

NO: R206

COUNCIL DATE: **September 12, 2016**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **August 22, 2016**
FROM: **General Manager, Planning and Development** FILE: **6520-20 (West Clayton)**
SUBJECT: **West Clayton NCP: Proposed NCP Update Amendments**

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Approve amendments to the existing West Clayton Neighborhood Concept Plan ("NCP") land use concept (Appendix "I") for "Amendment Area #1", shown in Appendix "II", in order to modify the location of a "Proposed Elementary School" and re-designate surrounding land uses affected by the change, as illustrated in Appendix "III";
3. Approve amendments to "Amendment Area #2" shown in Appendix "II" for the "Townhouse Residential 22 +5 UPA Transition" designation, as illustrated in Appendix "V", and include additional "Special Land Use Interface Area" guidelines documented in Appendix "VI", to clarify and enhance land use interface design guidelines; and
4. Authorize staff to proceed with all other necessary actions to amend the West Clayton NCP to update "Section #3 - Land Uses" and "Section #5- Design and Development Design Guidelines" as documented in Appendices "VI" and "VII" of this report.

INTENT

The purpose of this report is to bring forward two City initiated amendments to the West Clayton NCP for Council's consideration and approval, in order to:

- amend the location of a "Proposed Elementary School" and corresponding Land Use Concept Plan amendments required, in response to a recent land acquisition made by the Surrey School District for various properties north of 74 Avenue; and
- modify the design standards for the "Townhouse Residential 22 + 5 UPA Transition" designation, in order to clarify the "Suburban Residential" and "Townhouse Residential" interface design guidelines that will be used to guide future development applications located north of 72 Avenue and west of 182 Street;

BACKGROUND

On July 27, 2015 Council endorsed the West Clayton NCP Stage 2 Land Use Concept shown in Appendix "I", as recommended in Corporate Report R168.

The Stage 2 Land Use Concept Plan featured an integrated neighbourhood comprised of a mix of land uses, including a range of residential housing types at various densities, local-serving commercial uses and related plaza areas, and community facilities/amenities, including a community recreation/cultural centre and future library, neighbourhood parks, trail and pathway networks, riparian areas, three elementary schools and a high school.

West Clayton NCP Future School Sites

The Stage 2 Land Use concept shows two future elementary schools and one future secondary school site in addition to the existing Clayton Elementary School which was retained in the plan and proposed for future expansion. The new school sites were located in consultation with Surrey School District staff during the planning process.

Of these new school sites, the School District has acquired a site for the new secondary school along 184 Street, and this school is currently under construction and is expected to be complete by the spring of 2018.

The School District owns one site allocated for a future elementary school north of 76 Avenue, but one of the elementary school sites shown in the plan had yet to be acquired at the time of the Stage 2 NCP plan approval in July 2015. Confirmation of its final location was contingent upon the School District being able to acquire the lands designated for the school. In recent months the School District has successfully acquired land for this school, but in a different location than that shown in the Stage 2 NCP.

School sites within the West Clayton NCP, as well as the proposed new school site recently acquired by the Surrey School District are illustrated in Appendix "IV".

West Clayton NCP Design and Development Guidelines

The Stage 2 NCP also included urban design and development guidelines in key areas to ensure appropriate land use interface requirements and strong urban design standards to apply to future development.

DISCUSSION

Proposed NCP Amendment #1 – Future Elementary School along 74 Avenue

The construction of two new elementary schools and a secondary school in the Clayton area is considered to be a high priority in the School District's 5-year Capital Plan, and one of the highest priorities in the entire Province, due to the rapid and sustained student enrolment growth in the area. As such, in the spring of 2016, the Ministry of Education allocated funding approvals to the Surrey School District for the acquisition and construction of a new elementary school in Clayton, which led to the acquisition of three parcels of land north of 74 Avenue.

The location of the purchased properties did not correspond to the location shown in the West Clayton NCP Land Use Concept Plan, and therefore the NCP needs to be amended to align the school location with the lands purchased, and to make additional adjustments to the land uses and local street networks in response to this relocation as discussed below.

