



Guildford Town Centre – 104 Avenue Plan

Presentation to SBoT Development & Land Use Team

April 10, 2019

Study Area



GUILDFORD 104 AVENUE

LAND USE STUDY
[www.surrey.ca/
104GuildfordPlan](http://www.surrey.ca/104GuildfordPlan)

Plan Background

Purpose:

- Guide growth and facilitate the enhancement of the town centre through development
- Advance community objectives related to green spaces, habitat protection, housing choice, mobility, quality of life, etc.
- Build future rapid transit ridership by focusing growth in the town centre and potential station areas

Plan consultants: DIALOG, SDG, Colliers, KWL

Plan Vision and Principles

“The Guildford Town Centre and 104 Avenue Corridor are dynamic neighbourhoods that are green, rich with choice, and a destination for both locals and visitors.”

- Enhanced Journeys and Destinations
- A Community Heart at Guildford Town Centre
- Connecting Nature and People
- Beautiful and Engaging Places for People
- Diverse, Inclusive, and Welcoming
- Sustainable and Resilient



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Process (Stage 1)

Step 1 – Process launch and background studies

- Environmental study
- Market feasibility assessment
- Draft vision, principles and objectives

Step 2 – Plan alternatives generation

- Identify key redevelopment sites
- Identify opportunities for environmental protection/enhancement
- Develop land use and road network concepts

Step 3 – Drafting the final concept plan

- Prepare the preferred land use and road network concept
- Refine development, transportation and urban design policies
- Council endorsement of land use plan

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Progress

Work completed to date:

1. Background studies

- Residential and Commercial Market Assessment
- Environmental Study

2. Prepared preliminary land use, transportation and parks concepts

3. Developed “Preferred Concept” based on consultation results

4. Public and stakeholder consultation during each step of the process

- Open houses, stakeholder workshops, online surveys, popup engagement, presentations

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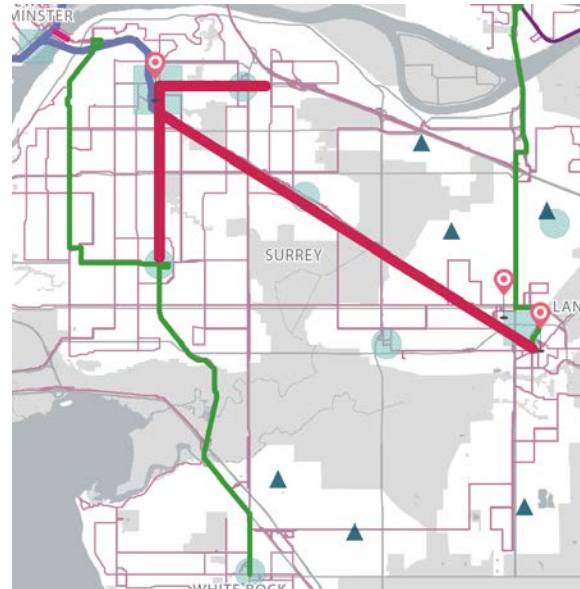
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Post-Election Project Status

New Council direction has led to revised transportation assumptions related to LRT, SkyTrain and B-Line.

Rationale for continued planning:

- 104 Ave remains a future rapid transit corridor
- OCP policy directs growth to town centres
- Guildford Mall redevelopment
- Area Plan allows for school planning



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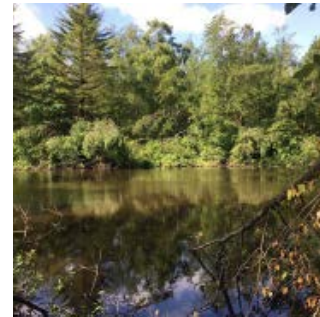
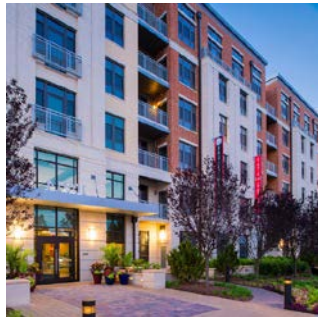
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Draft Plan Features

- Focused growth with appropriate density/height transitions
- Finer-grained road network
- New parks in growth areas and a “green connector” network
- Protection of biodiversity hubs/corridors and riparian areas
- Additional/replacement school sites
- Retention of affordable housing



Draft Land Use Concept

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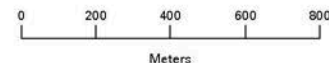
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LEGEND

Single Family or Duplex	Low to Mid Rise Apartment	High Rise Mixed Use	School	Bus Layover Facility
Townhouse or Row House	Low to Mid Rise Mixed Use	Commercial	Park/School	Riparian Buffer
Low Rise Apartment	Mid to High Rise Apartment	Parks and Natural Areas	Civic	
Low Rise Mixed Use	Mid to High Rise Mixed Use	Metro Vancouver Reservoir	Daylighted Watercourse	

