

## **The purpose of this review:**

To review the Semiahmoo Town Centre Concept Plan, originally approved in 1993, to ensure that this centre will continue to serve the needs of South Surrey residents and remain viable as the residential and commercial heart of the peninsula.

## **Why review this plan?**

- To ensure that the Semiahmoo Town Centre remains competitive in the larger marketplace
- To accommodate the residential demand for a range of housing types
- To ensure that the area is attractive, vibrant, and safe

## **This Review Is Divided Into Two Phases:**

**Phase I** includes a review of the role, trade area, and function of the Town Centre through a market analysis. It includes an inventory of existing land uses, an overview of the existing utility services and traffic circulation systems, an assessment of development potential in the area, and other issues and opportunities that will influence the further development of the area.

**Phase II** will produce a planning and urban design concept and servicing strategy. It will explore development densities and potential, identify improvements to transportation systems (bicycle, pedestrian, transit, and vehicular), identify parking opportunities, constraints and management strategies, update the servicing strategy, and recommend revisions to the urban design concept.

**The purpose of this public open house is to present the findings to date from Phase I, and to receive ideas from the Public about the future of Semiahmoo Town Centre**



# Draft Planning Principles

## **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.**

- The sense of place that will emerge through the planning process should compliment, but be distinct from the waterfront / Mediterranean character of White Rock.
- Any changes to transit services should improve the level of service for the area.

## **Principle 3: Design pedestrian-friendly streets that are comfortable and allow easy 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.

## **Principle 4: Permit additional new residential development to provide a wider range of housing choice than is currently available.**

- 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.
- Other opportunities for residential redevelopment near the edges and transition areas of the Town Centre should be identified.
- 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.**

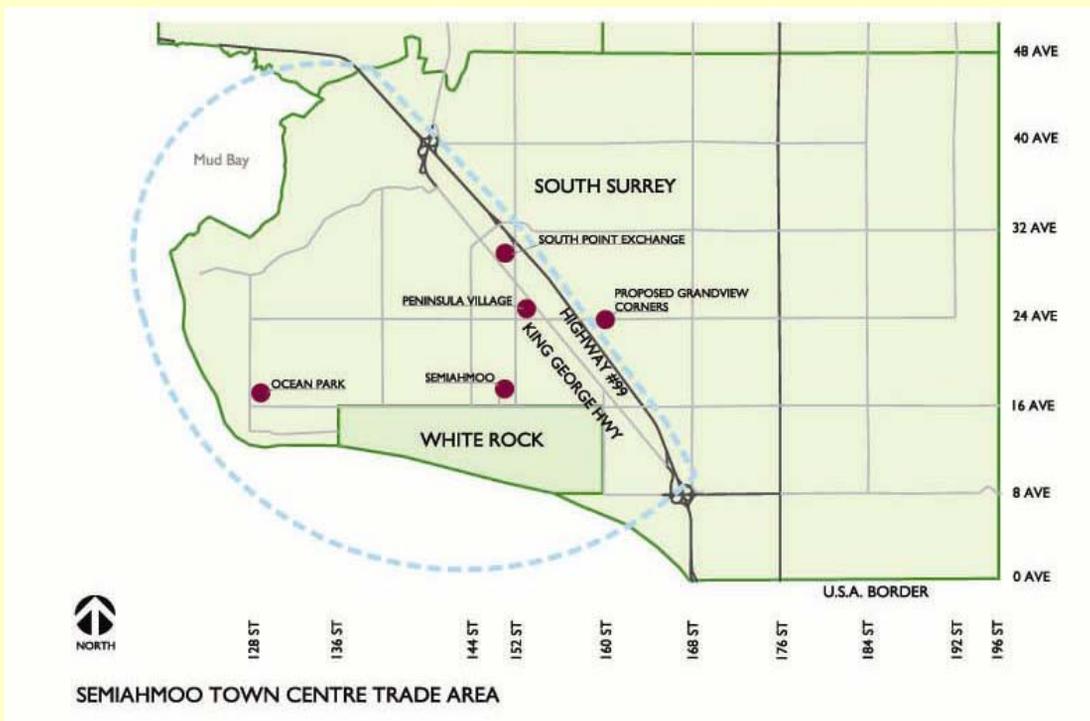
- The existing transit exchange is not considered by Surrey, White Rock, or TransLink to be optimum. The current location has negative impacts on pedestrian comfort along 152 Street. Considerations should be given to integrating the transit exchange into redevelopment plans.

### **Principle 11: Complete 152A Street between 16 and 18 Avenues to provide additional on-street parking opportunities and to offer a convenient 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.



# Commercial Market Study Overview



**Businesses in the Semiahmoo Town Centre study area are becoming increasingly reliant on customers living within one to two miles of the Centre. Under the Current Plan:**

- Limited additional commercial space is expected (up to 31,000 square feet by 2009 and 70,000 square feet by 2014).
- Most of the demand for additional commercial space in the study area will be in the form of office uses.