Site Context and History (Amendment Area #1)

Although the West Clayton NCP (approved by Council on July 15, 2015) designates properties at 18645, 18619, 18599, and 18553 - 74 Avenue as "Proposed Elementary School", the School District was unable to come to a purchase agreement and assemble the four properties, despite lengthy negotiation efforts with landowners. In addition, the alternative "Proposed Elementary School" properties identified as an alternative location for an elementary school in the West Clayton NCP located at 18561, 18593, and 18611 - 72 Avenue were also unable to be assembled by the School District. Subsequently, the School District refocused its efforts on other lands and were ultimately successful in acquiring 18717, 18707, 18671 - 74 Avenue.

Land Use Concept Plan Amendments (Area #1)

Given the School District's land purchases of three "Urban Residential" and one "Wildlife Corridor" designated properties, there is a need to amend the NCP to re-designate the subject properties to "Future Elementary School" site, and provide for the re-designation of the former "Proposed Elementary School" site properties. The necessary land use amendments are shown in Table 1 below and are illustrated in Appendix "V", identified as NCP "Amendment Area #1" in Appendix "IV".

Property Address	Existing NCP Designation	Proposed NCP Designation
18781 - 74 Avenue	"Urban Residential"	"Urban Townhouse Flex"
18757 - 74 Avenue	"Urban Residential"	"Urban Townhouse Flex"
18717 - 74 Avenue	"Urban Residential"	"Proposed Elementary School"
18707 - 74 Avenue	"Urban Residential"	"Proposed Elementary School"
18671 - 74 Avenue	"Wildlife Corridor"	"Proposed Elementary School" & "Landscape Buffer"
18645 - 74 Avenue	"Proposed Elementary School" & "Green Density Transfer"	"Wildlife Corridor"
18619 - 74 Avenue	"Proposed Elementary School"	"Urban Residential"
18599 - 74 Avenue	"Proposed Elementary School"	"Urban Residential"
18553 - 74 Avenue	"Proposed Elementary School"	"Urban Residential"

Justification for Land Use Concept Plan Amendment (Area #1)

The proposed land use changes in Amendment Area #1 meet the general intent and overall density prescribed in the West Clayton NCP by providing appropriate land use interfaces to 72 Avenue, future road connections, and a wildlife corridor and landscaping buffers adjacent to the future school in line with the proposed North -- South Biodiversity Conservation Strategy corridor that bisects the West Clayton NCP.

The proposed realignment of local roads fits within the planned grid network and provides sites that adequately respond to the need to adjust the wildlife corridor location slightly westward, allow for an efficient future subdivision layout, and provide sufficient road access to the future

school. The revised road layout also maintains pedestrian mobility by providing pedestrian connections to the multi-use pathway along the wildlife corridor and future sidewalk and greenway connections.

Propose Land Use Designation Area #1 Changes

The proposed amendments will result in the following land use designation land area changes:

- a reduction of Future Elementary School site area from 9 acres to 6.6 acres, as the School District was only able to acquire 3 lots and not 4 as anticipated. School District Staff indicated that this area will be sufficient to accommodate an appropriate sized elementary school;
- a slight increase in the Wildlife Corridor from 1.6 Acres to 1.9 acres;
- a reduction in the Urban Residential designation from 7.5 Acres to 6.2 acres; and
- a change of designation area from Urban Residential to Urban Townhouse Flex for 3.6 acres.

Proposed NCP Amendment #2 – “Townhouse Residential Transition”

Background

In early 2016, the City received an inquiry from a homeowner who expressed concern about the interface conditions proposed in the Stage 2 West Clayton NCP between townhouses and lower-density estate lots north of 72 Avenue and west of 182 Street. Staff reviewed the concerns raised by the homeowner and determined that these concerns could be addressed by clarifying the interface design guidelines between the low density lots and future townhouse development along 72 Avenue.

Justification for NCP Amendment

Staff has developed more detailed and specific interface guidelines as shown in “Amendment Area #2” in Appendix “VI”. These guidelines clarify appropriate densities, housing height limits, setbacks and landscape buffers to ensure a more compatible land use interface in this area.

