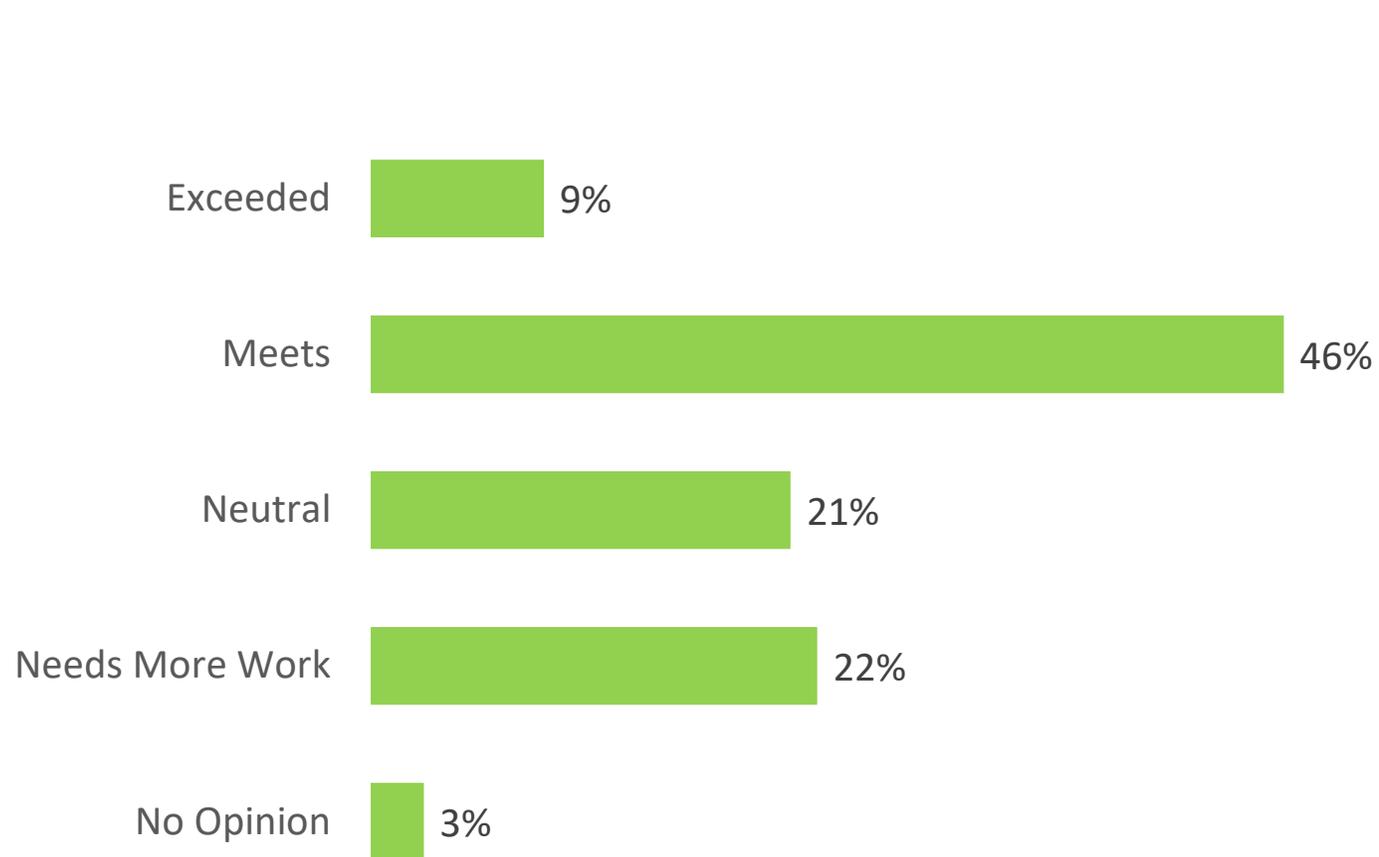


Land Use Strategy: Provide for Community Amenities & Schools



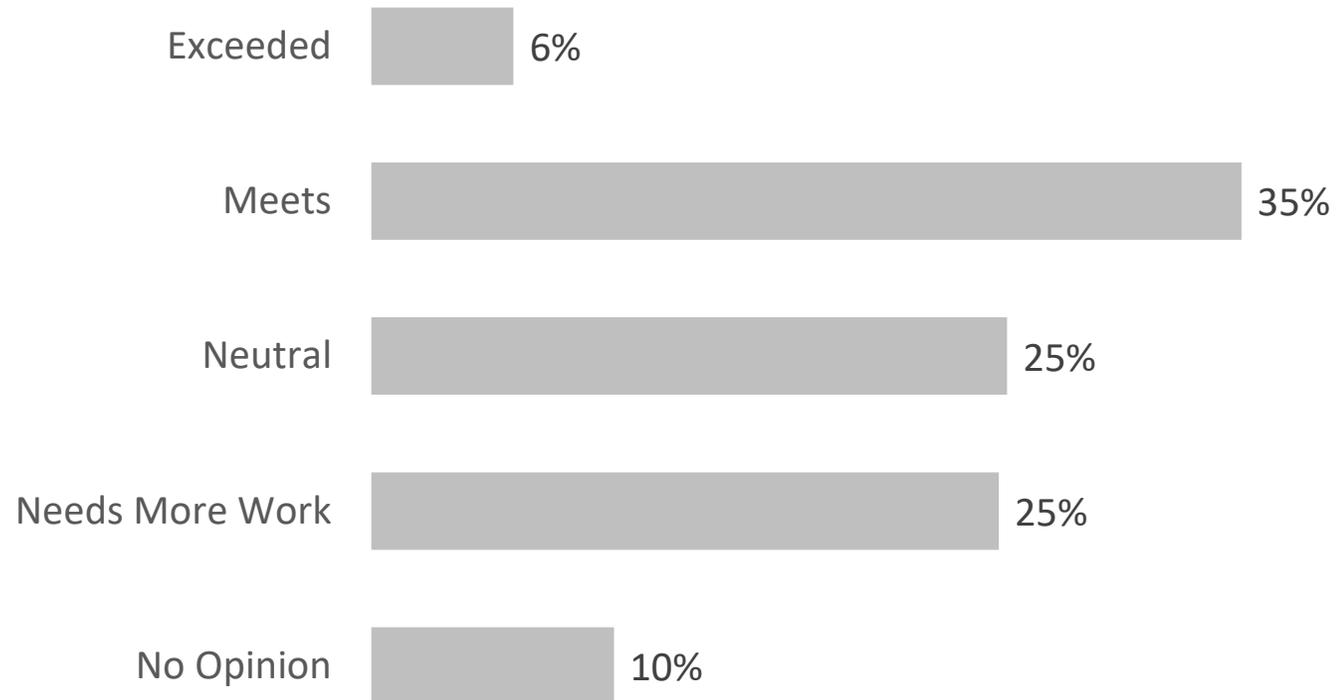
Q: How do you think the proposed Land Use Strategy meets the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 301

