Cloverdale Town Centre Plan

Downtown Cloverdale is the historical centre of Surrey. It includes several heritage assets which reflect its unique western and railroad culture and character.

The Cloverdale Town Centre Plan was originally approved in 2000 to coordinate growth in downtown Cloverdale. A lot has changed since then. We've updated the plan to ensure it remains useful. The new plan includes land uses to support another 30 years of growth by ensuring there's enough space for future jobs, amenities and housing.

The plan area is centred on the crossroads of Highway 10 and Highway 15, and includes a mix of commercial, industrial and residential neighbourhood areas surrounding a pedestrian-oriented downtown core.

What’s a land use plan?

Land use plans designate what can be built and where. They guide the height, use, and look of new buildings, as well as locations and funding for new streets, parks and other public services.

How will the plan improve my neighbourhood?

Many public facilities and services are used daily by residents. These include community centres, cultural spaces, childcare facilities and libraries. When new development occurs in an area with a land use plan, the developer must make contributions to help fund these amenities. They are also required to upgrade sidewalks and other infrastructure.
Public Engagement

We started engaging with Cloverdale residents and stakeholders in 2014. Over the past five years we’ve worked with the community to develop priorities and draft the plan.

Early public engagement identified a strong desire to attract more local businesses, including retail shops and restaurants. Other priorities included parks, recreation opportunities, streetscape beautification, heritage preservation, public art and cultural amenities.

We asked for community feedback on the draft Plan in 2018. Based on this input and staff analysis we made a number of revisions. Here is a summary of our outreach.

5 Years of Engagement

<table>
<thead>
<tr>
<th>Getting Started</th>
<th>Exploring Options</th>
<th>Reviewing Plan</th>
<th>Refining Plan</th>
<th>Completing Plan</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>Met with key stakeholders, including the BIA and the Chamber of Commerce.</td>
<td>Open House #2 Presented the draft plan to the community for feedback.</td>
<td>Reviewed community feedback and revised plan.</td>
<td>Open House #3 Presented revised plan to the community for feedback.</td>
</tr>
</tbody>
</table>

4 Ways to Notify Residents

- MAILER: >16,000 Residents, Property Owners, & Businesses invited to 3 open houses
- WEBSITE: www.surrey.ca
- NEWSPAPER: Surrey NowLeader, Cloverdale Reporter
- SOCIAL MEDIA: Instagram, Facebook, Twitter

4 Ways to Participate

- PUBLIC OPEN HOUSES:
  - #1 May 22, 2014
  - #2 June 14, 2018
  - #3 April 11, 2019
- EMAIL & PHONE CONVERSATIONS: 604-592-2640 CloverdaleTC@Surrey.ca
- SURVEY: 3 surveys
- 1 ON 1 MEETINGS with the Planner

676 SURVEY PARTICIPANTS
~410 OPEN HOUSE ATTENDEES
>100 EMAILS FROM RESIDENTS
10 STAKEHOLDER MEETINGS
Land Use Strategy

The community’s vision for a growing, distinct, and thriving town centre is implemented through five land use strategies.

**Enhancing Character**
Urban design guidelines will:
- Maintain 2-storey building heights on 176 Street;
- Encourage contemporary interpretations of historical architecture; and
- Extend the “Heritage Main Street” design features from 176 to 178A Street.

**Supporting Business**
Mixed-use and commercial buildings adjacent to the heritage character area will:
- Provide additional space for new locally oriented businesses;
- Encourage commercial at ground level; and
- Support active streetscapes with pedestrian amenities.

**Attracting Residents**
A range of housing types and enhanced parks and amenities will:
- Improve the balance of housing types and affordability;
- Focus new housing within walking distance of downtown; and
- Locate new parks in residential neighbourhoods.

**Retaining Single Family**
Single family lots at the urban fringe will:
- Preserve valued single family housing;
- Retain the look and feel of existing neighbourhoods; and
- Provide opportunities for alternative forms of fee simple single family homes.

**Fostering Employment**
Commercial and industrial lands along and south of Highway 10 will:
- Provide opportunities for light industry and business parks;
- Leverage location at intersection of two provincial highways; and
- Expand opportunities for institutional development.

A range of housing types and enhanced parks and amenities will:
- Improve the balance of housing types and affordability;
- Focus new housing within walking distance of downtown; and
- Locate new parks in residential neighbourhoods.
Land Use Plan
This map shows where and how land uses fit together to create a coordinated plan. It includes example images and summary descriptions for the different types of land uses that could occur on each lot in the plan area.
Cloverdale Town Centre | Plan Summary

**Legend**
- Land Uses
  - Detached Residential
  - Semi-detached Residential
  - Townhouse
  - Low Rise Residential
  - Low Rise Mixed Use
  - Highway Commercial
  - Service Commercial
  - Institutional
  - Industrial/Business Park
  - Institutional or Industrial/Business Park
  - Parks & Natural Areas
  - Agricultural Land Reserve (ALR)
  - Parking
  - Landscaped Buffer
- Natural Features
  - Heritage Tree Preservation
  - Wetlands
- Transportation
  - Roads (Future & Existing)
  - Pedestrian Pathway

**What is FAR?**
Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building’s floor area divided by the site’s area. FAR alone does not determine a building’s height.

