

NO: R156

COUNCIL DATE: October 19, 2020

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **October 14, 2020**

FROM: **General Manager, Planning & Development**

FILE: **6520 -20
(Newton –
King George Blvd)**

SUBJECT: **Newton – King George Boulevard Land Use Plan Update**

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information; and
2. Approve the proposed Newton – King George Boulevard Plan Area boundary amendment as described in this report and documented in Appendix “I”.

INTENT

The intent of this report is to provide an update on the Newton – King George Boulevard Plan process and to seek endorsement of the updated plan boundary.

BACKGROUND

On October 21, 2019, Council endorsed Corporate Report No. R207; 2019 authorizing staff to initiate a land use planning and community consultation process along the King George Boulevard corridor between Highway 10 and 68 Avenue. The Newton – King George Boulevard Plan (“the Plan”, “the Plan Area”) focuses on the portion of South Newton along King George Boulevard, between Highway 10 and 68 Avenue (see Appendix “I”). Currently, this is the only area between Newton Town Centre and the Agricultural Land Reserve (“ALR”) without an approved Secondary Plan. The Corporate Report outlined that such a plan will:

- assist the City in responding to development applications and inquiries in the area;
- provide a level of certainty for residents and landowners regarding the future character and density of the area; and
- ensure adequate provision of public infrastructure such as schools, parks, roads, public transit, and utilities to support population growth.

To support the planning process staff initiated a preliminary engineering servicing analysis, with a focus on stormwater management. Staff also initiated a preliminary phase of community

consultation. Residents and landowners within the area and nearby to the area received a letter to provide an overview of the process and an invitation to provide input. Additionally, the process was outlined on the City website and advertised on social media. Members of the CitySpeaks panel living in Newton were also notified of the process and invited to participate.

DISCUSSION

Communications and Engagement

The first phase of the planning process is now complete. It was supported with a preliminary community engagement process, which included an online survey held throughout July 2020. This initial outreach was designed to raise awareness about the planning process and gather input to support the development of a community vision and planning principles.

Approximately 1,200 people provided input through the online survey. A summary of this first phase of community engagement is attached as Appendix “II”.

Draft Plan Visions and Planning Principles

Based on what was heard through consultation and a staff review, a draft vision statement has been developed for the Plan. The vision statement expresses a goal for the future state of the Plan Area:

“South Newton is celebrated as a safe, family-oriented community, home to people of all ages, cultures and backgrounds. Residents have access to convenient public transportation and an affordable variety of housing. Local amenities are close to home, with a variety of shops, gathering spaces, parks, and natural areas a short walk or bike ride away.”

In addition, eight draft planning principles are proposed to guide the Plan:

1. **WALKABLE:** Enhance neighbourhood connectivity to ensure that everyone can quickly and easily access everything their neighbourhood has to offer.
2. **INCLUSIVE:** Foster a welcoming and inclusive community with local amenities and spaces for all cultures, ages, and abilities.
3. **TRANSIT SUPPORTIVE:** Support future RapidBus expansion by bringing residents and destinations to the areas nearest transit stops.
4. **HOUSING AFFORDABILITY:** Provide a mix of housing types that addresses housing affordability and need, while protecting the character of existing neighbourhoods.
5. **LOCAL NECESSITIES:** Make sure food and basic necessities are available locally.
6. **NATURAL AREAS:** Protect and enhance biodiversity, ecosystems, and natural areas.
7. **SAFE:** Encourage a safe neighbourhood with Crime Prevention through Environmental Design (“CPTED”) principles.

8. CLIMATE RESILIENCE: Transition to a net zero carbon community that can adapt to climate change.

The draft vision and planning objectives will support the ongoing planning process, including the development of preliminary options for land uses, transportation and parks, and open space. This work will be supported by an additional phase of community engagement planned for early 2021, including an online open house and an additional survey.

Plan Area Expansion

As part of the first phase of consultation staff also explored potential refinements to the existing Plan Area boundary. Notably, the area west of the existing Plan Area referenced as “Parks Study Area” within Corporate Report No. R207; 2019. This area was not included in the original Plan boundary because it consists primarily of establish single-detached neighbourhoods with limited redevelopment potential; however, it was identified as an area to consider for neighbourhood parkland expansion.

The exemption of this area leaves only a small enclave within South Newton without the direction and guiding policy of a Secondary Plan or without the opportunity of directly addressing local amenities and infrastructure through a Secondary Plan. As such, the potential for future expansion of the Plan Area was included within the survey.