Land Use Strategy: Ensure Healthy, Protected & Diverse Ecosystems & Biodiversity



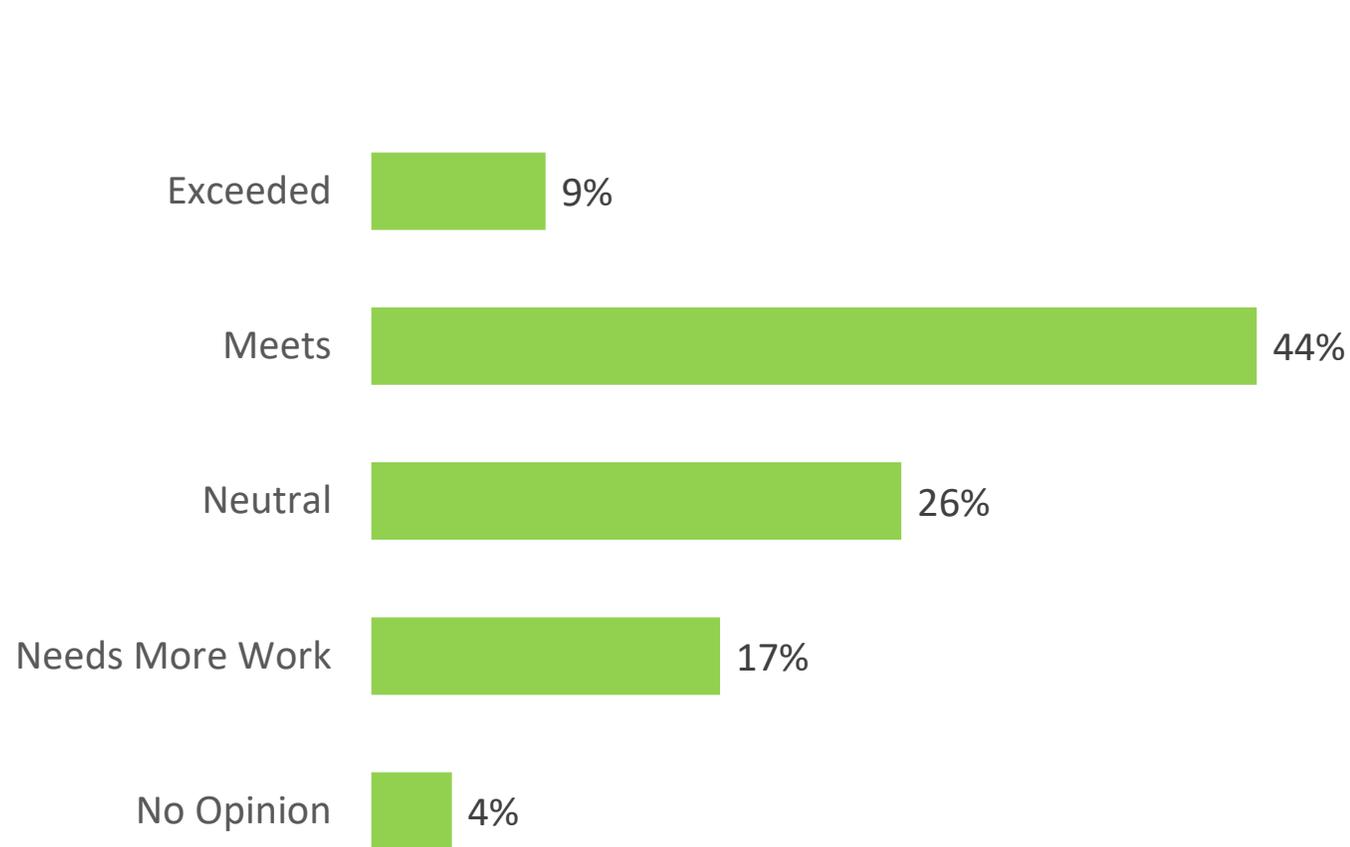
Q: How do you think the proposed Land Use Strategy meets the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 301

Land Use Strategy: Limit Urban Impacts on the ALR



Q: How do you think the proposed Land Use Strategy meets the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 301

Land Use Strategy: Promote Neighbourhood Commercial and Local Retail Opportunities

