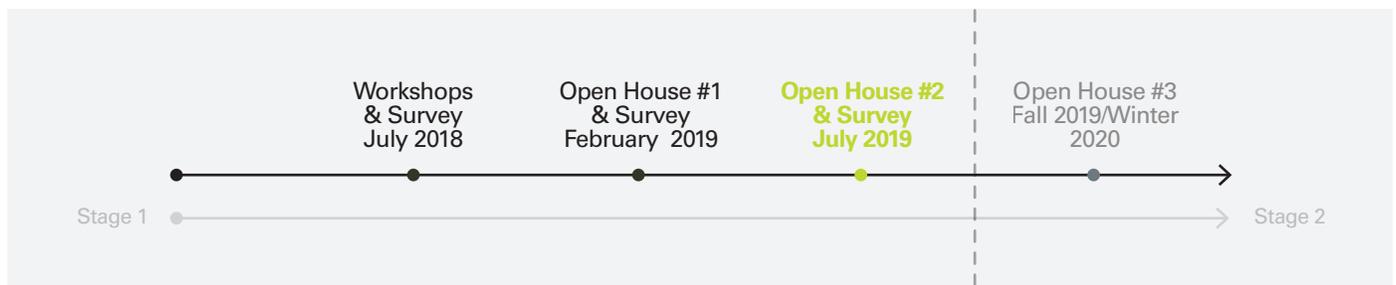


Engagement Summary

Semiahmoo Town Centre 2019 July Open House & Survey

Where We are in Our Outreach

We are currently in Stage 1 of the plan development process. This includes a phased engagement process to support the development of a draft plan. In 2018 we reconnected with the Semiahmoo Town Centre community and conducted two workshops and an online survey with extension area residents. Following this, in February 2019 we held an open house and online survey for the entire plan area. In July 2019 we shared a draft land use plan with residents for reflection and input.



Engagement Summary

This is a snapshot of participants from the July 2019 phase of engagement.

PARTICIPANTS



~800 Survey Participants
~320 Open House Participants

AGE OF PARTICIPANTS



~70% over 50
~25% 31-50
~5% under 30

CONNECTION TO TOWN CENTRE

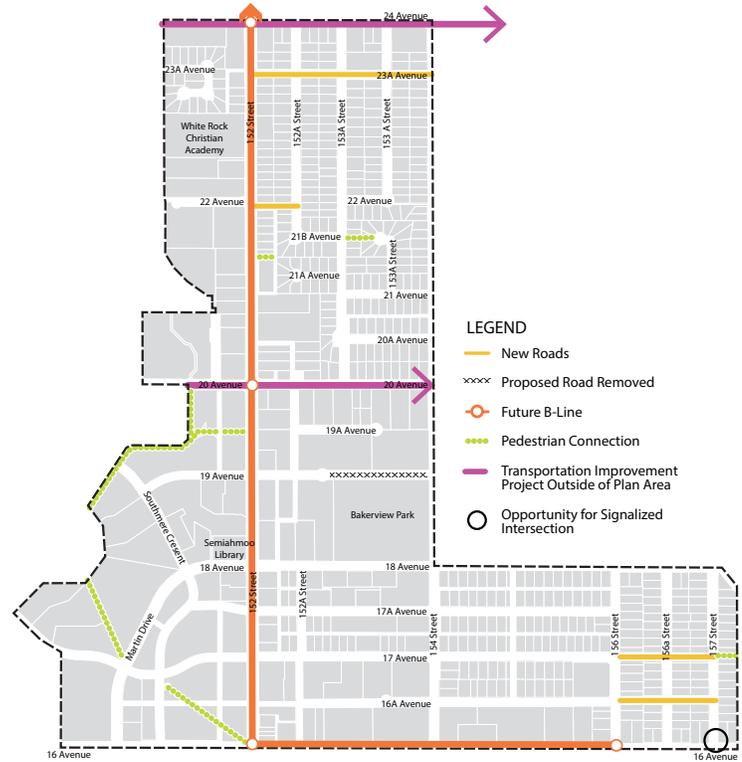
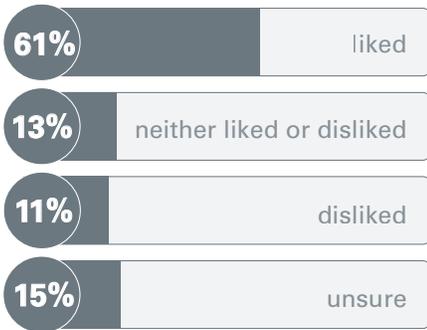


~95% live in South Surrey
~80% live Semiahmoo Town Centre
~10% work in Semiahmoo Town Centre

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ON CONNECTIVITY

Respondents were asked "How do you feel about improving connectivity?"