Of the total survey respondents, 111 reported to live or own property within the proposed plan expansion area. Survey questions were administered specifically to these participants to determine preferences towards being included in the Plan. Most respondents (74%) indicated a preference to be included within the Plan. Respondents were supportive of the opportunity to prepare for additional community amenities and infrastructure, as well as the opportunity to reinforce and clarify land uses.

- 74% of respondents would *prefer to be included* in the Plan Area, to enable long term planning of community amenities and infrastructure. Of this:
 - 59% also want to protect their existing neighbourhood character and limit redevelopment.
 - 15% also want to allow for higher density redevelopment (such as townhouses).
- 19% of respondents would *prefer to be left out* of the Plan Area.
- 7% of respondents are unsure or have no preference.

Based on input received, staff propose to amend the Plan boundary to include the additional area to the west of the existing Plan boundary. The proposed expansion includes an additional 26.5 hectares (65.2 acres), as illustrated in Appendix “I”. Residents and landowners within these areas will be fully incorporated into the broader planning process and invited to provide input on the draft land use plan as it is developed. The intent to protect existing neighbourhood character has been incorporated into the draft planning principles outlined within this report.

Next Steps

Staff will continue to develop the draft (Stage 1) plan. This will include an environmental analysis process to confirm creek classifications and identify sensitive environmental areas. This work will

be undertaken concurrently with the development of preliminary land use, transportation, and parks and open space concepts.

The development of the draft plan will be guided by the community vision and planning principles developed through recent community engagement. The process will include piloting innovative and interactive online engagement, in keeping with Provincial standards for social distancing.



A draft (Stage 1) Newton – King George Boulevard Plan is anticipated for Council consideration in late Spring 2021. Following Stage 1 approval, staff will move into Stage 2 of the planning process. Stage 2 work will include details to implement the Plan over time, including infrastructure and servicing upgrades, urban design guidelines, and a financial strategy. The Stage 2 planning process will also include the finalization of fees and Community Amenity Contribution (“CAC”) rates.

SUSTAINABILITY CONSIDERATIONS

The development of the Newton – King George Boulevard Plan supports the objectives of the City’s Sustainability Charter 2.0. In particular, this work relates to the Sustainability Charter 2.0 themes of Built Environment and Neighbourhoods, Economic Prosperity and Livelihoods, and Infrastructure. Specifically, these projects support the following Desired Outcomes (“DO”):

- Neighbourhoods and Urban Design DO1: Surrey is comprised of distinct, diverse, and compact neighbourhoods and Town Centres, with an engaging public realm.
- Neighbourhoods and Urban Design DO2: Surrey is well-connected within the city and to the rest of the region by fast and efficient public transit and active transportation infrastructure for all ages and abilities.
- Neighbourhoods and Urban Design DO4: Surrey’s neighbourhoods are safe, accessible, well-connected, walkable and bike friendly.
- Neighbourhoods and Urban Design DO8: The built environment enhances quality of life, happiness, and well-being.
- Economy DO6: Efficient land use and well-managed transportation infrastructure are in place to attract businesses and support a thriving economy.
- All Infrastructure DO2: Infrastructure systems provide safe, reliable, and affordable services.
- Transportation DO11: An integrated and multi-modal transportation network offers affordable, convenient, accessible, and safe transportation choices within the community and to regional destinations.

