

NO: **R132**

COUNCIL DATE: **June 11, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 11, 2012**

FROM: **General Manager, Planning and Development**

FILE: **6520-20 (West Clayton
NCPs 1 & 2)**

SUBJECT: **West Clayton NCPs - Draft Land Use Concept Plans**

RECOMMENDATION

The Planning and Development recommends that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with an open house to seek input from the public regarding:
 - (a) the Draft Land Use Concept Plan for each of West Clayton NCP Area #1 and West Clayton NCP Area #2, respectively, which Land Use Concept Plans are attached to this report as Appendix I; and
 - (b) the Draft Vision and Planning Principles for these NCPs, which are documented in Appendix II of this report.

INTENT

The purpose of this report is to obtain Council's authorization to proceed to a public open house with the draft Land Use Concept Plan for each of Area #1 (south of 76 Avenue) and Area #2 (north of 76 Avenue) of West Clayton. The report also seeks Council endorsement for draft Vision and Planning Principles that form the basis of these concept plans that will also be presented to the public as part of the open house. Comments received at the public open house will be used to refine the plans to a preferred Land Use Concept Plan for each NCP.

BACKGROUND

Initiation of the NCP Process

On February 28, 2012, Council adopted the recommendations of Corporate Report No. R033 thereby approving the Terms of Reference for the preparation of an NCP for each of Area #1 and Area #2 in West Clayton (See Appendix I). The Corporate Report also provided information on a number of background studies that were undertaken as background in support of the preparation of the land use concept plans for the two NCP areas. These studies included a heritage study, commercial market study and environmental study. A development of an Integrated Stormwater Management Plan (ISMP) for the Clayton watershed was already underway and staff had began a

review of East Clayton with a view to better understanding the outcomes in that neighbourhood to assist in planning the West Clayton neighbourhoods.

The land use planning component of the NCP preparation process is being undertaken by staff. A consultant has been retained to prepare transportation and engineering servicing plans and to provide advice regarding the energy planning component.

The NCP Area

The West Clayton planning area is bounded by Fraser Highway to the south, the boundary of the Agricultural Land Reserve (ALR) to the west, 80 Avenue to the north and 188 Street to the east, with the exception of the area covered by the west extension of the East Clayton NCP and the existing shopping centre development south of 68 Avenue (Clayton Crossing).

It covers approximately 260 hectares (642 acres) and is designated "Suburban" in the OCP. It is currently characterized by a rural and semi-rural ambiance and contains lots ranging in area from one acre to about 10 acres, predominantly zoned RA (One-Acre Residential Zone) and that are currently used primarily for residential purposes, including some large estate-type homes. The exception is the area north of 78 Avenue, which is in majority zoned as General Agriculture (A-1) and used for agriculture-related activities. The land in the NCP area slopes generally to the northwest and north towards the ALR with slopes ranging from a gentle slope of about 4% to 6% in the vicinity of 72 Avenue and 188 Street to somewhat steeper slopes of 8% to 10% to the northwest of 72 Avenue and 184 Street and increasing to about 13% closer to the ALR.

The West Clayton area contains several forest blocks and watercourses. In the Ecosystem Management Study (EMS), three of the forest blocks are identified as Hubs and one forest block as a Site. Of the three Hubs, the forest block lying to the north of 76 Avenue is rated 61 to 70 in terms of its ecological significance. The West Clayton Environmental Study rates this same area as "High" for the NCP planning purposes. The other two Hubs, which lie to the south of 76 Avenue, are rated 51 to 60 in the EMS. One of these Hubs is the forested area in Clayton Park. The West Clayton Environmental Study rates this forested area as "High" for the NCP planning purposes. The other Hub, lying to the southwest of 76 Avenue and 188 Street, is rated as "Medium" for NCP planning purposes. The small forest block near 75 Avenue and 185 Street, which is identified as a Site in the EMS is rated "Low" for NCP planning purposes in the West Clayton Environmental Study.

Most of the watercourses with the NCP area are rated as Class "B" in the City's watercourse classification system. Class "B" watercourses are not fish-bearing, but provide food and nutrients to downstream fish habitat. These watercourses require a protected riparian buffer; however, there may be some flexibility permitted in how this protection is implemented. Additionally, there are other watercourses rated either partially or fully as Class "A" or Class "AO". Class "A" watercourses are fish bearing and a riparian buffer is required at the time of development to protect this habitat. Class "AO" watercourses are primarily lowland agricultural ditches that provide winter fish habitat for young salmonid species. There is also a bald eagle's nest located in the forest patch near the Class "B" watercourse that runs within the 180 Street right-of-way near 72 Avenue. The proposed park area on each of the two land use concept plans as illustrated in Appendix I will provide protection to this nest.

There are three heritage designated buildings within the West Clayton area; being, the original schoolhouse building on the Clayton Heights Elementary School site on 184 Street, Clayton United Church on 184 Street across from 70 Avenue, now operated as Surrey Little Theatre, and the George Lawrence House at the northeast corner of the intersection of Fraser Highway and 184 Street, now part of a townhouse project that is under construction. The Heritage Study identified a number of other sites with potential as heritage sites, including silos, barns and houses, as well as the possibility of preserving some of the hillside overlooking the ALR for heritage purposes.

The Commercial Market Study for Clayton indicated that the West Clayton area could support 200,000 square feet of commercial development near 72 Avenue and 188 Street, which was envisioned as a village centre in the 1999 Clayton General Land Use Plan and additional sites for smaller neighbourhood-scale commercial of up to 10,000 square feet each.

In relation to stormwater management and protection of the low lands from flooding, the Clayton ISMP study identifies the need for three detention ponds and other measures, including low impact development practices, protection of the watercourse riparian areas, preservation and enhancement of key forest habitats and wildlife connectivity.

