



# Corporate Report

NO: C008

COUNCIL DATE: May 15, 2006

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## COUNCIL-IN-COMMITTEE

TO: Mayor & Council DATE: May 11, 2006

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

SUBJECT: Phase 2 Results - Semiahmoo Town Centre Development Concept Plan Review and Proposed Public Consultation

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with a Public Open House to present the Phase 2 findings of the Semiahmoo Town Centre Development Concept Plan review and to receive public input on proposed options.

## INTENT

The purpose of this report is:

- to provide Council with an update with respect to the results of Phase 2 of the review of the Semiahmoo Town Centre Development Concept Plan; and
- to obtain Council's authorization to proceed with a Public Open House to seek input on land use concept options proposed as part of the Phase 2 work.

## BACKGROUND

On July 5, 2004, Council authorized staff to proceed with a review of the Semiahmoo Town Centre Development Concept Plan. A map of the town centre area is attached as Appendix 1 to this report. The initial terms of reference for the Town Centre Review, adopted at the July 2004 meeting, divided the study into two phases:

- **Phase 1** included a market analysis, the development of planning principles, a review of existing land uses, a review of the capacity of existing utility services, improvements for traffic circulation and identification of development opportunities.

- **Phase 2** incorporates the results from Phase 1. It is the intent of Phase 2 to examine opportunities for increased residential densities and the revitalization of commercial and office uses within the Semiahmoo Town Centre, including potential redevelopment options. It will result in the preparation of a revised urban design concept and design guidelines intended to enhance the character, liveability and pedestrian/automobile environment of the Town Centre. The study includes an examination of parking opportunities and constraints, transportation system improvements (bicycle, pedestrian, transit, and vehicular) and a detailed servicing strategy. Detailed servicing work will be undertaken subject to Council's endorsement, in principle, of a general land use concept following this stage of public consultation.

On October 17, 2005, Council authorized staff to hold a public open house to present the findings from Phase 1 of the review of the Semiahmoo Town Centre Development Concept Plan. Corporate Report No. R235, attached as Appendix 2, outlines the history of the development of the current town centre concept plan, and the associated issue of limiting building height in the area to four storeys.

A public open house was held in the Semiahmoo Town Centre area on November 9, 2005. The results of the open house are summarized in the discussion section below.

Since that time, staff have met with the Stakeholder Committee and many of the commercial property owners in the area to discuss the options and associated issues. Staff has also met with City of White Rock staff on issues of traffic, utility servicing and transit, as well as TransLink representatives, regarding future transit service to the area.

## **DISCUSSION**

### **Phase 1 Public Open House Results**

A public open house was held on November 9, 2005 in a vacant retail space in Semiahmoo Mall, to present the results of Phase 1 of the Town Centre Review. Approximately 323 people attended the open house and 105 comment sheets were submitted. The following information was presented at the open house:

- The results of the market study findings;
- A review of the transportation conditions in the area including parking supply and demand;
- Options for extending 152A Street between 16 and 18 Avenues consistent with existing plans;
- An overview of the existing servicing infrastructure;
- A set of preliminary draft principles for discussion and consideration by the public; and

- Examples of housing forms, heights, designs and densities. This was intended to encourage discussion about potential future development in Semiahmoo Town Centre.

The discussions during the open house revolved around building height, potential traffic issues resulting from increased development, the expansion and improvement of retail facilities and other amenities, and the retention of existing parks and open space. These discussions were further elaborated upon in the comment sheets submitted, which are summarized below:

- Many people like the Town Centre for its convenient services, stores, and amenities within walking distance or a short drive (35 comments), 'small town' ambience (19), shopping choices (14), availability of parking (13) and indoor mall (13). There were also two comments about the area's desirability due to its safe quiet nature. Two comments were received about liking the low density and low-rise buildings in the area. Three people stated that they did not like anything about the area.
- Suggested improvements included the desire for a wider range of stores and entertainment venues (58), more services such as medical, recreational and youth activities (20), updating of building appearances (10) and a better pedestrian environment (6). Some felt that the area needed no improvement (13). A few felt that there should be some sort of special feature in the area (3), a hotel (2), special events (1), or that there could be improvements to the traffic (1).
- Impacts from increasing traffic are a key concern, particularly for the pedestrian environment (24) and for traffic congestion (20 general comments and another 9 specifically referring to 152 Street). There was support for the provision of bicycle lanes on 152 Street (6) and mixed support for developing 152A Street between 16 and 18 Avenues (5 for and 5 against and 2 affected owners who were concerned). Other transportation comments included suggestions to remove the medians on 152 Street (1), improve the traffic signals in the area (1), keep turning lanes on 152 Street (1), and make 152 Street south of 18 Avenue closed to traffic and for pedestrians only (1).
- A desire was expressed for more transit service (11), more parking (11), free parking (4) and underground parking (3). There were some who held the view that there was adequate parking at the present time (4).
- The desire for taller, denser buildings was mixed (25 against high-rise buildings, 17 for, and 8 for additional, but limited height). Some held the view that no additional housing was needed (9), others raised the need for more housing (7), and some identified the need for low cost and seniors housing (5). The addition of green space in residential developments was cited as an opportunity (5), as well as adding housing diversity (3).
- Sustainability was identified as an aspect of the plan that should be more prominently featured (6) and concern was raised over the impact of additional development on public amenities (2).

## **Phase 2 Results**

The intent of the Semiahmoo Town Centre review is to ensure that the Town Centre is positioned/repositioned from a land use, servicing and amenities perspective to continue to play a vital role in the South Surrey/White Rock area.

A renewed vision for the Semiahmoo Town Centre Plan could include the introduction of a variety of residential housing forms, from townhouses to high-rises, providing a mixed-use development that would support the revitalization of commercial uses, offices and social amenities in the Centre. As well as serving local residents, a renewed Town Centre, with updated services and amenities, could also act as a regional tourist draw within the White Rock/South Surrey area.

Sites with the most redevelopment potential are focused along 152 Street and include the 8 hectare (20 acre) Semiahmoo Mall site. Currently, the maximum allowable density in Semiahmoo Town Centre is 1.5 times the site area. While the Mall is currently developed at a density of about 0.34 times the site area, and Windsor Square at a density of 0.8 times the site area, it is the assessment of landowners in the area that the threshold density required to make redevelopment feasible would be 2.5 times the site area.

Redevelopment at this higher density would allow for the majority of parking to be placed underground and for the provision of on-site amenity space, including green space as well as streetscape improvements that would better accommodate pedestrians, cyclists and, in some cases, provide some additional on-street parking. It is noted that by comparison, the recently approved Bosa Properties high-rise development in White Rock is at a density of 3.8 times the site area.

Additional residential units within the commercial core could provide a wider range of housing types, including high-rise apartments, townhouses and lower rise apartments. More residential units would also support the retail uses and services that are predicted by some to become more dependent on these immediate customers. As this commercial area is becoming more dependent on customers within walking distance, redevelopment will need to be pedestrian-friendly incorporating attractive walking environments with street-oriented shops, public seating opportunities and green space.

### **Proposed Options**

Through the work undertaken to date, two options have been proposed. While ideally a third option would have been desirable, proposing options that do not provide sufficient incentive for redevelopment by the market were not considered useful to include in this exercise. Conversely, it was not considered necessary to propose development densities as high as those approved recently in the White Rock core. Therefore, the options proposed include the following:

- **Status Quo Option** which maintains the existing maximum density of 1.5 times the site area and the maximum building height of four stories for the Town Centre; and
- **Concentrated Increased Density Option** which allows a maximum density of 2.5 times the site area and a variety of building heights that maintain a maximum four-storey height along streets with higher buildings set back from the street. This



density increase would only apply to the property currently designated in the Official Community Plan as "Town Centre," which is predominately along 152 Street.

