



Corporate Report

NO: R172

COUNCIL DATE: July 24, 2006

REGULAR COUNCIL

TO: Mayor & Council DATE: July 13, 2006
FROM: Acting General Manager, Planning and Development FILE: 6520-20
(Surrey City Centre)
SUBJECT: Surrey City Centre Plan Update - Proposed Terms of Reference

RECOMMENDATION

It is recommended that Council:

1. Receive this report for information;
2. Approve the proposed Terms of Reference for the Surrey City Centre Plan Update attached as Appendix I to this report; and
3. Direct staff to proceed with the proposed plan update process and report back to Council, as necessary.

INTENT

The purpose of this report is to:

1. Summarize the key elements of the 1991 Surrey City Centre Plan and the 1993 Surrey City Centre Urban Design Concept;
2. Identify current initiatives and planning issues in the City Centre study area; and
3. Present a Terms of Reference ("TOR") for a process to review and update the Surrey City Centre Plan and Urban Design Concept.

BACKGROUND

The Surrey City Centre Plan study area includes approximately 388 hectares (960 acres) of land, as illustrated on the map attached as part of Appendix I. The study area is generally rectangular in shape with King George Highway running through its centre and is generally bounded by 112 Avenue to the north, 96 Avenue to the south, 132 Street to the west and 140 Street to the east.

The existing Surrey City Centre Plan is similar to a General Land Use Plan. General Land Use Plans are not part of the Official Community Plan ("OCP"), but are adopted by Council resolution. The plan was completed in 1991 and includes, in broad terms, a general land use concept and provides direction with respect to transportation, social and utility infrastructure. The plan also outlined a number of implementation strategies.

The main development goals of the plan were to create:

1. A Clean, Green Place. Development that is environmentally responsible and uses sustainable building and operating techniques;
2. A Human, Neighbourly and Affordable Place;
3. An Open, Safe, Accessible and Public Place;
4. A Vibrant, Spirited and Entrepreneurial Place; and
5. A Connected, "Together" Place.

In 1993, an Urban Design Concept for City Centre was completed, which sought to promote a high quality urban environment, including:

- Gateway features at major entrances to the area;
- Significant amounts of natural features and planting;
- An attractive network of walkable streets and public spaces;
- Preference for "street walls" with appropriate setbacks from curbs and towers set behind street-oriented podiums; and
- A street orientation of buildings instead of the highway oriented commercial uses that currently predominate with many buildings set back from streets behind large parking lots.

A number of underlying issues have remained since the plan was prepared, including traffic impacts and community severance by major arterial roads, neighbourhood liveability and ongoing concerns over the image of the area and the impact of significant social issues. Nevertheless, a range of investments and initiatives have been implemented since 1991 that support the plan and have contributed to the revitalization of the area as outlined in the attached TOR (Appendix I).

Development since 1991 has ranged between almost no activity, to periods of intense activity, which has not always been concentrated at or near identifiable focal points such as SkyTrain stations, as was intended in the 1991 Plan. The resulting development pattern has not, in all circumstances, contributed to the City's goal of creating a critical mass of development leading to a compact, complete and identifiable City Centre that is to serve as the region's second downtown area, serving the portion of the region south of the Fraser River. Development activity in Surrey's City Centre has recently increased significantly and this new activity has the potential to quickly influence the character of the area.

Input from a number of stakeholders has been received, regarding potential challenges and opportunities that may merit additional focus in a plan review process for Surrey City Centre. This input has been articulated into issues outlined in the attached TOR, which are proposed to be addressed as part of the review process.

An updated Surrey City Centre Plan would confirm or re-define visions, establish and reinforce desirable development patterns and support these patterns with suitable design guidelines, while addressing the underlying issues described in the attached TOR. Dependent on outcomes, the Plan may identify the need for more detailed attention to design concepts around specified nodes or corridors.

DISCUSSION

The current period of increasing development interests and transition in the City Centre is an appropriate time to review and update the 15-year-old plan for the area and to build on the momentum generated by the preparation of the Surrey Central Transit Village Plan. The introduction of Simon Fraser University's Surrey Campus, with a growing number of university students and high-rise development at King George Station with a significant influx of new residents to the City Centre, is expected to attract a wide range of interests (i.e. tourists, residents, students, employees, etc.) and commercial enterprises interested in locating in the City Centre. The update would ensure that policies and strategies are in place to accommodate this anticipated growth in a manner that reinforces Surrey City Centre's role as a downtown for Surrey and a Regional Town Centre for the portion of the region south of the Fraser River.

The attached TOR sets out the parameters for undertaking a planning process for the review and update of the 1991 Surrey City Centre Plan. The TOR defines the study area, outlines planning issues, provides the scope and content for the process and deliverables, and proposes a timeframe for completion. The principal products of the process will be an updated Surrey City Centre Plan, Design Guidelines and an Implementation Plan that provides direction for development in the area, as well as guidance for the potential preparation of more detailed plans/concepts.

