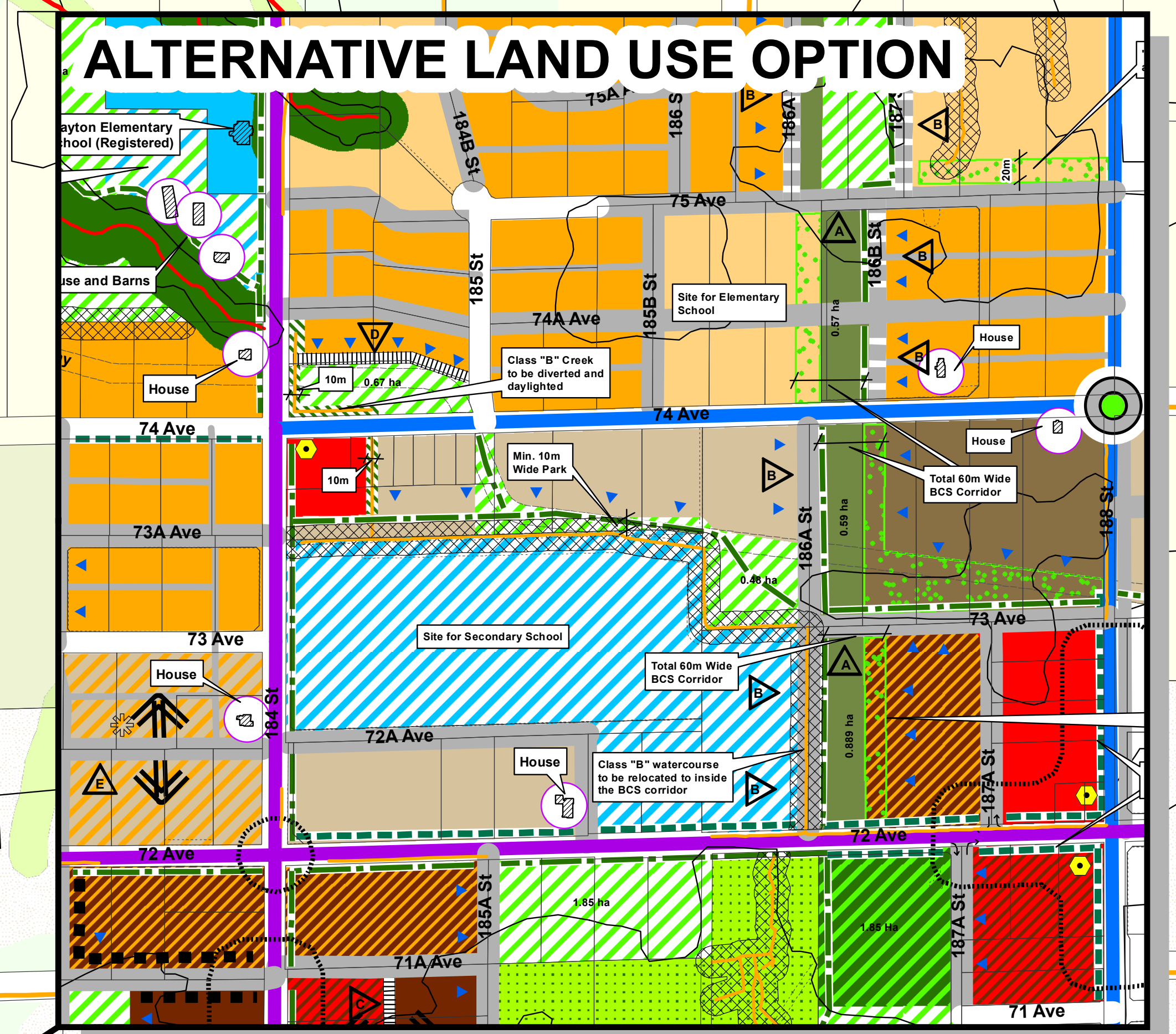
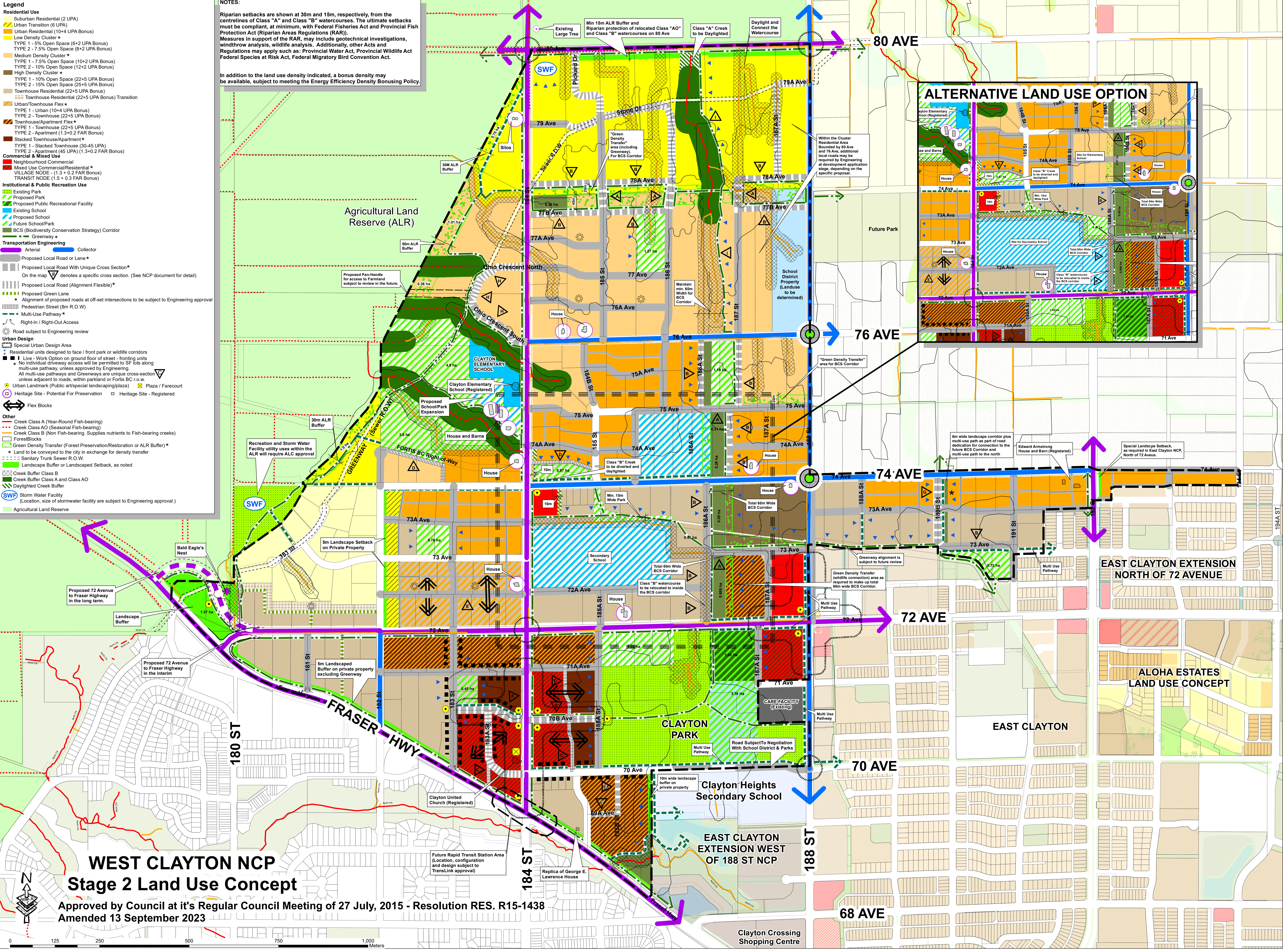


