

A report, under separate cover, from the Engineering Department describes the servicing and infrastructure funding arrangements associated with the development concept contained in this report.

BACKGROUND

The East Clayton NCP area is bounded by 64 Avenue and Fraser Highway to the south, 72 Avenue to the north, 196 Street (Surrey/Langley border) to the east and 188 Street to the west. The East Clayton NCP area comprises about 250 hectares (562 acres). East Clayton is part of the larger Clayton area, which consists of about 900 hectares (2,000 acres).

On January 25, 1999 City Council approved the General Land Use Concept, Servicing Strategy and Master Drainage Plan for the entire Clayton area as a basis for preparing a more detailed NCP for East Clayton. The overall "General Plan" approved for Clayton, envisages a strong, unique community structure and identity to be realized through:

- a village and large civic centre (community hall, parks and schools) near 72 Avenue and 188 Street;
- a suburban "fringe" adjacent to the Agricultural Land Reserve;
- higher residential densities near Willowbrook and near the village centre;
- eight future neighbourhoods, two of which comprise East Clayton;
- an employment centre (business park) in the East Clayton area, near Fraser Highway and 192 Street; and
- abundant park areas, greenways and natural areas.

Principles of Sustainability

As part of the approval of the "General Plan", City Council instructed staff to explore the application of sustainable development principles, standards and practices in the detailed planning process for East Clayton. Accordingly, the preparation of the East Clayton NCP has been based upon the seven principles of sustainable development, which were identified through the "Surrey Charrettes" (1996 in South Newton) and the subsequent "Alternative Development Standards Workshop" held in 1998. These principles are as follows:

1. Conserve land and energy by designing compact walkable neighbourhoods. This will encourage pedestrian activities where basic services are within a five to six minute walk of all homes;
2. Provide different dwelling types in the same neighbourhood and even on the same street;
3. Communities are designed for people; therefore, all dwellings should present a friendly face to the street in order to promote social interaction;
4. Ensure that car storage and services are handled at the rear of dwellings;

5. Provide an interconnected street network, in a grid or modified grid pattern, to ensure a variety of itineraries and to disperse traffic congestion and provide convenient public transit to connect East Clayton with the surrounding region;
6. Provide narrow streets shaded by rows of trees in order to save costs and to provide a greener, friendlier environment; and
7. Preserve the natural environment and promote natural drainage systems.

DISCUSSION

Development Concept

On November 8, 1999 City Council approved, in principle, the development concept component (Stage 1 Land Use Plan) of the East Clayton NCP (Appendix II). This plan, developed with assistance from the UBC James Taylor Chair in Landscape and Liveable Environments and with funding from various levels of government, involved a very extensive charrette and public consultation process with citizens, stakeholders and numerous government agencies and utility companies, was premised upon principles of sustainability and received general acceptance from the various stakeholders.

As a result of the first applications processed in East Clayton and a detailed review of the plan from transportation and drainage perspectives, some modifications were made to the November 8, 1999 Land Use Plan (Stage 1). The modified Land Use Plan (Appendix III) was presented to the public at an Open House on September 25, 2002. The purpose of the Open House was as follows:

1. To highlight proposed modifications to the Land Use Plan;
2. To present an overview of the proposed design guidelines and performance standards for the various components of the Land Use Plan, land uses, municipal services, phasing, overall green infrastructure and cost estimates to support the Land Use Plan;
3. To outline the proposed amenity contribution requirements for park development, fire, police and library services in East Clayton;
4. To provide the East Clayton property owners and the general public with an opportunity to comment on the proposed modifications to the Land Use Plan and on the design guidelines, servicing, phasing and funding proposals; and
5. To complete the public participation process before Council adopts the final East Clayton NCP (Stage 2).

Planning and Development staff took into account, in completing the Land Use Plan, the comments received from the

public at and after the Open House. The major changes between the Land Use Plan presented at the Open House (Appendix III) and the proposed final Land Use Plan (Appendix IV) are described below. The area identified in the heading on each of the following sections is illustrated in the plan attached as Appendix V.

