

## Semiahmoo Town Centre Interim Implementation Strategy

### I. Interim Development Policies

- In the absence of a complete and finalized plan (Stage 2), this strategy will provide direction to developers on development requirements that staff anticipate will be included in the final plan. This interim strategy, including all direction it provides, will be replaced by an approved Stage 2 plan.
- As authorized by the OCP, development occurring within Semiahmoo Town Centre may calculate density on the basis of gross site area prior to dedications for roadways or other public purposes.
- Allowable Floor Area Ratios (“FAR”) for each land use designation will be outlined within the Stage 2 planning process. In the interim, applications are required to meet the intended building form and uses as described with the approving Stage 1 Corporate Report and approved Stage 1 land use plan.
  - High-Rise Mixed Use  
This designation has a maximum base density of 2.5 FAR. Density bonusing may be considered within this designation in accordance with City policies and Schedule G, Section C.10(a) of the Surrey Zoning By-law, 1993, No. 12000.
  - Mid-Rise Mixed Use  
This designation has a maximum base density of 2.5 FAR. Density bonusing may be considered within this designation in accordance with City policies and Schedule G, Section C.10(a) of the Surrey Zoning By-law, 1993, No. 12000.
  - Mid-Rise Medical  
This designation has a maximum base density of 2.5 FAR. Within this base density a minimum of 1.0 FAR is required as office or medical related mixed-uses and services. Density bonusing may be considered within this designation in accordance with City policies and Schedule G, Section C.10(a) of the Surrey Zoning By-law, 1993, No. 12000. Density bonusing above 2.5 FAR shall only be considered if the required 1.0 FAR base density of office and medical related mixed-uses and services is provided.

- All market residential components of land use designations will be subject to a fixed-rate Community Amenity Contribution (“CAC”) schedule that will be developed and outlined within the Stage 2 plan. Fixed-rate CAC amounts for up to 2.5 FAR will generally be in keeping with existing NCP CAC rates.
- All roads shown on the Stage 1 transportation concept will be taken as full road dedication as part of a development application. Underground parking will not be permitted to be constructed underneath the roadway.
- In addition to the roads indicated on the Stage 1 transportation concept, developments may be required to dedicate additional roads or lanes as determined on a case-by-case basis.
- Any purpose-built rental housing units that are redeveloped are required to be replaced and rented at a maximum of 10% below the current average rents in Surrey in accordance with the Rental Housing Redevelopment Policy O-61.

## **II. Interim Design Guidelines for High-Rise and Mid-Rise Development**

Refer to the OCP DP 1.1 Guidelines. In addition:

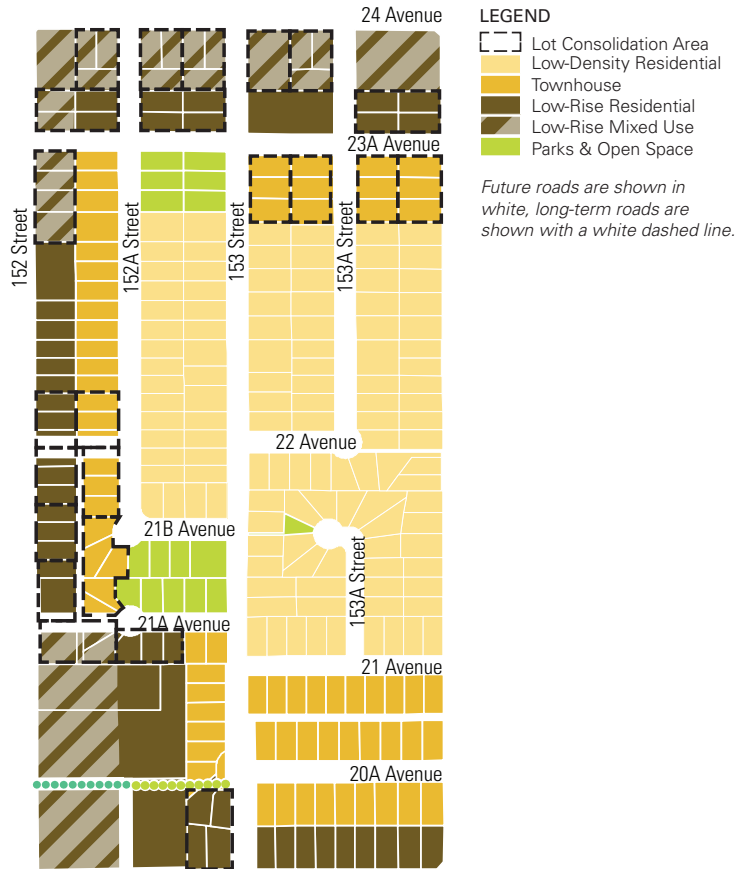
1. Frame development sites with built edges along streets and lanes.
2. Streetwall enclosure should be maintained along roads by maximizing the width of the building along the full extent of the street.
3. Provide the following building setback guidelines:
  - 3 metres to commercial interfaces fronting arterial roads.
  - 2 metres to commercial interfaces fronting collector and local roads
  - 4.5 metres to all ground level residential interfaces to a road or lane.
  - 3 metres on Green Lanes to building interfaces with no patio, or 4.5 m to building interfaces with patios.
  - Internal property line setbacks to be determined at application.

