

Fleetwood Plan

Step 2b: Exploring Growth Options Engagement Summary

November 2020

I Where We Are

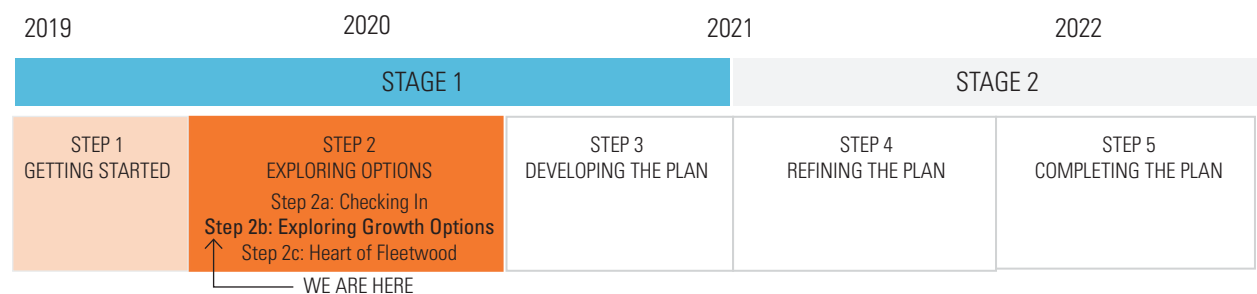
Introduction

Last year the City began a multi-year process to create a new community plan for Fleetwood. The new plan will help us understand what Fleetwood will look like in the future and, as SkyTrain extends along Fraser Highway, will help us plan for growth.

We got started (Step 1) in Fall (2019) with an open house at the Surrey Sport and Leisure Complex, an online survey and stakeholder meetings. In the Spring of 2020, as we were moving into Step 2 of the plan process (Exploring Options) the pandemic hit. In response the City paused all engagement. When outreach resumed we shifted engagement online to address social distancing measures. We also re-framed the planning process to account for the new normal. Step 2 (Exploring Options) was separated into three distinct phases to provide more opportunity for outreach and reflection:

- Step 2a: Checking In (Completed Spring 2020)
- **Step 2b: Exploring Growth Options (This document reports on this phase.)**
- Step 2c: Heart of Fleetwood (Upcoming)

This document provides a summary of what we have heard during Step 2b of the plan process.




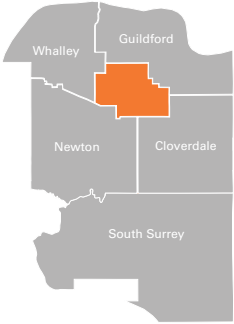



I What We Asked

In November 2020 we conducted an online survey for the Fleetwood Plan and asked for feedback on three possible growth options: Concentrated, Dispersed and Balanced. Questions included:

1. How do you feel about the Concentrated Growth Option? This option focuses most of the growth in the core around the SkyTrain stations and the town centre.
2. How do you feel about the Dispersed Growth Option? This option is defined by modest growth over a large portion of the plan area.
3. How do you feel about the Balanced Growth Option? This option distributes growth between the core, transitional and periphery areas.
4. Of the three options, which one do you think is the best option for the future of Fleetwood?
Can you explain why you selected this option?

I Who We Reached & Who Lives in Fleetwood

Fleetwood is rich in cultural, social, ethnic and economic diversity. Below is a profile of the existing community compared with a profile of who we reached in this survey. By understanding who we've reached, we can better understand who we are not hearing from. Our goal is to insure we hear from a balanced and diverse range of residents in Fleetwood.