**To create a successful neighbourhood shopping area:**

- A continuous façade of ground level retail is required - any gaps in street-front retail should be filled in with retail.
- Less interesting facades from a pedestrian perspective (office and service types of uses) should not be encouraged at street level along main pedestrian-oriented streets.
- Street front retail should be concentrated to ensure success of the shopping area.
- Additional on-street parking may contribute to the success of commercial businesses.

**The owner of Semiahmoo Shopping Centre has expressed interest in redeveloping this 20 acre site. Redevelopment potential on this site offers several opportunities:**

- The residential capacity in the area could be increased through a variety of housing forms including high-rise buildings on the mall site. This could provide an opportunity for more open space and a village like atmosphere with street front retail.
- More customers in the area would increase the potential for retail and commercial/service uses.
- This major redevelopment could help define an updated market niche and character for the area.





Newport Village, Port Moody



## **Residential market projections were prepared based on the existing supply of available multiple family residential development sites.**

Based on current trends, over the next ten years there is a potential for an additional:

- 500 low-rise apartment units
- 400 high-rise apartment units (assuming that there would be 90 units per building, this area could absorb 3 – 4 high-rise projects by the year 2014)
- 400 senior's accommodation.
- The number of people living in the Semiahmoo Town Centre trade area is expected to increase from 71,200 in 2004 to 78,600 by 2009 and 85,900 in 2014
- More than half of the new residents are anticipated to be 55 years of age and over

After the market review was conducted, the opportunity for the redevelopment of the Semiahmoo Mall site was raised. This could increase the amount of residential capacity and demand in the area, especially if new residential uses were part of a new mixed-use town centre development on the mall site.

## Vehicles

There is a reasonable level of traffic in the area. The majority of intersections work satisfactorily or better most of the time. 16th Avenue and 152nd Street is the busiest intersection that was monitored, at nearly 80% of capacity.

Initial assessments show the road network offers some opportunities to divert traffic away from 152nd. 148th Street offers an alternative route from the south to Highway 99.

Completing the connection of 152A Street could provide for looping movements and more on-street parking opportunities.

## Pedestrians

There is a fair amount of pedestrian traffic, a high proportion of which is seniors. Many seniors use walking aids. Pedestrian accessibility (adequate provision of drop curbs, etc.) will be an important feature of any redevelopment.

## Cyclists

Cycling traffic is minimal and cyclists generally get off their bikes to cross the 16th and 152nd intersection.

## Transit

A fair number of transit routes serve Semiahmoo centre, although many of the transit stops lack shelter or bus information. A well placed transit exchange could raise the profile and ridership of transit in the area.



## Summary

The Semiahmoo Town Centre transportation system appears to work reasonably well. While transportation improvements will need to be considered together with any proposed land use changes, some potential improvements to be considered include:

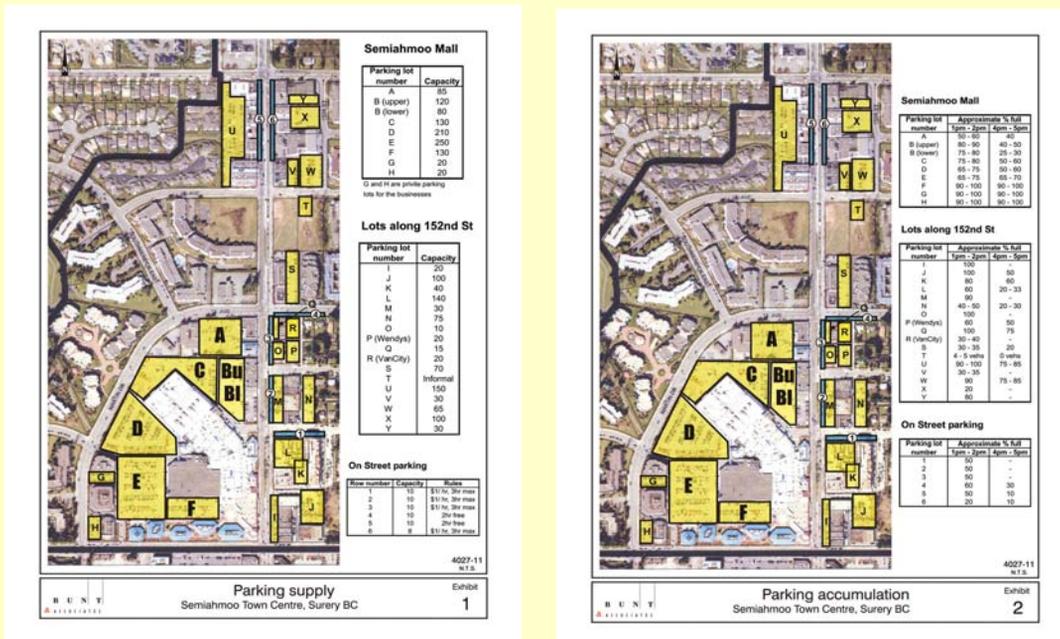
- Finding alternate routes to 152 Street
- Completing the connection of 152A Street
- Locating an improved transit exchange in the area
- Constructing improvements to the Pedestrian environment

# Parking Overview

Greatest demand for parking is in the early afternoon in lots close to 152nd Street, between 16th and 18th Avenues.