WHAT WE HEARD

Many respondents noted the need for improved transit and support for the proposed transit RapidBus (B-Line) service. There was also general support for improved connectivity, particularly an expansion of the pedestrian and cycling network. Some respondents were concerned about the proposed 16A and 17 Avenue extensions and the potential for increased vehicle traffic, specifically on residential roads.

- "We really desperately need the transit connectivity with the B-line running right down to 16th - the transit situation is ridiculous - we actually don't have a night bus!"
- "What about bicycles? Connect bike paths with others to make bike routes. As the city of Vancouver and Victoria have proven, if you build it, bikes will come."
- "What on earth is there a need for a road through 17th and 16A in the area of 156, 156A and 157th Street? This is a quiet single family home neighbourhood. That is ridiculous and unnecessary."

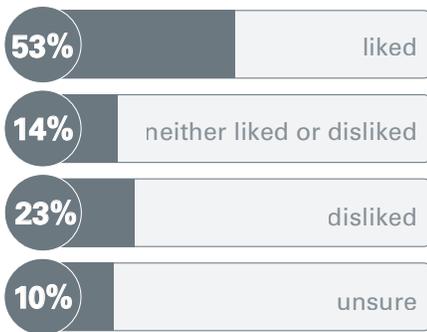
WHAT WE'RE GOING TO DO

Providing a well connected road network helps to better distribute traffic. It makes routing options more efficient for residents, emergency, and service vehicles, as well as pedestrians. We will continue working with Engineering to determine which roads are critical to accommodate future population growth, and to find the best ways to support walking. We will also continue working with Translink to further plans for a new RapidBus service.

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ON SCALING BACK HIGH DENSITY

Respondents were asked "How do you feel about the Scaled Back High-Rise District?"



WHAT WE HEARD

Respondents were generally supportive of high rise buildings and density around Semiahmoo mall and along arterial roads. Some emphasized the need to secure affordable housing to accommodate future population growth. Generally, building height, traffic congestion, and stress on existing infrastructure were among the primary concerns. There were a number of those who were concerned about future development of the Semiahmoo Mall.

- "As one of the fastest growing municipalities, we need to provide access to affordable higher density accommodation for the growing population and to help younger families afford to stay in the community."
- "Scaling back high rise development (limits) the ability for future generations to live in the area, keeping the 'small town character' is going to destroy the potential for those that grew up in this community to stay here as there will be less availability of units and therefore higher prices."
- "Will all infrastructures be improved with the increase of population in the area? Parking, traffic flow and safety"

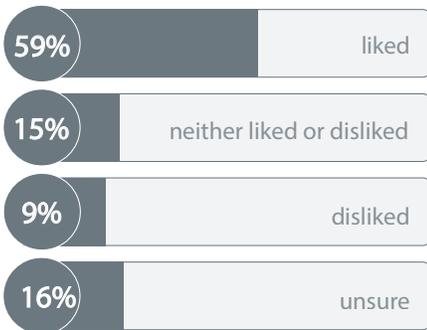
WHAT WE'RE GOING TO DO

We will refine our plan and conduct 3D modelling analyses to better illustrate what future development may look like. We will also begin writing design guidelines to limit the impacts of shadowing and views on existing areas.

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ON THE NEW MEDICAL DISTRICT

Respondents were asked "How do you feel about the new Mid-Rise Medical District by B-Line?"



WHAT WE HEARD

Many respondents were supportive of increasing density along arterial roads and expanded medical services while others expressed a desire for even more parks to accommodate future residents. A number of respondents expressed concerns about townhomes and building heights along 16 avenue.

- "I like the idea of mid rise mixed use in the area, but I'm still concerned about the addition of more townhouses in the area, when there is already such an issue with school overcrowding"
- "We certainly need more medical accommodation, and also we are very much in need of somewhere for the kids to play, and go. For all the new housing developments, there is absolutely nothing for young people to do, or places for them to go. They are our future, lets take care of them!"
- "I do not live on 156, 156A or 157 Street (I live on 17A Avenue between 154 and 156 Street), however, there are many new single family builds on those streets. Your proposed plans will have a detrimental impact on those residents that bought and built new home on those streets. Rezoning as you have proposed will reduce the value of their properties to land value only.

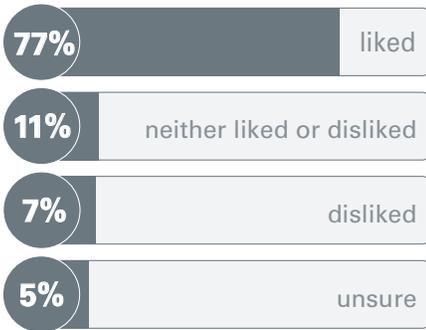
WHAT WE'RE GOING TO DO

We will continue dialogue with Semiahmoo residents and key stakeholders in the area to better understand their concerns and how they can be mitigated. We will also refine the land use plan and begin work on ways to protect existing single family residents, such as lot consolidation and development petition requirements.

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ON MORE LOCAL SHOPS AND SERVICES

Respondents were asked "How do you feel about more local shops and services?"



WHAT WE HEARD

Respondents were generally supportive of more local shops and a range of services that will be accessible by walking. Despite this, there are concerns about increased vehicle traffic along 24 Avenue and the availability of parking spaces. Some respondents felt that the existing shops and services were adequate.

- "I think having independent shops are important to creating a sense of community."
- "More local shops that are all within walking distance should make for easy access as well as help support current local businesses and business owners. I know a handful of local business owners who could really use this support."
- "I like the idea of more local shops and services but I think the traffic is bad enough now."

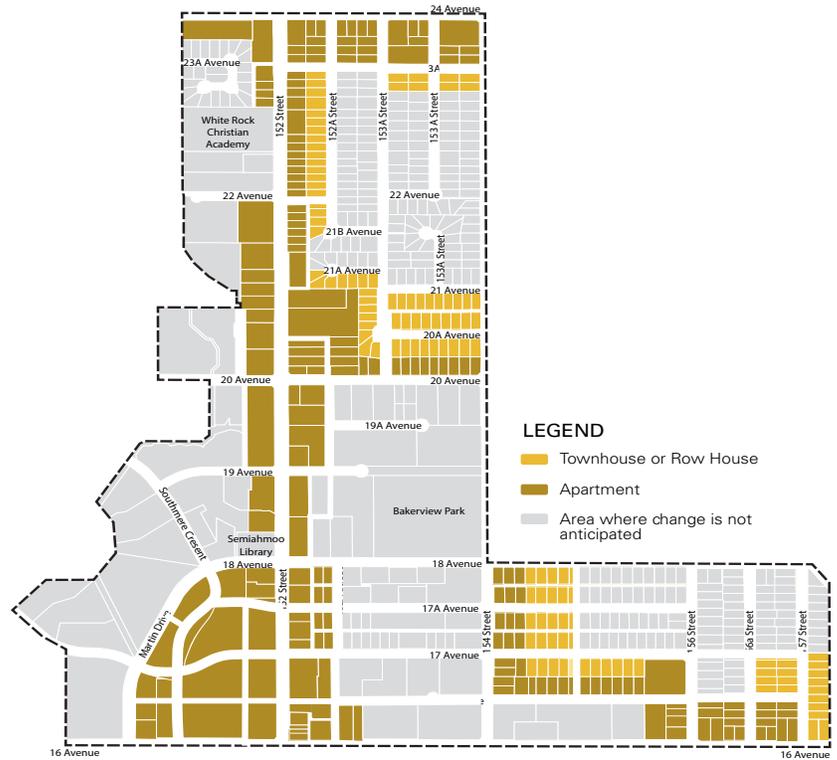
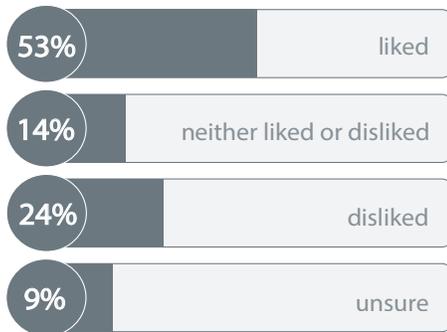
WHAT WE'RE GOING TO DO

We will continue to refine the plan to ensure efficient and appropriate locations for proposed mixed use areas. We will develop street and public realm design guidelines for 152 Street to encourage walkability along the commercial corridor.