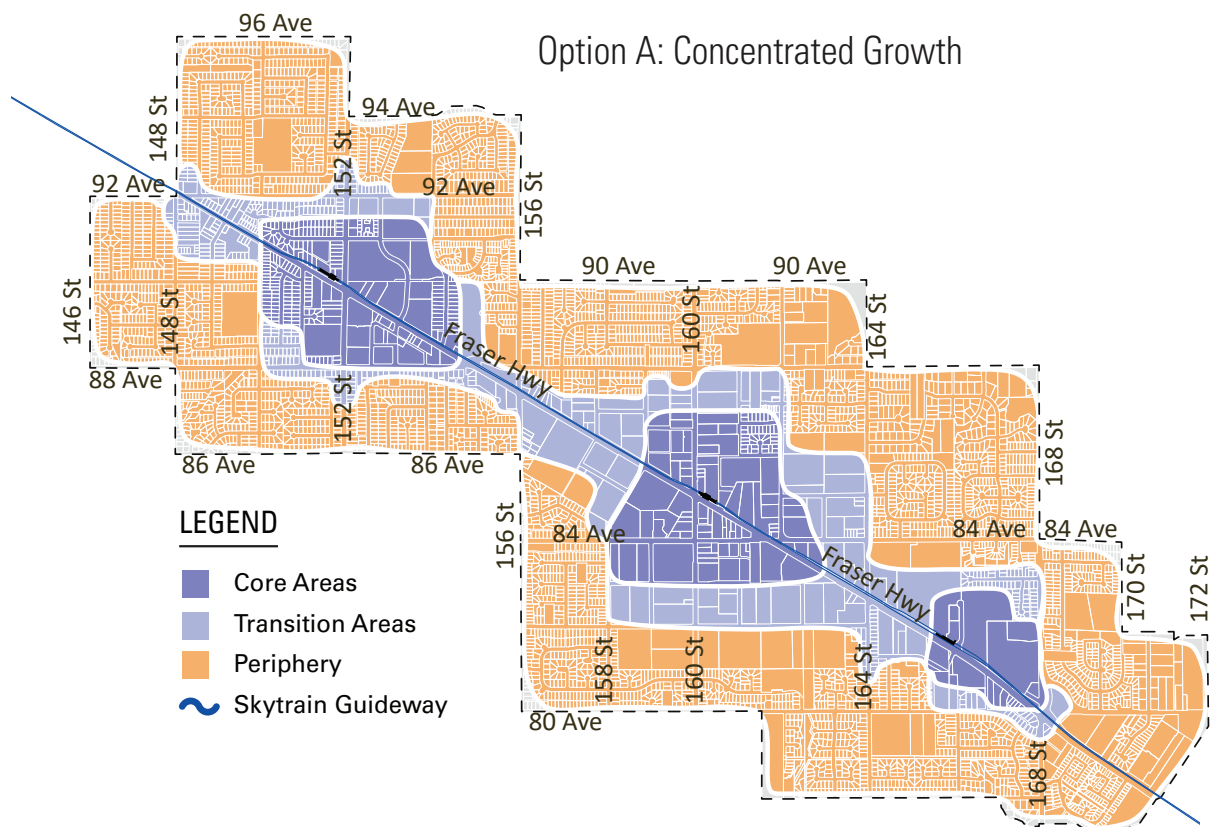
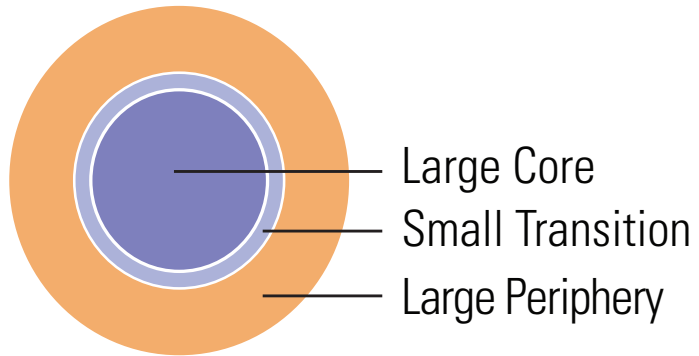
	Survey Participants (October/November, 2020)	Community Profile (Plan Area)
Number of People 	954 people	35,989 people
Where They Live 	74% of survey participants lived in Fleetwood.	
Age 	Under 19: 1% 20 - 29 years: 5% 30 - 39 years: 13% 40 - 64 years: 57% 65 and over: 24%	Under 14: 17% 15 - 29 years: 20% 30 - 49 years: 28% 50 - 64 years: 21% 65 and over: 14%
Own/Rent 	Own home: 88% Rent: 7% Other: 5%	Own home: 81% Rent: 19%
Language  (Language spoken most often at home.)	English: 86% Cantonese: 1% Punjabi: 4% Hindi: 1% Tagalog: 2% Other: 6%	English: 56% Punjabi: 11% Mandarin: 5% Tagalog: 3% Korean: 2% Other: 23%

1. How do you feel about the Concentrated Growth Option?

We asked participants how they felt about the Concentrated Growth option which focuses most of Fleetwood's growth into the core around the SkyTrain stations and the town centre. Most of the existing single-family neighbourhoods in the periphery areas would remain lower density.