Area "A" (as illustrated on Appendix V)

The Land Use Plan considered by Council as part of the NCP (Stage 1) approval on November 8, 1999 illustrated two primary designations in Area A. These were a **Live/Work (70% Residential and 30% Business) designation** along both sides of 68 Avenue and a **Work/Live (70% Business and 30% Residential) designation** along the north side of 67 Avenue, north of the Business Park designation. The density envisioned in these two designations was medium-high residential density ranging from 15 to 25 units per acre. The intent of these designations was twofold. Firstly, to provide for innovative housing with opportunities for small scale businesses to be operated within a residential area. The businesses in these designations would have more flexibility than the "home-based businesses" currently permitted in some residential zones in the Zoning By-law. Secondly, to create a transition zone between the single family residential areas to the north and the business park land uses to the south.

The owners of the properties that were proposed for these two new designations expressed reservations about this concept. They advised that this land use concept has not been proven viable, to date, in Surrey and they had concerns that there is no market demand, at this time, for this form of land use. They also expressed concerns about its compatibility with the existing residential uses in the area.

Following further discussions with the subject property owners, the Land Use Plan has been adjusted to change the Live/Work and Work/Live designations, including the small portion designated as Neighbourhood Commercial, to a single new designation called "Special Residential". This designation will allow residential developments at a slightly lower density of 10 to 15 units per acre in the form of small single family residential lots, townhouses and row houses as a principal use and will permit work places (such as artist studios, hair salons, business offices, coffee shops, etc.) as an optional additional use, at a small scale within the dwellings or in ancillary buildings and rear garages on the same lot as the dwellings. This new designation addresses the concerns of the property owners and ensures that business and working opportunities are provided within the neighbourhood while allowing for a better fit with the existing and proposed residential uses. As a result of this change in designation, the cul-de-sac off the north side of 67 Avenue, immediately west of 192 Street, as shown in the Stage 1 Land Use Plan, has been reoriented to 68 Avenue to better fit with the boundaries of existing lots.

Area "B" (as illustrated on Appendix V)

The Stage 1 Land Use Plan designated this area between 188 Street and the Business Park designation to the east, as Live/Work. To address concerns from the owners of the property in this area about the viability of the Live/Work designation and to reflect and relate better to the proposed commercial rezoning to the west of 188 Street (currently at Third Reading), the front halves of the properties in this area, fronting 188 Street, have been redesignated from Live/Work to Neighbourhood Commercial. The designation on the rear half of these properties has been changed from Live/Work to Business Park to expand and reinforce the opportunities to locate businesses in the East Clayton community. As a result of these land use changes, the westerly north/south street, connecting 67 Avenue and 68 Avenue, has been deleted so as to eliminate potential problems associated with intersection spacing along 68 Avenue.

Area "C" (as illustrated on Appendix V)

The Stage 1 Land Use Plan indicated three designations between 188 Street and the north/south pedestrian/bike corridor to the east of 188 Street. These were: Neighbourhood Commercial facing 188 Street; Medium-High Density Residential (15 to 25 units per acre) facing 68A Avenue; and Live/Work facing 68 Avenue. To address the concerns of the owners of properties in this area, regarding the viability of the Live/Work designation and to reflect the

changes made in the Area "B", the pedestrian/bike corridor has been reconfigured and the Neighbourhood Commercial designation has been expanded. The expanded Neighbourhood Commercial designation in this area is compatible with the proposed Neighbourhood Commercial designation to the south and will compensate for the area of Neighbourhood Commercial designation that has been deleted from the plan at the intersection of 68 Avenue and 190 Street.

Area "D" (as illustrated on Appendix V)

The Stage 1 Land Use Plan did not show any access from Fraser Highway into the Business Park area and it illustrated a pedestrian connection, north from Fraser Highway in line with 189 Street via an open space corridor. Concerns were expressed, through the public consultation process, that the proposed Business Park area should have direct vehicle access from Fraser Highway, a major transportation corridor. The Stage 2 Land Use Plan eliminates the open space corridor and extends 189 Street south to provide a right-in/right-out intersection into the Business Park area from Fraser Highway. This will also help in dispersing the Business Park traffic. There are three access points serving the Business Park area, two on 192 Street and one on Fraser Highway. Additionally, this change will allow the future transit transfer station, that is proposed within the Business Park area, to function more efficiently.

