

# Semiahmoo Town Centre

## I Draft Plan Summary October 2019

### Semiahmoo Town Centre

The Town Centre is the commercial and cultural heart for South Surrey.

### The Plan

The original Semiahmoo Town Centre Plan was developed in 1993. The City began updating this Plan in 2004. In 2012, an Interim Plan was approved. It called for an extension of the Town Centre boundary and additional public consultation to consider evolving conditions, more frequent public transit, and the expansion of the Peace Arch Hospital.

Since 2018, we've held one workshop, three open houses (February, July and October 2019) and three online surveys. This engagement has helped us develop a draft Stage 1 Town Centre Plan.

### What's a land use plan?

Land use plans, such as a Town Centre Plan, designate what can be built and where. They guide the height, use, and look of new buildings. They outline the 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 that has a land use plan, the developer must make contributions to help fund these amenities. They are also required to upgrade sidewalks and other infrastructure.



### For More Information

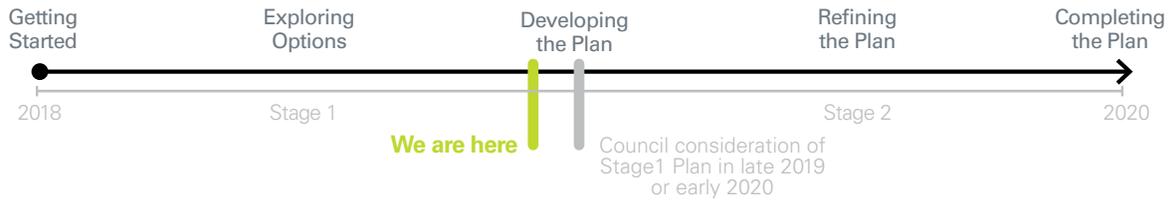
Contact Kristen Lassonde  
604.591.4654 | [Surrey.ca/planning](http://Surrey.ca/planning)  
[STCplan@surrey.ca](mailto:STCplan@surrey.ca)



# Semiahmoo Town Centre | Draft Plan Summary

## Public Engagement

We are nearing the conclusion of Stage 1 of the planning process which includes approval of a draft plan. We are targeting late 2019 or early 2020 for Council consideration of the Stage 1 Town Centre Plan.



## The 3 Big Challenges to Tackle in Semiahmoo

# 1

How would you accommodate a growing population of aging seniors while also making room for young families? Consider the wide range of economic means and housing needs of different people.

# 2

How would you improve Semiahmoo's transportation network to make sure everyone can get where they want to go, whether they're walking, cycling, taking transit or driving?

# 3

What would you like to do in Semiahmoo but can't? What is missing?

## Community Values

The following seven community values emerged from the solutions residents provided to tackle the three big challenges facing Semiahmoo.



**Seven  
Community Values**



**More  
Community Spaces**



**More Local Shops  
and Services**



**Improved  
Connectivity**



**Scaled Back  
High-Rise District**



**Preserved Single-  
Family Pockets**



**More  
Housing Types**



**Mid-Rise  
Medical District**

# Semiahmoo Town Centre | Draft Plan Summary

## Growth Concept

The proposed plan works to meet the following four of objectives that were identified through the planning process with the community:

### Respecting the Existing Neighbourhood



Approximately 60% of the Plan Area does not have significant redevelopment potential. Much of the existing low-rise residential and single family areas are anticipated to remain unchanged.

### Enhancing Walkability and Vibrancy



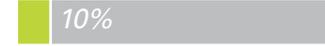
Approximately 15% of the Plan Area is allocated to providing more restaurants, businesses, shops and services within walking distance for residents.

