

Pursuant to the Terms of Reference, planning and engineering consultants were retained by the City to assist staff in the preparation of the expansion to the East Clayton NCP. The study area was identified as that area bounded by 72 Avenue, 188 Street, 74 Avenue and 196 Street comprising an area of 65 hectares (160 acres).

To establish the boundaries of the Plan area, a detailed engineering analysis was undertaken to delineate the area that could be serviced by gravity sanitary sewers extended north from the area south of 72 Avenue. The Plan area, excluding the BC Gas right-of-way, was ultimately established as an area of approximately 43 hectares (107 acres). The preliminary boundary of the Plan area was established, based on a maximum depth of sanitary sewers of 5 metres (16.4 feet) and on downstream capacities of the services. The precise limits of the Plan area will be confirmed upon completion of detailed engineering studies to be finalized as part of the Stage II Plan, in keeping with the normal NCP process.

The study area and the Plan area are shown in Appendix II.

Context

The study area is designated Suburban in the Official Community Plan (the "OCP"), and is designated Future Urban in the Clayton General Land Use Plan approved by Council in January of 1999 (Appendix III). It is made up of several large and partially developed parcels, with a number of residential properties on septic fields located primarily along the major roads. The study area is immediately to the north of the developing East Clayton Community. To the east of 196 Street, in Langley Township, the land has recently been subdivided into single family urban lots, but is not yet fully built and occupied. Lands to the north and west of the study area remain in suburban and rural use, with some on-going agricultural activity.

There are clusters of existing mature trees within the study area. The large forested area to the west of 196 Street and extending to the north and south of the 74 Avenue alignment was designated as an Environmentally Sensitive Area on the Clayton General Land Use Concept Plan that was approved in 1999. This designation was based on a 1997 study. An environmental consultant was retained by staff to provide an update on the status of this area. The consultant's report found that, as a result of development in Langley Township, this area is no longer connected to a larger forest corridor system. Due to the fragmentation of the connection on the Langley side, the area has become isolated and its environmental sensitivity rating is now classified as low.

Guiding Principles

Based on the approved Terms of Reference, this area is to be considered as an extension of the existing East Clayton NCP. It is intended that the land use pattern will be consistent with and complimentary to, that south of 72 Avenue and should reflect the development framework identified in the East Clayton NCP. The sustainable planning principles that guided the preparation of the East Clayton NCP, including the land use and subdivision patterns, form the basis of the land use plan for the expanded East Clayton area.

Public Consultation

The input from residents and property owners in and adjacent to the study area was solicited through a series of public open houses, which were held on April 7, May 5 and July 6, 2004. In addition, during the course of preparing the plan, staff and consultants met a number of property owners, individually and in groups, with regard to specific issues.

In keeping with Council's February 9, 2004 direction to inform the public and developers about the principles and attributes of the sustainability in East Clayton, staff produced a newsletter at the beginning of the planning process to inform the public about the commencement of the NCP planning process for the expanded East Clayton area and the sustainable development principles that will form the plan objectives. This newsletter was mailed to all residents and property owners in the Clayton area, including East Clayton and was distributed at the public open houses.

Public Open House #1 - April 7, 2004

The first open house introduced the proposed planning and public consultation process. Information provided to the public included the rationale for initiating this planning process, an overview of the seven principles for sustainable development that will form the basis of the Plan for the expanded East Clayton area, the 1999 General Clayton Land Use Concept Plan, conceptual servicing maps, types of land uses that might be considered in the land use options and the status of development in East Clayton. A comment sheet was distributed for the public to provide written comments to staff on the current development in East Clayton, proposed expansion of East Clayton and on the types of land uses that should be considered in the Plan.

Approximately 90 people attended the open house. Ten completed comment sheets were returned.

Public Open House #2 - May 5, 2004

Two draft land use options and the preliminary servicing boundary maps were presented for public review and input. Comments were solicited on the various features of the two land use options.

Approximately 197 people attended the second open house. Thirty-six completed comment sheets were received. Based on the feedback received, there was no clear preference between to the two land use options. Specific comments included concerns about the location of some of the roads and lanes and about the location and amount of open space.

Public Open House #3 - July 6, 2004

The public was invited to view and comment on a preferred land use option, which was prepared, based on the comments received at previous open houses as well as on discussions with individual property owners who had specific concerns with elements of the earlier options. Based on this input, significant adjustments were made to better align roads and designations with existing property boundaries, including the re-alignment of 194A Street, reconfiguration of park and greenway areas, inclusion of traffic circles for traffic calming and provision of improved pedestrian connections.

Approximately 100 people attended this open house. Fourteen comment sheets were returned. Apart from certain site specific issues, over 80% of the respondents expressed support for the draft-preferred option.

Several owners of property north of the Plan area have questioned the engineering assumptions and rationale used to establish the northerly limit of the Plan area. They have advised that their lands should also be included in the Plan area and if this is not possible, the Plan should not proceed at this time.

