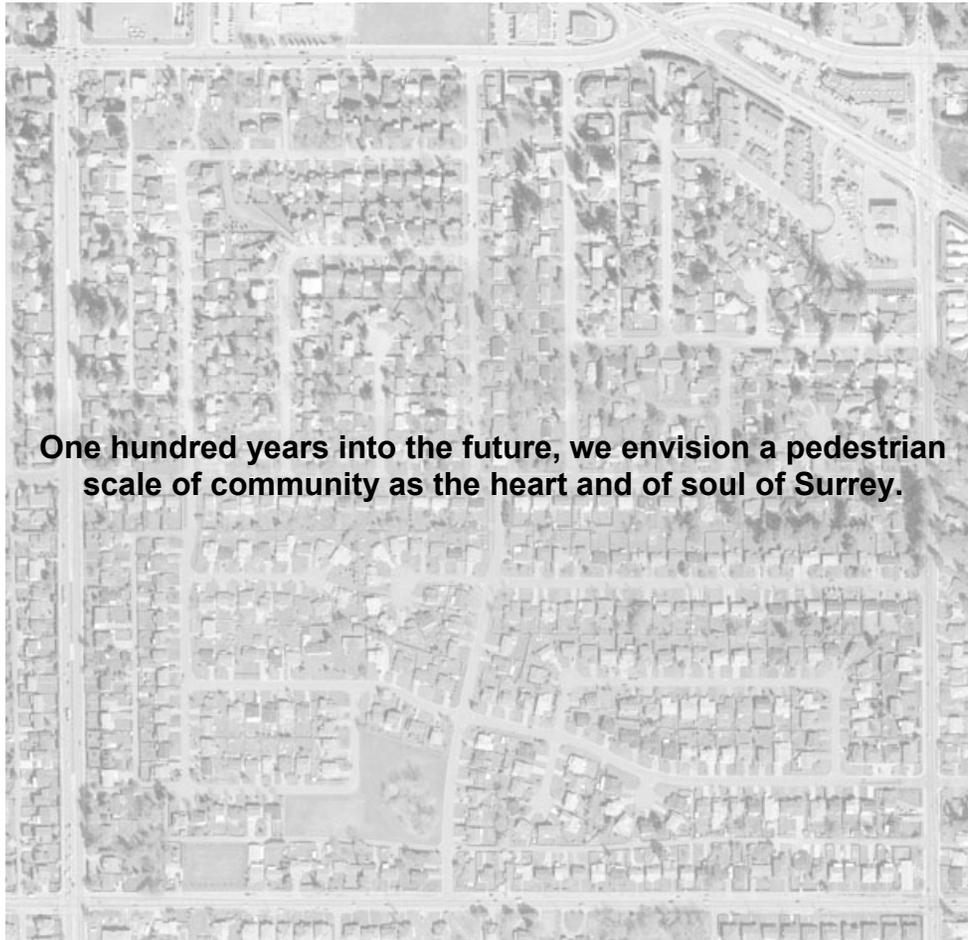


SECTION C – AUTO ORIENTED SOCIAL/ECONOMIC



One hundred years into the future, we envision a pedestrian scale of community as the heart and of soul of Surrey.

