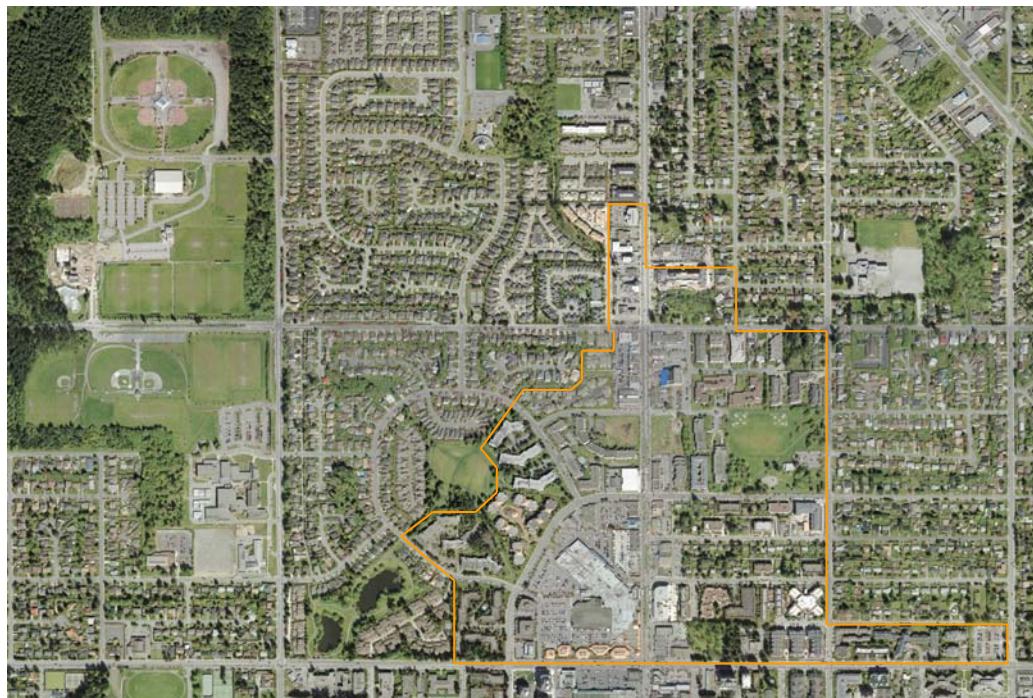


# Introduction



## 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

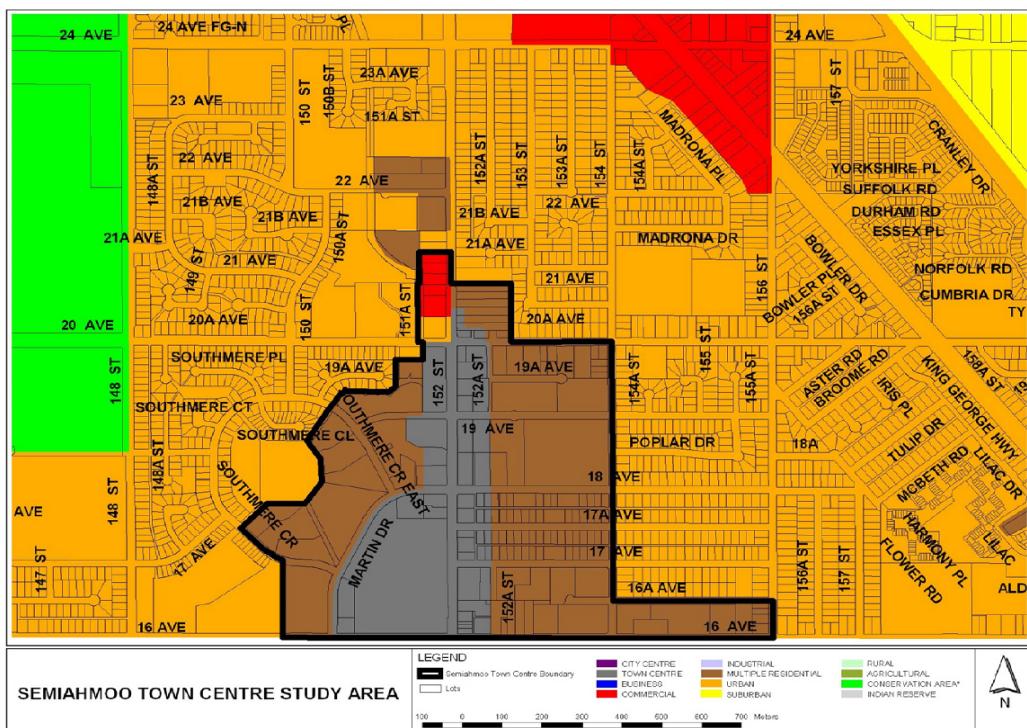
The focus of the Town Centre Plan Update, and the information on display today, is to present findings related to height, density, land use, streetscape character, and urban design of the public spaces within the Town Centre. Additional height and density will provide for more housing choices and vibrancy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



