

NO: R149

COUNCIL DATE: July 22, 2024

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 18, 2024**

FROM: **General Manager, Planning & Development
General Manager, Parks, Recreation & Culture
General Manager, Social Infrastructure &
Community Investments**

FILE: **6520-20**
(Cloverdale Town Centre)

SUBJECT: **Cloverdale Town Centre Plan Update – Plan Boundary Expansion**

RECOMMENDATION

The Planning & Development Department, Parks, Recreation & Culture Department, and Social Infrastructure & Community Investments Department recommend that Council:

1. Receive this report for information; and
2. Approve the proposed Cloverdale Town Centre Plan area boundary amendment as described in this report and documented in Appendix “I”.

INTENT

The intent of this report is to seek Council authorization to expand the plan area boundary for the Cloverdale Town Centre Plan. This plan boundary expansion will incorporate the Cloverdale Fairgrounds (the “Fairgrounds”) and nearby properties.

BACKGROUND

On October 30, 2023, Council endorsed Corporate Report No. R176; 2023 authorizing staff to initiate an update to the Cloverdale Town Centre Plan (Appendix “II”). The update will examine existing plan priorities, land use designations, and policy in support of the planned New Surrey Hospital and BC Cancer Centre (“NSHBCCC”).

In February 2024, at the Mayor’s State of the City address, several initiatives were outlined to prepare Surrey to become a city of one million people. Included within these initiatives was the establishment of an entertainment district centred on the Fairgrounds.

DISCUSSION

An update to the Cloverdale Town Centre Plan (the “Plan”) is ongoing. A northward expansion of the Plan area boundary to incorporate the Fairgrounds, and adjacent areas, will support comprehensive planning of the area (see Appendix “I”).

The areas directly west of Highway 15 and adjacent to the Fairgrounds were also incorporated into the Plan boundary. The addition of these areas will facilitate opportunities for redevelopment to support the proposed entertainment district with new housing, commercial and retail uses.

A single lot located northeast of the Kwantlen Polytechnique University (“KPU”) campus along Highway 10 has also been incorporated into the Plan area boundary, to support planning around KPU and the NSHBCCC.

With the expansion of the Plan boundary, work to update the Plan will continue. Concurrent work to envision the future of the Fairgrounds will take place through 2024, with outcomes incorporated into the Plan. Completion of the updated Plan will be brought to Council for consideration in 2025.

CONCLUSION

The Cloverdale Town Centre Plan Update will orient land uses, roads, and infrastructure to support the NSHBCCC and KPU campus expansion and support the creation of an entertainment district in Cloverdale. The proposed boundary expansion will enable focused studies and analyses of sites within the Plan area and will support future growth and development.

Original signed by
Don Luymes
General Manager, Planning & Development

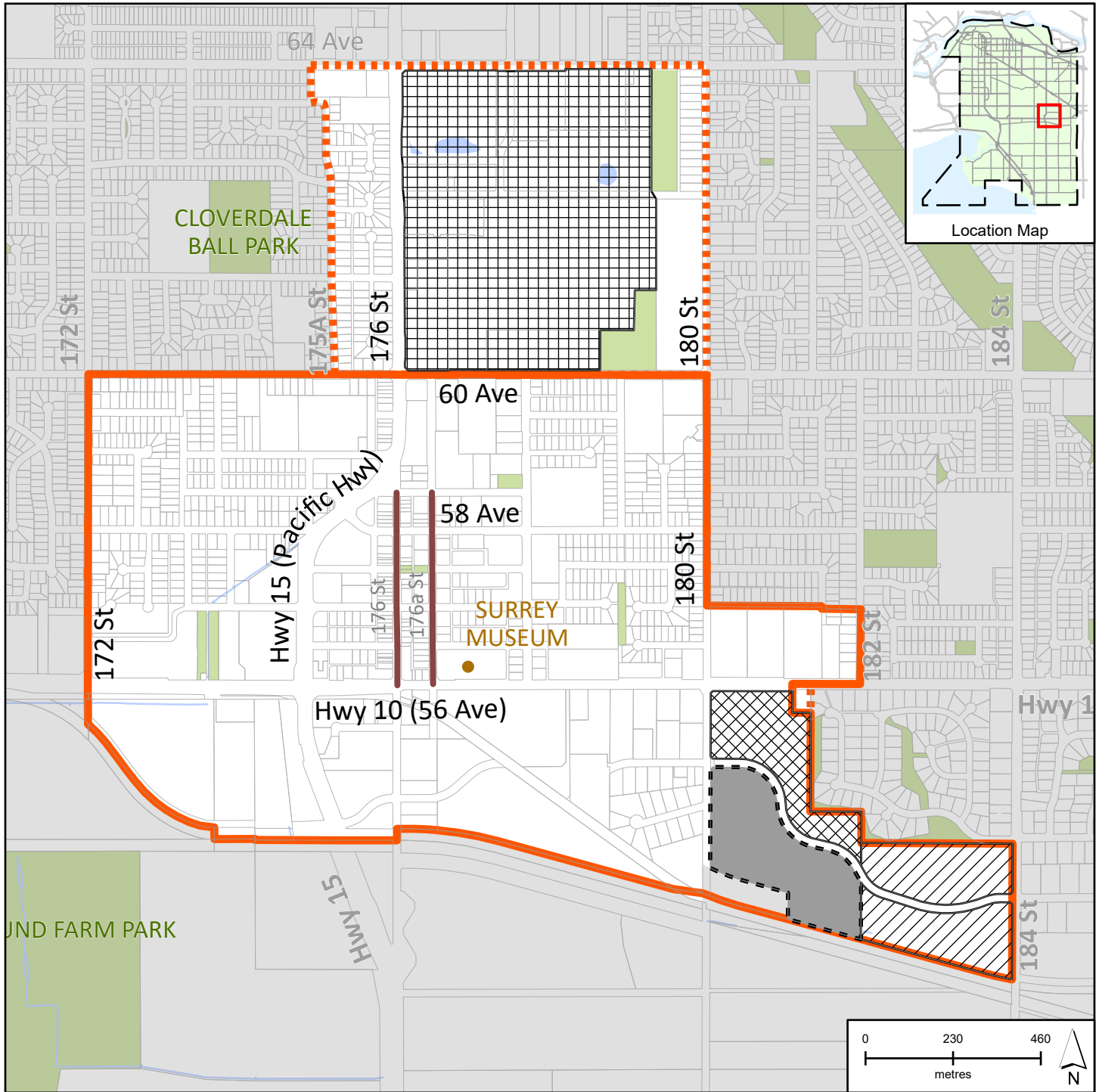
Original signed by
Terry Waterhouse
General Manager, Social Infrastructure &
Community Investments

