



# CRESCENT BEACH

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# Crescent Beach Plan Update

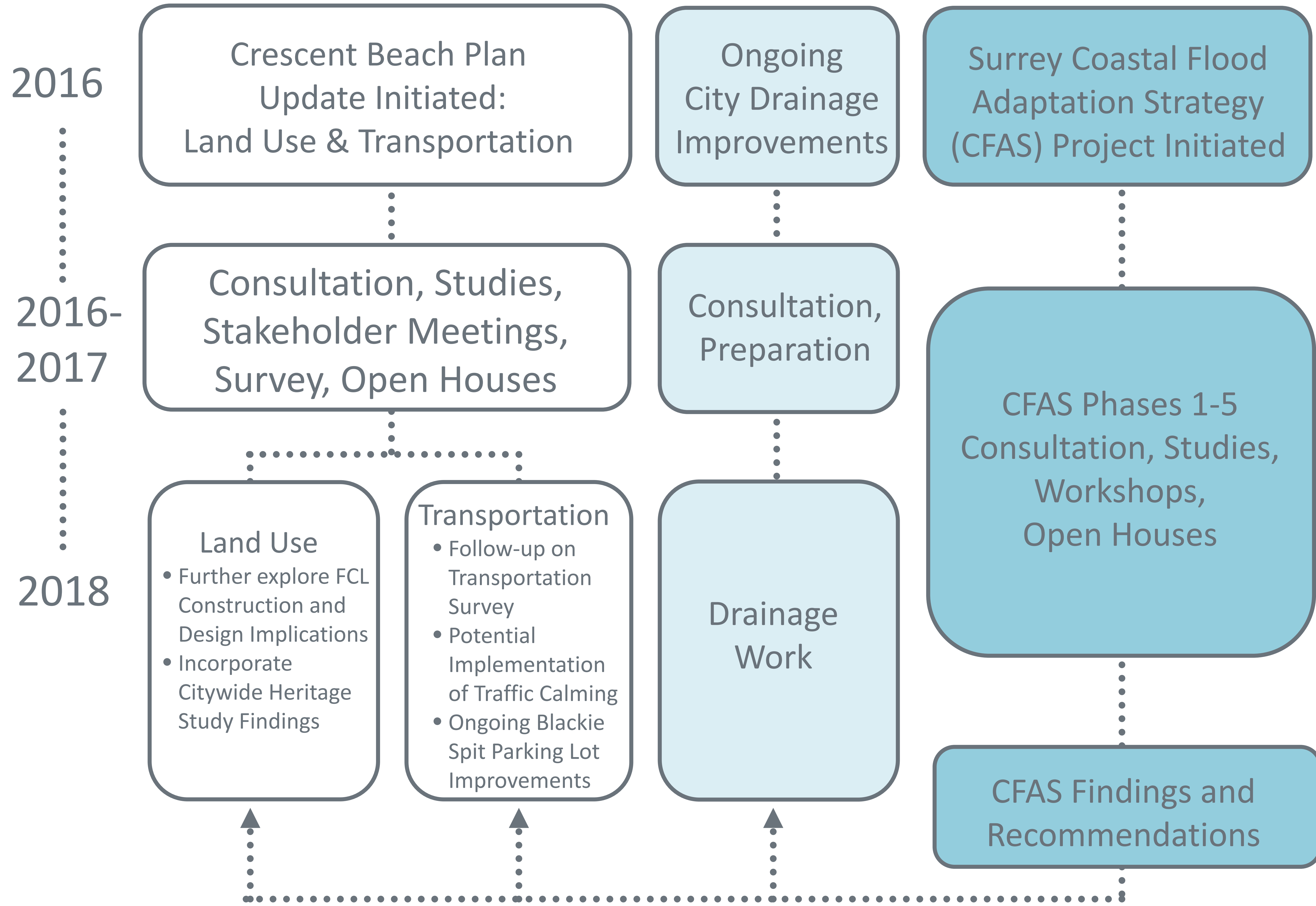
- The current Crescent Beach Land Use Plan was endorsed by Council in 1999.
- In 2016, the City initiated a planning process to review land use, transportation, as well as other issues in Crescent Beach at the request of the community and Crescent Beach Property Owner's Association.
- With input from the community, stakeholders and the Crescent Beach Property Owners Association, a vision and objectives (listed below) were drafted for the Crescent Beach Land Use Plan update.

1. High quality, pedestrian-friendly, distinctive community
2. Local shops and services that enhance the character of Crescent Beach and meet the needs of residents and visitors
3. Explore a diversity of housing types that meet the needs of a variety of individuals and household demographics
4. Maintain the distinctive character and identity of the community
5. Provide places for recreation, social interaction and cultural enrichment

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*A Land Use Plan is endorsed by City Council and guides future development.*



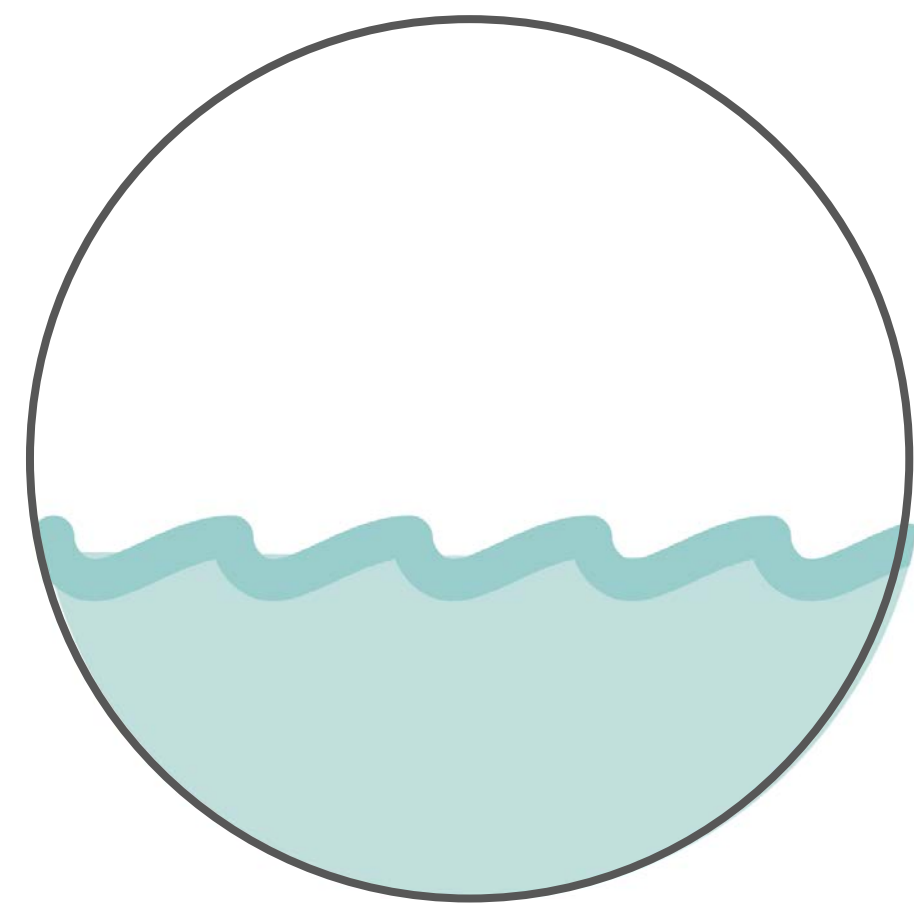
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## FACTORS INFLUENCING LAND USE IN CRESCENT BEACH