56%
Comfortable with
concentrated growth option

- 😊 56% Comfortable With
- 😐 20% Neutral
- 😞 24% Uncomfortable With



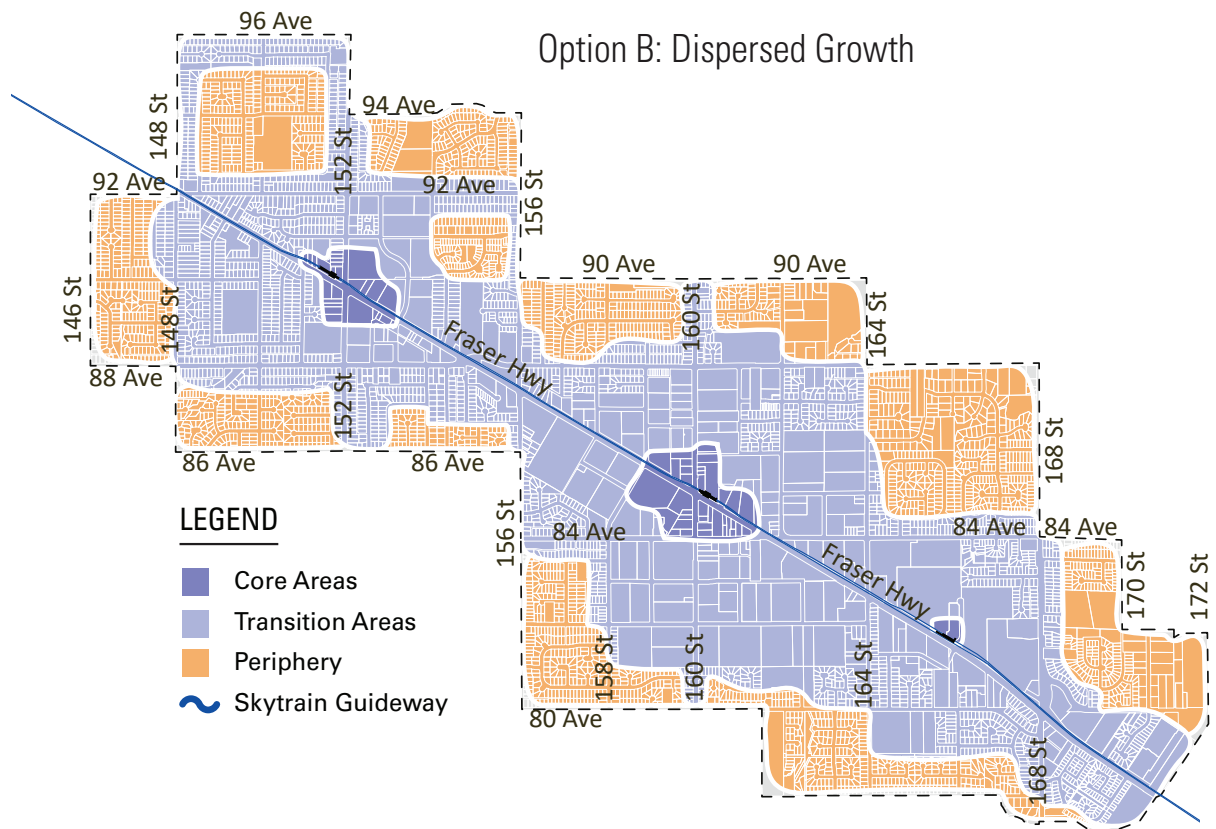
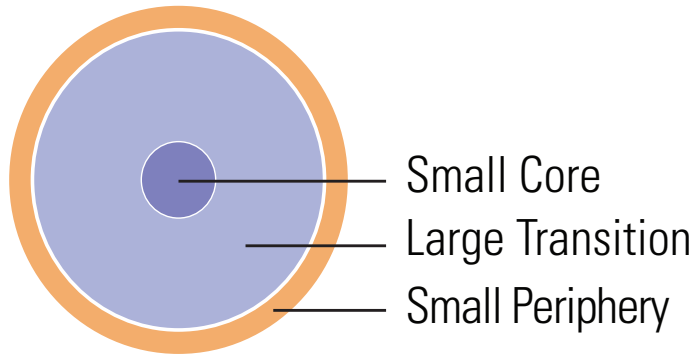
2. How do you feel about the Dispersed Growth Option?

We asked participants how they felt about the Dispersed Growth option with modest growth over a large portion of the plan area. The core areas would be smaller (than the other options), meaning less high rises. Instead, growth would move into mid-rise apartments and townhouses in a larger transitional area. The transitional area would cover more of the plan area. As a result, there would be more impact and development within the existing single-family neighbourhoods.

