







Taking pride in being 1st

- 1st in Canada with Blue Bag Recycling
- 1st Bike Trials Park in North America
- 1st in Western Canada to ban the use of pesticides
- 1st in Canada to require the use of helmets when skateboarding
- 1st in BC to adopt Naturescape policy



Predictable Consistent Development Regulations





Concentrated Growth No Urban Sprawl High Property Values Sustainable Future



"PONT" MOODY

GREAT IDEA!



TIE-IN
OLD TOWN
& WATERFRONT

© escape



Official Community Plan




Start
Background Research
Blank Slate Meeting
Sept. 2006

Community Consultation
Neighbourhood workshops, consultation with civic committees, seniors, youth, community working group

Draft Plan
Public Review

Finish

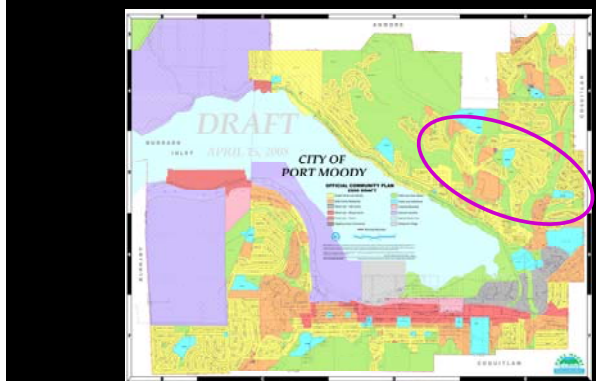
We are here



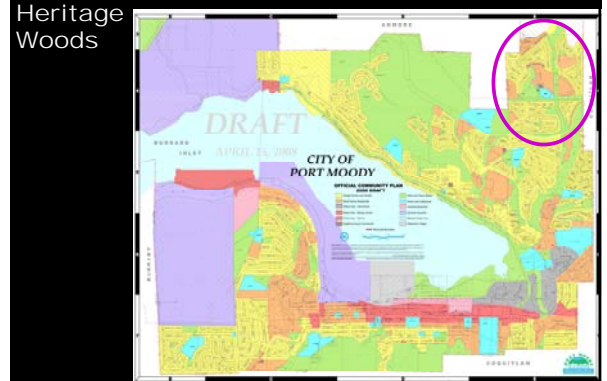
City of the Arts

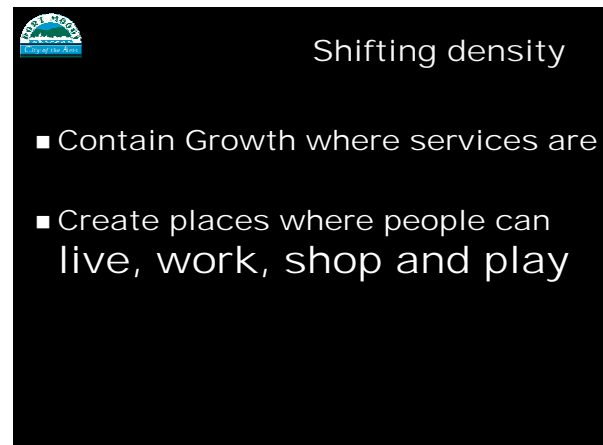
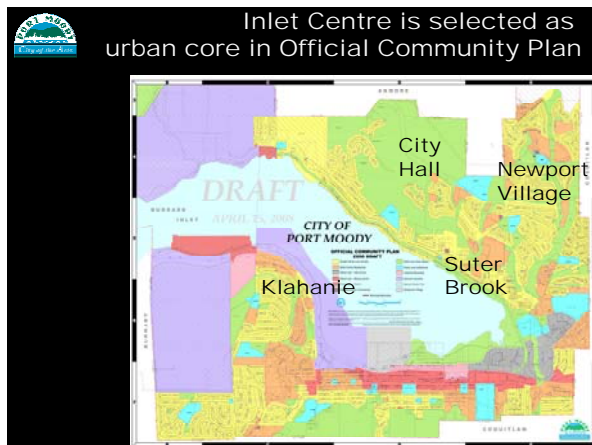
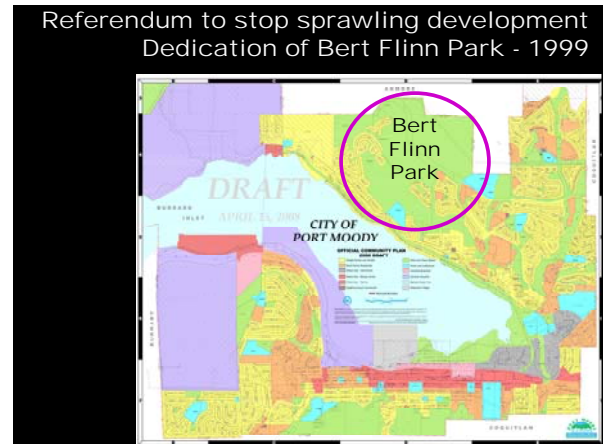