### Making Room

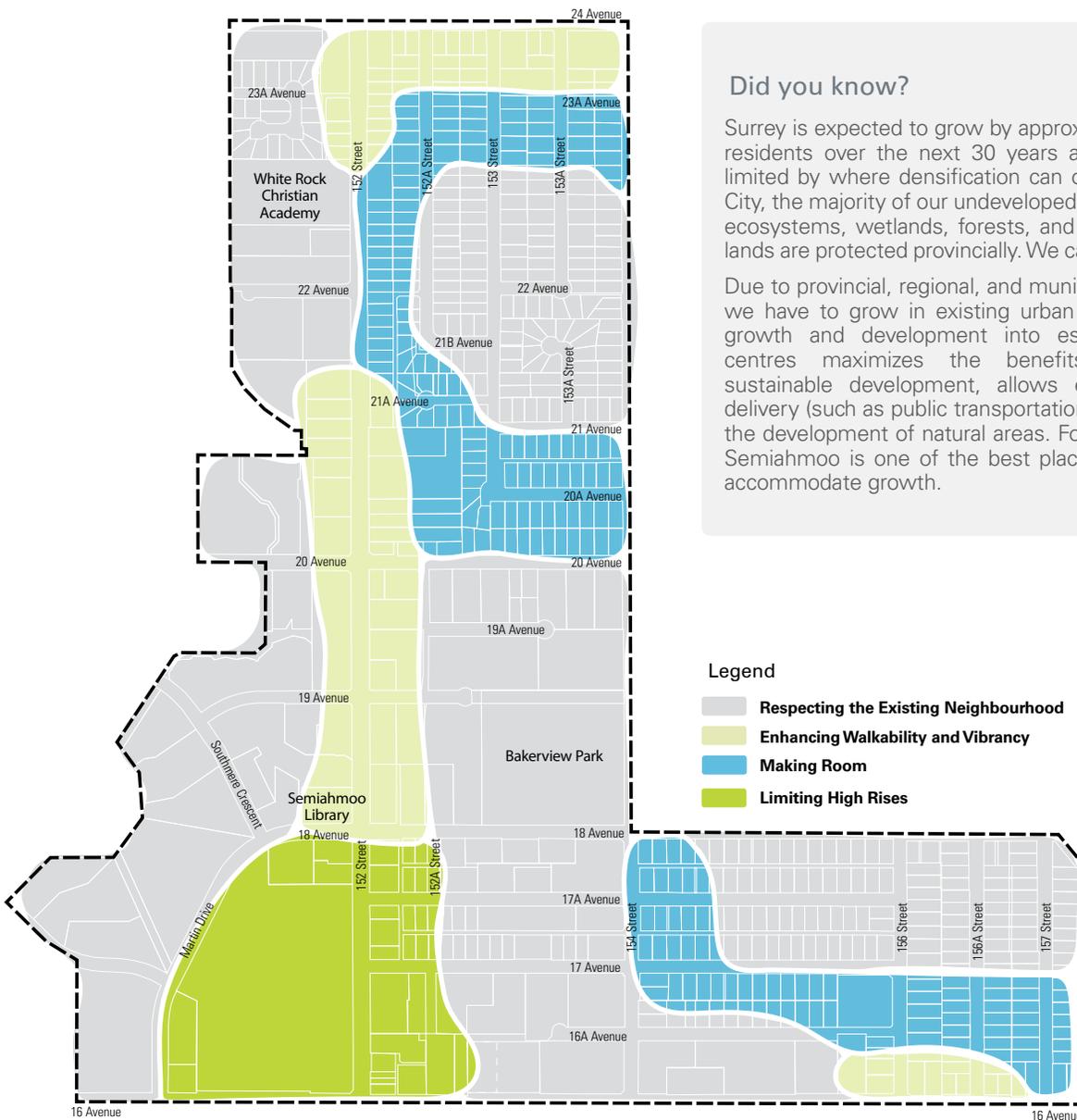


Approximately 15% of the Plan Area is allocated for more housing to help accommodate Semiahmoo's share of regional growth.

### Limiting High Rises



Approximately 10% of the Plan Area is allocated to providing a mixed use core and a housing type that is completely missing from South Surrey today.



