



# GUILFORD TOWN CENTRE + 104TH AVE LAND USE PLAN PUBLIC ENGAGEMENT SUMMARY



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## Summary of Engagement Activities and Participation

The City of Surrey is undertaking a planning process for the Guildford Town Centre, the 104 Avenue corridor, and surrounding areas. The new plan will support the city's vision for vibrant, connected, and livable communities. The purpose of this plan is to:

- Guide growth and facilitate the enhancement of the town centre through redevelopment;
- Advance community objectives related to green spaces, habitat protection, housing choice, mobility, quality of life, and more; and
- Build future rapid transit ridership along the 104 Avenue corridor.

Community engagement is an important element of the project, as input from stakeholders and the broader community is being used in each step of the process. This document offers a brief summary of the emergent themes from each of the three first steps of the planning and engagement process.



### PLANNING PROCESS (STAGE 1)



## PARTICIPATION DETAILS

### Step 1: Spring to Winter 2017

Engagement was undertaken to help shape the draft vision, principles, and objectives, which helped form the foundation of the new plan.

Engagement activities:

- Focused workshops with stakeholder groups
- An online survey
- Pop up engagement (i.e. engagement in public and semi-public places)

### Step 2: Winter 2017 to Spring 2018

Engagement was undertaken to obtain input on early concepts and options for land use, transportation, and parks and open space.

Engagement activities:

- A drop-in public open house
- An online survey

### Step 3: Summer 2018 to Spring 2019

Engagement was undertaken to obtain input on and refine the draft plan.

Engagement activities:

- Stakeholder workshops
- 2 drop-in public open houses
- 2 online surveys

## PARTICIPATION BY THE NUMBERS



## Step 1: Creating a Vision

### KEY THEMES FROM COMMUNITY INPUT

While input was diverse, several themes emerged, including the future priorities outlined below:



Create dynamic, vibrant neighbourhoods.



Protect and enhance green spaces and ecological areas.



Protect existing businesses.



Support housing affordability and create inclusive spaces



Create safe, navigable, beautiful, and accessible walking and cycling routes.



Create a civic heart at the north Guildford Mall site.



Focus growth in the town centre and along 104 Avenue.



Create a welcoming area for newcomers and youth.



Create destinations, such as more shops and services, offices and jobs, and open public spaces.

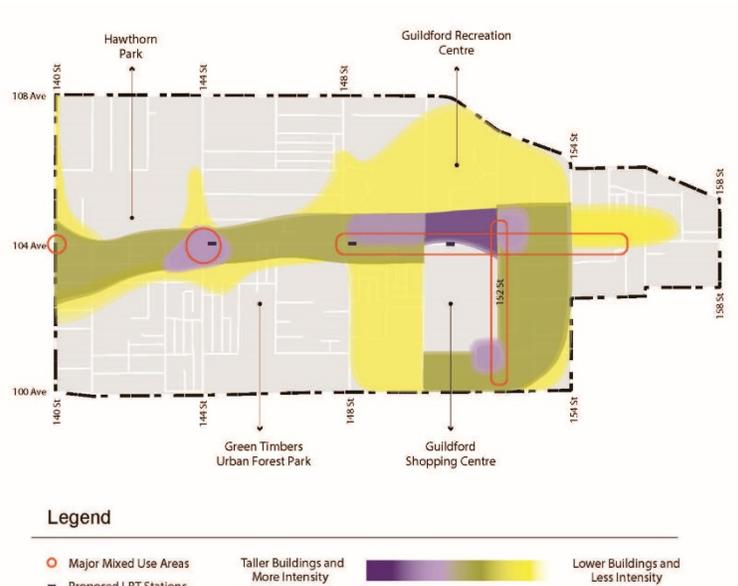
## Step 2: Exploring Alternatives

Engagement in Step 2 obtained input on the two different growth concepts shown below, as well as on transportation and open space concepts (refer to Step 2 Engagement Summary report for details). These concepts were based on the earlier Light Rail Transit (LRT) vision for rapid transit along 104 Avenue.

### TWO GROWTH CONCEPTS

#### Concept 1: Focused Growth

- Most residential growth is focused in the town centre (between 148 St and 154 St) with a smaller growth node around 144 St.
- West of the town centre, apartments and higher densities quickly transition to townhouses and single family houses except within a 5-minute walk of LRT stops.
- All commercial growth is focused in existing commercial areas and around LRT stops.



#### Concept 2: Dispersed Growth

- In Concept 2, residential growth is more evenly spread throughout the study area (compared to Concept 1).
- West of the town centre (west of 148 St), growth extends further into the surrounding areas, mainly in the form of townhouses.
- As with Concept 1, all commercial growth is focused in existing commercial areas and around LRT stops.



## KEY THEMES FROM COMMUNITY INPUT

The following themes from community input on the two growth concepts:

### Support For...

- The greatest tower heights focused on the former Sears site, with low rise apartments (e.g. 6 storeys) along the rest of 104 Ave;
- Focusing growth near the LRT stations, therefore encouraging more people to take transit and minimizing vehicular traffic;
- Greater density, including in areas along 104 Avenue or adjacent to the Guildford mall site;
- Focusing density in specific areas while keeping other parts of the neighbourhood lower density;
- Urban lifestyles and the efficient use of space;
- Quality and safety of pedestrian spaces;
- Retention of rental housing, including through the use of incentives;
- A new school in the town centre;
- Affordable housing for families, seniors, and others;
- Protection and expansion of high-quality habitat areas, trees, and green spaces; and,
- Intersection improvements, new greenways, pedestrian and bike crossings, and new street connections.

### Concerns About...

- Displacement of lower-income residents, renters, and/or newcomers, and overall affordability challenges related to future redevelopment;
- The ability of existing infrastructure to accommodate new growth;
- Perceived incompatibility of densities and towers in Concept 1 with character and view preservation; and,
- Protecting existing trees and parks from roadways and development.



## Step 3: Developing the Draft Plan

### KEY THEMES FROM COMMUNITY INPUT

Engagement in Step 3 obtained input on the draft land use, transportation, and parks and open space concepts. The following themes are based on input received through two online surveys and two public open houses. Particular attention is paid here to the input received through the May 2019 open house and survey. This reflects the feedback received on the revised draft plan that was prepared following the suspension of the LRT project in November 2018. Input received from the earlier May 2018 open house and survey can be reviewed in detail in the Step 3 Public Engagement Summary Report.

#### Land Use Concept

The following themes emerged in response to the land use concept shown on the following page.

- The overall land use concept received relatively high support, with 71% of participants having a positive or neutral response.
- Comments from participants around development and density included:
  - Concerns about too much density/height and related issues of traffic congestion, over-crowding, loss of neighbourhood character, shadowing from buildings, and the displacement of current residents;
  - A desire for greater density in general or in specific areas;
  - A feeling that the plan does not take full advantage of development potential, and that development of vacant or run-down properties is needed to improve the area; and
  - A hope that growth is accompanied by amenities such as additional shopping and services, entertainment and things to do, and expanded recreation centres and libraries.
- The land use concept's approach to supporting affordable housing received a positive or neutral response from 67% of participants.
- Comments from participants related to affordability included:
  - Concerns that the plan will result in the loss of rental/affordable units;
  - A need for more rental, co-op and low income housing, including units near transit and those appropriate for families;
  - The opinion that low income housing will reduce property values and increase crime; and
  - Specific comments about the development of rental housing, including that it should be paid for by development and that parking requirements should be reduced near transit.
- The land use concept's approach to supporting additional school capacity had a positive or neutral response from 81% of participants.
- Comments from participants about schools included:
  - Concerns around inadequate school capacity, including fears that the proposed school sites are not large enough as well as that the number of proposed schools is not sufficient to address population growth;
  - Support for the relocation of Hjorth Road Elementary due to it being a very old school as well as it being currently located on two busy arterial roads; and
  - Concerns about the relocated Hjorth Road Elementary being too close to another school as well as it causing noise and congestion in the area.

Draft Land Use Concept (May 2019)



Legend

- Single Family or Duplex
- Townhouse or Row House
- Low Rise Residential
- Low Rise Mixed Use
- Low to Mid Rise Residential
- Low to Mid Rise Mixed Use
- Mid to High Rise Residential
- Mid to High Rise Mixed Use
- High Rise Mixed Use
- Commercial
- Parks & Natural Areas
- Metro Vancouver Reservoir
- School
- Civic
- Parks & Natural Areas and School
- Bus Layover Facility
- Daylighted Watercourse

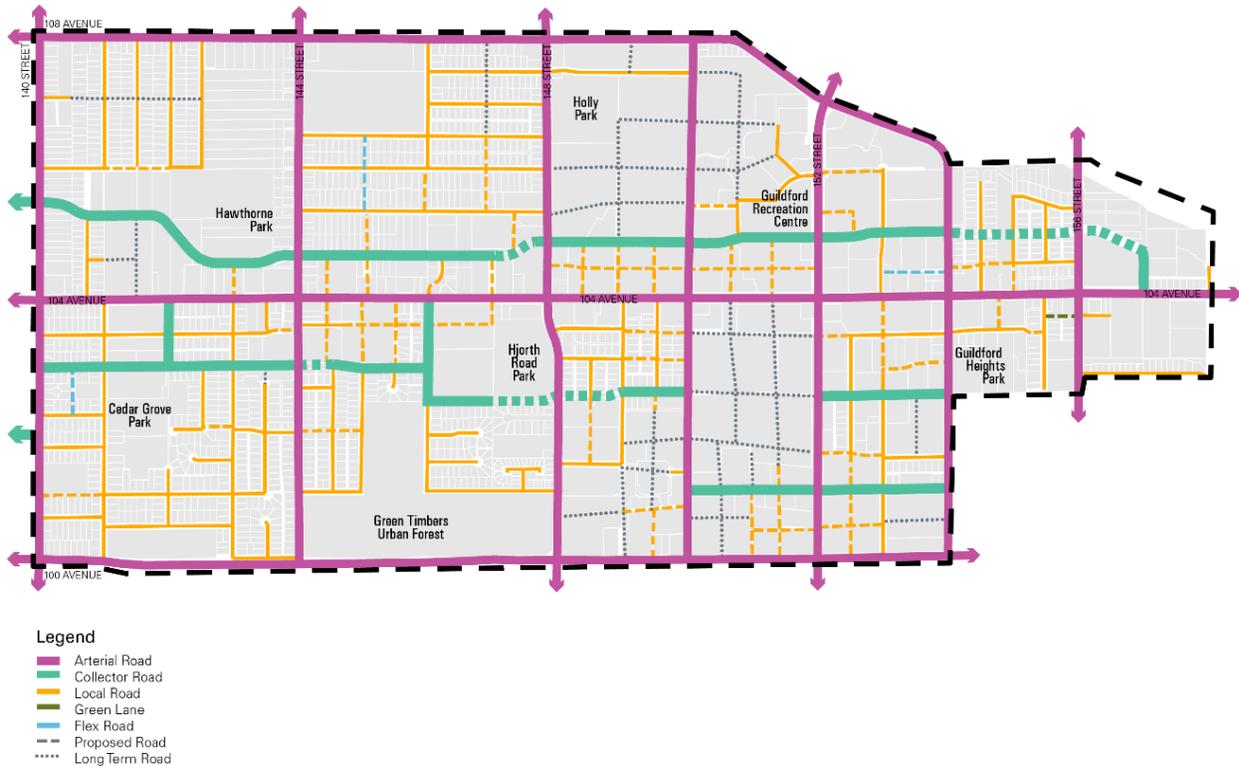


## Transportation Concept

The following themes emerged in response to the transportation concept shown below.