Typical suburban development (1970's – 80's):
Mainly single-family on Heritage Mountain



More compact development (1990's – 2000's)
Mix of single-family & multi-family in
Heritage Woods







Onni – Suter Brook

- 22 acres mixed use
- 6 acres dedicated green space
- Creation of new urban core

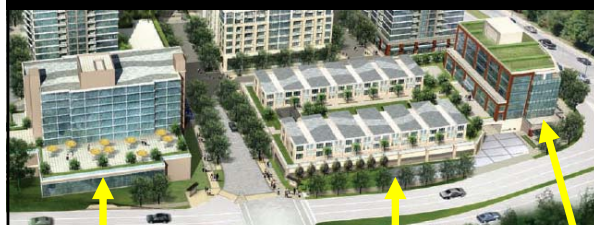


Onni – Suter Brook

- 1,250 residential units
- 95,000 s.f. commercial
- 45,000 s.f. office
- 138,000 s.f. hotel & convention centre
- 32,250 s.f. indoor amenity
- **310,250 s.f. of non-residential use**



The City's goal was to secure economic development & jobs



Hotel

Convention centre

Commercial

Office



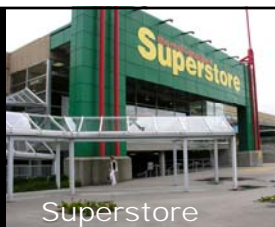
Today's retail:
big box, drive-to, sterile



Today's retail:
cookie-cutter
design.
Building are
billboards.



Superstore
Delta, BC

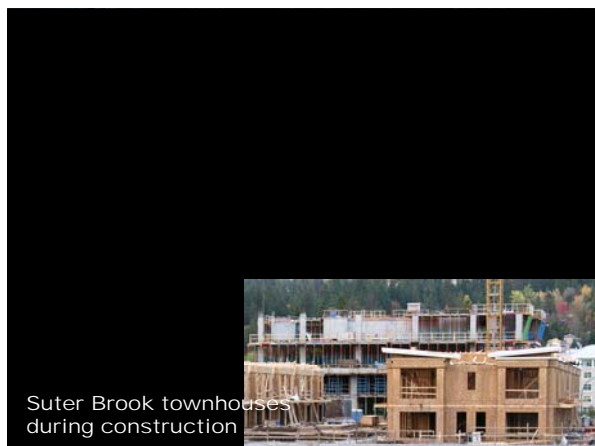
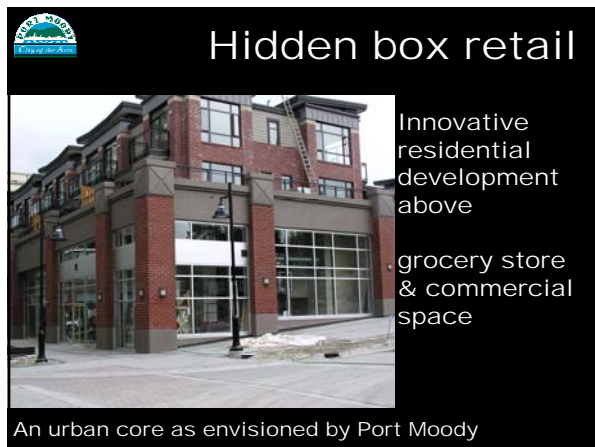