### Did you know?

Surrey is expected to grow by approximately 300,000 residents over the next 30 years and we are very limited by where densification can occur. Within the City, the majority of our undeveloped lands are natural ecosystems, wetlands, forests, and farmland. These lands are protected provincially. We cannot grow here.

Due to provincial, regional, and municipal regulations, we have to grow in existing urban areas. Focusing growth and development into established urban centres maximizes the benefits of compact sustainable development, allows efficient service delivery (such as public transportation) and minimizes the development of natural areas. For these reasons, Semiahmoo is one of the best places in the city to accommodate growth.

### Legend

- Respecting the Existing Neighbourhood
- Enhancing Walkability and Vibrancy
- Making Room
- Limiting High Rises

# Semiahmoo Town Centre | Draft Plan Summary

## Proposed Land Use Strategy

Not all areas in Surrey have a Land Use Plan. The City creates Land Use Plans for areas that are quickly growing, facing redevelopment pressures, and/or designated as Town Centres. Without a Land Use Plan, development can still occur under the general guidance of the Official Community Plan but it will not be as well coordinated. The City is also less able to identify and secure funding for desired community amenities.

This map shows the detailed land uses that together create a coordinated plan for growth. Once approved, the Plan will guide development decisions in Semiahmoo for the next 20-30 years. The Plan does not rezone properties. It designates the future potential. Development applications are still required to rezone. During a development application process a public hearing, community consultation, and Council approval is required. Realization of the land use plan is dependent on individual property owners choosing to sell their properties to developers or redevelop their properties themselves.



### Low Density Residential

Single family detached dwelling with the potential for a secondary suite. Other “fee-simple” non-strata infill development is permitted, such as duplex housing.

Height: Up to 2.5 storeys



### Townhouse

Ground-oriented townhouse buildings (row or stacked) and related amenity spaces with a comprehensive design.

Height: 3 storeys



### Low-Rise Residential

### Low-Rise Mixed Use

Apartment buildings with ground level residential units or ground level active commercial where mixed use is permitted.