Group Goal

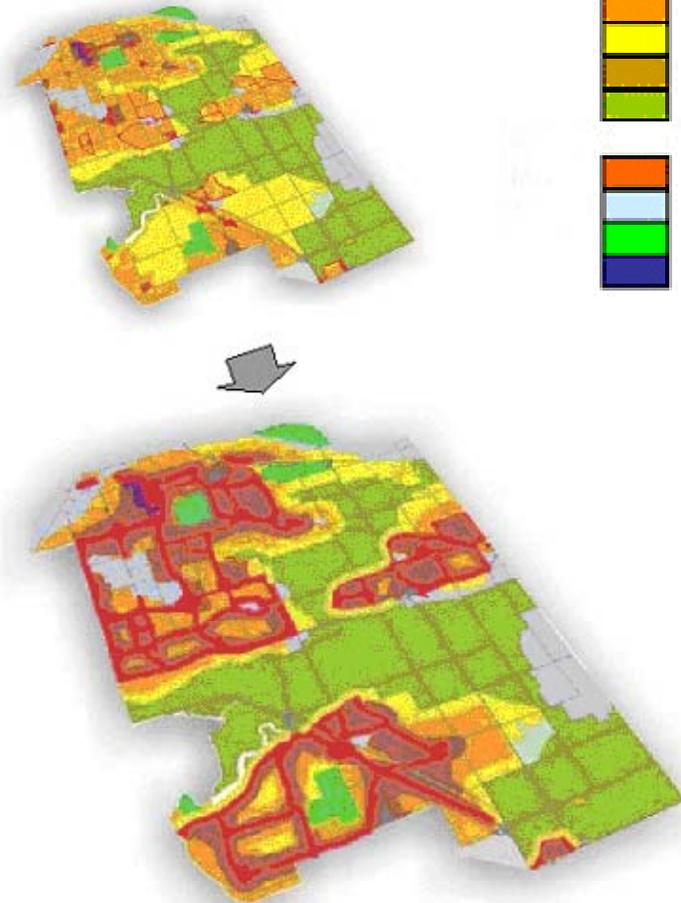
Develop a sustainable city where residents live, work, and play.

Issues to consider for future planning and development in Surrey:

- Suburban ideal
- Affordable housing
- Attractive houses
- Quiet streets
- Effective access to work
- Agricultural land
- Wide open space
- Rural Urban interface
- Recreation
- Multicultural community
- Large industrial land base

- Seen as suburb of Vancouver
- Urban sprawl encourages dependence on vehicles
- Disjunctive street pattern
- Homogeneous developments preclude sense of belonging
- Large household footprints
- Zoning prohibits densification
- Diffuse sense of place
- Disjointed community
- Disjointed centres

C.1 Zoning Vision



Zoning Categories

-  Urban Residential
-  Suburban Residential
-  Multiple Residential
-  Agricultural
-  Commercial
-  Industrial
-  Institutional
-  Parks / School District

Zoning Change

Changing the zoning can have positive impacts on the future development of Surrey. Density is promoted by increasing the amount of commercial and multiple residential areas, while maintaining existing industrial, school and agricultural land. Concentrating density along transportation corridors will reduce the VKT, promote localized activity, and improve connectivity between central development nodes.



Economic Stimulation

Increasing density is necessary to house the dramatic population growth expected over the next 20 years. Concentrating this growth along commercial corridors will provide the critical mass required to support the local economy.

C.2 Connecting the Centres

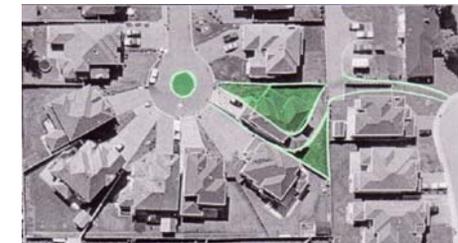


Centres are:

- commercial space
- street based commercial intersections
- community centres,
- schools
- parks/green space
- any other venue that supports social community needs and capitalizes on the assets of the community.

Create centres in each neighbourhood. The centres will act as focal points giving the residents a place to socialize or have neighbourhood meetings as well as conducting their daily business. The centres may be smaller district centres that are within a 5 minute walk of the residents. Alternately, the centres may be larger and within a 10 min walk central to each of the smaller centres thus creating a collection of centres and wholes.