# 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.



# Summary of the First Open House

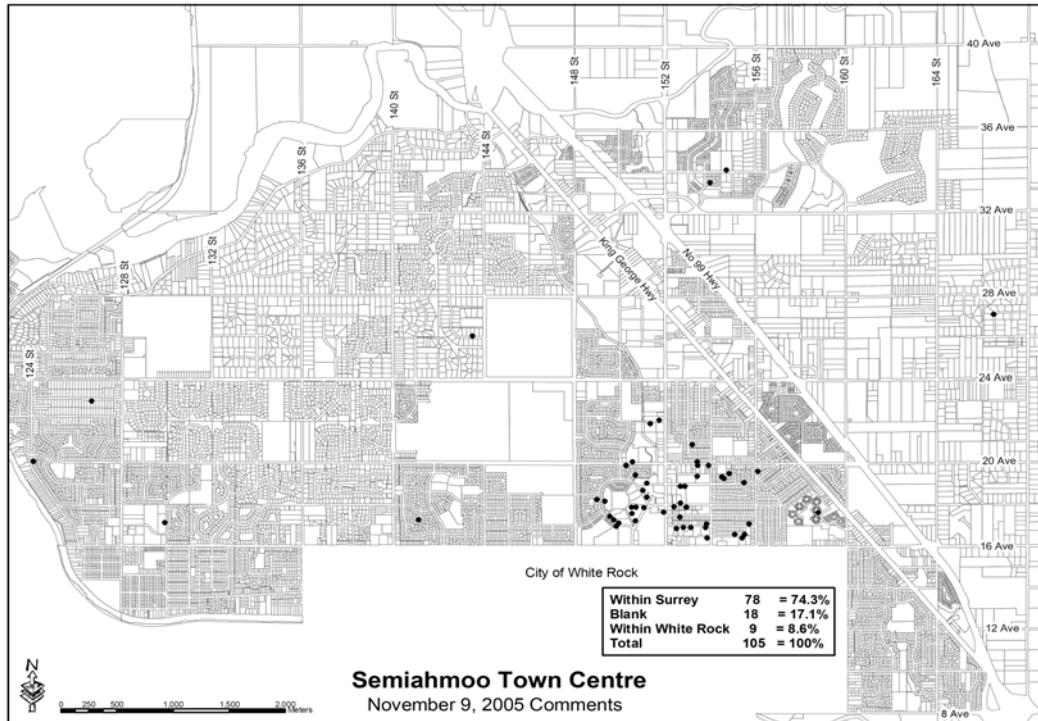
The **First Public Open House for the Semiahmoo Town Centre Plan** was held on November 9, 2005 at the Semiahmoo Shopping Centre. Approximately 323 people attended the Open House and the Planning and Development Department received 105 completed comment sheets either at the event or afterwards. The map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

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 Street 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.

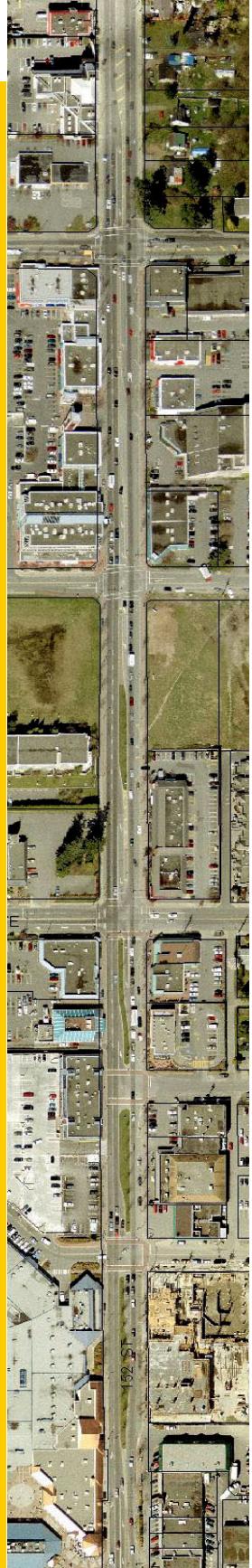
**Principle 11:** Complete 152A Street between 16 and 18 Avenues to provide additional on-street parking opportunities and to offer a convenient and safe way for drivers to loop through the area.

