

Plan Summary

Redwood Heights Plan Highlights

Redwood Heights Neighbourhood Concept Plan

The Redwood Heights Neighbourhood Concept Plan (NCP) is a comprehensive strategy to guide the development of a new community in Grandview Heights. The plan presents a vision of a compact, environmentally friendly, and sustainable community. It was developed through extensive public and stakeholder consultation, with support from the Redwood Heights Citizen's Advisory Committee (CAC), City staff and project consultants.



How Will the Plan Impact the Neighbourhood?

The plan presents a framework for the comprehensive development of the Redwood Heights neighbourhood. It will guide the development of new housing for residents, shops, and new employment, paths and new community amenities. It also presents a clear strategy for the protection and preservation of key wildlife habitat and sensitive ecosystems.

What's a Land Use Plan?

Land use plans designate what can be built and where. They guide the height, use, and look of new buildings, as well as locations and funding for new streets, parks, and other public services.

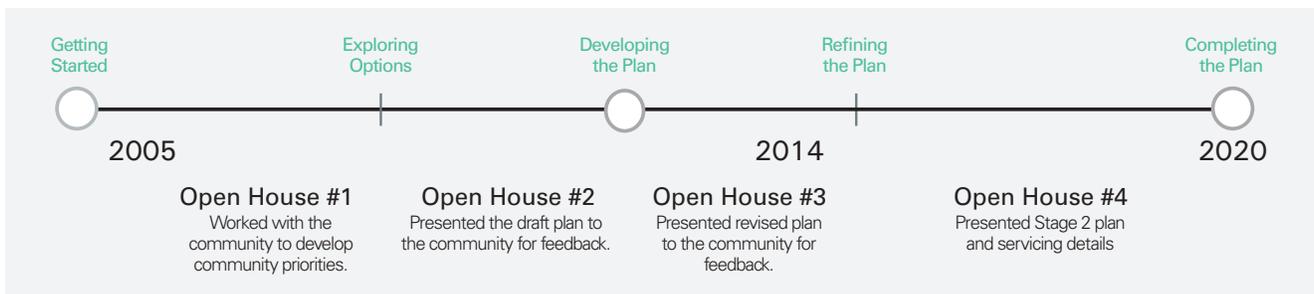


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Public Engagement

We conducted an integrated multi-stakeholder engagement process with a broad range of residents and stakeholders. A Citizen's Advisory Committee (CAC) made up of a cross-section of property owners in the plan area was formed. We worked with the community and CAC members to identify and prioritize land use planning principles and decisions.

14 Years of Engagement



4 Ways Stakeholders Were Notified



MAILER



WEBSITE



NEWSPAPER



SOCIAL MEDIA

4 Ways Stakeholders Participated



PUBLIC OPEN HOUSES



EMAIL & PHONE CONVERSATIONS



SURVEY



1 ON 1 MEETINGS

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Growth Objectives

The vision for Redwood Heights as a healthy, sustainable and livable village will be achieved by:

Protecting Natural Areas



An extensive parkland and green infrastructure network made up of hubs, corridors, and sites will:

- Protect environmentally sensitive areas such as wetlands, riparian areas and forested areas.
- Provide community and neighbourhood scale parks within walking distances of residents.

Providing Local Amenities



A central mixed-use commercial village and neighbourhood commercial node will:

- Support walkability within the Plan Area; and,
- Encourage a “Complete Community” with employment, entertainment, and services close to home.

Enhancing Housing Diversity



Areas of higher density development located around the neighbourhood centre and in close proximity to a future frequent transit corridor will:

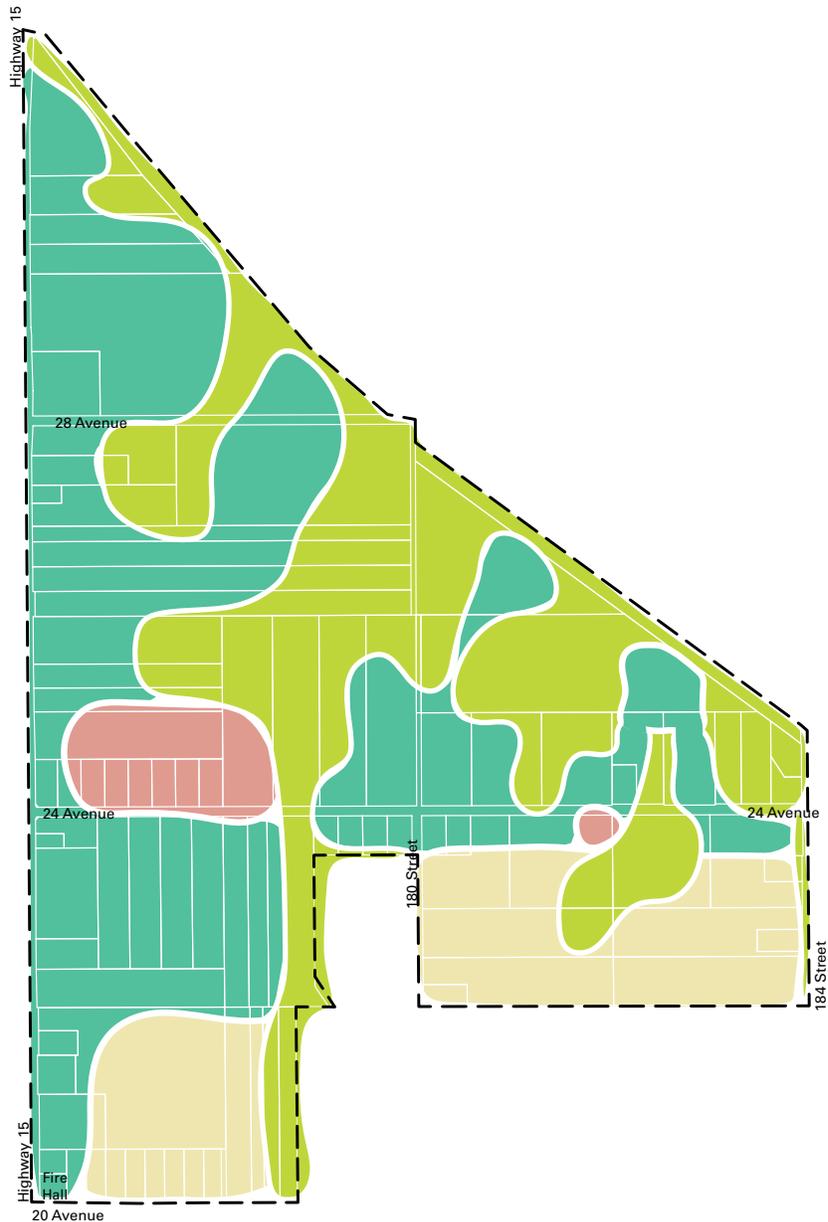
- Improve the balance of housing types and affordability; and,
- Focus new housing within walking distance of amenities and public transit.

Interfacing with Rural Neighbours



Single family lots at the Plan Area’s southern interface will:

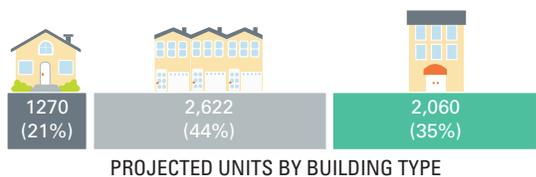
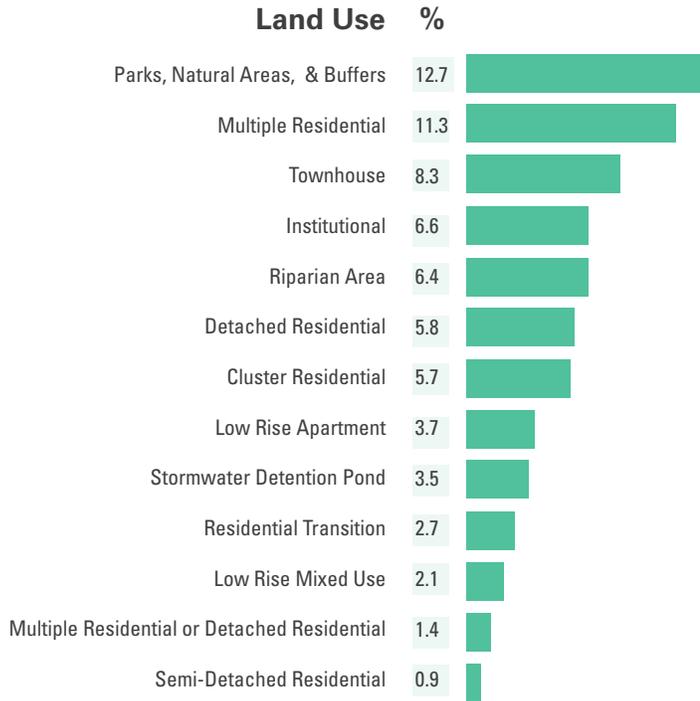
- Provide valued single family housing;
- Transition with the existing rural lots in the Redwood Park Estates area.



