

Engagement Summary

Newton-King George Boulevard Draft Stage 1 Plan Survey **May 2021**

NEWTON IS GROWING

Surrey is developing a new land use plan in Newton for the neighbourhood along King George Boulevard. This is the only urban area in Newton between Newton Town Centre and Highway 10 currently without a plan.

The City creates land use plans for areas that are experiencing growth and development pressure. A plan determines what can be built and where. It guides the City when considering future development applications. It is important to remember these plans are very long range. They take several decades to build out.

WHAT WE DID

Land use plans rely on community input. We sent letters to owners and occupants of properties in and around the plan area inviting them to participate in the survey. The survey asked participants to review and provide input on the draft Stage 1 Plan, which includes land use, transportation, and parks and open space concepts.

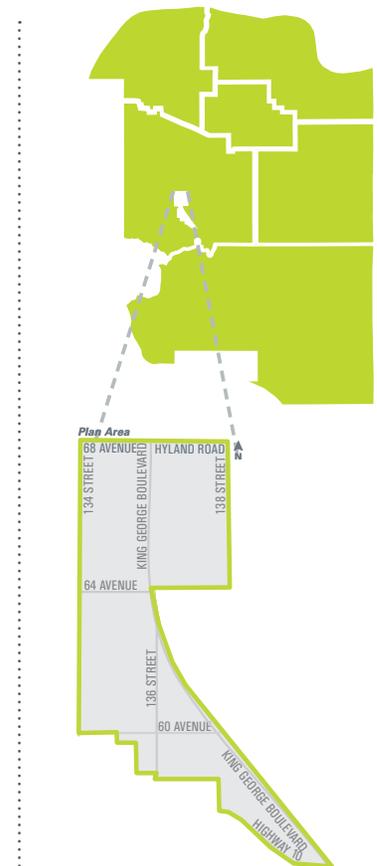
NEXT STEPS

We will review the survey results and consider changes to the draft plan. Then, we will seek Council's approval of the Stage 1 Plan. Refinements to the plan can occur throughout Stage 2, but this approval by Council gives staff some certainty to work on developing the servicing, financing and urban design guidelines.

FOR MORE INFORMATION

If you have any questions about the planning process or if you would like to discuss any of the survey results contact Kristen Lassonde by:

Email at kristen.lassonde@surrey.ca
Phone at 604.591.4654



Newton-King George Boulevard

PARTICIPANT SUMMARY

This is a snapshot of participants from the May 2021 Survey.

392

Surveys were completed

Age of Participants



21% were under 40



49% were between 40 and 65



29% were over 65

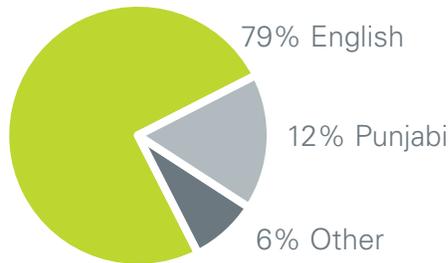


99%

lived in Surrey

82% lived in Newton

First Language of Participants



Relationship to the Plan Area

24% lived in the Plan Area (Own/Rent)



5% owned property in the Plan Area (live elsewhere)



50% lived nearby



22% lived elsewhere in Surrey



5% worked in Newton or nearby

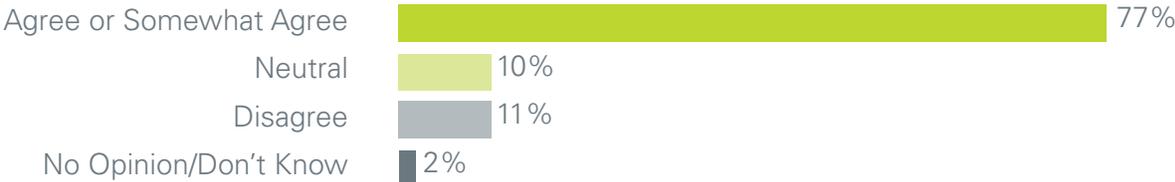


VISION

The vision statement for the Newton King George Plan describes the City and the Community's shared vision for the area's future.

Newton is celebrated as a safe, family-oriented community, home to people of all ages, cultures and backgrounds. It is an accessible neighbourhood where all residents have access to convenient public transportation and an affordable range of housing choices. Residents can meet most of their daily needs close to home, with a variety of shops, gathering spaces, parks, and natural areas a short walk or bike ride away.

We asked participants if the vision statement accurately reflected their vision for the neighbourhood.



Of the responses that were neutral or disagreed, participants raised concerns around achieving some of the vision qualities, including safety and affordability. Feedback included:

"Unless there is a dramatic change I have trouble visualizing the area as safe. It used to feel that way but over the last few years it seems to be on a decline."
"Housing is not affordable now and prices are constantly going up. Affordable housing does not seem to be a likely possibility."

We asked participants if there was anything missing from the vision? Two new themes emerged:



PRINCIPLES

Building on the vision, the Plan includes eight draft planning principles (**Active, Inclusive, Transit Supportive, Affordable, Local Necessities, Natural Areas, Safe, and Climate Resilient**). These principles will guide the strategic direction, policy framework, and implementation of the Plan.