Surrey Coastal Flood Adaptation Strategy



Flood Construction Levels in Crescent Beach

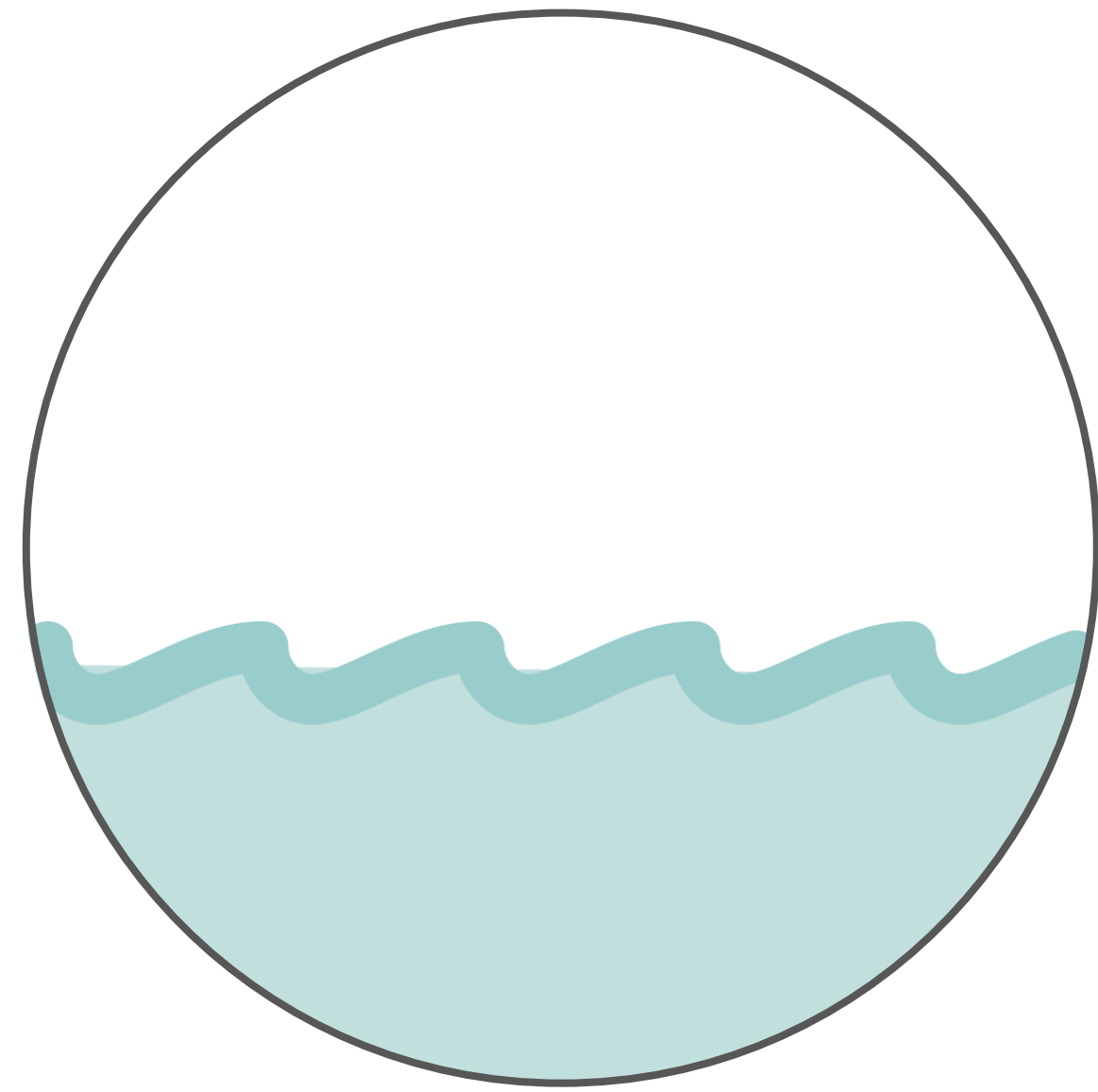


Neighbourhood Character of Crescent Beach



Heritage Opportunities & Conservation





# SURREY COASTAL FLOOD ADAPTATION STRATEGY FOR CRESCENT BEACH

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- To help prepare Surrey for a changing climate and help make coastal communities more resilient the City is developing a Coastal Flood Adaptation Strategy (CFAS).
- The final strategy will outline the potential impacts of climate change on Surrey's coastline and identify the best adaptation options to address them in the short, medium and long term.
- CFAS status - currently in Phase 2/3 of 5 Phases.
- CFAS has potentially significant implications on the future direction of development in Crescent Beach, as well as in other coastal communities of Surrey including Mud Bay and Semiahmoo Bay.
- Anticipate the Crescent Beach Plan update being completed following the completion of CFAS.