These two options are discussed in more detail below.

### **The Status Quo Option**

This option would limit redevelopment of properties within Semiahmoo Town Centre to low-rise, medium-density building forms. There would be little incentive for redevelopment of the commercial properties and, based on the market study conducted as part of Phase 1, there would be little demand for new and expanded retail and other commercial uses in the Town Centre. The quality and variety of new residential housing forms would be limited to the four-storey apartment style of development.

### **The Concentrated Increased Density Option**

This option would allow a density of up to 2.5 times the site area on properties within the Study Area that are now designated "Town Centre" in the Official Community Plan. (see map attached as Appendix 1). Within this density range, it would be recommended that building heights would be limited to four stories adjacent to the street, with higher buildings set back from the street. The higher density can be accommodated in a variety of ways. Mid-rise buildings (8-10 stories) would take up more land area, whereas taller buildings (10 stories for more) would allow for more opportunities for open space at the ground level. For this reason, the tower-podium solution is favoured.

Under this option, the majority of parking would be provided underground.

The focus of the design guidelines would be the creation of a comfortable and attractive pedestrian environment along all streets. In addition to restricting the heights of buildings adjacent to streets, other measures would contribute to streetscape character. Some streets would have a residential focus, while other streets would have residential or office/commercial uses at grade. A coordinated redevelopment plan provides the opportunity to achieve varied setbacks, street trees, weather protection (such as building canopies), ample sidewalks, pedestrian-scaled lighting, attractive signage, street furnishings, public art and amenities, etc.

A variation of this Concentrated Density Option would be to limit the increased density of 2.5 times the site area for the "Town Centre" properties south of 19 Avenue. The density of the "Town Centre" properties north of 19 Avenue could be retained at 1.5 times the lot area to provide a larger transition between the higher density and the adjacent low multi-family and single-family residential developments. To further accommodate this transition, the height of the buildings within the "Town Centre" designation could be taller than four stories along 152 Street. This higher building profile along 152 Street would help to provide a gradual gateway to the commercial centre and allow for a lower building height adjacent to the lower-profile residential uses. More detailed design guidelines will be developed to address the building placement implications for setbacks, shadows and view corridors.

Display boards, attached at Appendix 3, have been created to describe and illustrate the different desired street character for key streets in Semiahmoo Town Centre:

- **152 Street** is described as a retail-fronting street that is to be lined with various retail businesses that are interesting from a pedestrian perspective. A majority of the frontages of these shops will need to be glazed with access directly fronting the street. Uses above the first floor could be offices, services or residential units.
- **16 Avenue** between Martin Drive and 152A Street is intended to be a street with mixed land uses including commercial at grade and office or residential uses above. A variety of uses, including retail could be provided at grade. Elsewhere on 16 Avenue, two to three storey residential uses would front the streets and be set back further with a boulevard and an additional row of street trees.
- **Martin Drive** is intended to be a predominantly residential street, with uses on the east side that are compatible with the existing residential uses on the west side of this street. Two storey town homes are proposed to be oriented to Martin Drive with a setback from the sidewalk to accommodate landscaping and outdoor space for the residential units. South of Southmere Crescent East may remain as office uses, but no retail is proposed to be located along this quieter street.
- **Local Streets** are to be small two-lane roads with parking on each side. Where possible, these streets are to have pedestrian bulges at the intersections to frame the on-street parking and reduce the crossing distance for pedestrians. Additional local streets are proposed through the mall site and along 152A Street between 16 and 18 Avenues to improve pedestrian and vehicular circulation.

Examples of the tower-podium type of development exist throughout the Lower Mainland and several pictures of examples were shown at the first public open house. More examples of this form have been included on the storyboards for the upcoming public open house. Appendix 3 includes the proposed open house storyboards.

These draft options were discussed with many of the commercial property owners as well as the Stakeholder Committee. Some of the comments received from the Stakeholders meeting included the following:

- Semiahmoo Town Centre is predicted to become more dependent on customers that live within walking distance. An example provided by the grocery store representative was that two-thirds of a similar grocery store's business on a mixed-use site is from the residents who live on site.
- Redevelopment needs to happen before an area declines as it is much more difficult to get customers back after they go elsewhere if the commercial businesses are allowed to decline.
- There needs to be an effort to broaden the demographic make-up of the area, which currently has a predominance of seniors. Services and amenities to accommodate families and youth could be part of redevelopment and increased density (i.e. childcare, preschool, teen drop-in centres, entertainment, commercial uses, etc.), as

well as considering those who work in the area and ensuring that the needs of seniors in the area are met.

- Affordable housing should be accommodated, particularly for families.
- The area needs an entrance and exit (bookends) – this could be provided with civic uses, public art, a church, etc.
- Public washrooms should be provided in this area.
- Semiahmoo Trail should be extended to the Town Centre. It could be designed to look like the rest of the trail. Alternatively a pedestrian link could be provided to the Trail and signed as such. An interpretive sign at the corner of 16 Avenue and 152 Street was suggested for the Semiahmoo Trail.
- Population/units need to be calculated for the proposed density based on the sites in the Town Centre that have been identified as having redevelopment potential.

### **Proposed Phase 2 Public Open House**

A second public open house is proposed in order to present the public input and work done as part of Phase 2 for public review and input. The public open house is tentatively booked for May 31, 2006 in Semiahmoo Mall between the hours of 5:00 p.m. to 8:00 p.m. The venue will be confirmed and public notification issued once Council authorization is received.

The information proposed to be presented to the public includes the following:

- Review and introduction of the intent of the plan review process;
- Summary of the Phase 1 results from the first public open house held in November 2005, including the revised principles;
- Two plan scenario options: Status Quo and Concentrated Increased Density;
- Maps identifying the properties with redevelopment potential in the Town Centre;
- Existing and proposed vehicular circulation;
- Existing and proposed open space and pedestrian circulation;
- Proposed streetscape character and land uses proposed along key streets, including 152 Street, Martin Drive, 16 Avenue and existing and proposed local streets;
- Links with and transition with the surrounding neighbourhood;
- Review of height and density regulations in the adjacent commercial core of White Rock; and

- Summary of the next steps in the process.

As is the usual practice, a comment sheet will be available to those attending the open house to record and submit written comments for staff review, subsequent to the open house. The same information will also be posted on the City's website for those not able to attend the open house.

### **Next Steps**

Staff will report back to Council with the results of the Phase 2 public open house. It is anticipated that a concept plan document will be developed and refined for the Semiahmoo Town Centre Plan and presented to Council in two stages:

- Stage 1 will include the principles, the proposed land use concept plan as a basis for more detailed engineering and financial analysis (including policies for development), proposed design guidelines, proposed amendments to implement the plan and an outline of any outstanding issues to be resolved as part of Stage 2;
- Stage 2 will include the resolution of any outstanding issues, detailed engineering requirements, comprehensive servicing plan and financial strategy to achieve the plan.

Further public open houses will be held at appropriate points in the process to receive input on the recommended concept and the final plan, including the servicing plan and financial strategy.

### **CONCLUSION**

As Phase 2 of the Semiahmoo Town Centre Study is nearing completion, it is recommended that Council authorize staff to proceed with a public open house to present the Phase 2 findings of the Semiahmoo Town Centre Development Concept Plan review, as documented in this report, and to receive public input on the proposed land use concept options.