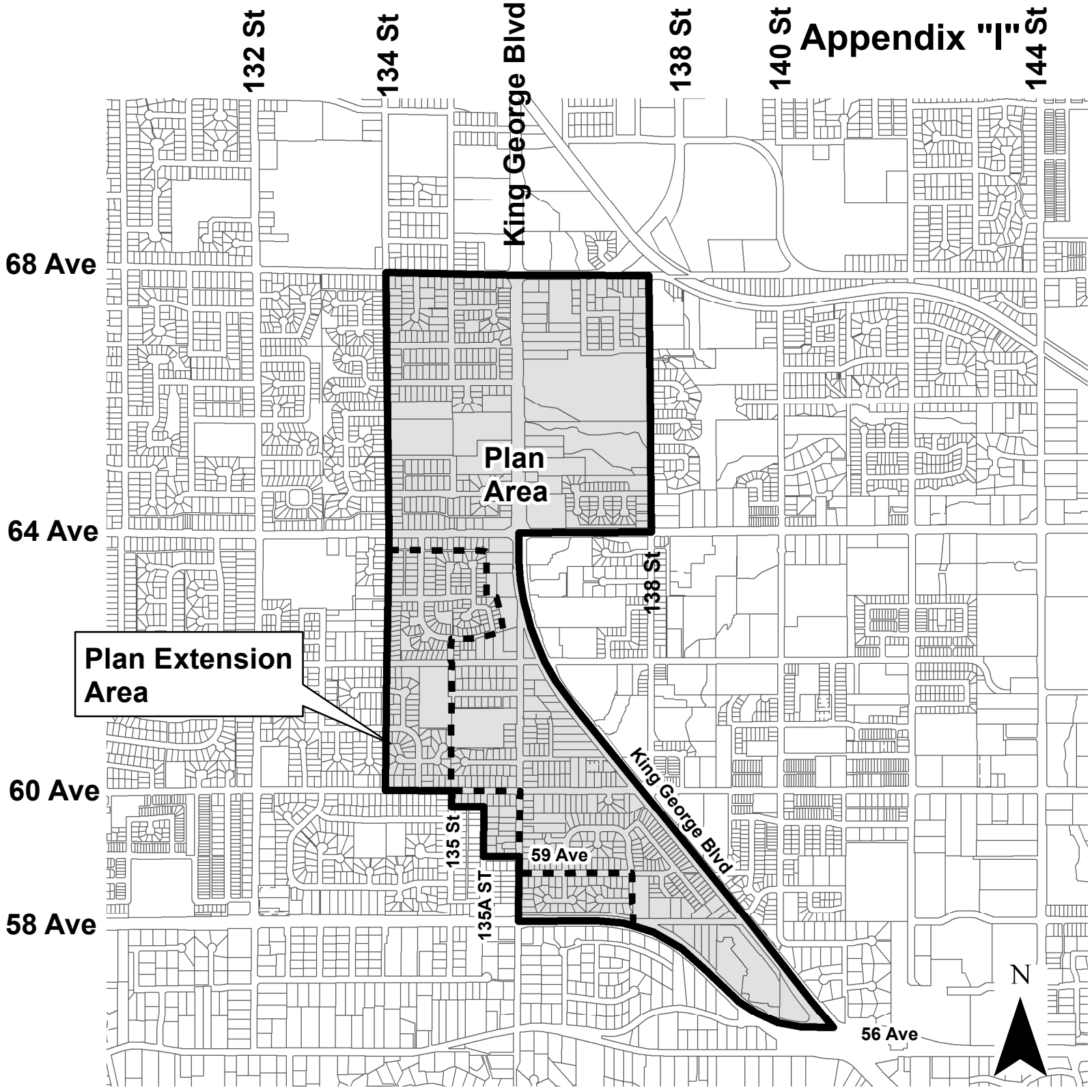
CONCLUSION

The Newton – King George Boulevard Plan process continues to move forward, with the first step of the process now complete and the second step ongoing. The community engagement process has been adjusted to respond to the challenges presented by COVID-19. Plans are underway to advance the Stage 1 Plan for Council consideration in Spring 2021.

Based on the above discussion, it is recommended that Council approve the Newton – King George Boulevard Plan boundary extension as described in this report and documented in Appendix “I”.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

Appendix “I” Proposed Newton – King George Boulevard Plan Boundary Extension
Appendix “II” Engagement Summary



132 St

134 St

King George Blvd

138 St

140 St

144 St

68 Ave

64 Ave

Plan Extension Area

Plan Area

60 Ave

58 Ave

135 St

135A St

59 Ave

King George Blvd

138 St

56 Ave

N

Engagement Summary

Newton-King George Boulevard Getting Started July 2020 Survey

Newton is Growing

Surrey is developing a new land use plan in Newton. The plan is for the neighbourhood along King George Boulevard between Newton Town Centre and Highway 10.

Newton is growing and this is the only urban area between Newton Town Centre and Highway 10 currently without a plan.

