



CLOVERDALE

Business Improvement Association

A good place to grow, since 1870

Minutes

BIA Board Meeting held on Tuesday June 11, 2019 @ 6pm - BIA office

Present

Alex Charles
Dean Moore
Paul Orazietti ED

Mike Garisto
Michelle Moore

Freda Mattern
Rob Paterson

Troy Michaud
Terry Stewart

Absent

Kent Archibald
Frank Redekop

Steve Bednash

Kristy Hill

James O'Neill

Guests

Edward Tain - City of Surrey

Acting Recording secretary: Paul Orazietti Call to order 6:15 pm

Adoption of Agenda: Moved by Freda Mattern, 2nd by Mike Garisto, all in favor, Motion carried.

Adoption of May 14th Minutes: Moved by Rob Paterson, 2nd by Michelle Moore, Carried, all in favor.

1. NEW BUSINESS:

a. Treasurer's report: Treasurer Dean Moore presented the May 2019 Treasurer's report for discussion. The May 2019 Report had a Total Income: \$2,278.00. Total expenses: \$31,540.39
Bank balance as of May 31, 2019: \$159,409.85

b. 17277 56 Ave Development Proposal (Strata Warehouses)

The BIA has been approached by the Cloverdale Community Association to reconsider its support for an industrial warehouse on industrial zoned property and instead have the developer reconsider the possibility of rezoning the property to highway commercial and build a smaller version of what is on the corner Hwy #10 and 152 St in Panorama/Sullivan. The Community Association has expressed a preference for more retail commercial in the Town Centre that was pointed out in Facebook postings in the Cloverdale area. The President of the Community Assn has spoken with one of the partners that did not rule out the suggestion. In a follow up call by the BIA with another partner they confirmed that they would like to continue to build their original idea. The City believes that PC Urban's proposal is appropriate from a land

use stand point and it also introduces a sorely needed back road that would connect 172 St to Hwy #15. The ED pointed out that the back road will only be built when a developer for this property gets City approval. The Board reviewed the history of problems with access and egress to the site and after 10 plus years of no progress, believes that this project is appropriate and will be of benefit to the immediate neighbourhood and the Town Centre.

c. 18782 56 Ave

The developer through a planner from Aplin Martin reacted to a letter that the BIA sent to the City of Surrey not supporting the development. The group would like to have a private meeting to discuss their thoughts and have the BIA reconsider its position. The Board did discuss the proximity of the project and continues to support more commercial density in the Town Centre and not the rezoning at 18782 56 Ave.

On discussions pertaining to the development of Highway #10 it was suggested considering more mixed use development along the highway to be added to the new OCP. The City recently suggested that the Clover Square Village mall could be zoned for future mixed use development. The board felt that the BIA should contact the city to see if it made sense to consider more mixed use development along Hwy #10 and especially for the property across from KPU.

d. BIA Renewal – 2020

The ED and Edward Tain from the City discussed the need to launch a member survey asap. Dean also mentioned that a BIA 25 year Highlight booklet be added in the survey mail out. The booklet will showcase all of the projects, events and programs that were created and their results! An electronic version will also be created. The City will approach the other Surrey BIA's to get copies of their membership renewal surveys for reference. Edward from the City did take the opportunity to discuss a program their department has organized which can be found on the website: InvestSurrey.ca Edward did reveal that there had been recent video shot locally that included the Rustic Rooster and some businesses on 176 St. Edward did also discuss the city's efforts to create improved zoning that could accommodate a craft brewery or a small craft brewery district like the one in Port Moody.

e. Outdoor Movie – Summertime

The BIA has been approached by Surrey Parks and Rec to help hold an outdoor movie night in the newly updated King St parking lot. The BIA would be looking at several dates along with several movie suggestions. Parks N Rec does have an outdoor projector and screen that will be used for the event. More details to follow.

2. OLD BUSINESS:

a. King Street Alley Project

The BIA and City are working on a number of cost estimates to complete the construction of a garbage container enclosure and decorative lighting along several building rears of the King St parking lot. Meetings are being set up to discuss public art and cultural heritage opportunities in the Town Centre and especially for the new King St parking lot.

b. Cloverdale Supportive Housing Task Force

Information on the BC Housing proposal has been scarce and the BIA has asked the City to be advised on the next steps they have for putting in 50 units of Permanent modular supportive housing in Cloverdale.

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 BIA summer student Richard Liu and Kristy Hill (Umbrella Sq Design) have repaired and upgraded the BIA business directory. SpaceList has been re-installed into the Business section (space/property for sale/lease) for the Cloverdale Town Centre. There have also been upgrades to the BIA member info section including all Minutes/Agendas being posted.

c. Business Development: The BIA is working on a social media campaign to create awareness for the new businesses and construction occurring in the Cloverdale Town Centre. The BIA office has been approached by numerous developers both residential and commercial who have plans to build in the Town Centre.

d. Special Events: All three events: The Rodeo Parade, the Cloverdale Bed Races and Cloverdale Chili Cook-off which were organized by the BIA were successful in spite of some dire weather predications. This year videos were produced for each of the Rodeo Days event which resides on Youtube with links to the BIA website. The City of Surrey did compliment the BIA for the high level of organization and professionalism displayed at all of the events. The Rodeo Manager Mike MacSorley did visit the BIA office to offer more financial support for the 2020 Rodeo Parade which helps draw bigger crowds to the Fair. The BIA has also been approached by Boyd Autobody for potential sponsorship for the Surrey Santa Parade. Discussions will occur later on in the month.

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

an uptick in residential B&E's along with shop lifting in the area. The RCMP Dist 4 officer will have a new Sergeant in place shortly to take over from Corp Leanne Alexander.

4. Other Business: None discussed

5. Next BIA meeting: Next BIA meeting scheduled for Tuesday, July 9th, 2019 at 6pm.

Meeting Adjourned: 8:15 pm