Proposed Land Use Concept Plan

Plan Objectives

The proposed Land Use Concept Plan is illustrated in Appendix I. It was developed in consideration of the following seven principles of sustainable development:

- Creation of compact, walkable neighbourhoods, with basic services located within a five to six minute walking distance from most homes;
- Provision of a range of dwelling types and densities to provide housing options in the same neighbourhood and even on the same street;
- Designing communities for people (i.e. dwellings to present a friendly face to the street) in order to promote social interaction;
- Locating car storage and services at the rear of dwellings;
- Provision of an interconnected street network, in a grid or modified grid pattern, to ensure a variety of itineraries and to disperse traffic congestion;
- Provision of narrow, tree-shaded streets to save costs and provide a greener, friendlier environment; and
- Preservation of the natural environment and promotion of natural drainage systems.

Land Use Pattern

Residential

The types of land uses proposed for the East Clayton expansion NCP area are similar to the land uses in the East Clayton NCP (Appendix IV). The Plan includes a variety of residential designations to provide a range of housing options, ranging from low density residential at 6-10 units per acre to High Density residential at 22-45 units per acre. The higher density residential designations are strategically located to support the village centre node at 188 Street and 72 Avenue and benefit from the proximity of the open spaces. Higher density designations are also located along 192 Street to reinforce the parkway role of the street and shield the single family residential from the traffic.

The Plan introduces the concept of manor houses on 193 Street and 194A Street between 72 Avenue and 72A Avenue. Manor houses will contain up to four dwelling units and be approximately 420 square metres (4,500 square feet) in floor area. The driveway access for manor houses will be from a rear lane. Council has recently considered a rezoning application for this form of residential development in North Cloverdale. The scale and massing of the manor houses is compatible with those of the existing houses in Aloha Estates, south of 72 Avenue and are appropriate at the intersections as entrances to the residential neighbourhood east of 192 Street.

The Plan also proposes Special Residential uses at 10-15 units per acre, similar to the East Clayton NCP. Special Residential designated property allows the option of using part of the main floor or basement of the dwelling unit for a small-scale personal service use and other similar business uses. This designation is proposed along 72 Avenue and is located such that on-street parking will be available to support the optional commercial uses.

Commercial

This Plan proposes to strengthen the village centre at the intersection of 72 Avenue and 188 Street by expanding the Commercial designation included in the 1999 General Clayton Land use Concept Plan (Appendix III). The Commercial designation includes Neighbourhood Commercial, as well as mixed-use Commercial/Residential uses, which were not shown on the General Clayton Plan. These commercial uses are supported by the Special Residential designation that also allows some small scale commercial uses.

The expanded village centre will serve the local commercial needs of the East Clayton population and the future population of the larger Clayton area. Its convenient central location will make it a focus of the community and will reduce the need for driving longer distances to

Cloverdale and Langley for daily needs. Its expanded capacity and the opportunity for a variety of smaller scale and more pedestrian-oriented commercial uses are intended to attract a more localized market and serve to complement the proposed shopping centre at Fraser Highway and 188 Street (i.e., the triangle site).

The size of the commercial node is approximately 3 hectares (7.40 acres), which will accommodate approximately 15,000 square metres (161,465 square feet) of commercial floor, although the ultimate size and scale of this node will be more accurately defined through additional retail/market studies for the larger Clayton community. A study of the commercial market in the Clayton area is being undertaken to confirm the amount of land that should ultimately be designated for commercial uses.

The Plan also proposes a local commercial node at the intersection of 192 Street and 72 Avenue to serve the population to the east of 192 Street in keeping with the principle of providing basic daily services within a five to six minute walking distance of most homes. The lands designated Special Residential near the intersection of 196 Street, which reflects a similar designation to the south of 72 Avenue, will also enhance the opportunities available for the provision of basic services to serve the local community needs.

Parks and Greenways

The proposed Plan shows two pocket parks to the east and west of 192 Street. The park to the east of 192 Street, at 73 Avenue, is just under 0.8 hectares (2 acres) in area and the park on the west side of 192 Street at 72A Avenue is approximately 1 hectare (2.5 acres) in area. These parks are slightly larger than the two pocket parks to the south of 72 Avenue, at 189 Street in the East Clayton area.

Two greenways are proposed:

- A north-south greenway, to the east of 194A Street, is proposed in keeping with the General Clayton Plan. This greenway is a recreational corridor that will provide a continuous linkage through East Clayton to the future park north of 74 Avenue. The initial proposal is that this greenway be 40 metres (130 feet) wide in keeping with the greenway as originally planned to the south of 72 Avenue in the East Clayton NCP. A number of the property owners in the area have expressed concern with this proposed width; and
- The BC Gas right-of-way is proposed to be a greenway to maintain continuity of the greenway on this right-of-way in the East Clayton Plan to the south of 72 Avenue.

Roads and Pedestrian Network

The road network, as planned, is based on the principle of creating an interconnected grid of roads to allow multiple routes for travel by foot, bike or by car. Rear lanes are proposed for the majority of the single family lots in the Plan in keeping with the principle creating pedestrian friendly streets. In certain locations where road continuity cannot be maintained, due to the potential impact of the traffic on properties, the Plan shows pathways to maintain pedestrian and bike circulation. Pedestrian/bike pathways are also proposed within the village centre to provide connections to the BC Gas Greenway from 72 and 72A Avenues.