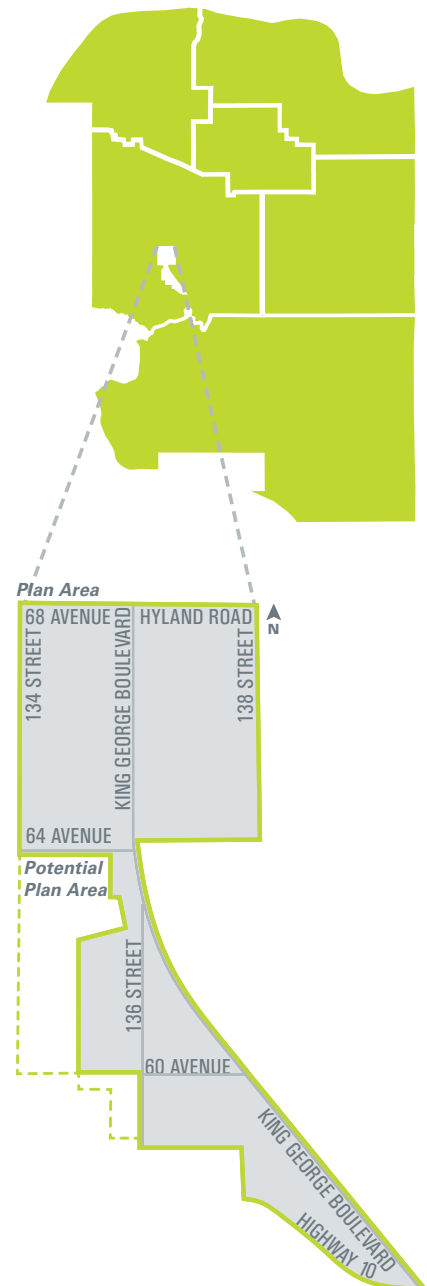
WHY DO WE NEED A PLAN?

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. To get started on this plan, we sent letters to owners and occupants of properties in and around the Plan Area asking them to participate in a survey. The survey was also promoted on social media and sent to CitySpeaks panel members living in Newton.

The purpose of this survey was to ask residents about their community. Our intent was to better understand the neighbourhood. What is great about living here? What are the challenges? This input allows us to start to consider how we can grow to accommodate new housing, jobs, and community spaces.



For More Information

Contact Kristen Lassonde
604.591.4654 | surrey.ca/planning
kristen.lassonde@surrey.ca

Newton-KGB | Engagement Summary

Participant Summary

This is a snapshot of participants from the July 2020 Survey.

There were approx.
1200
completed surveys.



