



# Corporate Report

**NO: R158**

**COUNCIL DATE: June 20, 2005**

## REGULAR COUNCIL

**TO: Mayor & Council**                      **DATE: June 9, 2005**

**FROM: General Manager, Planning and Development**     **FILE: 6520-20 (East Clayton North)**

**SUBJECT: Delegation to May 30, 2005 Council-in-Committee Regarding East Clayton North NCP – East Clayton Property Owners Association**

## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Instruct the City Clerk to forward a copy of this report, a copy of Council's resolution related to this report and a copy of the Corporate Report entitled "Neighbourhood Concept Plan - East Clayton Extension North of 72 Avenue (East Clayton North Extension) - Stage 2 Report" to the delegation representing the East Clayton Property Owners Association.

## INTENT

The purpose of this report is to respond to Council's request for a report addressing the issues raised at the May 30, 2005, Council-in-Committee meeting by Ms. Delney Paterson, who appeared as a delegation before Council on behalf of the East Clayton Property Owners Association. The delegation requested that the plan area of the East Clayton North Extension Neighbourhood Concept Plan ("NCP") be expanded to the north to 76 Avenue to include the properties owned by the Association members along 194 Street. Ms. Paterson submitted a letter on behalf of her mother, Mrs. Dorscie Paterson, dated May 9, 2005 attached as Appendix I.

## BACKGROUND

On July 28, 2004 Council considered Corporate Report No. C009 and approved the Stage 1 Land Use Concept Plan for the East Clayton North Extension NCP, which is attached as Appendix II to this report. A Corporate Report recommending the approval of the final Stage 2 Report for this NCP is on the June 13, 2005 Council-in-Committee agenda.

The East Clayton North Extension NCP is located to the north of the East Clayton NCP that was approved in March of 2003. The East Clayton NCP, when adopted, contained a notation for the lands immediately north of 72 Avenue which states:

"Development of this area as shown is subject to servicing being feasible from south of 72 Avenue with detailed survey and engineering design being done for each development parcel".

The East Clayton North Extension NCP area is defined by 72 Avenue to the south, 188 Street to the west and 196 Street/Surrey-Langley borders to the east. The northerly boundary follows the limit of the area that can be serviced

by gravity from the engineering services to the south of 72 Avenue. The plan area is illustrated in Appendix II.

The NCP area comprises approximately 43 hectares (106 acres) of land, currently designated Suburban in the Official Community Plan ("OCP") and designated Future Urban in the 1999 Clayton General Land Use Plan.

On July 26, 2004, prior to the approval of Stage 1 of the East Clayton North Extension NCP, Council-in-Committee received a delegation from Ms. Delney Paterson, questioning the rationale used to establish the northerly limit of the NCP and asking that the lands north of 74 Avenue along 194 Street also be included in this NCP. Council had asked Ms. Paterson to provide a written submission to staff outlining her concerns. Ms. Paterson's submission, dated July 29, 2004, is included in Appendix I. The map in Appendix III shows the location of both Ms. Dorscie Paterson and Ms. Delney Paterson's properties (7465 and 7473 – 194 Street) in the context of the East Clayton North Extension NCP.

The area to the north of 72 Avenue, including the Paterson properties, is currently designated Suburban in the OCP and Future Urban in the Clayton General Land Use Plan that was adopted by Council in 1999.

During the process of completing the Stage 2 component of the East Clayton North Extension NCP, staff reviewed the written submission from Ms. Paterson. Detailed topographic information and servicing studies were undertaken by engineering consultants on behalf of the City and were reviewed by Planning and Engineering staff to determine the northerly boundary for the East Clayton North Extension NCP, based on the area that was serviceable by gravity from south of 72 Avenue.

## DISCUSSION

The May 9, 2005 letter from Ms. Paterson, attached in Appendix I to this report, states that the northerly boundary of the East Clayton North Extension NCP is 74 Avenue and 194 Street is a continuous street between 72 Avenue and 76 Avenue. The letter expresses concerns that as new development is taking place in the East Clayton area, crime and traffic in their area to the north of 74 Avenue has increased and will continue to increase.

### Servicing Issues

The northerly boundary of the East Clayton North Extension NCP was established on the basis of detailed engineering analysis of the topography and the ability to provide gravity engineering services to the area from the existing and planned engineering services to the south of 72 Avenue. The map attached as Appendix III shows the topography of the area. The area beyond the plan area of the NCP slopes generally to the north and from east to west. The lands to the north of the Terasen Gas right-of-way, which is the northerly servicing boundary and consequently the NCP boundary to the west of 192 Street, slope to the north. The area to the east of 192 Street gently slopes to the west and north displaying almost flat topographic characteristics. A three-dimensional topographic model prepared by the engineering consultant revealed that the elevation of 72 Avenue at 194 Street is approximately 2.0 metres higher than the elevation of 194 Street at 74 Avenue, clearly demonstrating that north of 72 Avenue the land is generally sloping to the north.

