Study Area

104 Avenue Corridor and Guildford Town Centre Study Area
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
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
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
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
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
Draft Transportation Concept

LEGEND
- Arterial
- Collector
- Proposed Local
- Proposed Collector
- Proposed Green Lane
- Long Term Road

GUILDFORD
104 AVENUE
LAND USE STUDY
www.surrey.ca/
104GuildfordPlan
Draft Parks & Open Space Concept
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
Plan Contacts

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