Original signed by
Laurie Cavan
General Manager, Parks, Recreation & Culture

Appendix “I” Cloverdale Town Centre Plan Update Map
Appendix “II” Corporate Report No. R176; 2023

Cloverdale Town Centre Plan Update

APPENDIX "I"



LEGEND

- Heritage Main Street
- Cloverdale Fairgrounds
- KPU Tech Campus
- KPU Expansion Area
- New Hospital Site
- Proposed Plan Boundary Expansion
- Plan Area



Draft Plan Area Map

Planning & Development
Department



CORPORATE REPORT

NO: R176

COUNCIL DATE: October 30, 2023

REGULAR COUNCIL

TO: Mayor & Council

DATE: October 26, 2023

FROM: General Manager, Planning & Development
 General Manager, Engineering
 General Manager, Parks, Recreation & Culture

FILE: 6520-20
 (Cloverdale Town Centre)

SUBJECT: Cloverdale Town Centre Plan Update

RECOMMENDATION

The Planning & Development Department, Engineering Department, and Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information; and
2. Authorize staff to initiate an update to the Cloverdale Town Centre Plan, including land use, road network, and implementation considerations, as illustrated in Appendix "I" and generally described in this report.

INTENT

The intent of this report is to seek Council authorization to initiate a plan update for components of the Cloverdale Town Centre Plan (the "Plan"). This update will focus on supporting the planned new hospital and BC Cancer Centre, including considerations for medically supportive land uses and updated market conditions.

BACKGROUND

On November 18, 2019, Council approved the Cloverdale Town Centre Plan (Appendix "II"). The Plan seeks to create a compact, vibrant, and sustainable town centre in Cloverdale, anchored by its heritage and historical significance.

Since the Plan was approved in 2019, the Province of British Columbia announced a new hospital and BC Cancer Centre in Cloverdale ("the Cloverdale Hospital"), with an official groundbreaking ceremony taking place on September 12, 2023. The Cloverdale Hospital is expected to provide much needed medical services in Surrey, with a special focus on general medicine and short-stay surgeries. The Cloverdale Hospital will also feature new technology and equipment, including innovative digital technologies and services. It is anticipated to generate considerable demand for ancillary uses, such as medical office, clinical space, food and beverage, and accommodation.

In addition to plans for the Cloverdale Hospital, other changes have occurred in the area since the original 2019 Plan approval, including a new approved master plan for the Kwantlen Polytechnic University (“KPU”) Tech Campus. A Plan update will address these changes and support more market responsive land uses in the area.

DISCUSSION

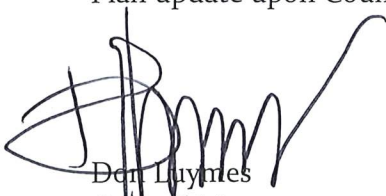
Subject to Council endorsement of this report, staff will initiate a planning process, including the preparation of technical studies and an engagement strategy. Anticipated updates to land use, transportation, and supporting servicing and amenity components of the Plan will be supported by:

- Consultation with Fraser Health, KPU, Metro Vancouver, TransLink, the Cloverdale Chamber of Commerce, the Cloverdale Business Improvement Association, developers, and residents of the area.
- Market analysis to review the demands and needs of medically supportive uses near a hospital site, as well as the viability of certain employment uses in the area.
- Amenity review to understand and incorporate the needs of residents, employees, visitors, and patients of a medical precinct.
- Servicing review and transportation analysis to ensure the hospital and supporting changes are considered and accounted for in the updated plan.


Pending Council’s authorization, work to update the Plan is anticipated to initiate immediately with the completion of an updated plan for Council consideration in late 2024.

CONCLUSION


The Cloverdale Town Centre Plan is a comprehensive land use plan that guides long term growth in the Cloverdale Town Centre. The new Cloverdale Hospital, as well as the future expansion of KPU Tech Campus, will fundamentally change the market conditions in the area, increasing demand for office supportive and employment uses. An update to the existing Plan will ensure it is supportive of these changes with appropriate and supportive land uses and development parameters. Staff will initiate a Plan update upon Council approval of this report.



Don Luymes
General Manager,
Planning & Development



Scott Neuman, P.Eng.
General Manager,
Engineering



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix “I” Cloverdale Town Centre Plan Area Boundary
Appendix “II” Corporate Report No. R223; 2019

***Appendices available upon request.**