- The transportation concept received general support, with 66% of participants having a positive or neutral response.
- Comments from participants about transportation included:
  - Concerns around increased traffic and congestion, inefficient traffic signals and patterns, and too little parking;
  - Concerns around safety, including the need for additional cycling infrastructure and improved sidewalks, as well as requests for pedestrian tunnels and overpasses;
  - A desire for improved transit service including support for various rapid transit technologies; and
  - Both opposition and support for recently added roads and questions around the need for further additional roads included in the plan.

### Draft Transportation Concept (May 2019)



## Parks and Open Space Concept

The following themes emerged in response to the parks and open space concept shown below.

- The parks and open space concept received strong support from participants.
- The concept's approach to protecting fish and wildlife habitat received a positive or neutral response from 87% of participants.
- The concept's approach to providing new parks in growth areas received a positive or neutral response from 90% of participants.
- Comments from participants related to parks included:
  - Concerns around the loss of parkland, trees, and habitat;
  - The need for improvements to existing parks with respect to maintenance, athletic opportunities, and play areas for children;
  - Concerns that park additions are not sufficient to support the proposed growth;
  - A fear that parks will attract homelessness and crime; and
  - Objections to specific properties being proposed for park by the owners of such properties.

*Draft Parks and Open Space Concept (May 2019)*



## **Appendix – May 2019 Survey Results**

Begins on the following page.

# **Guildford Town Centre-104 Avenue Plan Survey**

Survey Results

May 22 2019

The results of this survey, conducted between April 23 2019 and May 15 2019, are not weighted to the City of Surrey's population.

# Background

The Guildford-104 Avenue Plan has been in development since 2017. The purpose of the Plan is to guide growth in the town centre, support transit ridership, and achieve community objectives related to the environment, housing choice, mobility, quality of life, and community amenities.

Last November Surrey Council suspended the Light Rail Transit (LRT) Project that would have been constructed along 104 Avenue. However, the corridor is currently served by the 96 B-Line and remains designated a future rapid transit corridor. Based on this change the City felt the need to reach out to the public once again. This survey provides an update on the draft plan and highlights key features and recent changes to the version originally shared at an open house in May 2018. The feedback will help refine the Draft Plan before it is presented to Council later this year.

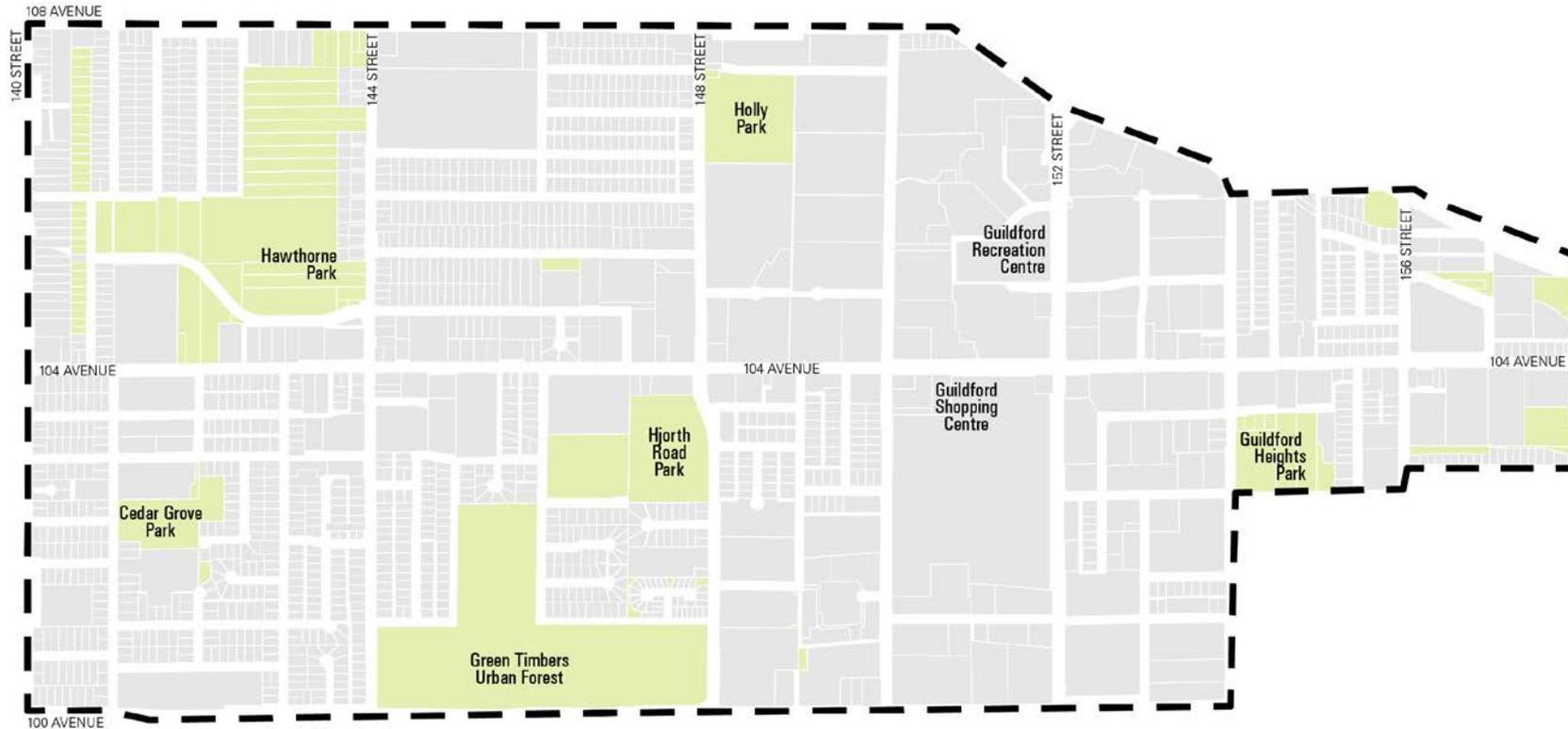
These results are based on 947 responses from two online surveys:

CitySpeaks Panel survey (April 25 - May 14 2019): 119 responses (residents of Guildford)

Open Community survey (April 23 - May 15 2019): 828 responses

# Plan Area

The plan area pictured below covers approximately 500 hectares and is centred along 104 Avenue, stretching from 140 Street to 158 Street.



# Plan Vision

A vision for the area was developed in consultation with the public and stakeholders. It describes the desired future of Guildford and the 104 Avenue corridor:

*Guildford Town Centre and the 104 Avenue corridor will be dynamic, neighbourhoods that are green, rich with choice, and a destination for both locals and visitors.*

The plan promotes six principles to support a green, vibrant and connected Town Centre:



## Enhanced Journeys and Destinations

Easy access for all ages and abilities to safe, convenient, and delightful modes of travel, including walking, cycling, and transit, within and through well-connected neighbourhoods.



## A Community Heart at Guildford Town Centre

A thriving hub of economic, cultural, civic, and public life, and a well-connected destination for residents near and far.



## Connecting Nature and People

A place in which residents can retreat and connect with natural assets, where habitat, and biodiversity are cherished, protected, and enhanced.



## Beautiful and Engaging Places for People

Streets, open spaces, and other destinations that are magnets for public life, creating opportunities for gathering, lingering, relaxing, eating, playing, shopping, and engaging with culture.



## Diverse, Inclusive, and Welcoming

An inclusive community in which everyone thrives, and that offers a sense of belonging and opportunity for people of all ages, abilities, backgrounds, incomes, and household types.

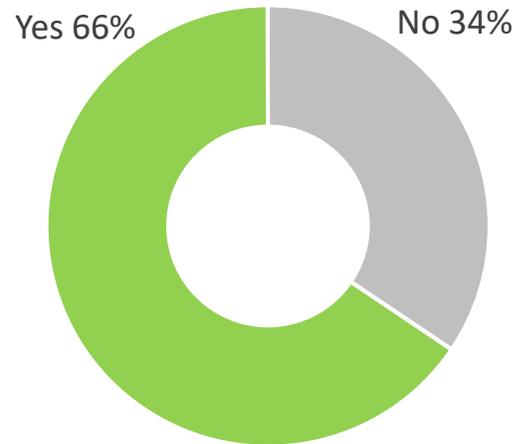


## Sustainable and Resilient

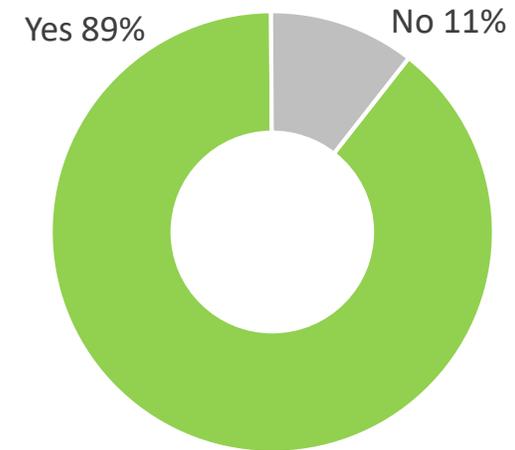
A place in which energy and water resources are conserved and stewarded through sustainable, resilient, and low-carbon buildings, infrastructure, and systems.