How Yin Leung  
Acting General Manager  
Planning and Development

LG/kms/saw

#### Attachments:

- Appendix 1 Map of Semiahmoo Town Centre Boundaries
- Appendix 2 Corporate Report R235 – Phase 1 Results – Semiahmoo Town Centre Plan Review
- Appendix 3 Proposed Phase 2 Public Open House Boards







# Corporate Report

NO: R235

COUNCIL DATE: Oct. 17/05

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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.

*Original signed by*

Murray Dinwoodie  
General Manager,  
Planning and Development

LG/kms/saw

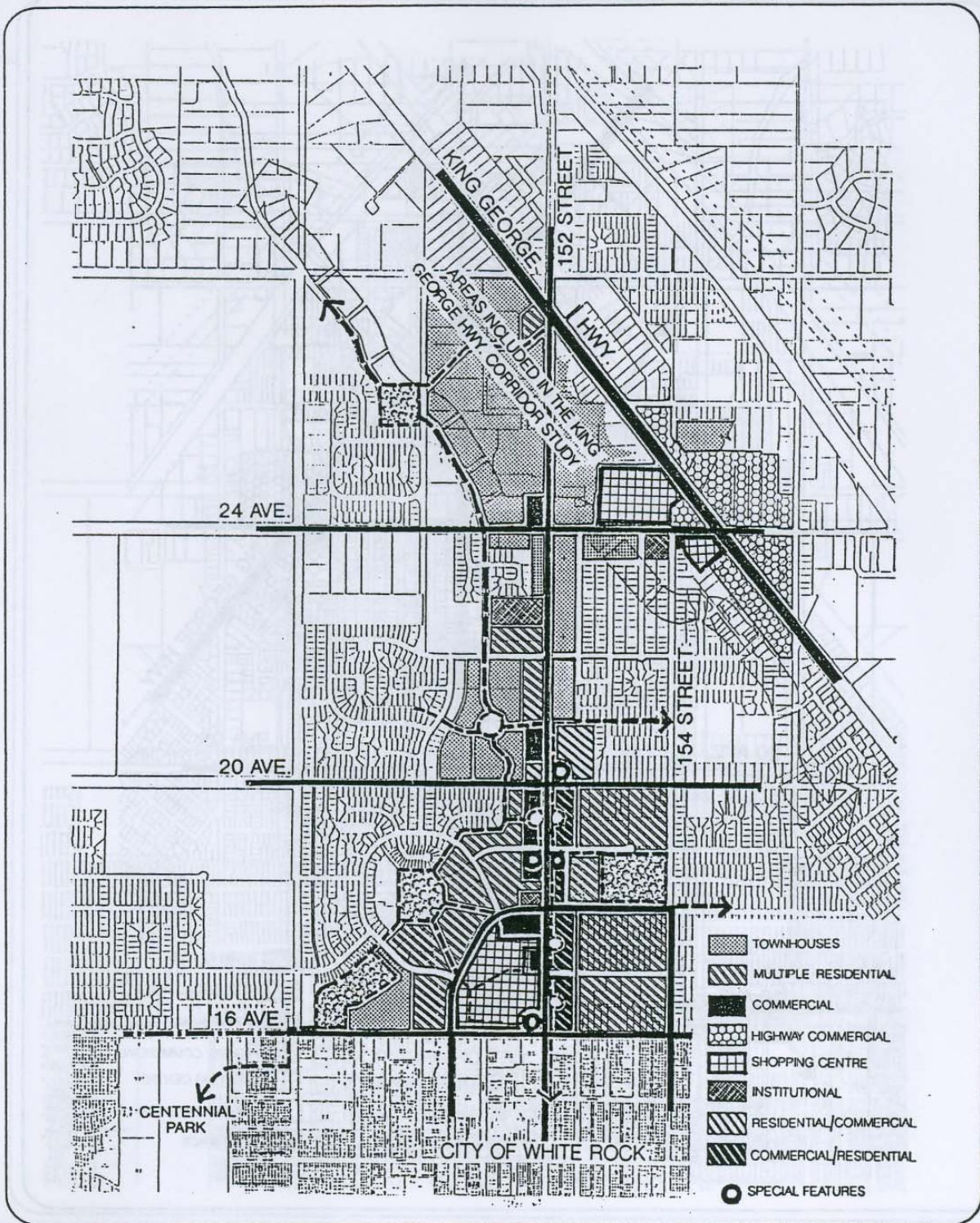
Attachments:

Appendix "A" - Map of Semiahmoo Town Centre Boundaries

Appendix "B" - Corporate Report No. R170

Appendix "C" - Consultant Report – Phase 1 Results (*without attachment*)

### Semiahmoo Town Centre Concept Plan



## SEMAIHMUO TOWN CENTRE - PLAN REVIEW



## PROPOSED LOCAL AREA PLAN - APPENDIX II



# Corporate Report

NO: R170

COUNCIL DATE: July 5/04

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## REGULAR COUNCIL

TO: Mayor & Council DATE: June 24, 2004  
FROM: General Manager, Planning and Development FILE: 6520 – 20  
(Semiahmoo Town Centre)  
SUBJECT: Land Use, Density and Urban Design Review for the Semiahmoo Town Centre

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with 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.

## INTENT

The purpose of this report is to obtain authorization from Council to proceed with an updating of the Semiahmoo Town Centre Plan. It is proposed that the review be conducted in two phases. The first phase of the review will be focused on a market/positioning analysis of the Semiahmoo Town Centre and will include a review of development capacity. The second phase will use this information to undertake an updating of land uses, densities, urban design guidelines, pedestrian and vehicular systems and engineering services. The product of this review will be a revised Semiahmoo Town Centre Plan, which will promote the continued vibrancy of this Town Centre.

## BACKGROUND

In 1993 Council approved the Semiahmoo Town Centre Development Concept Plan. It has been used since that time to guide development within that Town Centre. The Plan is now more than 10 years old and, while it has been effective in guiding the development

of a pleasant and pedestrian-focused town centre, it is timely and appropriate that it be reviewed and updated. The review of the Plan should take into account the role of the Semiahmoo Town Centre within the context of the rapid growth and demand for more intensive residential and commercial development throughout the Semiahmoo peninsula. The recent approval of the Highway 99 Corridor Plan to the west of Highway 99, that includes relatively large areas for commercial development and the recent revisions to the White Rock Official Community Plan, that will affect the form and density of development to the south of the Semiahmoo Town Centre, are examples of this changing context. As well, during the past several months there has been interest expressed by the development industry regarding the potential to introduce higher-density development into the Semiahmoo Town Centre. Other 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 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.

