Semiahmoo Town Centre Plan – Extension Areas Survey

Survey Results
March 15 2019

The results of this survey, conducted between February 14 2019 and March 8 2019, are not weighted to the City of Surrey’s population.
The results are based on 537 survey responses.
**Background**

This survey presented previously approved growth plans and asked for stakeholder input on a range of growth-related challenges. The feedback gathered will help determine priorities and direction as work continues to complete the Semiahmoo Town Centre Plan.

These results are based on 537 survey responses gathered from two online surveys:

CitySpeaks Panel survey – 224 responses gathered between February 14 2019 – March 8 2019

Open Community survey – 313 responses gathered between February 14 2019 – March 8 2019
Profile of Survey Participants

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<td>Prefer not to disclose</td>
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**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.
Accommodating a Growing Population of Aging Seniors & Young Families

Q: Semiahmoo is growing, and everybody needs a place to call home. Our population is also getting older while household sizes are shrinking. How would you accommodate a growing population of aging seniors while also making room for young families? Consider the wide range of economic means and housing needs of different people.

The aim of this question was to illicit constructive ideas and suggestions from survey participants on how to accommodate a growing population of seniors and young families in Semiahmoo. This analysis is based on the constructive comments that offered potential solutions to the challenges at hand.

Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 376

<table>
<thead>
<tr>
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<tbody>
<tr>
<td>Increase housing diversity</td>
<td>68%</td>
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<tr>
<td>Improve services, amenities and infrastructure</td>
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<tr>
<td>Promote all-ages communities</td>
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<tr>
<td>Address housing affordability</td>
<td>22%</td>
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<tr>
<td>Develop more senior living facilities</td>
<td>18%</td>
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<tr>
<td>Allow more rental and cooperative housing*</td>
<td>16%</td>
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<tr>
<td>Small scale residential re-development and infill (e.g. laneway suite, duplex, triplex, secondary suite etc.)</td>
<td>8%</td>
</tr>
<tr>
<td>Develop more mixed-use buildings</td>
<td>7%</td>
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</table>

*Includes eliminate restrictions on rental housing
Improving Semiahmoo’s Transportation Network

Q: We all have places we need to be. Transit ridership is up, a new B-Line is being planned. Traffic is also increasing. How would you improve Semiahmoo’s transportation network to make sure everyone can get where they want to go, whether they’re walking, taking transit or driving?

The aim of this question was to illicit constructive ideas and suggestions from survey participants on how to improve Semiahmoo’s transportation network. This analysis is based on the constructive comments that offered potential solutions to the challenges at hand.

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

Total participants: 381
**Enhancing Opportunities for Residents to Live, Work and Play Near Home**

Q: As a town centre, Semiahmoo should provide the opportunity for residents to live, work and play near home. What would you like to do in Semiahmoo, but can’t? What’s missing?

The aim of this question was to illicit constructive ideas and suggestions from survey participants to understand what they would like to be able to do in Semiahmoo but currently cannot do or are limited in doing. This analysis is based on the constructive comments that offered potential ways to meet these unmet needs.

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

Total participants: 354

<table>
<thead>
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<tr>
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<td>Recreation facilities/ community centres</td>
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<tr>
<td>Shopping &amp; restaurants</td>
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<td>Performing arts centre/art gallery</td>
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<td>Medical services</td>
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<tr>
<td>Entertainment venues</td>
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<td>Plaza/social gathering places</td>
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<tr>
<td>Childrens play area/youth centres</td>
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<tr>
<td>Transit</td>
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<tr>
<td>Parking</td>
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<td>Schools/after-schools programs/daycares</td>
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<td>Other*</td>
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*Includes comments related to farmer/flea markets, meeting venues, local employment, the library and public washrooms.
2012 Land Use Concept

- A number of survey participants are opposed to any densification in the Semiahmoo area. A key concern is the proposal to extend multi-family housing into the single-family core as they want to preserve the current character of the area.

- Opinions are mixed with respect to the development of high-rises in the area. Those who are supportive believe these buildings should be along 152 Street and busier roads with street level commercial/retail space. There are some who want to limit their height to 10-15 storeys while others would prefer 4-6 storey mid-rise buildings instead.

- Infrastructure such as roads, schools, parking and medical services need to be improved/expanded before the development gets underway.

- There are concerns that there is insufficient parkland and green space allocated to support the planned densification. Improved walking and bike paths/trails are necessary too for accessibility and safety reasons.

- Public transportation needs to be improved otherwise the traffic congestion problems in the area will be exacerbated.

- Some feel that more commercial and retail space is required to serve the planned population growth.
2012 Building Height

- A number of survey participants are in support of the design plans as they were presented. Many accept that densification is necessary to increase the supply of affordable housing in the area.

- Among those who agree that high-rises are appropriate, opinions are mixed on the issue of height - some are in favour of even higher buildings while many are adamant that 20-storeys is too high.

- For others, the planned densification raises concerns about increased traffic congestion, parking availability, the reduced natural lighting for surrounding buildings and the creation of a wind tunnel/canyon effect along 152 Street.