Height: 4-6 storeys



### Mid-Rise Mixed Use

Apartment buildings with ground level active commercial

Height: up to 12 storeys

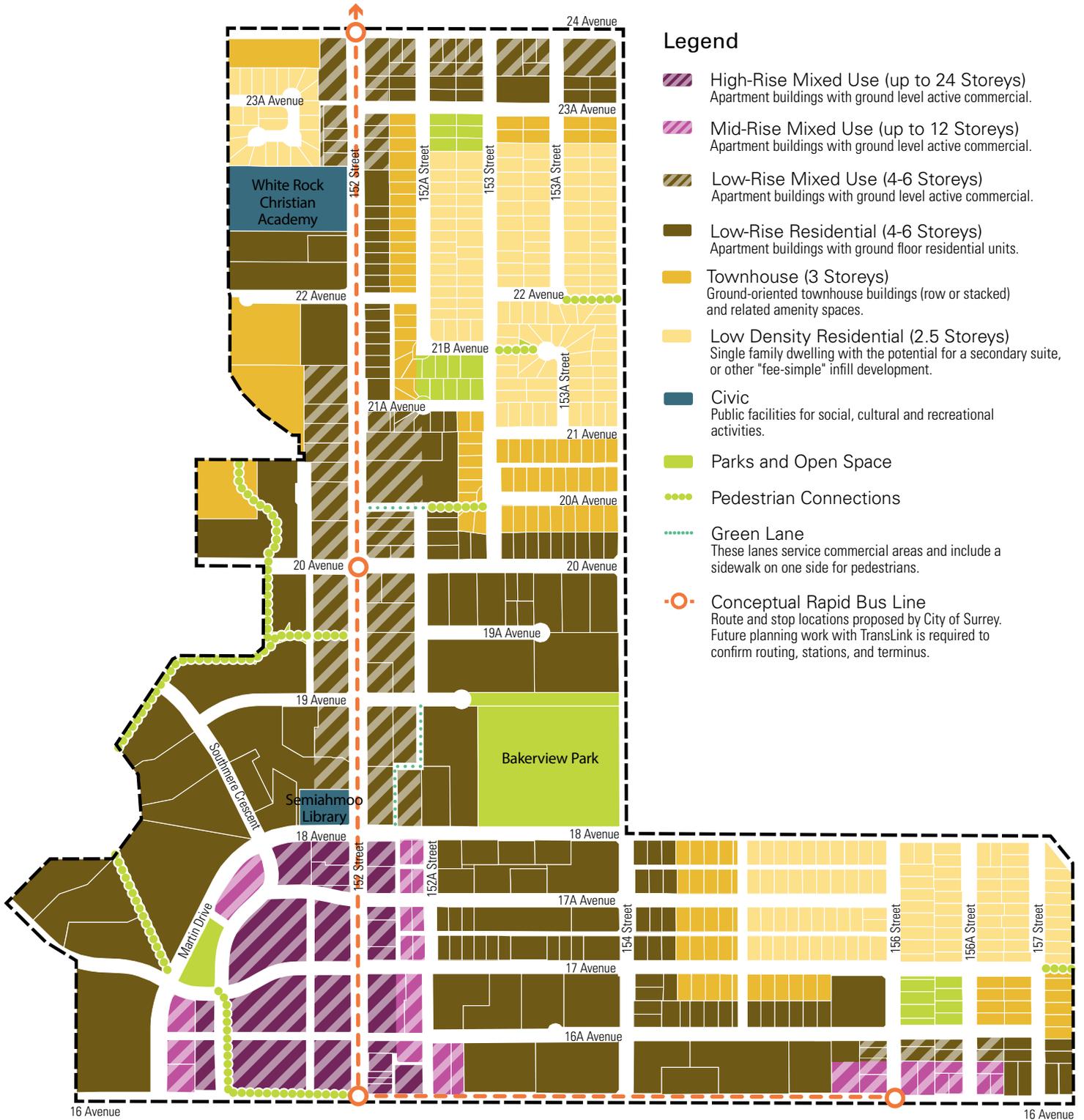


### High-Rise Mixed Use

Apartment buildings with ground level active commercial

Height: up to 24 storeys

# Semiahmoo Town Centre | Draft Plan Summary

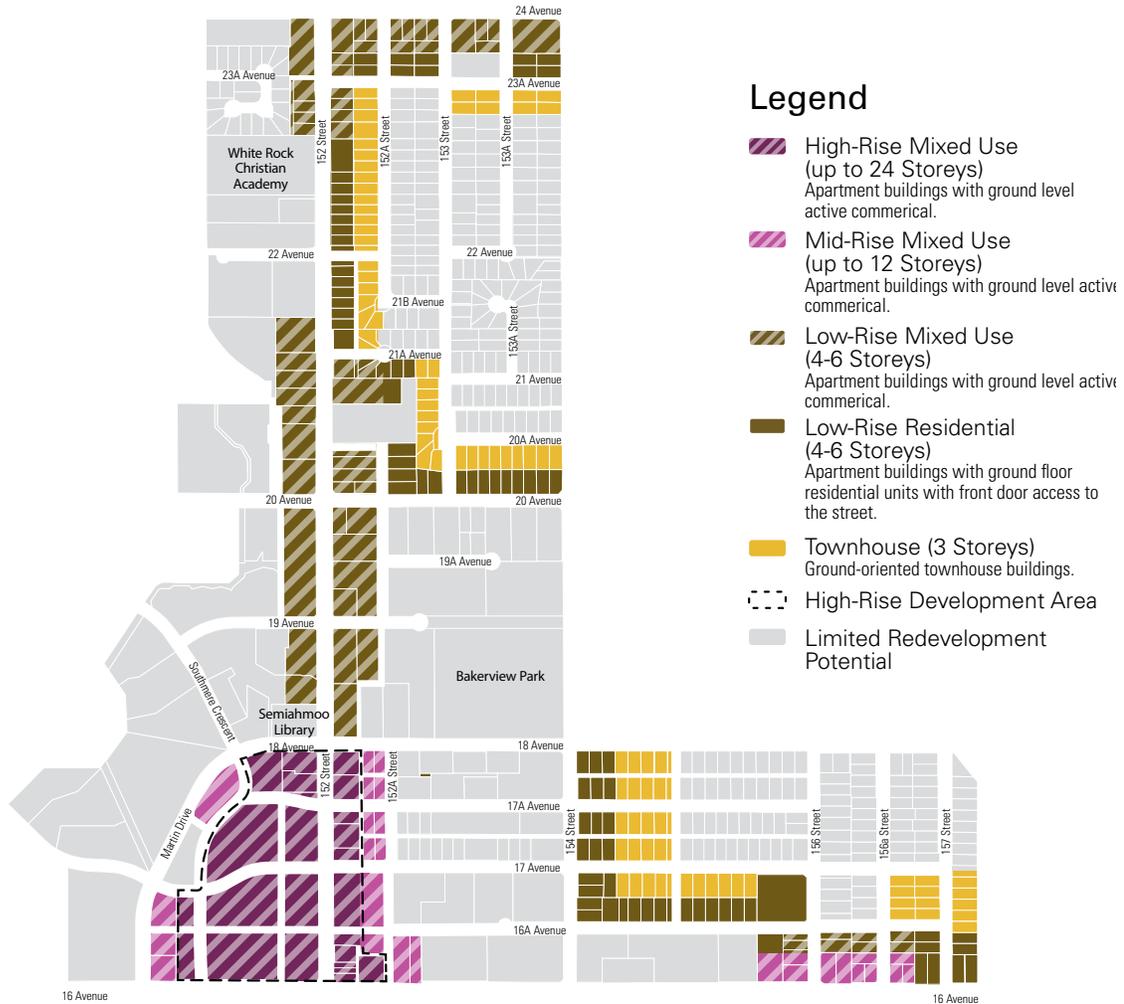


## Legend

-  **High-Rise Mixed Use (up to 24 Storeys)**  
Apartment buildings with ground level active commercial.
-  **Mid-Rise Mixed Use (up to 12 Storeys)**  
Apartment buildings with ground level active commercial.
-  **Low-Rise Mixed Use (4-6 Storeys)**  
Apartment buildings with ground level active commercial.
-  **Low-Rise Residential (4-6 Storeys)**  
Apartment buildings with ground floor residential units.
-  **Townhouse (3 Storeys)**  
Ground-oriented townhouse buildings (row or stacked) and related amenity spaces.
-  **Low Density Residential (2.5 Storeys)**  
Single family dwelling with the potential for a secondary suite, or other "fee-simple" infill development.
-  **Civic**  
Public facilities for social, cultural and recreational activities.
-  **Parks and Open Space**
-  **Pedestrian Connections**
-  **Green Lane**  
These lanes service commercial areas and include a sidewalk on one side for pedestrians.
-  **Conceptual Rapid Bus Line**  
Route and stop locations proposed by City of Surrey. Future planning work with TransLink is required to confirm routing, stations, and terminus.

## Proposed Housing Strategy

We asked engagement participants "How would you accommodate a growing population of aging seniors while also making room for young families?" The top responses residents provided were: increase housing diversity; improve services, amenities, and infrastructure; and promote all ages communities. Building on this, the proposed plan designates a wider range of housing types, limits high rise development to specific areas, and retains much of the existing single family houses and low rise apartments in the Plan Area.



## How it Works

### More Housing Types

The Lower Mainland has some of the least affordable housing in the world relative to incomes. Many Surrey families will never own a single family home. Seniors are living longer and choosing to downsize rather than moving into care facilities. These trends are expected to continue in the next 30 years. Providing a variety of housing types will help meet the needs of a wide range of incomes, ages, and household types. The coloured areas on the map show higher density housing.