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ON MORE HOUSING TYPES

Respondents were asked "How do you feel about having more housing types?"



WHAT WE HEARD

Respondents had mixed feelings about a wider variety of housing types. There is support for more family friendly housing, however a number of respondents voiced concern about increased density. Other issues raised were the need to address parking spaces and livability of denser building forms.

- "While it's great to see an expanded area of townhouse and apartment areas, given that this study area is both meant to be a hub for all of South Surrey and White Rock and that "change will be gradual over many decades," I don't see why single-family areas need to be preserved at all. Gentle densification through rowhouses over the long term would continue to provide housing choice and bring life to this area."
- "Too many apartments compared to townhouses. That will mean too many people for this area. The traffic congestion is already horrible."
- "Everything between 154 and 157 Street and 17 and 18 Avenue should remain single family. There has been significant redevelopment of new homes in this area and revitalization of this neighborhood is well underway. Surrey's plans will destroy the value those residents that have take the financial risk in building a new home. This must remain single family. The cutoff should be 154th Street westward only for this densification."

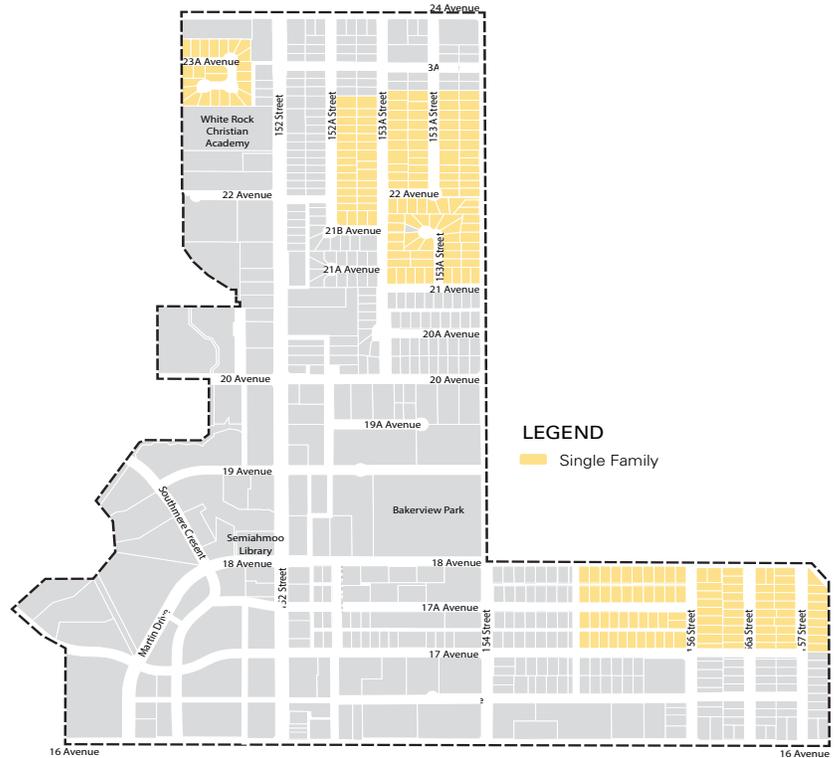
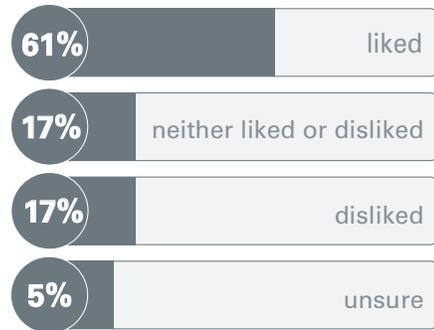
WHAT WE'RE GOING TO DO

We will refine the plan based on input received. We will start to develop design guidelines to maximize the livability of proposed developments. We will also consider what amenities new development should provide to reduce the impact of growth on existing residents.