- Some are in favour of low-rise buildings to retain the small town atmosphere of Semiahmoo.

- There is a need for more green space and parks to accommodate residents, particularly those in high-density buildings.

- Walking and bike paths/trails need to be developed further to provide residents with accessible and safe alternatives to driving.

Q: Do you have any comments about the 2012 Building Densities & Heights design? Please be as specific as possible. Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 300
2012 Road Network

- Many survey participants are concerned that existing roads will not be able to support the increased density and resulting traffic. Suggestions to improve traffic flow include one-way streets, more speed limits, roundabouts instead of traffic lights and more connecting streets to major roads in the expansion areas.

- Public transit could be improved with dedicated bus lanes and routes and more bus pullouts to offer a viable alternative to drivers and subsequently reduce traffic congestion.

- The plan could be made more bike-friendly by increasing the number of continuous bike lanes, installing bike lanes away from busy roads and creating bike-only routes.

- There is very strong support for improving walkability to connect neighbourhoods and to enable better access to shops, restaurants and other services locally. Wider sidewalks and more crosswalks with better lighting will improve pedestrian safety.

- Concerns were raised about the future of the Semiahmoo mall, improving access to the mall and the proposed roads cutting through the mall which may lead to increased congestion in the surrounding area.

- Other concerns mentioned include the likely reduced parking and increased noise pollution along busier roads.
2012 Parks & Open Spaces

- Many survey participants like the proposed plans while there are some who believe there are already sufficient parks and green spaces in the Semiahmoo area.

- There was very favourable feedback for connecting existing and proposed trails as a means to improve accessibility to and connectivity with surrounding neighbourhoods and parks.

- Others commented that given the densification planned, more (and bigger) parks, greenways, community gardens and trails need to be incorporated into the development, especially in the extension areas.

- Ideally, parks in the vicinity would include playgrounds, seating, picnic areas and off-leash dog areas to cater to the needs of the growing population.

Q: Do you have any comments about the 2012 Parks & Open Space design? Please be as specific as possible. Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 271
Extension Area Land Use Ideas: North Area Land Use Map

Preserve the Neighbourhood’s Single-Family Core

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:
Preserve the neighbourhood’s single-family core
Total participants: 448

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<tr>
<th></th>
<th>Strongly Like</th>
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<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
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Q: If “Dislike” or “Strongly Dislike”, please tell us what you would change. Be specific.
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 62

Some of the suggested changes to this proposal include:

- Densifying the area to accommodate the growing population. Single-family housing is seen as inefficient and unaffordable.

- Provide varied housing e.g. rowhouses, townhouses, low-rise apartment buildings to provide affordable options to young families, seniors and renters.

- Increasing the density will enable more residents to have better access to transit e.g. the new B-line bus service.

- High density mixed-use buildings are necessary to support stores, restaurants and transportation in the core area.
Extension Area Land Use Ideas: North Area Land Use Map

Explore Opportunities for 4-6 storey Mixed-Use along 24 Avenue and the north and south ends of 152 St

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:
Explore opportunities for 4-6 storey mixed use (shops at ground level with apartments above) along 24 Avenue and the north and south ends of 152 Street.
Total participants: 448

<table>
<thead>
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<th>Rating</th>
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<td>Strongly Dislike</td>
<td>10%</td>
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Q: If "Dislike" or "Strongly Dislike", please tell us what you would change. Be specific.

Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 75

- Some survey participants want the area to be left as it is. A number expressed concern about the potential loss of single-family homes, family-friendly neighbourhoods and natural environment as a result of the proposed development.

- Many feel the area is already overcrowded and cannot support an increase in population.

- The existing infrastructure e.g. schools, parking, hospitals, recreation facilities etc. cannot support increased densification.

- Some think that 6-storey buildings are too tall while others are calling for even taller buildings.

- Other concerns mentioned include increased traffic congestion, more pollution, more crime and the lose of views and sightlines for existing residents.
Extension Area Land Use Ideas: North Area Land Use Map

Provide Transitional Residential Density (potential low-rise apartment & townhouses) as you move from busy roads and mixed-use areas into the single-family residential core.

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops: Provide transitional residential density (potential low-rise apartment & townhouses) as you move from busy roads and mixed-use areas into the single-family residential core.

Total participants: 448

<table>
<thead>
<tr>
<th>Rating</th>
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<tr>
<td>Strongly Dislike</td>
<td>10%</td>
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Q: If "Dislike" or "Strongly Dislike", please tell us what you would change. Be specific. Please refer to the Verbatims file to read all the comments submitted for this question.

Total participants: 60

- Many survey participants want to keep the single-family zone as it is to preserve the sense of space and neighbourhood character that attracted many residents to the area in the first place.
- Some want to prevent the area from becoming too congested and say that better infrastructure e.g. roads, schools, medical services etc. should be in place before further residential density is planned.
- Others acknowledge the need to increase density to provide more affordable housing options.
- Other concerns expressed are that increased density will lead to increased traffic congestion, reduced parking, less green space etc. in the area.
Consider a New Neighbourhood Park

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:

- Consider a new neighbourhood park

  Total participants: 448

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Q: If “Dislike” or “Strongly Dislike”, please tell us what you would change. Be specific.

