

# Semiahmoo Town Centre

## | Plan Summary

### SEMAIHMUO TOWN CENTRE

The Semiahmoo Town Centre Plan (the Plan) provides a comprehensive strategy to guide growth and development within the established heart of South Surrey. The Plan was developed with extensive public and stakeholder consultation. Preliminary planning, studies and technical analysis established clear context and supported an evidence-based approach to decision making. Leading best practices and market trends were carefully considered and applied.



### COMMUNITY ENGAGEMENT

Over the past 4 years, over 30,000 residents have been involved throughout one of the most comprehensive community engagement processes conducted for a land use plan to date.

# 34,848

Approximately 34,848 touchpoints with participants, residents, and stakeholders.



**2 World Cafe Workshops**  
large group dialogue sessions



**Stakeholder Meetings &  
Site Visits**



**3 Public Open Houses**



**Emails & Phone Calls**  
STCPlan@surrey.ca  
604.591.4654



**7 Online Surveys**  
+1 Youth Survey



**29,262 Postcard  
Mail-outs**

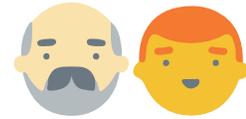
# Semiahmoo Town Centre | Plan Summary

## PROJECTIONS

The 136-hectare (336-acre) Plan Area will accommodate modest population growth over several decades, support housing diversity by providing more apartment and townhouse development opportunities and strengthen local business by adding residents and providing new commercial and medical-supportive office space.

To accommodate this increase in population and business, the plan designates additional parkland and envisions new community amenities. The Plan includes four additional neighbourhood parks. New parks are located within or adjacent to areas where development is expected. The result is 6.17 hectares (15.25 acres) of active parkland. All future residents within the Plan Area will have access to a park within 500 metres (approximately a five to 10-minute walk).

It is estimated that between 642-820 elementary students and 663-834 secondary students will be enrolled in the public-school system from the Plan Area once it is fully built out.



Existing Population	Projected Population
7,815	18,188



Existing Parkland	Projected Parkland
4.41 ha	6.17 ha



Existing Dwellings	Projected Dwellings
4,410	11,115



Existing Employment	Projected Employment
1,943	6,899



Elementary

Existing Students	Projected Students
193	731



Secondary

Existing Students	Projected Students
228	748

### Projecting at Build Out

Projections are estimated for the Plan Area at full build out. This means when every single lot in the Plan Area is redeveloped to full potential. In developed areas, like Semiahmoo Town Centre this is likely to take 30-50 years.