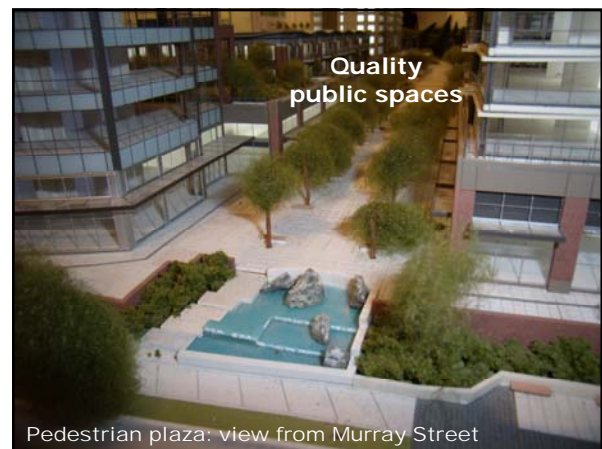
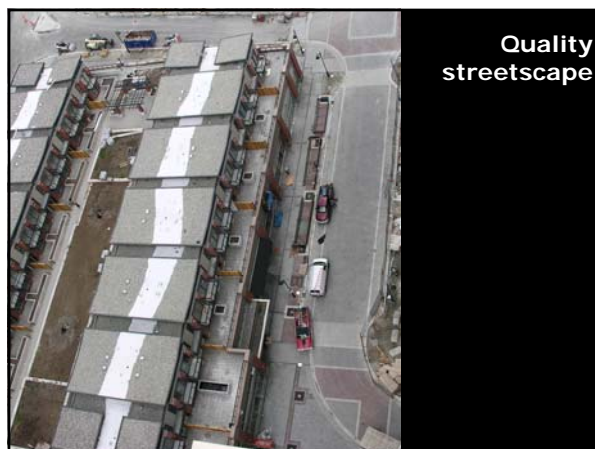
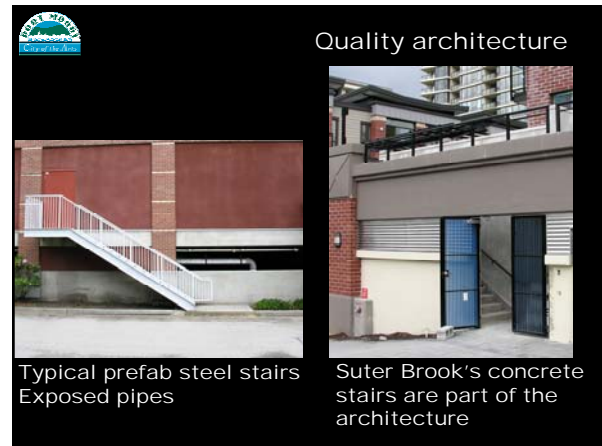
Superstore
Coquitlam, BC

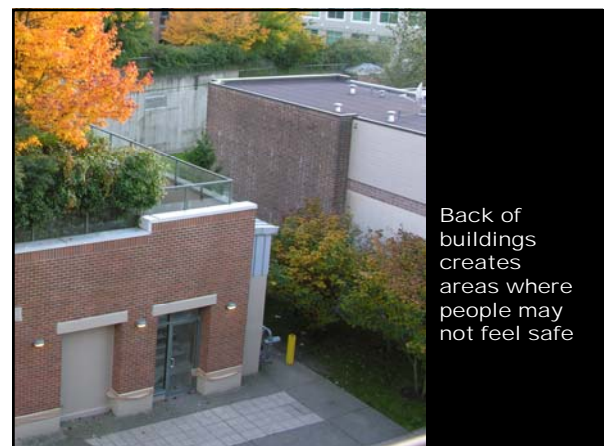
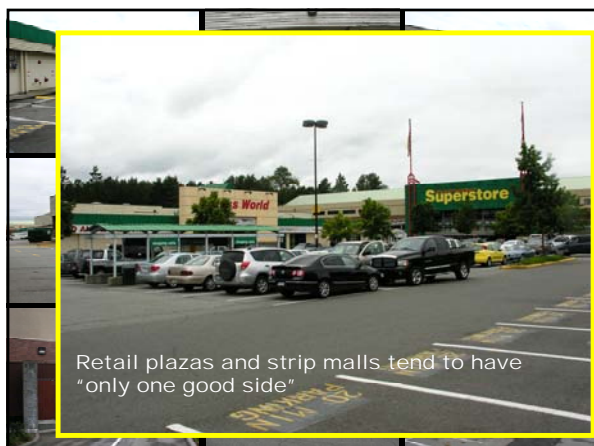
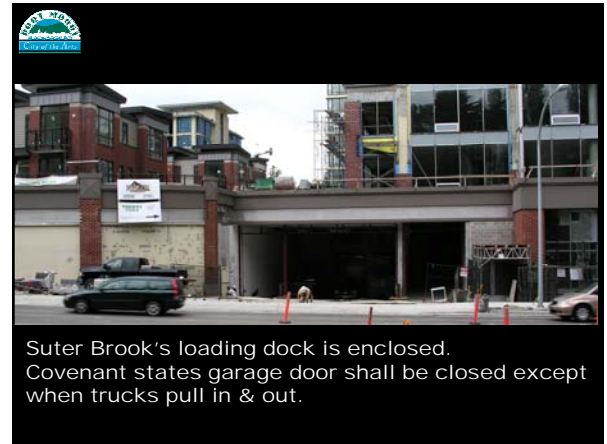