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

Total participants: 21

Reasons for suggesting changes to this proposal include:

- There is a perception that there are already enough parks such as Bakerview Park and green space in the area.

- The land available is not large enough to make it worthwhile creating another park.

- Other comments related to incorporating green space into the street design with trees, plants, seating etc. and expanding the existing walking trails.
Extension Area Land Use Ideas: North Area Land Use Map

Other Ideas or Comments about the North Area Neighbourhood

Q: Do you have other ideas or comments about the North Area Neighbourhood?
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 132

Other comments mentioned about the North Area Neighbourhood include:

• A desire for some to preserve the area as it is.

• High density is necessary to create more affordable housing for seniors, singles and young families.

• There are mixed views on the type of housing that is desirable for the area.

• Existing infrastructure is already strained. Roads, public transit, parking and schools need to be improved/expanded before allowing further densification.

• More (and bigger) parks, playgrounds and trails are needed to accommodate the growing population. Parks should be multi-use and incorporated into the trail system to improve walkability throughout the area.
Preserve Single-Family Core in the North and North East Area

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:
Preserve single family in the north and north east area
Total participants: 437

<table>
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<th>Dislike</th>
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32% 29% 26% 7% 6%

Q: If "Dislike" or "Strongly Dislike", please tell us what you would change. Be specific.
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 56

The key points mentioned include:

- Higher density housing is required to make better use of the land available and to increase the supply of affordable housing in the area.
- Single-family homes are no longer practical given the growing population in the area.
- Given the proximity to the town centre, hospital and transit, high-density housing is most appropriate.
- More transitional housing should be developed in the area.
Consider Infill Opportunities (duplex, laneway housing etc.) within the Single-Family Area

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:
Consider infill opportunities (duplex, laneway housing etc.) within the single family area
Total participants: 437

**Extension Area Land Use Ideas: South Area Land Use Map**

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Q: If "Dislike" or "Strongly Dislike", please tell us what you would change. Be specific.
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 97

- Some survey participants want to maintain the existing single-family neighborhood and fear that laneway housing, duplexes and increased rentals will change the character of the area.

- Some feel that more people could be accommodated in the same space with higher density housing.

- Existing infrastructure, notably schools, are at capacity and cannot support the planned densification. Roads, transit and schools need to be improved/expanded before this development goes ahead.

- Concerns were also expressed about overcrowding, increased traffic congestion, reduced parking, increased crime and negative property values if new units are added to existing lots.
Extension Area Land Use Ideas: South Area Land Use Map
Explore Opportunities for 4 to 6 story Mixed-Use (shops at ground level with apartments above) along 16 Avenue

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:
Explore opportunities for 4 to 6 story mixed use (shops at ground level with apartments above) along 16 Avenue.
Total participants: 437

- Strongly Like: 24%
- Like: 37%
- Neutral: 18%
- Dislike: 10%
- Strongly Dislike: 11%

Q: If "Dislike" or "Strongly Dislike", please tell us what you would change. Be specific.
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 84

- Views related to this proposal are very mixed - many are against any densification in this area, some are amenable to low-rise developments while others are supportive of even taller buildings.
- Some have safety concerns for vehicle and pedestrians as a result of potentially having commercial businesses close to Earl Marriott school on an already busy road.
- Others believe that retail/commercial space is not needed in the area, particularly so close to the secondary school.
- For some, commercial space and higher density housing should be located around the mall and in the town centre.
- Other concerns include the capacity of local schools to support the increased density, parking will be more challenging and the negative impact that this type of development could have on the sense of community in the area.
Extension Area Land Use Ideas: South Area Land Use Map

Provide Transitional Residential Density (potential low-rise apartment & townhouse) north of 16A Avenue and east of 154 Street, between mixed-use and existing apartments and single family areas.

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:

Provide transitional residential density (potential low-rise apartment & townhouse) north of 16A Avenue and east of 154 Street, between mixed-use and existing apartments and single family areas.

Total participants: 437

Some of the suggested changes to this proposal include:

- Preserve the single-family neighbourhood as it is.
- Many accept that densification is required to increase the supply of more affordable housing in the area.
- Opinions on the type of housing are mixed - some express a preference for lower density townhouses over apartments, while others are calling for more mixed-use high-rises.
- Many are very concerned about overcrowding, local schools operating at capacity, increased traffic congestion and parking shortages. The infrastructure must be improved first to avoid exacerbating these issues.
Consider a New Neighbourhood Park

Q: Using the above land use map for reference, tell us what you think about the following ideas that emerged from the workshops:
Consider a new neighbourhood park
Total participants: 437

- Strongly Like: 47%
- Like: 26%
- Neutral: 22%
- Dislike: 3%
- Strongly Dislike: 3%

Q: If "Dislike" or "Strongly Dislike", please tell us what you would change. Be specific.
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 22