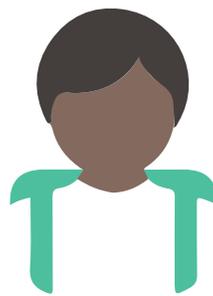
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Growth Projections

The NCP provides for an average of 5,300 dwelling units and is estimated to support a future build-out population of over 13,500 people. Approximately 1,223 - 1,615 students will be enrolled in public schools at full build out of the NCP area.



PROJECTED ELEMENTARY AND SECONDARY STUDENTS AT FULL NCP BUILD OUT



809 - 1,069



414 - 546

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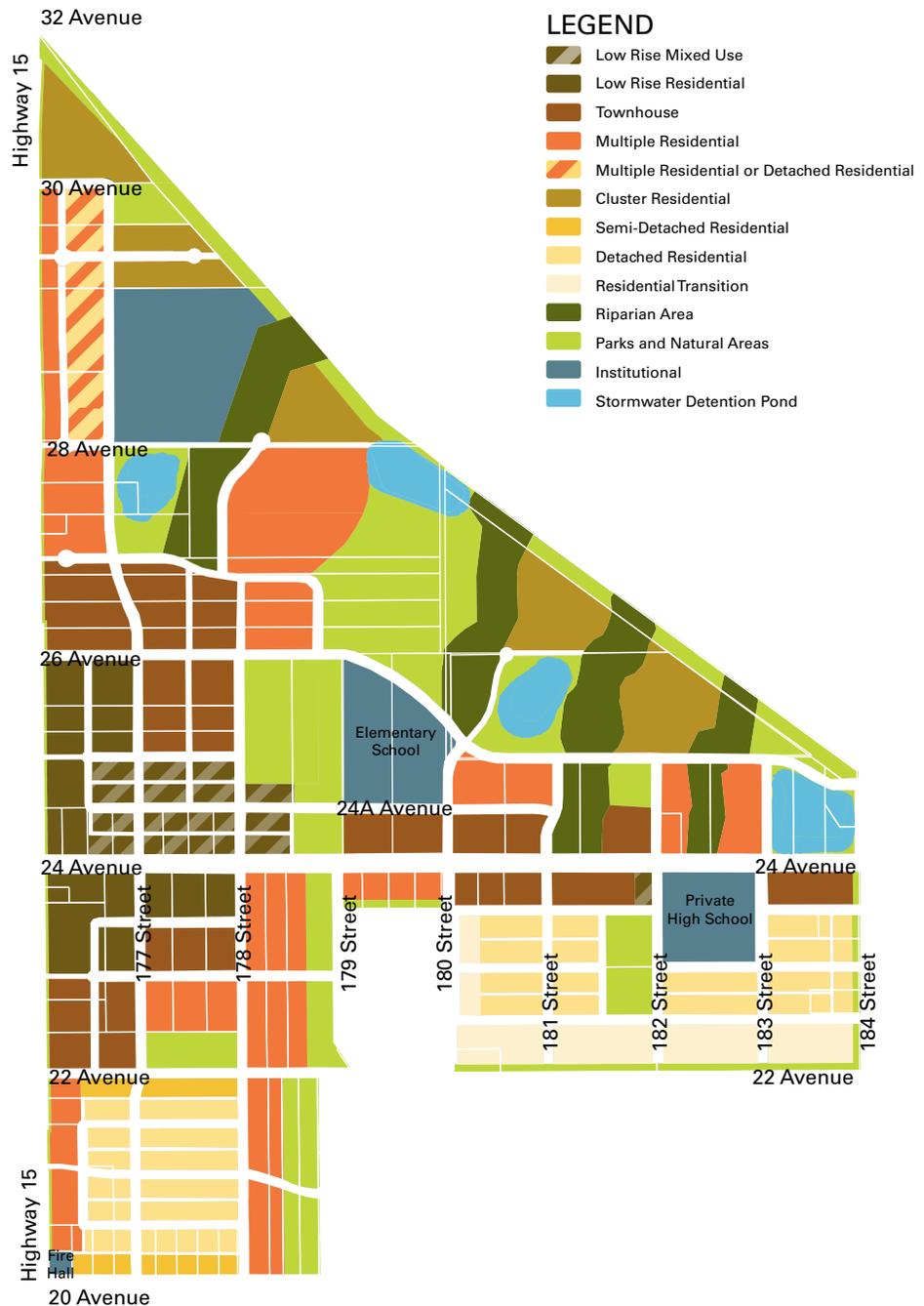
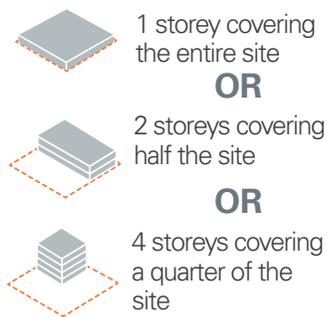
Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated plan. Corresponding land use designations includes example images and summary descriptions for the different types of land uses that can occur within the plan area.

