







Taking pride in being 1st

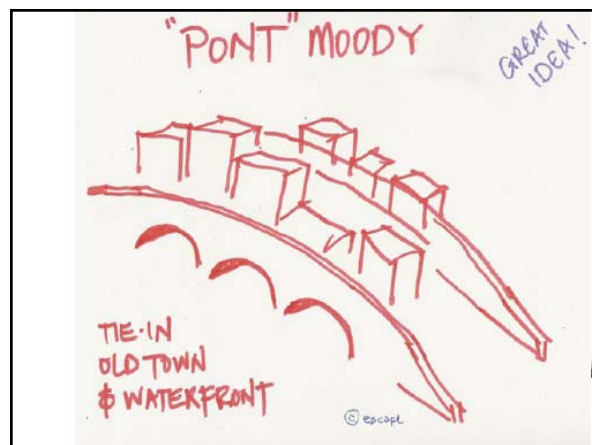
- 1st in Canada with Blue Bag Recycling
- 1st Bike Trials Park in North America
- 1st in Western Canada to ban the use of pesticides
- 1st in Canada to require the use of helmets when skateboarding
- 1st in BC to adopt Naturescape policy



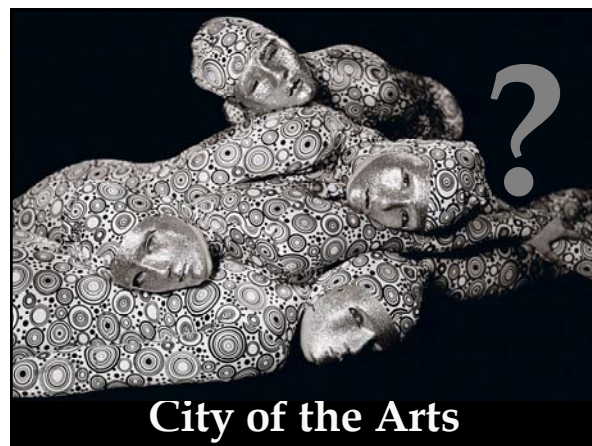
Predictable Consistent Development Regulations



