



# Corporate Report

NO: R235

COUNCIL DATE: October 17,

2005

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## REGULAR COUNCIL

TO: Mayor & Council                      DATE: October 11,  
2005

FROM: General Manager,  
Planning and Development              FILE: 6520-20  
(Semiahmoo Town  
Centre)

SUBJECT: Phase 1 Results - Semiahmoo Town Centre Plan  
Review

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to hold a public open house to present information to the public, regarding the Phase 1 findings of the Semiahmoo Town Centre Study and to receive input from the public, regarding their ideas and vision for the future of the Semiahmoo Town Centre area.

## INTENT

The purpose of this report is to provide information to Council, regarding the results of Phase 1 of the planning process related to the Semiahmoo Town Centre Development Concept Plan and to obtain Council authorization to present the results of Phase 1 work to the public at an open house and to invite public input, regarding the key issues related to the development of a vision for the future of the Semiahmoo Town Centre.

This report also provides a brief history of plans for Semiahmoo Town Centre to identify potential issues that may need to be addressed in this plan review.

## BACKGROUND

A plan for the Semiahmoo Town Centre was first developed to recognize this commercial area as the Town Centre for South Surrey and to address the issue of building height in the area. Building height was the subject of a referendum in the 1989 and the Council of the day resolved to limit building height in the Semiahmoo Town Centre to four storeys.

The Semiahmoo Town Centre Concept Plan (attached as Appendix "A") was approved by Council in 1993. It serves as a general guide for development in the area. The Concept Plan describes the land use mix, built form, street character, open spaces and pedestrian/vehicular circulation system for the area.

In the City of White Rock, to the south of the Semiahmoo Town Centre, high-rise development has been approved adjacent to the Semiahmoo Town Centre. There are currently two applications being considered for high-rise development, in the range of 14 to 22 storeys, a block or two further south in the City of White Rock.

On July 5, 2004, Surrey City Council approved a Terms of Reference for and authorized staff to proceed with a market analysis for, and updating of, the Semiahmoo Town Centre Development Concept Plan, Urban Design Guidelines and a servicing strategy (Corporate Report No. R170, containing the Terms of Reference, is attached as

Appendix "B"). A consultant team, led by Phillips Farevaag Smallemberg Consultants, was retained to conduct the study. The study is divided into two phases, as described below:

- **Phase 1** involves a review of the role, trade area and function of the Town Centre through a market analysis. This phase also includes the development of an inventory of existing land uses, a calculation of the capacity of existing utility services, identification of traffic circulation systems, an assessment of development potential in the area and other issues and opportunities that will influence the further development of the area. Finally, this phase will provide recommended actions that can be implemented to ensure the continued vibrancy of the Town Centre.
- **Phase 2** will consist of a planning and urban design process to update the Town Centre Plan, including an urban design concept and servicing strategy. Phase 2 will explore development densities, improvements to transportation systems (bicycle, pedestrian, transit and vehicular), parking opportunities and constraints, redevelopment potential, updating of the servicing strategy, revisions to the urban design concept and community servicing and amenities.

## DISCUSSION

As part of the Phase 1 information gathering process, staff and the consultants met on four separate occasions with a stakeholder group made up of local merchants, property owners and area residents. This group has reviewed and provided comment on the Phase 1 process and will continue to be involved as part of the Phase 2 work.

The consultant report, attached as Appendix "C", documents the Phase 1 findings, including a set of draft planning principles that will form the foundation for the Phase 2 work.

### **Key findings of Phase 1 Work**

#### **Capacity of existing utility services**

- While the water supply appears to be adequate, land use changes will require a review of gravity sewer pipes and pump stations, as well as the storm sewer systems, including an evaluation of additional "low impact" detention systems.

#### **Identification of Transportation and Traffic Circulation System Capacities and Limitations**

- In general, the transportation system in Semiahmoo Town Centre works reasonably well with the busiest traffic intersection at 152 Street and 16 Avenue being close to 80% capacity. Upgrades should be explored to improve the pedestrian environment on 152 Street, while ensuring that vehicular traffic needs are also met. These could include finding alternative routes to 152 Street, such as 148 Street, which connects the area south of 16 Avenue with Highway 99 in the north. Completing the connection of 152A Street could provide for looping movements and more on-street parking opportunities. Transportation improvements need to be considered, together with any contemplated land use changes;
- Parking is well utilized, especially closest to the Semiahmoo Town Centre (80% - 100%). However, some existing parking capacity remains available. On street parking is available, but not well used, which may be related to the fact that it is metered parking;
- There is significant pedestrian traffic in the area. A high proportion of the pedestrians are seniors. Pedestrian accessibility, including the provision of adequate drop curbs, should be considered with any redevelopment;
- A new, well placed transit exchange with shelter and bus information, could significantly raise the profile and ridership of transit in the area.

#### **Assessment of development potential**

- Under the current circumstances, there is a demand for additional low-rise apartments (approximately 500 units), high-rise apartments (approximately 400 units) and senior's accommodation (approximately 400 units) over the next 10 years. More than half of the new residents are anticipated to be 55 years of age and over;

- Due to the increase of other commercial areas in South Surrey, businesses in the Semiahmoo Town Centre study area are becoming increasingly reliant on customers living within one to two miles of the Centre. A limited increase in commercial space of up to 31,000 square feet by 2009 and 70,000 by 2014, could be supported;
- Most of the demand for additional commercial space in the study area will be in the form of office uses;
- A successful community shopping area requires a continuous façade of ground level retail stores and any gaps should be filled in with retail uses. Less interesting facades from a pedestrian perspective, such as most office and service types of uses, should not be encouraged at street level along main pedestrian-oriented streets. Street front retail should be concentrated to ensure success of the shopping area.

### **Other issues and opportunities**

- Adequate on-street parking could also contribute to the success of commercial tenants;
- A key opportunity was identified during the Phase 1 process in that the owner of Semiahmoo Shopping Centre (Bosa Development Corporation) has expressed interest in redeveloping this property. The redevelopment potential on this site offers the opportunity to increase the residential capacity in the area and, in turn, increase the potential for retail and commercial/service uses, which is important to the repositioning of the area from a market perspective. Bosa Developments identified the opportunity for a mix of residential development on the 20 acre Semiahmoo Shopping Centre site that could include high-rise residential towers that would allow for open space at grade, as well as the creation of a village-like atmosphere at street level, similar to Newport Village in Port Moody. Newport Village is a community that was also developed by the Bosa Development Corporation. The issues of density, building form and neighbourhood character will be addressed as part of Phase 2 of this study.

### **Public Open House**

A public open house is recommended to allow staff and the project consultants to share the findings of the Phase 1 work with the public and to seek preliminary input from the public on the Phase 2 work. The open house would include:

- A summary of the results of the Phase 1 work;
- A set of preliminary draft principles that are proposed to guide the planning work of Phase 2;
- An opportunity for the public to articulate preliminary ideas with regard to their likes, dislikes and ideas for the future of the Semiahmoo Town Centre; and
- Information on the next steps in the planning process.