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 (*without attachment*)

**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**

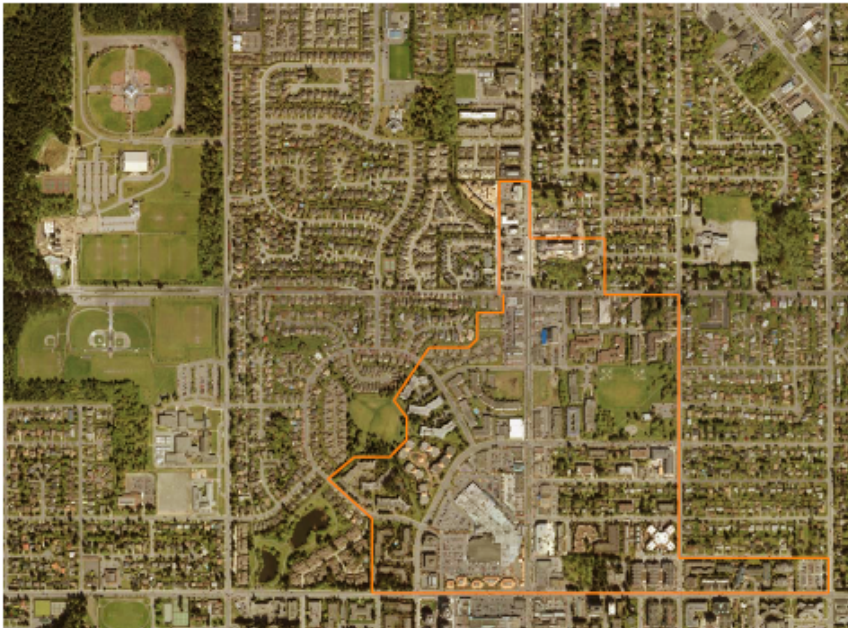
It is anticipated that the process will commence this Fall with a compilation of background information and analysis of the existing context of the Town Centre, market/trade area analysis and preliminary visioning. Phase I is expected to take approximately three to four months to complete, after which 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.

## Proposed Phase 2 Public Open House Boards

### Introduction



#### Intent of the Plan

This is the **Second Public Open House for the Semiahmoo Town Centre Plan**. The intent of the Semiahmoo Town Centre Plan is to update current City policy in order to encourage future development that will ensure a diverse, lively, interesting, safe, and pedestrian-friendly Town Centre and enhance the variety of shops, services, and amenities available to the community.

#### Urban Design and Land Use Approach

The focus of the Town Centre Plan Update, and the information on display today, is to present findings related to height, density, land use, streetscape character, and urban design of the public spaces within the Town Centre. Additional height and density will provide for more housing choices and vibrancy and viability of the commercial opportunities.

Public spaces include the streetscapes of all the roads within the area, trails and greenways separate from the streets, and parks and other green spaces. Also included are the amenities offered to the public within development sites – community spaces, entertainment venues, outdoor and indoor sitting and eating areas, and public art.

The design of streets and open spaces to respond to increased density create desirable pedestrian experiences and a varied mix of shops, services, and residences will shape the policies related to the kinds of land uses encouraged along their edges and to the massing of the buildings that surround them.



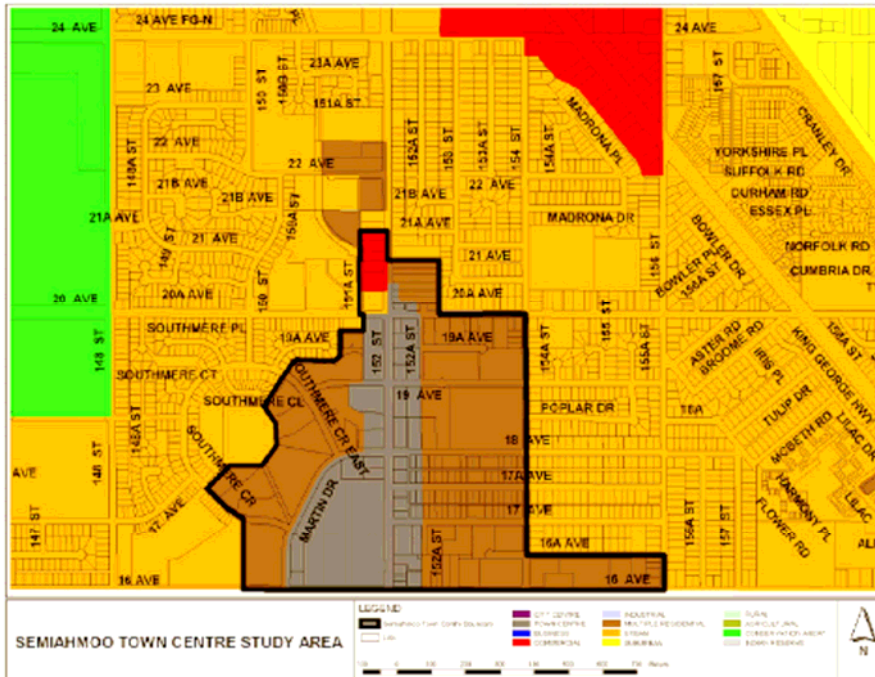
**Semiahmoo Town Centre Plan**  
Second Public Open House April 2006



PHILLIPS FARVAAG SPALLENBERG  
A MEMBER OF PHILLIPS FARVAAG SPALLENBERG ARCHITECTURE



# Existing Town Centre Plan



## Current Plan Designations

The existing Plan for the Semiahmoo Town Centre distinguishes a core area as Town Centre (in grey on the Plan Map). This core area is surrounded by predominantly multiple family residential within the boundaries of the Town Centre Area.

The recommendations of the updated Semiahmoo Town Centre Plan generally maintain this distinction and focus potential for intensification of land use and density in the core area designated as Town Centre (grey area) and south of 19 Avenue.



**Semiahmoo Town Centre Plan**  
Second Public Open House April 2006



PHILLIPS FARVAG-CHALLENGER  
PLANNING DESIGNERS/LANDSCAPE ARCHITECTS



# Summary of the First Open House

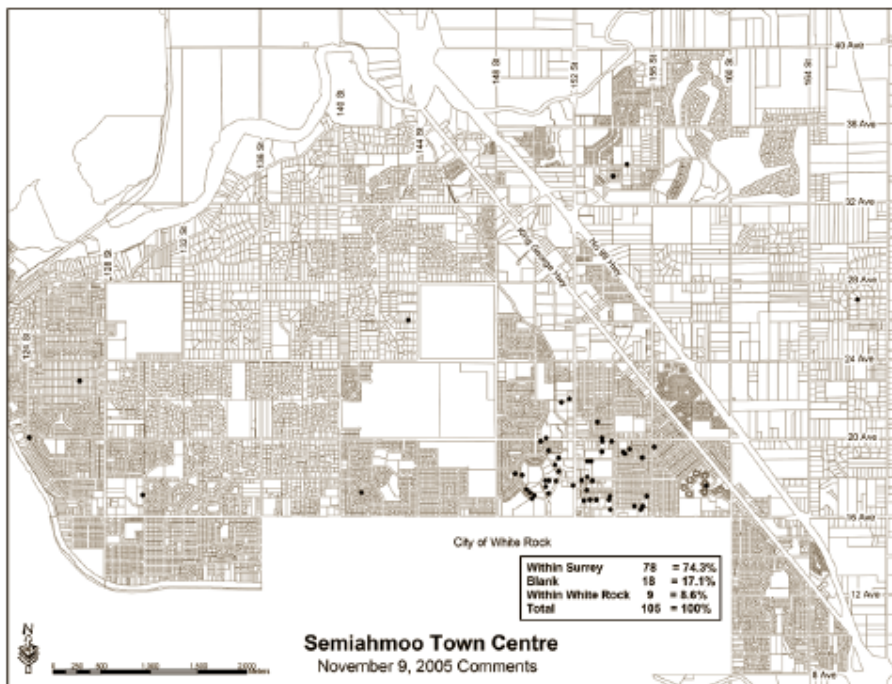
The **First Public Open House for the Semiahmoo Town Centre Plan** was held on November 9, 2005 at the Semiahmoo Shopping Centre. Approximately 323 people attended the Open House and the Planning and Development Department received 105 completed comment sheets either at the event or afterwards. The map below indicates the places where the people who responded gave as their addresses.