✓ 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 1 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.

A variation of this Concentrated Density Option would be to limit the increased density to 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. The height of these buildings within the "Town Centre" designation north of 19 Avenue could be taller than four stories along 152 Street.



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



# 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



## 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.



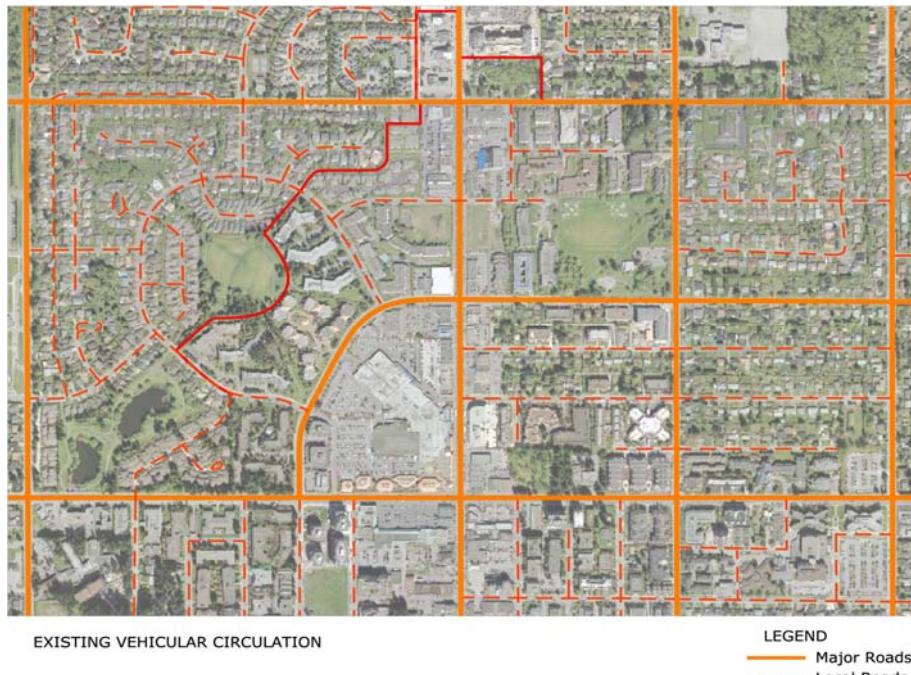
Example of a Vacant Site in the Town Centre  
Southeast of 19 Avenue and 152 Street



# 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.



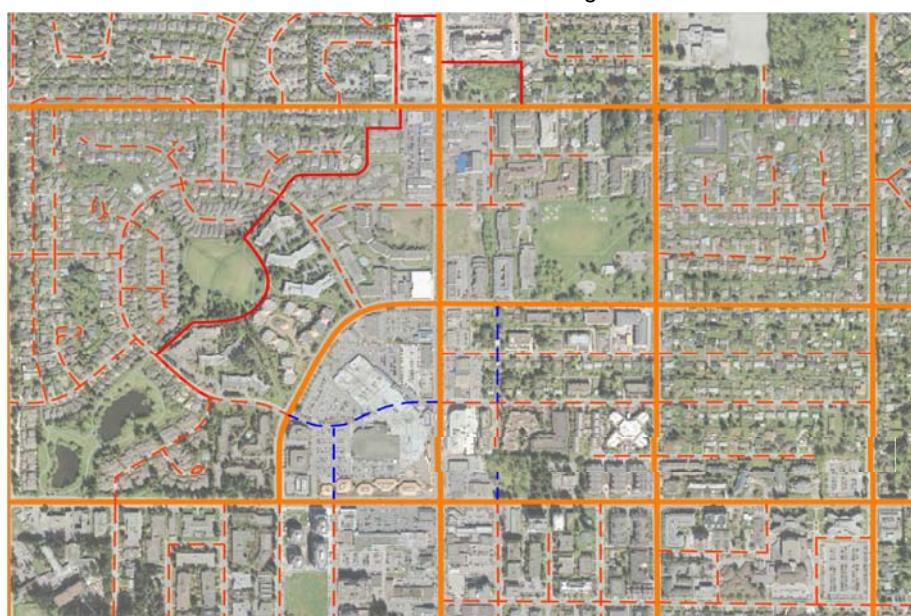
EXISTING VEHICULAR CIRCULATION

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 Street from 16 to 18 Avenue and new streets including within the Mall site.



FUTURE VEHICULAR CIRCULATION

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



PHILLIPS-FAREVAAG-SMALLENBURG

# 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.

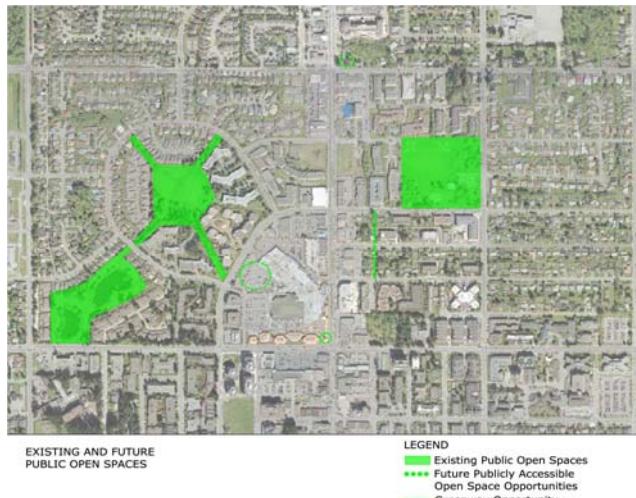
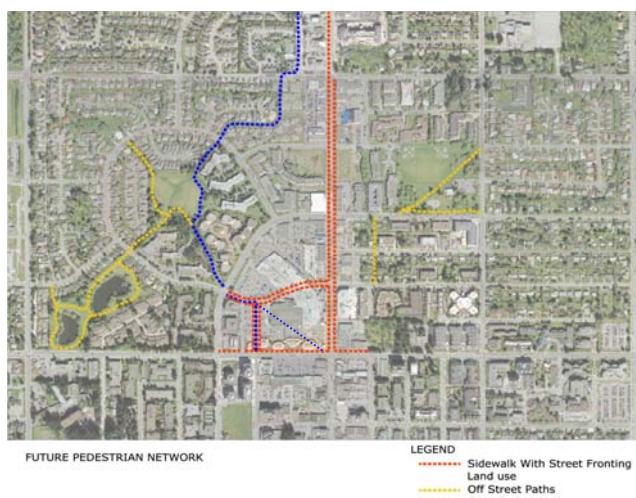
The Semiahmoo Trail ends its official route north of the Town Centre. However, pedestrian links are available to the Semiahmoo Trail through the Southmere neighbourhood to Martin Drive.



Pedestrian links should continue through the redevelopment of the Semiahmoo Mall from the existing trail link at Martin Drive to 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.



# 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.



Outdoor Displays of Merchandise



Landscaping, Signage and Places to Sit



Outdoor Eating



Amenities including Washrooms, Benches, and Garbage Receptacles



Pedestrian Shortcuts



Pedestrian Priority Crosswalks and Lighting



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.

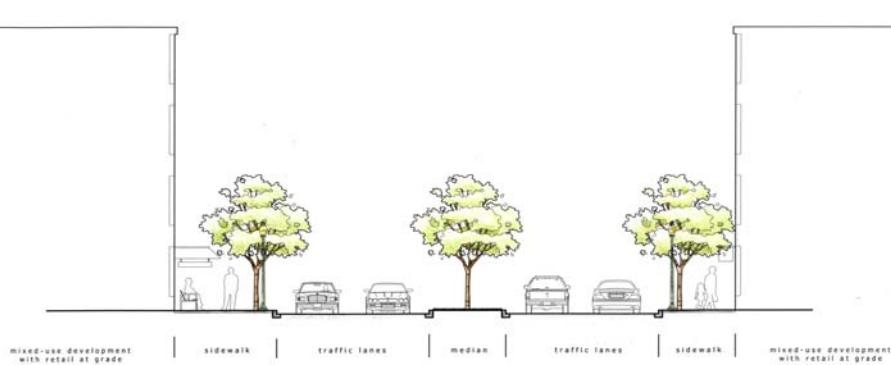
## Desired Streetscape Character

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) 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.



