



# CLOVERDALE

Business Improvement Association

A good place to grow, since 1870

## Minutes

***BIA Board Meeting held on Tuesday May 14, 2019 @ 6pm - BIA office***

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### **Present**

Kent Archibald  
Dean Moore  
Paul Orazietti ED

Alex Charles  
Rob Paterson

Freda Mattern  
Frank Redekop

Troy Michaud  
Terry Stewart

### **Absent**

Mike Garisto  
Michelle Moore

Kristy Hill

Steve Bednash

James O'Neill

### **Guests**

Recording secretary: Paul Orazietti    Call to order 6:10 pm

Adoption of Agenda: Moved by Rob Paterson, 2nd by Troy Michaud, all in favor,  
Motion carried.

Adoption of April 9<sup>th</sup> Minutes: Moved by Alex Charles, 2<sup>nd</sup> by Terry Stewart, Carried, all in favor.

### **1. NEW BUSINESS:**

**a. Treasurer's report:** Treasurer Dean Moore presented the April 2019 Treasurer's report for discussion. The April 2019 Report had a Total Income: \$2,034.39. Total expenses: \$15,987.03  
Bank balance as of April 30, 2019: \$186,419.03

Adoption of April Treasurer's Report moved by Freda Mattern and seconded by Troy Michaud,  
Motion Carried - All in favor.

### **b. 17277 56 Ave Development Proposal (Strata Warehouses)**

The Board discussed a proposal submitted by PC Urban who recently acquired the vacant property at the corner of 172 St and Hwy #10. The board discussed how problematic this property has been over many years and failed attempts by Sandy's Furniture, the Dilawri Luxury Car sales centre (4 brands) and recently a mid size strata warehouse project proposed by the Beedie Group. The property has access and egress issues since a roadway at 57 Ave does not go straight through to 172 St and some industrial property was rezoned residential and developed in the northern portion of the lot which should have paid for a roadway extension when the residential subdivision was built. In addition, the MOT will also not allow a drive way on Hwy 10 before 172 St because that intersection will be signalized in the future. (Date still

undetermined). The application does not require re-zoning and will go through a public hearing process shortly. The warehouse landscaping and design are of a higher quality nature and will more than likely draw better capitalized small contractors/businesses. The board discussed how busy the traffic is currently on 172 Street and felt that the intersection at Highway #10 should be built sooner rather than later. The board also felt that this proposal should not substantially increase traffic in the area since it is not a retail destination and the businesses will probably use either Highway #10 or Highway #15 to get to their clients. The current warehouse vacancy rate in Surrey for the first quarter of 2019 is 0.9% according to Colliers industrial stats.

Upon a motion moved by Rob Paterson and seconded by Troy Michaud that the Cloverdale BIA send a letter of support for the proposed strata warehouse project as submitted by PC Urban, subject to the City of Surrey design review board. Motion carried.

## **2. OLD BUSINESS:**

### **a. King Street Alley Project**

The lane striping for the parking lot has been completed and the new design has been warmly received by a number of businesses that use it. The BIA continues to work with the City on a number of components that still require work such as the garbage enclosures, public art, decorative lighting and signage. There also have been a number of complaints about two commercial 5 ton trucks that use the parking lot overnight and sometimes during the day for all day parking.

### **b. Cloverdale Supportive Housing Task Force**

The City of Surrey is working on the first 50 unit deployment of modular permanent housing that the Province has provided for a yet to be named location in North Surrey. The City still is planning on locations next in Newton and Cloverdale. The City does have a Cloverdale location but may need to acquire some private land for the future Cloverdale supportive housing development. The BIA executive director attended a recent provincial conference for BIA's where the City announced that they are planning to relocate approx. 160 clients to different Town Centres as leases start to expire in the City Centre in the temporary shelters. The BIA is waiting from councilor Brenda Locke to set a date for a new task force that will be set up to work with the proposed supportive housing project.

### **c. BIA EGM**

The BIA board discussed that plans for the BIA renewal would start immediately after the completion of Rodeo Days events. The BIA office is currently working on organizing the Bed Races, the Chili Cook-off and the Rodeo Parade. The City of Surrey will start working on acquiring BIA renewal survey's that were used by the Newton BIA and the Downtown Surrey

BIA. The Board did discuss that the office should start working on a BIA Highlights project that could be delivered in a number of ways like a brochure, a video, social media and web content.

### **3. BIA Committees:**

#### **a. Beautification:**

The City of Surrey did provide the office with a few ideas that they had for new Streetlight banners that played up the area's farming background. The City announced that the banners would be installed prior to the annual Cloverdale Rodeo and Country Fair.

**b. Communications:** The office had been advised that the Directory plug in for the website failed and that a new version would need to be installed along with rebuilding the database for the Directory. The BIA office has recently hired a new summer intern to work on the BIA renewal and the website update. The new student Richard Liu is also updating the BIA member contact information.

**c. Business Development:** The BIA has developed a social media campaign primarily on twitter that promotes new businesses and construction occurring in the Cloverdale Town Centre. The amount of construction in the area has been unprecedented. Although there are a small number of empty store fronts, the spaces have new owners with plans for upgrading and moving a business/service in shortly.

**d. Special Events:** The BIA has been getting favourable responses for all three Rodeo Days events with the exception of the Rodeo parade which has seen a downturn in the number of horse entries. Promoting through social media like Facebook is showing some very favourable results for event awareness.

**e. Safety & Security:** Criminal activity is still relatively low, with the usual public garbage dumping, some graffiti and a presence of homeless people in the commercial area.

#### **4. Other Business:** None discussed

**5. Next BIA meeting:** Next BIA meeting scheduled for Tuesday, June 11th, 2019 at 6pm.

Meeting Adjourned: 8:15 pm