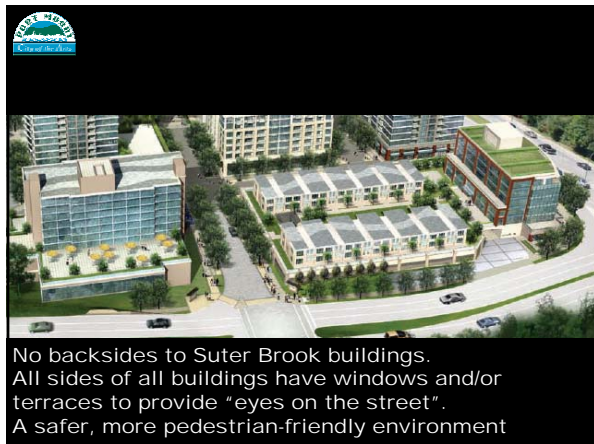
Typical large box retail















Sustainability Plan

- Energy
- Site Planning
- Transportation
- Environmental Protection
- Water
- Indoor Air Quality
- Waste Management
- Education



How do you create pedestrian-friendly space?
put cars underground.

Suter Brook parkades:	3,027 cars
surface parking:	50 cars

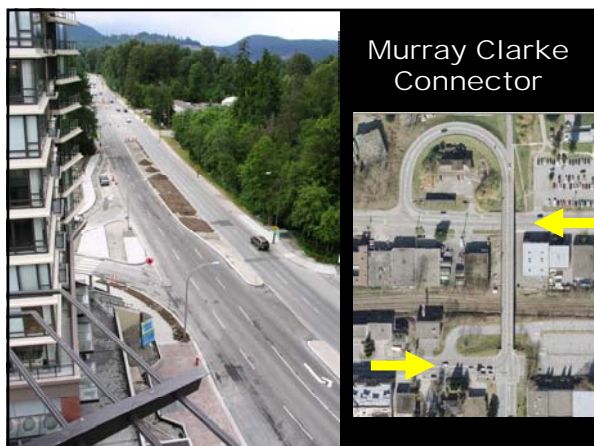
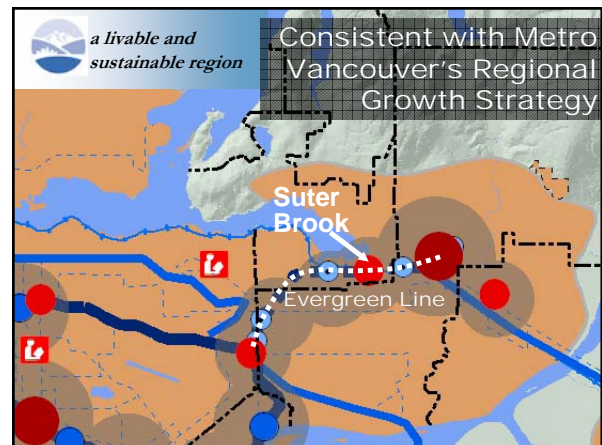


Convention & community space

Hotel with

- 11 meeting rooms (many with outdoor terraces)
- Ballroom (396 seats banquet / 500+ seats theatre style) high ceilings for live performances
- 6,600 sf. patio (up to 350 seats for outdoor reception)
- 7,000 of green roof
- 138 guest rooms








Gap Analysis

- Grocery and Drug retail
- Boutique retail
- Medical & Dental
- Galleries and Framing
- Strata-titled office space



Adaptive Re-Use

- Heritage restorations
- Residential to art gallery transition
- Innovative heritage preservation projects




Fiscal Imbalance

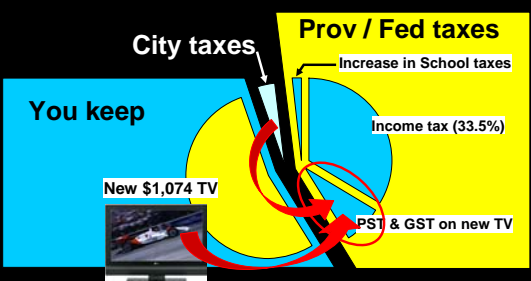





Canadian Tax Freedom Day
Monday June 20, 2008

Municipal Tax Freedom Day: January 14



What happens to a \$2,000 wage increase:



Questions?