Many who commented believe there are already enough parks in the vicinity e.g. Bakerview Park and Alderwood Park, as such, there is no need for additional parkland.
Other ideas/comments mentioned about the South Area Neighbourhood include:

- Maintain the single-family housing area to preserve its sense of community.
- The size and height of new houses and multi-family buildings should be limited.
- There is a need for more parks and green space. A large multi-use park should include a sizeable playground, walking and bike paths/trails and an off-leash dog park.
- Multi-use paths/trails connecting local parks and neighbourhoods should be developed to improve biking and walking safety.
- There is a need to improve transit servicing the area before densification takes place.
- There are concerns about parking for retail/commercial space and their proximity to nearby schools.
Other Challenges for Future Semiahmoo Town Centre

Q: What other challenges do you see for future Semiahmoo town centre? How would you plan to get ahead of them?
Please refer to the Verbatims file to read all the comments submitted for this question.
Total participants: 282

Key challenges mentioned include:

• Overcoming the apprehension and opposition to densification from established homeowners in the area.
• Ensuring that the new housing units are affordable – sufficient rental housing, housing co-ops etc. must be included in the plans.
• Greater investment in infrastructure is required to support the growing population e.g. more schools, better roads and parking are required.
• The existing public transportation will not support this increase in densification. Improved bus services (routes and frequency) and a rapid transit system (Skytrain or LRT) to South Surrey are required to give people alternatives to driving.
• Developing the pedestrian and cyclist infrastructure will improve accessibility and safety and may encourage more people to leave their vehicles at home.
• These plans need to take account of the recent and planned development in White Rock which is contributing to increased traffic congestion in South Surrey.
• With the planned expansion there may be greater social issues such as crime, homelessness and the loss of the community feeling which will negatively impact the livability of the area.
• A growing population will require increased retail and medical services, recreational amenities and entertainment venues. The Semiahmoo mall should be revitalised and extended to meet these growing needs.
North Area Neighbourhood: Preserve the Neighbourhood’s Single-Family Core by Years Living in Surrey

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<th>Less than 5 years</th>
<th>5 - 10 years</th>
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<td>2%</td>
<td>2%</td>
<td>7%</td>
<td>7%</td>
<td>6%</td>
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<td></td>
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<td></td>
</tr>
</tbody>
</table>
North Area Neighbourhood: Explore Opportunities for 4-6 storey Mixed-Use (shops at ground level with apartments above) along 24 Avenue and the north and south ends of 152 St by Years Living in Surrey

<table>
<thead>
<tr>
<th>Time Period</th>
<th>Strongly Like</th>
<th>Like</th>
<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 5 years</td>
<td>14%</td>
<td>30%</td>
<td>32%</td>
<td>17%</td>
<td>22%</td>
</tr>
<tr>
<td>5 - 10 years</td>
<td>16%</td>
<td>16%</td>
<td>12%</td>
<td>14%</td>
<td>8%</td>
</tr>
<tr>
<td>10 - 15 years</td>
<td>14%</td>
<td>18%</td>
<td>2%</td>
<td>2%</td>
<td>5%</td>
</tr>
<tr>
<td>15 - 20 years</td>
<td>18%</td>
<td>20%</td>
<td>7%</td>
<td>7%</td>
<td>2%</td>
</tr>
<tr>
<td>More than 20 years</td>
<td>10%</td>
<td>27%</td>
<td>18%</td>
<td>8%</td>
<td>14%</td>
</tr>
<tr>
<td>Overall</td>
<td>18%</td>
<td>38%</td>
<td>18%</td>
<td>7%</td>
<td>8%</td>
</tr>
</tbody>
</table>
North Area Neighbourhood: Provide Transitional Residential Density (potential low-rise apartment & townhouses) as you move from busy roads and mixed-use areas into the single-family residential core by Years Living in Surrey

- **Less than 5 years**
  - Strongly Like: 14%
  - Like: 46%
  - Neutral: 19%
  - Dislike: 12%
  - Strongly Dislike: 8%

- **5 - 10 years**
  - Strongly Like: 14%
  - Like: 44%
  - Neutral: 19%
  - Dislike: 11%
  - Strongly Dislike: 12%

- **10 - 15 years**
  - Strongly Like: 26%
  - Like: 34%
  - Neutral: 26%
  - Dislike: 2%
  - Strongly Dislike: 12%

- **15 - 20 years**
  - Strongly Like: 17%
  - Like: 40%
  - Neutral: 26%
  - Dislike: 3%
  - Strongly Dislike: 14%

- **More than 20 years**
  - Strongly Like: 20%
  - Like: 46%
  - Neutral: 19%
  - Dislike: 5%
  - Strongly Dislike: 6%

- **Overall**
  - Strongly Like: 20%
  - Like: 44%
  - Neutral: 21%
  - Dislike: 10%
  - Strongly Dislike: 10%
North Area Neighbourhood: Consider a New Neighbourhood Park by Years Living in Surrey