Concentrated Growth No Urban Sprawl High Property Values Sustainable Future

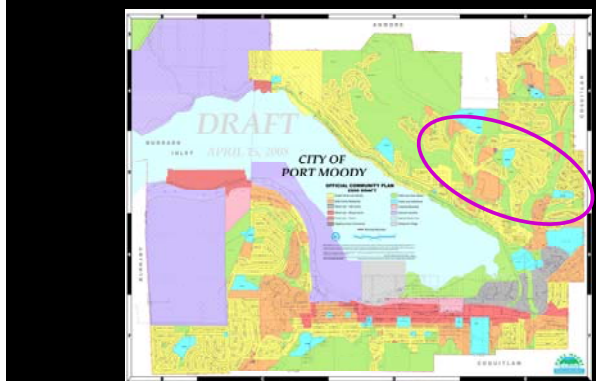


Official Community Plan

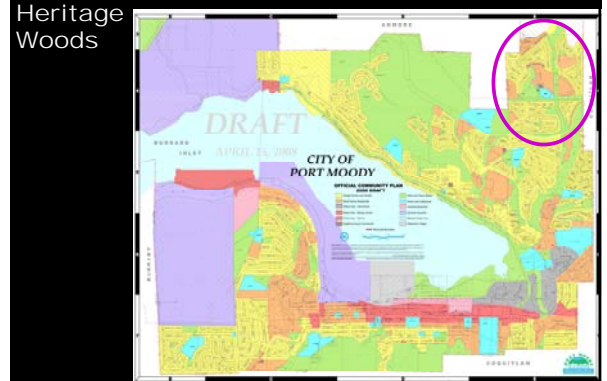


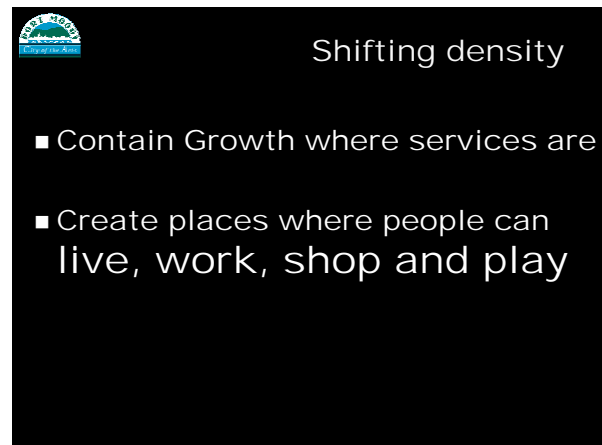
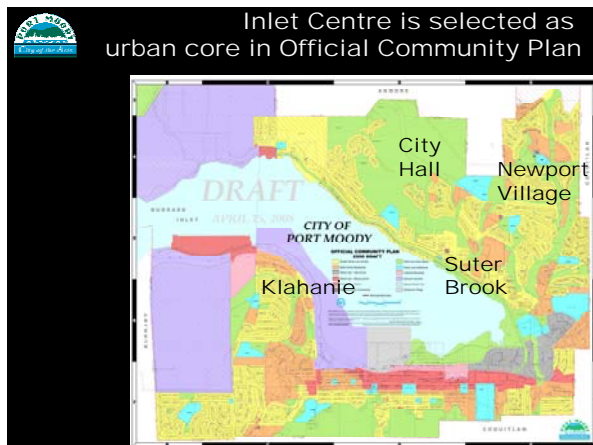
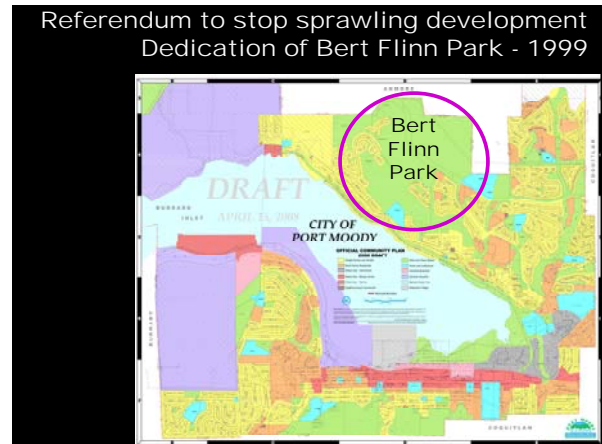
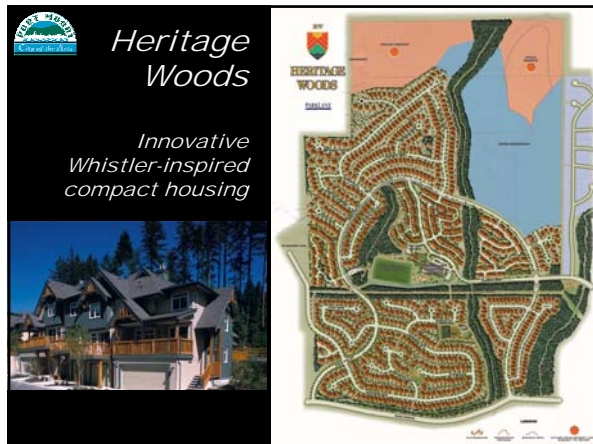


Typical suburban development (1970's – 80's):
Mainly single-family on Heritage Mountain



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

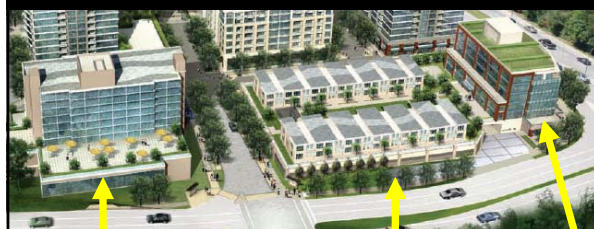


Onni – Suter Brook

- 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



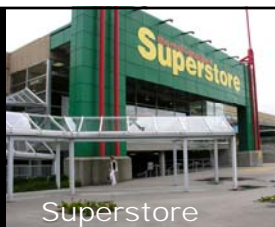
Today's retail:
big box, drive-to, sterile



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



Superstore
Delta, BC

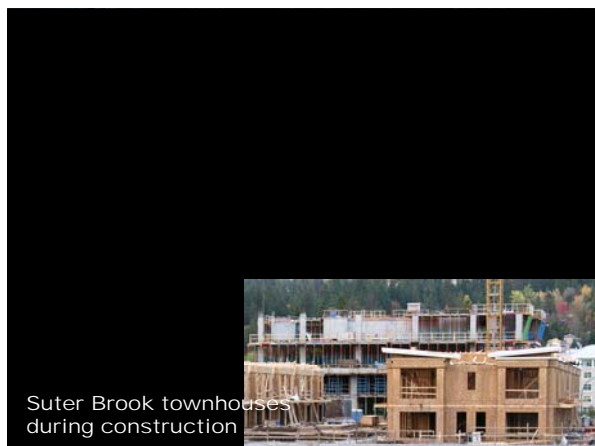
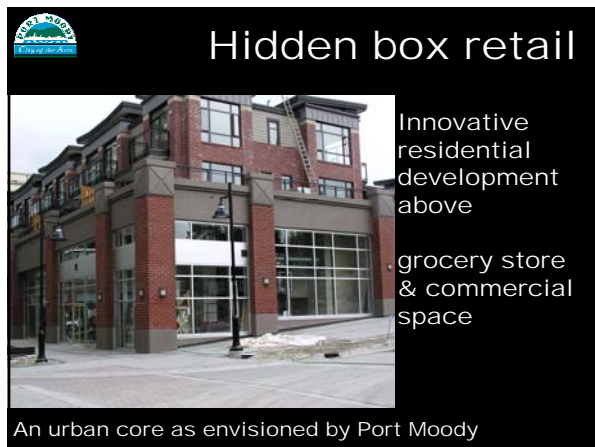