*CFAS – anticipated completion in 2018.*





## FLOOD CONSTRUCTION LEVELS (FCL) IN CRESCENT BEACH

# CRESCENT BEACH

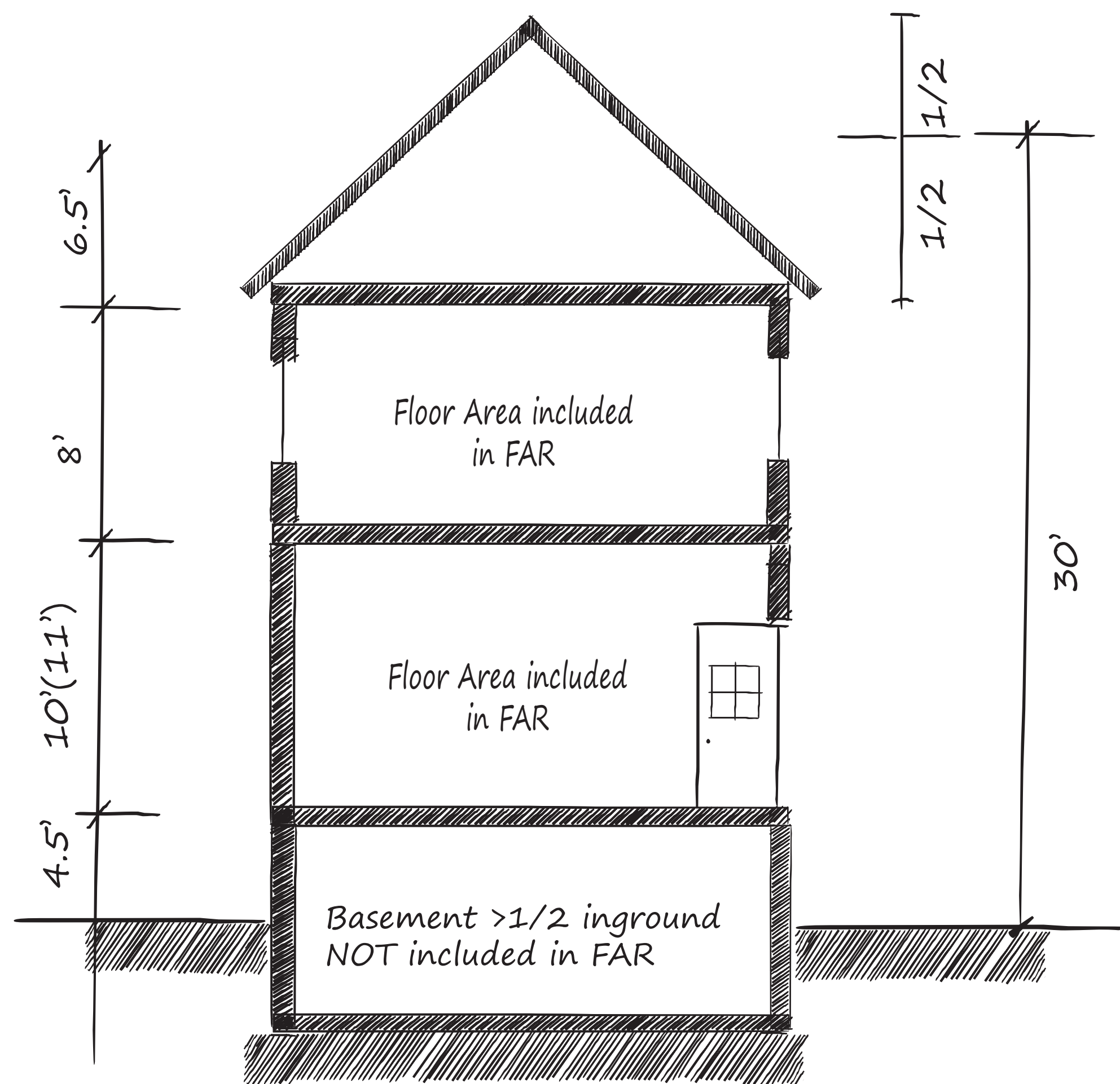
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- Provincial Flood Mapping established the Flood Construction Levels (FCL) to be 3.3 metres above mean sea level in Crescent Beach.
- Construction below the FCL requires a Development Variance Permit (DVP).
- Previously, DVP's have been granted in Crescent Beach to reduce the FCL to 300 mm above the centreline of the fronting road.
- The average house in Crescent Beach is built 0.7m below the current Provincial FCL requirement and approximately 2.2m below the projected year 2100 FCL.
- To reduce the risk to public safety and property, one option is to cease granting variances for new construction, resulting in new homes to be built to the FCL.
- Constructing to the FCL has implications on the building height and Floor Area Ratio (FAR) for buildings in Crescent Beach.
- In 2018 the Provincial Government is establishing new Flood Hazard Land Use Guidelines. The City is exploring options for implementing these new guidelines.

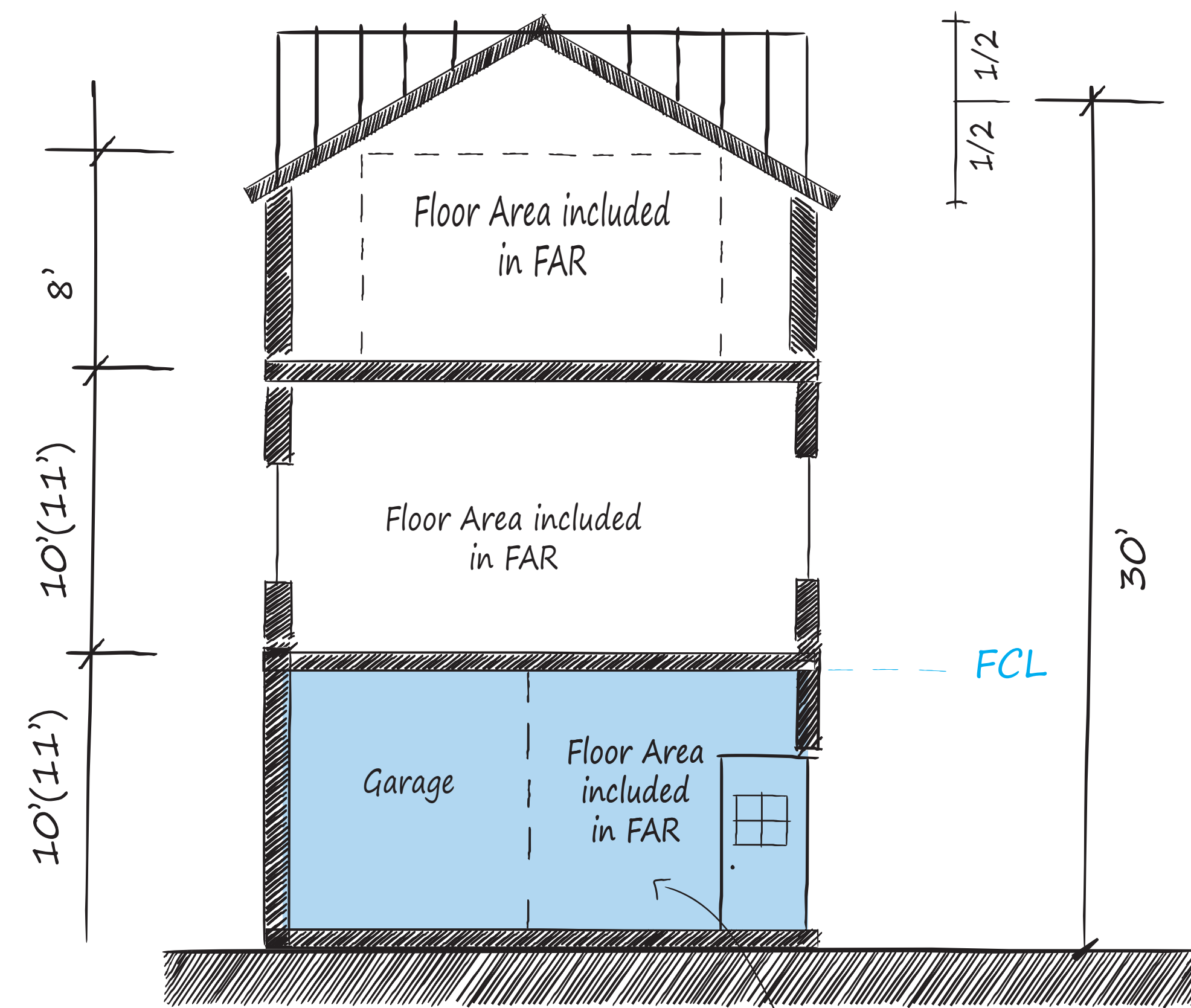
*FCL establishes the minimum level of habitable floor space for new development or the minimum elevation of the underside of the floor system.*