Participants were asked to review and comment on Draft Planning Principles, to describe what they like and what they think could be improved in the Semiahmoo Town Centre, and to comment particularly on transportation conditions and housing types for the area.

There were a wide range of comments on the Draft Principles; they have been revised to reflect frequent comments and are presented in the next panel.

Many people like the Town Centre for its convenient services, stores, and amenities within walking distance or a short drive, 'small town' ambience, and availability of parking. Suggested improvements included: a wider range of stores, more entertainment venues, more services including places for youth, and a better pedestrian environment.

Impacts from increasing traffic are a key concern particularly for pedestrians and traffic congestion. There was support for the provision of bicycle lanes and mixed support for developing 152A between 16 and 18 Avenues. The desire for more parking and transit service was also identified. Opinions varied widely on the desirability of more housing in the Town Centre and of taller, denser buildings. Housing affordability was also raised as an issue.



# Revised Planning Principles

## Semiahmoo Town Centre Revised Principles

The following Principles and the accompanying directions that explain their application to the Semiahmoo Town Centre have been evolved through the initial phase of public consultation:

**Principle 1:** Create 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 fulfill their daily needs within the Semiahmoo Town Centre.

- ✓ Offices should be encouraged above retail on 152 Street and integrated into the redevelopment of the Semiahmoo Mall 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 would support and attract the businesses and amenities that will make Semiahmoo Town Centre more complete.

**Principle 2:** Integrate future development in Semiahmoo with White Rock to be welcoming to all Surrey and White Rock residents.

- ✓ Any changes to transit services should improve the level of service for the area.
- ✓ The sense of place that will emerge through the planning process should compliment, but be distinct from the waterfront / Mediterranean character of White Rock.

**Principle 3:** Design pedestrian-friendly streets that are comfortable and allow easy and safe movement for all people, including seniors and people with wheelchairs, walkers, carts, and strollers.

- ✓ 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.
- ✓ Adjacent areas should be reviewed to ensure that there are good vehicular and pedestrian circulation connections to the amenities in the Town Centre.
- ✓ The streets should be designed to accommodate bicyclists in a comfortable and safe manner.

**Principle 4:** Permit additional new residential development to provide a wider range of housing choice than is currently available for a range of ages and lifestyles.

- ✓ Other opportunities for residential redevelopment near the edges and transition areas of the Town Centre should be identified.
- ✓ 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.
- ✓ Sites that would be suited to ground-oriented multiple family housing should be identified and front onto streets (other than 152 Street) with a residential character.

**Principle 5:** Include retail, office, and service opportunities for both national chains and local independents, with a mix of shopping centre and street-fronting locations.

- ✓ 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.
- ✓ Reinforcement of a unique character in Semiahmoo through the development of a coordinated urban design concept should be explored.

**Principle 6:** Concentrate retail and office development on 152 Street and within the Semiahmoo Mall site to optimize the market potential for the Town Centre within a walkable distance.

- ✓ Retail businesses should be focused on 152 Street and the mall site to concentrate activity where it is most desired.
- ✓ 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:** Incorporate opportunities for social interaction in the Town Centre, including new public open spaces and indoor community spaces.

- ✓ 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 could be 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 and inviting pedestrian routes are key to making Semiahmoo Town Centre a more attractive destination for regional residents and tourists, and to obtaining economic benefits of becoming a well-recognized place to visit.
- ✓ A recent trend in shopping mall redevelopment following a 'Main Street' model, with shops organized around an open-air street and/or public open space should be explored as a desirable approach to redeveloping the Semiahmoo Mall.

**Principle 8:** Ensure that cultural facilities, entertainment, and public art are integral to the Town Centre Plan to create a sense of place and attract use, especially in the evenings.

- ✓ Redevelopment planning should include cultural and/or community facilities as public benefits.
- ✓ Locations for public art should be identified in the plan both in the public realm, along streets, in public open spaces, and on private redeveloped commercial property.

**Principle 9:** Maintain the traffic capacity of 152 Street to support the potential for future growth without compromising mobility.

- ✓ Community consultation to date has noted the importance of 152 Street for north-south traffic. Street improvements to enhance the pedestrian environment should not be made at the expense of traffic capacity. This is important when considering additional commercial and residential development in the Town Centre.

**Principle 10:** Incorporate effective transit access into the Plan for Semiahmoo as a strategy to reduce vehicular use and parking demands in the Town Centre.

- ✓ 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. Considerations should be given to integrating the transit exchange into redevelopment plans.

**Principle 11:** Complete 152A Street between 16 and 18 Avenues to provide additional on-street parking opportunities and to offer a convenient and safe way for drivers to loop through the area.

- ✓ 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 properties.

**Principle 12:** Design streets, buildings, and open spaces in an environmentally friendly and sustainable manner.

- ✓ Opportunities for managing stormwater runoff should be explored such as reducing impervious surfaces, greening streets, and retaining existing drainage networks.
- ✓ A compact, complete community promotes sustainability and reduces dependency on the automobile.





# Future Density of Development

## The Town Plan Process

The density of development for future projects is a key decision for the Semiahmoo Town Centre Plan process. Two different scenarios are under discussion:

1. **Status Quo** – no change in permitted density
2. **Concentrated Increased Density**– additional density to encourage residential development within and around the commercial core of the Town Centre.

## Status Quo

The existing land use designations within the Semiahmoo Town Centre permit continued redevelopment of properties with houses to low rise multiple family housing and redevelopment of commercial properties to low rise retail and office projects.

Under the current land use plan (refer to map on the Existing town Centre Plan Panel), there is little incentive for redevelopment of the commercial properties in the Town Centre, particularly the Semiahmoo Mall. The Commercial and Residential Market Study undertaken in Phase I of this planning process indicated that there will be little demand for new and expanded retail and other commercial uses in the Town Centre, especially given new mall development in the surrounding area, unless there is also potential for more people to live in the Town Centre.



Existing Commercial Uses in the Semiahmoo Town Centre



# Future Density of Development

## Concentrated Increased Density

The density of development that has been assessed as sufficient to trigger redevelopment of the commercial core of the Town Centre with mixed use projects that combine retail, offices, services, entertainment, community amenities, and multiple family residential is around 2.5 FAR (Floor Area Ratio) an increase of around 1.0 FAR from the current zoning.

At this density, multiple family housing would potentially take a range of forms including townhouses, low to mid-rise apartments, and high rise apartment buildings. The scale and location of multiple family housing would be controlled by design guidelines and the relationship of new buildings would be required to respond to the urban design intentions for creating interesting and pedestrian friendly streets, as discussed on the panels in this Open House display.

The area being considered for increased densities includes those properties designated as Town Centre along 152 Street between 16 and 19 Avenues.