# Live or own a property/business within the Plan Area/Surrey

Live or own a property/business within the Guildford-104 Avenue Plan Area



Live or own property in Surrey

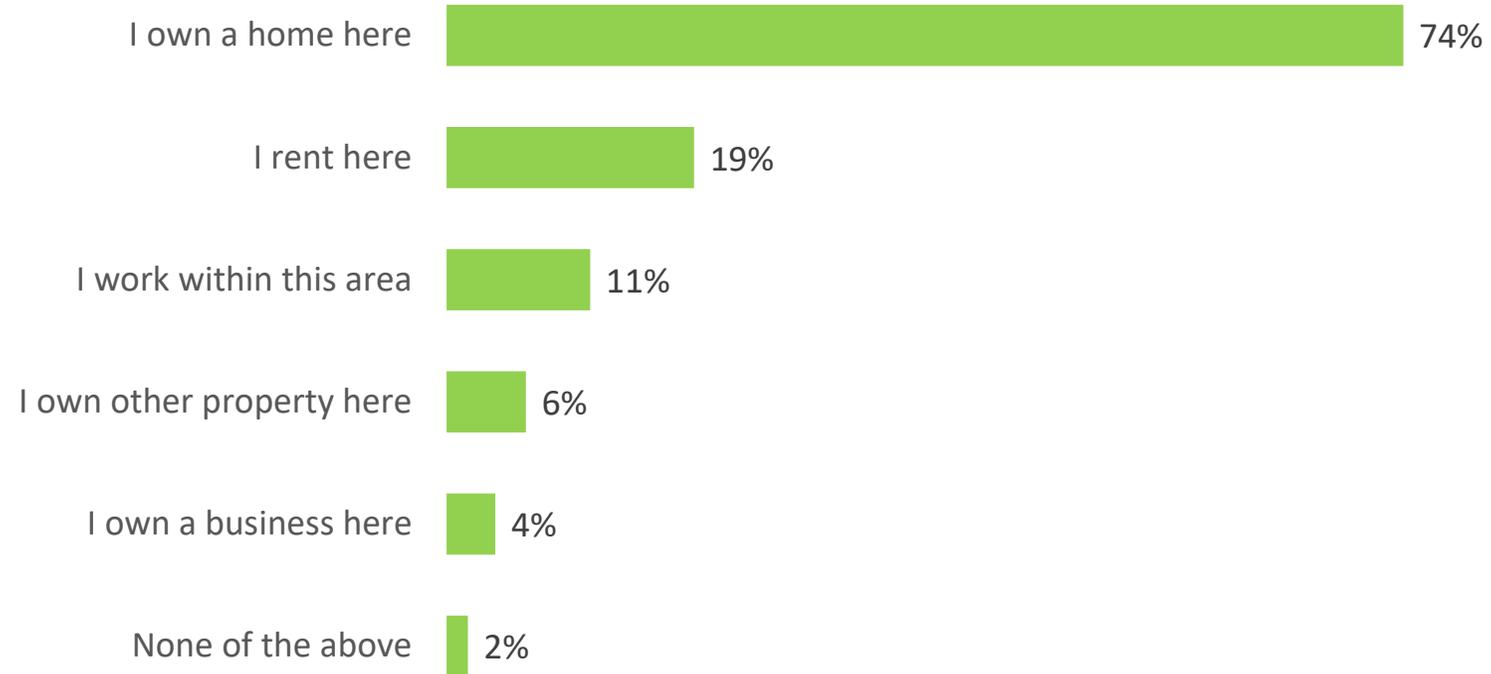


Q: Do you live or own a property/business within the Guildford-104 Avenue Plan area?

Q: Do you live or own property in Surrey?

Total participants: 647/216

# Connection to the Guildford Town Centre-104 Avenue Plan Area

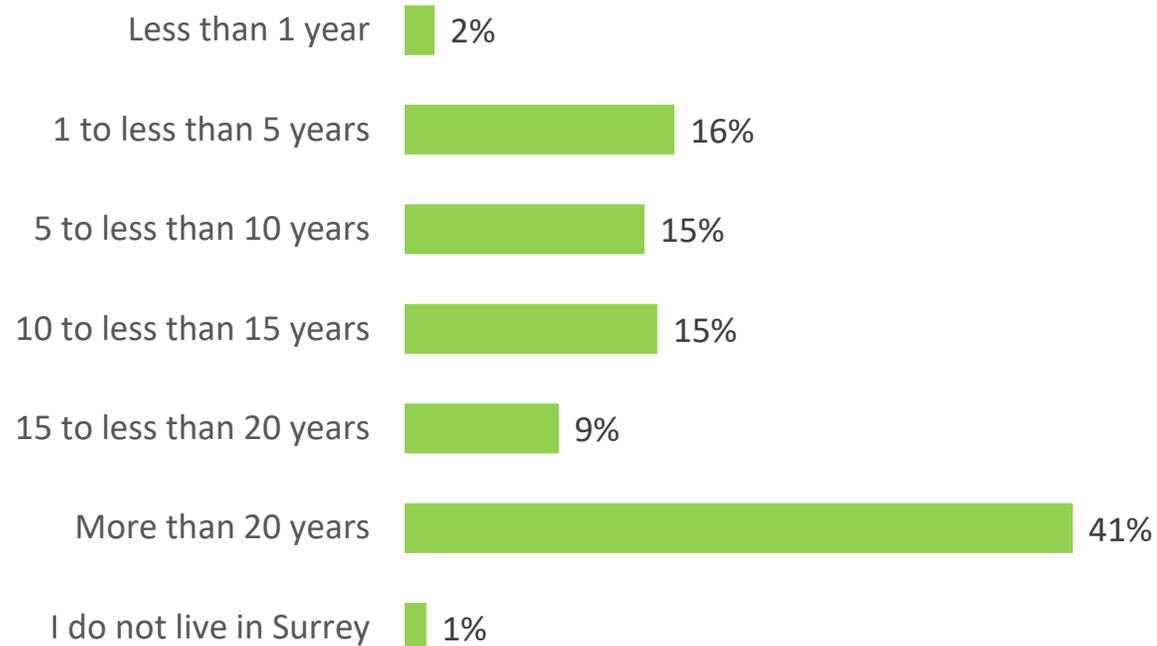


Q: Which of the following best describes your connection to the Guildford Town Centre–104 Avenue Plan area. Select all that apply.