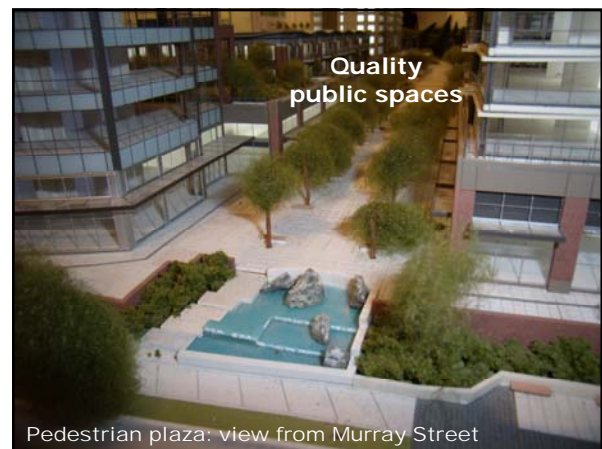
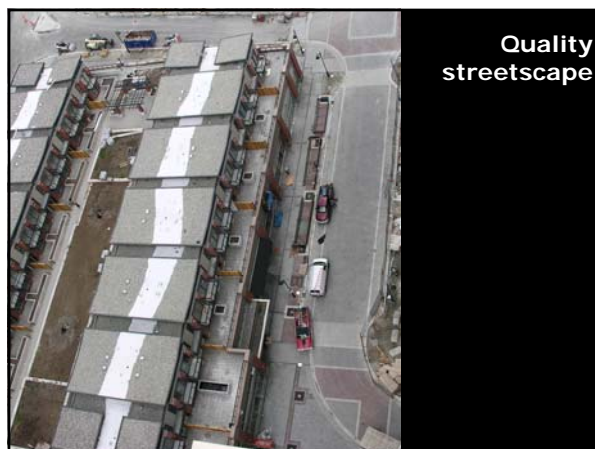
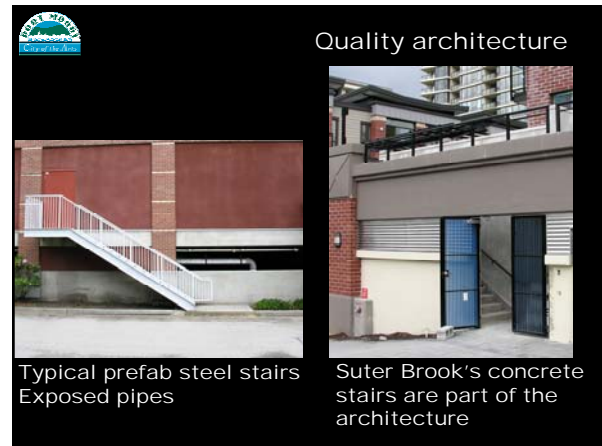
Superstore
Coquitlam, BC

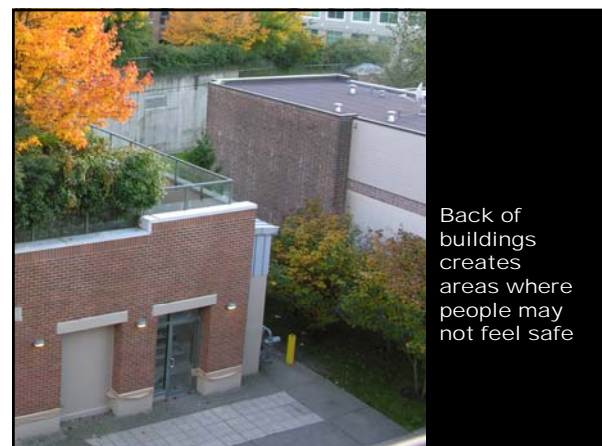
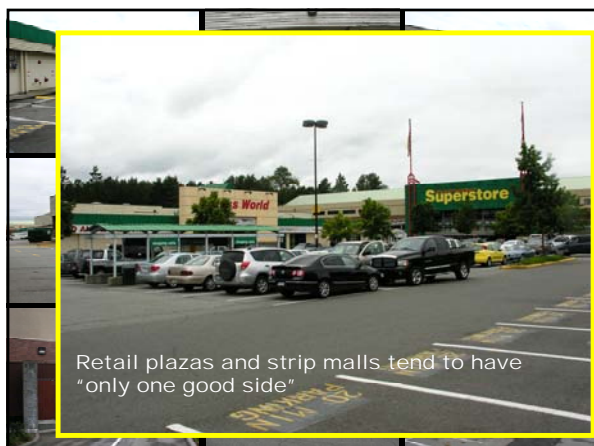
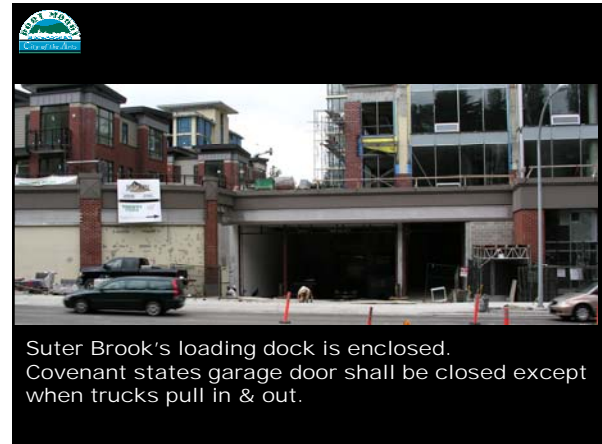