The updated plan will address the following issues that have been outlined in more detail in the TOR:

- Image of the Area – the development of a clear vision and supporting goals will focus on attracting high quality development;
- Quality of Development –the development of clear design guidelines that guide and provide confidence that high quality investments made will be matched in subsequent developments;
- An Identifiable City Heart – a memorable, identifiable focus or "heart" will need to be defined as part of this process to form the core from which the larger City Centre can develop;
- Identifiable Neighbourhoods – the strength of the City Centre is to build upon the mosaic of neighbourhoods/nodes that have unique identities/character;
- Interface with Adjacent Neighbourhoods – this plan review will need to consider convenient connections and transitions/buffers between the City Centre and adjacent neighbourhoods;
- Growth Forecasts/Target for the Area – a coordinated market approach will distinguish between the roles of the City's Town Centres and the City Centre to more effectively achieve the overall goals for the City's hierarchy of commercial centres;
- King George Highway and Arterial Street Corridors – one of the challenges in City Centre is creating connectivity across King George Highway/arterial streets without significantly impacting goods and people moving capacities;
- Multi-Modal Transportation Network – the expectations for vehicular speed will need to be reconciled with those of an urban area that is pedestrian, transit and bicycle-friendly;
- Parking – parking provisions will need to be considered in the short, medium and longer terms as the area develops and parking needs evolve;
- Opportunities for Sustainability – opportunities to incorporate "green" design principles through improved urban design, amenities and servicing will be explored;
- Servicing and Amenity Requirements for a Vital Downtown – the types of amenities that will attract people, accommodate up-to-date technologies and establish a sense of place will be explored; and
- Residential Development Densities – incentives will be reviewed to discourage low-density housing forms that are not appropriate for a City Centre.

Process Phases and Deliverables

The TOR proposes that the Plan update process be divided into three phases:

- Analyzing Existing Conditions;
- Developing the Plan; and
- Achieving the Plan.

The results of the review and update of the Surrey City Centre Plan will include the following components:

1. Community Engagement Process;
2. Proposals for initial improvements in City Centre;
3. Revised Surrey City Centre Plan, which will include an updated Land Use Plan, a Transportation Plan, Parking Strategy, and Servicing Plan;
4. Implementation Strategy identifying plan phasing, tools for achieving development goals and methods for financing identified investments in facilities and infrastructure;
5. Updated Urban Design Guidelines for the City Centre; and
6. Recommendations with regard to preparation of more detailed plans and guidelines.

To promote a comprehensive approach, it is anticipated that the Surrey City Centre Plan will be coordinated with a number of other parallel initiatives, as documented in Appendix II, including:

- A strategy for implementing the recommendations of the Plan for the Social Well-Being of Surrey Residents in the City Centre will be coordinated, where possible, particularly, the actions relating to land use and urban design components that contribute to the social well being of Surrey residents;
- Surrey Urban Enrichment Initiative process, which is an initiative between City, Provincial, and Federal governments to address strategic community priorities, will be coordinated with the City Centre Plan review, where possible;
- Parks, Culture and Recreation Strategic Plan. This plan will provide a framework for providing parks and recreation amenities and services throughout the City from 2007 to 2017 and will be applicable to the potential development of public open spaces, recreation facilities and cultural centres in the City Centre; and
- An Economic Development Strategy for the City Centre.

Consultation Process

Each phase in preparing the plan update will include workshops or presentations with a variety of stakeholders in larger groups, as well as with key stakeholders on specialized issues. More specifically, input will be sought, as a minimum, through the following activities:

- An Ideas Fair and Citywide survey will introduce the process and its possibilities, solicit initial feedback, and seek participation on the Community Advisory Committee ("CAC") for the process. The Ideas Fair will invite some notable experts on city building to lead exercises that generate ideas with Council and the public. Examples from other places will be cited to convey the many possibilities for the future of Surrey City Centre in the Ideas Fair and survey;
- Meetings and Workshops with the CAC. The CAC will include representation of a broad cross section of interests from across the City;
- Meetings/workshops with a Technical Advisory Committee made up of Departmental staff expertise from within the City, and consultant expertise;
- Meetings with the Whalley Business Improvement Association;
- Meetings with a Senior Management Steering Committee;
- Meetings with the Development Advisory Committee;
- Focused workshops with key stakeholders/staff;
- Public Open Houses to receive input at each phase of the process; and
- At least two workshops with Council to provide a forum for discussion at key milestones in the process.

Reports to Council will be submitted at each milestone, which will mean a minimum of three reports to Council, one at the conclusion of each Phase of the process. Council will also be advised in advance of each Public Open House associated with this planning process and will be invited to all other public meetings and workshops.