The East Clayton review identified a high percentage of impervious area on the small lots and inadequate parking, recreation facilities and natural areas as concerns. It also identified the following as potential considerations in the future planning of neighbourhoods:

- requiring somewhat larger lots,
- adjusting the permitted lot coverage,
- requiring or encouraging multi-family developments along arterials and collectors, and
- allowing flexible road standards.

Clayton General Land Use Plan

West Clayton is part of the Clayton General Land use Plan (GLUP), which was approved in 1999. It was followed by the approval of the East Clayton NCP in 2003 and two extensions of the East Clayton NCP in 2005. The GLUP area boundaries are 196 Street (Surrey/Langley border) to the east, Fraser Highway to the south and the Agricultural Land Reserve (ALR) boundary to the west and north.

The Clayton GLUP covers approximately 845 hectares (2,088 acres). It envisions the development of Clayton as a complete community, with a "village centre" located in the central area of Clayton at the intersection of 188 Street and 72 Avenue to provide identity to the community and to serve as a community focus. The "village centre" is envisioned as a mixed-use, pedestrian-oriented centre for community activities and containing neighbourhood-scale developments. It includes the school and park sites, community hall, commercial uses and institutional uses, to be supported by nearby multiple residential uses. The remaining area, immediately to the north-west of the "village centre" area and East Clayton North Extension area, is identified as "Future Urban". The area beyond the "Future Urban" and up to the ALR boundary is shown as "Suburban". The GLUP land use concept plan is attached as Appendix III.

DISCUSSION

Community & Stakeholder Consultation

A start-up community meeting to commence the NCP planning process was held on May 12, 2011. A Citizens' Advisory Committee (CAC) was formed at that time, which includes a balanced representation of land owners within the planning area, development industry representatives, representation from adjacent neighbourhoods, and, for the first time in connection with an NCP, two representatives from the community-at-large. The CAC has met regularly to provide advice and comments on land use concepts as they were being developed for each of the West Clayton NCPs. To date, five meetings have been held with the CAC. In addition to these meetings, the NCP consultations have included the following:

- A workshop on the history and heritage of West Clayton was held with representation from the area residents, Heritage Services staff, the Surrey Historical Society and the Heritage Advisory Commission. This workshop, held on January 13, 2011, was facilitated by the Planning and Development Department's heritage consultant, at the commencement of the Heritage Study in preparation for the initiation of the West Clayton NCP process;
- An introductory meeting on July 28, 2011, with an Interagency Advisory Committee (IAC) made up of representatives from City departments and external agencies, including the Department of Federal Fisheries, the Fraser Health Authority, the Ministry of Agriculture, Metro Vancouver and BC Hydro. The purpose of this meeting was to understand and discuss issues of concern to them and their needs in the NCP area;
- A Land Use & Energy Charrette on October 28, 2011. The purpose of this day-long charrette-type workshop was to generate conceptual scenarios for the future community of West Clayton. The participants in this workshop were City staff, energy and engineering consultants and representatives from BC Hydro. Three scenarios were generated at the end of the workshop: "ENERGYshift" Neighbourhood, "Green" Neighbourhood and "Ground-oriented" Neighbourhood;
- A meeting on March 1, 2012 with the Agriculture & Food Security Advisory Committee (AFSAC) to provide information about the NCP area and seek their input; and
- Over a period of two weeks in November 2011, the Planning and Development Department Youth Planner Team held five workshops involving 130 students from Clayton Elementary School and Clayton Heights Secondary School. The purpose of these workshops was to provide an opportunity to the children and youth, through hands-on activities, to engage in the planning of the area where they live and to understand their issues and needs.

Additionally, throughout the land use planning process staff has also met a number of times with individual property owners and developers with interests in developing this NCP area to discuss their concerns. Following the public meeting on the draft land use concepts, staff plans to meet with Council advisory committees related to agriculture, environment and parks and recreation to receive input to the draft land use concepts.

Development of the Vision and Planning Principles

At the introductory meeting of the CAC, staff engaged the CAC members in hands-on activities to generate ideas they would like to see incorporated in the future neighbourhood, their vision for the area and the principles they would like applied to planning of the new neighbourhood. The vision and the planning principles, documented in Appendix II, are drawn from the ideas generated at the CAC meeting and the sustainability principles that guided the development of the East Clayton neighbourhood. They emphasize the need for sustainable development, energy-conscious planning, the protection and enhancement of and connections between the local ecosystems, ALR-sensitive planning, transit-supportive development, the creation of a healthy and liveable neighbourhood, and place-making. This vision and the planning principles are the foundation of each of the attached draft land use concepts.

Overview of the Draft West Clayton Land Use Concept Plans

Both Land Use Concept Plans (i.e., Area #1 and Area #2) share certain common characteristics, including the following:

Land Use

Both of the draft Land Use Concept Plans provide for a compact, walkable neighbourhood, interwoven with a street network on a connected grid and multi-use pathways and greenways all to provide vehicle, pedestrian and bicycle connections within the neighbourhood and to the adjacent areas.