Total participants: 424

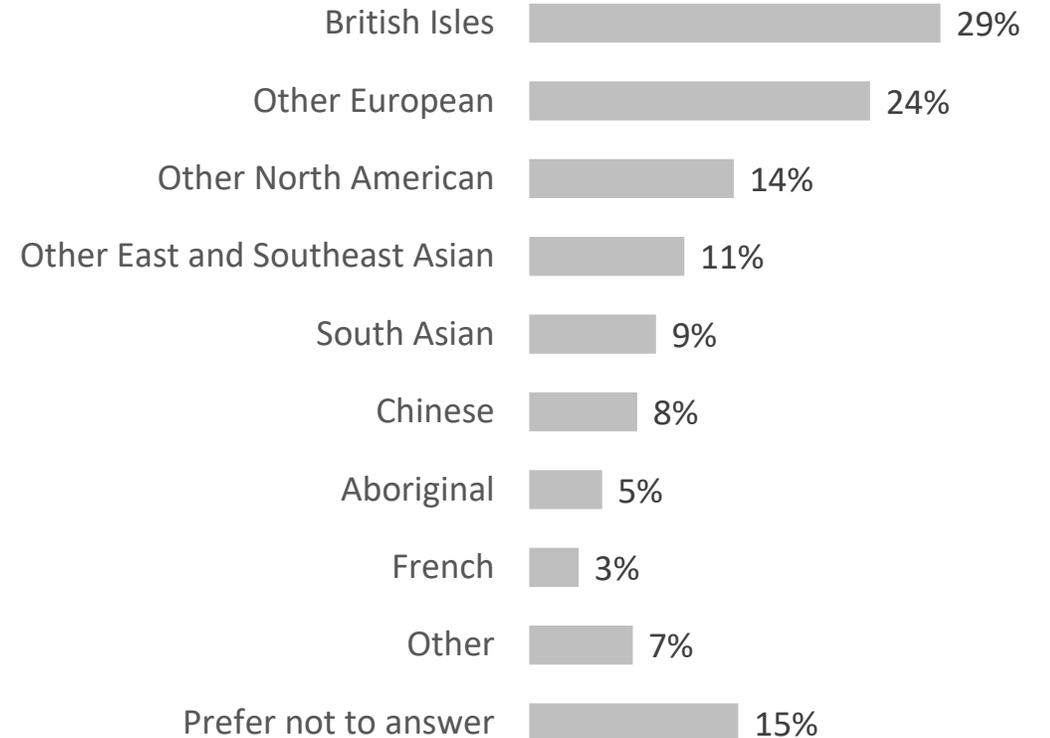
# Survey Participant Profile #1

## Years Living in Surrey



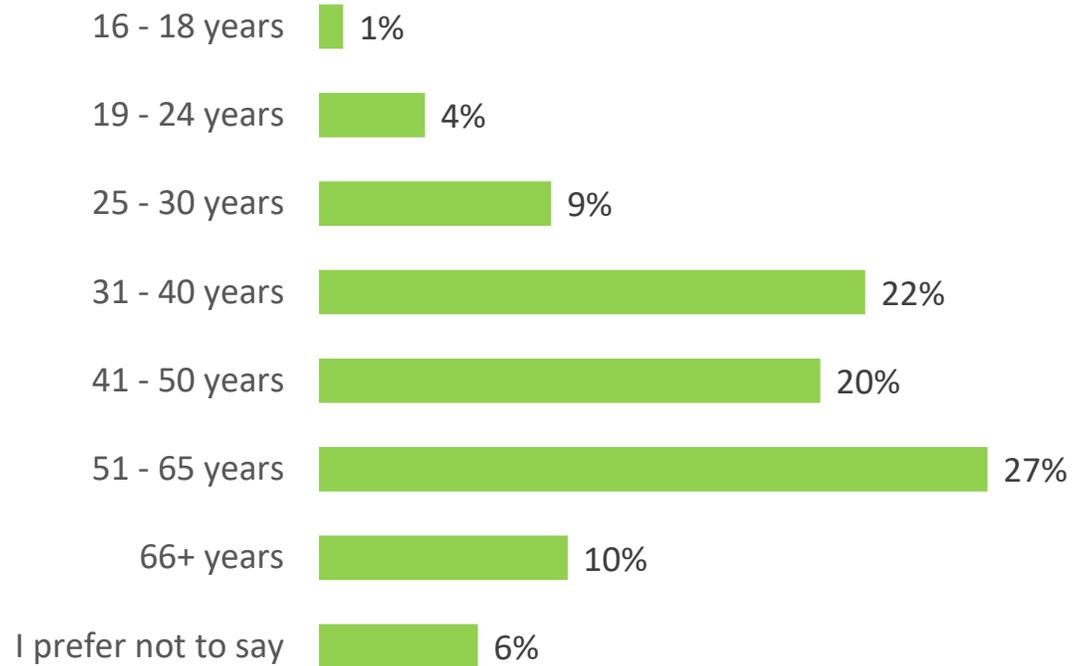
Total participants: 382/610

## Ethnicity/Cultural Origins



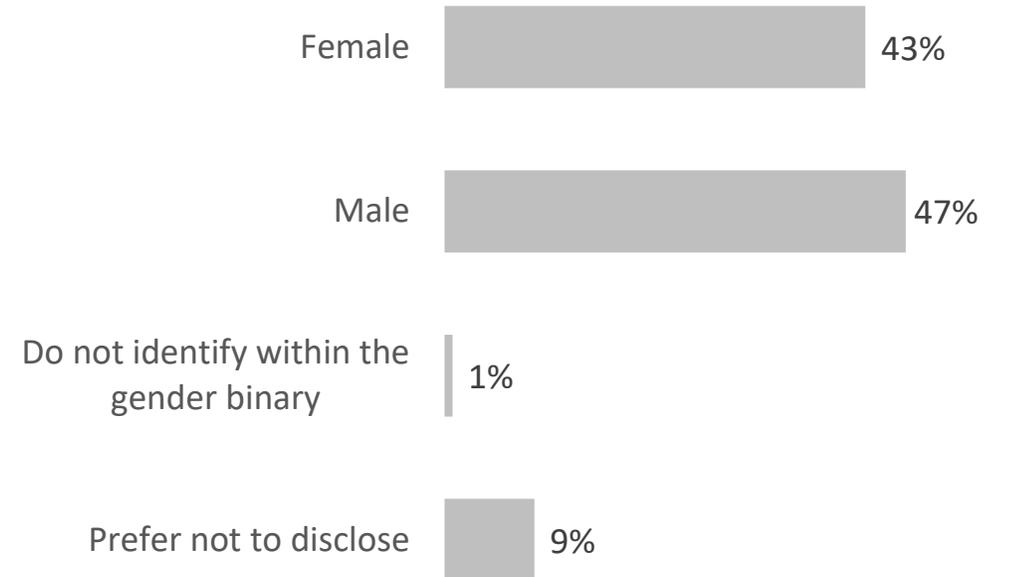
# Survey Participant Profile #2

## Age Range



Total participants: 610

## Gender



# Focus Growth in Town Centre and Along Future Rapid Transit

The Draft Plan focuses growth around the Guildford Mall site, and along portions of 104 Avenue, which is a future rapid transit corridor. Taller buildings and higher densities are proposed for these areas. This will support the transformation of under-utilized spaces into an active and inviting environment that is oriented towards pedestrians and transit.

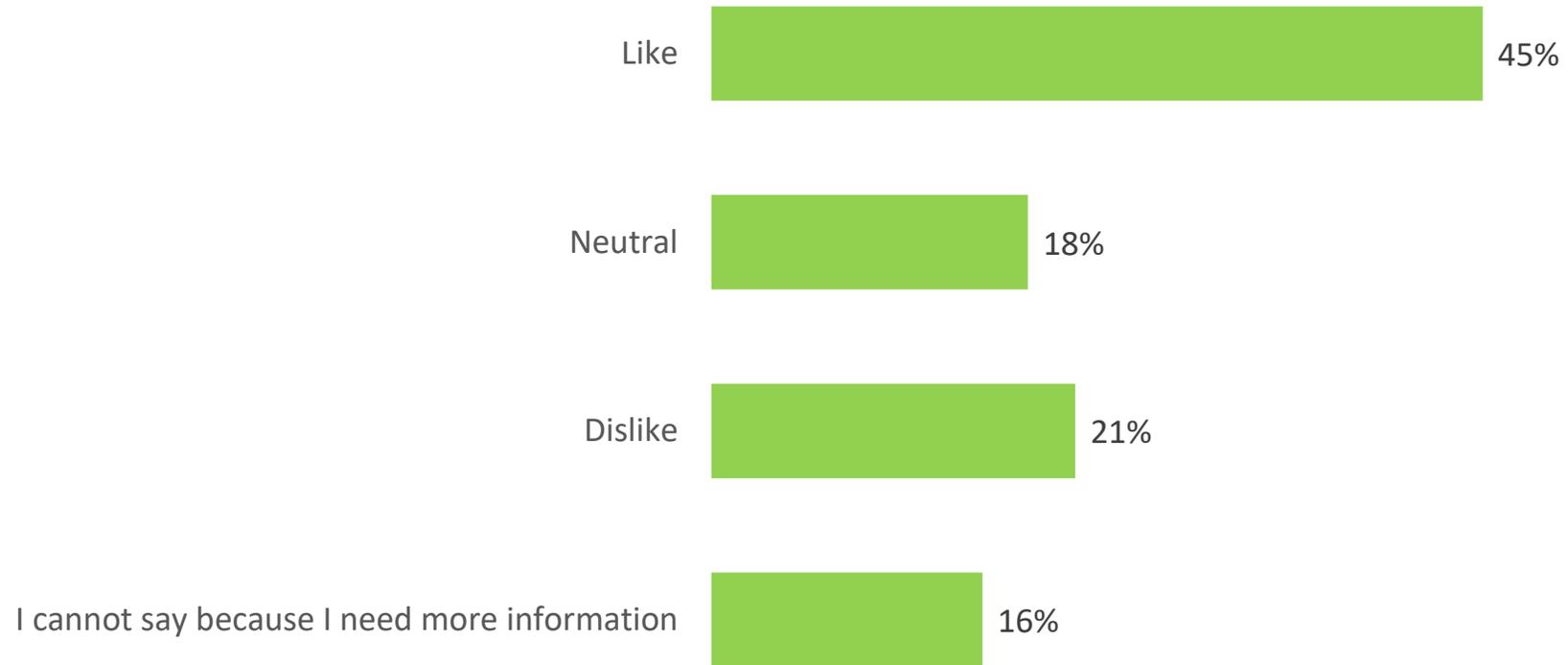
Most of this area will be designated for mixed use development. This type of development provides space for stores and restaurants on the ground level with housing for residents above. This will help preserve the town centre's commercial core, while also encouraging housing variety within walking distance of transit and amenities.



## Legend

- Mid to High Rise Residential
- Mid to High Rise Mixed Use
- High Rise Mixed Use

# Reaction to the Proposed Locations of Higher Density Areas

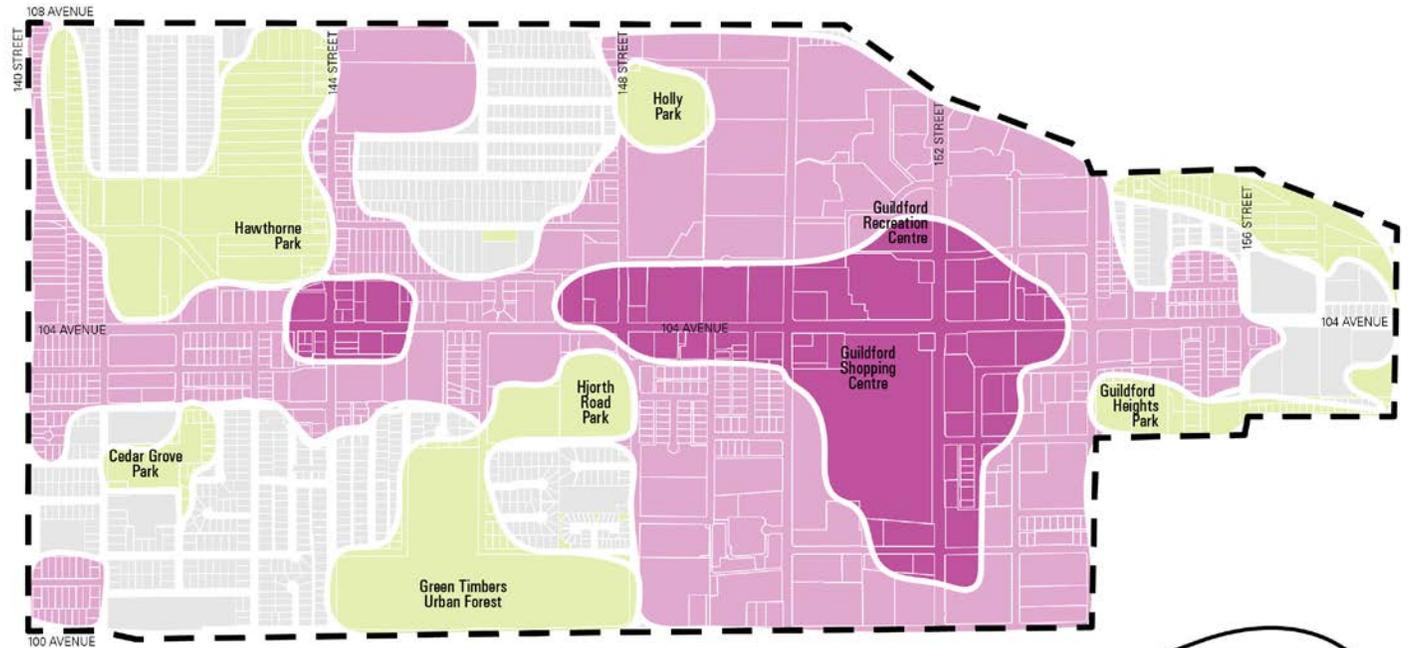


Q: How do you feel about the proposed locations of these higher density areas?  
Please refer to the Verbatims file to read all the comments submitted for this question.  
Total participants: 947

# Gradual Height and Density Transitions

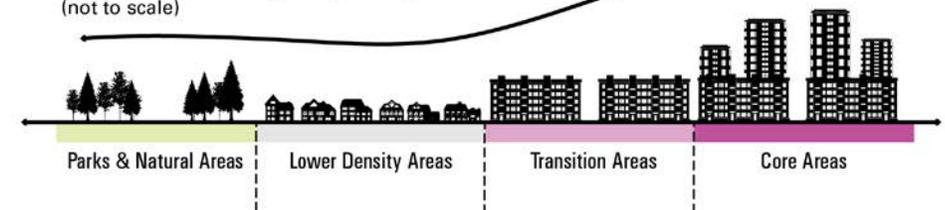
The Draft Plan provides a gradual transition of building height and density across the plan area. A “transition area” of lower density apartments surrounds the core mixed-use areas. This acts as a buffer for lower density neighbourhoods comprised of townhouses and single-family homes.