# Semiahmoo Town Centre | Plan Summary

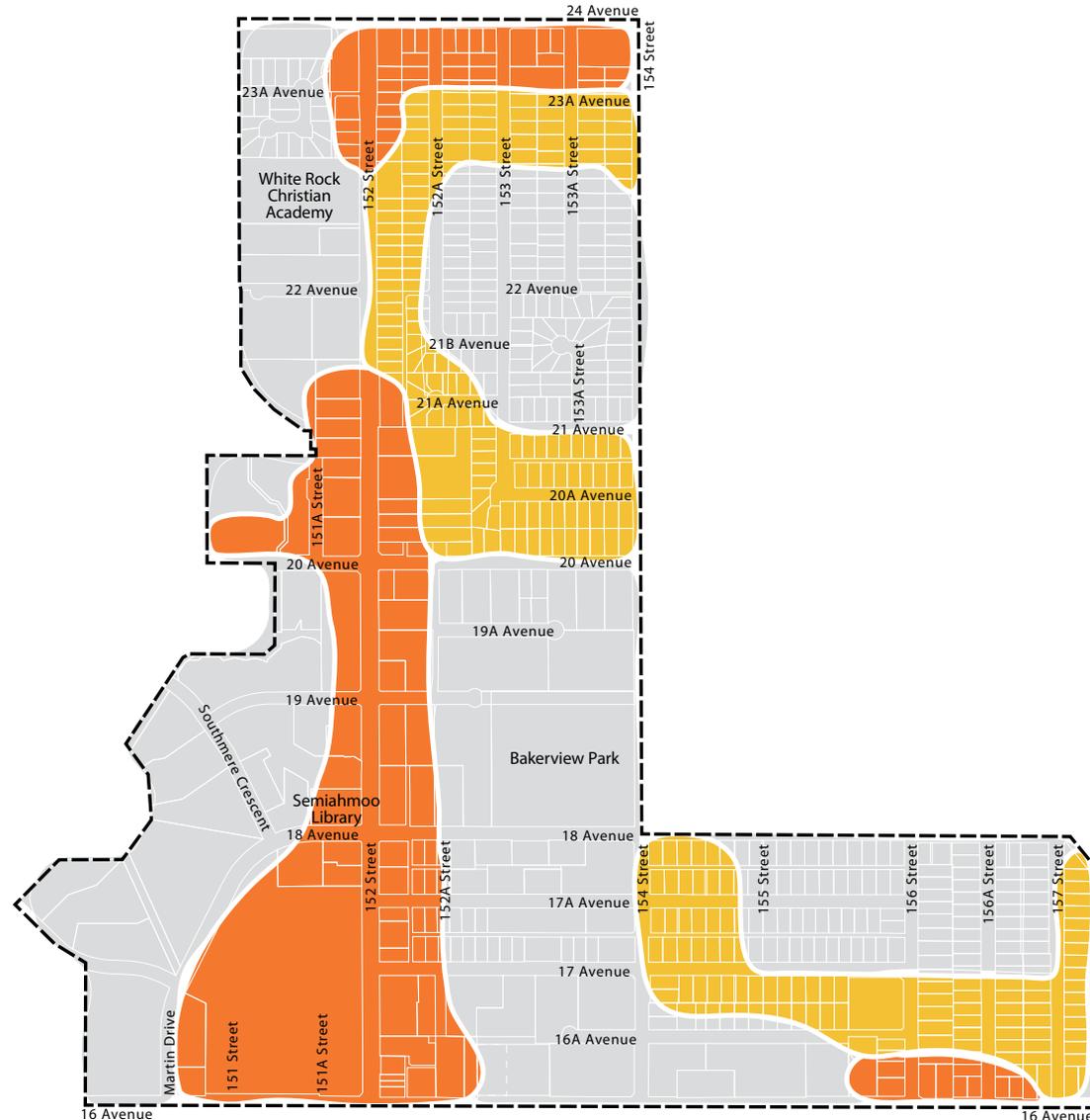
## GROWTH STRATEGY

Semiahmoo Town Centre is a designated Urban Centre within Metro Vancouver's Regional Growth Strategy (RGS). Urban Centres are transit-oriented communities with diverse populations, a range of employment opportunities, public spaces, and lively cultural and entertainment amenities. These characteristics make Urban Centres ideal locations to direct and accommodate growth in our region.

The Plan acknowledges the Urban Centre designation and presents a hierarchy of growth. It focuses density near long term Rapid Transit and shorter term RapidBus service along 152 Street and 16 Avenue, within the existing Semiahmoo Shopping Centre site, and into a medical district north of Peace Arch Hospital. The intensity of uses transitions away from the core into a largely established context of low-rise residential apartments and townhouses. Densities transition to low-rise and detached housing forms towards the existing neighbourhoods in the periphery.

## LEGEND

- Contain Redevelopment to Nodes and Corridors
- Provide A Variety of Housing
- Integrate Existing Neighbourhoods