We asked participants if there is anything missing from the principles? The top themes that were identified by participants were:



Newton-King George Boulevard

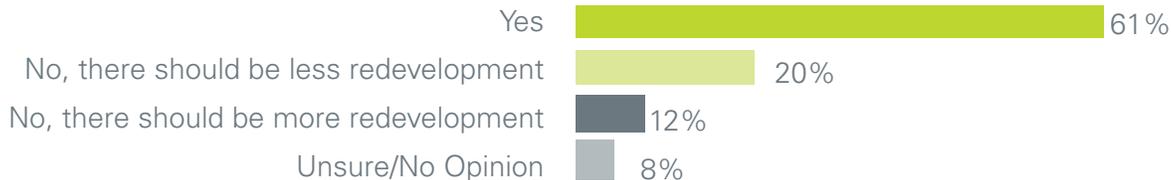
GROWTH CONCEPT

The growth concept provides a general overview of the Land Use Plan's intent. It balances the plan vision and objectives with the physical space. The draft Newton-King George Boulevard Plan proposes approximately 12% of the plan area be allocated for multi-family residential redevelopment, 7% for mixed-use commercial development and 26% for limited redevelopment within environmentally sensitive areas and wetlands. The remaining 55% is likely to remain similar to today, with infill development options.

We asked participants if they supported limiting redevelopment in environmentally sensitive areas and wetlands?



We asked participants if the Plan provided a good compromise to accommodate growth while respecting the existing neighbourhood?



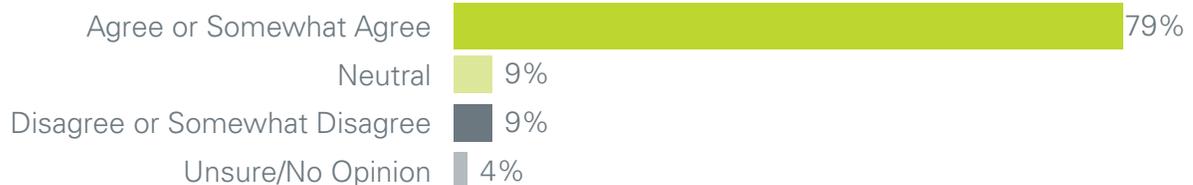
We asked participants if they agreed with the amount and location of new commercial space?



TRANSPORTATION CONCEPT

The Transportation Concept seeks to improve the Plan Area's connectivity by providing new road connections. This supports walkability, well-connected cycling infrastructure, convenient access to transit, and multiple route options to disperse vehicular traffic and decrease congestion. It also provides access and circulation to support new development.

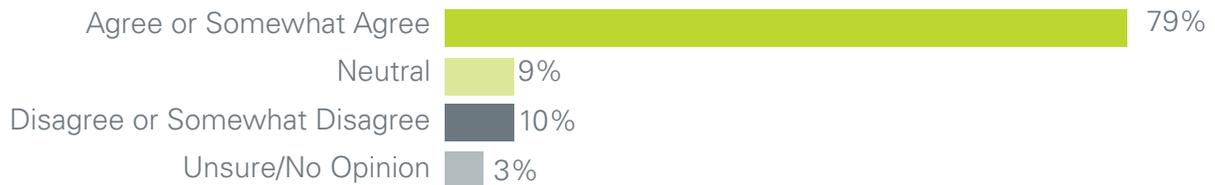
We asked participants what they thought about the proposed transportation concept?



PARKS AND OPEN SPACE CONCEPT

The Parks and Open Space Concept seeks to improve residents' access to parkland through the expansion of 4 existing parks, 2 new natural area parks, 1 new active park, and riparian protection areas.

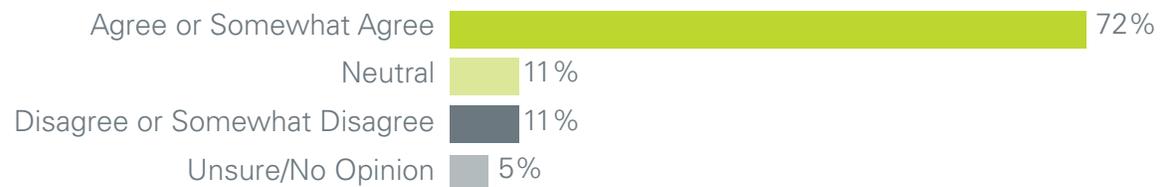
We asked participants what they thought of the proposed parks and open space concept?



LAND USE CONCEPT

The Land Use Concept merges all of the aforementioned considerations for growth, transportation, and parks into one comprehensive plan that will guide growth and redevelopment for the next 15-30 years.

We asked participants what they thought of the proposed land use concept?



VERBATIM COMMENTS

Throughout the survey, participants were encouraged to provide verbatim comments on the plan. Staff have analyzed these comments to identify themes and concerns. Listed below. Staff will seek to address these comments through revisions to the plan and in subsequent engagement throughout Stage 2 of the planning process.



Affordability

Concern for affordability and supply of family-oriented housing (townhouses and apartments).



Green Space

Need for significantly more green space and usable parkland with both active and passive uses as well as improved tree-lined streets.



Walkability

Lack of safe and convenient access to daily needs - more local small-businesses, parks, grocery, other services and amenities.



Public Transit

Need for improved public transit such as SkyTrain.



Schools

Concern for school capacities and the need for more schools in the area as population increases.