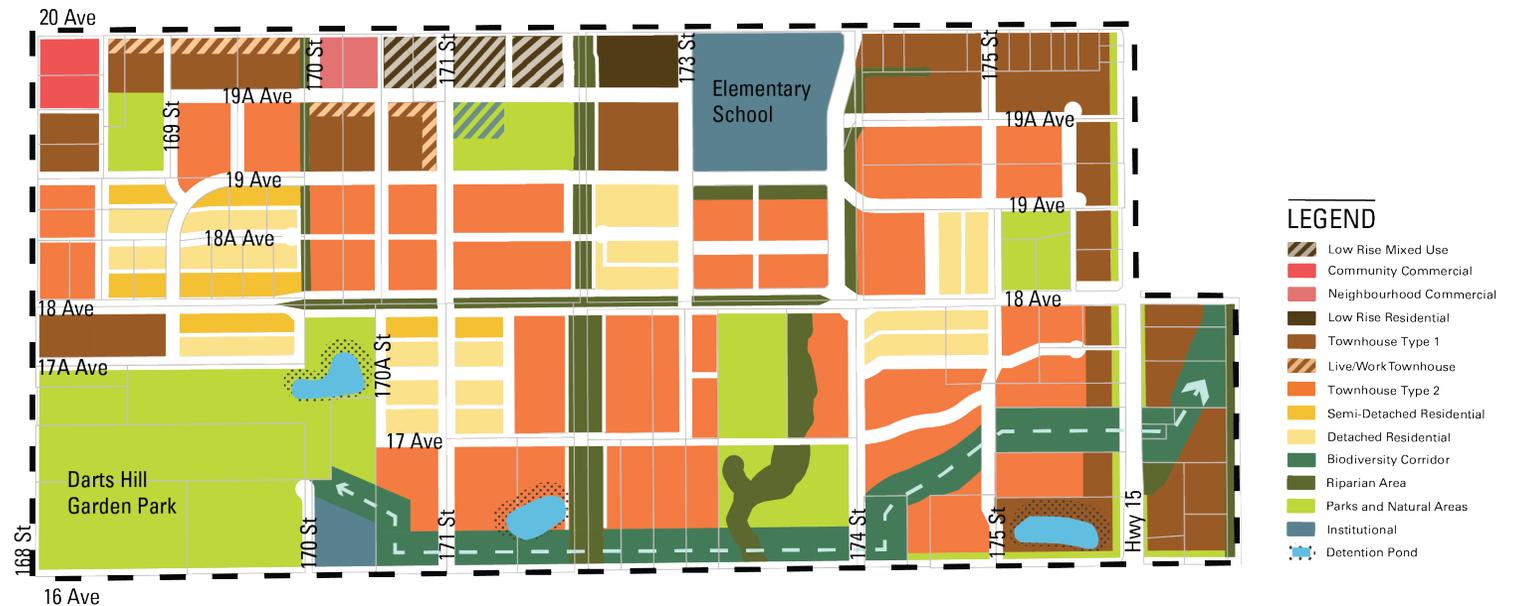


Q: How do you think the proposed Land Use Strategy meets the plan vision and principles of:
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 301

Summary of Verbatims – Land Use Concept

Generally, respondents were supportive of the land use concept although some felt that it needed more work. There were a wide range of comment including the following:

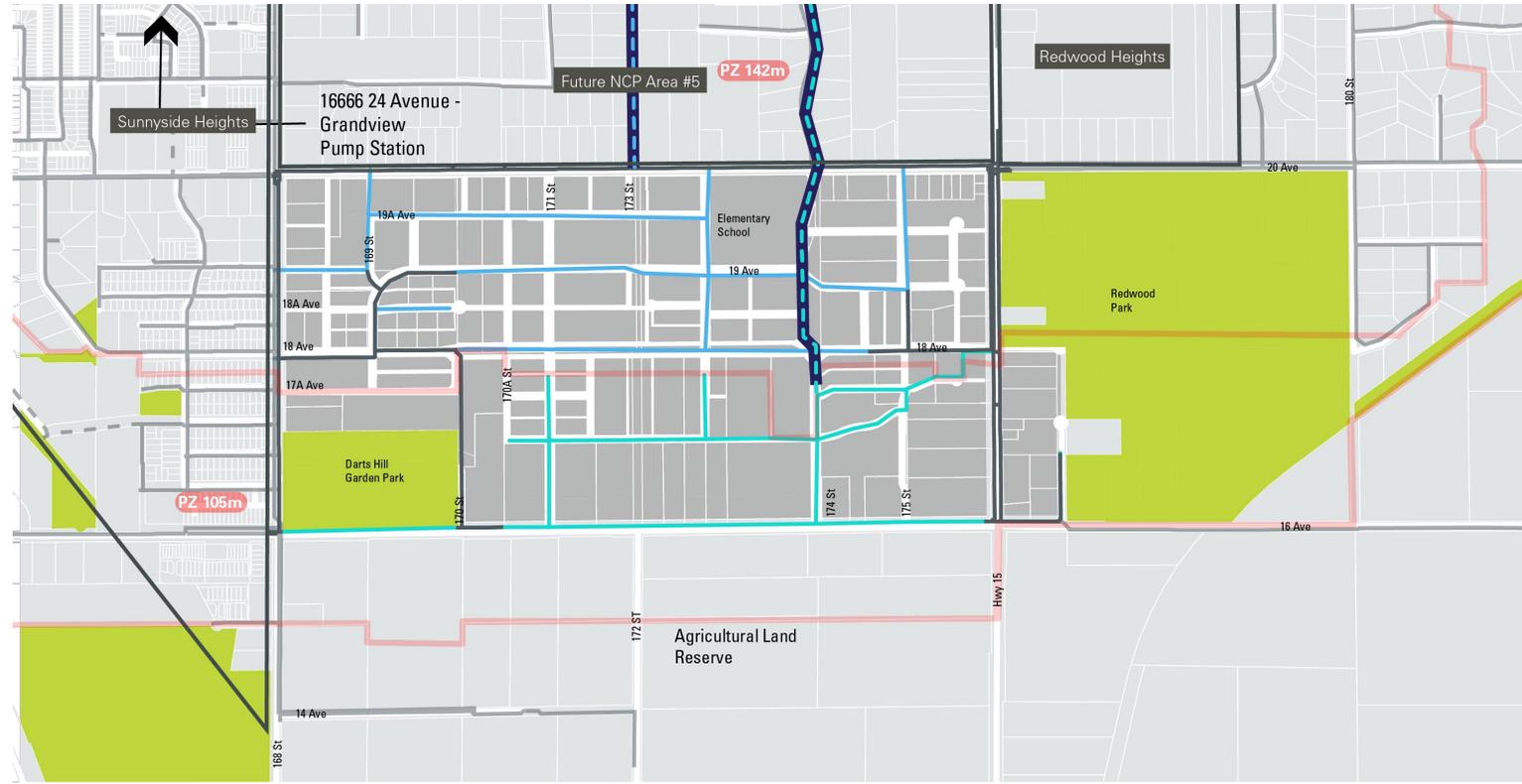
- Many respondents noted there was a need for **more lower density housing** in the Plan Area, particularly detached **single-family homes**.
- Some noted that the Land Use Strategy included **too many townhomes** and were concerned with the level of density.
- Some respondents also suggested that more **affordable housing options** should be provided.
- Some said **more commercial and retail uses were needed** while others thought there's **too much commercial and retail uses** planned for the area.



Utilities Servicing Strategy

As the Darts Hill area redevelops the servicing infrastructure will need to be updated.

Water: New water mains and upsizing will be required, with distribution mains proposed to service Darts Hill.



LEGEND

- | | | |
|----------------------------|---|---|
| Existing Watermains | Proposed Watermains (105m) | Proposed DCC Eligible Feeder Mains (105m) |
| Proposed Watermains (142m) | Proposed DCC Eligible Feeder Mains (142m) | Proposed Water Pressure Zone (PZ) |

Utilities Servicing Strategy

Sewer: There is no existing municipal sanitary sewer system in Darts Hill. A network of local and trunk sanitary sewers will be required, which will convey wastewater either to the existing sanitary sewer on 168 Street or to a new siphon sewer that will run south on 172 Street, then west on 14 Avenue, to the existing Fergus Sanitary Pump Station.