Timeline

It is proposed that the planning process will commence in Summer 2006. The background material and market analysis conducted as part of Phase I will conclude by the end of 2006. Phase II is proposed to be concluded by Spring 2007. An updated concept plan will be available with sufficient detail for staff to evaluate applications and for Council to make incremental decisions on development in the City Centre. The final implementation phase is proposed to be presented to Council in the Fall of 2007. The Terms of Reference attached as Appendix I, includes a description of the general process

with a timeline. Although most of the work will be undertaken by City staff, consultants will be commissioned at various stages, as needed.

CONCLUSION

The 1991 Surrey City Centre Plan and 1993 Surrey City Centre Design Concept laid the initial framework for the development of a City Centre for Surrey. A significant number of investments and initiatives have been promoted by the City in support of the plan and there have been a number of signature projects at key nodes within the study area that serve as a nucleus for future development.

After 15 years of experience with the Plan and increasing development in the study area, a number of issues have been identified that indicate the need for an update to the Plan, the associated design guidelines, and an implementation strategy. This report has summarized a proposed TOR and timeline for a plan update process. It is anticipated that the Plan will be coordinated with other initiatives, such as the Social Well-Being Plan, the Surrey Urban Enrichment Initiative, the Parks, Recreation and Culture Strategic Plan update and an economic development strategy.

As the first step to updating the 1991 Surrey City Centre Plan, it is recommended that Council:

- Approve the proposed Terms of Reference for the Surrey City Centre Plan Update attached as Appendix I to this report; and
- Direct staff to proceed with the proposed plan update process and report back to Council in accordance with the TOR.

How Yin Leung
Acting General Manager
Planning and Development

LG/kms/saw

Attachments:

Appendix I Terms of Reference with Map of City Centre Study Area and Process Diagram
Appendix II Integration of Parallel Initiatives

Terms of Reference with Map of City Centre Study Area and Process Diagram

July 13, 2006

Appendix I

<p style="text-align: center;">TERMS OF REFERENCE Planning and Public Consultation Process Surrey City Centre Plan</p>

A. INTRODUCTION

Surrey's Official Community Plan (OCP) sets out broad objectives and policies to guide growth and development within the City. These policy directions are refined through more detailed Concept Plans that are adopted by Council resolution and apply to specific areas of the City.

In February of 1991, Council adopted the "Surrey City Centre Plan." The Plan included a Development Concept and a Proposed Land Use Plan, a new transportation network for Whalley, an open space concept, and social and utility infrastructure. It proposed OCP and zoning amendments and also outlined implementation strategies.

In 1976, the Greater Vancouver Regional District's Growth Management Strategy, as adopted through the Liveable Region Plan, first identified Surrey City Centre as being one of four Regional Town Centres (RTC). This was reconfirmed in the 1996 update of the Liveable Region Strategic Plan (LRSP) that now identifies a total of eight RTCs. RTCs are to accommodate a large share of the region's high-density commercial and residential growth. These RTCs are all to be connected with a high level of transit service. Consistent with the LRSP, the 1991 "Surrey City Centre Plan" was realigned along the SkyTrain route to encompass the first three stations on the line. These stations provide an opportunity to cluster development to take advantage of the transit service.

The 1991 Plan contained a number of elements that have been successfully implemented, such as the development of most of the outer and inner Ring Road network, the development of several high-rise buildings including two office towers, and the street improvements to City Parkway (High Street). However, the "Surrey City Centre Plan" has not reached the implementation targets and degree of success originally envisioned.

In recent years, development interest has increased significantly in Surrey's City Centre and is changing the face of the area. These interests include the construction of the 23-storey Central City Tower accommodating 94,480 square metres of office space and the Surrey Simon Fraser University (SFU) Surrey Campus. The Infinity project, an ambitious five tower (1,300 unit) residential development with 7,760 square metres of commercial uses at-grade, is under construction on a site adjacent to the King George SkyTrain station.

In addition to these large projects, as of June, 2006 there were over 30 development applications under review that would yield another 1,290 units in four-storey apartment

buildings, 1,280 units in high rise apartment buildings, 320 townhouse units, and 1,890 square metres of commercial space in addition to the Infinity project.

The Surrey Central Transit Village Plan for the area in the vicinity of the Surrey Central Skytrain station is currently nearing completion through a funding partnership with Transport Canada, the GVTA, and the City of Surrey with the GVRD providing input. Consistent with the regional plan, the intent of the Transit Village Plan is to create a land use and transportation plan that reduces greenhouse gases through focusing high-density, mixed-use development around the Surrey Central SkyTrain Station and supporting this development with fine grained pedestrian-friendly streets. This plan is focused on the core of the City Centre area, which includes a cluster of civic amenities such as the North Surrey Recreation Centre, Library, and Seniors Centre.

B. PURPOSE

This period of transition in the City Centre is an appropriate time to review and update the fifteen year-old "Surrey City Centre Plan." It is imperative to review the policies and strategies for the City Centre to ensure that they implement and accommodate this growth in a manner that reinforces the area's role as a centre to serve the Whalley community, a City Centre/downtown for Surrey, and a Regional Town Centre for the portion of the region south of the Fraser River.