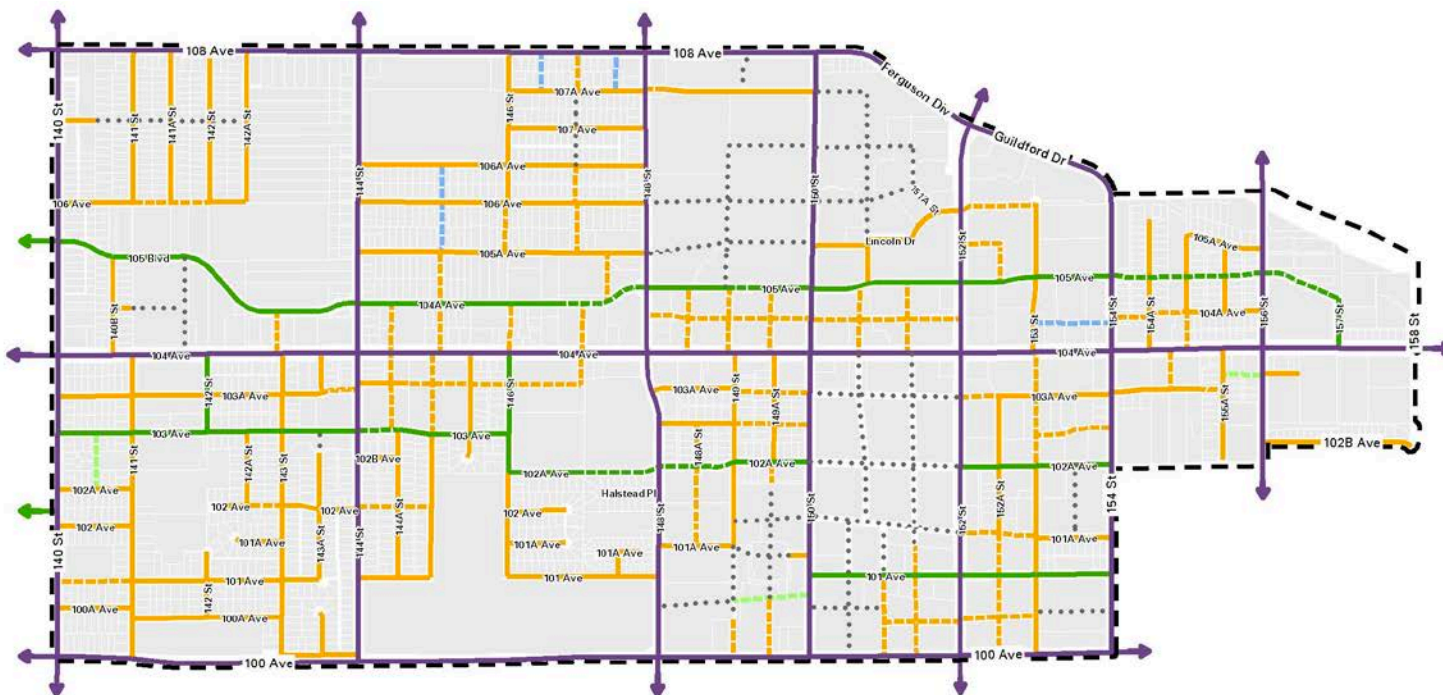


Draft Transportation Concept

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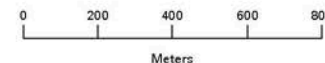
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LEGEND

- Arterial
- Collector
- Local
- - - Proposed Local
- - - Proposed Collector
- · · Proposed Green Lane
- - - Proposed Flex Road
- · · Long Term Road



Draft Parks & Open Space Concept

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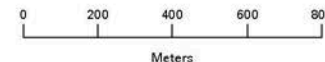
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LEGEND

- Existing Parks
- New Parks and Natural Areas
- Daylighted Watercourse
- Green Connector
- Riparian Buffer



Next Steps

Public Open House

- May 6 at Guildford Recreation Centre

Online Survey

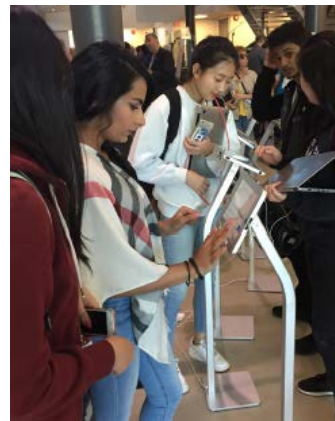
- April 25 – May 15

Report to Council with Stage 1 Plan

- Mid-2019

Stage 2 of Plan Process

- Beginning fall 2019
- Targeting completion by end of 2020



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