69% live in Newton

Age of Participants



39% under 40



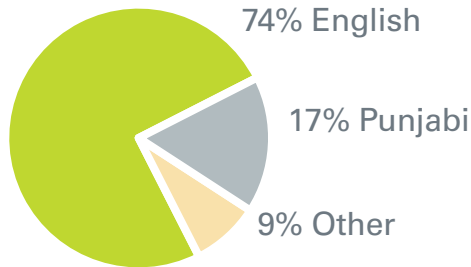
39% between 40 and 65



19% over 65



First Language of Participants



Relationship to the Plan Area

20% live or own property in
the Plan Area



6% live or own property in
the Potential Plan Area



55% live nearby



8% work here or nearby

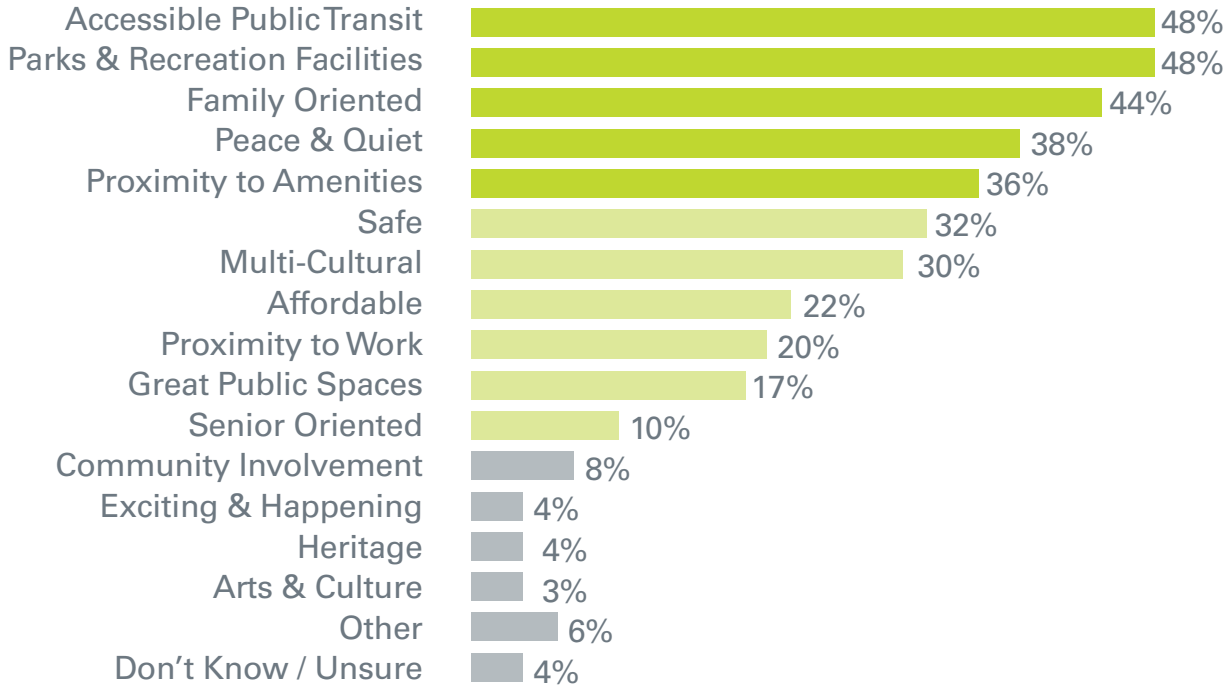


20% live elsewhere in Surrey



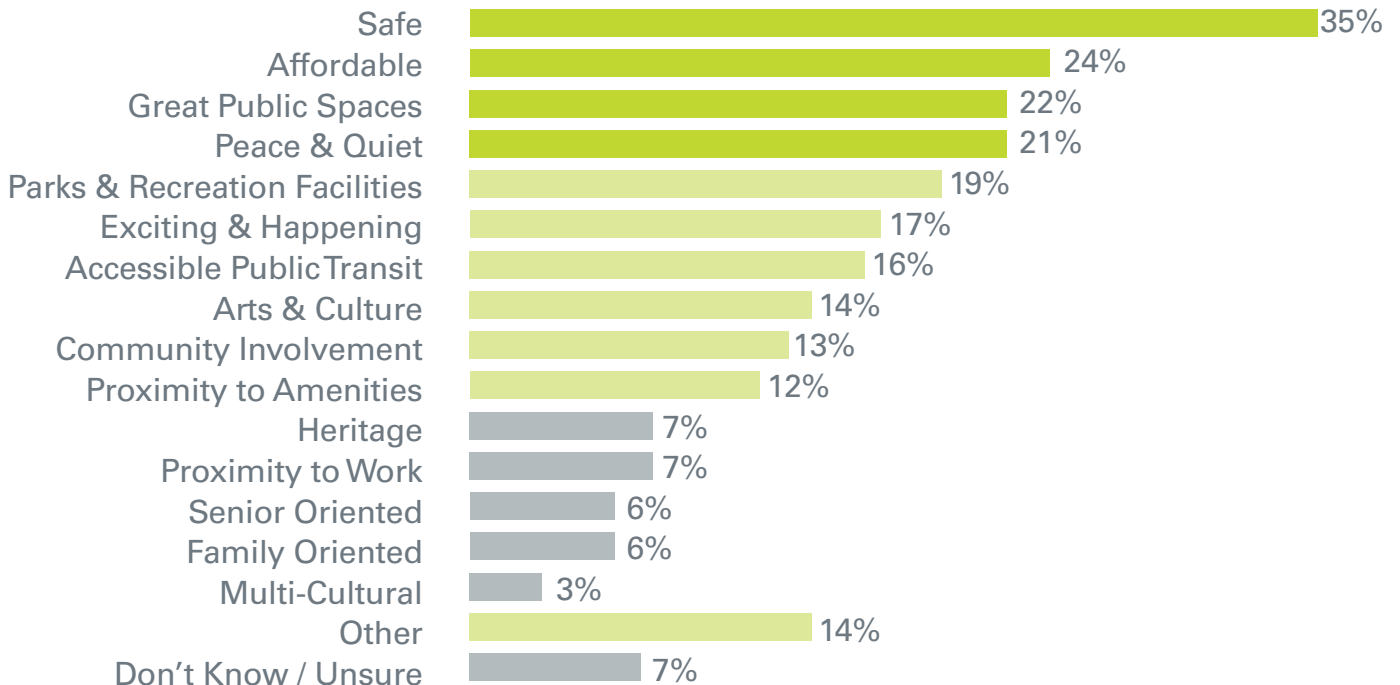
What's are the best things about the Neighbourhood?

Participants could select up to 5 options. We want the plan to enhance and preserve these qualities.



What's Missing from the Neighbourhood?

Participants could select up to 3 options. We want the plan to work towards improving these aspects of your neighbourhood.



What's Your Vision for the future of Newton-King George Boulevard?