Area "E" (as illustrated on Appendix V)

The Stage 1 Land Use Plan (Appendix II) illustrated two detention ponds located on private properties: Pond "D", to the west of the 192 Street Diversion, to service the Business Park and Live/Work and Work/Live areas and Pond "E", to the east at the existing intersection of 192 Street with Fraser Highway, to service the area generally between the 192 Street Diversion and the existing 192 Street. Upon further review by the Engineering Department to address concerns about the maintenance of the private detention ponds and the impact of the detention pond on the development of the property designated for Business Park use, the previous two ponds have been combined into one community pond on the Stage 2 Land Use Plan. The combined pond, shown on Appendix V as Pond "D", is located to the north-east of Fraser Highway and 192 Street Diversion intersection. Also, in this area, a small park located to the north of 65 Avenue and the road connection to 65 Avenue, that were both illustrated on the Stage 1 Land Use Plan, have been deleted. This was done to increase the residential development area and reduce potential traffic impacts.

Area "F" (as illustrated on Appendix V)

To allow more area for townhouse development within this area, the large community detention pond, shown on Appendix V as Pond "B", has been reduced in size and relocated to the north to better serve the development of the residential area in comparison to the Stage 1 Land Use Plan. The Medium Density (10-15 units per acre) areas located within the blocks to the east of 192 Street and west of 194 Street, between 65 and 66 Avenues, have been deleted and the Medium-High Density areas (15-25 units per acre) have been expanded within these two blocks, which will allow additional area for townhouses within the Land Use Plan. The High Density (25-45 units per acre) designation on the south side of 65 Avenue has been reduced in size and replaced with the Medium-High Density (15-25 units per acre) designation.

Area "G" (as illustrated on Appendix V)

The Stage 1 Land Use Plan envisioned this Medium-High Density area (15 - 25 units per acre) to be developed with small-scale street-oriented row house and town house type developments, within a finer grid of east-west streets, providing connections to the school/park site to the east. However, the owners of properties in this area expressed concerns about the impact of the finer street grid on their properties, wanting to maximize the development potential of each site by allowing for larger scale and more comprehensive townhouse developments. As a result, the Stage 2 Land Use Plan eliminates the finer street grid from this area, but retains the east-west connections by continuing 69 Avenue through the area and showing an open space corridor between two potential townhouse sites.

Area "H" (as illustrated on Appendix V)

The Stage 2 Land Use Plan illustrates an increased area for Medium-High Density (15–25 units per acre) residential development by replacing a major portion of the Medium-Density (10-15 units per acre) residential area. This change will provide for increased density next to the school/park site and benefit the East Clayton area, in general, by increasing the efficiency of the utilities and City services. The road pattern has been rationalized in the Stage 2 Land Use Plan as a result of this land use change, which creates larger areas for multiple unit residential developments at 15-25 units per acre.

Area "I" (as illustrated on Appendix V)

In this area, one additional block of residential lots has been proposed between the north–south open space corridor and 196 Street, to allow for more efficient use of the land in this area, as requested by the property owners. The area for Medium-Density (10-15 units per acre) residential has been increased, the road pattern has been slightly modified and intermittent lane/walkway connections to 196 Street have been introduced to facilitate traffic circulation and to break up the visual impact of long blocks. Additionally, the Neighbourhood Commercial designation, indicated in the Stage 1 Land Use Plan, on the property at the south-west corner of 72 Avenue and 196 street has been deleted with this property being redesignated as Medium Density Residential (10-15 units per acre). The owner of this property expressed a concern about the lack of demand for local commercial in this area. To achieve the objective of providing for basic commercial services within a five to six minute walking distance of the residences in this sector of East Clayton, a provision will be made to allow limited commercial uses in conjunction with the future medium density dwelling units at the corner of 72 Avenue and 196 Street. In addition to this, the Stage 2 Land Use Plan shows the Special Residential designation (10-15 units per acre) on a portion of the land further to the west on 72 Avenue. This will preserve the option of providing some limited local commercial and small-scale home-based businesses in the area in the future when the surrounding residential area is developed and a demand for basic neighbourhood services is likely to arise.