26%

**Comfortable with
dispersed growth option**

- 😊 26% Comfortable With
- 😐 27% Neutral
- 😞 47% Uncomfortable With



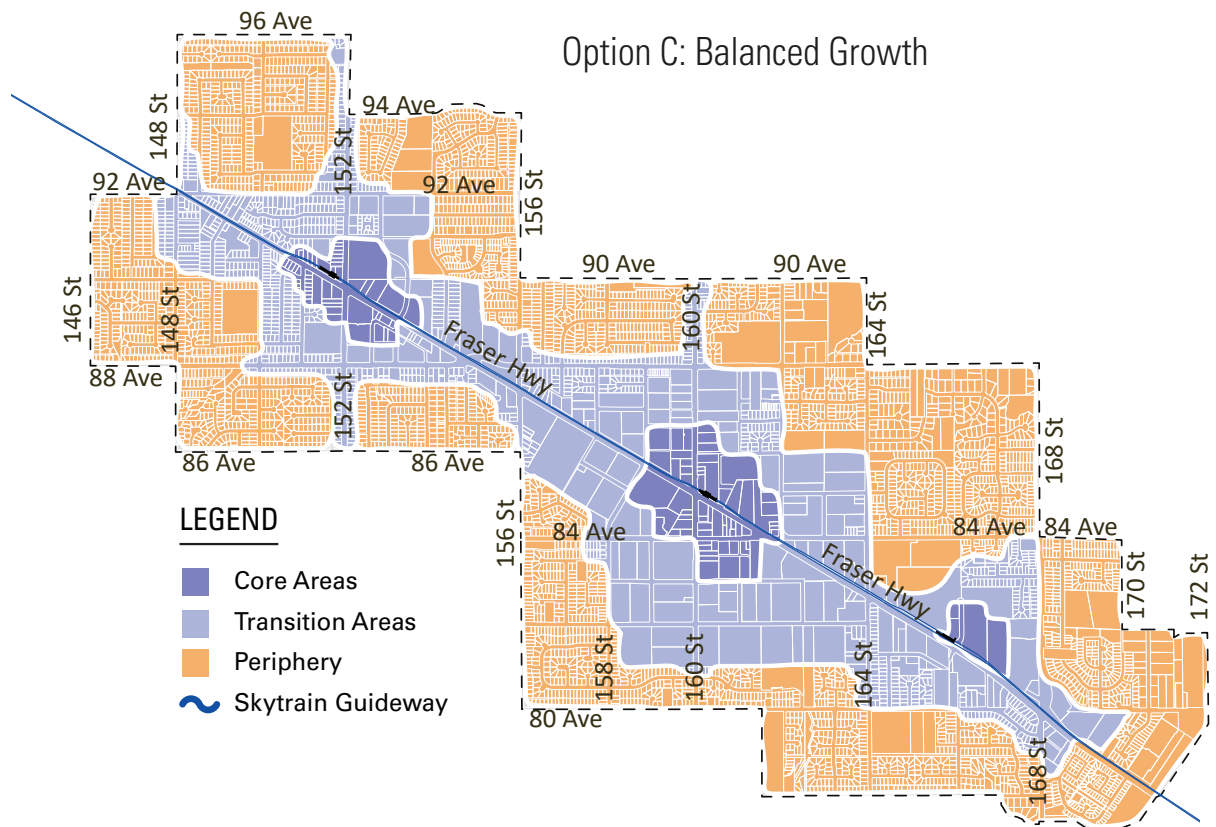
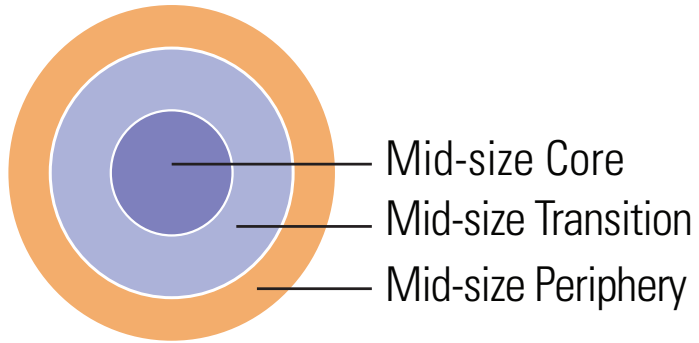
3. How do you feel about the Balanced Growth Option?

We asked participants how they felt about the Balanced Growth option which distributes growth between the core, transitional and periphery areas. This would mean some higher density apartment buildings focused around SkyTrain stations. Then a balance of low-rise apartments and townhouses in the transition area, and the protection of most existing single-family neighbourhoods.