For example, a building with 1 FAR could have...
- 1 story covering the entire site
- 2 stories covering half the site
- 4 stories covering a quarter of the site

**Detached Residential**
Single family detached dwelling with the potential for a secondary suite allowing a maximum of two dwelling units per lot.
- MAXIMUM HEIGHT: 2.5 storeys
- TYPICAL ZONES: RF, RF-10, RF-13

**Semi-Detached Residential**
One dwelling unit on each lot contained within a semi-detached residential building.
- MAXIMUM HEIGHT: 2.5 storeys
- TYPICAL ZONES: RF-10, RF-SD, RM-23

**Townhouse Residential**
Ground-oriented townhouse buildings and related amenity spaces with a comprehensive design.
- MAXIMUM HEIGHT: 3 storeys
- TYPICAL ZONES: RM-30
- FLOOR AREA RATIO: 1.0 FAR

**Low-Rise Apartment**
Multi-family housing with ground-oriented units at base of buildings.
- MAXIMUM HEIGHT: 4 storeys
- TYPICAL ZONES: RM-45, RM-70
- FLOOR AREA RATIO: 1.2-1.7 FAR

**Low Rise Mixed-Use**
Multi-family housing with ground-oriented commercial space encouraged.
- MAXIMUM HEIGHT: 4 storeys, 2-storeys on 176 St.
- TYPICAL ZONES: C-15
- FLOOR AREA RATIO: 1.2-1.7 FAR

**Service Commercial**
Shopping and service centres serving the broader community.
- MAXIMUM HEIGHT: 4 storeys
- TYPICAL ZONES: C-8, C-15
- FLOOR AREA RATIO: 1.5 FAR

**Industrial/Business Park**
Comprehensively designed business park consisting of light impact industrial, offices and service uses.
- MAXIMUM HEIGHT: 4 storeys
- TYPICAL ZONES: IB, IL
- FLOOR AREA RATIO: 1.0 FAR

**Highway Commercial**
Large lots with highway exposure to accommodate auto-oriented commercial and related uses.
- MAXIMUM HEIGHT: 3 storeys
- TYPICAL ZONES: CHI
- FLOOR AREA RATIO: 1.0 FAR

**Institutional**
Public and private community spaces such as churches, universities, schools, museums, libraries and community centres.
Cloverdale Town Centre | Plan Summary

Community Benefits
The plan includes new and improved community features to support growth.

Heritage Preservation
Preserving valuable heritage buildings and ensuring new buildings blend with old.

More Parkland
Adding and improving public parks to provide larger and better situated activity spaces.

“King Street Alley”
Activating City-owned parking lot at 176A Street and 57A Avenue as a community event site during non-peak parking demand hours.

Public Plazas
Creating pedestrian plazas, historical storyboards and new public art.

Historical Town Centre
Building on existing heritage character and a rich public realm, the plan supports maintaining an authentic urban design aesthetic and continuing to improve on the streetscape with sidewalks, plantings, public art and street furniture.

176A Street Enhancements
Improving sidewalks, street furniture, lighting and landscaping along 176A Street.

City of Surrey | Planning
**Cloverdale Town Centre | Plan Summary**

- **Downtown Parking**
  The plan preserves existing surface parking lots on 176A Street. These lots are viewed as vital to downtown businesses given their central location and the anticipated commercial and residential growth in the town centre.

- **Bike-Ped Connections**
  Improving access to downtown from nearby neighbourhoods.

- **Gateway Signage**
  Welcoming visitors to downtown Cloverdale.

- **Highway 10 Beautification**
  Enhancing safety and attractiveness of corridor.
Cloverdale Town Centre’s Existing Growth Trends
Based on the 2016 Census data, the Cloverdale Town Centre had a slower growth rate, higher percentage of people over 50 and higher percentage of 1-2 person households than citywide.

<table>
<thead>
<tr>
<th></th>
<th>Cloverdale Town Centre</th>
<th>Surrey</th>
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</thead>
<tbody>
<tr>
<td>Population Growth</td>
<td>3%*</td>
<td>11%</td>
</tr>
<tr>
<td>Housing Over 50 Years</td>
<td>40%</td>
<td>34%</td>
</tr>
<tr>
<td>1-2 Person Households</td>
<td>62%</td>
<td>48%</td>
</tr>
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</table>

* Cloverdale, as a whole, had a growth rate of 21% between 2011-2016.

Cloverdale Town Centre’s Projected Growth Trends
The plan supports future growth, including new housing, commercial and amenity spaces. New housing will need to respond to the area’s growth trends, including an aging population and smaller household sizes.

Here is a comparison of the existing conditions and the future growth projections for the Cloverdale Town Centre. These projections reflect full build-out of the planned land uses over several decades.

<table>
<thead>
<tr>
<th></th>
<th>Population</th>
<th>Housing Units</th>
<th>Jobs</th>
<th>Parkland</th>
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<tbody>
<tr>
<td>Existing</td>
<td>7,223</td>
<td>2,204</td>
<td>4,076</td>
<td>1.1 acres</td>
</tr>
<tr>
<td>Projected*</td>
<td>15,800</td>
<td>6,000</td>
<td>5,000</td>
<td>14.9 acres**</td>
</tr>
<tr>
<td>% Increase</td>
<td>119%</td>
<td>172%</td>
<td>23%</td>
<td>1,255 %</td>
</tr>
</tbody>
</table>

* Assumes complete build out of the proposed land uses over several decades.
** This is an increase from 9.9 acres in the 2000 plan.

How does the plan address housing affordability?
The plan allows for some of the existing single-family neighbourhoods around the downtown to be redeveloped into apartments, townhouses and semi-detached homes. These tend to be less expensive than traditional detached single-family homes. They can also suit a full range of household sizes and needs.

Other housing strategies include:
• Requiring one-to-one replacement of purpose-built rental housing units lost to redevelopment;
• Encouraging development of new affordable purpose-built rental housing; and
• Requiring new residential development to contribute $1,000/unit towards development of new affordable rental housing.

For more about how the City supports low-income residents and seniors, refer to the City’s Affordable Housing Strategy and the Age Friendly Strategy for Seniors at surrey.ca/community/3201.aspx.

Questions?
Contact Steve MacIntyre, Planner
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