Land Use Statistics

The following summarizes the amount of land allocated within the Stage 2 Land Use Plan for different land uses, the estimated number of dwelling units, the population of the area and potential commercial and business park floor area at build out of the Land Use Plan:

Residential

The Stage 2 Land Use Plan provides for 119.8 Ha./296 Ac. of Residentially-designated land. The Land Use Plan anticipates between 3,352 dwelling units at the low end of the prescribed density range in the various residential areas to 6,038 dwelling units at the high end of the density range. Based on an average ratio of 2.8 persons per dwelling unit and 4,370 as the probable number of dwelling units at the base densities (as per Table 2.2 in Section 2 of Appendix I), the built-out population of East Clayton would be approximately 12,200.

Commercial

The Land Use Plan allocates a total of 8.58 Ha./21.20 Ac. to the various Commercial designations. At the built-out stage, the total amount of the commercial floor area is estimated to be approximately 40,000 sq. m./400,000 sq. ft., based on a floor area ratio varying from 0.3 to 0.5 depending on the specific commercial designation in the Land Use Plan.

Business Park

The Business Park designation covers a total area of 14.31 Ha./35.36 Ac. If the maximum floor area ratio of 0.75 is achieved, the total floor area on the land in this designation would amount to 107,326 sq. m./1,155,290 sq. ft. at build out.

Institutional Uses, Schools and Open Spaces

The land designated for institutional uses, such as churches, amounts to 0.6 Ha./1.5 Ac. The schools, parks, greenways and riparian areas occupy 33.7 Ha./83.27 acres and the existing BC Gas right-of-way occupies 12.73 Ha./31.45 acres of land within the plan area.

Design Guidelines

Section 3 of the East Clayton NCP (Appendix I) contains a set of Design Guidelines for the Residential (including Special Residential), Commercial and Business Park areas. The purpose of the Design Guidelines is to achieve a pedestrian-friendly, high quality and co-coordinated neighbourhood that is consistent with the principles and objectives of sustainable development. The Design Guidelines describe the dominant characteristics that will be encouraged in these areas. Issues addressed by the Design Guidelines include the relationship of buildings to streets, built form and character, parking and garages, design response to the climate and design considerations for crime prevention. Appendix VI summarizes the characteristics that are to be encouraged in each of the referenced designations.

Amenity Requirements

In accordance with City Council policy, to address the amenity needs of the proposed new development in East Clayton, all development proposals at the time of rezoning or building permit issuance will be required to make a monetary contribution toward the provision of new police, fire protection and library services and toward the development of the parks, open spaces and pathways.

The monetary contributions toward police, fire and library materials will offset the capital costs of providing these services to the new development and are applied on a standardized basis in all of Surrey's Neighbourhood Concept Plan areas. The monetary contributions toward parks, open spaces and pathway development are based upon an estimate of the capital costs of these improvements for this particular NCP area. The total cost is divided by the anticipated number of dwelling units and acreages in the case of non-residential development to ensure an equitable contribution arrangement.

The sustainable design of the East Clayton community has resulted in shared development cost contributions for the development of some major parks and open space improvements, due to the dual function of many of these areas for both recreation and storm water management purposes. The natural features of the area (i.e., watercourses) are considered to be important components of both the natural passive recreation system and storm water management strategy.

Parkland Development

The East Clayton community will contain two neighbourhood school/park sites (one with a storm water pond/bio filtration amenity area), two riparian park areas, one linear park (greenway) and a series of five local parks.

The village and civic centre for the entire Clayton area is located immediately west of East Clayton (west of 188 Street) at 72 Avenue. An elementary school and a secondary school are located in the village centre along with a larger community park. The village centre may also contain civic buildings and other institutional uses such as

churches or seniors' facilities. It is envisioned that the public spaces in the village centre will contain street furniture, special decorative light standards, walkways, urban plazas and special landscaped areas.