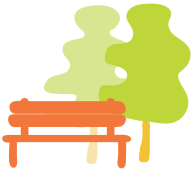
We conducted an in-depth analysis of over 1000 written comments from the survey. In order, these are the top 5 themes identified and some verbatim quotes from the survey:



Safety from Crime and Traffic

Quotes from the survey:

- | *Safe for families and accessible for the elderly.*
- | *King George Boulevard area [should be] completely developed with businesses with a very high regard for the safety of the local community and ease of access to the local community.*
- | *Adequate public transportation and a limit on the traffic on King George Blvd.*



Addition of Parks and Green Spaces

Quotes from the survey:

- | *Newton should be a community with more nature based points of interest.*
- | *Better designed community parks and green space pathways.*
- | *I would like to see the area include family homes, green spaces, treed streets, bike pathways.*



Family Friendly, Multi-Cultural Area for Seniors, Children, Vulnerable People

Quotes from the survey:

- | *We want Newton to be a family friendly safe neighbourhood full of cultural diversity.*
- | *The involvement of indigenous people of the territory we reside in and the inclusion and welcoming of people who use drugs to participate in the community in meaningful and positive ways.*
- | *A mix of cultures, sounds, and laughter, where neighbours can walk down a street and grab a coffee together.*



A Variety of Local Shops, Restaurants, and Businesses

Quotes from the survey:

- | *Community events to highlight local businesses.*
- | *Small businesses & restaurants. A destination rather than a pit stop.*
- | *Small business supporting community who support small business.*



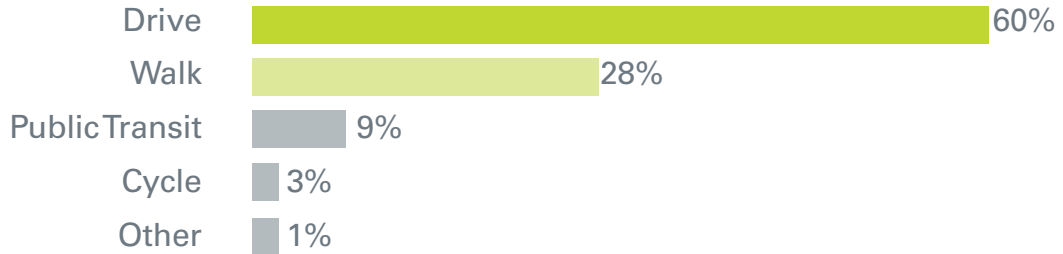
Less Reliance on Vehicles/Walkability to Schools, Shops and Services

Quotes from the survey:

- | *Neighborhoods need to be walkable. This means access to shopping, entertainment, schools and services on small scale that doesn't require owning and using a personal vehicle for every interaction.*
- | *A walkable community where King George Blvd is turned into a more pedestrian and biking friendly space with separated bike lanes and side walks, less reliance on vehicles, businesses on the ground floor with residences above, and more restaurants and cafes with large outdoor patios.*

How do you travel within the neighbourhood?

We want the plan to make the neighbourhood safer and more accessible for people of all ages and abilities to get where they are going.






CHALLENGES FOR PEDESTRIANS

We asked pedestrians what challenges they face when walking. We also asked drivers what most often deters them from walking. In order, these are the top 5 concerns we heard from both groups:

-  **Distance**
A lack of amenities and destinations nearby.
-  **Safety**
A lack of sidewalks/crosswalks and dangerous driving.
-  **Traffic**
Noise and Pollution.
-  **Pedestrian Environment**
Lack of pleasant scenery and interesting landscapes.
-  **Danger & Fear**
Crime and other threats.