- Less than 5 years
  - Strongly Like: 57%
  - Like: 22%
  - Neutral: 11%
  - Dislike: 8%
  - Strongly Dislike: 3%

- 5 - 10 years
  - Strongly Like: 42%
  - Like: 39%
  - Neutral: 16%
  - Dislike: 2%
  - Strongly Dislike: 2%

- 10 - 15 years
  - Strongly Like: 62%
  - Like: 30%
  - Neutral: 6%
  - Dislike: 2%
  - Strongly Dislike: 6%

- 15 - 20 years
  - Strongly Like: 57%
  - Like: 20%
  - Neutral: 23%
  - Dislike: 4%
  - Strongly Dislike: 4%

- More than 20 years
  - Strongly Like: 54%
  - Like: 29%
  - Neutral: 12%
  - Dislike: 4%
  - Strongly Dislike: 4%

- Overall
  - Strongly Like: 51%
  - Like: 29%
  - Neutral: 15%
  - Dislike: 4%
  - Strongly Dislike: 4%
South Area Neighbourhood: Preserve Single-Family Core in the North and North East Area by Years Living in Surrey

- Less than 5 years
  - Strongly Like: 27%
  - Like: 35%
  - Neutral: 32%
  - Dislike: 5%
  - Strongly Dislike: 5%
- 5 - 10 years
  - Strongly Like: 39%
  - Like: 23%
  - Neutral: 32%
  - Dislike: 4%
  - Strongly Dislike: 5%
- 10 - 15 years
  - Strongly Like: 26%
  - Like: 32%
  - Neutral: 32%
  - Dislike: 8%
  - Strongly Dislike: 8%
- 15 - 20 years
  - Strongly Like: 49%
  - Like: 14%
  - Neutral: 23%
  - Dislike: 6%
  - Strongly Dislike: 9%
- More than 20 years
  - Strongly Like: 34%
  - Like: 30%
  - Neutral: 23%
  - Dislike: 8%
  - Strongly Dislike: 5%
- Overall
  - Strongly Like: 32%
  - Like: 29%
  - Neutral: 26%
  - Dislike: 7%
  - Strongly Dislike: 6%
South Area Neighbourhood: Consider Infill Opportunities (duplex, laneway housing etc.) within the Single-Family Area by Years Living in Surrey

<table>
<thead>
<tr>
<th>Years Living in Surrey</th>
<th>Strongly Like</th>
<th>Like</th>
<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>More than 20 years</td>
<td>16%</td>
<td>34%</td>
<td>21%</td>
<td>14%</td>
<td>12%</td>
</tr>
<tr>
<td>15 - 20 years</td>
<td>17%</td>
<td>40%</td>
<td>17%</td>
<td>14%</td>
<td>14%</td>
</tr>
<tr>
<td>10 - 15 years</td>
<td>20%</td>
<td>28%</td>
<td>10%</td>
<td>12%</td>
<td>9%</td>
</tr>
<tr>
<td>5 - 10 years</td>
<td>19%</td>
<td>32%</td>
<td>14%</td>
<td>14%</td>
<td>5%</td>
</tr>
<tr>
<td>Less than 5 years</td>
<td>22%</td>
<td>32%</td>
<td>30%</td>
<td>11%</td>
<td>11%</td>
</tr>
</tbody>
</table>

Overall:
- Strongly Like: 22%
- Like: 32%
- Neutral: 26%
- Dislike: 17%
- Strongly Dislike: 5%

Less than 5 years:
- Strongly Like: 32%
- Like: 26%
- Neutral: 30%
- Dislike: 10%
- Strongly Dislike: 5%

5 - 10 years:
- Strongly Like: 19%
- Like: 32%
- Neutral: 28%
- Dislike: 14%
- Strongly Dislike: 9%

10 - 15 years:
- Strongly Like: 20%
- Like: 28%
- Neutral: 30%
- Dislike: 12%
- Strongly Dislike: 10%

15 - 20 years:
- Strongly Like: 17%
- Like: 40%
- Neutral: 17%
- Dislike: 11%
- Strongly Dislike: 11%

More than 20 years:
- Strongly Like: 16%
- Like: 34%
- Neutral: 21%
- Dislike: 14%
- Strongly Dislike: 12%
South Area Neighbourhood: Explore Opportunities for 4 to 6 story Mixed-Use (shops at ground level with apartments above) along 16 Avenue by Years Living in Surrey

<table>
<thead>
<tr>
<th>Less than 5 years</th>
<th>5 - 10 years</th>
<th>10 - 15 years</th>
<th>15 - 20 years</th>
<th>More than 20 years</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Like</td>
<td>30%</td>
<td>23%</td>
<td>18%</td>
<td>14%</td>
<td>22%</td>
</tr>
<tr>
<td>Like</td>
<td>32%</td>
<td>32%</td>
<td>46%</td>
<td>37%</td>
<td>38%</td>
</tr>
<tr>
<td>Neutral</td>
<td>24%</td>
<td>16%</td>
<td>20%</td>
<td>11%</td>
<td>18%</td>
</tr>
<tr>
<td>Dislike</td>
<td>3%</td>
<td>18%</td>
<td>8%</td>
<td>26%</td>
<td>10%</td>
</tr>
<tr>
<td>Strongly Dislike</td>
<td>11%</td>
<td>12%</td>
<td>8%</td>
<td>11%</td>
<td>11%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Provide Transitional Residential Density (potential low-rise apartment & townhouse) north of 16A Avenue and east of 154 Street, between mixed-use and existing apartments and single family areas by Years Living in Surrey