WHAT IS FAR?

Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building's floor area divided by the site's area. FAR alone does not determine a building's height.

For example, a building with 1 FAR could have...



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Land Use Designations

Low Rise Mixed Use



Low rise apartments with ground-oriented commercial space.

DENSITY RANGE

Up to 2.0 FAR

TYPICAL HEIGHTS

5-6 storeys

TYPICAL OWNERSHIP

Strata or Rental

Low Rise Residential



Multi-family housing with ground-oriented units at base.

DENSITY RANGE

Up to 2.0 FAR

TYPICAL HEIGHTS

4-6 storeys

TYPICAL OWNERSHIP

Strata or Rental

Townhouse Residential



Ground oriented townhouses.

DENSITY RANGE

Up to 75 UPH (30 UPA)

TYPICAL HEIGHTS

13.0 m.

TYPICAL OWNERSHIP

Strata

Multiple Residential



Wider/larger townhouses or row houses.

DENSITY RANGE

Up to 55 UPH (22 UPA)

TYPICAL HEIGHTS

9.0 - 11.0 m.

TYPICAL OWNERSHIP

Strata or Fee Simple

Semi-Detached Residential



Duplex or lower density fee-simple row housing.

DENSITY RANGE

Up to 37 UPH (15 UPA)

TYPICAL HEIGHTS

9.5 m.

TYPICAL OWNERSHIP

Fee Simple (Free Hold)

Cluster Residential



Mix of detached single family, detached, and multiple residential cluster to protect natural areas.

DENSITY RANGE

Up to 25 UPH (10 UPA)

TYPICAL HEIGHTS

9.0 m.

TYPICAL OWNERSHIP

Strata or Fee Simple

Detached Residential



Narrow/wide front or rear loaded detached houses.

DENSITY RANGE

Up to 30 UPH (12 UPA)

TYPICAL HEIGHTS

9.0 m.

TYPICAL OWNERSHIP

Fee Simple (Free Hold)

Residential Transition



Larger suburban detached lots.

DENSITY RANGE

Up to 10 UPH (4 UPA)

TYPICAL HEIGHTS

9.0 m.

TYPICAL OWNERSHIP

Fee Simple (Free Hold)

Institutional



Public and private community spaces such as churches, universities, schools, museums, libraries and community centres.

Riparian Area



Areas that are adjacent to ditches, streams, lakes, and wetlands. Riparian areas play a critical role in supporting fish habitat and a range of vegetation.

Parks and Natural Areas



The planning of new parks will ensure that riparian areas and significant biodiversity hubs and corridors are protected and all future residents will live within a 10 minute walk of a park.

Stormwater Detention Pond



Stormwater storage facilities will be generally placed near the downstream point of every catchment to service as much of the catchment as possible.

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Street Network

The transportation strategy builds on existing infrastructure to deliver a comprehensive finer grain road network. It is based on the City's Transportation Strategic Plan and supplementary plans, including the Walking Plan and Cycling Plan. It provides an open, connected, and continuous street network that supports cycling and pedestrian connectivity, transit service, and compact neighbourhood development.