### **Next Steps**

Subject to Council approval, staff will hold a public open house, as described above. Following the open house and taking into account information received through the open house, staff and the project consultants will work with key property owners and the stakeholder group to develop land use concept options for the study area, based on the planning principles established in Phase 1, and that consider redevelopment opportunities and challenges, infrastructure requirements, urban design, parking, neighbourhood character, and community amenities. Once the land use options have been refined, staff will forward a report to Council, regarding the options and seek Council authority to hold a second public open house to seek input from the public on the options. It is expected that this next phase of work will take approximately six months to complete.

## **CONCLUSION**

The Phase 1 work of the Semiahmoo Town Centre Study is now complete, the findings of which are summarized in this report. Based on the above discussion, it is recommended that Council authorize staff to hold a public open house to present information to the public, regarding the Phase 1 findings of the Semiahmoo Town Centre Study and to receive input from the public, regarding their ideas and vision for the future of the Semiahmoo Town Centre area.

Murray Dinwoodie  
General Manager,  
Planning and Development

LG/kms/saw

Attachments:

Appendix "A" - Map of Semiahmoo Town Centre Boundaries

Appendix "B" - Corporate Report No. R170

Appendix "C" - Consultant Report – Phase 1 Results

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**Semiahmoo Town Centre Concept Plan**

Appendix "A"

Appendix "B"



# ***Corporate Report***

**NO: R170**

**COUNCIL DATE: July 5/04**



transition areas; and

5. The desirability of developing a coordinated urban design concept for the Semiahmoo Town Centre, so that any new buildings meet the design objectives of the community.

At the Regular meeting of Council on April 26, 2004, Surrey City Council adopted the following motion:

*"That the City of Surrey undertake a comprehensive review of land uses and urban design elements within the Semiahmoo Town Centre and that staff report on Terms of Reference and resources required to undertake the review".*

## **DISCUSSION**

Based on the above, the Terms of Reference, attached as Appendix I, have been drafted to form the basis for reviewing and updating the Semiahmoo Town Centre Development Concept Plan (1993) and for preparing revised Urban Design Guidelines for the Semiahmoo Town Centre area.

For the purposes of this review, the Semiahmoo Town Centre is defined as those lands designated in the Official Community Plan as Town Centre (TC) or Multiple Residential (RM), within the area generally bounded by 20 Avenue to the north, 16 Avenue to the south, 150 Street to the east and 154 Street to the west. This area is more precisely depicted on the map attached as Appendix II. The review will also include an examination of lands at the edge of the referenced designations to ensure appropriate transitional land uses, designs and densities with adjacent neighbourhoods.

Due to the limited staff resources and current commitments to other planning projects, as well as the need for specific areas of expertise, it is recommended that a consulting team be engaged to assist with the analysis and planning process for this project. A request for proposals ("RFP") for this project will be prepared based on the Terms of Reference attached in Appendix I. This RFP will be completed by the end of the summer and it is anticipated that consultants will be selected and that work on the first phase of the Town Centre Plan will commence early in the Fall.

The Semiahmoo Town Centre review will address the following:

### **Phase I: Review of Role, Trade Area and Function**

The commercial role, trade area and function of the Town Centre - A market analyst will be engaged to study and make recommendations regarding the role of the Town Centre and to advise on opportunities and recommend actions that can be implemented to ensure the continued vibrancy of this Town Centre.

### **Phase II: Plan Update, Preparation of Urban Design Concept and Servicing Strategy Update**

1. Opportunities will be examined for increased residential densities within the Semiahmoo Town Centre, including attention to potential redevelopment options;
2. Transportation systems, including bicycle and pedestrian circulation and roads, in through and around the Town Centre. If land use changes (e.g., densification) are recommended, the transportation network may need to be revised as well. The transportation system should be designed with particular attention to the demographics of the area, creating a comfortable pedestrian environment for the increasingly large seniors population;
3. Opportunities and constraints associated with both on and off-street parking in the Town Centre. The implications of a new transit exchange centre in South Surrey will also be examined;
4. Opportunities for redevelopment both within the Town Centre and near its edges or transition areas;
5. Preparation of a revised urban design concept. There currently is no urban design concept for the Semiahmoo Town Centre. An urban design professional will be an integral component of the consulting team and will prepare proposals and concepts for enhancing the character, liveability and pedestrian/automobile environment in the Town Centre; and

6. Updating of servicing strategy - In studying the potential for densification of the Town Centre land uses, the ability of engineering servicing, particularly the sewer system, to accommodate higher density development, must be confirmed. The study will also examine the adequacy of community services in the area and will make recommendations for adjustments where necessary.

Public consultation will be an important component of this review. The public consultation program will be developed in conjunction with the consulting team. This consultation program will include preliminary meetings, clarification of the study objectives and vision for the area, open houses and, possibly, other forms of consultation, such as design charrettes and mail-outs.

It is envisaged that the review will take approximately six to eight months to complete. The deliverables will include:

- A revised concept plan for the Semiahmoo Town Centre, including a revised set of Urban Design Guidelines which will facilitate new developments within a comprehensively designed town centre;
- Recommendations with regard to capital works that should be undertaken to implement the Plan, along with a financial strategy in respect of funding those capital works; and
- Recommendations related to any necessary amendments to the Official Community Plan.

The costs associated with the first stage of this planning project (i.e., the market/positioning analysis) can be accommodated within the currently approved operating budget of the City. Funding required for the second phase of the project will be included in the operating budget for 2005, which will be considered by Council in late 2004.

## CONCLUSION

Recent growth and new plans for other areas on the Semiahmoo peninsula, coupled with interest expressed by the development community in increasing the density of development in the Semiahmoo Town Centre, makes it timely for the City to commence a review of the Semiahmoo Town Centre Plan. It is recommended that Council authorize staff to proceed with a review/update of the Semiahmoo Town Centre Development Concept Plan, Urban Design Guidelines and market/positioning analysis, based on the Terms of Reference attached as Appendix I.

There is a need to ensure that the Town Centre is appropriately planned to remain vibrant, serve the community and be pedestrian-focused. Accordingly, it is recommended that Council authorize staff to proceed with a market analysis for and updating of the Semiahmoo Town Centre Development Concept Plan, Urban Design Guidelines and servicing strategy, based on the Terms of Reference attached to this report as Appendix I.

*Original signed by*

Murray Dinwoodie  
General Manager  
Planning and Development

WW/kms/saw

### Attachments

Appendix I – Terms of Reference

Appendix II – Map of Semiahmoo Town Centre Study Area

Appendix I

## TERMS OF REFERENCE



## LAND USE, DENSITY AND URBAN DESIGN REVIEW OF THE SEMIAHMOO TOWN CENTRE

June 2004

### A. BACKGROUND

The current Semiahmoo Town Centre Development Concept Plan was approved in 1993. Recent developments, such as Peninsula Village and Southpointe Exchange and, recently approved plans for proposed commercial/business development areas in the Highway 99 Corridor and changes to the City of White Rock Official Community Plan for the area immediately to the south of the Town Centre, will have an impact on the Semiahmoo Town Centre and will help to redefine the role for the Town Centre within the broader context of the Semiahmoo Peninsula.