4. Where new development interfaces long-term single family or low-rise residential (including across the street), building height should transition down to a maximum of 13 metres height (4 storeys).
5. Where new developments interface with an arterial road or commercial development (including across the street), building height should be a minimum of 4 storeys high and a maximum of 6 storeys, to create a consistent streetwall enclosure. Step backs may be introduced only above the 4th storey.
6. Orient active commercial uses to the most active street frontages. Consider residential and less active uses where new development interfaces long-term single family or low-rise residential.
7. Indoor amenity areas should avoid being placed along ground level street frontages, and instead activate the public realm with commercial or residential units instead.
8. Residential units located along the street at ground level should have a two-storey townhouse expression, articulated with an emphasis on the vertical expression and identification of individual units.
9. Parking and loading areas should be located away from the public realm. Avoid locating them along any street frontage in between the street and building.
10. Minimize the East-West dimension of towers to 28 metres in width with a maximum 650 square metre floor plate to reduce shadow and wind impact on the public realm. Development applications should include a wind impact study and shadow impact analysis for 10 am, noon, and 2 pm at the equinoxes.
11. Tower separation for residential units should achieve a distance of 30 metres on a diagonal or 50 metres face-to-face to preserve view corridors and residents' privacy.
12. Provide corner feature plazas at each street intersection on private property, containing fixed seating amongst a balanced mixed of landscaping and hardscaping.

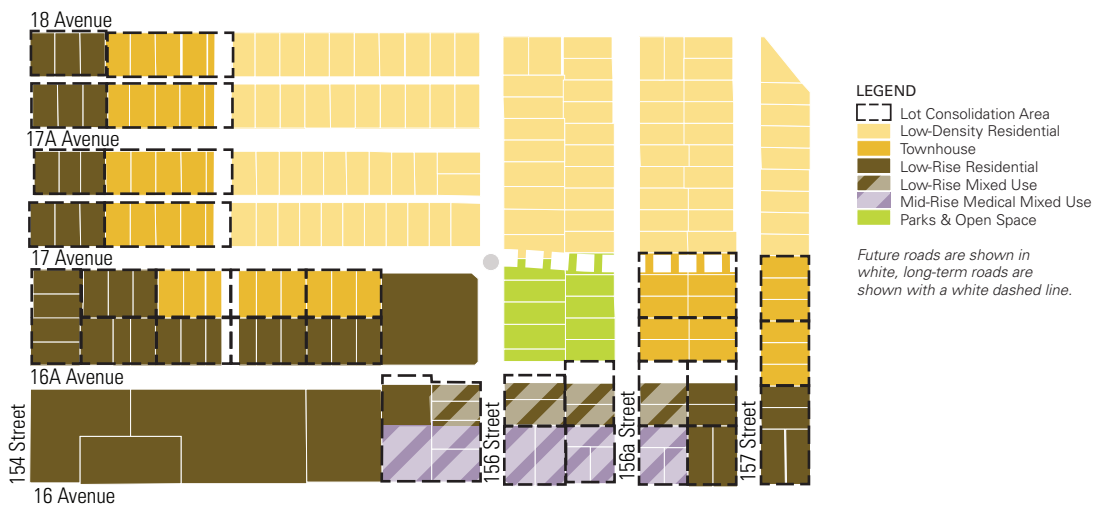
### III. Interim Lot Consolidation Requirements

- For properties within the North and South Extension areas, the following lot consolidation requirements should be met:

- North Extension Area:



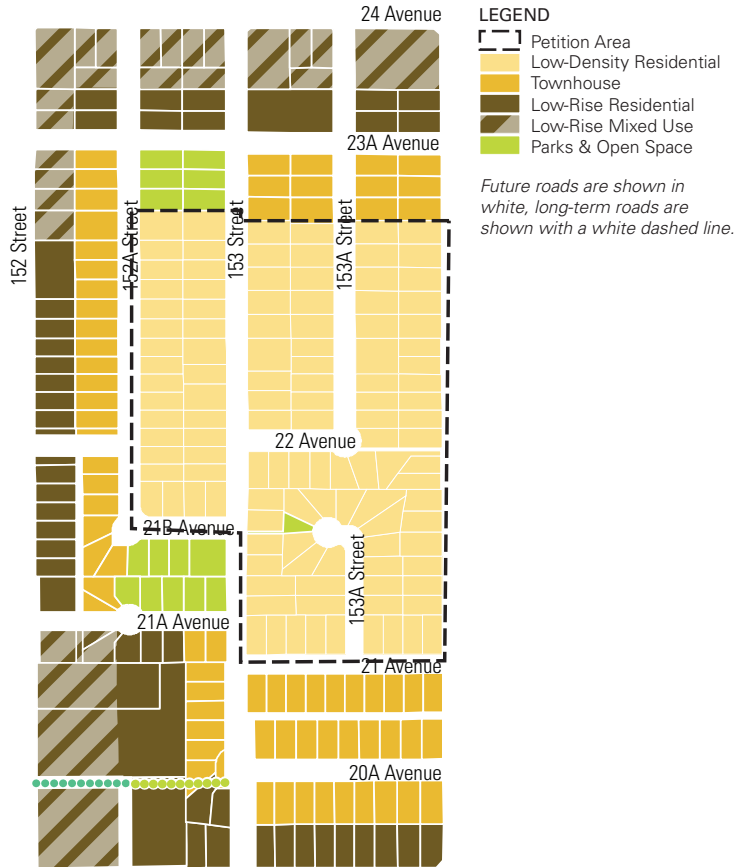
- South Extension Area:



## IV. Interim Petition Requirements

- For properties designated Low-Density Residential, a petition of support to justify a change in designation to higher density is required. Petitions are to be supported by a minimum of 75% of property owners within the designated areas:

- North Extension Area:



- South Extension Area:

