



# **Corporate** NO: C008

# **Report** COUNCIL DATE: June 26, 2000

## **COUNCIL-IN-COMMITTEE**

**TO: Mayor & Council**    **DATE: June 22, 2000**

**FROM: General Manager, Planning & Development**    **FILE: 2125-203**

**SUBJECT: Cloverdale Town Centre Plan ReviewUrban Design Concept and Model Presentation**

## **RECOMMENDATION**

It is recommended that Council receive this report as information.

## **INTENT**

The intent of this report is to provide background information for the staff presentation to Council regarding the Cloverdale urban design concept and the Town Centre model.

## **BACKGROUND**

In response to a request from the Cloverdale Business Improvement Association in May 1998, City Council authorized City staff to prepare a comprehensive land use plan and urban design guidelines to support the formation of a strong identity and improved competitiveness for the Cloverdale Town Centre.

In March 1999, City Council received a progress report on the Town Centre Plan, which highlighted the intensive stakeholder consultation and public meetings undertaken along with the three land use options under consideration by the public and stakeholder groups at that time.

In December 1999, City Council received a Plan update introducing the preferred land use concept and accompanying urban design guidelines (see Appendix A and B, respectively). At this time, Council was also advised of City staff's intention to prepare a detailed three dimensional model to assist with furthering stakeholder and public understanding of the urban design components and preferred vision for the Cloverdale Town Centre.

## **DISCUSSION**

### **Current Status**

Since early 2000 City staff have consulted with the Cloverdale Town Centre Focus Group and finalized the design guidelines. Implementation strategies associated with the Town Centre Plan, including costs estimates for the proposed improvements and project prioritization, are nearing completion. A meeting with the Focus group to review these issues, along with funding options, is scheduled for late June 2000, after which a final public meeting will be held before the complete Plan is presented to Council in the Fall.

### **Town Centre Model**

To facilitate understanding of the collective community vision for the Cloverdale Town Centre, particularly the proposed features and improvements and the character and heritage images, the Planning & Development Department arranged for a three-dimensional model to be constructed. This model is now complete and will be presented to Council in conjunction with this status report. The model will be invaluable to the business community in communicating and promoting the Cloverdale Town Centre as an interesting service centre and viable location for businesses, and to assist in implementing the Plan and "marketing" the Cloverdale Town Centre area to potential investors.

### **Council Presentation**

City staff will make a brief presentation to Council on the Cloverdale Town Centre Plan, urban design concept and the model in conjunction with this report. The model will also be available for viewing at that time.

## **CONCLUSION**

A preferred land use plan was introduced to Council in December 1999, and the urban design concept for the Cloverdale Town Centre is now complete and implementation strategies are being formulated. To illustrate the urban design features and proposed improvements to the Town Centre a three-dimensional model has been constructed.

An overview of the vision for the improved Cloverdale Town Centre, including the urban design concept and the model will be presented to City Council in conjunction with this report. The model will then be displayed in City Hall and other Cloverdale locations for public review.

Following final plan review and input from the Cloverdale Town Centre Focus Group, the Business Improvement Association and a final public meeting, the complete Plan will be forwarded to City Council for consideration (expected to be in the Fall of 2000).

Murray D. Dinwoodie

General Manager

Planning & Development Department

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### Attachments

Preferred Land Use Concept

Urban Design Concept (Overview Map)

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