Proposed NCP Amendments to “Townhouse Residential Transition” Designation

The proposed amendment includes a slight reduction in density and height provisions for the Townhouse Residential Transition Area within the northern portions of seven lots along 72 Avenue as shown in Table 2 below, and specific setback and landscape buffer requirements as shown in Table 3 below. The areas affected by these changes are illustrated in the Modified Land Use Concept Plan shown as NCP “Amendment Area #2” in Appendix “V”.

Table 2: Proposed Townhouse Transition Designation Density/Height Amendments				
Property Address	Existing NCP Density	Proposed NCP Density	Existing NCP Height Limit	Proposed NCP Height Limit
18007 - 72 Avenue	22+5 UPA	15+5 UPA	35 ft (3 Stories)	25 ft (2 ½ Stories)
18045 - 72 Avenue	22+5 UPA	15+5 UPA	35 ft (3 Stories)	25 ft (2 ½ Stories)
18065 - 72 Avenue	22+5 UPA	15+5 UPA	35 ft (3 Stories)	25 ft (2 ½ Stories)
18085 - 72 Avenue	22+5 UPA	15+5 UPA	35 ft (3 Stories)	25 ft (2 ½ Stories)
18119 - 72 Avenue	22+5 UPA	15+5 UPA	35 ft (3 Stories)	25 ft (2 ½ Stories)

18139 - 72 Avenue	22+5 UPA	15+5 UPA	35 ft (3 Stories)	25 ft (2 ½ Stories)
18171 - 72 Avenue	22+5 UPA	15+5 UPA	35 ft (3 Stories)	25 ft (2 ½ Stories)

Table 3: Summary Proposed Townhouse Transition Designation Setback and Buffer Guidelines

Property Address	Existing NCP Setback	Proposed NCP Min Building Setback from Property Line (P/L)	Existing NCP Buffer Depth	Proposed NCP Landscaped Buffer Depth along Property Line
18007 - 72 Avenue	Undefined	25 meters North P/L	Undefined	15 meters North P/L
18045 - 72 Avenue	Undefined	25 meters North P/L 15 meters East P/L	Undefined	15 meters North P/L & 10 meters East P/L
18065 - 72 Avenue	Undefined	15 meters North P/L	Undefined	10 meters North P/L
18085 - 72 Avenue	Undefined	15 meters North P/L	Undefined	10 meters North P/L
18119 - 72 Avenue	Undefined	15 meters North P/L	Undefined	10 meters North P/L
18139 - 72 Avenue	Undefined	12.5 meters North P/L	Undefined	7.5 meters North P/L
18171 - 72 Avenue	Undefined	12.5 meters North P/L	Undefined	7.5 meters North P/L

Propose Land Use Designation Area #2 Changes

The proposed amendments will result in the following land use designation land area changes:

- an increase in the Townhouse Residential Transition area from 2.5 acres to 2.6 acres;
- the creation of 1.4 acres of Landscape Buffer area;
- a reduction in the Townhouse Residential from 5.1 Acres to 3.6 Acres; and
- a removal of the Proposed Green lane replaced with a local road cul-de-sac for access to the future townhouse area.

Summary of West Clayton NCP Amendments #1 and #2 Proposed to Land Use Section

The proposed amendments described above also “trigger” a set of other changes to the West Clayton NCP, as summarized below and documented in Appendices “VI” and “VII” of this report:

Subsection 3.1 Summary of Land Uses

- Replace “Figure 3.1 – West Clayton NCP Land Use Concept”, entirely and insert a new Figure 3.1, as documented in Appendix “VI-A”.
- Replace “Table 3.1 - Land Use Plan Statistics”, entirely and insert a new Table 3.1, as documented in Appendix “VI-B”.

Subsection 3.2 Residential Land Uses

- Replace “Table 3.2 – Residential Land Use Designation Summary”, entirely and insert a new Table 3.2, as documented in Appendix “VI-C”.
- Replace “Table 3.5 – Townhouse Residential – Planning Guidelines”, entirely and insert a new Table 3.5, as documented in Appendix “VI-D”.