These Terms of Reference set out the parameters for undertaking a planning and public consultation process for the review of the Surrey City Centre Plan. The terms define the study area, outline land use and other issues, provide the scope and content of the process, set out the anticipated deliverables, and set the timeframe for completion. The end product will be a revised City Centre Plan that provides direction for development in the area and also provides guidance for potential smaller, more detailed plans/concepts around specified nodes or corridors.

C. THE STUDY AREA

The Surrey City Centre Plan area includes approximately 388 hectares (960 acres) of land, as illustrated on the map attached as Appendix "A". This plan area is rectangular in shape with King George Highway running through its centre. It is generally bounded by 112 Avenue to the north, 96 Avenue to the south, 132 Street to the west, and 140 Street to the east. The Surrey City Centre is the third highest point of land in Surrey peaking at an approximate elevation of 105 metres in the northeast portion of the plan area (approximately 108 Avenue and 138 Street). This elevation, as well as the City Centre's location at the heart of the GVRD, affords panoramic views of the region and access to all parts of the region.

OCP Policy A-1.2 states the following:

"Promote Surrey City Centre as the downtown and major employment centre for Surrey, as a Regional Town Centre to the region south of the Fraser River, by supporting a broad range of high density commercial and

residential development, as well as entertainment, cultural and social amenities and community facilities to serve the city and the region."

Other OCP policies support the vibrant and pedestrian-friendly nodal development of a hierarchy of centres where head office, major civic/cultural amenities and high-density development is directed to the City Centre, major shopping centres are directed to Town Centres, and smaller scaled professional offices and retail uses would be appropriate in Neighbourhood Centres. To support these policies, the existing land use designations in the City Centre include:

- "City Centre" along the west side of King George Highway encompassing all three SkyTrain stations. The intent of this designation is to accommodate the highest concentration of uses for shopping, working, living, recreation and entertainment. This designation currently provides for densities up to 3.5 FAR;
- "Commercial" along the east side of King George Highway and along 104 Avenue. This use was intended to complement the high-density uses in the City Centre designation with commercial uses that take advantage of the road exposure. The OCP provides for Commercial densities up to 1.5 FAR;
- "Multiple Residential" surrounding these two core designations. This designation is to provide a density transition between the City Centre/commercial uses and the lower density Urban uses beyond. The OCP provides for Multiple Residential densities up to 2.5 FAR in the City Centre; and
- Pockets of "Urban Residential" on the fringes in the southwest and northeast corners of the plan area. The Plan provides for densities up to 0.6 FAR for residential uses and up to 1.0 FAR for non-residential uses.

D. ISSUES AND OPPORTUNITIES

There have been several initiatives that have contributed to the enhancement and revitalization of the City Centre area since the development of the 1991 plan. These include:

- The opening of three SkyTrain stations that provide premium transit service to the City Centre from other parts of the region. This has attracted a number of positive developments to the area.
- The Whalley Business Improvement Association (WBIA) that has been active in working to improve the image of the area and to increase opportunities for successful local businesses.
- The Whalley Enhancement Initiative, which has seen the City's investment of over \$5 million in improvements in the area, including renovations to civic buildings, enhanced recreation programming, and park improvements.

- The Surrey Central Transit Village Planning process that is currently underway and has generated excitement about the possibilities for the heart of the area and also includes funds for an initial capital improvement.

The review of the 1991 plan for the larger City Centre area is intended to build on these positive initiatives and will also need to consider the following issues:

1. **Image of the Area** – A perception of Whalley has been one of an area in decline – an area that is unsafe, has a high incidence of poverty and homelessness, an area divided by a highway, and a high crime rate. Large tracts of vacant land and existing buildings in neglected condition reinforce the negative image of the area. The challenge in this planning process is to counter this reality and this image. Solutions will need to address the existing image through a holistic approach that integrates land use, urban design, parks, social planning, servicing, and economic initiatives for the area into an updated plan. A clear vision and supporting goals will need to be reinforced to focus on attracting the type of high quality development that Surrey foresees for its downtown.
2. **Quality of Development** – To establish a positive sense of place, quality of design must be required to establish Surrey City Centre as a place of international stature. Market confidence that the investment made in one development will be matched with subsequent neighbouring developments to justify the long-term success of a unique area. Design guidelines will help to establish the desired character.
3. **An Identifiable City Heart** – The City Centre is a large area. A successful "downtown" or City Centre requires a memorable, identifiable focus or "heart" – a civic "place" for the entire city. This heart, the role and function of which will need to be defined as part of this process, can form the core on which the larger Surrey City Centre area can build.
4. **Identifiable Neighbourhoods** – There are distinct neighbourhoods or nodes, for which their own unique character (i.e. cultural, recreational, medical, employment, residential, etc.) within the City Centre should be defined and established. There are also corridors along major arterials that have distinct roles and character within the larger plan area. The overall Concept Plan will identify these unique neighbourhoods and precincts, and set the stage for the potential development of more detailed plans/concepts. The strength of the new City Centre Plan may come from seeing the area as a mosaic of neighbourhoods, precincts, nodes and corridors, which are connected rather than separated.
5. **Interface With Adjacent Neighbourhoods** – A successful downtown will be dense and active for extended hours, generating more traffic and noise than experienced in low-density neighbourhoods. At the same time, nearby neighbourhoods will be able to take advantage of downtown amenities if attractive safe connections are provided. This plan review will need to consider convenient connections and transitions/buffers between Surrey's City Centre and adjacent lower-density residential neighbourhoods.

6. **Growth Forecasts/Targets for the Area** – Predicting future population, employment, students, and visitors for Surrey’s downtown depends on the assumptions used by market experts, as well as activities elsewhere in the City, region, nation, etc. A broader market perspective may provide a better range of contingencies to be planned for in Surrey’s downtown to anticipate different directions that the market may take. The opportunity should also be sought to mesh the development of this plan with the plans for the rest of the city. A coordinated approach could distinguish between the roles of each of the City’s town centres as compared with the City Centre to efficiently achieve the goals for the City’s hierarchy of commercial centres.
7. **King George Highway (KGH) and Arterial Street Corridors** – The KGH is a key north-south transportation route that links the US border with the Pattullo Bridge. The high traffic volumes on this highway provide a significant barrier between the east and west side of the highway. Planning challenges include the provision of better connectivity between the east and west sides of KGH and to have the City Centre segment of this highway read more like a main downtown street without significantly impacting the people and goods moving capacity of this road. Similarly, other major arterial streets in the area present significant barriers and challenges to liveability that need to be balanced against local and regional access needs for people and goods.
8. **Multi-modal Transportation Network** –A downtown with high-density land uses needs to accommodate multiple modes of traffic within the area. The expectations for speed will need to be reconciled with those of an urban area and a finer street grid. Safe and attractive circulation for pedestrians, bicyclists, buses and vehicles will be important in considering revisions to this plan. Other key issues include connections of the centre to regional highways, the role of the ring roads for through and local traffic, and potential future modifications/impacts of the Pattullo Bridge.
9. **Parking** – While a prevalent image of the area is one of expansive parking lots serving low density commercial uses, some users have difficulties securing longer term parking in Surrey’s City Centre. The Zoning By-law currently allows for a parking reduction by 20% in Surrey City Centre for a range of commercial/retail and residential uses. There are also special parking requirements for office uses in the City Centre that have been allowed for the initial office tower at the Gateway Station (Station Tower) and have resulted in on-street parking issues. Parking needs may change once the area gets built out to provide a local customer base, once Bus Rapid Transit (also referred to as Rapid Bus) is fully functioning in the area, and once the density of shopping and service amenities allow for multi-purpose trips. Therefore parking will need to be considered in the short, medium and longer terms.
10. **Opportunities for Sustainability** – Many new compact developments in the Lower Mainland are finding that sustainable "green" development is highly marketable and has lower long-range maintenance costs. The City Centre has many built-in sustainability characteristics, given the convenient access to a range of transportation choices, proximity to local jobs, and proximity to a wide range

of recreation facilities. The area has the opportunity to encourage more mixed-use development, to incorporate "green" design principles, and to encourage pedestrians and cyclists through improved urban design and amenities. There are also opportunities to explore reduced servicing costs and environmental impacts, particularly for drainage. There is an excellent opportunity to build on existing sustainable attributes to create a new community that is complete, compact, highly liveable and serviced with low-impact, cost-efficient infrastructure.

11. **Servicing and Amenity Requirements for a Vital Downtown** – Increased dense development will need to be adequately serviced with utilities and amenities that consider future technology needs. This plan review will explore the types of amenities that will attract people, accommodate upcoming technologies (such as wireless internet access, undergrounding of utilities, a secure and adequate power grid), and establish a sense of place for the area.
12. **Residential Development Densities** – New residential development densities should be consistent with the role of the area as the City Centre. The Plan should find ways to discourage low-density development and/or provide enough of an incentive to encourage the assembly of smaller properties and development of high-density residential uses in a range of forms.

The issues identified above along with any others that are identified as part of a public process will need to be addressed as part of the review of the Surrey City Centre Plan.

E. SCOPE

This plan review is divided into three phases:

- Analyzing Existing Conditions;
- Developing the Plan; and
- Achieving the Plan.

Each phase will include the involvement of a staff Advisory Committee, a Community Advisory Committee, and input of the Senior Management Team. A report will be prepared for Council consideration at the end of each phase.