Both Plans include a range of housing types and densities, commercial nodes, elementary school sites and potential locations for a secondary school site¹, a network of parks and green spaces, a predominantly "green" interface with the ALR, areas for the protection of ecosystems and wildlife corridors. Based on the proposed street grid, most of the lots in the single family residential areas would be deeper than the lots in East Clayton and would be wider in accordance with the new lot dimensions that are under consideration consistent with the small-lot zone review. The additional lot width and depth will accommodate much of the parking demand within the lots and allow a larger permeable area to assist in natural drainage. Cluster residential land uses are proposed in both plans to assist in the protection of environmentally sensitive areas and to provide a "buffer" to the ALR. The following are other common features of each plan:

- The concept of "Flex Block" is introduced in both plans to allow flexibility in the distribution of densities, building forms and locations and width of the streets within each of these "flex blocks". This recognizes that the tight road grid, while desirable to enhance walkability and traffic dispersal, could potentially affect the efficient use of the land in the case of certain types of development, such as townhouses, and could result in a homogeneous form of development. The "flex block" concept would allow for more diversity in the built form. The "flex block" developments proposed in the two plans would allow flexibility between single detached units and townhouses or between townhouses and apartments within a "flex block". Additionally, in certain areas, some streets are designated "flex" streets, which would allow flexibility in the location and width of such streets;

¹ the School District has advised that a new secondary school is required to serve the student population from the Clayton area and South Port Kells area, and that they continue to look to acquire a site in an appropriate location including in West Clayton and North Clayton east of 188 Street.

- Areas for special residential/live-work development are designated on each plan. Rather than stand-alone live-work single-detached units, as is the case with the special residential development on 68 Avenue in East Clayton, these are envisioned as being street-fronting, ground floor units in a townhouse development or apartment development. To reduce impact in relation to the on-street parking that is required for these units, they are proposed on local streets. In addition to recognizing that there is a growing demand for such units, which enhance the sustainability of an area, these units could assist in animating the street and adding vibrancy to the area;
- The existing suburban designated enclave to the west of 182 Street is proposed to remain unchanged, except for the area fronting 72 Avenue, which is proposed as Residential Transition at 4 units per acre (1/4 acre lots). A majority of the lot owners in this area have expressed a strong desire to keep their area "as is". The lots in this enclave contain large, well maintained, "estate" type homes that have good views of the farmland. Given their relatively "quiet" location and the quality of these homes and lots, it is possible that they will continue to remain attractive for people who enjoy the life style and ambience this area offers. However, in Stage 2 there will be a need to ensure that in the future, if and when this area is ready for redevelopment, services in the adjacent area have adequate capacity to allow for it. This is an important consideration based on the experience with Aloha Estates in East Clayton, where originally the lot owners insisted on wanting to retain their large lots and homes. Consequently, East Clayton NCP did not anticipate that in the future some or all of those properties would re-develop. There are many inquiries about the possibility of re-developing the lots in Aloha Estates in East Clayton and there are servicing impediments to such redevelopment;
- The area north of 76 Avenue contains a Hub rated as "High" by the West Clayton Environmental Study. It provides a refuge for wildlife and also acts as a corridor to allow wildlife movement between the ALR lands and riparian areas of the creeks to the west of 184 Street and the forested area to the east of 188 Street. The EMS recommends that some or most of this forest block be preserved and, where possible, the "gaps" in the forest should be restored. Both of the Draft Concept Plans propose cluster residential development at densities ranging from 8 to 15 units per acre, subject to preservation of 15% to 30% of the lands for the purposes of preservation or restoration of the existing forest. This will be further explored as the plans are adjusted and refined;
- A sanitary sewer trunk will need to be extended to the north of Fraser Highway near the ALR, along the toe of the slope to service West Clayton and the remaining area of Clayton to the north of East Clayton. The alignment of the right-of-way for this sanitary sewer has been determined and is shown on the two concept plans (Appendix I) (as a thick dot-dash-dot line). It extends from approximately 178th Street and Fraser Highway, runs within the existing 181st Street at 73 Avenue through the suburban enclave to the west of 182nd Street, and then generally lies parallel to the ALR up to 188th Street. Only a small part of the right-of-way has been acquired by the City to date. The remaining area will need to be secured as development occurs. Its location, upland from the ALR, has the potential to provide good views over the farmland and its continuity makes it a good candidate for a multi-use trail. Both concept plans propose a greenway within this right-of-way;

- As recommended by the Clayton ISMP report, stormwater detention ponds are shown in both plans, except that in Concept Plan #2, the stormwater pond to the west of 182 Street is proposed as an elongated bio-swale;
- In both concepts, the western slope of the planning area, which is adjacent to the ALR and highly visible from Fraser Highway and from Highway 15, is protected in a series of proposed parks, greenways, treed buffers and riparian areas, along with several pockets of cluster development. This has the effect of reducing the visual impact of development along the slope, providing high quality public recreation amenities for future residents and reducing impacts on agricultural lands;
- Both concept plans show the currently designated Heritage Sites (Clayton Heights Elementary Schoolhouse, Surrey Little Theatre - originally Clayton United Church and George Lawrence House), and an two other sites, which are identified as having heritage potential, existing silos on 184 Street south of 80 Avenue and barns and a house on the property adjacent to the Clayton Heights Elementary School on 184 Street. The pre-dominance of "green" spaces along the ALR interface act to preserve some of the existing landscape and terrain of the hillside as a "heritage" element of this neighbourhood. The Heritage Study identified several other sites with houses as having heritage potential but these are not shown on the plans. The heritage potential of all such sites will need to be further explored as part of the Stage 2 component of the NCP process, with advice from the Heritage Advisory Commission, and, as required, appropriate policies and guidelines will be included in the NCP for their protection and/or redevelopment; and
- A community recreation centre, located in or near Clayton Park is envisioned in both plans. The need for such a centre to serve the Clayton community is considered necessary given that the nearest recreational facility is in Cloverdale, which is not convenient for the local population. This was specifically pointed out as an issue by the Interagency Advisory Committee, especially for the local youth who have no safe place to go after school. In addition, during youth consultation workshops, the need for a gathering place was raised.

72 Avenue

The plans show the potential location of the future rapid transit station on Fraser Highway at 184 Street, and 72 Avenue (a designated arterial road) connecting to Fraser Highway. It is considered critical to carrying future traffic anticipated from the development of the Clayton area and providing a strategic City and regional level transportation corridor for private vehicles, public transit and emergency services.