73rd Avenue is designed to provide an east-west connection between the areas to the east and west of 192 Street. It connects the parks and the greenway. It will accommodate a multi-use pathway on the north side ("sunny" side) and is envisioned to have the same character as 70 Avenue in the East Clayton NCP area to the south.

For traffic calming purposes, traffic circles are proposed at the intersections of 73 Avenue with 193 Street and 194A Street. The traffic circle at 194A Street will be larger in recognition of the proximity of the greenway and to create a visual landmark.

Schools

The Surrey School District was consulted during of the planning process with respect to planning for school sites within the Plan area. The School District advised that the extension area is not large enough to warrant any new schools. The students generated from the new growth in the East Clayton expansion area will be accommodated by the schools to the south of 72 Avenue in the East Clayton area until a larger area to the north of 74 Avenue is developed, in the future, that will generate a requirement for new schools to the north of 74 Avenue.

Plan Statistics

The draft land use concept plan is expected to generate an estimated 1,000 dwelling units at the lower end of the density ranges to approximately 1,680 dwelling units at the higher end of the density ranges. The build-out population, assuming an average between the lower density and higher density, is estimated at 3,615 people. The build-out commercial building floor area is estimated to be approximately 16,850 square metres (181,380 square feet). The total area of the proposed parks and greenways is approximately 4.45 hectares (11 acres). A summary of the land use statistics is contained in Appendix V.

Outstanding Land Use Issues

The Plan is generally supported by a majority of the people who attended the open houses and responded to the requests for comments.

Two issues, raised by property owners that have not yet been fully resolved and will be addressed prior to the completion of the Stage II NCP report to Council, are discussed below. Appendix VI illustrates the locations of these land use issues.

1. **Greenway Design at the North-East Corner of 72 Avenue and 194A Street**

The proposed greenway, east of 194A Street, will require the acquisition of the entire property abutting 194A Street and part of the adjacent property. The area beyond the greenway, up to 195 Street, is proposed for a medium-high density residential development (e.g. townhouses). The owners of the affected properties object to this greenway designation, as they would prefer to develop their property in keeping with the residential designations of East Clayton. The owners purchased the property with the intent of residential development at a time when the General Clayton Plan showed the greenway further to the east and feel that it should be relocated as illustrated on the Clayton General Land Use Plan. Staff has presented five different land use and greenway scenarios to the property owners between 194A Street and 195 Street in an attempt to resolve the issue. The property owners have indicated that they require more time to study the options and have requested that this issue be noted as an outstanding issue for resolution at the time of the Stage II Plan.

2. **Greenway to the North-East of 73 Avenue and 194A Street**

The owners of the two properties affected by the location and design of this section of the greenway have raised concerns about the impact of the proposed 40-metre width of the greenway and the proposed "flaring" at the southerly end of this section. The 40-metre width, as proposed in the East Clayton NCP, is the only open space to the east of 194A Street and is designed with pockets to accommodate active recreation (such as play areas) within the greenway while maintaining a multi-use pathway function. This width also provides privacy separation between residential buildings across the greenway and between the multi-use pathway and the adjacent buildings. The "flaring" is proposed to maintain visual connection from the greenway to the south and provide a visual connection to the greenway at the end of 195 Street.

This concern was raised relatively, recently and, as such, staff has not had sufficient time to develop alternative scenarios for discussion with the owners. This issue will be addressed as part of the Stage II component of the NCP.

Servicing

The proposed servicing boundary for the NCP area will be confirmed in Stage II after the completion of a detailed engineering report. It is not expected to change dramatically as a result of this more detailed report.

CONCLUSION

Pursuant to Council's authorization on February 9, 2004, staff has prepared a Land Use Concept Plan for the East Clayton Expansion NCP, being the Stage I component of the NCP. It is recommended that Council:

1. Receive this Report as information;
2. Approve the proposed East Clayton Expansion Land Use Concept Plan, as shown in Appendix I, which is the Stage I component of this NCP;
3. Instruct staff to complete the Stage II component of the East Clayton Expansion NCP, including:
 - (i) Resolution of outstanding land use issues as described in this report; and
 - (ii) An engineering servicing strategy and a comprehensive financial strategy to provide adequate funding for servicing infrastructure, phasing and community amenities; and
4. Authorize staff to accept and process development applications in the NCP area on the basis of conformity with the proposed Stage I Land Use Concept Plan, with the final approval of any such applications to be withheld pending completion and Council approval of the Stage II component of the NCP.

Murray Dinwoodie
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BP/kms/saw

Attachments

Appendix I	Proposed East Clayton Expansion Land Use Concept Plan – Stage I NCP
Appendix II	NCP Expansion Study Area/Plan Area
Appendix III	1999 General Land Use Concept Plan - Clayton
Appendix IV	East Clayton Land Use Plan
Appendix V	Summary of Land Use Plan Statistics

Appendix VI NCP Expansion - Land Issues

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Appendix I





Appendix II

Appendix III

Appendix IV



Appendix V