# Semiahmoo Town Centre | Plan Summary

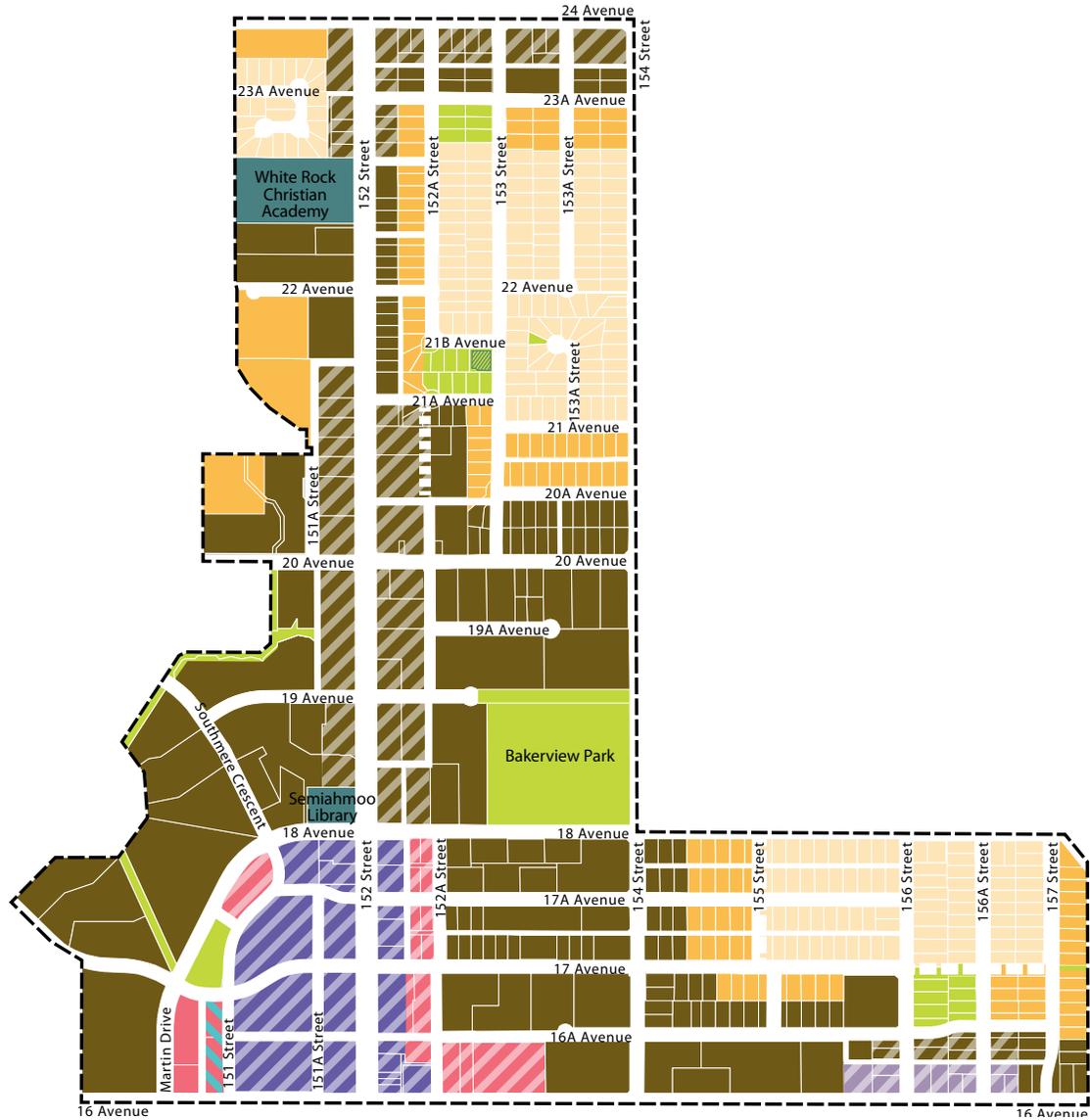
## LAND USE STRATEGY

The Plan recognizes the Town Centre as the primary commercial, institutional, and civic heart of South Surrey. Redevelopment is intended to focus density within mixed-use areas at key locations:

- along transit-served commercial high streets;
- at Peace Arch Hospital; and,
- within the Semiahmoo Shopping Centre redevelopment site.

## LEGEND

-  High-Rise Mixed-Use
-  Mid-Rise Mixed-Use
-  Mid-Rise Medical Mixed-Use
-  Low-Rise Mixed-Use
-  Mid-Rise Residential
-  Low-Rise Residential
-  Townhouse Residential
-  Low Density Residential
-  Civic
-  Bus Layover Facility
-  Parks & Open Space
-  Detention Pond