While the village centre, is in majority, located outside of East Clayton proper, the future development in East Clayton will benefit from the civic features, parks and other amenities in the civic centre. The specific design guidelines and precise types of amenities in the village centre will be determined when the detailed Neighbourhood Concept Plan for this area is prepared. However, it is prudent for the City to set up a development fund for the village centre in conjunction with development in East Clayton. It is estimated that East Clayton's share, (two neighbourhoods out of eight) of the total cost of the village centre amenity costs of \$1,064,000, is \$266,000. This will be collected on an equitable basis from development in East Clayton and will be held by the City to assist with the development of Clayton's village centre in the future.

Two gateway features are to be constructed at the 192 Street entrance into East Clayton from Fraser Highway, one on each side of 192 Street. The easterly feature will be integrated with the storm water detention pond (Pond "D") as an attractive water feature and has an estimated cost of \$10,600.

The estimated cost of developing park and related amenities in the future East Clayton community is approximately \$3,214,000 (2003 dollars). This amount includes \$10,600 as the estimated amount for the construction of the easterly gateway feature and \$266,000 as East Clayton's share towards the cost of the future village centre amenities.

Library and Library Material

A study of library requirements in Surrey's new neighbourhoods has established that a contribution of \$122.35 (in 2003 dollars) per dwelling unit (non-residential development is exempt) is necessary to cover the capital costs for library materials and services, which is sensitive to population growth. Consequently, a total of approximately \$535,000 will be collected from East Clayton towards materials such as books, computers and CDs.

Fire and Police Protection

Future development in this neighbourhood will drive the need to upgrade existing fire and police protection facilities. A study of fire protection requirements in Surrey's new neighbourhoods has established that a contribution of \$236.09 per dwelling unit and \$944.68 per acre of non-residential development (in 2003 dollars) will cover the capital costs for fire protection. Similar to Library Services, a contribution of \$54.46 per dwelling unit and \$218.65 per acre of non-residential development will cover the capital costs for police protection. This will result in a total capital contribution from East Clayton of approximately \$1,087,000 toward fire protection and \$250,700 toward police protection.

Summary of Funding Arrangements

A summary of the applicable amenity contributions (per dwelling unit or hectare/acre) and the estimated revenue the City can expect to receive from the East Clayton NCP area is documented in the following table.

EAST CLAYTON NEIGHBOURHOOD CONCEPT PLAN AMENITY CONTRIBUTIONS			

	Per Unit Contribution All Residential <i>Approx.</i> 4,370 dwelling units (@ base densities as per Table 2.2, Section 2 of the NCP)	Per Acre Contribution All Non-Residential <i>Approx.</i> 58.04 acres (23.48 ha.)	Anticipated Revenue
Police Protection	\$54.46 per dwelling	\$218.65 per acre	\$250,680.60
Fire Protection	\$236.09 per dwelling	\$944.68 per acre	\$1,086,542.50
Park/Pathways Development	\$735.33 per dwelling	n/a	\$3,213,392.00
Library Materials	\$122.35 per dwelling	n/a	\$543,669.50
Total Contribution (per unit or per acre)	\$1,148.23 per dwelling	\$1,163.33 per acre	
Total Anticipated Revenue			\$5,085,284.60

The above-noted per unit amenity contributions are derived from estimated base densities in the residential designations and the number of dwelling units (excluding any coach houses and secondary suites) anticipated (Table 2.2 in Section 2 of Appendix I). The estimated costs of the various amenities are distributed evenly to each dwelling unit. Therefore, if the number of dwelling units in a proposed development is lower than that anticipated by the NCP, the applicant will be expected to "top up" the amenity fees based on the number of the dwelling units used to calculate the amenity charge to ensure that there is no shortfall in the funding for the proposed amenities.