<table>
<thead>
<tr>
<th>Years Living in Surrey</th>
<th>Less than 5 years</th>
<th>5 - 10 years</th>
<th>10 - 15 years</th>
<th>15 - 20 years</th>
<th>More than 20 years</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Like</td>
<td>19%</td>
<td>12%</td>
<td>20%</td>
<td>14%</td>
<td>18%</td>
<td>19%</td>
</tr>
<tr>
<td>Like</td>
<td>38%</td>
<td>46%</td>
<td>34%</td>
<td>34%</td>
<td>36%</td>
<td>38%</td>
</tr>
<tr>
<td>Neutral</td>
<td>24%</td>
<td>12%</td>
<td>28%</td>
<td>17%</td>
<td>21%</td>
<td>21%</td>
</tr>
<tr>
<td>Dislike</td>
<td>8%</td>
<td>19%</td>
<td>6%</td>
<td>11%</td>
<td>12%</td>
<td>11%</td>
</tr>
<tr>
<td>Strongly Dislike</td>
<td>11%</td>
<td>11%</td>
<td>12%</td>
<td>23%</td>
<td>12%</td>
<td>12%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Consider a New Neighbourhood Park by Years Living in Surrey

- Less than 5 years:
  - Strongly Like: 49%
  - Like: 22%
  - Neutral: 30%
  - Dislike: 22%
  - Strongly Dislike: 5%

- 5 - 10 years:
  - Strongly Like: 35%
  - Like: 30%
  - Neutral: 22%
  - Dislike: 3%
  - Strongly Dislike: 4%

- 10 - 15 years:
  - Strongly Like: 58%
  - Like: 22%
  - Neutral: 17%
  - Dislike: 3%

- 15 - 20 years:
  - Strongly Like: 54%
  - Like: 26%
  - Neutral: 19%
  - Dislike: 3%

- More than 20 years:
  - Strongly Like: 51%
  - Like: 24%
  - Neutral: 19%
  - Dislike: 2%

- Overall:
  - Strongly Like: 47%
  - Like: 26%
  - Neutral: 22%
  - Dislike: 3%
  - Strongly Dislike: 3%
North Area Neighbourhood: Preserve the Neighbourhood’s Single-Family Core by Age Range
North Area Neighbourhood: Explore Opportunities for 4-6 storey Mixed-Use (shops at ground level with apartments above) along 24 Avenue and the north and south ends of 152 St by Age Range

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Strongly Like</th>
<th>Like</th>
<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30</td>
<td>38%</td>
<td>33%</td>
<td>29%</td>
<td>19%</td>
<td>10%</td>
</tr>
<tr>
<td>31-40</td>
<td>29%</td>
<td>35%</td>
<td>14%</td>
<td>8%</td>
<td>10%</td>
</tr>
<tr>
<td>41-50</td>
<td>29%</td>
<td>37%</td>
<td>12%</td>
<td>8%</td>
<td>14%</td>
</tr>
<tr>
<td>51-65</td>
<td>32%</td>
<td>35%</td>
<td>16%</td>
<td>8%</td>
<td>9%</td>
</tr>
<tr>
<td>66+</td>
<td>19%</td>
<td>46%</td>
<td>21%</td>
<td>7%</td>
<td>7%</td>
</tr>
<tr>
<td>Overall</td>
<td>27%</td>
<td>38%</td>
<td>18%</td>
<td>7%</td>
<td>10%</td>
</tr>
</tbody>
</table>
North Area Neighbourhood: Provide Transitional Residential Density (potential low-rise apartment & townhouses) as you move from busy roads and mixed-use areas into the single-family residential core by Age Range

- **<30:**
  - Strongly Like: 29%
  - Like: 33%
  - Neutral: 21%
  - Dislike: 17%
  - Strongly Dislike: 5%

- **31-40:**
  - Strongly Like: 27%
  - Like: 30%
  - Neutral: 17%
  - Dislike: 11%
  - Strongly Dislike: 5%

- **41-50:**
  - Strongly Like: 25%
  - Like: 42%
  - Neutral: 15%
  - Dislike: 4%
  - Strongly Dislike: 6%

- **51-65:**
  - Strongly Like: 25%
  - Like: 49%
  - Neutral: 24%
  - Dislike: 8%
  - Strongly Dislike: 6%

- **66+:**
  - Strongly Like: 11%
  - Like: 51%
  - Neutral: 24%
  - Dislike: 8%
  - Strongly Dislike: 21%

- **Overall:**
  - Strongly Like: 20%
  - Like: 44%
  - Neutral: 21%
  - Dislike: 10%
  - Strongly Dislike: 6%
North Area Neighbourhood: Consider a New Neighbourhood Park by Age Range

[Diagram showing percentages of Strongly Like, Like, Neutral, Dislike, and Strongly Dislike for different age groups: <30, 31-40, 41-50, 51-65, 66+ Overall.]