Several large development projects, including the Prospera Building and the Semiahmoo Civic building on 152 Street, have been constructed in the Town Centre in the past several years. The population and density in South Surrey has also grown considerably. The City of White Rock, as the southern boundary of the Town Centre, has recently reviewed its Official Community Plan and revised its policies to provide for an increase in the height and density of buildings. In view of these changes, it is timely to review the Semiahmoo Town Centre to ensure that it can continue to serve the needs of South Surrey residents and remain viable as the residential and commercial heart of the Peninsula.

There has also been interest expressed by the development industry in intensifying and potentially introducing higher density residential development into the Semiahmoo Town Centre. Other current issues pertaining to the Semiahmoo Town Centre include:

1. The need to re-examine the commercial role and function of the Semiahmoo Town Centre in view of new and potential retail developments outside the Town Centre (e.g., Southpointe Exchange, expansion of the Peninsula Village commercial area and the future commercial node(s) in the Highway No. 99 Corridor);
2. The need to review vehicular and pedestrian circulation systems in, through and around the Town Centre;
3. A need for parking strategies and the possible development of a new transit exchange centre in South Surrey;
4. The need to assess opportunities for redevelopment both within the Town Centre and near its edges or transition areas; and
5. The desirability of developing a coordinated urban design concept for the Semiahmoo Town Centre, so that any new buildings meet the design objectives of the community.

### B. STUDY OBJECTIVES

The objectives of this planning process are:

1. To review the Semiahmoo Town Centre Development Concept Plan (1993) to confirm or redefine the role of the Town Centre in the broader context of development on the Semiahmoo Peninsula;
2. To investigate creative options and, based on an evaluation of the options, to formulate a revised land use plan for the Town Centre;
3. To explore means and to formulate strategies to encourage residential and business investments within and around the Town Centre in a coordinated manner, which will emphasize the aesthetic appeal and pedestrian focus of the centre;
4. To develop a comprehensive planning framework and detailed urban design blueprint for the Town Centre, ensuring that future development and urban design decisions result in the desired objectives;
5. To use the planning process to identify development and design strategies, policy actions and other mechanisms for achieving the desired objectives;

6. To use a collaborative and inclusive planning and design process to maximize interaction and communication between the City, the business community, the development community, citizens and other interested groups and stakeholders;
7. To investigate creative options for land development and public realm investment (i.e., leveraging municipal resources for land acquisition, financial incentives, multi sector partnerships, etc.);
8. To explore ways to encourage residential and business investments within and around the Town Centre and enhance the synergy between residential and commercial land/building uses; and
9. To ensure an appropriate land use and design transition between the Town Centre and the surrounding residential neighbourhoods.

### **C. THE STUDY AREA**

For the purposes of this review, the Semiahmoo Town Centre is defined as those lands designated Town Centre (TC) or Multiple Residential (RM) within the area generally bounded by 22 Avenue to the north, 16 Avenue to the south, 150 Street and Southmere Crescent to the east and 154 Street to the west (see map attached in Appendix II). The review will also include an examination of lands at the edge of these designations toward ensuring appropriate land use transitions.

### **D. SCOPE**

The Semiahmoo Town Centre review will be conducted in two phases. The first phase will include a market analysis and an assessment of the context and development capacity of the Town Centre. The second phase will include a review of land use, height and density, pedestrian and vehicular circulation systems, development of an Urban Design Concept and related guidelines and an updating of the servicing strategy. The work components of the two phases are more completely described below.

#### **Phase I of the study will include studying:**

1. The role, trade area and function of the Town Centre. A market analyst will be engaged to study and make recommendations regarding the role of the Town Centre in the broader context of the Semiahmoo Peninsula and to advise on opportunities and recommend actions that can be implemented to ensure the continued vibrancy of this Town Centre;
2. The capacity of existing services. If intensification of the Town Centre is pursued, the ability of servicing, particularly the sewer system, to accommodate higher density residential development, must be confirmed and constraints identified; and
3. The context of and existing land uses, traffic circulation systems, development and redevelopment potential and other issues and opportunities facing the Semiahmoo Town Centre.

#### **Phase II of the study will include:**

1. Opportunities will be examined for increased residential densities within the Semiahmoo Town Centre, including attention to potential redevelopment options;
2. Transportation systems, including bicycle and pedestrian circulation and roads in, through and around the Town Centre. If land use changes (e.g., densification) are recommended, the transportation network may need to be revised as well. The transportation system should be designed with particular attention to the demographics of the area, creating a comfortable pedestrian environment for the increasingly large seniors population;
3. Opportunities and constraints associated with both on and off-street parking in the Town Centre. The implications of a new transit exchange centre in South Surrey will also be examined;
4. Opportunities for redevelopment both within the Town Centre and near its edges or transition areas;

5. Preparation of a revised urban design concept. There currently is no urban design concept for the Semiahmoo Town Centre. An urban design professional will be an integral component of the consulting team and will prepare proposals and concepts for enhancing the character, liveability and pedestrian/automobile environment in the Town Centre;
6. Updating of servicing strategy. In studying the potential for densification of the Town Centre land uses, the ability of engineering servicing, particularly the sewer system, to accommodate higher density development, must be confirmed;
7. The study will also examine the adequacy of community services and amenities in the area and will make recommendations for adjustments where necessary.

Public consultation will be an important component of this review. This program will be confirmed in conjunction with the consulting team. The consultation program will include preliminary meetings, clarification of the study objectives and vision for the area and open houses, at key stages in the process. The consultation process may also include other forms of consultation, such as design charrettes and mail-outs. The review of the Semiahmoo Town Centre will be based on a collaborative and participative planning process involving and interacting with City Departments, the business community, the development industry, community associations, citizens and other interest groups and stakeholders.

## **E. DELIVERABLES**

It is expected that the review of the Semiahmoo Town Centre result in the following:

1. A Phase I report that will document the context of and existing conditions of the Semiahmoo Town Centre and a market/trade area analysis, including recommendations respecting how the Town Centre should be positioned relative to its continued vibrancy within the Semiahmoo Peninsula;
2. A revised concept plan for the Semiahmoo Town Centre, including:
  - Recommendations on land use, building heights and densities,
  - A revised set of Urban Design Guidelines which will provide for the incorporation of any new development projects within a comprehensively designed town centre, and
  - A transportation/circulation plan;
3. Recommendations with regard to capital works and amenities needed as part of the Plan and a financing strategy for such works and amenities; and
4. Recommendations for any necessary amendments to the Official Community Plan.