### Limited High Rises

The Semiahmoo Mall site (shown in purple on the map) is the most appropriate location for high-rise redevelopment in the Town Centre. It interfaces with White Rock's high-rise development and is regionally designated an 'urban centre.' With one owner, the mall site can be comprehensively designed to limit the impact on the rest of the neighbourhood.

### Respect the Existing Neighbourhood

Within the Plan Area, approximately 60% of the existing neighbourhood does not have significant redevelopment potential. These areas are shown on the map in grey. Much of the existing low-rise residential and single family is anticipated to remain unchanged.

## Affordable Housing

The proposed plan seeks to protect and increase the supply of rental housing in Semiahmoo by:

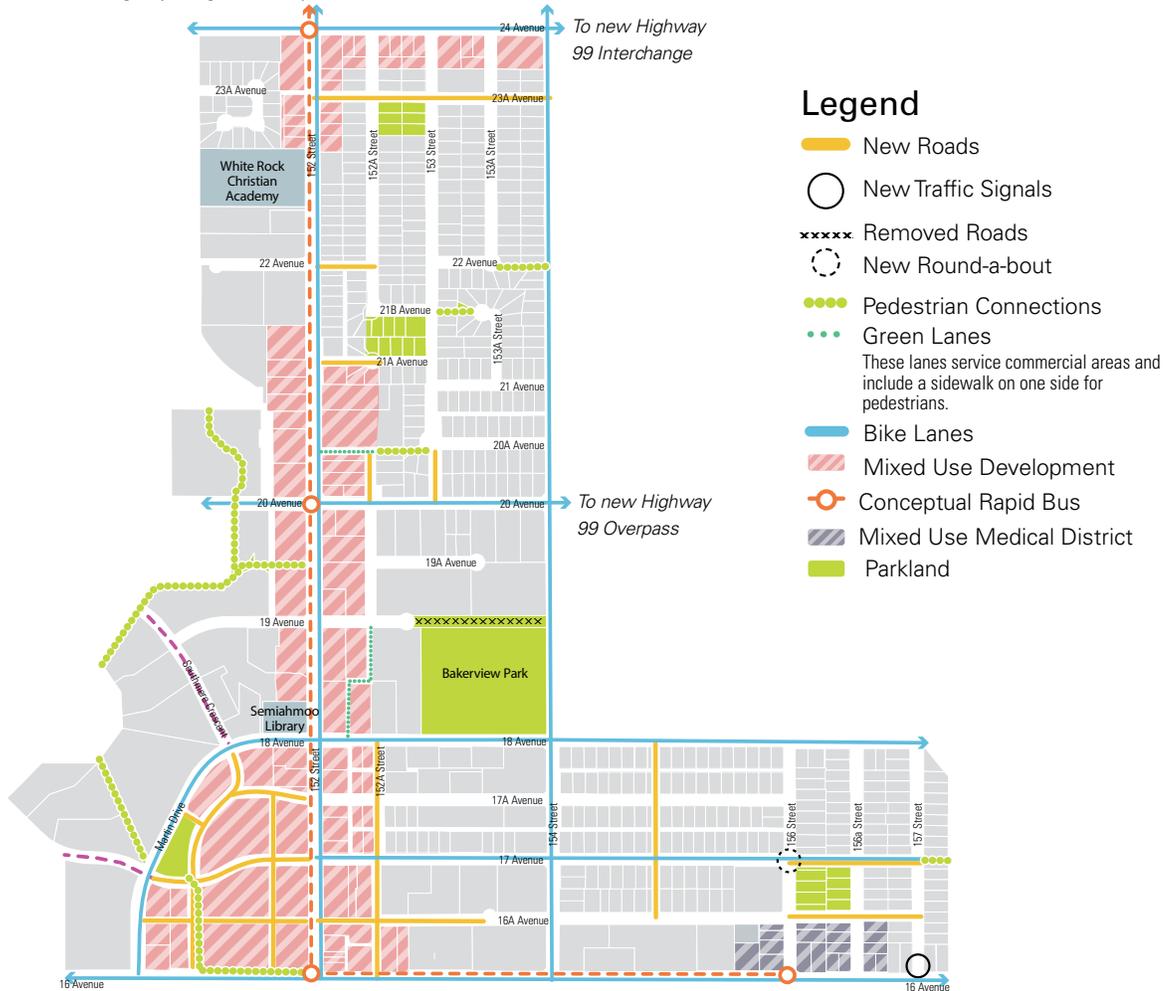
Requiring any redeveloped rental units to be replaced on a one-to-one basis, and at 10% below the average rent in Surrey; and encouraging the development of new rental units in comprehensive development sites.