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ON PRESERVING SINGLE-FAMILY POCKETS

Respondents were asked “How do you feel about preserving single-family pockets?”



WHAT WE HEARD

Respondents were generally supportive of preserving single-family pockets and their existing low-density character. Some respondents would like to preserve a greater area for single-family homes while others felt this would negatively impact access to affordable homes.

- “We need to preserve areas of single family housing. While changing land use is to be expected as cities grow, not all areas should become higher density.”
- “Single family pockets still look very limited in this plan. More area for single family neighbourhoods is critically needed.”
- “Single family housing is going to limit our ability to accommodate future generations. There are plenty of small towns for those who want a ‘small town character’, Surrey is not a small town, it is a growing city and should be zoned accordingly.”

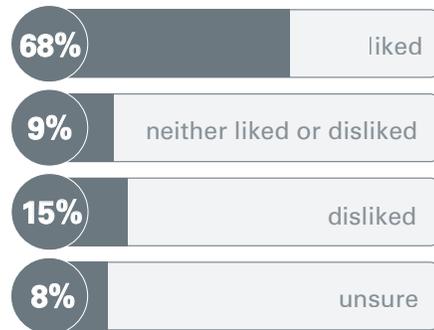
WHAT WE’RE GOING TO DO

Currently, much of Surrey’s single family housing stock gets redeveloped as larger and more expensive single family housing. We will explore options that give single family home owners more redevelopment flexibility to create units that are smaller and more affordable, while keeping in the scale and character of the low density neighbourhood (i.e. laneway homes, secondary suites, or duplexes).

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ON MORE COMMUNITY SPACES

Respondents were asked "How do you feel about more community spaces?"



WHAT WE HEARD

Respondents were supportive of more parks and community spaces. Several also emphasized a need for dedicated space for diverse users such as seniors, children, and dogs. Other respondents suggested that more large parks and green space were still needed.

- "This is necessary for seniors, teens, parents with young children. The area is in desperate need of a sense of 'place' which is usually a gathering spot, with allowances/zoning for things like public art, buskers, live music, food trucks, stages, pop-up art galleries, markets, etc"
- "Would like to see areas where children could play, seniors could sit and enjoy landscaped areas, dog walking paths/off lease area where space permits (Bakerview Park)."
- "Doesn't seem like a lot of park space for all the proposed increase in residents."

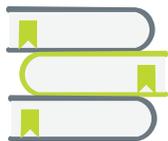
WHAT WE'RE GOING TO DO

We will work with the City's Parks, Recreation, and Culture (PRC) Department to determine appropriate locations for plazas, public art, and opportunities for placemaking. We will continue to refine the plan based on input received.

Semiahmoo Town Centre | Engagement Results

WHAT YOU SHARED ABOUT YOUR PRIORITIES

Respondents were asked "Which of the plan feature do you feel should be prioritized above all?"



More Community Spaces
4 new neighbourhood parks were added to the plan area. We continue to explore partnership opportunities with developers to provide more amenity spaces.



More Local Shops and Services
Low-rise mixed-use developments will be encouraged along 152 Street and 24 Avenue where they will have commercial on the ground level with offices and residential above.



Improved Connectivity
New roads, a future RapidBus service, sidewalks and pathways will link neighbourhoods, will relieve congestion and improve pedestrian safety and walkability.



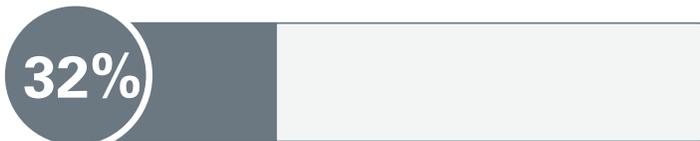
Scaled Back High-Rise District
High rise development will be limited to the core area in and around Semiahmoo Mall while mid- and hi-rise developments will be permitted on the periphery.



Preserved Single-Family Pockets
In considering the existing neighbourhood look and feel, many of the single family neighbourhoods in the plan area were retained.



Mid-Rise Medical District
A mixed-used mid-rise district has been added along 16 avenue to support expansion of medical services near Peace Arch Hospital.



More Housing Types
A range of residential land uses will be encouraged to facilitate affordable and family-friendly housing types (e.g. townhouses, apartments).

