

*Below:*  
Images of Hyland Creek taken at  
the site. Team Three made  
special effort to preserve the  
natural ecology of the site, the  
streams and the stream habitat of  
the site in particular.



## TEAM THREE

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### REPAIR THE CITY

It is obvious that Surrey is at a fork in the road. Its lands are beautiful and resource-rich, and choices abound for their stewardship and for a new city form. Which path should we follow? This scheme is about the significance of the site to the region and of the region to the site. Our particular site is of both local and regional ecological significance because it contains the headwaters of Archibald and Hyland creeks and their many tributaries, all of which are important salmon-spawning streams and drainage ways.

Historically, Surrey's uplands and ridges were covered by forests, peat bogs, and marsh lands that acted as sponges to control water discharge. Increased run-off from the highlands has contributed to lowland flooding and erosion. Water retention is poor in Surrey, and aquatic systems will decline as new development takes over vegetation, habitats, and creeks. This can happen quickly, so we should take these issues seriously.

This scheme explores four basic ideas: (1) the addition of 2,200 dwelling units by 2015, (2) the creation of a town centre, (3) the nurturance of the evolving ecology, and (4) the location of dense, mixed-use buildings at the edges of the site. We understand that Surrey is growing, and our proposal will provide a new community at King George Highway and 64th Avenue at a pace and a density that the ecology and the location can withstand.

We are interested in promoting a 'not-so-fast' attitude to development. Rather than develop in big chunks to an arbitrary maximum all at once and all the same way, our team recommends that the community be built in smaller increments, a little at a time, when and wherever the need is felt, and in the very particular way that each site suggests. In other words, do not just discourage, disallow, large land assemblies. This community needs housing of different types for people of different incomes

and ages. As a result, we propose establishing a pedestrian-scaled town centre at King George Highway and 64th Avenue. To make it a real centre, we have to repair the urban fabric of the three other surrounding quarter-sections and the ecological fabric of its fourth - site. To nurture the delicate site ecology, we recommend placing in re-serve just over one-half of the study site as "regenerating woodlands." This 200-acre landscape should be given over to community use and stewardship. A healthy regional water system, water retention, vegetation regeneration, and the maintenance of rural traditions are a few of the considerable benefits that would accrue from this move.

Circulation and open space are important. One basic problem with traditional suburban development models is that neighbourhoods are cut off from their own centres of public life. All that is needed to repair them, though, are a few simple road and path connections designed to create an integrated network. Many kinds of paths and roads are needed in a community: calmed major streets; car trails; regional and local greenways for cars, bicycles, and pedestrians; and woodland footpaths and boardwalks. We do not need to increase the capacity of roads that bleed our communities of places to work, places to gather, and places to shop that are within walking distance. We are saying, for example, that 64th Avenue should not be widened. Instead, build a greenway, a sort of ecological parkway for walking, biking, cars, and transit that takes you all the way to Langley! We are also saying that a lot of small roads can serve a community better than can one giant road.

If this site is to continue to contribute to the sustenance of our regional ecology (e.g., through providing healthy salmon habitat), we must be extremely mindful of its ecological function. For example, there should be special emphasis on the site's water systems. The site's ecological function was the basis of our decisions about its development potential. In our plan, Archibald and Hyland creeks can support diverse habitat while still draining the site.

#### The Regenerating Woodlands

Roughly half the area of the site is regenerating woodlands. Emanating from the arterials that surround the site, development threads towards its woodland centre. The move to line the arterials with pedestrian ways and high-density development is based on our belief that we cannot continue to turn our backs on pedestrian use of both arterials and major collector roads. These streets should be places to live and

#### Left

Team 3: (standing)  
Lynda Carabetta, Moura Quayle,  
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