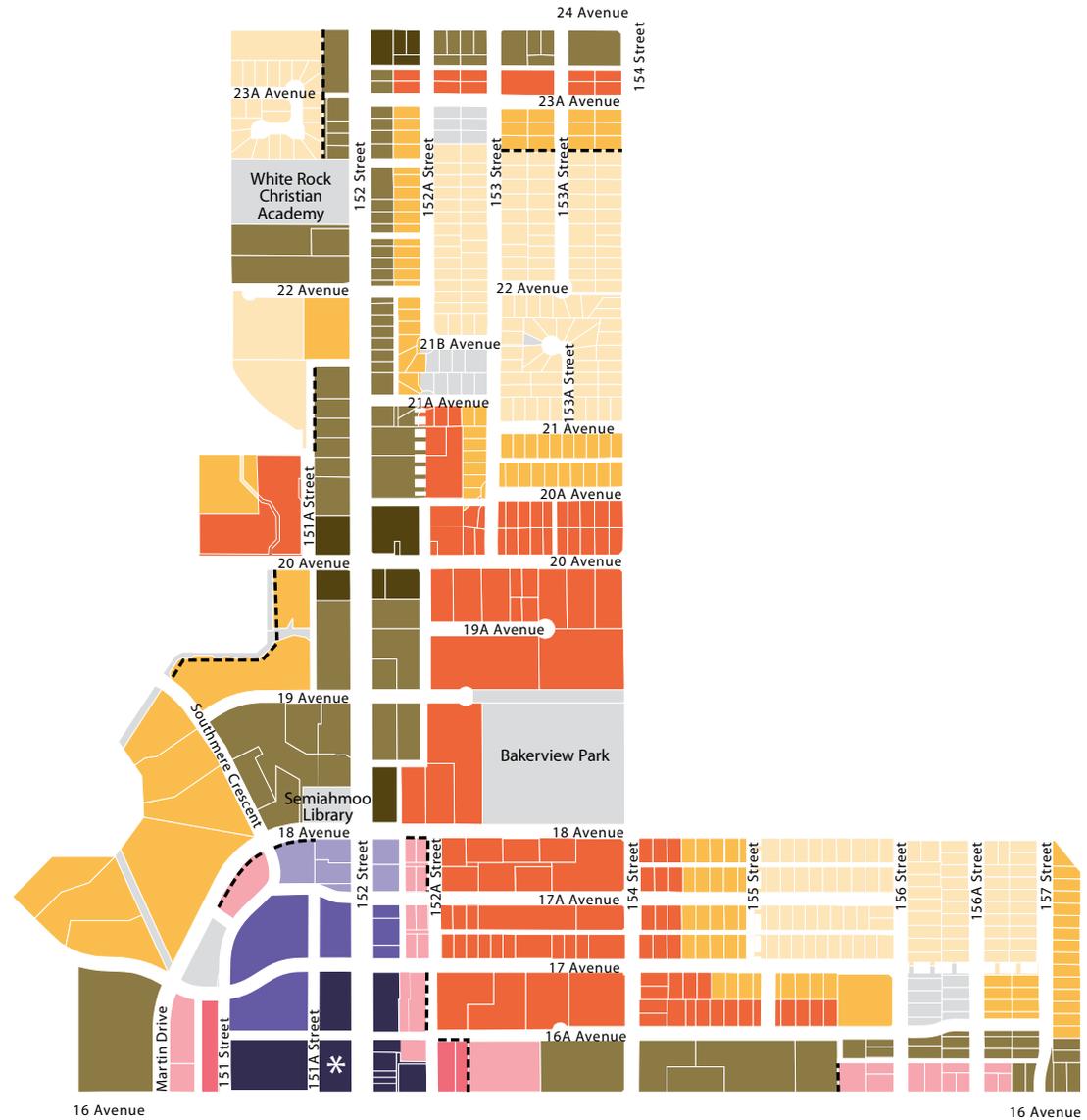
# Semiahmoo Town Centre | Plan Summary

## BUILDING HEIGHT STRATEGY

The Plan recognizes Semiahmoo Town Centre as an established community with a surrounding height context. To balance growth with this context the tallest buildings are strategically located at the intersection of 16 Avenue and 152 Street. Buildings gradually step down from that point to create a defined skyline and sensitively transition to existing buildings that are not expected to redevelop within the life of this plan.

### LEGEND

- Up to 2.5 Storeys
- Up to 3 Storeys  
*4th storey permitted where underground parking is provided.*
- Up to 5 Storeys  
*6th storey permitted with approx. 5 metre step back.*
- Up to 6 Storeys
- Up to 8 Storeys
- Up to 12 Storeys
- Up to 16 Storeys
- Up to 20 Storeys
- Up to 24 Storeys
- Up to 28 Storeys
- \* Landmark Building  
*Additional height may be considered for exceptional architecture and sustainable design*
- Not Applicable  
*Parks and Civic Uses*
- Sensitive Interfaces



# Semiahmoo Town Centre | Plan Summary

## TRANSPORTATION STRATEGY

A high-quality multi-modal transportation network will support the Town Centre's transformation into a more vibrant urban centre. The transportation strategy outlines a finer grain street network to support compact neighbourhood development and connectivity. The street network is complemented by an integrated network of off-street pathways and open spaces. Upgrades to existing roads will also serve to deliver new sidewalks, treed boulevards and cycling infrastructure. The transportation strategy will deliver safe and efficient travel options for all residents.

### LEGEND

- **T** - Proposed RapidBus (Route and Stops)
- New Roads
- Protected Cycle Track
- Semiahmoo Trail Greenway
- Pedestrian Connection
- Pedestrian Street
- Green Lane
- - - Lane
- - - Shared Street Bikeway