**Parking lot supply** is illustrated in Exhibit 1. Exhibit 2 illustrates the number of stalls occupied during the early afternoon (between 1pm - 2pm) and the late afternoon (between 4pm - 5pm). Areas B (upper deck) and F in Semiahmoo Mall have the highest percentage of occupied parking stalls. Other areas have some spare capacity. Parking lots further away from 152nd Street (such as K, N, P and R) were noticeably less full than the lots that can be seen from 152nd.

**On-street parking** near the mall is limited to the east side of the street and charges \$1 per hour up to a maximum stay of three hours. This parking is generally not more than 50% utilized. On-street parking north of 18th Avenue includes some two-hour-free stalls opposite some paid on-street parking. The free stalls were better utilized than the paid stalls.



## Summary

Parking stalls close to the 'centre' of town are well used during the weekday in the early afternoon with utilization typically between 80 and 100%. Parking spaces remain available further away from the centre and even within the mall parking lot. On-street parking is available in some areas, but not well used, possibly because it is metered parking.

# Servicing Infrastructure Overview

## Water Supply

The area is within the Semiahmoo pressure zone, which has a static pressure head of 80 meters and functions adequately.

- Existing 300mm diameter mains are located along 152 Avenue, 18 Avenue, and 17 Avenue.
- Other mains are located in existing streets and vary from 150 to 200 mm.
- The main feeder line for the system is at 20 Avenue/Sunnyside Reservoir.

Land use changes may increase the design fire flows and building heights greater than 2 or 3 stories may require booster pumps. A full network analysis will be required.

## Sanitary Sewer

The area is serviced by 200 mm diameter gravity sewers. The system is currently at capacity and there may be some surcharging problems:

- Interceptor sewers and force mains are located along 16 Avenue.
- There is a discharge to the North Bluff Pump Station at 16 Avenue and King George Highway.

Land use changes will require a review of the capacity of all local 200 mm diameter gravity systems. Downstream systems along 16 Avenue to the North Bluff Pump Station and the capacity of the pump station will have to be evaluated.

## Storm Sewer

The study area is split by 152 Street. There are currently no concerns with this system:

- West of 152 Street discharges at 146 Street and 16 Avenue.
- East of 152 Street discharges ultimately to Fergus Creek.
- An Integrated Storm Management Plan is currently being developed for the Fergus Creek Watershed and opportunities for storm water management in the land use plans will be considered

Any land use changes will require analysis of the existing systems from the study area to both discharge points. Additional "low-impact" detention systems will also be evaluated.

## Summary

Any substantial new development in the Town Centre will require upgrading of existing sewer infrastructure and booster pumps for water supply. There are no major obstacles to future growth.

Opportunities for sustainable storm water management practices could be considered if significant redevelopment in the Semiahmoo Town Centre is undertaken.



# Potential Housing Forms - What do you think?

## Ground Floor Retail in a Residential Building Podium



## Ground Floor Townhouses in a Podium with Point Towers



# Potential Housing Forms - What do you think?

## Three to Four-Storey Residential Buildings



## Five to Six-Storey Residential Buildings Possibly with Retail at the Ground Level



# Completing 152A Street from 16 Ave to 18 Ave - What do you think?



## Option A

Create a through street on alignment with existing section of 152A

This option requires the purchase of 8 houses and could accommodate angled parking and a greenway path between 17 and 18 Avenues

Between 16 and 17 Avenues, the road would be two travel lanes and parallel parking



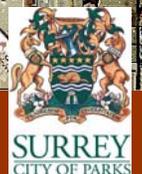
## Option B

Create a through street with two travel lanes and parallel parking similar to the existing section of 152A

The intersection would not be aligned at 17 Avenue

This option requires the purchase of 4 houses and could accommodate standard sidewalks and street trees

Between 16 and 17 Avenues, the road would be two travel lanes and parallel parking



- Results of the Public Open House and comment sheets will be reviewed and reported to Council
- More detailed land use and urban design studies will be done
- Plan options will be developed that will consider building architecture, public realm design, density, pedestrian routes, public open spaces, and vehicular circulation plan
- Plan options will be reviewed with the Steering Committee
- A second Public Open House will be held to receive feedback on plan options
- A preferred option will be refined and design guidelines will be developed
- A Transportation Plan will be developed that illustrates the proposed transportation system for vehicles, pedestrians, bicycles, transit, and parking management
- An Implementation Plan will be prepared, with recommendations for transportation and servicing improvements, and financing strategies
- The preferred option will be reviewed with the Steering Committee and the Public



**Thank you for attending this Public Open House and filling out the questionnaire with your ideas and comments**

# Aerial Photograph of Semiahmoo Town Centre Study Area