It is noted that several important parallel initiatives will be underway concurrently with the work on the City Centre Plan Review. These include:

- a. Implementation of some of the land use components of the recently adopted "Plan for the Social Well Being of Surrey Residents".
- b. Coordination of results where possible from the Surrey Urban Enrichment Initiative process, which is an initiative between City, Provincial and Federal governments to address strategic community priorities.
- c. Coordination of results from the Parks, Recreation and Culture Strategic Plan update process, which will provide a framework for proving parks and recreation

spaces, amenities and services throughout the City from 2007 to 2017.

- d. Coordination of results an Economic Development Strategy for the City Centre.

The Surrey City Centre Plan Process will monitor these initiatives through the TAC and will incorporate the applicable findings and recommendations of these initiatives into the Plan.

PHASE I –ANALYZING EXISTING CONDITIONS

1. Develop background reports/data that review existing conditions and provide a basis to understand the challenges and opportunities in the area. Use this research to initiate discussion with staff, stakeholders, the public and Council. These studies should include the identification of existing capacity, the populations currently served, and anticipated changes needed. The study topics proposed include current social conditions (the demographics of the current population and inventory of community resources), economic/market conditions, transportation, parking, urban design, innovations, market forecasts, citywide development patterns (leading to potential city centre development patterns including nodes, corridors, and edges), and sustainability. Examples (and possibly tours) of other successful city centres will be considered to identify the many possibilities for the vision/future of Surrey City Centre. The Goals in the existing plan will be reviewed and revisions recommended based on the findings from these studies.
2. Undertake a citywide survey about the City Centre. A cross-section of stakeholders from across the City and beyond will be invited to participate in providing input. Notable experts on city building will be invited to lead exercises that generate ideas with Council and the public. Various interests and ages are proposed to be engaged in these planning exercises that consider existing and future potential for the area. The participants in these processes will be asked to consider a future vision for the area and potential goals to achieve that vision.
3. Identify initial improvements (quick wins) in the City Centre that may surface through the public engagement conducted as part of Phase I.

PHASE II – DEVELOPING THE PLAN

1. Revise the vision, plan goals, and background information based on findings from Phase I.
2. Develop Land Use Concepts – Overlay the layers of information gathered through the background analysis conducted, the public visions and goals identified, and potential solutions generated to develop themes and concepts. Build on these patterns and themes to develop draft concept plans and to identify smaller nodes/precincts with distinguishing characteristics. Use these concepts to inform the further development of other plan components and associated processes. Identify implementation opportunities for each of the concept plans identified. The conclusion of this phase will include a recommended concept plan with sufficient detail for staff to evaluate applications and Council to make incremental

decisions on development in the City Centre.

3. Consider and recommend action on those social issues in the area that can be addressed through land use, urban design, and potential amendments to the OCP and Zoning By-laws.
4. Update the multi-modal transportation plan for the area that reinforces a hierarchy of streets to accommodate pedestrian, bicyclist, transit and vehicular circulation, both within the area and to other parts of the City and Region. The emphasis on pedestrian-, bicyclist-, and transit-friendliness will be maintained. Road cross-section/design will be re-examined to support the required road hierarchy while maintaining a liveable City Centre.
5. Develop a parking strategy that may be phased to address changing needs over time. This strategy should balance the needs in the area without providing excessive parking space that may discourage development.
6. Identify the implications and opportunities for community and cultural amenities and services. This is to include an open space concept.
7. Identify the utility servicing requirements needed to accommodate the plan including opportunities for more sustainable practices, technological requirements, and the undergrounding of utilities.

PHASE III – ACHIEVING THE PLAN

1. Explore methods and innovations to realize the objectives of the recommended plan and outline the priorities and actions required for each method. This would include the potential for more detailed attention to smaller plans/concepts around specified nodes or corridors.
2. Provide recommendations regarding the implementation of capital works and amenities. The financial plan may also identify the prospects for public and/or private partnership investments.
3. Reconsider the Surrey City Centre Urban Design Concept to address the goals and issues identified as part of the process. The development of clear and practical urban design guidelines will be focused on achieving a high quality of development and design in the City Centre. The illustrated design guidelines will address form, massing, public realm treatments, and view corridors.
4. Recommend amendments to the Official Community Plan and the Zoning By-law that will be necessary to implement the updated "Surrey City Centre Plan."

The review and update of the Surrey City Centre Plan is anticipated to be conducted through staff resources with consultant expertise retained for various components where staff expertise or resources are not available. At this early stage, the consulting expertise proposed to supplement staff resources includes market forecasting, urban design, transportation, utility, survey, and

finance/DCC components. Should staff resources become over extended, additional consulting services will be retained.

F. DELIVERABLES

It is expected that the review and update of the Surrey City Centre Plan will result in the following:

1. A Community Engagement Process.
2. Proposal(s) for initial improvement(s) to area.
3. A Revised Surrey City Centre Plan, which will include an updated General Land Use Plan, a Transportation Plan with Parking Strategy and a Servicing Plan.
4. Implementation Strategy including methods to realize development objectives, and other social and economic priorities that are identified through the process. This strategy will include the financing plan, phasing plan, and recommendations for amendments to other City By-laws.
5. Urban Design Guidelines.
6. Recommendations with regard to preparation of more detailed plans/concepts (i.e. transit villages, nodes, corridors, etc.) within the larger City Centre area.