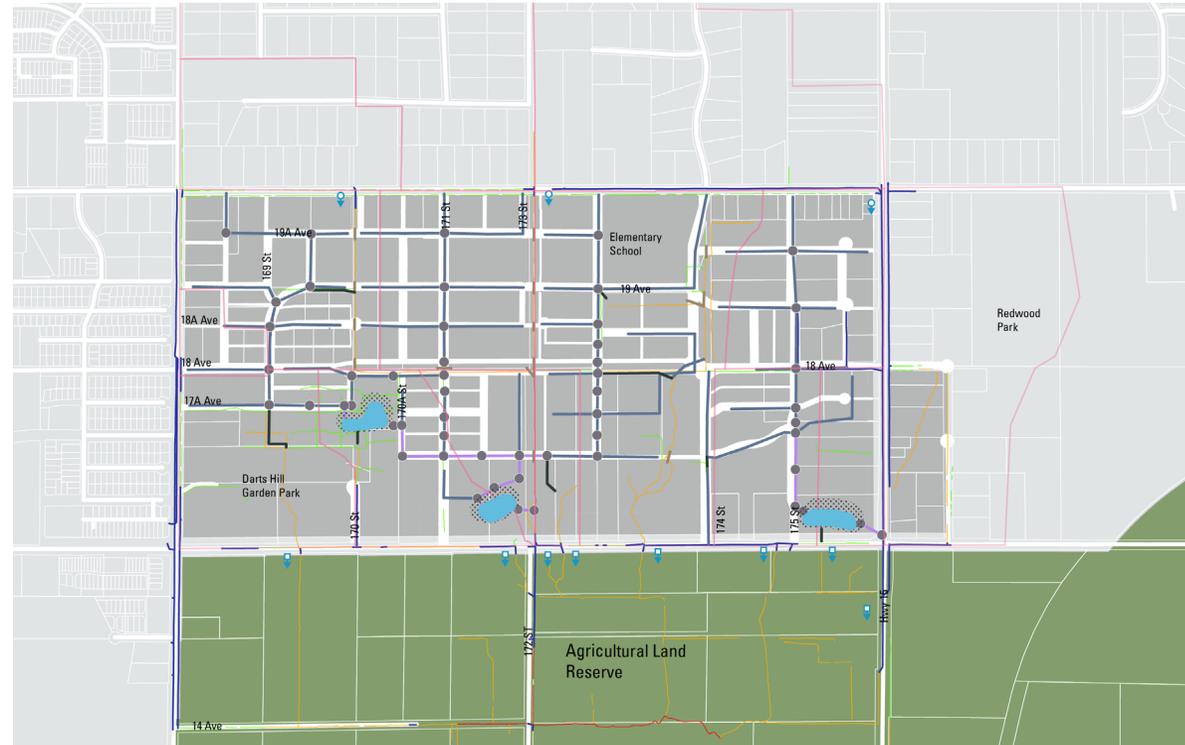


LEGEND

- Sewer Catchment Boundary
- Areas to be Serviced by Low Pressure System
- Sanitary Mains (Existing)
- Manholes
- Forcemain
- Proposed Siphon
- Proposed Sanitary
- Proposed Sanitary Mains (Low Pressure System)
- Proposed DCC Eligible Sanitary Sewer
- Proposed DCC Eligible Sanitary Sewer - Upsize Only

Utilities Servicing Strategy

Stormwater: A network of storm sewers will convey stormwater runoff to one of three proposed detention ponds in the study area. The detention ponds will be designed to mitigate the impacts of development on downstream infrastructure and habitat by reducing peak discharge and runoff volumes. Low (base) flows will continue to be directed to the existing creeks and watercourses in the study area.