# FLOOD CONSTRUCTION LEVELS - IMPLICATIONS FOR CRESCENT BEACH

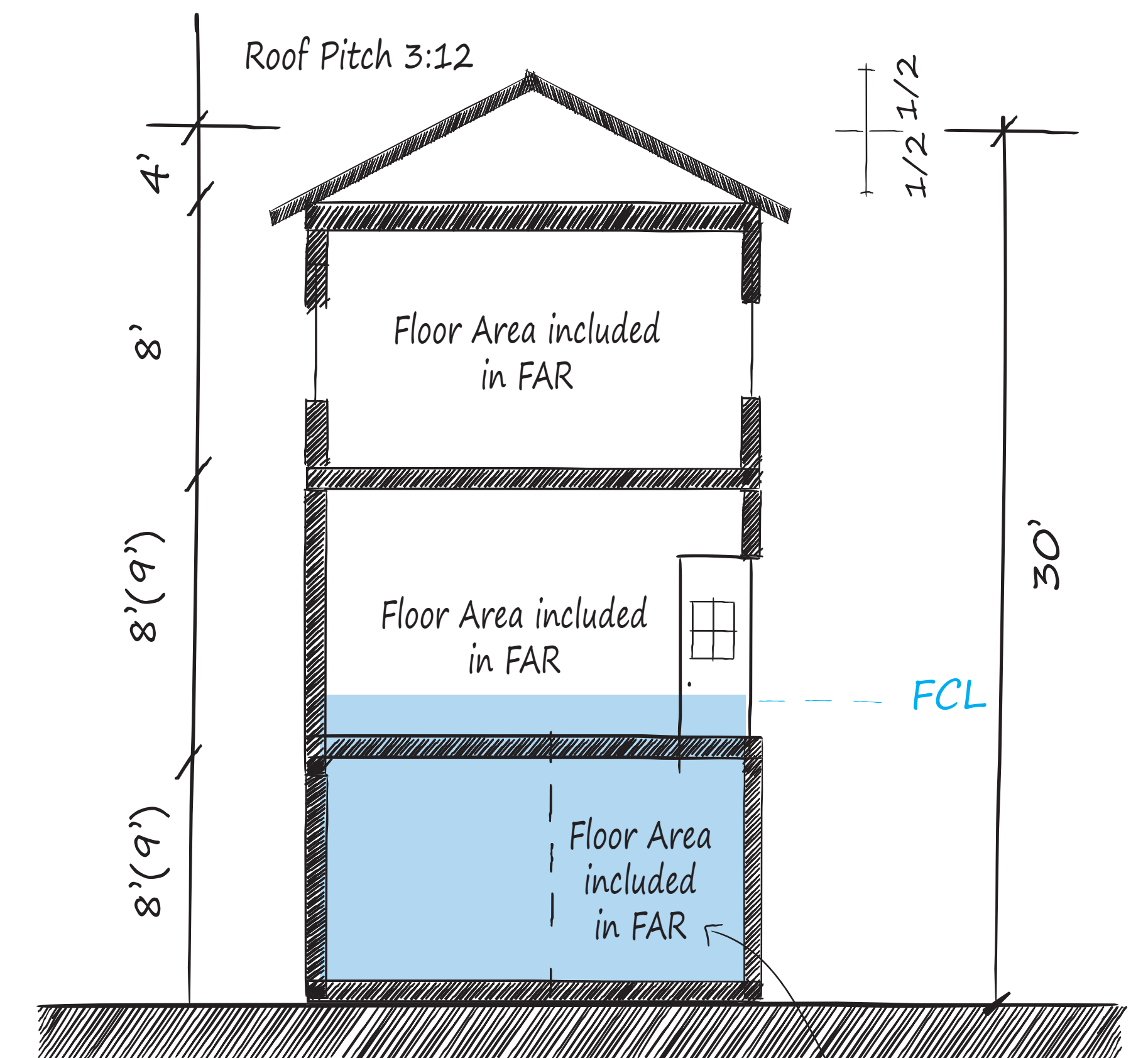


Elsewhere in Surrey where inground basements are feasible



Crescent Beach

Garage/Ground level NOT inground Included in FAR



Crescent Beach

Garage/Ground level NOT inground Included in FAR

**RF Zone:**  
**Height - 30 ft. (9m.)**  
**Floor Area - 5,000 sq.ft. (465 sq.m.)**





# NEIGHBOURHOOD CHARACTER OF CRESCENT BEACH

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- The vision for Crescent Beach that was developed through consultation with residents, stakeholders and the Crescent Beach Property Owners Association:  
*VISION: Crescent Beach will be a distinctive rural and seaside village community with residential, commercial, social, cultural, and recreational activities for residents and visitors. The pedestrian-friendly neighbourhood will support a variety of housing types, local businesses and services, unique streetscapes, and public gathering spaces. Crescent Beach will maintain the established character that attracts visitors from around Surrey and the region.*
- Some of the defining qualities identified by residents through the various consultation processes include: uniqueness of community in Surrey; eclectic form of development with a mix house designs, commercial buildings and informal road network; and the “relaxed, beachside village” character.
- Surveys completed by residents following May 2017 Open House provided further evidence of residents passion to preserve the unique character of the community, but did not provide conclusive direction in terms of the desire to pursue subtle density increases or more mixed use in select areas of the community.

*“Maintain distinct and quaint community character.”*

Crescent Beach Resident





# CELEBRATING & PRESERVING HERITAGE IN CRESCENT BEACH

- As part of the Land Use Plan review a Crescent Beach Heritage Study was completed by Don Luxton & Associates.
- Purpose of the study – ensure that conservation, commemoration and interpretation were considered as part of the update.
- Study identified Crescent Beach’s rich and varied history, from the habitation of the Indigenous People and European settlers to its current state as a summertime and year-round community.
- Study identified a number of recommendations including: continuing to add sites to the heritage inventory/registry, continuing to explore protecting heritage assets with Heritage Revitalization Agreements and adaptive reuse, and creating opportunities for historical interpretation and commemoration.
- Examples of historical interpretation and commemoration include:

1.  
Installing  
heritage signs,  
plaques and  
storyboards.

2.  
Site specific  
interpretation.

3.  
Public art  
opportunities.

4.  
Guided walks or  
talks on heritage  
themes.

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*“...many layers of heritage that have accumulated, ranging from its natural composition to its archaeological significance to its variety of architectural expressions.”*