52%

**Comfortable with
balanced growth option**

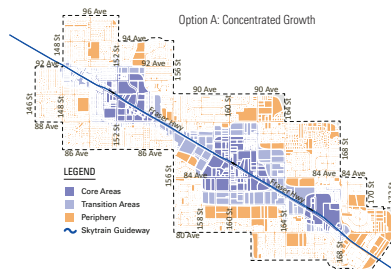
- 😊 52% Comfortable With
- 😐 26% Neutral
- 😞 22% Uncomfortable With



4. Of the three growth options, which one would you pick and why?

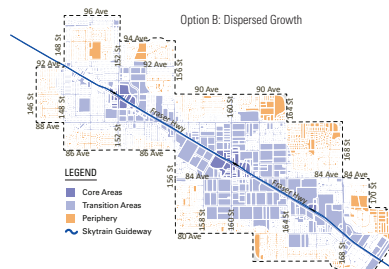
We asked participants if the Fleetwood plan area is projected to double in population by 2050, where can 35,000 new residents live? Participants considered three growth options: concentrated, dispersed, or balanced, and selected the option they thought was best for Fleetwood. The results show a preference for the balanced and concentrated growth options. Both options focus growth and density around future SkyTrain stations, and in Fleetwood Town Centre. The results also show that residents don't want to see the entire plan area change. Many residents would like to keep the existing neighborhood character around the periphery of the plan area.

41%
Prefer
Concentrated
Growth



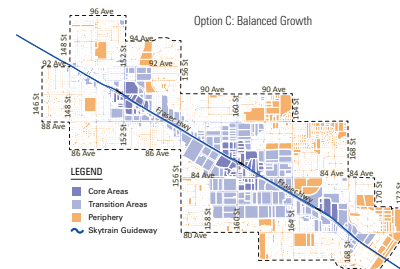
- "Concentrated growth would result in a more interesting/active core."
- "It provides "city center" type of environment while still protecting the single family homes in the area."
- "More density is needed, especially around future skytrain stops. This will ensure that housing in these areas remains affordable, and limits congestion/emissions if a greater amount of people live around the skytrain, as they are able to walk or transit daily."
- "High density core area allows more people to choose sustainable modes of transit."
- "It seems to make sense... similar to other cities like Coquitlam and New Westminster."
- "Having a larger high-density area, with less of a transition minimizes the affected area, while still creating a balanced growth look."
- "I would rather keep the single family peripheral areas intact."

17%
Prefer
Dispersed
Growth



- "Low-rise and mid-rise buildings provide the best density + livability."
- "I don't approve that the SkyTrain is going to take over and throw people out of their homes that lived there for years."
- "It seems like this is already the practice in our community and it looks to affect single family home neighbourhoods the least."
- "I am not in favour of high rises and this has the least. I would prefer no high rise options."
- "More diversity of housing options for future residence."
- "We need more housing, preserving single family is simply not an option."
- "I would like to see a mix (of housing) in Fleetwood not congestion of too many highrises at SkyTrains stations."

42%
Prefer
Balanced
Growth



- "I feel it strikes the balance and is better for community, safety and area desirability."
- "Preserve existing single family homes."
- "Surrey already has a downtown core with lots of high rises planned. I personally believe Fleetwood's growth should have smaller dense core areas while keeping the single family aspect strong."
- "I believe too many high rise buildings could invite unwanted social issues and crime..."
- "Balanced approach is best for the community and provides a nice compromise to the other two options."
- "...greater likelihood that people can live close to work."
- "...high rises should be concentrated closer to major arteries like 152nd Street. ... A community plan that is more pedestrian friendly with more opportunities for "local shops" and a true "town center" would be better."

Next Steps

We will use the feedback collected from this survey to begin developing a draft land use plan. This plan will include preliminary land use designations (densities, heights, forms), and transportation and parks strategies. We will present the draft land use concept back to the community in the Spring of 2021. We will also begin to explore some of the more detailed aspects of the plan, such as what the heart of Fleetwood might look like in the future.

As we move through the planning process, we will continue to reach out to you for input. Online engagement opportunities are open to all who want to participate. We will keep you informed by mail, social media and website updates. We are also always available for email or phone conversations. We hope you will continue to stay involved in the planning process.

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Learn More & Get Involved

- Visit surrey.ca/planning for general information on the Fleetwood Plan
- Visit fleetwoodplan.surrey.ca for Engagement Opportunities and Updates on the Fleetwood Plan
- Contact Markus Kischnick by email - fleetwoodplan@surrey.ca or phone - 604.591.4485

