

The Fleetwood Plan

I Getting Started

November 2019

Change is Coming to Fleetwood

In April 2019, the City of Surrey began background study work to launch a multi-year process to create a comprehensive Fleetwood Area Plan.

The 25+ year plan will focus on opportunities to integrate new housing, jobs, businesses, and amenities around the new Expo Line SkyTrain expansion to Fleetwood. Our goal is to support growth while maximizing the community benefits associated with the new rapid transit connection to the region.

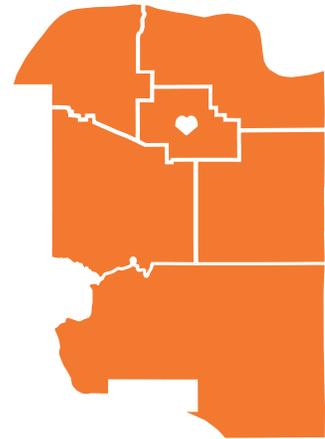
As we move forward with the land use planning process, there will be ongoing opportunities to share your thoughts and ideas for the future of Fleetwood.

What's a land use plan?

The Fleetwood Plan will determine what can be built and where. It will guide the City when considering future development applications. The Plan intends to:

- Consider the height, use and look of new buildings;
- Increase employment space;
- Address housing affordability;
- Minimize the displacement of existing residents;
- Upgrade streets and add connections;
- Improve parks and public spaces; and,
- Renew and add public amenities.

Without a plan, development can occur haphazardly and can lead to speculation and a lack of community amenities and infrastructure. A land use plan provides more certainty for residents, developers, the City and the community's future.



For More Information

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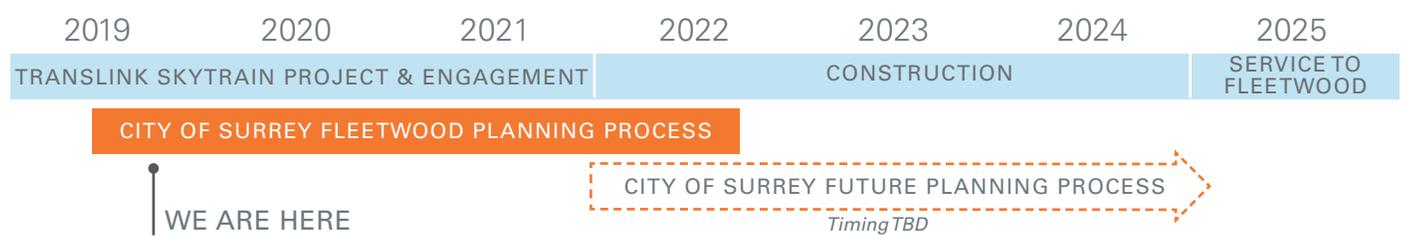


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TransLink and City of Surrey's Project Timelines

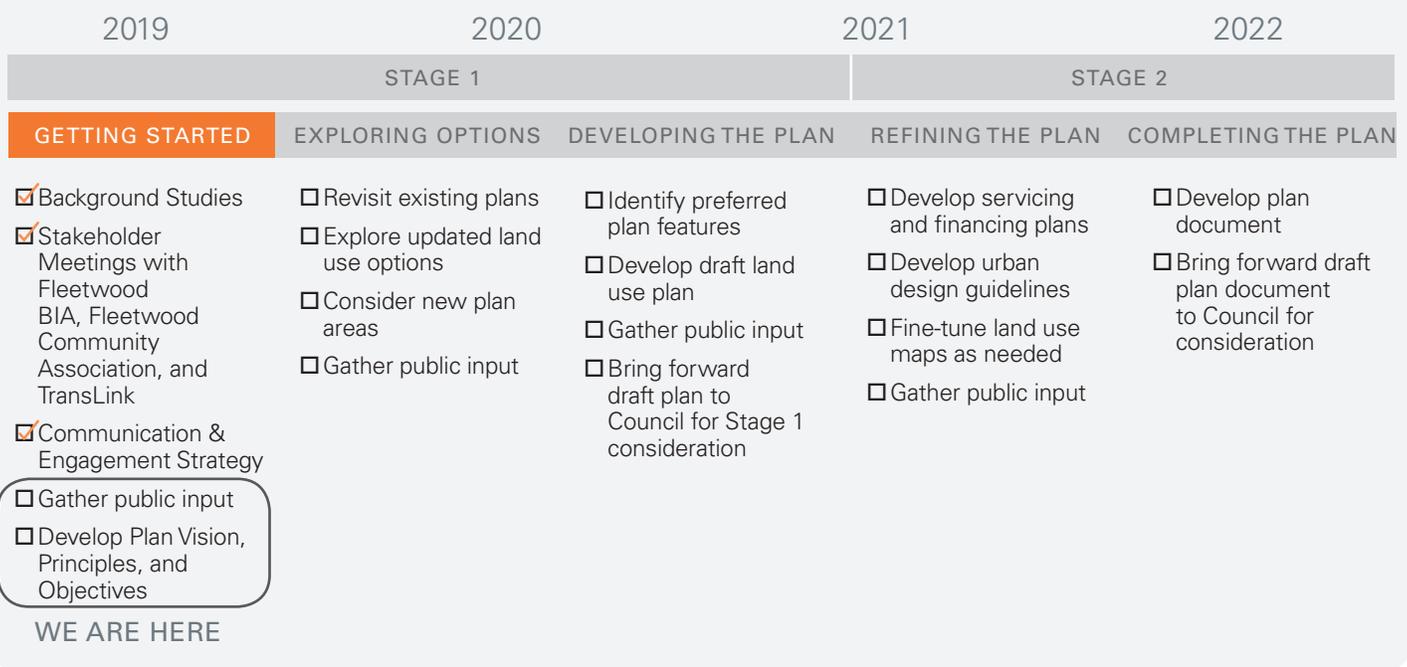
There are three planning processes either taking place or on the horizon for the areas along Fraser Highway:

- **SKYTRAIN PROJECT**
 TransLink is managing the planning and construction of SkyTrain's first stage. The first stage will extend SkyTrain to 166 Street with service to Fleetwood commencing in 2025. Subsequent stages will extend the line eastward from 166 Street to Langley City Centre (to be implemented as funding is available).
- **THE FLEETWOOD PLAN**
 Concurrent to TransLink's SkyTrain planning, the City is starting a multi-year process to create a new community plan for Fleetwood. The details of the City's land use planning process are shown below.
- FUTURE PLANNING PROCESS**
 As TransLink finalizes subsequent stages of the SkyTrain extension, the City of Surrey will update or develop new plans for the communities along Fraser Highway east of 166 Street.



The Fleetwood Planning Process

We've started a multi-year planning process to create a new community plan for Fleetwood. The following background studies are underway within the Fraser Highway SkyTrain corridor: *Market Study*, *Environmental Study*, *Heritage Study*, and *Growth Forecasts*. We've held some preliminary stakeholder meetings with the *Fleetwood Business Improvement Association* and the *Fleetwood Community Association*. We are developing a supportive policies agreement with *TransLink* and starting to connect with residents to develop a *Plan Vision*, *Principles*, and *Objectives* over the coming months.



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What We Know

In November 2018 the Mayor's Council on Regional Transportation endorsed Surrey City Council's decision to suspend the Surrey-Newton-Guildford LRT Project and commence planning for SkyTrain on Fraser Highway. Following this the remaining funding dedicated to the LRT project has been reallocated to fund the extension of the Expo Line in Surrey towards Langley along Fraser Highway.



SKYTRAIN IS COMING

The initial phase of SkyTrain construction will extend the Expo Line from King George Station along Fraser Highway to the interim terminus at 166 Street in Fleetwood. Additional stations are planned for 140 Street, 152 Street and 160 Street.



POPULATION WILL INCREASE

After SkyTrain is extended, Fleetwood will be better connected to Surrey and the rest of the lower mainland. This will attract new businesses and residents.



GROWTH WILL HAPPEN

Surrey is rapidly growing. With SkyTrain, more of the City's growth will be focused towards Fleetwood. More people will be working, living and playing in the community.



CITIES MUST COMBAT CLIMATE CHANGE

Surrey is already feeling the effects of climate change. We need to plan differently to ensure the survival of our community and our planet for the long-term future.

Who Makes a Plan?



STAFF & COUNCIL

Staff and Council ensure the Plan aligns with established City policies (e.g. Official Community Plan, Sustainability Charter, and Regional Growth Strategy). The City is a big place, we all need to work toward the same direction. The city-wide and inter-municipal policies we have committed to keep us moving towards the same goal.



TECHNICAL RESOURCES & EXPERTS

Experts provide detailed background studies and professional opinions on everything from traffic, the housing market, public health, biodiversity and more. They provide a quantitative and scientific lens to decision making.



YOU

You are the *local* expert. Where technical experts provide objective accounts, you provide the *qualitative, personal, subjective* account of the community. You are our best resource for firsthand knowledge about your neighbourhood.