A diversity of housing types ensures a range of housing options for all households, while also preserving the character of existing neighbourhoods away from future rapid transit.

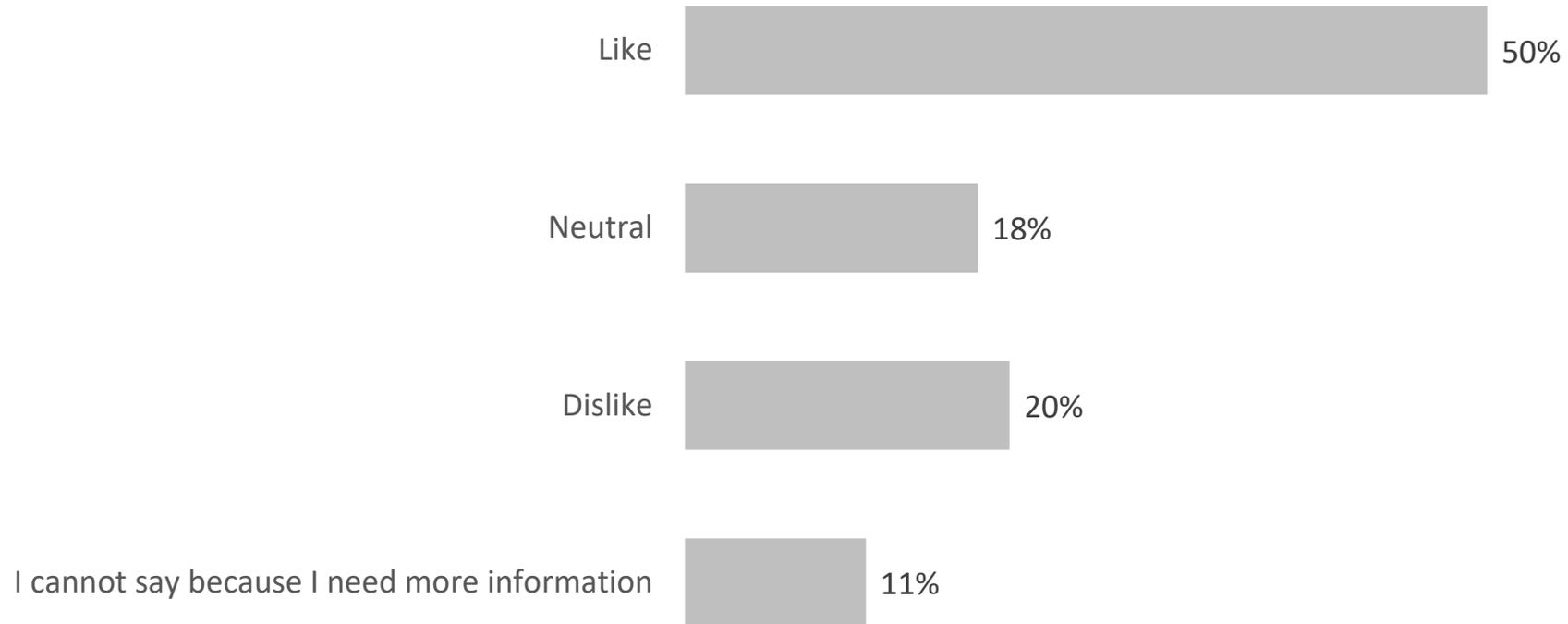


- Legend
- Core Areas
  - Transition Areas
  - Lower Density Areas
  - Parks & Natural Areas

Conceptual Building Height Diagram  
(not to scale)



# Reaction to the Proposed Transition of Heights & Densities

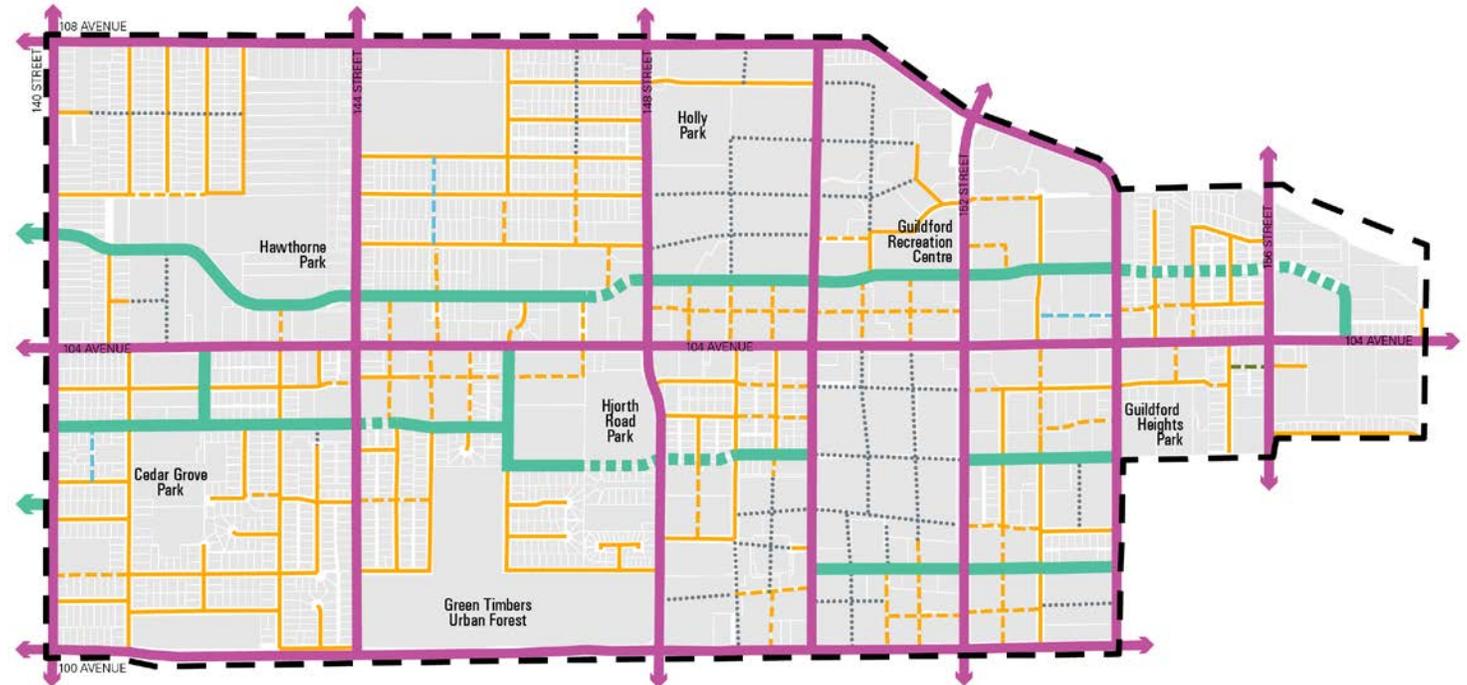


Q: How do you feel about the proposed transition of heights and densities?  
Please refer to the Verbatims file to read all the comments submitted for this question.  
Total participants: 858

# Transportation Network

The Draft Plan proposes new roads and pedestrian connections to create a finer-grained, grid road pattern. This supports walkability, well-connected cycling infrastructure, and convenient access to transit. It will also provide alternative route options that disperse traffic and decrease congestion.

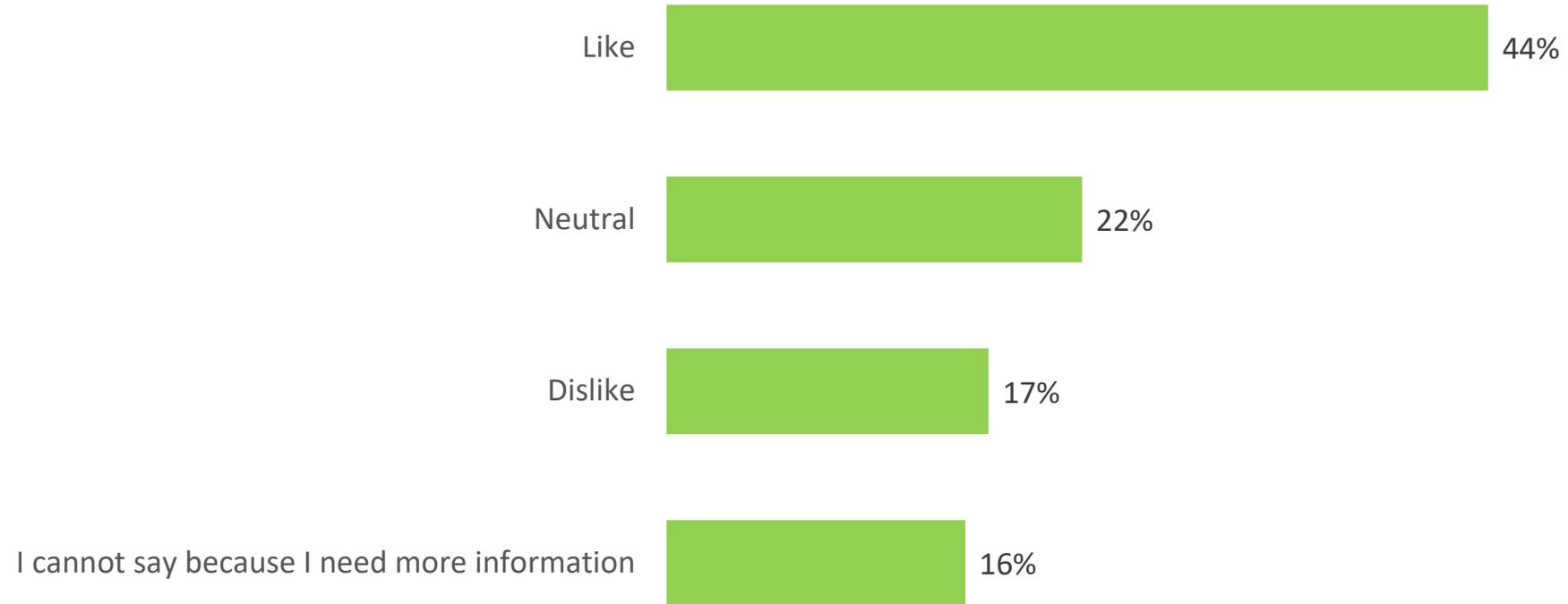
New road designs and targeted improvements will improve safety and address existing injury hotspots.



