

Present:

Chairperson – Councillor Hunt
Councillor Bose
Councillor Gill
Councillor Hepner
Councillor Hunt
Councillor Martin
Councillor Rasode
Councillor Steele
Councillor Villeneuve

Absent:

Mayor Watts

Staff Present:

City Clerk
City Manager
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Human Resources
General Manager, Parks, Recreation & Culture
General Manager, Planning & Development

A. DELEGATIONS

1. **Don Luymes, Manager Community Planning with Preet Heer, Senior Planner, Planning & Development**
File: 6520-20 (Surrey City Centre)

Note: See Corporate Report R151 of the Regular Council – Public Hearing

In attendance before Council to provide Mayor and Council with a status, report on Stage 2 of the Surrey City Centre Plan.

The following comments were made:

- Staff reported that the vision for the Surrey City Centre Plan includes a range of high quality community spaces and amenities to make City Centre a desirable place to live and do business.
- The downtown core is enhanced by the City's own investments such as the New City Hall, the new library and Holland Park along with the investments of other public agencies such as the RCMP E Division, Surrey Memorial Hospital, Simon Fraser University, and the School District. All projects noted are intended to not only lay the foundation but to set the standards for public investment within the downtown core.
- Staff reported that Stage 1 of the City Centre plan was approved by Council in January 2009. Stage 2 is set to begin, with further refinements made to the following:
 - Density & Building Height
 - Street & Green Lanes
 - Servicing & District Energy
 - Parks & Greenways
 - Community Building

- Since Surrey City Centre Plan was adopted in 2009, 6-storey buildings have been approved. What is now proposed is a consolidation to create an up to 2.5 FAR. Building design guidelines would ensure townhouse forms match the context of adjacent single family areas.
- Another part of Stage 2 involves shaping the City Centre skyline. 3D modelling was used and various designs were tested resulting in an undulating skyline with the highest densities would be located along the Skytrain nodes.
- Along with building heights, road network concepts were looked at and the Stage 1 road network will be further refined. The plan is to introduce more of an urban grid network to improve pedestrian and vehicular circulation. In establishing a finer grade road network a new green lane standard will be introduced.
- A green network concept was used for the Surrey City Centre Plan. A study looked at provisions for parks, plazas, recommendations for greenways, multi-use paths, cycling, streetscapes, and public art nodes. Additional parks have been added at 104 Avenue and Whalley Boulevard other green spaces will be added through private development. A new greenway space will be added because of public consultation which will include a bike trail with obstacles that double as benches; staff reported construction is planned for fall 2011.
- In terms of servicing the water and sewage, updates are nearly completed. Staff reported a DCC adjustment is not required for the City Centre area.
- The final component is '**Community Building**', careful attention will be focussed on how to foster and build the sense of community within the new City Centre. The process will involve identifying the missing elements to create a unique sense of place.
- In achieving the Surrey City Centre design concept, a variety of techniques were used to create a sense of community. Public consultation will engage residents in photographing areas of importance, a heritage study was done, and other initiatives will be undertaken to add life to the streets and activities to public spaces. A series of questionnaires have been prepared and focus groups will be conducted in August 2011 with existing residents who live in high rise towers within the City Centre.

Council requested detail on how the Light Rail Transit (LRT) will be incorporated with the City Centre. Engineering staff noted they are working to ensure that the plan is compatible with the Rapid Transit Study (RTS) and that due consideration has been given in developing a comprehensive plan for the City Centre.

Council requested clarification on how the proposed finer grain road network for the Surrey City Centre compares to other metropolitan centres. Staff noted that the grid is comparable and the density range is comparable to the existing downtown area of Vancouver. The belt of low-rise / high density buildings is realistic and supported. Staff further noted that the housing plan is focussed particularly on the City Centre to ensure affordable housing will be made available.

Staff clarified there are a number of elementary schools that ring the City Centre area and there is available capacity to realize significant growth.

- B. ITEMS REFERRED BY COUNCIL
- C. CORPORATE REPORTS
- D. DELEGATION REQUESTS
- E. COUNCILLORS' REPORTS
- F. OTHER COMPETENT BUSINESS
- G. ADJOURNMENT

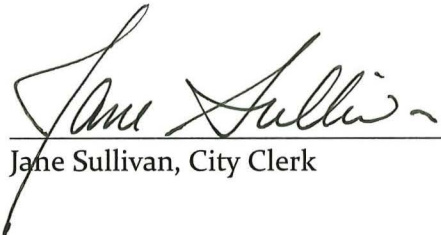
It was

now adjourn.


Moved by Councillor Rasode
Seconded by Councillor Villeneuve
That the Council-in-Committee meeting do

Carried

The Council-in-Committee adjourned at 5:19 p.m.



Jane Sullivan, City Clerk



Councillor Hunt, Chairperson