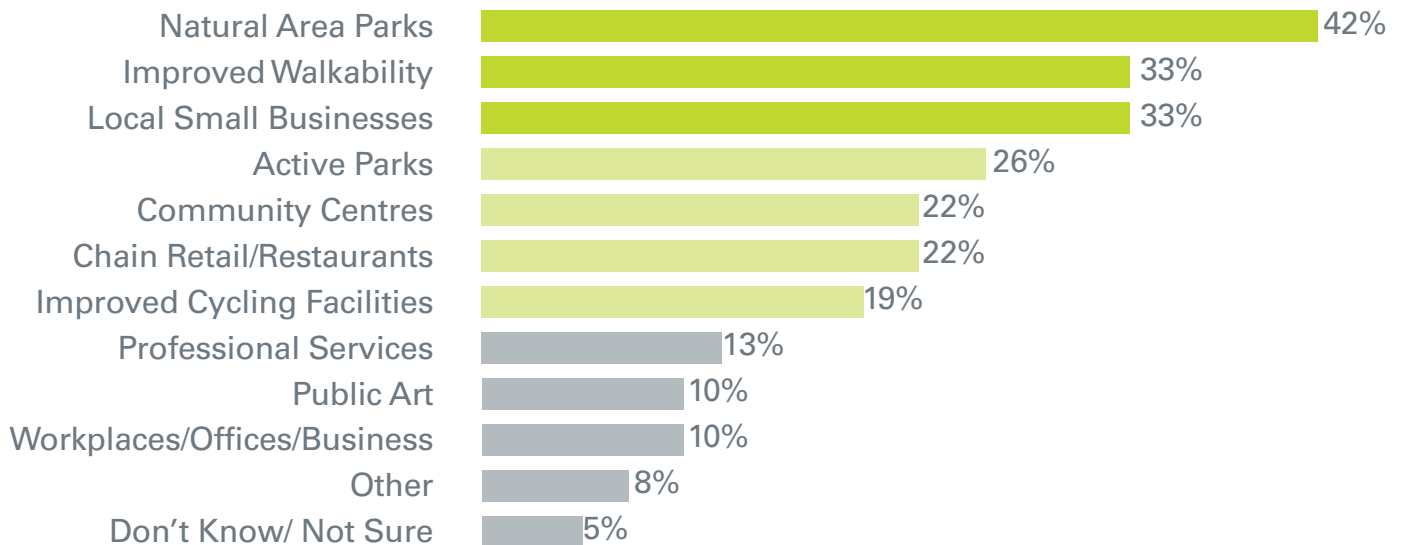
CHALLENGES FOR CYCLISTS

We asked cyclists what challenges they face when they are on their bikes. In order, these are the top 3 concerns we heard:

-  **Traffic**
Noise and Pollution.
-  **Lack of Infrastructure**
Lack of pleasant scenery and interesting landscapes.
-  **Danger & Fear**
Crime and other threats.

What do you wish was closer to home or within walking distance?

Participants could select up to 3 options. We want the plan help you access more of what you need closer to home.

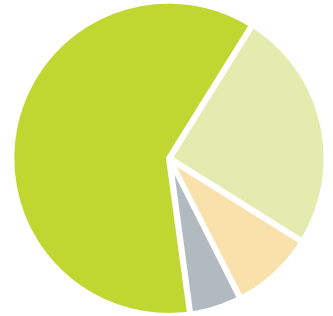


Newton-KGB | Engagement Summary

Housing & Density

There are different ways we can accommodate growth. We asked participants to tell us their preferred growth scenario.

- 57% want an equal balance with some apartments, some townhouses, and some single detached housing.
- 26% want to preserve as much of the existing single detached housing as possible, this would mean focusing growth into apartments along King George Boulevard.
- 13% want to minimize apartments and focus growth into townhouses over more of the plan area.
- 5% are unsure / have no preference.



Commercial and Mixed Use Areas

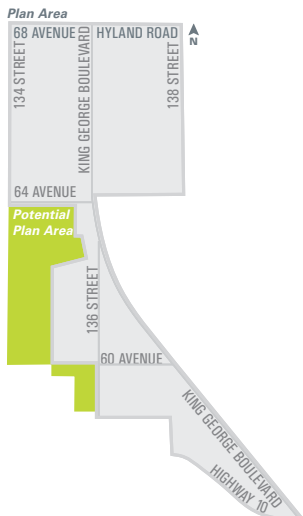
Residents were asked their preference for new commercial areas along King George Boulevard.

- 48% want commercial spread out along the entire King George Boulevard corridor.
- 42% want commercial clustered into 2 or 3 small areas (or nodes) along King George Boulevard.
- 4% suggest elsewhere.
- 5% are unsure / have no preference.

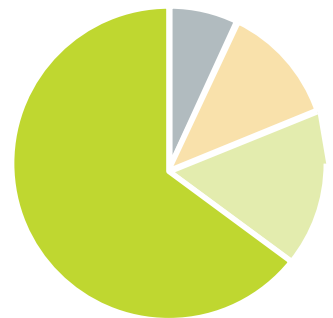


Inclusion in the Plan

Residents of the Potential Plan Area (shown in green on the map below) were asked if they would like to be included in the plan.

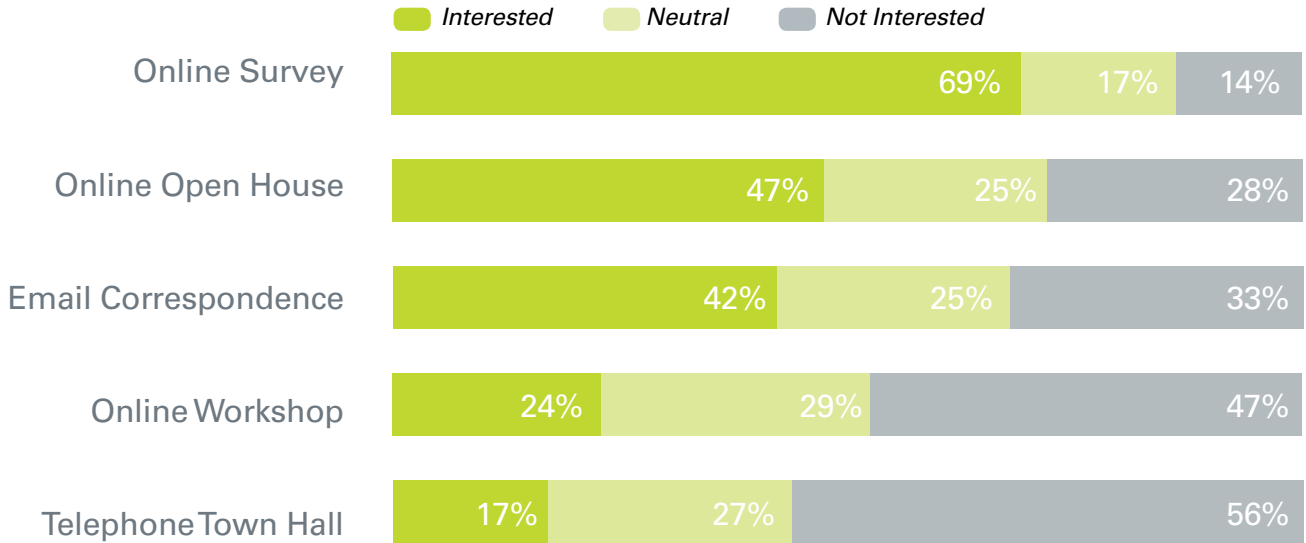


- 59% want to be included in the plan to protect their single detached neighbourhood and limit redevelopment.
- 19% want to be left out of the plan to allow redevelopment to occur unplanned.
- 15% want to be included in the plan to allow higher density redevelopment (such as townhouses).
- 7% are unsure / have no preference.



Upcoming Engagement

We have to rethink our traditional engagement practices due to COVID-19 restrictions. We asked participants which types of engagement activities they would be interested and safe participating in. By far, the preferred method of engagement was online surveys (69%), followed by online open houses (47%) and email correspondence (42%). Participants were much less interested in online workshops and telephone town halls. We will use this information as we plan engagement moving forward.

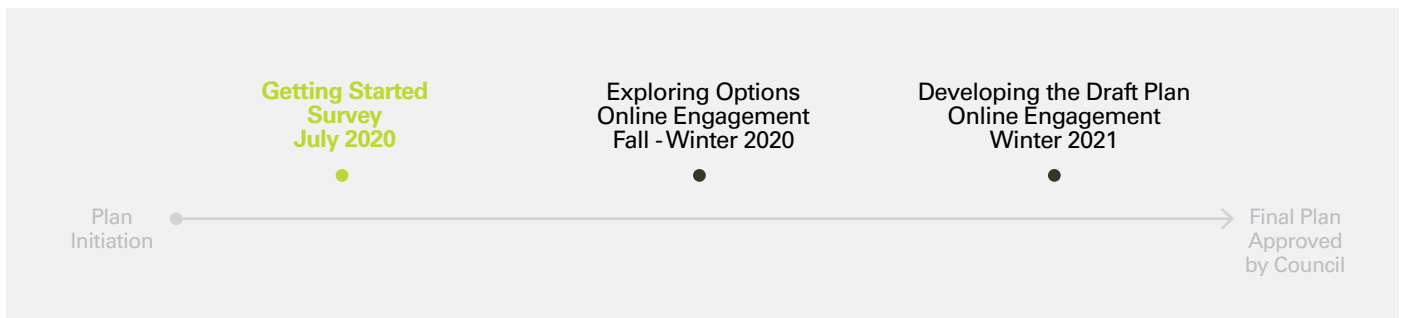


Our Next Steps

We will use the feedback collected from this survey to develop a draft *Vision Statement*, draft *Principles*, and a draft *Land Use Concept*.

We will present the draft *Vision Statement*, draft *Principles*, and draft *Land Use Plan* back to the community later this year. We will offer online engagement opportunities to gather your feedback and to make sure we haven't missed anything.

We will notify those in the plan area directly by mail. Online engagement opportunities will be open to all who want to participate. We are also always available for email or phone conversations. We hope you will continue to stay involved throughout the planning process.



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
or by phone at 604.591.4654