The key engineering criteria that formed the basis of the boundaries of the NCP area, and the determination of the area that could be serviced by gravity sewers from south of 72 Avenue include:

- a maximum sewer depth of 5 metres that is allowable from finished grade for services as per the City's established standards;
- a maximum depth of 1.2 metres for imported fill on lots to raise grades sufficiently to permit efficient servicing of the lots and/or to allow in-ground basements; and
- the minimum profile for servicing pipes in accordance with the City's policies and good engineering practices.

The East Clayton North NCP area was based on a detailed topographic analysis and the above criteria. It was determined that the area outside of the NCP area boundaries, including the Paterson properties, cannot be serviced by gravity from services south of 72 Avenue. It was not considered practical or reasonable to include in the NCP the properties outside of areas that could be served by gravity engineering services. The properties to the north of the East Clayton North Extension NCP plan area will ultimately be serviced by gravity systems from the north, but such systems will require significant new investments in large diameter trunk sewer mains to the north and west.

## **Transportation/Traffic Issues**

Concerns are also raised by the delegation with the transition of the proposed new road pattern in the East Clayton North Extension NCP area with the current rural road system north of 74 Avenue. Such concerns are valid, as there are often impacts from new developments on the existing residents who are not yet able to have their properties serviced and developed. The East Clayton North Extension NCP, however, attempts to minimize the traffic impacts on surrounding areas.

In the proposed East Clayton North Extension NCP, the status of 74 Avenue remains unchanged. The road will remain as a local rural road until such time as the development of the properties fronting it occurs.

Currently, 194 Street intersects 72 Avenue, but as part of the development of the East Clayton North Extension NCP it will be terminated at the future 72A Avenue, with a pedestrian walkway providing a pedestrian linkage from 72A Avenue to 72 Avenue within the closed portion of 194 Street. Vehicle access to 72 Avenue from 194 Street will be provided via 194A Street. A traffic roundabout will be constructed at the intersection of the future 73 Avenue and 194A Street. The closure of 194 Street to 72 Avenue will eliminate through traffic on 194 Street and, in combination with the roundabout, it will calm the traffic and reduce its impact. It is expected that these transportation features will moderate impacts from the development of the East Clayton North Extension NCP on the properties to the north of 74 Avenue along 194 Street.

## **Servicing of the Clayton Areas Located Both North of 74 Avenue and West of 186 Street**

Due to the topographic and servicing constraints, the area to the north of the northerly boundary of the East Clayton North Extension NCP cannot be serviced until a further NCP is prepared for that area. Appendix IV illustrates the proposed neighbourhood boundaries for the Clayton area. These boundaries were established on the basis of the anticipated availability of services for the various neighbourhoods, each being serviced in an efficient and cost-effective manner by gravity. The development of the areas north and west of the East Clayton North Extension NCP will require the construction of a large diameter trunk sewer along the base of the slope from the Fraser Highway at approximately 72 Avenue to the northeast. This trunk sewer, known as the Cloverdale Interceptor, originates at the 68 Avenue pump station on 176 Street. The map illustrating the Cloverdale Interceptor is attached as Appendix V. The remaining Clayton area will be serviced from west to east and on the basis of the 10 year capital works plan. Further NCP plans will be prepared for the remainder of the Clayton area as servicing for these areas becomes available. Extension of the Cloverdale Interceptor to the Clayton area, as described above, is not yet in the City's 10 year plan.

## **CONCLUSION**

Based on the above, it is recommended that Council authorize the City Clerk to forward a copy of this report, a copy of Council's resolution related to this report and a copy of the Corporate Report entitled " Neighbourhood Concept Plan - East Clayton Extension North

of 72 Avenue (East Clayton North Extension) - Stage 2 Report " to the delegation representing the East Clayton Property Owners Association that appeared before Council on May 30, 2005.

Murray Dinwoodie  
General Manager  
Planning and Development

BP/kms/saw

## **Attachments:**

- Appendix I Letters from Ms. Dorscie Paterson and Ms. Delney Paterson
- Appendix II Land Use Plan – East Clayton North Extension
- Appendix III Map Showing the Area Topography and the Paterson Properties
- Appendix IV Clayton Neighbourhood Boundaries – 1999 Clayton General Land Use Plan
- Appendix V Map Showing the Clayton Interceptor

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Appendix I





































**Land Use Plan – East Clayton North Extension**

Appendix II



**Map – Area Topography and the Paterson Properties**

Appendix III



Appendix IV

**Clayton Neighbourhood Boundaries – 1999 Clayton General Land Use Plan**



**Map Showing the Clayton Interceptor**

Appendix V



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