## Legend

- Arterial Road
- Collector Road
- Local Road
- Green Lane
- Flex Road
- Proposed Road
- Long Term Road

# Reaction to the Proposed Road Network



Q: How do you feel about the proposed road network?

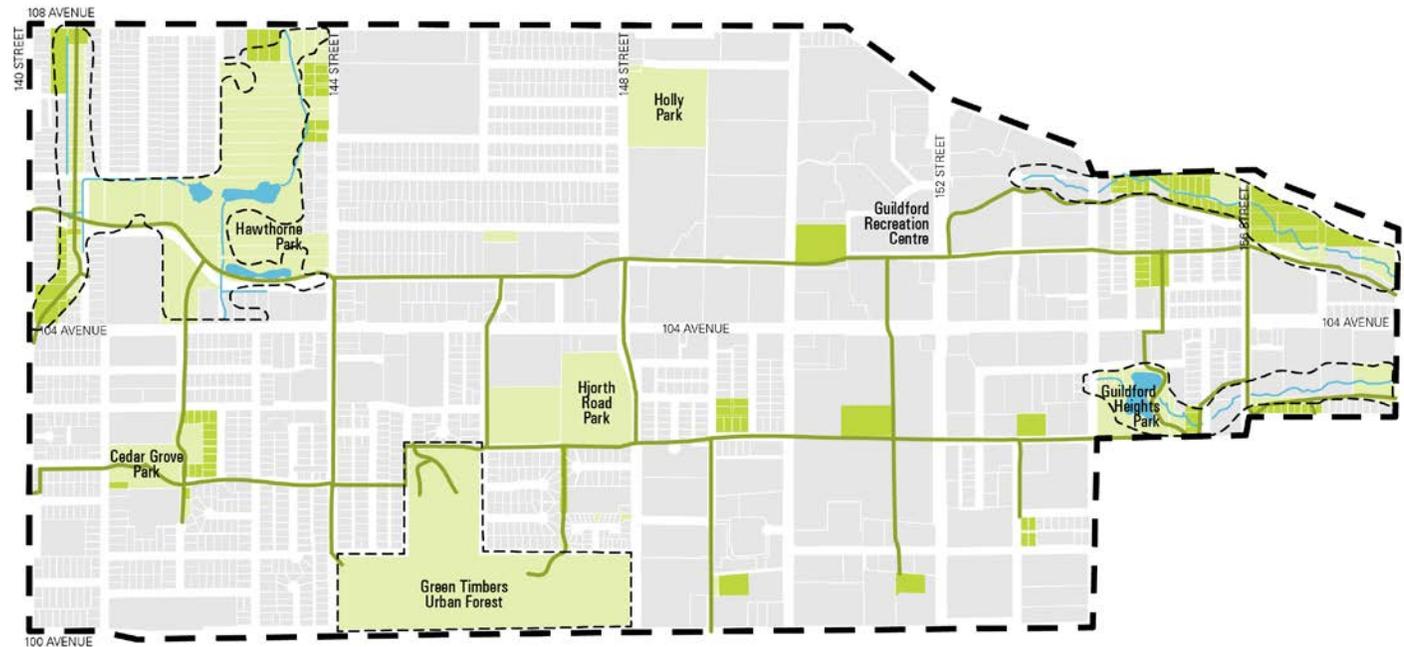
**Please refer to the Verbatims file to read all the comments submitted for this question.**

Total participants: 796

# Protect Biodiversity Areas and Watercourses

The Draft Plan proposes to expand biodiversity areas for the protection of wildlife habitat. It also calls for the acquisition of property along Guildford Brook and Serpentine Creek which, as the headwaters of the Serpentine River, are important fish habitat.

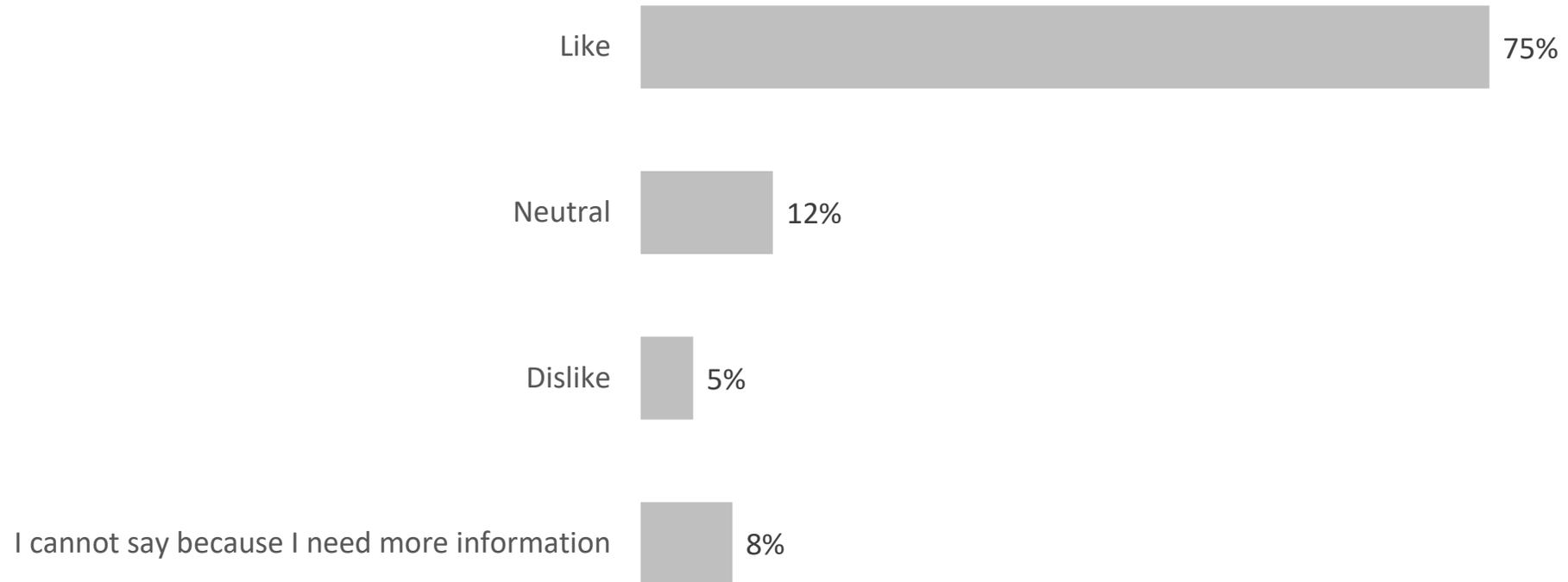
Riparian areas around creeks will be secured and protected as parkland as land is developed. These natural areas will also help us adapt to Climate Change. Increased tree canopy will counteract summer heat while natural open space will capture and absorb rain water to reduce flooding.



## Legend

- Biodiversity and Watercourse Areas
- Existing Parks & Natural Areas
- Proposed Park Additions
- Green Connector
- Watercourse

# Reaction to the Proposed Park Expansions for the Protection of Fish and Wildlife Habitat



Q: How do you feel about the proposed park expansions for the protection of fish and wildlife habitat?

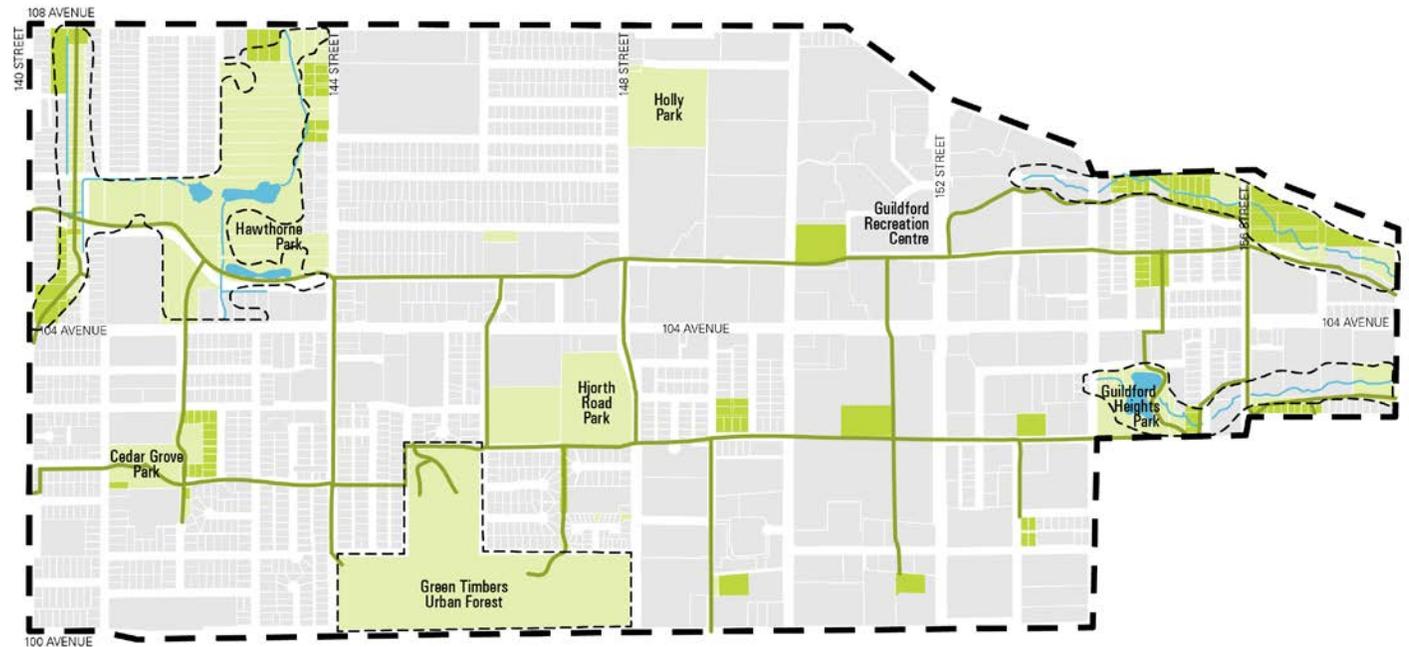
**Please refer to the Verbatims file to read all the comments submitted for this question.**