G. COMMUNITY ENGAGEMENT

As the future population of the City Centre will be diverse, this process will need to attract a range of interests that will properly reflect the future for this area. Methods to raise awareness of this process and elicit responses from all parts of Surrey and beyond will need to be considered. The Community Engagement Plan will include as a minimum the following:

- A City-wide survey to gather input about the City Centre, raise awareness about the process, and invite participation in the process.
- A visioning session with Council to explore future ideas, case study examples, and potential directions for Surrey's City Centre.
- An Ideas Fair with notable experts on city building to lead exercises on exploring opportunities for the future of Surrey City Centre.
- Meetings and Workshops with a Community Advisory Committee that will be made up of a broad cross section of interests across the City.

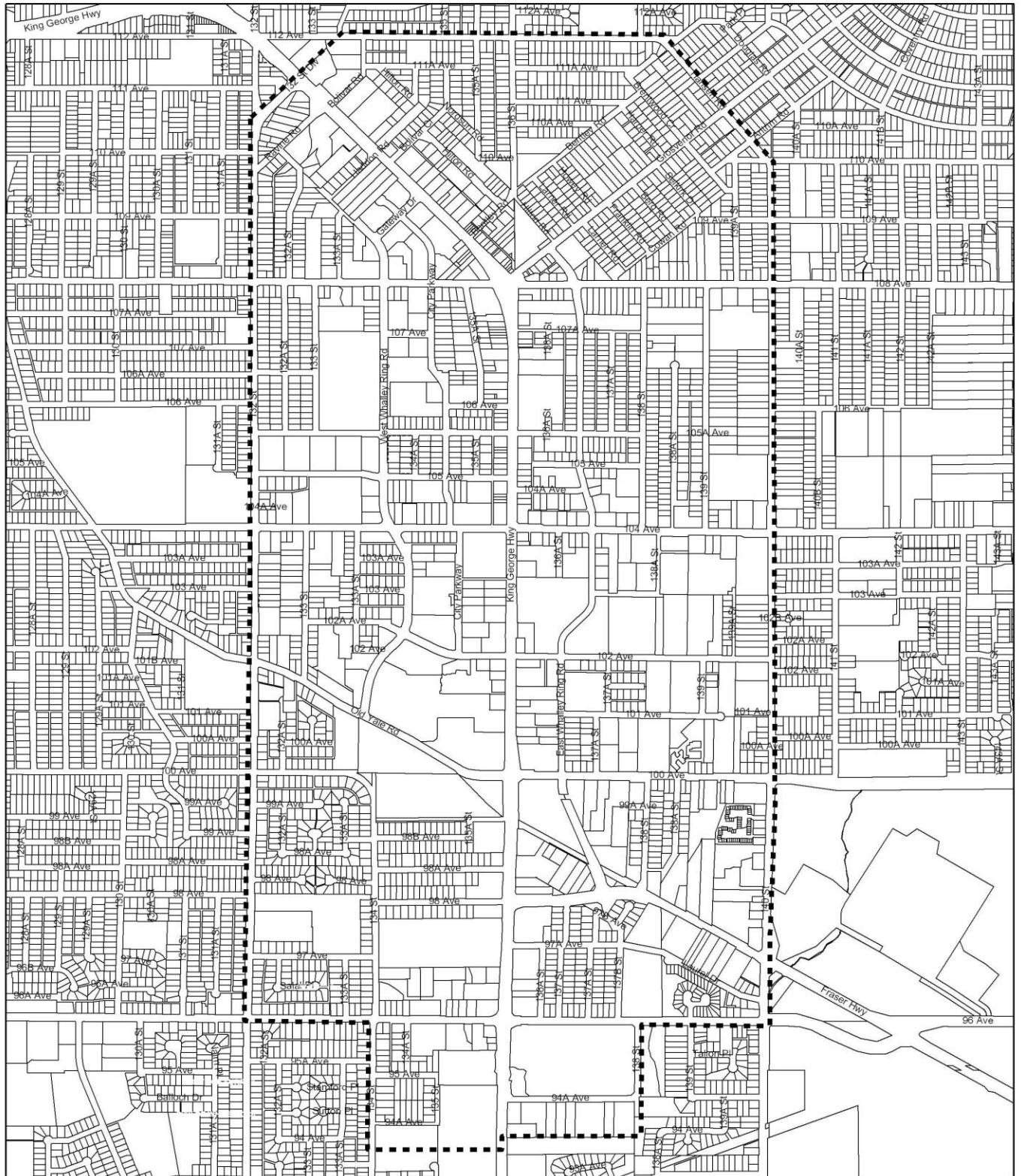
- Ongoing involvement of a City staff Technical Advisory Committee made up of expertise from various City Departments.
- Meetings with the Whalley Business Improvement Association.
- Meetings with the Senior Management Team at strategic points in the process.
- Review by the City's Advisory Committees.
- Focused workshops with key stakeholders/staff.
- Public Open Houses to receive broader public input at each phase of the process.