Examples of Medium Rise Mixed Use Development in the Arbutus Lands, Vancouver



Examples of Mixed Use Retail and Residential Development in Downtown Vancouver



Newport Village, Port Moody



Semiahmoo Town Centre Plan  
Second Public Open House April 2006



PHILLIPS FAREVAAG SHALLEBERG  
PLANNING URBANDESIGN LANDSCAPE ARCHITECTURE



# Redevelopment Potential within the Town Centre

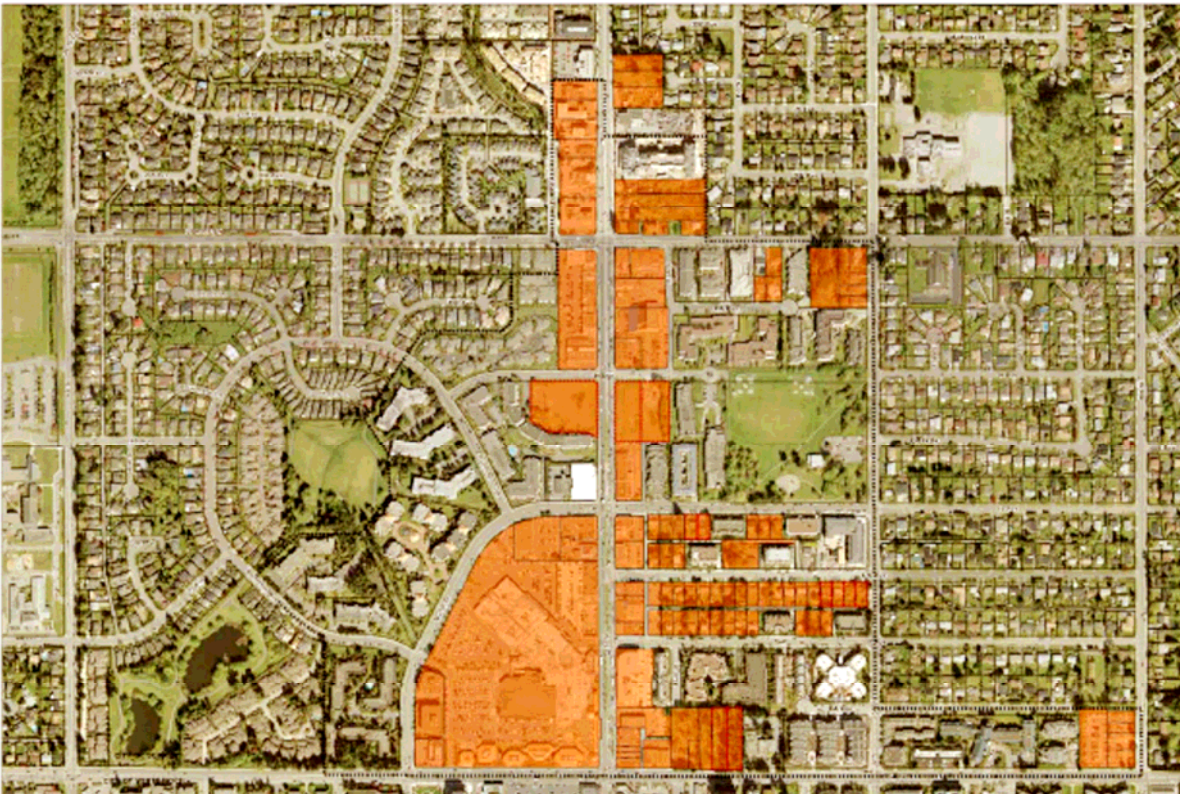
## Future Development within the Semiahmoo Town Centre

The Semiahmoo Town Centre Plan area has potential for redevelopment in future years, even under current zoning. Large areas of the Town Centre are unlikely to change in the foreseeable future since they have fairly recent, stable development in good condition and, in some cases, in strata ownership.

Staff of the City of Surrey Planning Department have assessed which properties could redevelop in the next years. The speed of redevelopment will depend on the health of the economy and the density of future zoning. Generally, change will be incremental over a number of years.



## Assessment of Redevelopment Potential Map



 **SEMAHMOO TOWN CENTRE**  
**Building & Lot Inventory**  
City of Surrey Planning & Development Department

 In Process  
Designated Town Centre Border  
Potential Land For Redevelopment (A/C/R)

0 50 100 meters  
North Arrow

## Short-Term Development Potential

A few sites in the Semiahmoo Town Centre Plan area are vacant and will likely be developed once the Town Centre Plan is completed.



Example of a Vacant Site in the Town Centre  
Southeast of 19 Avenue and 152 Street





# Vehicular Circulation Network

## Existing Conditions

The street network in the Semiahmoo Town Centre and adjacent White Rock are a grid of traffic arterials at regular intervals. The intervening local roads are a mix of regular through-blocks on the east side of 152 Street and of curving roads and culs-de-sac on the west side.

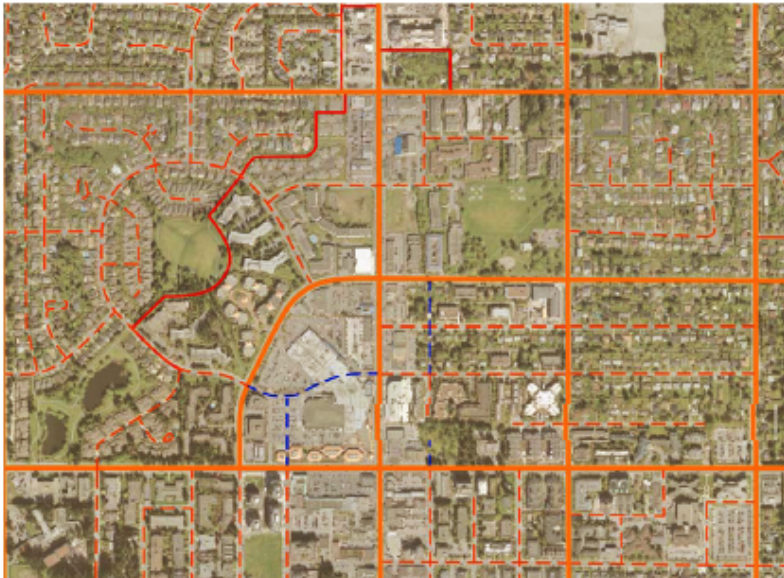


EXISTING VEHICULAR CIRCULATION

LEGEND  
— Major Roads  
- - Local Roads

## Proposed New Streets

The Town Centre Plan is considering several new streets to complete the existing street grid and allow more choices of ways to circulate through the area: the extension of 152A from 16 to 18 Avenue and new streets within the Mall site.



FUTURE VEHICULAR CIRCULATION

LEGEND  
— Major Roads  
- - Local Roads  
- - Future Roads





# Open Space and Pedestrian Circulation Network

## Opportunities in the Town Centre

As redevelopment occurs in the Semiahmoo Town Centre, opportunities will be sought for new public open space and for the continuation of the Semiahmoo Trail to White Rock.

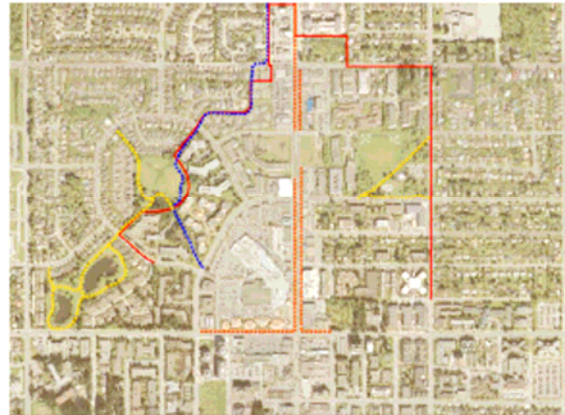
The Semiahmoo Trail ends its official route north of the Town Centre. However, pedestrian links are available to the Semiahmoo Trail through the Southmere neighbourhood to Martin Drive.



Pedestrian links should continue through the redevelopment of the Semiahmoo Mall between the existing trail link at Martin Drive and the corner of 16 Avenue and 152 Street. An interpretive panel in the proposed plaza at this location could provide a map to the trail and information on its history.

A greenway along the extension of 152A Street is another planned pedestrian link.