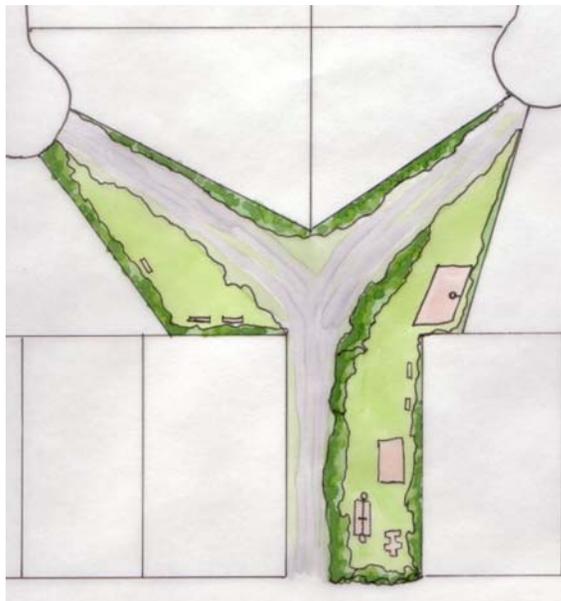
Densification of the centre and the surrounding area gives the community a heart. The provision of alternate routes through paths, alleys, and streets alters the physical and social connections of the community.



Where a cul-de-sac is broken through, a traffic circle may be added to keep traffic calm in the block and encourage pedestrian use.



C.3 Redesigning the Cul-De-Sac



Corridors

In some cases the flow of traffic may be connected with narrow pervious alleyways, in others, parcels of land may be purchased and reformed to create streets. Alternate routes will provide safe passage for bikes and pedestrians

Parcels

The void space that is created from reforming parcels of land could be redesigned into pocket parks with playgrounds or meeting places. The greenspace should increase house market values in the neighbourhood. The voids may be formed into smaller more affordable lots and houses. The small lot could be used for neighbourhood stores with second story living space Layer the use of the new green spaces, they could provide a park, a place for recreation, an infiltration pond, a place for community classes.



When two or more lots are redesigned to connect a corridor, the left over land could be unified into a single parcel for denser more affordable multi family housing.



C.4 Community Agriculture

Promoting local agriculture at the regional and individual level will enhance the sustainability of Surrey.



Urban Agriculture is a great way to turn unproductive land into food producing gardens. Urban food production will help individual households become more self-sufficient by not relying on imported produce. Producing your own food also helps foster a greater appreciation for the natural systems that we depend on.

Economic Savings are incurred as a result of being more self-sufficient and less dependent on imported food. In ecological footprint terms, local, organic produce is drastically more sustainable than imported, non-organic produce.



Farmers' Markets promote localized food production that enhances the economic viability of the region, food security and connects urban and rural lifestyles. They can be held on weekends in local community school yards, which make efficient layering of space and enhance community interaction.

C.5 Commercial Integration



Future commercial integration of residence and workplace

The integration of small home base businesses into residential communities reflects a growing trend for the future. The preservation of the residential scale and character of the neighbourhood allows for an incremental transition to a multi-use commercial zoning. A reduction in automobile dependence, an increase in social networks, and a diversification of the local economy are direct benefits of the process. Potential types of commercial enterprises suitable for residential integration include bakeries, cafes, studios, offices, and workshops.



Common suburban home

C.6 Residential Transformation



Future transformation and densification of the multi-family neighbourhood

The transformation of the residential community allows for the future densification of Surrey. The incremental addition or division of residential living space provides flexibility and adaptation to a changing and evolving demographic society. Direct benefits of the process include an increase in social interaction, an increase in housing variety and affordability, a decrease in public infrastructure expenditures, and a decrease in the ecological impact. The use of sustainable design initiatives include storm water infiltration swales, gravel street parking, and safe pedestrian accessibility.



Typical multi-family complex

C.7 Illustrated Community Vision



Community Portrait 2022

Vibrant Commercial Core

Safe Affordable Housing

Central Public Heart & Soul

Friendly Clean Green Streets

Incremental Entrepreneur Integration

Growth Pattern Connectivity

Possible solutions

Encourage the residents to express themselves through their homes

Encourage community participation and interaction

Encourage diversity at the levels of neighbourhoods and parcels

Encourage front yard agriculture

Encourage farmers markets and community participatory events

Increase walkability

Improve social and economic connectivity

Protect and preserve rural character

Reduce building footprints

Reduce the dependence on finite resources.

Rezone to improve land use efficiency

Allow incremental growth

This culturally diverse city requires the input of its own residents in order that the city can express and reflect its individuality.