Public Consultation

An integrated, multi-stakeholder approach to the planning process was used to arrive at the preferred development concept, which formed the basis for the Stage 1 Land Use Plan. Among the various consultative initiatives used, were the following:

The East Clayton Citizen Advisory Committee

A Citizen Advisory Committee was established in early 1999 consisting of property owners and residents of the area to bring local knowledge and community concerns to the planning process and participate in addressing the concerns. The Committee held at least ten meetings through to endorsement of the preferred development concept forming the basis of the Stage 1 Land Use Plan.

Public Meetings

Two public meetings/open houses were held (in March and July, 1999) to introduce the concept of sustainable development to the general public and provide opportunities for interested parties to comment on the preferred development concept and preliminary sustainable development standards for drainage, utilities and transportation infrastructure. Additionally, a comprehensive display of this material was set up at City Hall for a period of four months to receive further public input.

Workshops and Design Charrettes

A number of workshops were held with various stakeholders, which included:

- the East Clayton Citizen Advisory Committee;

- environmental agencies;
- transportation and utility agencies;
- City staff from Planning & Development, Engineering and Parks, Recreation & Culture (both planning and operations staff and Library Services staff) and Fire Departments;
- the RCMP;
- the School District;
- representatives of the development industry; and
- other interested parties, such as representatives from Surrey's Environmental and Agricultural Advisory Committees, the Port Kells and Clayton Community Associations, the GVRD and the Township of Langley.

A Design Team was established to participate in two main design charrettes in April and May 1999 and a series of mini-charrettes focusing on technical matters and innovative design ideas.

In addition to the above-described meetings, workshops and charrettes were held to inform and receive input from the local community and the public at large. In addition, a number of articles on the East Clayton initiative and related sustainability topics were published in the local newspapers.

Following this extensive public consultation process, Council considered a status report on the East Clayton NCP on November 8, 1999 and approved, in principle, the Stage 1 Land Use Plan.

Prior to the preparation of the Stage 2 Land Use Plan, a public Open House was held on September 25, 2002 to receive input on the modified Stage 1 Land Use Plan. The refinements and adjustments to the Land Use Plan resulted from a detailed review by City staff of the Stage 1 Land Use Plan in relation to transportation and servicing objectives and from the review and approval of the first development applications in the East Clayton area. Following the Open House, through to mid-February, 2003, staff continued to receive comments from the public and held several meetings with property owners and developers to discuss specific land use issues related to their properties and the proposed Land Use Plan. The proposed Stage 2 Land Use Plan is the result of this public and stakeholder consultation process.

Implementation of the NCP

OCP Amendments

The entire area covered by the East Clayton NCP is currently designated Urban in the OCP. Although the NCP Land Use Plan anticipates changes to the OCP designations in East Clayton, the determination of the precise boundaries of these changes cannot be established until a detailed survey plan is presented. It is, therefore, recommended that any necessary changes to the OCP designations in the East Clayton area proceed concurrently with site specific rezoning applications as has been the process in other Neighbourhood Concept Plans in the City.

Design Guidelines

In the case of single family residential developments, the Design Guidelines will be implemented through the process of reviewing and approving subdivision plans and in developing building schemes. In the case of row houses, town houses and other multiple unit residential developments, commercial developments and developments in the business park area, the Design Guidelines will be implemented through the process of reviewing and approving the related Development Permits.

Application of NCP Policies

It should be recognized that some of the policies in the NCP are "breaking new ground" in the City of Surrey and B.C. It will be necessary for staff to exercise some flexibility and judgement within the general policy framework of the NCP in relation to the application of individual policies to development proposals in the NCP depending on the particulars of the individual development proposals.

City Project Team

A project team consisting of City staff from the Planning and Development, Engineering and Parks, Recreation and Culture Departments should be established to guide the overall implementation of the East Clayton NCP, so as to ensure consistency and to evaluate and monitor progress toward achieving the various objectives of the NCP.