At the time East Clayton was being planned the connection to Fraser Highway was not considered as important and it was downgraded to a two-lane arterial through the village centre and envisioned as its Main Street with angled parking near the intersection of 188 Street. Since then traffic studies have recommended that 72 Avenue be designated as a full arterial road and should be connected to Fraser Highway. Staff have advised the CAC of this direction and engaged them in discussing the ways in which the impact of 72 Avenue through the village centre could be moderated including the consideration of on-street parking, which is not usually permitted on arterial roads, emphasizing 188 Street as commercial frontage and proposing special urban design guidelines to make the street inviting to pedestrians. These approaches will allow 72 Avenue to retain more of the character of a Main Street as was originally envisioned.

The exact alignment, configuration and location of the connection at Fraser Highway and the timing of such connection will be determined following a detailed study. In the meantime, Engineering Department staff will determine if 182 Street, between 72 Avenue and Fraser Highway could act as an alternative connection route for 72 Avenue.

Energy Planning

The NCP Terms of Reference indicate that consideration will be given to energy-conscious planning. This is the first NCP that identifies opportunities for energy conservation and GHG emissions reductions through land use planning and through the energy efficiency of buildings, and other measures such as waste heat recovery, renewable energy generation and distributed generation of electricity. The potential for a district energy system will be explored as a means to provide heating and/or cooling in some parts or all of the NCP areas.

The following are some of the land use characteristics in both of the concept plans that are generally associated with energy-conscious and transit-supportive land use planning:

- Closely spaced and connected streets;
- Pre-dominantly east-west oriented streets and development blocks to maximize southern exposure for passive solar gain;
- Concentration of densities in the proximity of the village centre and Fraser Highway, particularly near the future rapid transit station; and
- A mix and proximity of uses that could assist in opportunities for district energy systems and recovery of waste-energy.

Place-making opportunities

A number of place-making opportunities are available within the two land use concept plans to enhance a sense of place and identity for the West Clayton Neighbourhoods. Special urban design areas are designated at the village centre area at 72 Avenue and 188 Street, the area in the vicinity of the future rapid transit station on Fraser Highway, and prominent intersections of 72 Avenue at 184 Street and Fraser Highway, 80 Avenue at 184 Street and 188 Street, and 70 Avenue at 188 Street. Special urban design for these areas will look to create public spaces (e.g., exploring the opportunity to create a mini plaza or forecourt to the Surrey Little Theatre, which occupies a heritage building), entrance features, visual markers, public art, pedestrian amenities, tree planting and special street design and landscaping. View corridors, viewpoints and public seating areas could be provided along the greenway running parallel to the ALR edge. Additional place-making opportunities will be explored at the preferred concept plan stage.

Differences between the two Draft Land Use Concept Plans

The following describes some of the main differences between the two draft land use concepts:

Draft Land Use Concept Plan for Area #1

The land use in Area #1 is pre-dominantly low to medium-density residential, which would allow cluster developments involving a combination of single detached and duplex units, small lots,

semi-detached units, manor houses, row houses and townhouses. Access to single family residential lots will be from rear lanes.

This plan assumes that the existing Clayton Heights Elementary School will remain at its present location, to serve the smaller student population on the west side of 184 Street. The property adjacent to this school is proposed for a cluster residential development at 8 - 10 units per acre. This property is currently the subject of a rezoning application to permit single family residential subdivision. Under the proposed concept plan, the applicant would be able to proceed with a revised application.

To serve the larger student population from the area to the east of 184 Street, sites for two new elementary schools with associated parks are proposed.

Two commercial nodes are proposed with a larger commercial node at the village centre at 72 Avenue and 188 Street and a smaller mixed-use commercial/residential node near the future rapid transit station. Each of these nodes is supported by small areas of high density residential development.

The neighbourhood parks are relatively small compared to the parks in Area #2. Only a small expansion of the Clayton Park is proposed and the future community recreation facility is envisioned where the existing Clayton Elementary Annex is located.

Draft Land Use Concept Plan for Area #2

This plan proposes a larger proportion of medium to high density residential development including townhouses, row houses and apartments, concentrated within walking distance of the village centre and rapid transit station location. Unique to this plan, is an area of single family residential land where access to such lots from rear lanes will be optional. The developer would need to assemble enough land to allow a street system with appropriate blocks and connections. Additional policies and guidelines will be specified in the NCP.

The plan for this area proposes four commercial nodes given that more land is designated for medium and high density residential in this area in comparison to Area #1, which will generate more demand for conveniently-located commercial development. Two of the four commercial nodes are located at the village centre and near the rapid transit station, except that the commercial node at the village centre is smaller and less prominent than the node at the rapid transit station. Another commercial node is proposed at each of the corner of 74 Avenue and 184 Street and the corner of 76 Avenue and 188 Street. These two nodes will accommodate smaller local commercial development that is convenient to homes within walking distances.

This plan shows the possibility of expanding the existing Clayton Heights Elementary School to the west and south to accommodate additional students generated by development on the west side of 184 Street, and it includes a site for a new school on the east side of 184 Street to the south of 74 Avenue with a neighbourhood park on the adjacent lands. Staff will continue to consult with the School District regarding potential locations for new elementary schools and a new secondary school and their plans for the existing elementary school as part of the process of refining the land use concepts.

The neighbourhood parks in Area #2 are somewhat larger than the parks in Area #1. A larger expansion of the Clayton Park is envisioned in this plan. The future community recreation centre is shown to in the expanded park area near 72 Avenue.