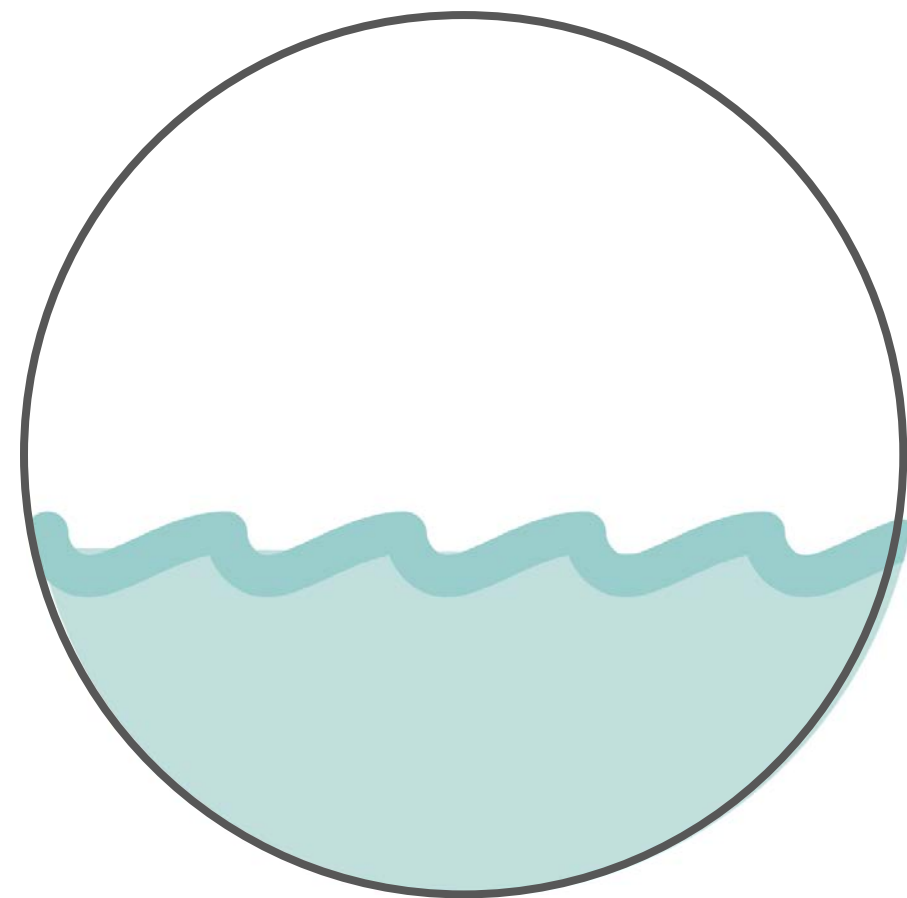
Excerpt from Crescent Beach Heritage Study completed by Don Luxton & Associates



# LAND USE *NEXT STEPS*

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Surrey Coastal  
Flood Adaptation  
Strategy



- Community - continue to be involved with CFAS project initiatives
- Staff – coordinate with and wait for CFAS findings



Flood Construction  
Levels in Crescent  
Beach



- Staff - further explore the implications of constructing to the FCL
- Staff - report findings back to the community



Neighbourhood  
Character



Heritage  
Conservation



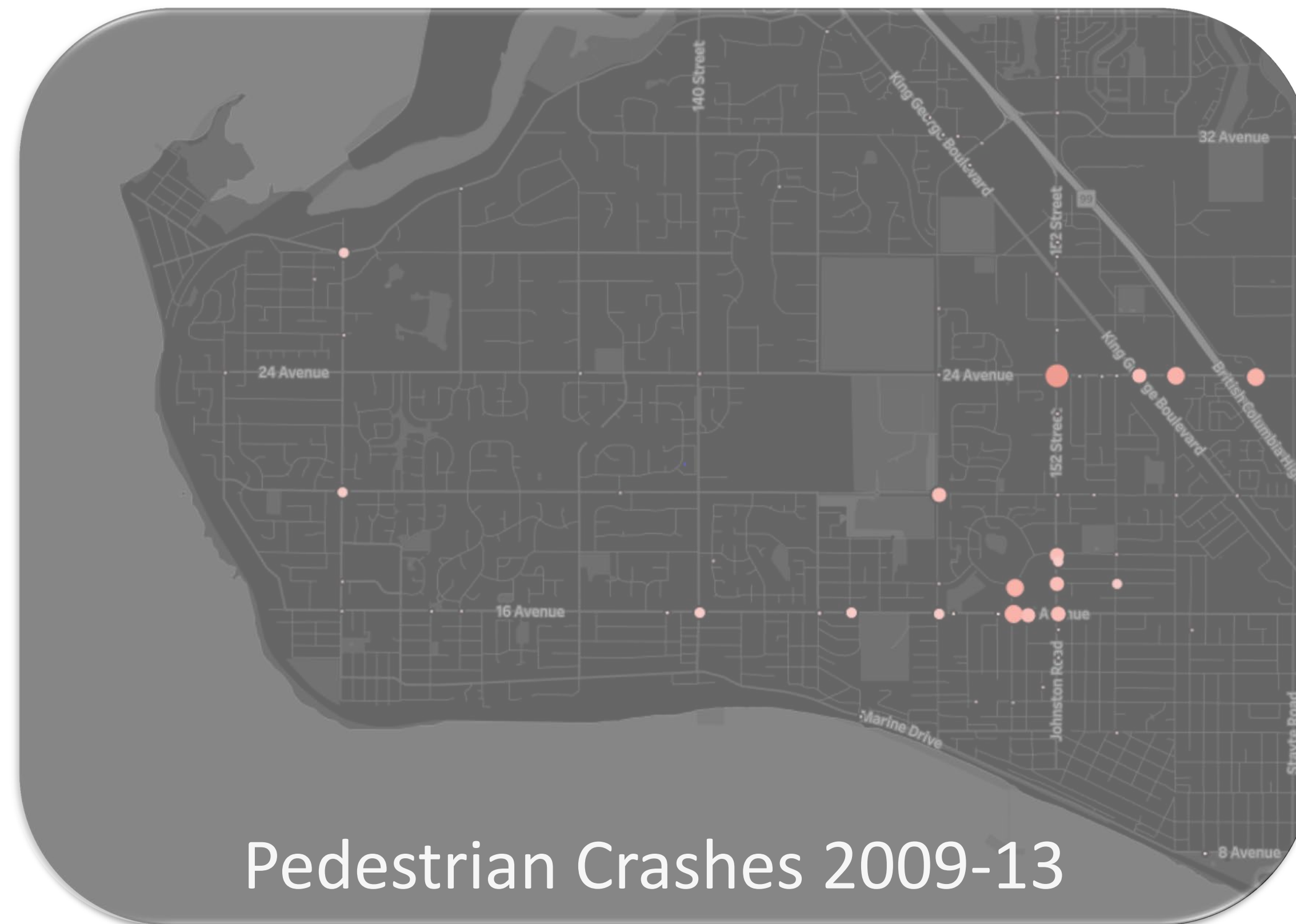
- Explore short and long term opportunities for heritage conservation
- Incorporate findings from Citywide heritage study (completion Fall 2018)