Total participants: 749

# New Parks in High Growth and Under-Served Areas

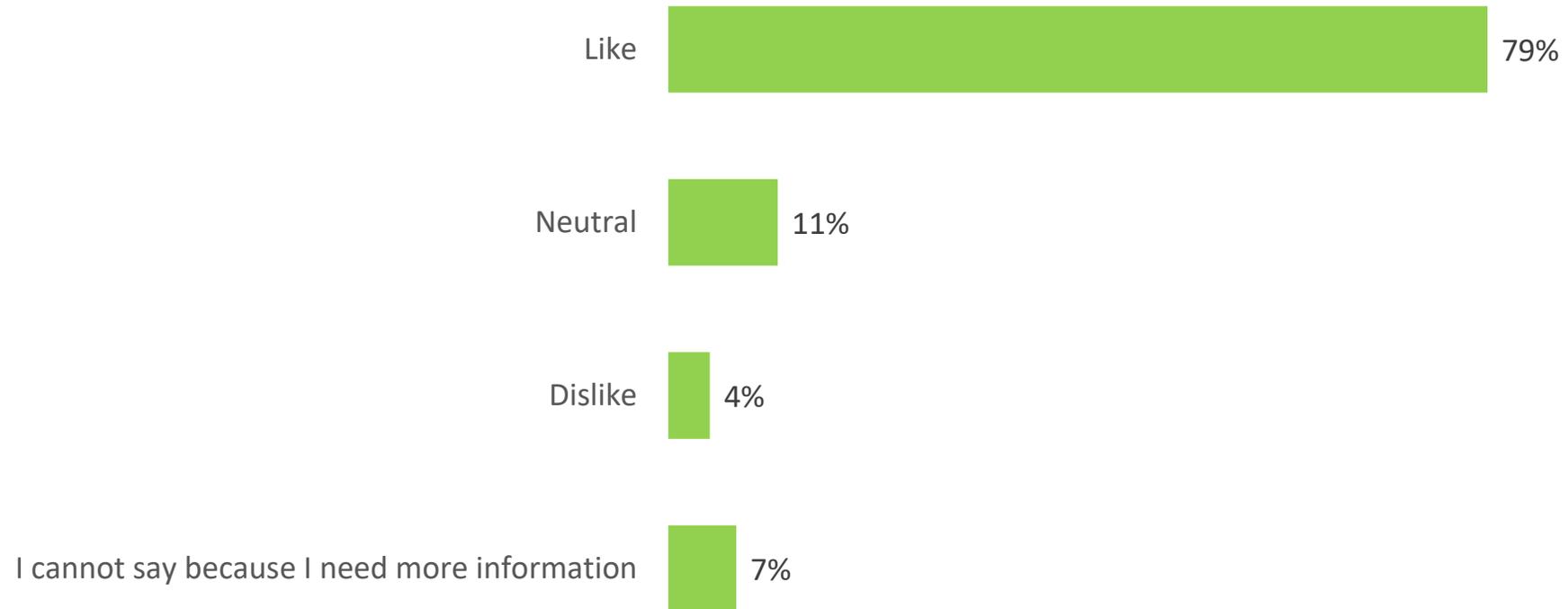
Parks and open spaces provide a variety of active and passive uses. The Draft Plan proposes new parks in areas that will undergo growth in the coming years. The objective is for all future residents to have a local park within a 10-minute walk of home.

Parks and open spaces will also be linked by a network of 'Green Connectors.' These will be enhanced pedestrian and cycling routes that feature extra wide sidewalks, separated cycle tracks, additional street trees and interpretive elements for natural and cultural history.



- Legend
- Biodiversity and Watercourse Areas
  - Existing Parks & Natural Areas
  - Proposed Park Additions
  - Green Connector
  - Watercourse

# Reaction to the Provision of New Neighbourhood Parks in Growth Areas



Q: How do you feel about the provision of new neighbourhood parks in growth areas, with the objective of ensuring all residents can walk to a park?

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

Total participants: 749

# Affordable Housing

Guildford is home to a significant number of purpose-built rental apartments that are among the most affordable in Surrey and the region. The Draft Plan protects most of this rental housing by maintaining the existing land use designation. Potential redevelopment of existing rental housing is focused only along 104 Avenue, adjacent to future rapid transit.

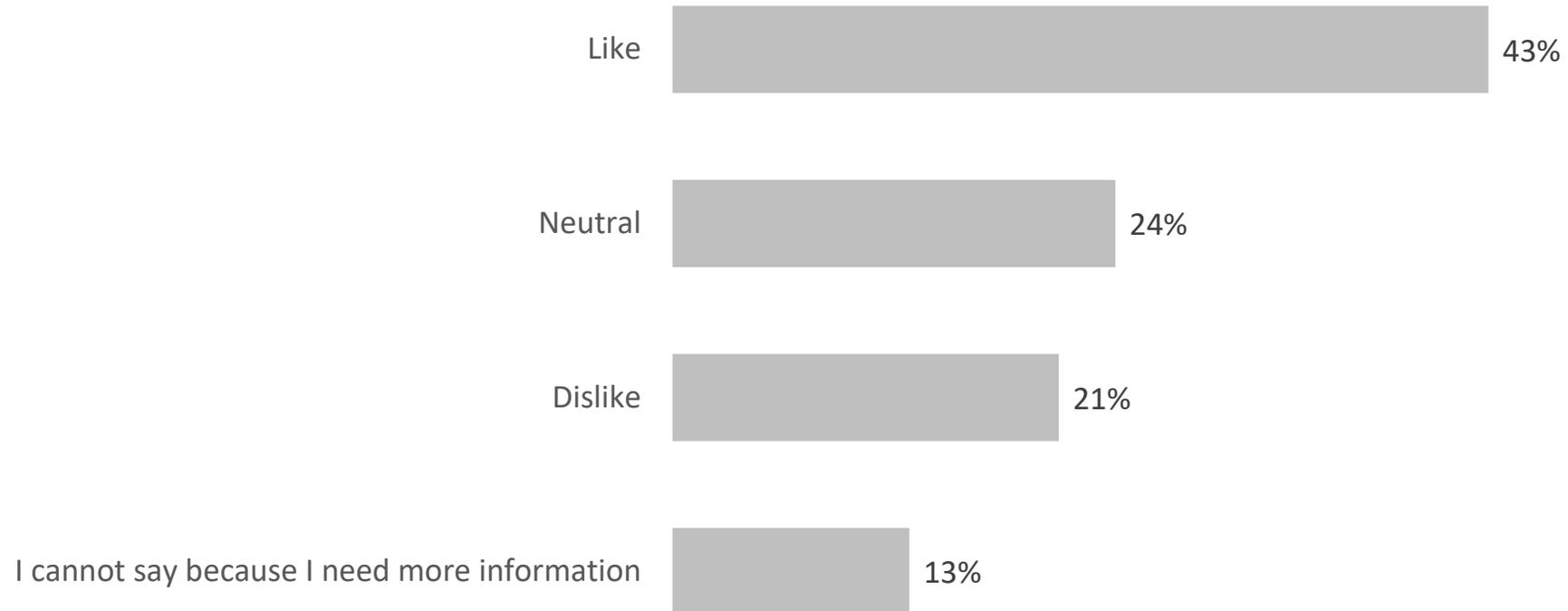
The Draft Plan seeks to protect and increase the supply of rental housing near transit by:

- Requiring any redeveloped rental units to be replaced on a one-to-one basis, and at 10% below the average rent in Surrey; and
- Encouraging the development of new rental units in exchange for bonus density.

In addition to this, all non-rental residential development within Surrey is required to provide \$1,000 per unit into an Affordable Housing Fund. This money will then be used for the development of new non-market housing.



# Reaction to the Proposed Approach to Supporting Affordable Housing in the Plan Area



Q: How do you feel about the proposed approach to supporting affordable housing in the plan area?