- Residential Use**
- Suburban Residential (2 UPA)
  - Urban Transition (6 UPA)
  - Urban Residential (10+4 UPA Bonus)
  - Low Density Cluster \*
  - TYPE 1 - 5% Open Space (6+2 UPA Bonus)
  - TYPE 2 - 7.5% Open Space (8+2 UPA Bonus)
  - Medium Density Cluster \*
  - TYPE 1 - 7.5% Open Space (10+2 UPA Bonus)
  - TYPE 2 - 10% Open Space (12+2 UPA Bonus)
  - High Density Cluster \*
  - TYPE 1 - 10% Open Space (22+5 UPA Bonus)
  - TYPE 2 - 15% Open Space (25+5 UPA Bonus)
  - Townhouse Residential (22+5 UPA Bonus)
  - Townhouse Residential (22+5 UPA Bonus) Transition
  - Urban/Townhouse Flex \*
  - TYPE 1 - Urban (10+4 UPA Bonus)
  - TYPE 2 - Townhouse (22+5 UPA Bonus)
  - Townhouse/Apartment Flex \*
  - TYPE 1 - Townhouse (22+5 UPA Bonus)
  - TYPE 2 - Apartment (1.3+0.2 FAR Bonus)
  - Stacked Townhouse/Apartment \*
  - TYPE 1 - Stacked Townhouse (30+5 UPA)
  - TYPE 2 - Apartment (45 UPA) (1.3+0.2 FAR Bonus)
- Commercial & Mixed Use**
- Neighbourhood Commercial
  - Mixed Use Commercial/Residential \*
  - VILLAGE NODE - (1.3 + 0.2 FAR Bonus)
  - TRANSIT NODE (1.5 + 0.3 FAR Bonus)
- Institutional & Public Recreation Use**
- Existing Park
  - Proposed Park
  - Proposed Public Recreational Facility
  - Existing School
  - Proposed School
  - Future School/Park
  - BCS (Biodiversity Conservation Strategy) Corridor
  - Greenway \*
- Transportation Engineering**
- Arterial
  - Collector
  - Proposed Local Road or Lane \*
  - Proposed Local Road With Unique Cross Section \*
  - On the map  $\nabla$  denotes a specific cross section. (See NCP document for detail)
  - Proposed Local Road (Alignment Flexible) \*
  - Proposed Green Lane
  - Alignment of proposed roads at off-set intersections to be subject to Engineering approval
  - Pedestrian Street (8m R.O.W)
  - Multi-Use Pathway \*
  - Right-In / Right-Out Access
  - Road subject to Engineering review
- Urban Design**
- Special Urban Design Area
  - Residential units designed to face / front park or wildlife corridors
  - Live - Work Option on ground floor of street - fronting units
  - No individual driveway access will be permitted to SF lots along multi-use pathway, unless approved by Engineering.
  - All multi-use pathways and Greenways are unique cross-section unless adjacent to roads, within parkland or Fortis BC r.o.w.
  - Urban Landmark (Public art/special landscaping/plaza)
  - Plaza / Farecourt
  - Heritage Site - Potential For Preservation
  - Heritage Site - Registered
  - Flex Blocks
- Other**
- Creek Class A (Year-Round Fish-bearing)
  - Creek Class AO (Seasonal Fish-bearing)
  - Creek Class B (Non Fish-bearing, Supplies nutrients to Fish-bearing creeks)
  - Forest/Blocks
  - Green Density Transfer (Forest Preservation/Restoration or ALR Buffer) \*
  - Land to be conveyed to the city in exchange for density transfer
  - Sanitary Trunk Sewer R.O.W
  - Landscape Buffer or Landscaped Setback, as noted
  - Creek Buffer Class B
  - Creek Buffer Class A and Class AO
  - Daylighted Creek Buffer
  - Storm Water Facility (Location, size of stormwater facility are subject to Engineering approval.)
  - Agricultural Land Reserve