Change will happen, but you can shape what that change looks like in Fleetwood:

- The Plan won't address everything. Where should we focus our efforts?
- What is your vision for the future of your community?
- What would you like to make better for the next generation of residents?
- What is it like to live, work, and play in Fleetwood? What should stay the same? What needs to improve?
- Is it better to contain growth to taller buildings in one or two areas, or redevelop more modestly across a larger portion of the neighbourhood? What is the right balance?

How Can I Get Involved?

You can be a part of the planning process by staying informed about what is going on in Fleetwood and by taking part in the public process. With your participation, City Council will be able to make better decisions that affect the future of your community.



Visit the Webpage
surrey.ca/planning



Take the Survey
surrey.ca/surveys

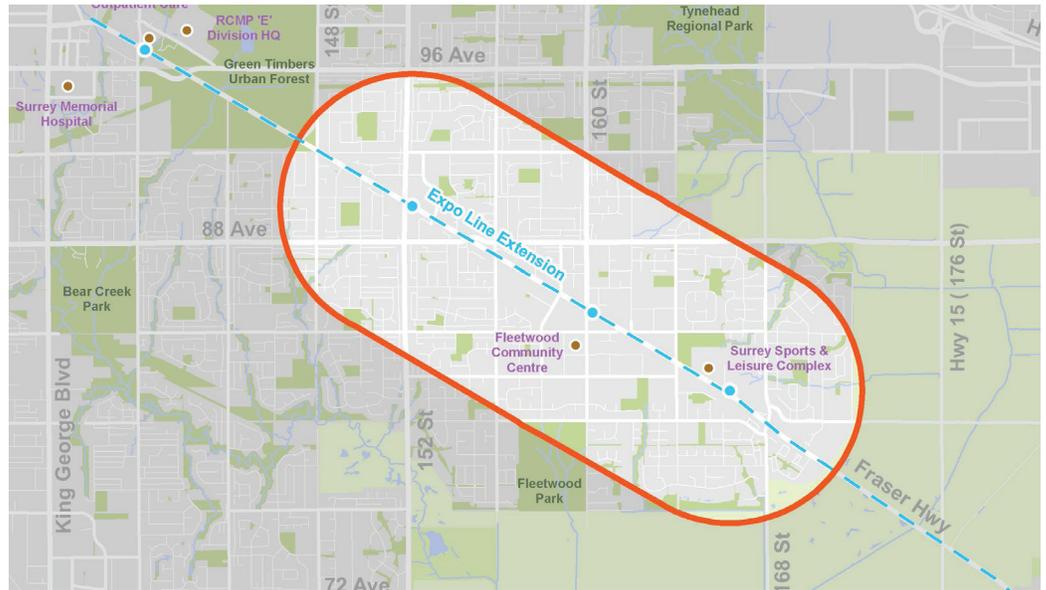


Send us an email
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The Study Area

The study area is centred on Fraser Highway and runs from Green Timbers in the west to the edge of the Agricultural Land Reserve (ALR) in the east. The study area extends approximately 1,000 metres from either side of Fraser Highway. In total the study area encompasses approximately 1,000 hectares (2,470 acres). We will identify the plan boundaries as we continue through the planning process.



How will the Plan affect you?



WILL THE PLAN REZONE MY PROPERTY?

No. When the plan is complete it will only indicate the future potential for land through a designation. Designations describe the general form that can be built on a property. For example, "**commercial**," "**mid-rise mixed use**," or "**park**" are all designations. Development applications such as **development permits** and **rezoning** applications are still typically required before anything can be built. During a development application process, a public hearing and Council approval are required.



DO I HAVE TO MOVE OR SELL MY PROPERTY?

No. The plan will only designate the future potential for land. The City does not buy or redevelop the properties included in the plan. Individual property owners may choose to remain unchanged, sell their properties to developers, or redevelop themselves. The City will often require developers consolidate a minimum number of properties and prove they are not impacting remaining lots' ability to redevelop in the future. As such, you are free to move or stay in your home as long as you like.



WHEN WILL DEVELOPMENT OCCUR?

The Fleetwood Plan provides a 25 year+ vision for the area. Sometimes it takes decades for changes to occur following completion of a land use plan. Realization of the land use plan is dependent on individual property owners redeveloping their property or choosing to sell their property to a developer to redevelop. If there aren't willing buyers, sellers, and developers then not much will change. Some areas likely will not redevelop at all.



HOW WILL THE PLAN IMPROVE MY NEIGHBOURHOOD?

Many public facilities and services are essential to the day-to-day lives of residents, such as parks, community centres, cultural spaces, childcare facilities, and libraries. The City is typically responsible for providing these community amenities. When new development occurs in an area that has a Land Use Plan, the developer must make contributions to help fund these amenities. These are called **Community Amenity Contributions (CACs)** and are collected from developers as part of a **rezoning** application.