- **<30:**
  - Strongly Like: 43%
  - Like: 29%
  - Neutral: 11%
  - Dislike: 5%
  - Strongly Dislike: 2%

- **31-40:**
  - Strongly Like: 49%
  - Like: 29%
  - Neutral: 12%
  - Dislike: 3%
  - Strongly Dislike: 11%

- **41-50:**
  - Strongly Like: 54%
  - Like: 29%
  - Neutral: 13%
  - Dislike: 3%
  - Strongly Dislike: 12%

- **51-65:**
  - Strongly Like: 56%
  - Like: 25%
  - Neutral: 13%
  - Dislike: 3%
  - Strongly Dislike: 13%

- **66+:**
  - Strongly Like: 50%
  - Like: 32%
  - Neutral: 13%
  - Dislike: 4%
  - Strongly Dislike: 4%

- **Overall:**
  - Strongly Like: 51%
  - Like: 29%
  - Neutral: 15%
  - Dislike: 4%
  - Strongly Dislike: 2%
South Area Neighbourhood: Preserve Single-Family Core in the North and North East Area by Age Range

<table>
<thead>
<tr>
<th>Age Range</th>
<th>Strongly Like</th>
<th>Like</th>
<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt;30</td>
<td>19%</td>
<td>29%</td>
<td>24%</td>
<td>5%</td>
<td>24%</td>
</tr>
<tr>
<td>31-40</td>
<td>44%</td>
<td>16%</td>
<td>24%</td>
<td>8%</td>
<td>24%</td>
</tr>
<tr>
<td>41-50</td>
<td>32%</td>
<td>18%</td>
<td>29%</td>
<td>14%</td>
<td>8%</td>
</tr>
<tr>
<td>51-65</td>
<td>31%</td>
<td>34%</td>
<td>24%</td>
<td>7%</td>
<td>6%</td>
</tr>
<tr>
<td>66+</td>
<td>29%</td>
<td>38%</td>
<td>27%</td>
<td>4%</td>
<td>7%</td>
</tr>
<tr>
<td>Overall</td>
<td>32%</td>
<td>29%</td>
<td>26%</td>
<td>7%</td>
<td>6%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Consider Infill Opportunities (duplex, laneway housing etc.) within the Single-Family Area by Age Range
South Area Neighbourhood: Explore Opportunities for 4 to 6 story Mixed-Use (shops at ground level with apartments above) along 16 Avenue by Age Range
South Area Neighbourhood: Provide Transitional Residential Density (potential low-rise apartment & townhouse) north of 16A Avenue and east of 154 Street, between mixed-use and existing apartments and single family areas by Age Range
South Area Neighbourhood: Consider a New Neighbourhood Park by Age Range

- Overall:
  - Strongly Like: 47%
  - Like: 26%
  - Neutral: 22%
  - Dislike: 3%
  - Strongly Dislike: 3%

- Age Ranges:
  1. <30:
     - Strongly Like: 5%
     - Like: 19%
     - Neutral: 13%
     - Dislike: 3%
     - Strongly Dislike: 5%
  2. 31-40:
     - Strongly Like: 31%
     - Like: 25%
     - Neutral: 18%
     - Dislike: 2%
     - Strongly Dislike: 2%
  3. 41-50:
     - Strongly Like: 48%
     - Like: 31%
     - Neutral: 24%
     - Dislike: 2%
     - Strongly Dislike: 2%
  4. 51-65:
     - Strongly Like: 49%
     - Like: 23%
     - Neutral: 24%
     - Dislike: 3%
     - Strongly Dislike: 3%
  5. 66+:
     - Strongly Like: 44%
     - Like: 27%
     - Neutral: 24%
     - Dislike: 3%
     - Strongly Dislike: 3%
North Area Neighbourhood: Preserve the Neighbourhood’s Single-Family Core by Gender

<table>
<thead>
<tr>
<th></th>
<th>Strongly Like</th>
<th>Like</th>
<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>35%</td>
<td>31%</td>
<td>24%</td>
<td>7%</td>
<td>3%</td>
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<tr>
<td>Male</td>
<td>27%</td>
<td>28%</td>
<td>27%</td>
<td>8%</td>
<td>9%</td>
</tr>
<tr>
<td>Overall</td>
<td>33%</td>
<td>28%</td>
<td>25%</td>
<td>8%</td>
<td>6%</td>
</tr>
</tbody>
</table>
North Area Neighbourhood: Explore Opportunities for 4-6 storey Mixed-Use (shops at ground level with apartments above) along 24 Avenue and the north and south ends of 152 St by Gender