Unit numbers/population

Based on the two draft Land Use Concept Plans, the anticipated total number of dwelling units and the related population in the West Clayton area, at build-out, are as follows:

Estimated Build-out for West Clayton (Combined NCP Area #1 and NCP Area #2)

	Dwelling Unit Range		Population Range	
	Low	High	Low	High
Draft Land Use Concept Plan for Area #1	3,689	5,488	10,307	15,374
Draft Land Use Concept Plan for Area #2	5,480	7,233	14,724	19,601

As such in Area #1 it is anticipated that there will be 4,588 dwelling units and a population of 12,840 while in Area #2 it is expected that there will be 6,356 dwelling units and a population of 17,163.

Next Steps

If Council approves the recommendations of this report, the proposed draft land use concept plans will be presented to the public for comments at a public open house, tentatively scheduled for Wednesday, June 20, 2012. Comments received from the public will be considered in developing a Preferred Land Use Plan for discussion with the CAC, City Departments and energy consultants, an Interagency Advisory Committee and Council advisory committees related to agriculture, environment and parks and recreation. Following feedback from these stakeholders, a refined Draft Preferred Land use Concept Plan will be presented to Council for consideration and to seek approval to hold a further public open house to seek input on the Preferred Land Use Plan. It is expected that the next report to Council will occur in the fall 2012.

Following the final public open house, further refinements will be made to the draft Preferred Land Use Concept Plan and a final report on the Stage 1 component for each of the Area #1 and Area #2 NCPs will be forwarded to Council for approval. This is expected to take place in early 2013. Subsequently, preparation of the Stage 2 component for each NCP area will commence, which will include the development of detailed design guidelines and the preparation of detailed engineering servicing and financial strategy for each NCP area.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to proceed with an open house to seek input from the public regarding:

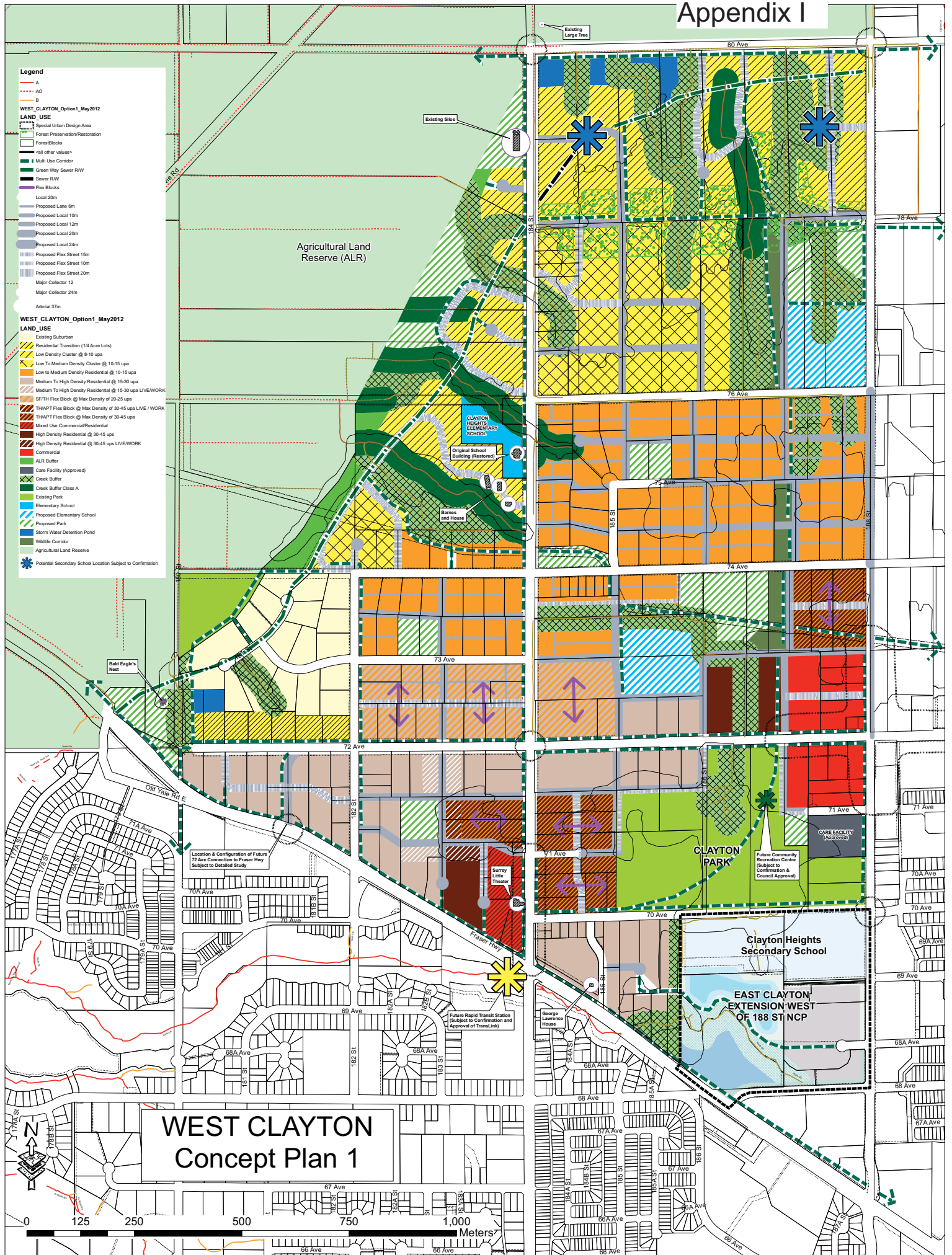
- the Draft Land Use Concept Plan for each of West Clayton NCP Area #1 and West Clayton NCP Area #2, respectively, which Land Use Concept Plans are attached to this report as Appendix I; and
- the Draft Vision and Planning Principles for these NCPs, which are documented in Appendix II of this report.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