The conceptual urban design framework should include, but not be limited to, the following components:

- Height, form and massing of buildings;
- Pedestrian linkage system;
- Vehicle circulation system;
- Open space and public realm system and hierarchy; and
- Hierarchy of land use and density precincts.

## **F. TIMEFRAME**

It is anticipated that the process will commence this Fall with a compilation of background information and analysis

of the existing context of the Town Centre, market/trade area analysis and preliminary visioning. Phase I is expected to take approximately three to four months to complete, after which Phase II, including a land use plan review (including a circulation/transportation analysis), urban design review and servicing and financing review would occur into early 2005.

#### **G. REPORTS TO COUNCIL**

A report, complete with recommendations, will be submitted to Council at key milestones throughout the planning process, including, but not necessarily limited to, after the completion of Phase I, at the draft plan stage and at the conclusion of Phase II. Council will also be advised, in advance, of each public open house that is held as part of the planning process.

Appendix II

### **Semiahmoo Town Centre Study Area**

Appendix "C"

**Semiahmoo Town Centre Concept Plan Review  
Consultant Report – Phase 1 Results**

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## Appendices

### Appendix 1: Minutes of the Semiahmoo Town Centre Steering Committee Workshops

#### 1.0 Background to the Market, Land Use, Density and Urban Design Review

The intent of the Market, Land Use, Density and Urban Design Review for Semiahmoo Town Centre is to reinforce its identity as an animated, pedestrian-friendly, and interesting place with an attractive and distinctive mix of commercial choices and related services. It is essential that the Semiahmoo Town Centre be a place that offers a desirable destination with an enhanced character that is informed by its current strengths, its history, and its landscape. Design of the public realm needs to support commercial uses with a walkable environment, public realm amenities, and night lighting and residential uses with safety, security, and green landscaping.

White Rock is pursuing a strategy of densification and mixed use for the commercial and residential area south of 16 Avenue that suggests similar opportunities for Semiahmoo Town Centre, if supported by the community and compelling marketing and urban design approaches.

The study is organized into two Phases. The first Phase will be completed soon with a Public Open House to report on its results. Phase 1 has focused on the market potential for commercial and residential development in Semiahmoo Town Centre. To meet this objective, the Project Team included two consultants, both Principals in their firms and long-term collaborators on marketing studies: Lewis Silberberg of Commercial Marketing Inc. with extensive expertise in the retail commercial market and Paul Ardagh who specializes in real estate development with a focus on mixed use and commercial land uses [RESIDENTIAL EXPERTISE]. In addition, the Team's transportation and civil engineers provided an early overview of existing conditions in the Town Centre.

An important part of Phase 1 was the establishment of a Stakeholders Committee with representatives of local resident groups, merchants, and major property owners. To date, the Stakeholders Committee has met four times. The first meeting involved a review of issues that stakeholders were concerned about so that City staff and the consultants could ensure that they were considered in the planning process. The second meeting was a presentation and discussion of the draft commercial and residential market review. The third meeting was a presentation of the transportation overview and a discussion of possible conceptual approaches to overall traffic patterns in the Town Centre, to making 152 Street more pedestrian friendly, and to extending 152A Street between 16 and 18 Avenues. A fourth meeting included an overview of a range of development options, including input by Bosa Development Corporation to consider a "Main Street" redevelopment of the Semiahmoo Mall. (Appendix 1 contains the notes from these committee workshops.)

The second Phase of the project will be focused on planning for the future based on the understanding of the present situation from Phase 1 and will lead to preparation of an update of the Semiahmoo Town Centre Concept Plan that will address land uses within the study area and the recommended building envelopes and densities to accommodate them. This will include any related recommended changes that will be required to the OCP and zoning to achieve these land uses. A hierarchy of pedestrian routes, and associated public open spaces, and a vehicular circulation plan will be identified to meet the desired functional and urban design objectives.

The Plan will include urban design guidelines for the Town Centre that addresses both architecture and public realm to achieve an appropriate and community-supported character and range of amenities. Recommendations for transportation and servicing improvements, financing strategies, and City initiatives will be provided to assist with implementation of the Plan.

#### 2.0 Summary of the Commercial Market Review

Development Consulting Group and Commercial Marketing prepared a market analysis for the Semiahmoo Town Centre area as the major component of the initial phase of the Market, Land Use, Density and Urban Design Review.

The primary purpose of this market analysis is to determine the demand for additional commercial space and multi-family housing in the Semiahmoo Town Centre area over the next ten years (2004-2014). With this objective in mind, the principal findings and recommendations

of this report are summarized in point form below, with respect to the commercial market, and in the next section, with respect to residential development.

- 2.1 There are four major shopping centres in the Semiahmoo Town Centre area. These are Ocean Park (60,000 square feet anchored by a 26,000 square foot Safeway supermarket), Peninsula Village (168,000 square feet anchored by a 52,000 square foot Safeway supermarket), Southpoint Exchange (219,000 square feet anchored by a 47,000 square foot Save On Foods supermarket and a 47,000 square foot Canadian Tire) and Semiahmoo Mall (253,000 square feet anchored by a 67,000 square foot Zellers department store and a 53,000 square foot Save On Foods supermarket).
- 2.2 There are three major street front shopping districts in the Semiahmoo Town Centre area. These are 16<sup>th</sup> Avenue/128<sup>th</sup> Street next to the Ocean Park shopping centre (92,000 square feet), the 16<sup>th</sup> Avenue/152<sup>nd</sup> Street strip north of Semiahmoo Mall in Surrey (486,000 square feet) and the 16<sup>th</sup> Avenue/152<sup>nd</sup> Street strip south of Semiahmoo Mall in White Rock (520,000 square feet).
- 2.3 Vacancy rates in the shopping centres currently range from a low of 0% at Ocean Park and Southpoint Exchange to a high of 4% at the Semiahmoo Mall. Vacancy rates in the street front shopping districts range from a low of 3% around Ocean Park to a high of 8% in White Rock.
- 2.4 The Semiahmoo Town Centre trade area extends from the White Rock waterfront north to the Nicomekl River and from Highway 99 west to the Crescent Beach waterfront (refer to the trade area map in Appendix 2).
- 2.5 A 924,000 square foot shopping centre has been proposed for a site located at the corner of 160<sup>th</sup> Street and 24<sup>th</sup> Avenue. Anchor tenants for this project include a 178,000 square foot Real Canadian Superstore, a 132,000 square foot Wal-Mart and a 118,000 square foot Home Depot. The impact of this Grandview Corners shopping centre will be that most businesses located in the Semiahmoo Town Centre study area will become increasingly reliant on customers living inside the trade area.
- 2.6 The number of persons living in the Semiahmoo Town Centre trade area is expected to increase from 71,200 in 2004 to 78,600 in 2009 and to 85,900 in 2014. More than half of this population increase will be concentrated in the 55-75 and 75+ age groups.
- 2.7 Total additional commercial space requirements in the Semiahmoo Town Centre study area are projected at between 11,000-31,000 square feet in 2009 and between 30,000-70,000 square feet in 2014. Most of this demand for additional commercial space in the Semiahmoo Town Centre study area during the next ten years will come from the office sector, that segment of the market least affected by the increasing level of competition expected from the Grandview Corners shopping centre over the next ten years.
- 2.8 One of the principal characteristics of a successful neighbourhood shopping area is a continuous façade of commercial space on the ground floor level on both sides of the street. Unfortunately, there are several major existing gaps in the commercial frontage along 152<sup>nd</sup> Street. Filling in these gaps should be one of the top priorities from a planning and urban design standpoint. In particular, the proposed developments at the southeast and southwest corners of 19<sup>th</sup> Avenue should have continuous commercial space at grade along the entire length of 152<sup>nd</sup> Street.
- 2.9 Most office and service type tenants do not have particularly attractive storefronts. To make the streetscape as appealing as possible for pedestrians in general and shoppers in particular, the zoning bylaws for the Semiahmoo Town Centre study area should encourage retail rather than office and services uses on the ground floor of commercial buildings. One easy way to do this is to restrict the amount of street frontage permitted for office and service uses.