H. TIMELINE

It is anticipated that the process will commence late Summer 2006. The background material and market analysis conducted as part of Phase I will likely conclude by the end of 2006. Phase II is proposed to be concluded by Spring 2007 and will include an updated concept plan with sufficient detail for staff to evaluate applications and Council to make incremental decisions on development in the City Centre. The final implementation phase is to be presented to Council in the Fall of 2007.

Reports to Council will be submitted at key milestones but, in any case, as a minimum at the end of each phase of the planning process.

Map of Surrey City Centre Study Area



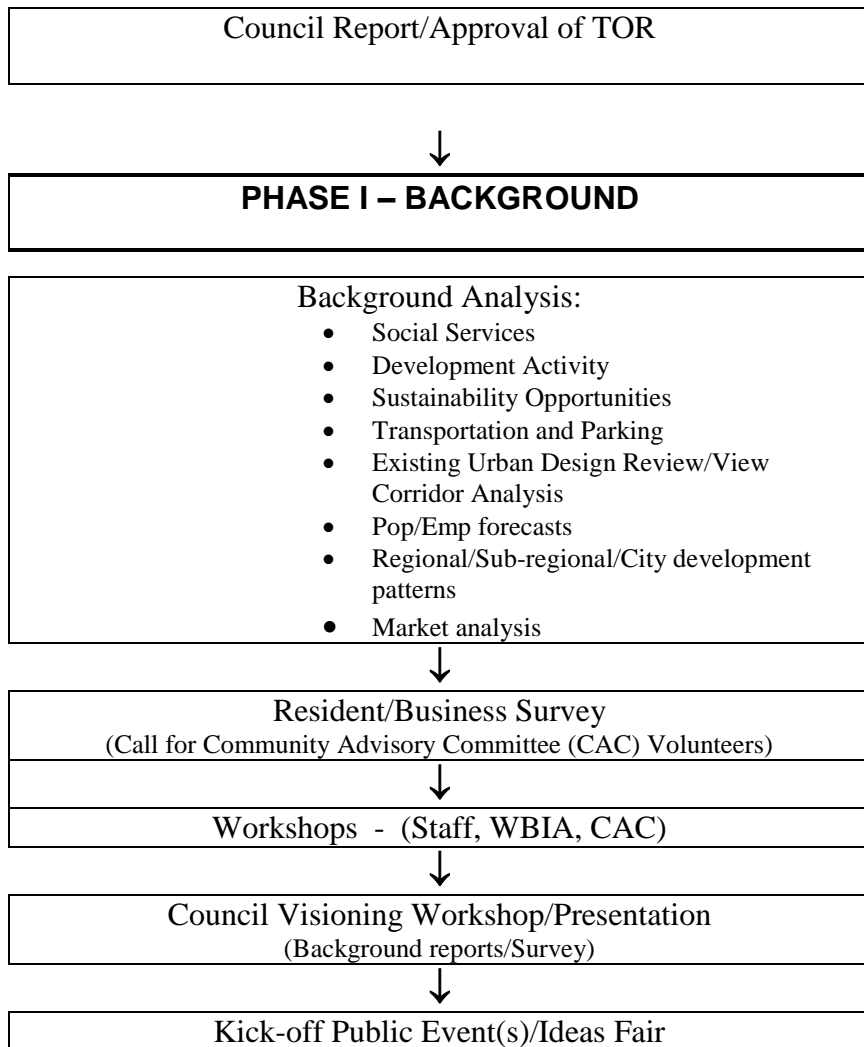
CITY CENTRE STUDY AREA

 City Centre

0 50 100 200 300 400 Meters



PROPOSED SURREY CITY CENTRE PLAN REVIEW PROCESS



PHASE II PLAN PREPARATION

Meetings/Workshops
(on key issues identified/confirmed in Phase I)



Develop Preliminary Draft Plan Options
(Identify implications for implementation)



Workshops - (Staff, WBIA, CAC)



Draft Plan Concepts Corporate Report



Open House on Plan Concepts



Identify Recommended Plan



Presentation to Council for Preliminary Plan Endorsement

PHASE III – PLAN APPROVAL AND IMPLEMENTATION

Develop Design Guidelines



Develop Implementation Strategy
(Market Strategies, Financing, Innovations, Servicing)



Workshops - (Staff, WBIA, CAC)



Corporate Report on Final Plan
(Includes Design Guidelines and Implementation)



Presentation to Council for Final Plan Endorsement

Integration of Parallel Initiatives