BP:saw

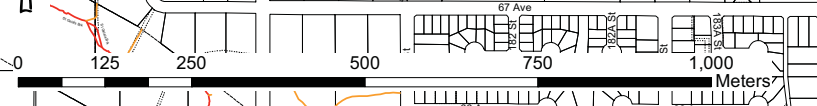
Attachments:

Appendix I West Clayton - Draft Land Use Concept #1 and Draft land use Concept #2
Appendix II West Clayton - Draft Vision and Planning Principles
Appendix III Clayton General Land use plan



- Legend**
- A
 - AD
 - B
- WEST_CLAYTON_Option1_May2012**
- LAND_USE**
- Special Urban Design Area
 - Forest Preservation/Restoration
 - Forest Blocks
 - <all other values>
 - Multi Use Corridor
 - Green Way Sewer R/W
 - Sewer R/W
 - Flex Blocks
 - Local 20m
 - Proposed Lane 6m
 - Proposed Local 10m
 - Proposed Local 12m
 - Proposed Local 20m
 - Proposed Local 24m
 - Proposed Flex Street 15m
 - Proposed Flex Street 10m
 - Proposed Flex Street 20m
 - Major Collector 12
 - Major Collector 24m
 - Aerial 37m
- WEST_CLAYTON_Option1_May2012**
- LAND_USE**
- Existing Suburban
 - Residential Transition (1/4 Acre Lots)
 - Low Density Cluster @ 8-10 upa
 - Low To Medium Density Cluster @ 10-15 upa
 - Low To Medium Density Residential @ 10-15 upa
 - Medium To High Density Residential @ 15-30 upa
 - Medium To High Density Residential @ 15-30 upa LIVE/WORK
 - SPT/Flex Block @ Max Density of 20-25 upa
 - THAPT/Flex Block @ Max Density of 30-45 upa LIVE /WORK
 - THAPT/Flex Block @ Max Density of 30-45 upa
 - Mixed Use Commercial/Residential
 - High Density Residential @ 30-45 upa
 - High Density Residential @ 30-45 upa LIVE/WORK
 - Commercial
 - ALR Buffer
 - Care Facility (Approved)
 - Creek Buffer
 - Creek Buffer Class A
 - Existing Park
 - Elementary School
 - Proposed Elementary School
 - Proposed Park
 - Storm Water Detention Pond
 - Wildlife Corridor
 - Agricultural Land Reserve
 - Potential Secondary School Location Subject to Confirmation

**WEST CLAYTON
Concept Plan 1**



- Legend**
- A
 - AO
 - B
 - Forest Blocks
- WEST CLAYTON_Option2_May2012**
- LAND USE**
- S.F. Residential (Option Rear Lands)
 - Special Urban Design Area
 - Forest Preservation/Restoration
 - West Clayton_Option2_Lines
 - all other values
 - Multi Use Corridor
 - Green Way Sewer RW
 - Sewer RW
 - Flex Blocks
 - Local 20m
 - Proposed Lane 6m
 - Proposed Local 10m
 - Proposed Local 20m
 - Proposed Flex Street 10m
 - Proposed Flex Street 12m
 - Proposed Flex Street 20m
 - Major Collector 12m
 - Major Collector 24m
 - Arterial 37m
 - Municipal
 - Utility
- WEST CLAYTON_Option2_May2012**
- LAND USE**
- Existing Suburban
 - Low Density Cluster @ 8-10 upa
 - Low To Medium Density Cluster @ 10-15 upa
 - Low to Medium Density Residential @ 10-15 upa
 - Medium To High Density Residential @ 15-30 upa
 - Medium To High Density Residential @ 15-30 upa LIVE/WORK
 - SFTH Flex Block @ Max Density of 20-25 upa
 - THAPT Flex Block @ Max Density of 30-45 upa LIVE / WORK
 - THAPT Flex Block @ Max Density of 30-45 upa
 - Mixed Use Commercial/Residential
 - High Density Residential @ 30-45 upa
 - High Density Residential @ 30-45 upa LIVE/WORK
 - Commercial
 - ALR Buffer
 - Care Facility (Approved)
 - Creek Buffer
 - Creek Buffer Class A
 - Existing Park
 - Elementary School
 - Proposed Elementary School
 - Proposed Park
 - Storm Water Detention Pond
 - Wildlife Corridor
 - Agricultural Land Reserve
 - Parental Secondary School Location Subject to Confirmation

Agricultural Land Reserve (ALR)

Existing Silt

CLAYTON HEIGHTS ELEMENTARY SCHOOL
Original School Building (Restored)
Barns and House