### 3.0 Summary of the Residential Market Review

The conclusions of the residential market review are summarized below.

- 3.1 The demand for low-rise apartments in the Semiahmoo Town Centre study area is projected at between 400-500 units during the next ten years. Assuming an average size of 40 units per building, this demand forecast implies that the Semiahmoo Town Centre study area can absorb between 10-12 low-rise projects during the 2004-2014 period.
- 3.2 The demand for high-rise apartments in the Semiahmoo Town Centre study area is projected at between 300-400 units during the next ten years. Assuming an average size of 90 units per building. This demand forecast implies that the Semiahmoo Town Centre study area can absorb three or four high-rise projects during the 2004-2014 period.
- 3.3 The demand for seniors' accommodation in the Semiahmoo Town Centre study area is projected at between 300-400 units during the next ten years. Assuming an average size of 80 units per building, this demand forecast implies that the Semiahmoo Town Centre study area can absorb four or five seniors' housing projects during the 2004-2014 period.

The residential market projections prepared during Phase 1 made assumptions about future supply based on a review of potentially available multiple family residential redevelopment sites. Since the market review was completed, the proposal to consider a substantial

redevelopment of the Semiahmoo Mall site has been made by Boas Development Corporation. This proposal was not anticipated during Phase 1 and has implications for the residential market study since it would, if pursued, result in more sites for multiple family developments, in both low and high rise forms, being available than was previously foreseen. The absorption of multiple family units would likely be higher than projected, especially as part of a new, attractive mixed-use town centre.

#### 4.0 Transportation Overview

A review of existing transportation conditions was undertaken by Bunt and Associates as background to the study. In general, the Semiahmoo Town Centre, specifically the mall and the area around 16th Avenue and 152nd Street appear to work reasonably well. No significant queues were observed during the site visit, which took place from approximately 12:00 to 17:00 on a weekday.

A reasonable volume of pedestrian traffic was observed, specifically from seniors, some of whom make use of walkers or buggies in order to access town centre facilities. The current prime location parking appeared to be well used, although some capacity still existed in less prime town centre locations.

The key points of the existing transportation conditions review are summarized below.

- 4.1 There is a reasonable level of traffic in the area, but the majority of intersections work satisfactorily or better for the majority of the time. 16<sup>th</sup> Avenue and 152nd Street is the busiest intersection that was monitored at nearly 80% of capacity, although its Level of Service (HCM LOS) was Service Level C (service levels range between A and E, with E having the least capacity).
- 4.2 Parking stalls close to the 'centre' of town are well used during the weekday with utilization typically between 80 and 100%. However, slightly further away from the centre, even within the mall parking lot, spaces remain available. On street parking is available in some areas but is not so well used due to its cost.
- 4.3 From an initial assessment, the road network does offer some opportunities to divert traffic away from 152nd. 148th Street does offer an alternative route from the south to Highway 99. 148 Street is currently only one through lane in each direction, although the carriageway width is sufficient to allow for more than this in many locations. 152 Street also has opportunities for additional vehicular capacity.
- 4.4 A fair amount of pedestrian traffic was observed during the site visit. A high proportion of this was seniors, many of whom require walking aids. Pedestrian accessibility (adequate provision of drop kerbs etc) will be an important feature of any redevelopment. Cycling traffic was minimal and cyclists got off their bikes to cross the 16th and 152nd intersection.
- 4.5 A fair number of transit routes serve Semiahmoo Town Centre, although many of the transit stops lack shelter or bus information. A well placed transit exchange could raise the profile and ridership of transit in the area.

#### 5.0 Engineering Services Review

A review of current water supply, sanitary sewer, and storm sewer servicing for the Semiahmoo Town Centre was prepared by Core Group Engineers with the following conclusions.

- 5.1 The water supply to the area is within the Semiahmoo pressure zone, which has a static pressure head of 80 meters. Existing 300 mm diameter mains are located along 152 Street, 18 Avenue and 17 Avenue. The remainder of the area's watermains are located within existing streets and vary from 150 mm to 200 mm.

The main feeder line for the system is located at 20 Avenue and Sunnyside Reservoir and at 20 Avenue. From our discussions with staff of the City of Surrey, the existing systems appear to be functioning adequately. Land use changes (rezoning) may increase the design fire flows and building height greater than 2 or 3 stories may require booster pumps. A full network analysis of the area will be required depending on the land use proposed.

- 5.2 The study area is generally serviced by 200 mm diameter gravity sanitary sewers. Interceptor sewers and forcemains are located along 16 Avenue. There is a discharge to the North Bluff Pump Station at 16 Avenue and King George Highway. We understand from the City that this system is currently at capacity and that there may be some current surcharging problems.

Land use changes will require a review of the capacity of all local 200 mm diameter gravity systems and the downstream systems along 16 Avenue to the North Bluff Pump Station and the capacity of the pump station will have to be evaluated.

- 5.3 With regard to storm sewers, the study area is generally split by 152 Street. West of 152 Street discharges at 146 Street and 16 Avenue. There are currently no concerns with this system. East of 152 Street discharges ultimately to Fergus Creek. There are



some drainage concerns and constraints in this area, which the City of Surrey is currently dealing with. Any land use changes will require analysis of the existing systems from the study area to both discharge points. Additional "low- impact" systems will also be evaluated.

## 6.0 Draft Planning Principles to Inform Phase 2

Based on the initial work during Phase 1 to evaluate the commercial and residential markets, existing transportation components, existing servicing constraints, and the discussions among the members of the Stakeholders Committee, city staff, and the consultants, a set of planning principles have been drafted and will be reviewed and evaluated with the public at the upcoming Public Open House.