In addition to this, all market residential development within Surrey is required to provide \$1,000 per unit into an Affordable Housing Fund. This money will then be used for the development of new non-market housing.

# Semiahmoo Town Centre | Draft Plan Summary

## Proposed Transportation Strategy

We asked engagement participants "How would you improve Semiahmoo's transportation network to make sure everyone can get where they want to go, whether they're walking, cycling, taking transit or driving?". The top responses residents provided were: improve walkability, bus service, and cycling infrastructure. Building on this, the proposed plan improves connectivity, increases opportunities for active transportation (walking, cycling) and improves access to transit.



## How it Works

### Improved Connectivity

As the population grows, the road network needs to evolve. New roads provide alternate routes so more people can get where they are going directly. Connecting dead-end roads, adding mid-block connections, and adding traffic signals where needed, will make more room on the streets.

### Active Transportation

The demand for safe and efficient active transportation is increasing as car ownership becomes more expensive and environmentally impactful. Bike lanes on all collector and arterial roads improve cyclist safety. Pedestrian connections link commercial and residential areas while preventing automobile through-traffic.

### Public Transportation

Public transit works best when there are more people traveling to and from the same places. Rapid bus service will improve as the population expands, more people visit the area and use the hospital. Regionally it has been demonstrated that a well utilized rapid bus creates a strong case for further improvements, such as SkyTrain.

## Prioritizing Road Safety

The City has adopted a Vision Zero Safe Mobility Plan and is committed to working towards a vision for safe mobility:

*"Surrey has Zero people killed and seriously injured on its roads and human life is valued above all else in the transportation network."*

The City is working to improve safety for everyone. All proposed road designs and transportation infrastructure in the draft plan support this vision through enhanced safety improvements for all road users.

# Semiahmoo Town Centre | Draft Plan Summary

## Proposed Community Amenities Strategy

During our engagement we asked participants "What would you like to do in Semiahmoo but can't? What is missing?" The top responses residents provided were more parks & open spaces, more recreation & cultural centres, and more shopping & restaurants. Building on this, the proposed plan designates a wider range of commercial areas including a medical district, arts and cultural facilities, and new parkland.



## How it Works

### Shops & Services

As the town centre redevelops different types of shops and services will open in the town centre. As the mall site redevelops, it will likely house larger stores with underground parking. Local businesses and restaurants will likely locate on the main streets. Within the medical district, a portion of development will be allocated to medical related uses and services to support the expansion of the Peace Arch Hospital and the surrounding neighbourhood.

### Arts & Culture

The Parks, Recreation & Culture Strategic Plan identifies two arts facilities (a contemporary art gallery and a performing arts centre) in Semiahmoo Town Centre. As the community redevelops the City will collect money from developers to support these projects. These facilities will be planned in coordination with the redevelopment of Semiahmoo Mall.

### New Parks

As development occurs, developers contribute to a fund the City uses to acquire future parkland. Developer contributions also go towards improving existing parks and facilities within and close to the plan area, such as the South Surrey Athletic Park.

## What about schools?

Having a Town Centre Plan allows the School District to plan and prioritize new schools and school expansions. Based on the designated land uses in the proposed plan we can project future populations. The School District can then use these projections to calculate the expected increase in the number of students.

As part of the Stage 2 planning process, we will work with the School District to plan for an expanding population.