Subsection 3.3 Commercial, Mixed Uses, Residential Areas

- Replace “Table 3.13 – Summary of West Clayton Land Use Designation, Zoning and Density Potential Guidelines”, entirely and insert a new Table 3.13, as documented in Appendix “VI-E”.

Subsection 3.5 Parks and Green Space

- Replace “Figure 3.2 – Parks, Recreation and Open Space Plan”, entirely and insert a new Figure 3.2, as documented in Appendix “VI-F”.

Subsection 5.5 – Special Land Use Interface Guidelines

- Replace “Table 5.2 – Special Land Use Interface Areas”, entirely and insert a new Table 5.2, as documented in Appendix “VII-A”.
- Replace “Figure 5.2 – Land Use Interface Transition Areas”, entirely and insert a new Figure 5.2, as documented in Appendix “VII-B”.
- Insert a new “Figure 5.8 – TOWNHOUSE TRANSITION Area ‘A’ North of 72 Avenue”, following “Figure 5.7 – MIXED USE COMMERCIAL/RESIDENTIAL Area with Transit Node along 184 Street.”, as documented in Appendix “VII-C”.
- Insert a new “Figure 5.9 – TOWNHOUSE TRANSITION Area ‘B’ North of 72 Avenue”, following the new “Figure 5.8 – TOWNHOUSE TRANSITION Area ‘A’ North of 72 Avenue”, as documented in Appendix “VII-D”.

Overall Population and Unit Changes Proposed

The amendments proposed in this report are estimated to result in a minor increase of 15 residential units within the entire NCP, and a potential population decrease of a possible 445 people, based on average unit sizes. Appendix “VI-B” shows the estimated Land Use Plan statistics taking into account the proposed amendments noted above. These changes are not expected to dramatically affect servicing demand, school catchment needs, or other utility supply needs in the area.

SUSTAINABILITY CONSIDERATIONS

The comprehensive and sequential planning of new urban neighbourhoods incorporating land use, transportation, parks, schools, environmental protection, and the servicing and financing of growth responds to a number of the objectives in the City's Sustainability Charter, including themes of Built Environment and Neighbourhoods, Infrastructure, and Education.

Specifically, accommodating future schools and providing urban design and land use plan improvements support the following Desired Outcomes:

- DO2: Surrey children and youth have access to a high quality comprehensive and inclusive educational system.
- DO5: Surrey's educational institutions ... are integrated into the community, and have sufficient capacity to accommodate residents as well as attract people from other areas.
- DO6: Trees, green spaces and natural areas are integrated into all neighbourhoods.
- DO7: Exposure to natural hazards is minimized through appropriate location and design of development.
- DO8: The built environment enhances quality of life, happiness and well-being.
- DO18: All buildings, landscaping and streetscapes are designed to minimize impacts on water quality and groundwater, and enhance ecological function.

CONCLUSION

New information that has come forward since the approval of the West Clayton NCP in July 2015, including land acquisition by the Surrey School District for a future elementary school and homeowner concerns, have resulted in the amendments proposed in this report.

These proposed NCP amendments are consistent with the overall policy framework identified in the approved West Clayton NCP, and will facilitate the future development of a new elementary school and enhance the interface between land uses in the plan.

Based on the above discussion it is recommended that Council:

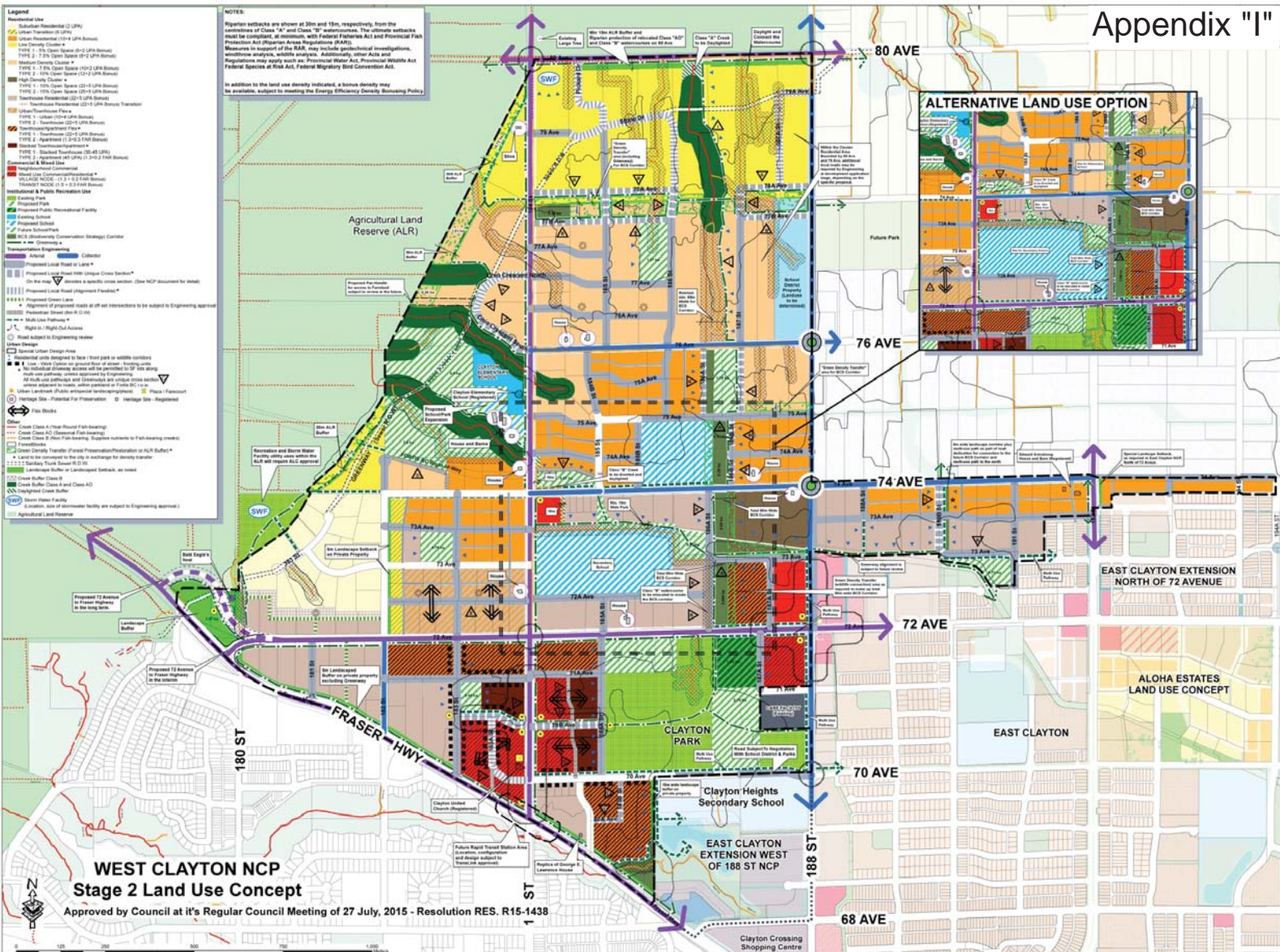
- Approve the proposed amendments the West Clayton Neighborhood Concept Plan ("NCP") for the area shown as Amendment Area #1 in Appendix "III", in order to modify the location of a proposed Elementary School;
- Approve the proposed amendments to the "Townhouse Residential 22 +5 UPA Transition" designation shown as "Amendment Area #2" in Appendix "V", in order to clarify land use density, and interface design guidelines; and
- Approve the proposed text and map amendments as described in this report and documented in Appendix "VI" and "VII".