LEGEND

Watercourses

- Class A Stream
- Class A/O Stream
- Class B Stream
- Class C Stream

Existing Drainage

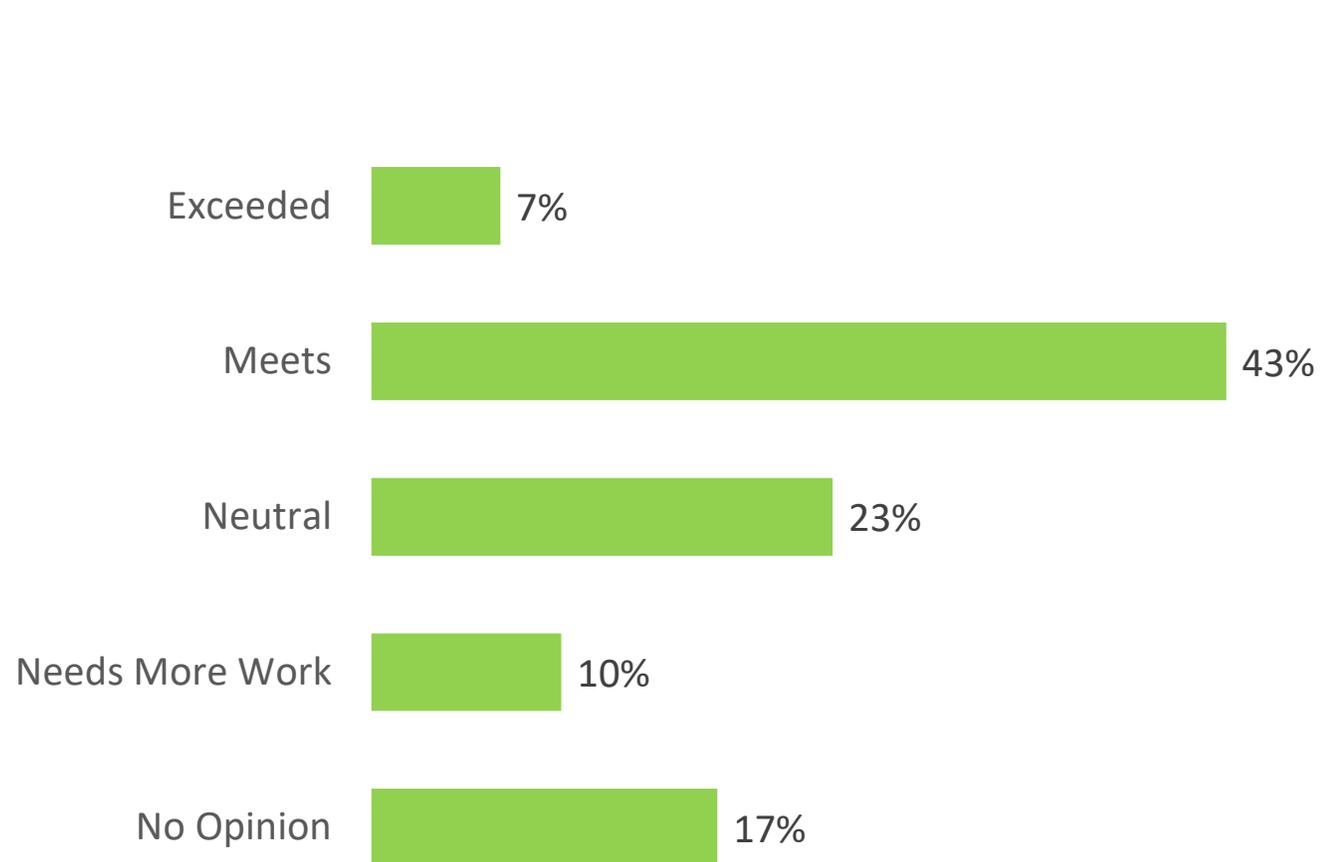
- Storm Sewer
- Inflow
- Outflow

Proposed Drainage

- Catchment Boundary
- Culvert
- Local Storm Sewer
- Trunk Storm Sewer

- Manholes
- Low Flow Diversion Structure
- Detention Pond

Utilities Servicing Strategy: Ensure Appropriate Servicing Financing and Infrastructure Improvements