<table>
<thead>
<tr>
<th></th>
<th>Female</th>
<th>Male</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Like</td>
<td>26%</td>
<td>31%</td>
<td>27%</td>
</tr>
<tr>
<td>Like</td>
<td>38%</td>
<td>38%</td>
<td>38%</td>
</tr>
<tr>
<td>Neutral</td>
<td>19%</td>
<td>15%</td>
<td>18%</td>
</tr>
<tr>
<td>Dislike</td>
<td>8%</td>
<td>6%</td>
<td>7%</td>
</tr>
<tr>
<td>Strongly Dislike</td>
<td>9%</td>
<td>10%</td>
<td>10%</td>
</tr>
</tbody>
</table>
North Area Neighbourhood: Provide Transitional Residential Density (potential low-rise apartment & townhouses) as you move from busy roads and mixed-use areas into the single-family residential core by Gender
North Area Neighbourhood: Consider a New Neighbourhood Park by Gender

<table>
<thead>
<tr>
<th></th>
<th>Female</th>
<th>Male</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Like</td>
<td>10%</td>
<td>15%</td>
<td>15%</td>
</tr>
<tr>
<td>Like</td>
<td>31%</td>
<td>29%</td>
<td>29%</td>
</tr>
<tr>
<td>Neutral</td>
<td>56%</td>
<td>51%</td>
<td>51%</td>
</tr>
<tr>
<td>Dislike</td>
<td>4%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Strongly Dislike</td>
<td>2%</td>
<td>2%</td>
<td>2%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Preserve Single-Family Core in the North and North East Area by Gender

<table>
<thead>
<tr>
<th>Gender</th>
<th>Strongly Like</th>
<th>Like</th>
<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>35%</td>
<td>34%</td>
<td>23%</td>
<td>4%</td>
<td>3%</td>
</tr>
<tr>
<td>Male</td>
<td>30%</td>
<td>23%</td>
<td>29%</td>
<td>9%</td>
<td>9%</td>
</tr>
<tr>
<td>Overall</td>
<td>32%</td>
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<td>7%</td>
<td>6%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Consider Infill Opportunities (duplex, laneway housing etc.) within the Single-Family Area by Gender

<table>
<thead>
<tr>
<th></th>
<th>Female</th>
<th>Male</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Like</td>
<td>18%</td>
<td>21%</td>
<td>19%</td>
</tr>
<tr>
<td>Like</td>
<td>37%</td>
<td>31%</td>
<td>35%</td>
</tr>
<tr>
<td>Neutral</td>
<td>23%</td>
<td>24%</td>
<td>23%</td>
</tr>
<tr>
<td>Dislike</td>
<td>12%</td>
<td>11%</td>
<td>12%</td>
</tr>
<tr>
<td>Strongly Dislike</td>
<td>10%</td>
<td>14%</td>
<td>11%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Explore Opportunities for 4 to 6 story Mixed-Use (shops at ground level with apartments above) along 16 Avenue by Gender

<table>
<thead>
<tr>
<th></th>
<th>Strongly Like</th>
<th>Like</th>
<th>Neutral</th>
<th>Dislike</th>
<th>Strongly Dislike</th>
</tr>
</thead>
<tbody>
<tr>
<td>Female</td>
<td>20%</td>
<td>40%</td>
<td>19%</td>
<td>11%</td>
<td>10%</td>
</tr>
<tr>
<td>Male</td>
<td>29%</td>
<td>35%</td>
<td>13%</td>
<td>11%</td>
<td>12%</td>
</tr>
<tr>
<td>Overall</td>
<td>24%</td>
<td>37%</td>
<td>18%</td>
<td>10%</td>
<td>11%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Provide Transitional Residential Density (potential low-rise apartment & townhouse) north of 16A Avenue and east of 154 Street, between mixed-use and existing apartments and single family areas by Gender

<table>
<thead>
<tr>
<th></th>
<th>Female</th>
<th>Male</th>
<th>Overall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Strongly Like</td>
<td>16%</td>
<td>24%</td>
<td>19%</td>
</tr>
<tr>
<td>Like</td>
<td>38%</td>
<td>39%</td>
<td>38%</td>
</tr>
<tr>
<td>Neutral</td>
<td>22%</td>
<td>17%</td>
<td>21%</td>
</tr>
<tr>
<td>Dislike</td>
<td>12%</td>
<td>8%</td>
<td>11%</td>
</tr>
<tr>
<td>Strongly Dislike</td>
<td>12%</td>
<td>12%</td>
<td>12%</td>
</tr>
</tbody>
</table>
South Area Neighbourhood: Consider a New Neighbourhood Park by Gender

- **Female**
  - Strongly Like: 53%
  - Like: 26%
  - Neutral: 18%
  - Dislike: 3%
  - Strongly Dislike: 1%

- **Male**
  - Strongly Like: 42%
  - Like: 27%
  - Neutral: 25%
  - Dislike: 4%
  - Strongly Dislike: 3%

- **Overall**
  - Strongly Like: 47%
  - Like: 26%
  - Neutral: 22%
  - Dislike: 3%
  - Strongly Dislike: 3%