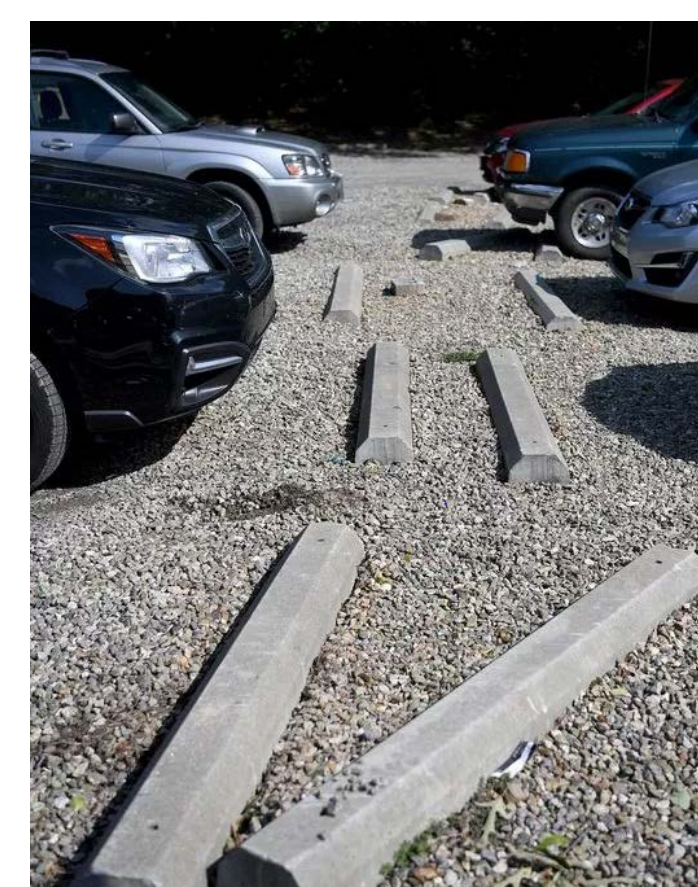
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## FACTORS INFLUENCING TRANSPORTATION PLAN UPDATE



Consultation



Parking  
Management



Traffic  
Calming

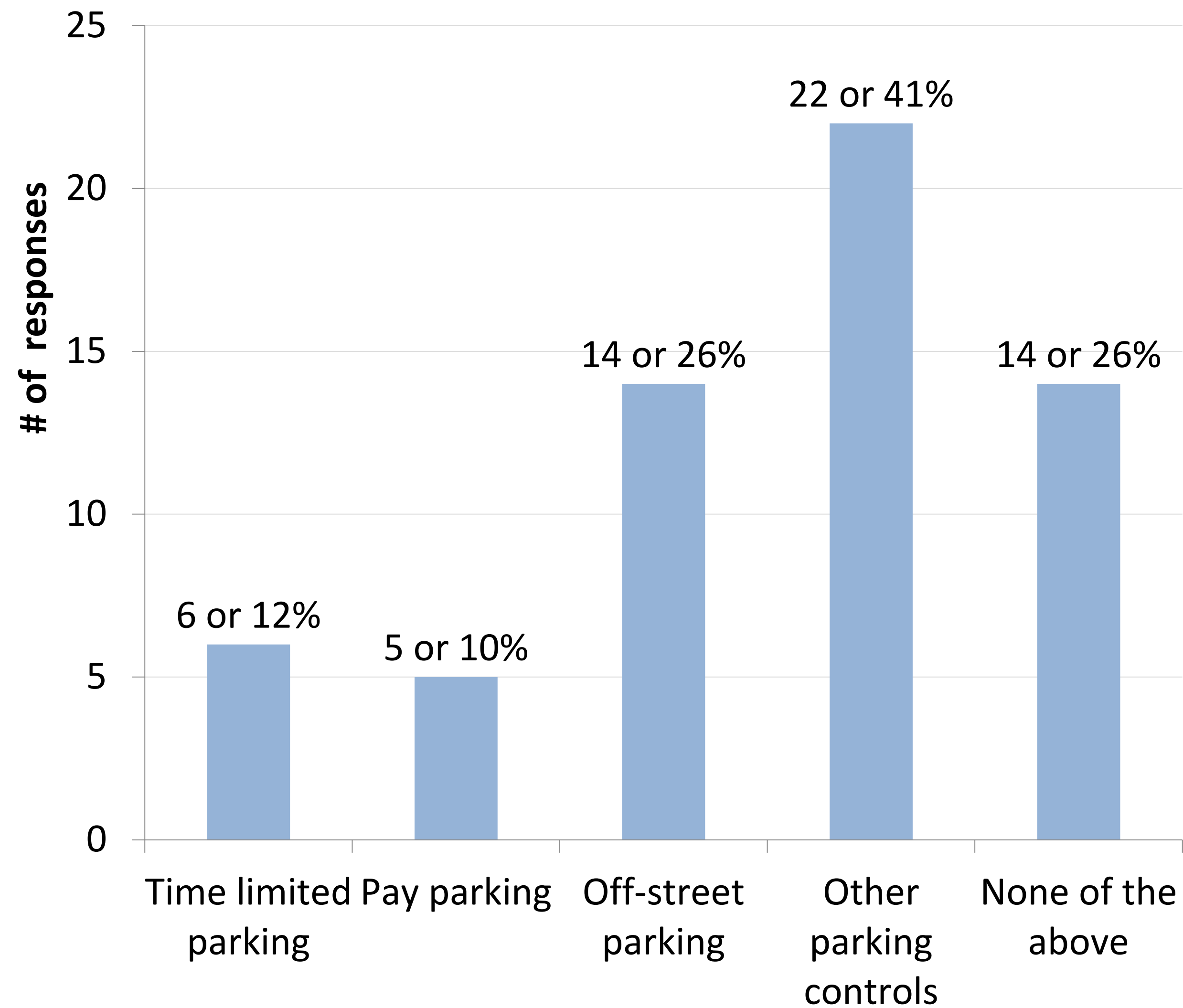


Capital Planning  
& Drainage



# Parking Management

What type of parking management options would you like to see introduced in the community?



“Utilizing as much space at Blackie Spit area as possible”

“More parking could be created by pushing back the vegetation a bit”

“Do not want permit parking or paid parking, just use more efficiently the Blackie Spit space”

“Enforce existing parking rules & don't allow residents to privatize city property”

“People placing obstacles (trees, boulders) in front of their lawn to try to prevent people from parking there is not fair and only creates even more competition in front of other people's yards.”