In addition to the proposed plaza at 16 Avenue and 152 Street, a public open space with a green landscaped character should be provided within the Mall redevelopment for the enjoyment of local residents and shoppers.



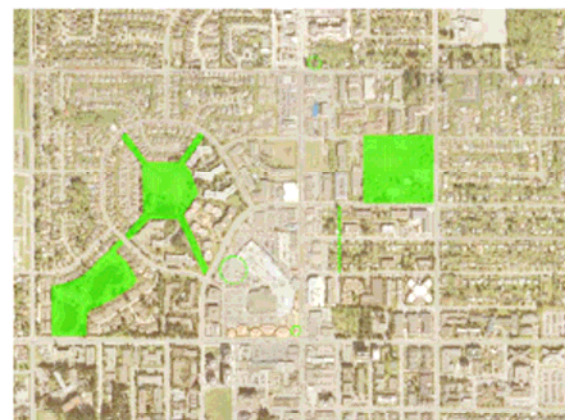
EXISTING PEDESTRIAN NETWORK

LEGEND  
- - - Sidewalk With Street Fronting  
- - - Land Use  
- - - Off Street Paths  
- - - Semiahmoo Trail



FUTURE PEDESTRIAN NETWORK

LEGEND  
- - - Sidewalk With Street Fronting  
- - - Land Use  
- - - Off Street Paths  
- - - Semiahmoo Trail



EXISTING AND FUTURE PUBLIC OPEN SPACES

LEGEND  
- - - Existing Public Open Spaces  
- - - Future Publicly Accessible Open Space Opportunities  
- - - Greenway Opportunity





# Town Centre Streetscape Character and Land Use

## The Vision for the Town Centre

The Semiahmoo Town Centre is envisioned as a vibrant, pedestrian friendly place with a mix of shopping, services, entertainment, amenities, and places to live. Each street in the Town Centre will have a specific intended character and mix of land uses to enhance the character and diversity of the pedestrian experience. If the public realm of each street is engaging and offers amenities to make people feel comfortable and safe, it will attract use by residents of the surrounding community and visitors from the region as well.

If more people are attracted to live within walking distance of the core of the Town Centre, then there will be more activity at all times of the day and evening. A larger local customer base will be created to retain the commercial vibrancy of the area with shops, services, restaurants, movie theatres, and other commercial uses for Semiahmoo residents.

The next panels discuss the desired character under consideration for 152 Street, Martin Drive, 16 Avenue, and local streets, including new ones that may be added in the area.

## Precedents for the Town Centre

Recent new commercial developments such as the Village at Park Royal, Newport Village in Port Moody, and Highgate in Burnaby illustrate current trends for developing high amenity, pedestrian friendly shopping areas that, in turn, draw their inspiration from traditional "Main Street" shopping areas in city centres such as 4<sup>th</sup> Avenue and Kerrisdale in Vancouver and Ambleside Village in West Vancouver.



Landscaping, Signage and Places to Sit



Outdoor Eating



Outdoor Displays of Merchandise



Pedestrian Shortcuts



Pedestrian Priority Crosswalks and Lighting



Amenities including Washrooms, Benches, and Garbage Receptacles



Weather Protection for Pedestrians



Medical and Dental Offices





# Character of 152 Street

## Existing Conditions

152 Street has two roles that are difficult to balance: it is one of the major north-south arterial roads and carries large numbers of vehicles and it is the central retail shopping street of Semiahmoo Town Centre.

In order to protect its traffic capacity, pedestrian crossings are limited to marked crosswalks at 16, 17, 17A, 18, 19, and 20 Avenues. At all of these intersections, pedestrians cross five lanes of traffic, including a left-turn lane. On-street parking is limited and removed completely at peak times.



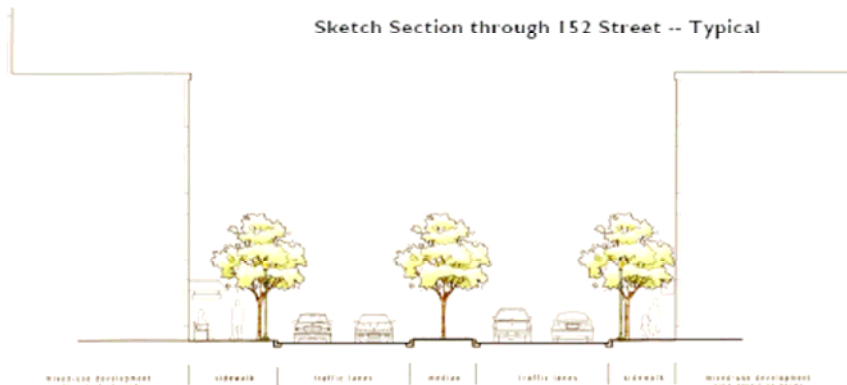
## Consideration of Options

In early discussions with community and stakeholder representatives and City of Surrey Planning and Engineering staff, the ideas of encouraging on-street parking and adding bulges at intersections to reduce the crossing distance for pedestrians were considered. Since these changes would reduce traffic capacity to achieve their benefits for pedestrians, they were not advanced for more detailed study. Instead, the Planning Principle of retaining capacity on 152 Street was endorsed.

## Desired Streetscape Character

152 Street should remain a retail shopping street and be subject to design guidelines that encourage interesting, varied, and engaging shops for passers-by to enjoy. These guidelines should feature display windows, doors directly off the sidewalk, and pedestrian-scale signage. Large format offices and services with covered windows and other land uses that do not offer interesting facades should not be located along the frontage of 152 Street. 152 Street is a wide roadway. In order to provide strong urban design definition of the street as a public and urban place, a continuous four storey streetwall is proposed in the design guidelines with any high rise towers to be set back.

The ground floor is to be retail uses, the second floor may be commercial including offices, services (financial, medical, dental), recreation (fitness centres, yoga) or residential. Residential above the ground floor is encouraged to provide people living in the Town Centre who will keep the streets active at all times of day and provide "eyes on the street" for safety and security. Any residential above four floors in height should be set back from the streetwall to provide continuity of the architectural forms and maintain sunlight on the streetscape.



# Character of Martin Drive

## Existing Conditions

Martin Drive is an important route for vehicular traffic in and through the Semiahmoo Town Centre. It connects 18 to 16 Avenues on a rare diagonal within the generally rectilinear street grid. It provides a direct route for people destined to places west and north of the Town Centre to bypass the busy section of 152 Street between 18 and 16 Avenues. It also offers a choice of ways to access the Semiahmoo Mall so that not everyone uses 152 Street.



Martin Drive has an attractive residential character along its west side with primarily multiple family residential buildings set in a green landscape. The east side is predominantly hard surfaces with commercial buildings in paved surface parking lots.

## Desired Streetscape Character

Martin Drive has the potential to have a more unified character that draws its design clues from the west side of the street.

Proposed design guidelines should suggest a predominantly street-oriented residential land use and character for Martin Drive. The exceptions would be the ground floor and, possibly, second floor uses of buildings fronting Martin Drive between Southmere Crescent East and 152 Street and between 16 Avenue and Southmere Crescent's western leg. These uses could be offices and services, especially financial services like the ones that currently are located in these areas. Street fronting retail should not occur along Martin Drive.

Residential development that occurs as part of the redevelopment of the Semiahmoo Mall should be clustered along the west side of the site to support the residential character of Martin Drive and to enhance the sense of community in this vicinity.

The streetscape should be well-landscaped, including grass boulevards with street trees and a landscaped setback between the sidewalk and buildings. This street should be comfortable for pedestrians although large numbers of pedestrians will not be using this route since it will not be lined with shops or other destination land uses.