Zoning By-law Amendment

Schedule F of the Zoning By-law includes the map of East Clayton, which was incorporated in the Zoning By-law by way of Text Amendment By-law, 2002, No. 14653 that was adopted by Council on May 13, 2002. This was done in conjunction with the approval of the first development application (No. 7901-0198-00) in East Clayton. However, to enact the amenity contribution requirements, the Zoning By-law requires a further amendment to add East Clayton to the list of Neighbourhood Concept Plans within which monetary contributions are required. The proposed amendments to Schedule G of the Zoning By-law, to incorporate the amenity fees for East Clayton, are documented in Appendix VII.

Sign By-law Amendment

Portions of the East Clayton Land Use Plan along 188 Street, Fraser Highway and 64 Avenue will be developed for commercial and business park uses. These areas are and will be, exposed to a large amount of local and commuter traffic. To ensure that the developments along these frontages have a reasonable opportunity for signage, without detracting from the objective of creating a pedestrian-friendly neighbourhood, East Clayton should be incorporated as a Special Sign Area in the Sign By-law. Provisions need to be included in the Sign By-law to control the height of free-standing signs on 188 Street, Fraser Highway and 64 Avenue. It is recommended that staff be instructed to bring forward appropriate amendments to the Sign By-law, following the approval by Council of the East Clayton NCP to implement the sign provisions of the NCP.

CONCLUSION

A City project team, in consultation with property owners, government agencies, utility companies, representatives of the land development industry and the public, have prepared an NCP, including a land use plan and engineering/funding/phasing strategy, for the East Clayton area.

The NCP is consistent with the policy framework identified in Surrey's OCP. Strategies have been identified for funding various amenities required for the neighbourhood.

Subject to Council's concurrence with the related report from the Engineering Department, it is recommended that the final and complete NCP for the East Clayton area, as described and appended to this report, be approved and that the Acting City Clerk be instructed to introduce the necessary by-laws in support of the plan, as described in this report.

Murray Dinwoodie
General Manager
Planning and Development

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Appendices

Appendix I Final and Complete East Clayton Neighbourhood Concept Plan (Stage 2) (attached as a separate package)

Appendix II Approved Stage 1 East Clayton Land Use Plan

Appendix III Revised Stage 1 Land Use Plan presented at September 25, 2002 Open House Appendix IV Stage 2 East Clayton Land Use Plan

Appendix V Major Changes made to the Revised Stage 1 Land Use Plan

Appendix VI Summary of the Dominant Characteristics envisioned in the Residential, Commercial and Business Park Areas

Appendix VII Proposed Amendment to Schedule G of the Zoning By-law

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Final and Complete East Clayton Neighbourhood Concept Plan

(attached separately)

**Summary of the Dominant Characteristics
Envisioned in the Residential, Commercial and Business Park
Areas of East Clayton**

Residential Areas

The intent of the design guidelines for the residential areas is to encourage the development of a diversity of housing types, densities and forms to provide a broad variety of housing options within the neighbourhood.

Half-acre Residential (up to 4 units/acre - Aloha Estates)

- Single family homes with or without ancillary units or coach houses on half-acre lots.
- Design of the ancillary dwellings and coach houses to reflect the existing "estate" character of the Aloha Estates area.

Low Density (6-10 units/acre)

- Detached single family homes on lots ranging from 320 sq. m. to 560 sq. m., with or without ancillary units or coach houses and duplex homes with or without rear lane access.
- Rear lane access is to be achieved for as many lots as possible, but in general should not be less than 60% of the lots in a development.
- Small front yard setbacks to allow more room for private back yard space
- Coach houses are encouraged on corner lots to increase diversity, provide unity to the streetscape and increase "eyes on the street".
- Garages accessed via rear lanes where lanes are provided or, where lanes are not provided, preferably via shared driveways or, alternatively, paired driveways from the fronting street.
- On-street parking to supplement off-street parking and contribute to traffic calming.

Medium Density (10-15 units/acre)

- Detached single-family homes, with or without coach houses, on narrow-deep lots ranging from 220 sq. m. to 290 sq. m. and detached single family homes, without coach houses, on wide-shallow lots ranging from 270 sq. m. to 300 sq. m. Semi-detached homes on narrow/deep lots may also be provided.
- Reduced front setbacks to reinforce the human scale of the street and to allow more room in the back yard.
- Garages and coach houses located at the rear of the dwellings and accessed via rear lanes.
- On-street parking to supplement off-street parking and contribute to traffic calming.