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Bicycle & Pedestrian Network

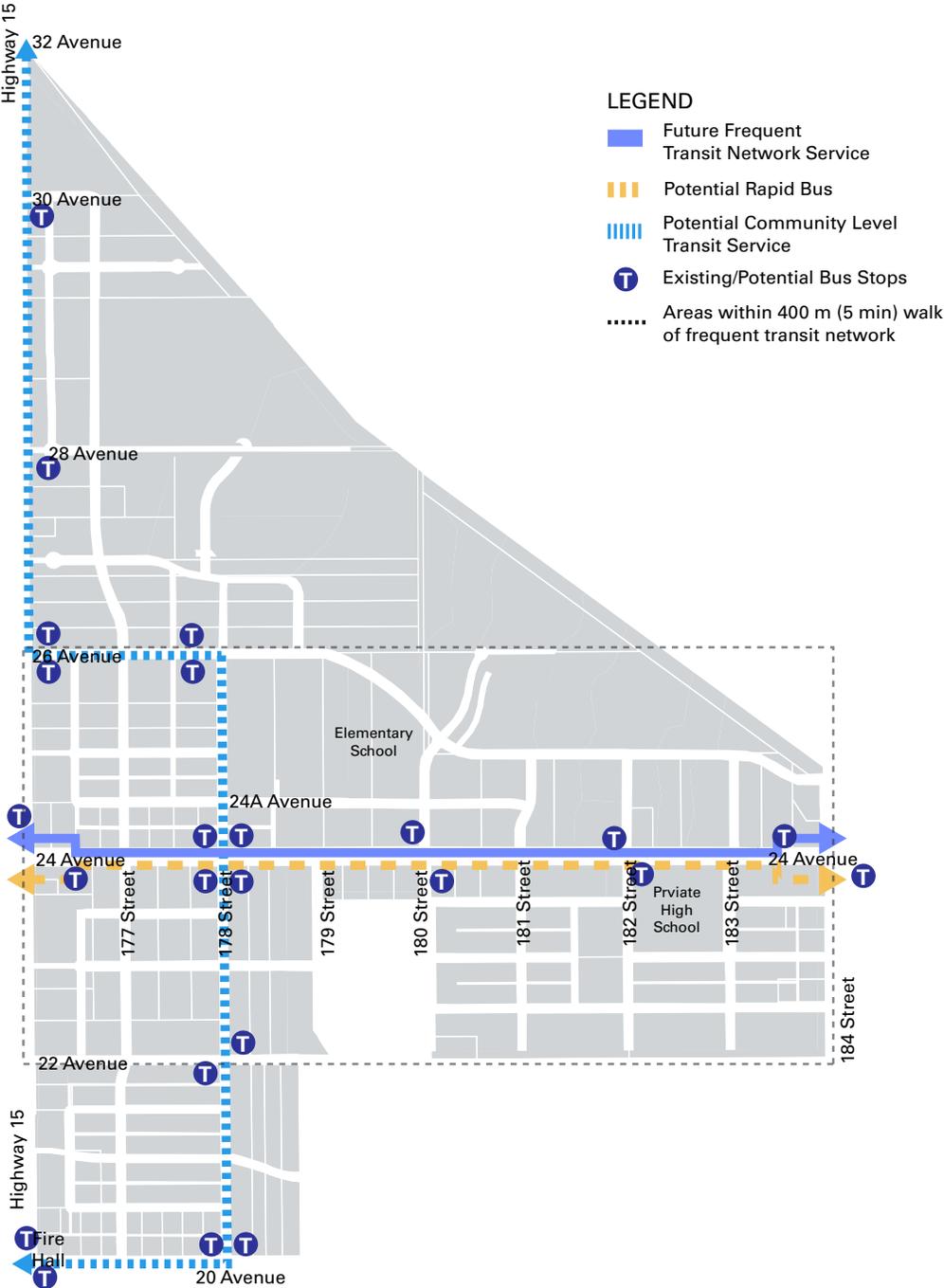
Pedestrian infrastructure is planned throughout the plan area and will be delivered largely through new development as well as through City capital projects. This includes sidewalks, multi-use pathways, street lighting, pedestrian crossings, and cycling facilities. Multi-use pathways will provide connections to and from parks within the plan area. All new walking and cycling infrastructure will reflect the road cross sections outlined in the plan.



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Transit Network

The transit plans for Surrey are guided by TransLink’s South of Fraser Area Transit Plan (SoFA TP). The SoFA TP identified 24 Avenue as a potential candidate for future Frequent Transit Network service. Looking beyond 2031 and with the ultimate build out of the entire Grandview Heights area, 24 Avenue is a good candidate for future Rapid Bus.



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Parks & Open Space Strategy

Parks and natural areas are essential to the overall health and wellness of residents. Providing access to high quality parks is crucial to support daily life, active lifestyles, and opportunities for social interaction. The plan delivers eight new active park sites, along with a large biodiversity hub and central biodiversity corridor that links to Redwood Park. All streams and riparian areas will be conveyed to the City to be protected as natural area parkland.