**NOTES:**

Riparian setbacks are shown at 30m and 15m, respectively, from the centrelines of Class "A" and Class "B" watercourses. The ultimate setbacks must be compliant, at minimum, with Federal Fisheries Act and Provincial Fish Protection Act (Riparian Areas Regulations (RAR)). Measures in support of the RAR, may include geotechnical investigations, windthrow analysis, wildlife analysis. Additionally, other Acts and Regulations may apply such as: Provincial Water Act, Provincial Wildlife Act, Federal Species at Risk Act, Federal Migratory Bird Convention Act.

In addition to the land use density indicated, a bonus density may be available, subject to meeting the Energy Efficiency Density Bonus Policy.



**EAST CLAYTON EXTENSION NORTH OF 72 AVENUE**

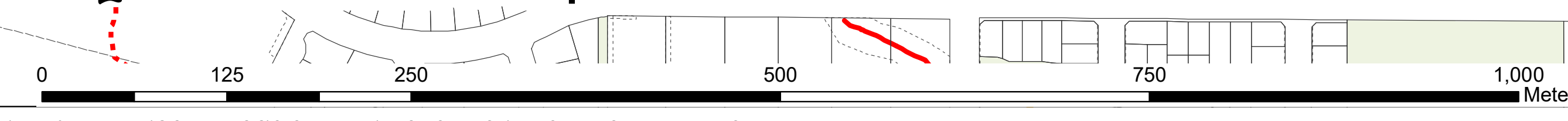
**ALOHA ESTATES LAND USE CONCEPT**

**EAST CLAYTON**

**EAST CLAYTON EXTENSION WEST OF 188 ST NCP**

**WEST CLAYTON NCP Stage 2 Land Use Concept**

Approved by Council at it's Regular Council Meeting of 27 July, 2015 - Resolution RES. R15-1438  
Amended 13 September 2023



V:\Policy\Long Range\GIS\_ANALYSIS\CLOVERDALE\WEST\_CLAYTON\WestClayton\_Stage1\_LandUseConcept\_2014