Medium-High Density (15-25 units/acre)

- A range of housing types including row houses, townhouses, stacked townhouses, semi detached homes, duplexes and single family homes with coach houses.
- Compatibility of design with adjacent residential areas.
- Reduced front yard setbacks to create a strong street orientation.
- Garages accessed via rear lanes.

High Density (22-45 units/acre)

- Townhouses, stacked townhouses, row houses and garden apartments.
- Reduced front setbacks to create a strong street orientation.
- Reinforce the East Clayton neighbourhood character by maximizing ground-oriented units with direct pedestrian access to the front of the units from the street.
- Compatibility of the design with adjacent residential areas.
- Parking and garages accessed from the rear or from within the development sites.

Mixed-Use Commercial/Residential (25-45 units/acre)

- Residential units above ground floor commercial uses.
- Front yard setbacks of up to two metres to reinforce pedestrian oriented streetscape.
- Building heights of up to four storeys.
- Parking accessed from the rear of the buildings.

Special Residential (10-15 units/acre)

- A residential area containing a mix of townhouses, row houses and single family homes on small lots with the option of a small-scale, low impact retail or service commercial or other businesses as part of the residential units.
- Small-scale businesses/commercial uses located at the ground floor of the residential units with direct access from the street or located at the rear in the ancillary buildings or garages with access from a rear lane.
- Parking for residential units accessed from the rear with on-street parking provided for the businesses and commercial units.
- Compatibility of the design with the character of the East Clayton Neighbourhood

Commercial Areas

The intent of the design guidelines for commercial areas is to encourage street-oriented commercial and mixed-use commercial developments at densities to meet the needs of the residents of the East Clayton and surrounding communities. In the case of Specialty Commercial, due to its location and subdivision pattern, the guidelines encourage the creation of a village-like character that would support pedestrian orientation and activity.

Mixed-use Commercial/Residential

- The Main Street commercial area is to serve as the heart of the community and connect East Clayton with the larger Clayton community. The smaller mixed-use commercial area, located at the corner of 196 Street and 64 Avenue will serve the local residential population in the immediate vicinity.

- Building and street design is to emphasize and reinforce pedestrian orientation.
- On-street parking for access to ground floor commercial uses; additional parking to be provided underground or at the back of the commercial uses.

Neighbourhood Commercial

- Smaller scale commercial nodes serving residential development within a five-minute walk.
- Residential units may be provided above street-oriented commercial units.
- Parking on-street, where possible and behind buildings away from the street.

ality Commercial

- Community-oriented commercial area to serve both the local residents and the wider community accommodating a range of commercial businesses and personal service uses such as restaurants, bistros, specialty shops and services, etc. that require and operate in a centralized location.
- A village-like character with small-scale building footprints, human-scale detailing and parcelized parking lots to emphasize pedestrian orientation.

Business Park Area

The intent of the design guidelines for the Business Park area is to encourage the creation of a well-integrated community of low impact industries and businesses that are generally compatible with one another and with the surrounding residential areas.

- Front setbacks to accommodate landscaped areas to create a positive relationship with the street and to provide for natural infiltration.
- Parking lots to be located behind buildings shielded from sidewalks, divided into small lots and to include generous landscaping and pervious surfaces.

Proposed Zoning By-law Amendment

It is recommended that Schedule G Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas in Surrey Zoning By-law, 1993, No. 12000, as amended, be further amended by adding a new Item 18, after Item 17, as described below:

NCP and Infill Areas		Amenity	Contributions Per Dwelling Unit	Contributions For All Other Land Uses
18.	Area XVIII on Schedule F	Parks and Pathways Development Library materials	\$735.33 \$122.35	N/A N/A

	of this By law	Fire Protection	\$236.09	\$944.68 per acre
		Police Protection	\$54.46	\$218.65 per acre
		<i>Total Amenity Contributions</i>	\$1,148.23	\$1,163.33 per acre

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