### Principle 1:

Semiahmoo Town Centre should be a complete community and offer, in addition to residential uses, a full range of shopping, financial, medical, and dental offices, health and fitness facilities, restaurants, and entertainment so that a resident can fulfil their daily needs within the Town Centre.

### Implications for the Town Centre Plan:

- Offices above retail on 152 Street and integrated into the redevelopment of the Semiahmoo Mall should be encouraged as a key strategy for differentiating the Town Centre from nearby malls as a destination with opportunities for fulfilling a number of needs in one place.
- Fitness is already strong in the Town Centre and supports a health and wellness focus that could be associated with the hospital and with a medical clinic.
- Restaurants and entertainment are important uses to generate evening activity.
- Higher densities and a broader range of residential units to support and attract the businesses and amenities will make Semiahmoo Town Centre complete.

### Principle 2:

Future development in Semiahmoo should be integrated with the White Rock community to the south and be welcoming to all Surrey and White Rock residents.

### Implications for the Town Centre Plan:

- The sense of place that will emerge through the planning process should compliment but be distinct from the waterfront / Mediterranean character that White Rock has pursued.
- Any changes to transit services should not be seen as a lower level of service for Surrey or White Rock residents.

### Principle 3:

Semiahmoo Town Centre should be very pedestrian-friendly, designed for comfortable and easy movement, for all people including for seniors and people with wheelchairs, walkers, carts, and strollers.

### Implications for the Town Centre Plan:

- Distances across streets at intersections should be as narrow as possible while retaining vehicular capacity.
- Sidewalks should be continuous, smooth-surfaced, and have a movement zone that is predictably in the same location throughout the Town Centre.
- Sidewalks, ramps, and other pedestrian routes should be graded with gentle slopes that are easily negotiated by seniors and people in wheelchairs.
- Adjacent areas should be reviewed to ensure that there are good vehicular and pedestrian circulation connections to the amenities in the Town Centre

### Principle 4:

Additional new residential development should be permitted to provide a wider range of housing choices than are currently available, including apartments and townhouses suited to independent seniors.

### Implications for the Town Centre Plan:

- Appropriate sites for multiple family housing should be identified along the 152 corridor and on the Semiahmoo Mall redevelopment site, including several sites that could accept a tower form, taking into consideration shadowing, overlook, and compatibility with adjacent development.
- Other opportunities for residential redevelopment near the edges and transition areas of the Town Centre should be identified.

- Sites that would be suited to ground-oriented multiple family housing should be identified fronting on streets (other than 152 Street) with a residential character.

Principle 5:

Retail, office, and service opportunities should include both national chains and local independents with a mix of shopping centre and street-fronting locations.

Implications for the Town Centre Plan:

- Semiahmoo Town Centre and Mall both have a significant number of locally owned and operated stores and offices that help to create a uniquely 'Semiahmoo' mix of destinations. New retail, office, and service development should be encouraged to support both national and local operations.
- Redevelopment of the Semiahmoo Mall should have its movement patterns and storefronts configured to encourage shoppers to access shops and services both within the site and along 152 Street.
- The reinforcement of a unique character in Semiahmoo through the development of a coordinated urban design concept should be explored.

Principle 6:

Retail and office development should be planned to concentrate on 152 Street and within the Semiahmoo Mall site to optimize the market potential for the Town Centre within a walkable distance.

Implications for the Town Centre Plan:

- Retail businesses should be focused on 152 Street and the mall site to concentrate activity where it is most desired and not encouraged to front on other streets in the Town Centre.
- Martin Drive and 16 Avenue should be considered as having office and residential land uses and an appropriate streetscape character for these uses.

Principle 7:

Opportunities for social interaction should be incorporated into the Town Centre Plan, including both new public open spaces and indoor community spaces.

Implications for the Town Centre Plan:

- Indoor space that is open, welcoming, and programmed for the use of seniors, youth and all residents should be available in the Town Centre.
- A new public plaza should be provided as a focal point near the intersection of 152 Street and 16 Avenue.
- Public open space with ample seating should be located at intervals in sunny spots along 152 Street for resting and people watching.
- A well-developed network of public spaces, combined with inviting pedestrian routes, is key to making Semiahmoo Town Centre a more attractive destination for regional residents and tourists and to obtaining the economic benefits offered by becoming a well-recognized place to visit.
- The recent trend in shopping mall redevelopment following a 'Main Street' model, with shops organized around an open-air street and/or public open space is considered a desirable approach to planning the Semiahmoo Mall.

Principle 8:

Cultural facilities, entertainment, and public art should be integral to the Town Centre Plan as key tools in creating a sense of place and attracting use, especially in the evenings.

Implications for the Town Centre Plan:

- Redevelopment planning should be encouraged to include cultural and/or community facilities as public benefits and to program these facilities for use and access into the evening.
- Locations for public art should be identified in the plan both in the public realm, along streets and in public open spaces, and on private redeveloped commercial property.

Principle 9:

The traffic capacity of 152 Street should be maintained to support the potential for future growth without compromising mobility.

Implications for the Town Centre Plan:

- Community consultation to date has emphasized the importance of 152 Street for north-south traffic. Ensuring that improvements to the street to enhance the pedestrian environment are not made at the expense of traffic capacity is clearly essential to the community's willingness to consider additional commercial and residential development in the Town Centre.

#### Principle 10:

Effective transit access should be incorporated into the Plan for Semiahmoo as a key strategy to reduce vehicular use and parking demands in the Town Centre.

#### Implications for the Town Centre Plan:

- The existing transit exchange is not considered by Surrey, White Rock or TransLink to be optimum. The current location has negative impacts on pedestrian comfort along 152 Street. There is potential to integrate the transit exchange into redevelopment plans.

#### Principle 11:

Completion of 152A Street between 16 and 18 Avenues should be part of the Town Centre Plan in order to provide additional on-street parking opportunities and to offer a convenient way for drivers to loop through the area.

#### Implications for the Town Centre Plan:

- Two alignment options have been discussed for providing additional traffic circulation along 152A Street. The variables that need to be considered in selecting an option include the width of the road, on-street parking capacity, the opportunity for street landscaping and impacts on adjacent properties.

## 7.0 Next Steps

After this report that consolidates the work from Phase 1 of the Market, Land Use, Density and Urban Design Review of Semiahmoo Town Centre has been reviewed by City staff with City Council, a Public Open House will be held on Thursday, June 16, 2005 (Was this held??) in the Semiahmoo Mall to present a summary of information collected to date and to request feedback from the community on the presentation materials, the draft Planning Principles, and some preliminary directions for Phase 2. Public preferences will be sought regarding three specific directions that will focus the work in Phase 2: support for the idea of a "Main Street" approach to the redevelopment of the Semiahmoo Mall, interest in the idea of completing 152A Street between 16 to 18 Avenues, and the willingness of the community to have a range of multiple housing forms from low to high rise included as components of the intended Semiahmoo Mall project.

The City's website will be used to provide access for interested people to the Public Open House materials to ensure that nobody is excluded if they are not able to come to the event in person.