# Parking Management

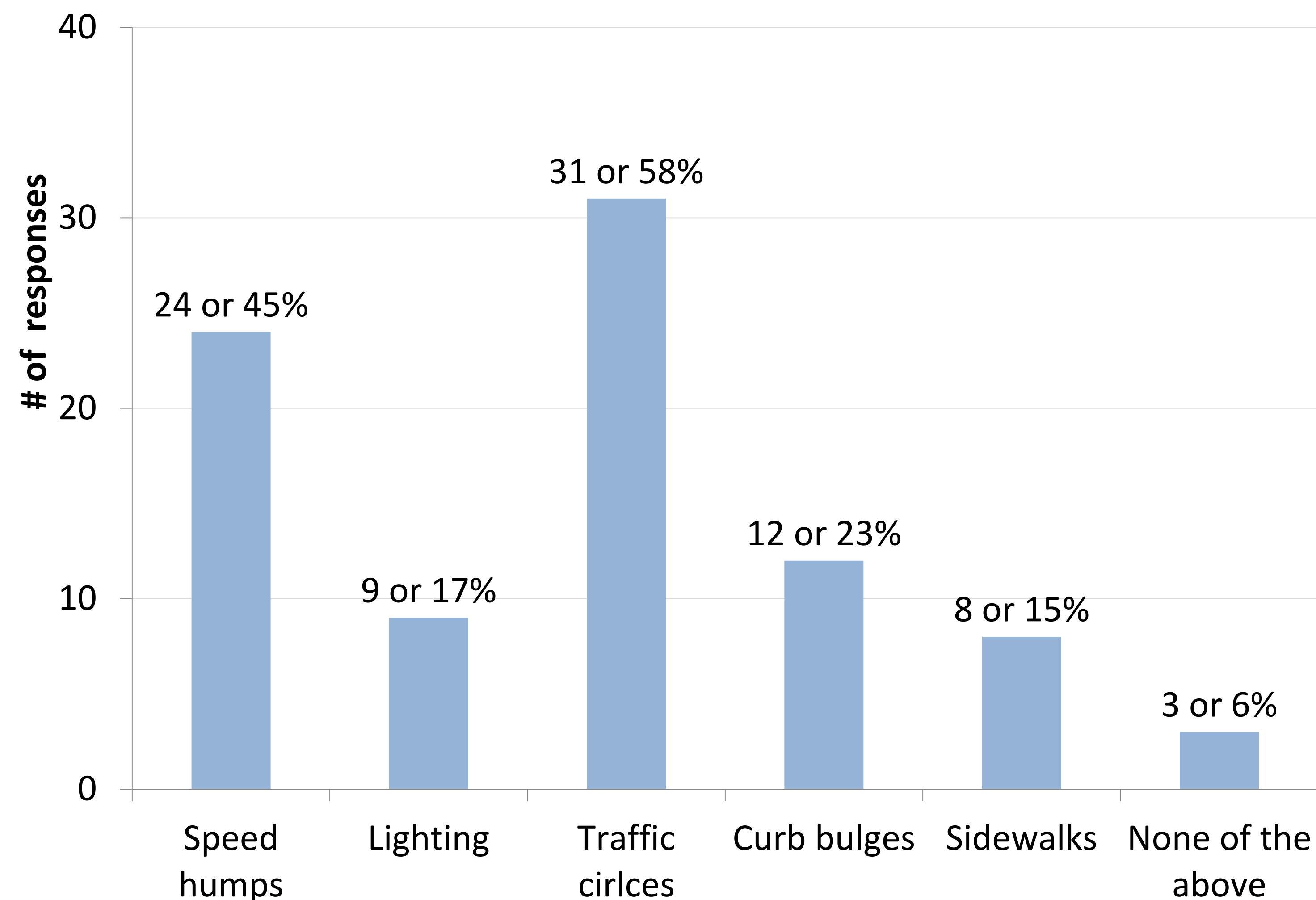
Limited support for time limited parking or pay parking. Support for improving the efficiency of existing on and off-street parking areas.





## Traffic Calming

What type of traffic calming options would you like to see introduced in the community?



“Slow everyone down!!”

“Speed humps: I’m ready to install my own”

“In some areas only”

“We need to slow all traffic in the beach area”

“Traffic circle 128th & Crescent Road”

“Different solutions for different areas”

“No sidewalks other than Beecher”

“No sidewalks or curbs. Want to retain a ‘village feel’ ”