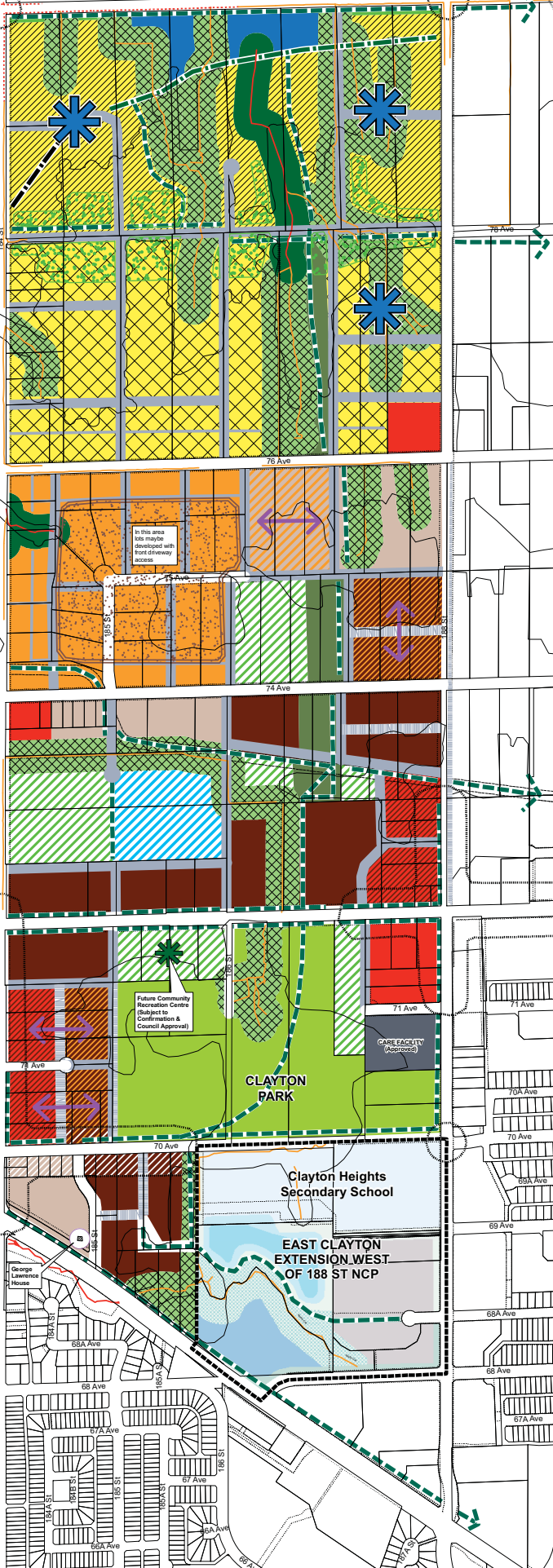
Bald Eagle's Nest

Location & Configuration of Future 72 Ave Connection to Fraser Hwy Subject to Detailed Study

Future Rapid Transit Station (Subject to Confirmation and Approval of TransLink)

Future Community Recreation Centre (Subject to Confirmation & Council Approval)

WEST CLAYTON Concept Plan 2



West Clayton – The Vision & Planning Principles

The Vision

West Clayton will be a community that is planned to be inclusive, integrated and diverse – integrating a diversity of housing types, population of different ages including seniors and youth, and diversity of lifestyles. It will be a healthy and sustainable community that will promote a sense of place, walkability, bicycling and transit as the preferred modes of travelling, universal accessibility, preservation of natural areas, wildlife connectivity, a respectful transition between existing and new places, and energy conservation.

Community amenities and services will be located within a convenient distance of most homes, opportunities for access to nature and recreation will be provided through parks and greenways throughout the community and opportunities for social interaction will be provided by creating outdoor public spaces for perchance meetings, festivals and public art, and by emphasizing street-friendly design.

Green spaces and clustering of homes along the agricultural interface will provide a respectful relationship with the neighbouring agricultural community assist preservation of the hillside. Community's history, heritage and character will be respected and promoted in the creation of new places.

Planning principles

1. Create a compact community to promote walking and support transit.
2. Provide an interconnected street grid to allow multiple ways to disperse traffic and provide choices to travel by foot, bicycle or car and convenient access to transit.
3. Provide for a variety of housing types, densities and forms to accommodate a range of housing choices and lifestyles, while respecting the existing established residential areas.
4. Encourage street and pedestrian friendly site and building designs.
5. Locate higher densities in proximity of the village centre at 72 Avenue and 188 Street, the future rapid transit station at 184 Street and Fraser Highway and in areas of lower environmental value.
6. Cluster and locate homes away from the environmentally sensitive areas and agricultural interface.
7. Reinforce the village centre as a focus for the Greater Clayton community and create a focus for the West Clayton neighbourhood around the future rapid transit station by providing a mix of commercial spaces and residential land uses, and outdoor public spaces at these locations, and by ensuring pedestrian oriented and people friendly spaces and buildings.
8. Promote sense of place by providing special urban design at entrances to the neighbourhood, at the village centre, in proximity of the rapid transit station and other prominent locations. Emphasize contextual design and place-making and include

opportunities for public gathering places, festivals, public art, outdoor seating spaces and landscaping to provide comfort, texture and colour.