Phase 2 will build on the information collected in Phase 1 and the input from the community to address the preparation of a Semiahmoo Town Centre Plan. Regular consultation with the Stakeholders Committee will continue to ensure that property owner, merchant, and local resident opinions are considered as the plan takes shape.

## Appendix 1

### Minutes of the Semiahmoo Town Centre Stakeholders Workshops

Semiahmoo Town Centre First Stakeholders Workshop  
November 2, 2004, 5:30 – 8:00 in the Semiahmoo Library Meeting Room,  
1815 - 152<sup>nd</sup> Street, Surrey

#### Semiahmoo Mall

##### • Issues:

- Congestion on 152
- Transit services and existing bus loop
- Competition from big box stores
- Many independent merchants in mall with loyalty to Semiahmoo are vulnerable to category killers
- 16<sup>th</sup> is not a boundary: public perceives Surrey and White Rock as one shopping area
- Opening mall to 152<sup>nd</sup> is desirable but hard to achieve: will not be a through connection
- Many seniors use food court as place to congregate: often stay for 2 hours or more
- Teenagers do not shop Semiahmoo

- Families are increasing in area
- Previous worries about skateboarder problems have not materialized
- Many local residents shop at Willowbrook for selection

- Chamber of Commerce:

- Surrey and White Rock need to work together

- Bank

- Semiahmoo has the largest concentration of financial institutions in area
- Market area is south of 20<sup>th</sup>
- Issues: transportation, traffic, parking
- Recent decline in money spent
- Employee parking is hard to find: mall monitors its parking
- Bus service is poor: transportation limitations affect ability to attract employees
- Seeing more clients in 40 year old age bracket

- Library

- Parking is a big problem
- Clientele want immediate access to an elevator, especially the elderly

- RCMP

- Traffic is major issue
- Crime: increased density perceived as related to crime but could mean a reduction in crime if CPTED principles applied
- No place for seniors to socialize: suggest seniors facility achieved through rezoning bonus
- Social issues: very little homelessness, youth problems of vandalism and spray painting, low auto theft, low breaking and entering
- Youth from 17-21 hanging out: looking at options for a local gym for programs, basketball

- White Rock Planning Department

- Need to accommodate walkers and scooters within streetscape: elderly population
- Scooter storage needed
- Access to transit
- Proposal call for site at 15<sup>th</sup> and 152<sup>nd</sup> requires a 10,000 square foot community space that may help to address shortfall: Legion in White Rock offers some social space
- Concern about relocation of bus loop to a new location
- Look at improving 156<sup>th</sup> (except in school time) and/or 158<sup>th</sup> as alternates to 152<sup>nd</sup> for through traffic
- White Rock has a 8-10 storey height cap, 12 storeys on Johnston, recommended but not mandatory 9 storeys stepping to 12 north of Thrift Ave.
- Mixed use encouraged
- Current pattern of small parcels has lead to specialty retail focus

- Save On Foods

- Issues: traffic, competition from new malls and big boxes
- Obtained a DP for a major upgrade to store: primarily interior improvements

- Seniors

- Perceive Town Centre as extending from 16<sup>th</sup> to 24<sup>th</sup>
- Many walk on the Semiahmoo Trail
- Seniors prefer parking in lots to on-street parking
- Concern about safety
- Walking access is poor: difficult to get across 152<sup>nd</sup>
- Want increase in the breadth of services
- Need entertainment opportunities: movies and live theatre

- Looking for walking corridors
- Group gathers to walk the mall for exercise prior to opening
- Scooters need longer lights
- Need seniors facility with meals and programming

-  
Residents

- Have favoured maximum of 5 storeys in past: had oversight concerns with high rises
- Suggest study refer to Community Social Inventory for information on area demographics
- Look for ways to attract younger shoppers to Town Centre
- See their community as the Peninsula
- Need community meeting spaces: previous plans for a seniors centre: now plans for a community facility at the South Surrey Athletic Park
- Need space for seniors like Kent Street but larger

Developers

- Issues: interface with single family homes behind 152<sup>nd</sup> corridor, nature of residential market, how to attract 35-45 age group

Transportation

- City has funding for a Travel Smart pilot program
- Need a bus exchange in area in future

Semiahmoo Town Centre Second Stakeholders Workshop

November 30, 2004, 5:30 – 8:00 in the Semiahmoo Library Meeting Room.

1815 152<sup>nd</sup> Street, Surrey

-  
Paul Ardagh on behalf of the market study team (Development Consulting Group and Commercial Marketing Inc.) presented a PowerPoint show and highlighted the results of the draft Phase 1 Market Analysis of the Semiahmoo Town Centre Area. Questions and a discussion of the conclusions followed.

- The projected demand for retail is limited and suggests that retail should not be extended along other streets and should be focused on 152 Street. Wrapping retail on to side streets from 152 should be limited to ½ block or one storefront. Beyond this, it may not be advisable and has not been successful in White Rock.
- Mid-block pass-throughs should be reviewed and are particularly important for projects with substantial parking at the rear of the businesses. These ideally should not be shared by cars.
- "Double ended" stores were discussed. The principal entrances for the commercial stores should be facing 152<sup>nd</sup> with the rear entrance used for loading and staff access.
- The relationship between Semiahmoo Mall and 152<sup>nd</sup> was discussed in terms of its street profile, the relationship of the businesses to the street, and pedestrian routes. It was suggested that to strengthen the linkage between the mall and the street, the corner of 152<sup>nd</sup> and 16<sup>th</sup> needs to be redesigned and this should be reviewed in Phase 2.
- The next phase needs to identify what retail categories have the potential to be impacted by other projects and what can be done to enhance these existing commercial categories so that they can withstand the competition that will come from recent and planned projects.
- On-street parking could assist in making commercial more attractive. The Phase 2 work should look at the feasibility of increasing on-street, metered parking as an option.
- Past residential project sales indicate that the market will pay a premium for quality construction.
- Opportunities to link to the hospital with health, fitness, and a walk-in clinic should be looked at.
- There is no quick fix for the shopping area; need to plan for incremental improvement and building on existing strengths.
- The City-owned site is a key opportunity for the study.
- Option for multi-family apartment buildings should study potential for views from higher floors.

- The Madison in Burnaby is suggested as a worthwhile precedent for Semiahmoo Town Centre.
- Green space and its use should be planned within the Town Centre to integrate with retail and services.
- The City's strategy for lanes and rational for recent lane closings should be studied.

#### Semiahmoo Town Centre Third Stakeholders Workshop

March 3, 2005, noon to 2:00 in the South Surrey Rotary Field house, 2197 – 148 Street, Surrey

The consultants provided an overview of the transportation issues in the Town Centre and some preliminary ideas for addressing traffic circulation and parking that would potentially improve the pedestrian environment. Peter Joyce, transportation consultant, presented a PowerPoint show and highlighted the results of the Phase 1 Transportation Analysis of the Semiahmoo Town Centre Area and some possible directions for the planning process. Questions and a discussion followed.