# Traffic Calming

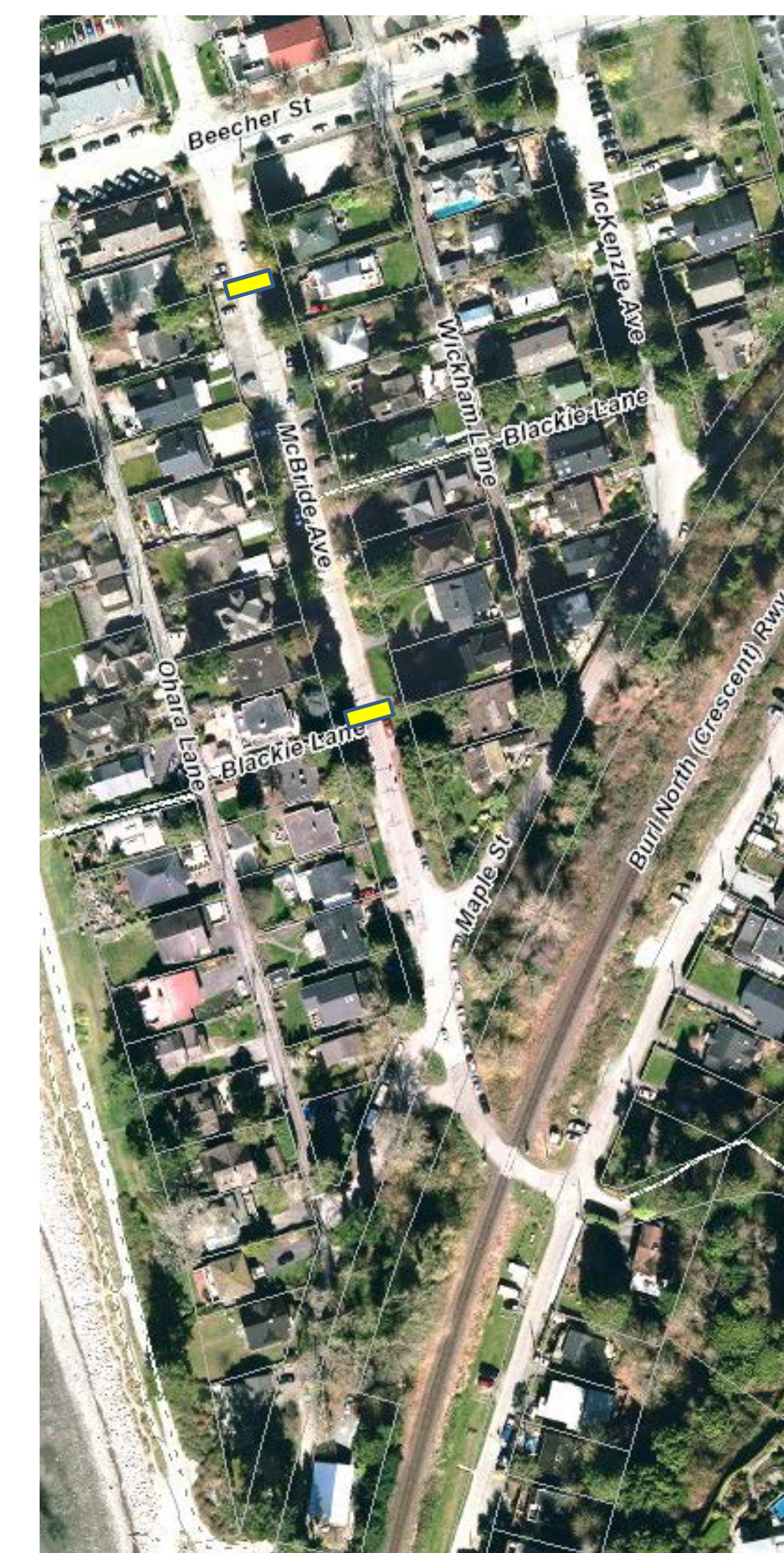
Potential Speed Humps

Requires survey with minimum  
40% response rate of which 60% yes

Roundabout at 128 St & Crescent Road

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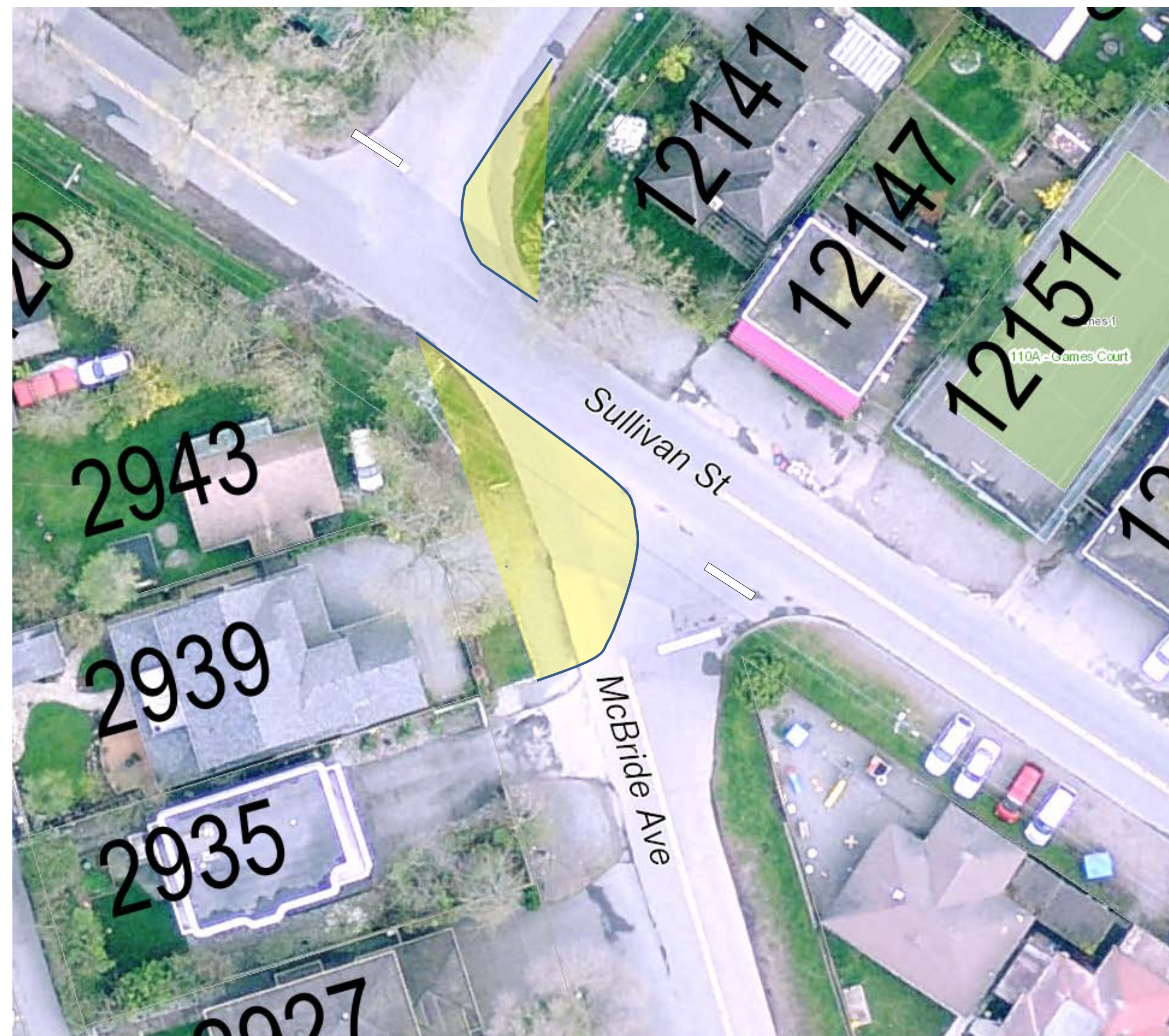
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# Traffic Calming

Normalize the Sullivan St  
and McBride Ave intersection  
More effective than traffic circles



## Possible Examples



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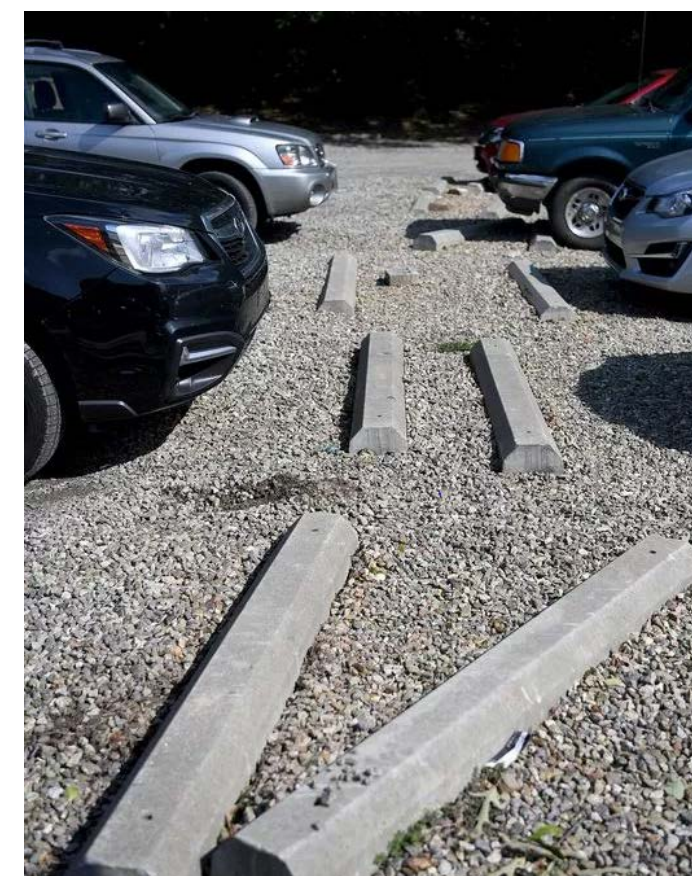
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# TRANSPORTATION *NEXT STEPS*



Traffic Calming



Parking Management



Capital Planning



- Consult Fire Services
- Formal Notification & Survey
- Design & Construction 2019

- Continue Monitoring Long Weekends
- Standardize Drainage Boulevard Treatment

- 128 St Roundabout in 10 Year Capital Plan
- Design & Construction in Long Term 7-10 years