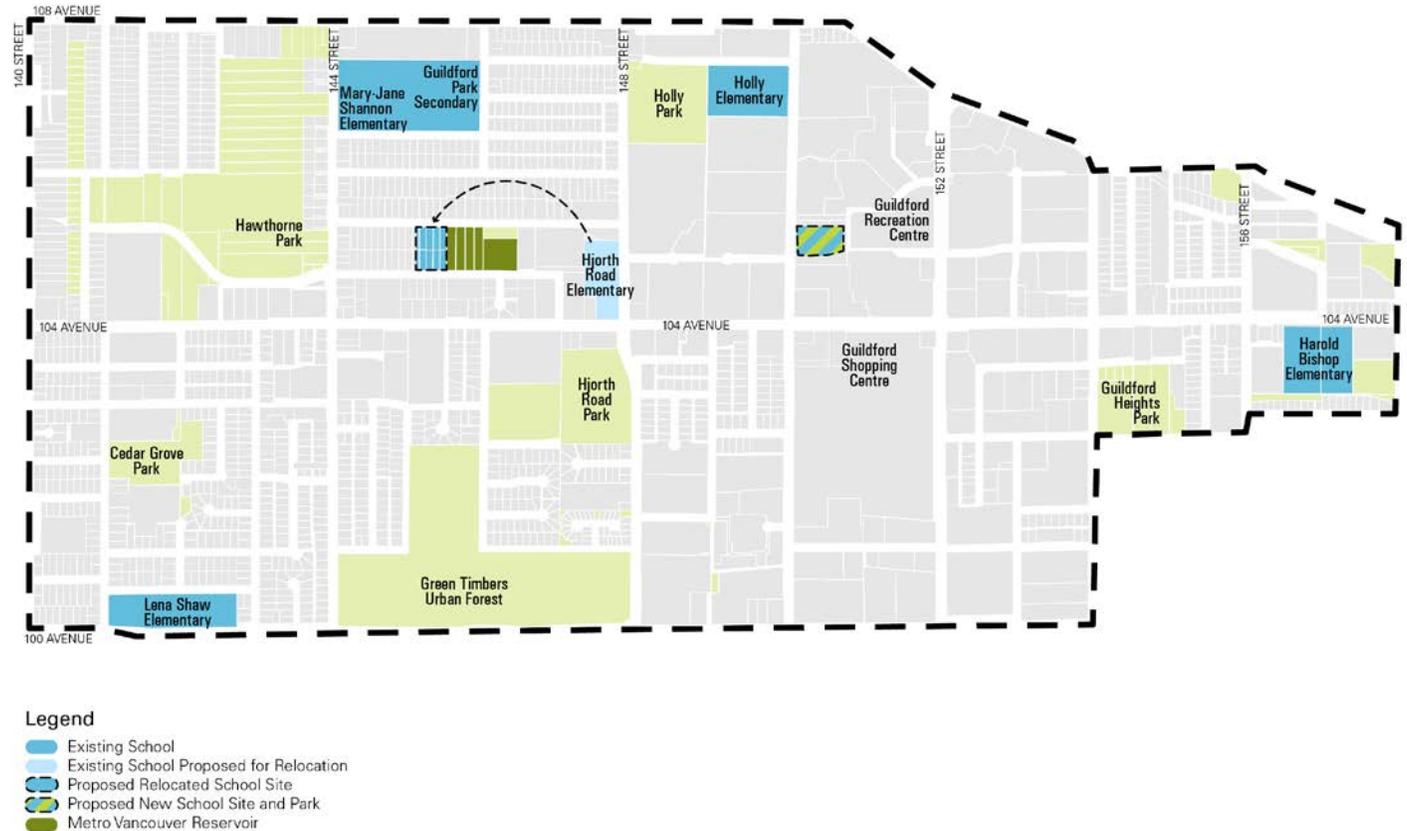
**Please refer to the Verbatims file to read all the comments submitted for this question.**

Total participants: 731

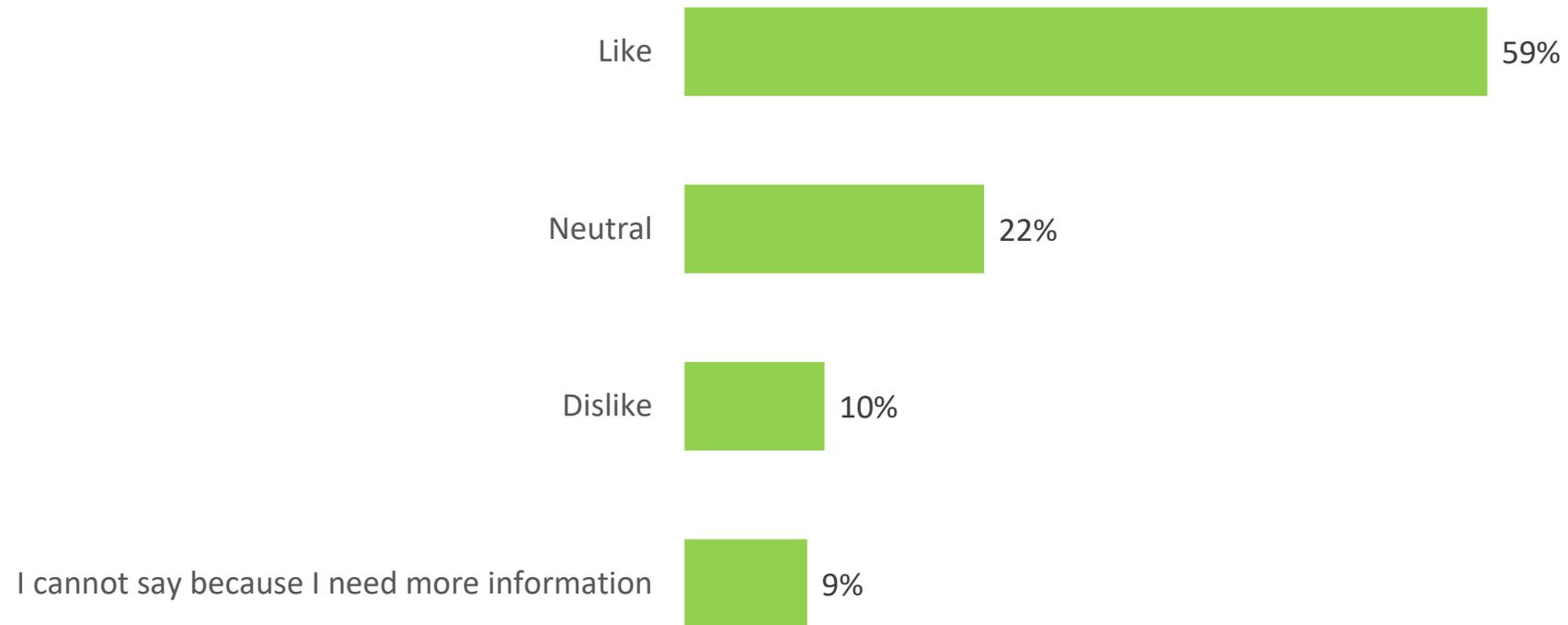
# Planning for Additional School Capacity

Ensuring adequate school capacity is the responsibility of the School District, but it is affected by land use considerations. While most schools that serve the plan area have remaining capacity, new population growth will require long term planning for new or expanded schools. The Draft Plan identifies one new school site in the town centre, as well as a site for the potential relocation of Hjorth Road Elementary.

Hjorth Road Elementary School is an older and smaller school located on two busy arterial roads. The Draft Plan proposes a new school site between 104A Avenue and 105A Avenue for the eventual relocation of Hjorth Road Elementary. This location was selected because it is adjacent to existing Metro Vancouver property that could potentially be used for a playing field. This reduces the overall amount of new land needed for the school. The site is also on quiet local streets.



# Reaction to the Additional School Sites Proposed by the Draft Plan



Q: How do you feel about the additional school sites proposed by the Draft Plan?  
Please refer to the Verbatims file to read all the comments submitted for this question.  
Total participants: 711

# Plan Overview

Now that you have reviewed the key features of the draft plan, here is the overall land use map that shows how it all fits together. The map includes all the detailed land uses that together create a coordinated plan for growth.

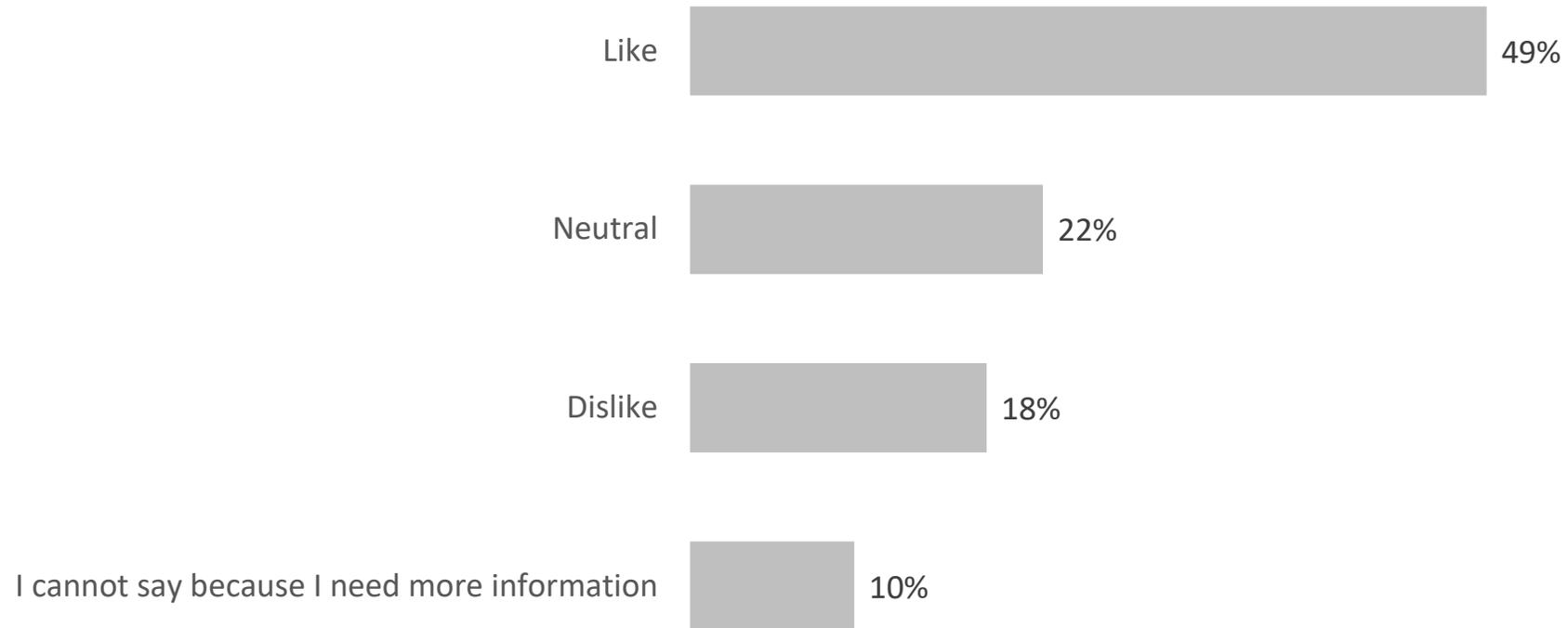
The plan addresses future plans for rapid transit along 104 Avenue, while also supporting a green, vibrant and connected Town Centre.



## Legend

- |                              |                                  |
|------------------------------|----------------------------------|
| Single Family or Duplex      | Commercial                       |
| Townhouse or Row House       | Parks & Natural Areas            |
| Low Rise Residential         | Metro Vancouver Reservoir        |
| Low Rise Mixed Use           | School                           |
| Low to Mid Rise Residential  | Civic                            |
| Low to Mid Rise Mixed Use    | Parks & Natural Areas and School |
| Mid to High Rise Residential | Bus Layover Facility             |
| Mid to High Rise Mixed Use   | Daylighted Watercourse           |
| High Rise Mixed Use          |                                  |

# Reaction to the Overall Concepts Shown and Described



Q: How do you feel about the overall concept shown here and described in the previous questions?

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

Total participants: 657