- The potential loss of capacity at peak times that would result from making on-street parking permanent on both sides of 152 between 18 and 16 Avenues was a significant concern to many participants although the potential benefits to pedestrians of bulges at intersections and other pedestrian amenities were recognized. Diversion of traffic to 154 was not seen as a good idea due to its lack of through connections and the school and park along it.
- The value of completing 152A Street from 18 to 16 was generally recognized as a benefit for looping movements and on-street parking. There were concerns about the expropriation of property and both City staff and the representative of the affected property owner on 16 Avenue felt that the road could be achieved with a narrow right-of-way like the one existing section; the City did not believe that the road needed to be directly aligned across 17 Avenue to function. Several people felt that 152A should not be used to make up for lost capacity on 152.
- It was agreed that a narrow version of 152A would be explored and that the narrow version should be the only option south of the existing portion of 152A (at 16). Both options should consider a greenway approach to the character of the street. The parking / greenway / roadway for 152A should vary in width depending on where parking was more likely needed.
- The approvals for the new development on 152 at 19 Avenue have included the requirement from the City for both two moving lanes and a permanent parking lane with bulges.
- Addressing the transit exchange and bus stops in the Town Centre is key. The current location has negative impacts on the pedestrian comfort of 152. The potential of 152A to play a role in transit was raised. The planner for White Rock expressed his municipality's concern that the transit exchange not be relocated away from proximity to White Rock. Semiahmoo has no potential role in the relocation of the Southpoint transit exchange; its new location has already been selected.
- The land use options for the Town Centre are central to discussions regarding the potential to reduce capacity on 152. The owners of the Semiahmoo Mall feel that there is significant redevelopment potential for the mall site and do not want it to be constrained by traffic capacity limitations. Bosa Development is currently exploring the long-term future of the mall site with their consultants.
- There was concern that, without the urban development piece, traffic issues cannot be decided. The consultants agreed and stressed that the traffic options aren't setting the urban design but they are nonetheless fundamental tools in establishing a direction to move forward with. Based on the committee's input and decisions made, they will be tested against urban design scenarios in the next round.
- It was agreed that the idea of permanent on-street parking along 152 between 16 and 18 should remain on the table as an option until the land use options have been studied in more detail. City staff noted the importance of addressing all of 152 north to the study area boundary.
  - The consultants expressed concern that without substantive measures taken towards reinventing 152 that a high street / town centre could only be addressed by more cosmetic approaches and suggested that the approach to 152 isn't an all or nothing one and that the committee needs to balance convenience with respect to traffic flow and the desire for a neighbourhood centre character.

#### Semiahmoo Town Centre Fourth Stakeholders Workshop

April 8, 2005, noon to 2:00 in the South Surrey Rotary Field house,  
2197 – 148 Street, Surrey

##### 1. Overview of the Purpose and Content of the Workshop

Marta Farevaag presented a PowerPoint show as background information for the development of future Land Use Options for the Semiahmoo Town Centre Area and highlighting some new directions for the planning process and in the nature of commercial and mixed used developments. The presentation highlighted examples of innovative downtown redevelopments in a number of jurisdictions:

An option for the Semiahmoo Town Centre is to concentrate a pedestrian-friendly, diverse and active Town Centre on the 152 Street corridor with a particular focus on the blocks between 16 and 20 Avenues. This concept includes creation of 152A Street and continues to consider different approaches to improving 152 for pedestrians, including permanent parking and pedestrian bulges, while recognizing that there are community concerns regarding any loss of vehicular capacity on 152 Street.

Bosa Development Corporation is interested in pursuing the phased redevelopment of the Semiahmoo Mall along the lines of current trends in commercial development referred to as "Main Street" or lifestyle centres.

## 2. 'Main Street' Redevelopment Concept

A PowerPoint presented examples of a range of these types of projects including several identified by Bosa from their research. Richard Weir then described ideas Bosa have for Semiahmoo Mall. He noted that their thinking is preliminary and conceptual, that no planning or design work has taken place, and that Bosa will only proceed if there is community and City support for the concept. The initial Bosa concept includes: retaining current tenants within new development, an on-site "Main Street", offices, entertainment, a boutique hotel, a transit link, approximately 1500 residential units in a range of forms from 4 storeys with perhaps 2 or 3 icon or "signature" towers up to 20 storeys, with other residential development possibly at 2, 6 and 8 stories, at an overall density of about 2.5 FSA.

## 3. Roundtable Discussion of Issues and Evaluation Criteria

Marta Farevaag asked for comments and questions and explained that the next public event in the process would likely be a public open house. The intent is to put background information and preliminary options forward to the community and to also provide some of the stakeholder concerns and comments as a starting point for preparing community evaluation criteria that will be part of the Town Centre Plan.

Comments from workshop participants included:

- Need a major improvement in the Town Centre to keep people using it
- Important to recognize and support current demographics, especially to serve seniors
- Doctors' offices and other medical offices and services should be included
- Development should be of a different format than Grandview Corners
- Zellers is shifting its marketing approach in other places and might be willing to update in this location as well
- Save-On Foods intends to remain a presence on the property
- An outdoor Main Street is not ideal for seniors; there should be an indoor and weather protected component
- Socialization should be promoted; seniors should be welcomed and invited to stay around
- Planning should ensure that White Rock residents are welcomed
- The capacity of 152 Street should be protected if residential units are added to the current mix
- Semiahmoo Town Centre should be alive at night with restaurants, entertainment, lighting
- Transit for small buses is preferred
- Traffic generation of new residential density should be investigated to avoid more peak congestion

A roundtable on the question of general support for the Bosa concept was universally positive with the above concerns noted.

## Members of the Semiahmoo Town Centre Stakeholders Committee

<u>Jack Monk</u>	<u>Friends of the Trail</u>
<u>Beth Barlow</u>	<u>Surrey Public Library</u>
<u>George Tsakamis</u>	<u>Property Owner</u>
<u>Sgt. Doug Wright</u>	<u>RCMP</u>
<u>Gurjet Gill</u>	<u>RCMP</u>
<u>Mike Fong</u>	<u>Overwaitea</u>
<u>Don Andrew</u>	<u>Creekside Architects</u>
<u>Kathy Barr</u>	<u>Bosa Development: Semiahmoo Shopping Centre</u>
<u>Barbara Paton</u>	<u>Semiahmoo Residents</u>
<u>Stephen Richardson</u>	<u>City of White Rock</u>
<u>Sandy Wightman</u>	<u>Windsor Square: Semiahmoo Professional Building</u>
<u>Eric Martin</u>	<u>Bosa Development</u>
<u>Richard Weir</u>	<u>Bosa Development</u>
<u>Jim Tessaro</u>	<u>Bosa Development</u>

Jim Dyson White Rock / South Surrey Chamber of Commerce  
Archie Bobsien Sunshine Court Holdings

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