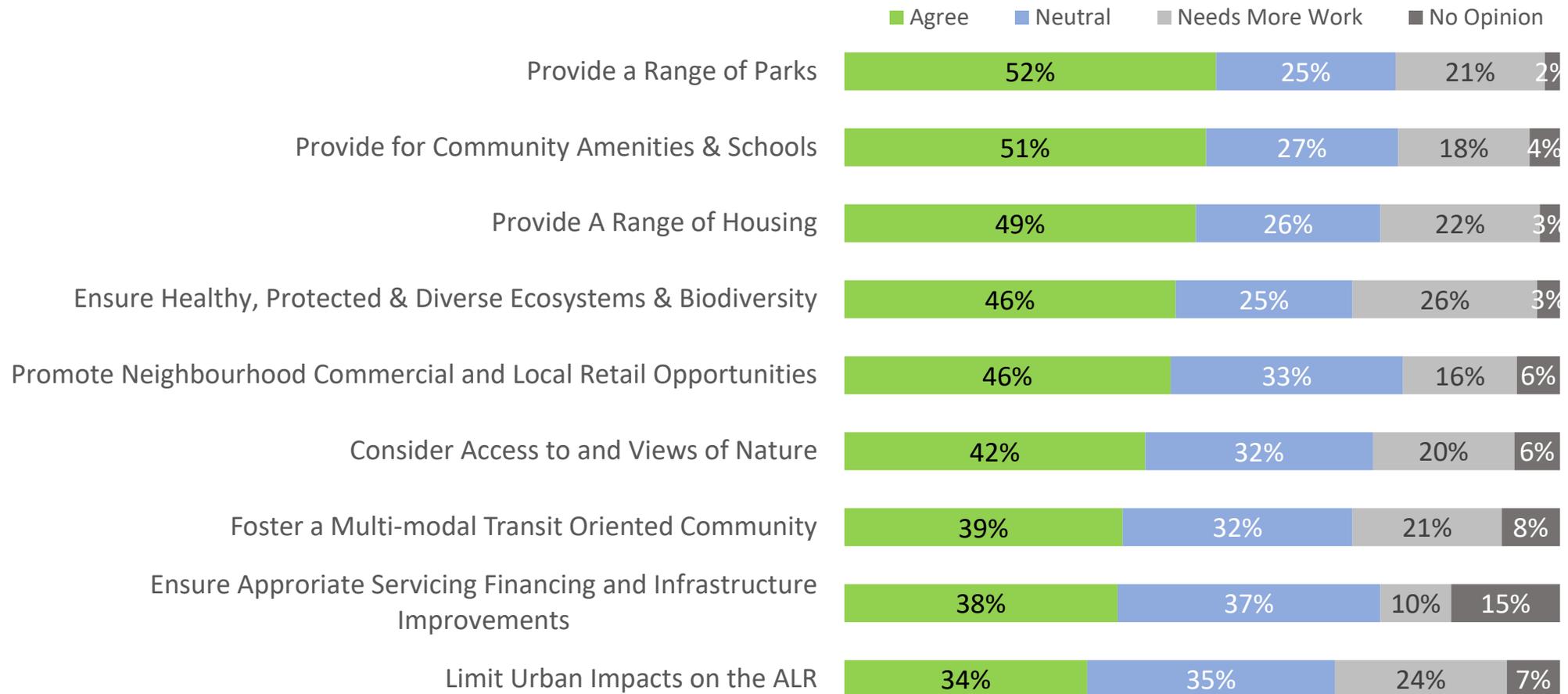


Q: How do you think the proposed Servicing for Water, Sanitary Sewer, and Drainage (Stormwater) meets the plan vision and principle of “Ensuring Appropriate Servicing, and Infrastructure Improvements?”

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

Total participants: 292

Community's Vision & Planning Principles



Q: Reflecting on all the plan components (Parks, Transportation, Land Use, and Utilities). Do you think the plan has met the community's vision and planning principles?
 Total participants: 283