Sketch Section through Martin Drive -- Typical





# Character of 16 Avenue

## Existing Conditions

16 Avenue is the boundary between Surrey and White Rock and has a variety of land uses along it, ranging from single family homes to strip shopping malls.

Blocks are oriented east-west in Surrey and north-south in White Rock. This results in a number of local streets in White Rock coming to an end at 16 Avenue. The lack of continuity affects both vehicular and pedestrian movement across 16 Avenue.



## Desired Streetscape Character

16 Avenue is intended to be a street with mixed land uses including commercial and residential activities but not to be a retail "high street". Its land uses should support and complement the more intensely retail sections along 152 Street and within the malls fronting 152 Street.

Only residential land uses should be located fronting on 16 Avenue west of Martin Drive and east of the new 152A Street intersections.

The streetscape along 16 Avenue should be enhanced with street trees over time as new development occurs. The streetscape in the mixed use sections should have wide sidewalks with the street trees in grates within the pavement. In the residential areas, street trees should be in grass boulevards where possible to ensure a green, residential landscape is achieved.



Sketch Section through 16 Avenue - Typical Mixed Use



Sketch Section through 16 Avenue - Typical Residential Use



# Existing and New Local Streets

## Existing Conditions

The remainder of the existing streets in the Semiahmoo Town Centre are generally local streets with two lanes of moving traffic and on-street parking and fronted by residential land uses.



## Desired Streetscape Character

New local streets are intended to also be two lane roads with parking on both sides at all times of the day.

The section of the new 152A Street is a possible exception. With the need to purchase eight houses between 17 and 18 Avenues in order to complete the right-of-way on a direct alignment with the existing section of 152A Street south of 17 Avenue, there is potential for both angled parking, in order to provide more spaces than parallel parking would, and a pedestrian greenway path in a landscaped setting.

Where possible new streets may have pedestrian bulges at intersections in order to shorten crossing distances for pedestrians and provide more space for amenities and landscaping.

## New Local Streets

Opportunities for creating a finer street network in Semiahmoo Town Centre will be pursued as redevelopment occurs.

If the Semiahmoo Mall redevelops, the City intends to require that the massive size of its existing block be reduced by the introduction of at least two new streets – one oriented east – west, connecting 17 Avenue to Southmere Crescent, and one north-south, connecting between 16 Avenue at Foster in White Rock to the new east-west street. These streets may be built on the Mall property but they will have the features of a public streetscape and many amenities to make them a good pedestrian environment including wide sidewalks, interesting building frontages, pedestrian-scale lighting, and attractive signage and street furnishings.



Sketch Section through New Street on Mall Site





# Summary of the Planning Directions

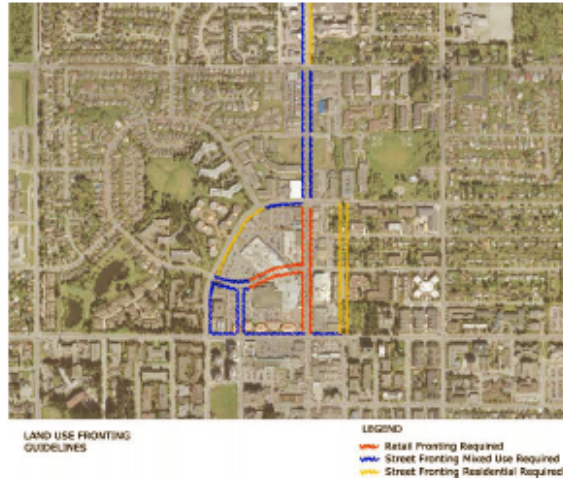
## Summary

The following maps summarize the suggested land uses that will shape the character of the existing and new streets within the Semiahmoo Town Centre.

### Street Fronting Land Use Summary Map

Recommended land uses along the existing and proposed new streets are key to shaping the intended character of the Town Centre.

All other street fronts are planned as residential land uses with an appropriate streetscape character.



### Overall Land Use and Density Summary Map

Mixed land uses continue to be encouraged in the Town Centre Core Area. Building heights would be permitted to exceed four storeys with buildings over ten storeys only permitted within the core area south of 19 Avenue where guidelines for shadowing, overlook, and privacy can be satisfied.



Town Centre Core Area

Densities are proposed for the Town Centre core up to a density of 2.5 FAR south of 19 Avenue.



Area Proposed for Increased Densities





# Next Steps

## Upcoming Steps in the Planning Process

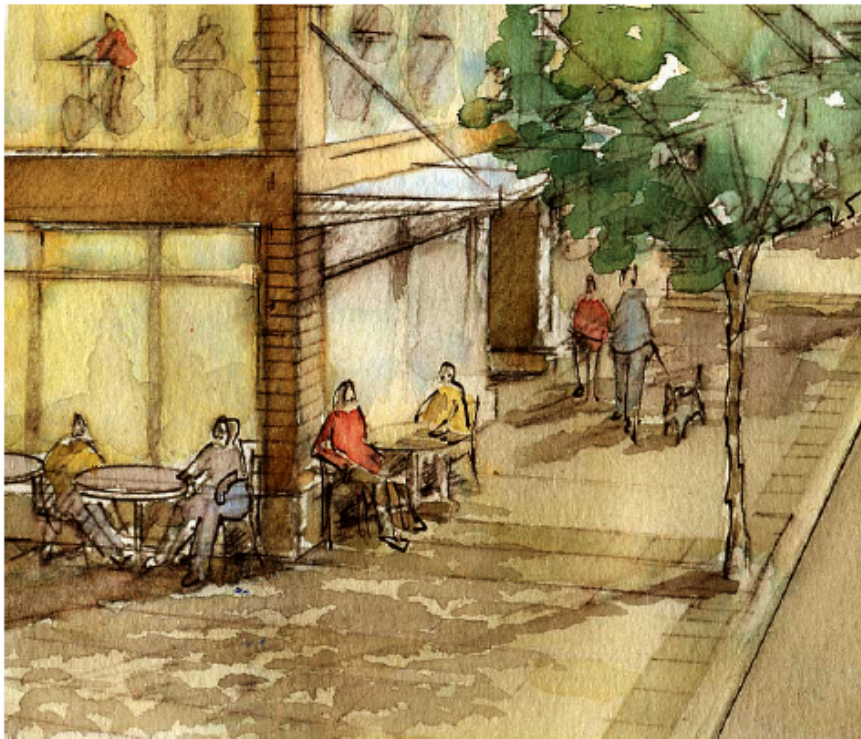
The staff of the City of Surrey have identified the following steps to complete the planning process and bring the draft Semiahmoo Town Centre Plan to City Council:

1. Revise proposed Concept Plan based on public input and further analysis
2. Develop Policy Document and Design Guidelines
3. Finalize Transportation Plan
4. Develop Preliminary Servicing Strategy including Stormwater Management
5. Present Stage 1 Land Use Plan to Council for Approval in Principle
6. Finalize Servicing Strategy and Financial Plan
7. Public Open House to Present Proposed Servicing Strategy and Financial Plan
8. Present Stage 2 (Final) Results to Council for final approval.

## Public Input

The community is requested to please provide their comments as input into the Plan by filling in a Comment Sheet at this Open House or sending one in shortly afterwards.

The display material from this Open House and the Comment Sheet are also available on the City of Surrey website: [www.city.surrey.bc.ca](http://www.city.surrey.bc.ca).



Semiahmoo Town Centre Plan  
Second Public Open House April 2006



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