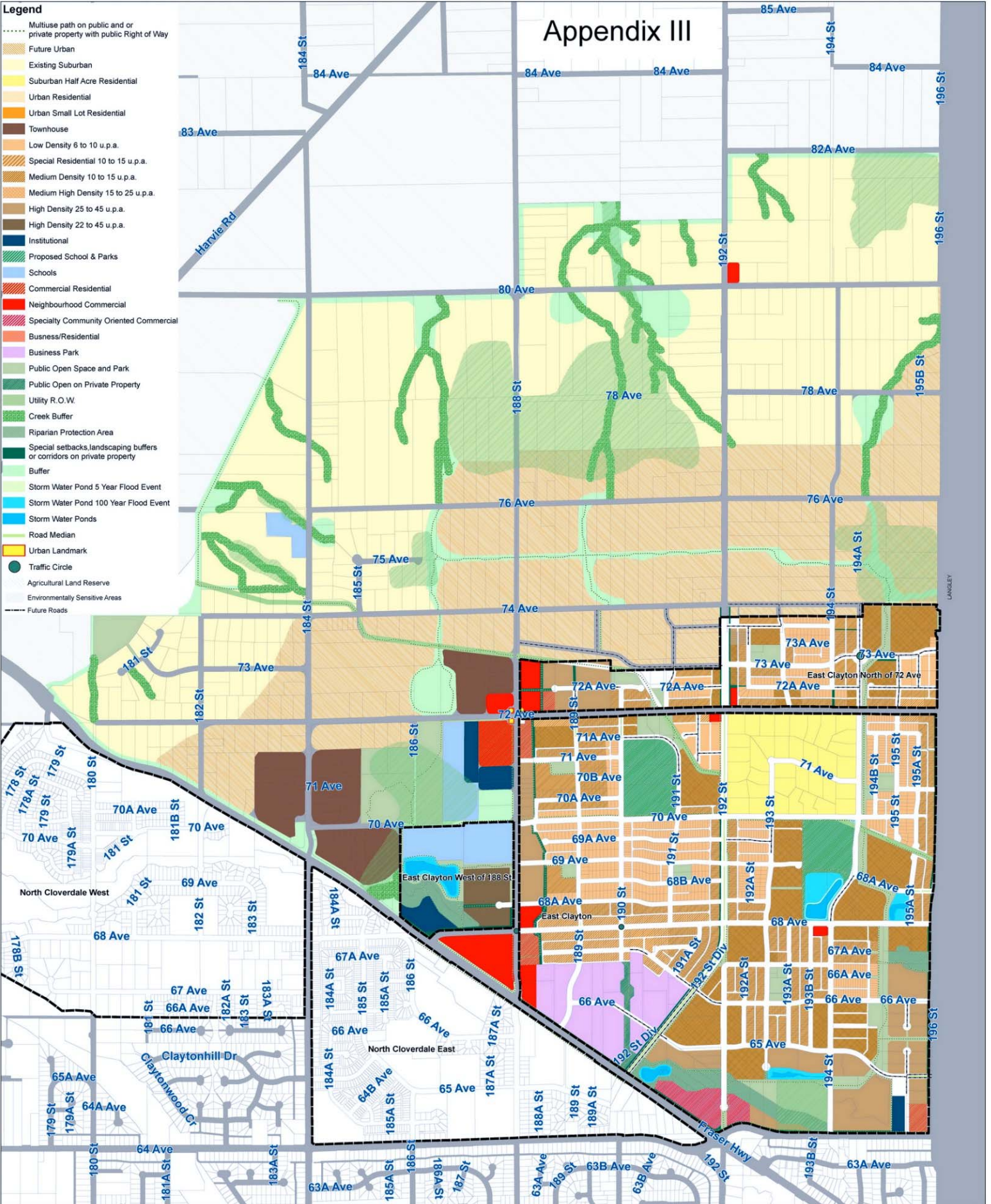
9. Provide opportunities in the neighbourhood for access to shopping, services and amenities within a short distance of most homes that is convenient for walking and bicycling.
10. Provide sites for neighbourhood parks and schools in convenient and equitably distributed locations that are easily accessible by foot or bicycle.
11. Connect parks, natural spaces and neighbourhood destinations by multi-use pathways and greenways. Provide greenways as follows:
 - Along Fraser Highway, 184 Street and 80 Avenue;
 - Within the identified sanitary sewer right-of-way running parallel to and upland from ALR up to 188 Street (Clayton Hill Greenway); and
 - Within the Fortis BC Gas right-of-way.
12. East from 184 Street along 70 Avenue, and connecting the Clayton Park with the Clayton Hill Greenway through the forest north of 76 Avenue.
13. Protect, integrate and, where appropriate, enhance the environmentally sensitive and other natural areas, and connect them with green spaces and corridors to allow safe passage for wildlife and, where appropriate, access to nature for people.
14. Protect the natural beauty, preserve historic and natural references and provide view corridors, as appropriate, and preserve, integrate and adapt, as necessary, West Clayton's heritage through buildings and landscapes.
15. Provide appropriate residential land use and density to create transition to the existing established enclave of suburban homes to the west of 182 Street.

Provide a street grid and maximize street connectivity within the neighbourhood, and provide appropriate densities and mix of uses within 400-800 metres of the village centre and the rapid transit station to support energy efficiency, sharing of waste energy between different land uses, consideration for district energy and transit. Maximize east-west oriented streets and development blocks for solar gain. Provide policies and guidelines for energy-conserving and energy-efficient site layouts and buildings.

Appendix III

Legend

- Multiuse path on public and/or private property with public Right of Way
- Future Urban
- Existing Suburban
- Suburban Half Acre Residential
- Urban Residential
- Urban Small Lot Residential
- Townhouse
- Low Density 6 to 10 u.p.a.
- Special Residential 10 to 15 u.p.a.
- Medium Density 10 to 15 u.p.a.
- Medium High Density 15 to 25 u.p.a.
- High Density 25 to 45 u.p.a.
- High Density 22 to 45 u.p.a.
- Institutional
- Proposed School & Parks
- Schools
- Commercial Residential
- Neighbourhood Commercial
- Specialty Community Oriented Commercial
- Business/Residential
- Business Park
- Public Open Space and Park
- Public Open on Private Property
- Utility R.O.W.
- Creek Buffer
- Riparian Protection Area
- Special setbacks, landscaping buffers or corridors on private property
- Buffer
- Storm Water Pond 5 Year Flood Event
- Storm Water Pond 100 Year Flood Event
- Storm Water Ponds
- Road Median
- Urban Landmark
- Traffic Circle
- Agricultural Land Reserve
- Environmentally Sensitive Areas
- Future Roads



COMPOSITE OF CLAYTON GENERAL LAND USE PLAN; EAST CLAYTON NCP; EAST CLAYTON NORTH OF 72 AVE; & EAST CLAYTON WEST EXPANSION OF 188 ST

NOTE: Overlays and images are shown for reference only. Final decisions are made by council.

NOTE: For proposed elementary schools and parks, refer to map showing neighbourhood boundaries.

NOTE: This plan is conceptual in nature and is only intended to reflect a general pattern of land uses. Exact land use boundaries to be determined through the Neighbourhood Concept Plan process.

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



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