Sketch Section through 152 Street -- Typical



# 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 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.

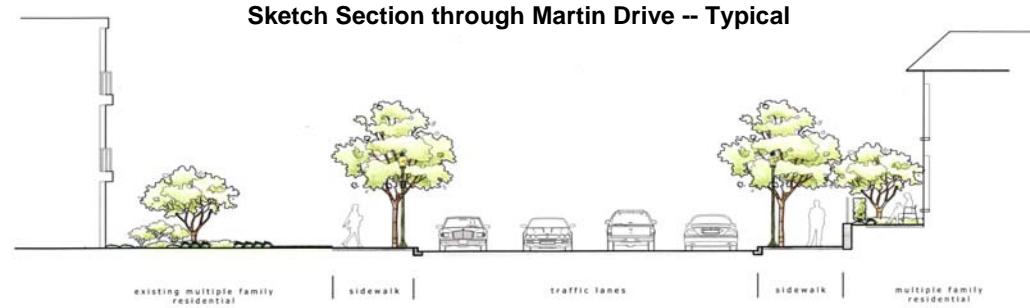
Proposed design guidelines should suggest a predominantly street-oriented residential land use and character for Martin Drive. The exceptions would be the ground floor and, possibly, second floor uses of buildings fronting Martin Drive between Southmere Crescent East and 152 Street and between 16 Avenue 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.

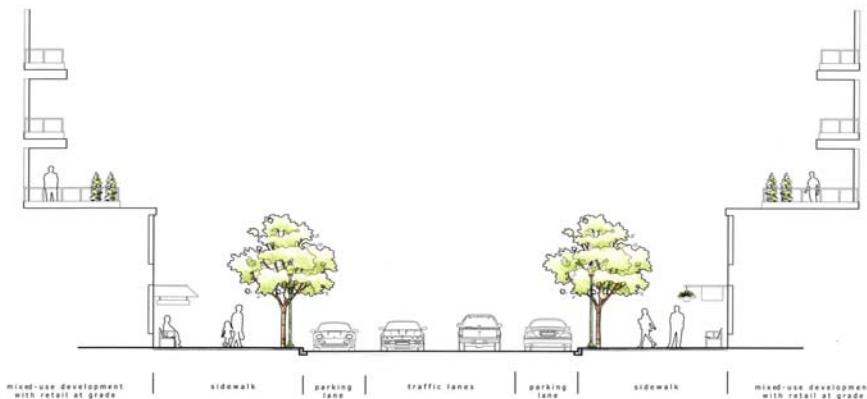
## New Local Streets

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 Street 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

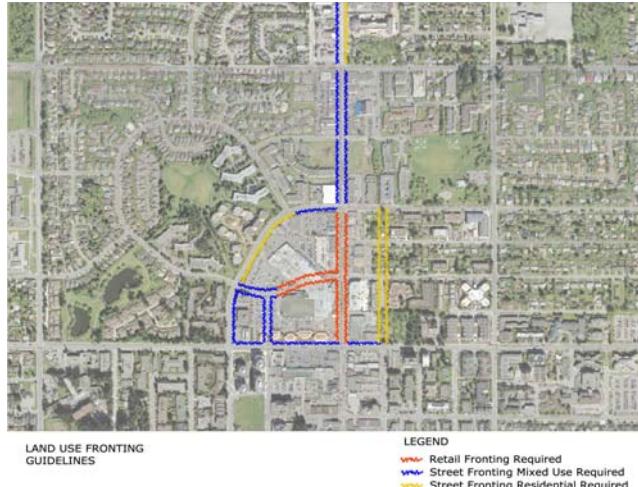
## Summary

The following maps summarizes 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 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. An alternative is to limit this density to Town Centre properties 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.surrey.bc.ca](http://www.surrey.bc.ca) (on the web-site, click "Living in Surrey," then "Community Development," then "City and Neighbourhood Plans and Projects," then "Plans in Progress", and then scroll down the page to "Semiahmoo Town Centre").