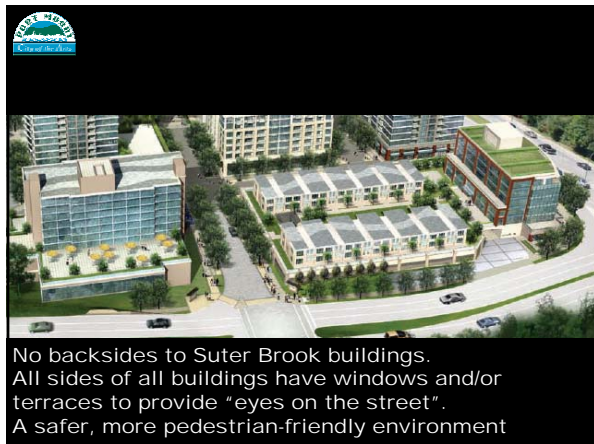
Typical large box retail











Sustainability Plan

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

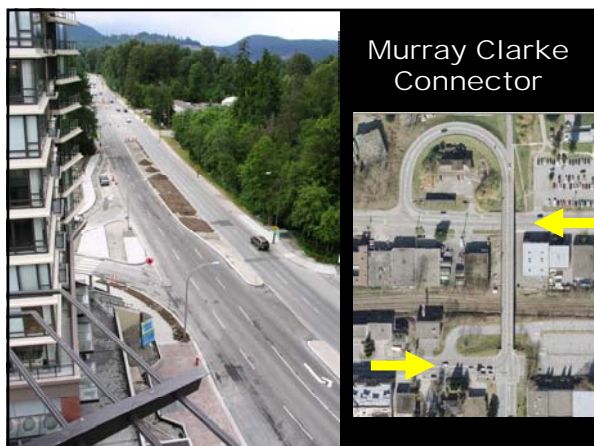
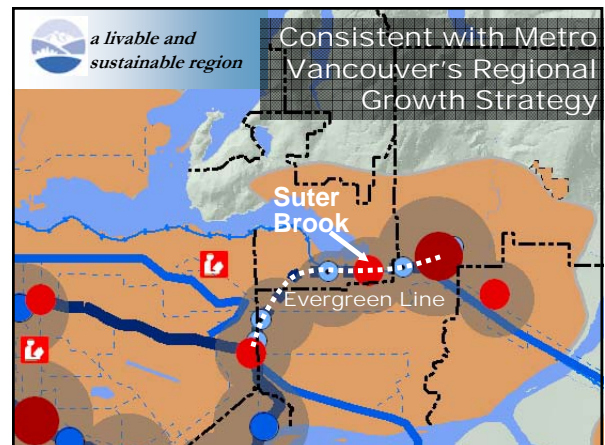
How do you create pedestrian-friendly space?
put cars underground.

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

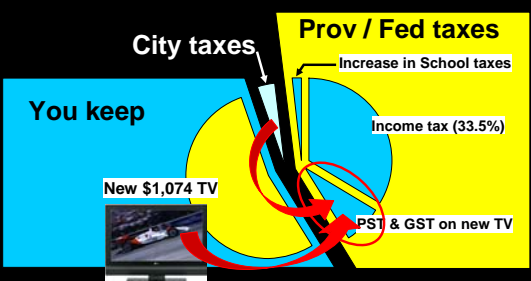





Canadian Tax Freedom Day
Monday June 20, 2008

Municipal Tax Freedom Day: January 14



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



Questions?