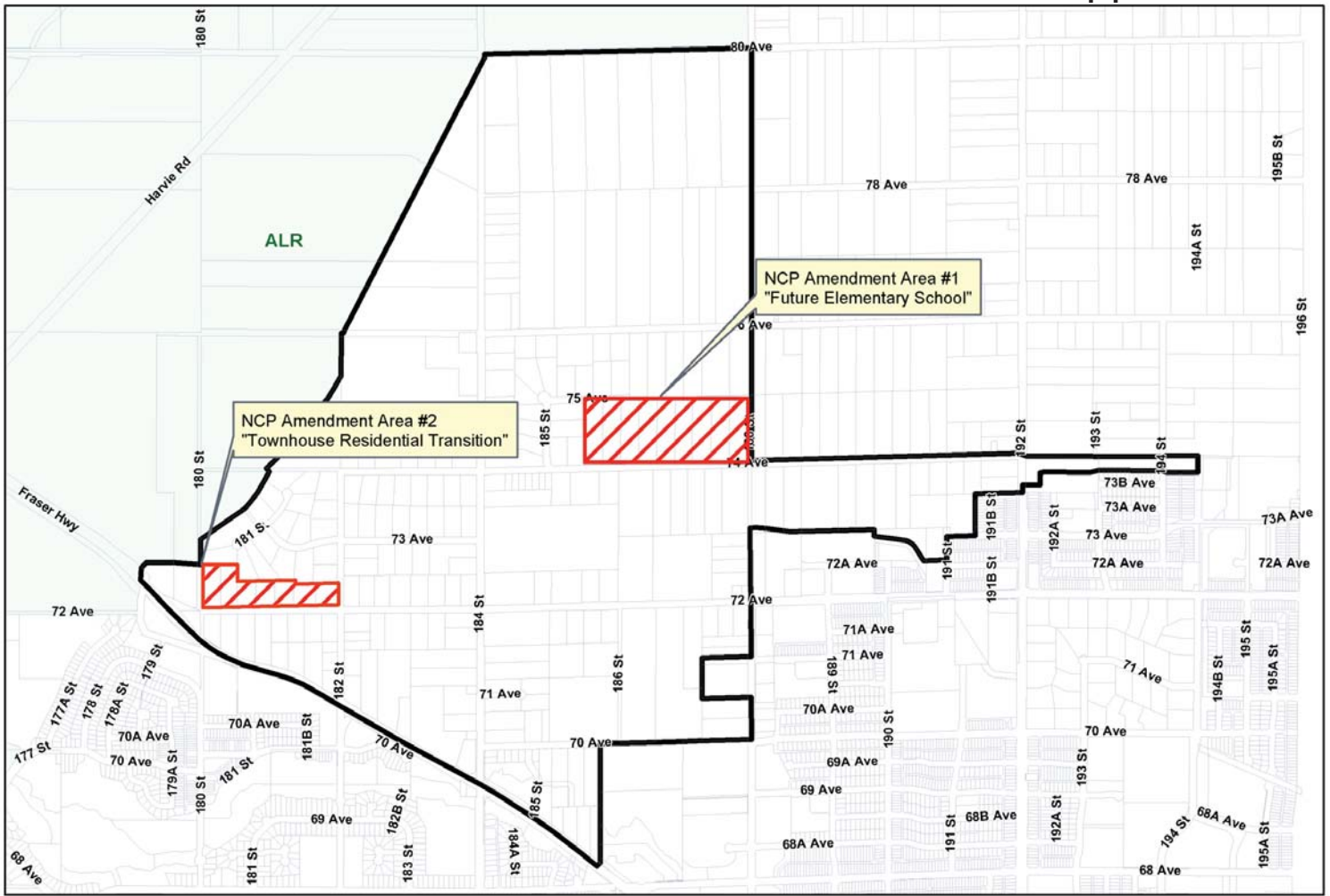
Original signed by
Jean Lamontagne
General Manager,
Planning and Development

MK/DL/ss

Attachments:

Appendix "I"	Existing West Clayton NCP Land Use Concept Plan (Approved July 2015)
Appendix "II"	West Clayton NCP Proposed Amendment Areas #1 and #2
Appendix "III"	Proposed West Clayton Land Use Concept Plan Amendments for Amendment Area #1 – School Site
Appendix "IV"	West Clayton Existing and Proposed School Sites
Appendix "V"	Proposed West Clayton Land Use Concept Plan Amendments for Amendment Area #2 – Townhouse Transition Site
Appendix "VI"	Proposed West Clayton NCP Document Amendments proposed to Land Use Section #3
Appendix "VII"	Proposed West Clayton NCP amendments proposed to Design and Development Guidelines Section #5





 **West Clayton NCP Proposed Amendment Areas**

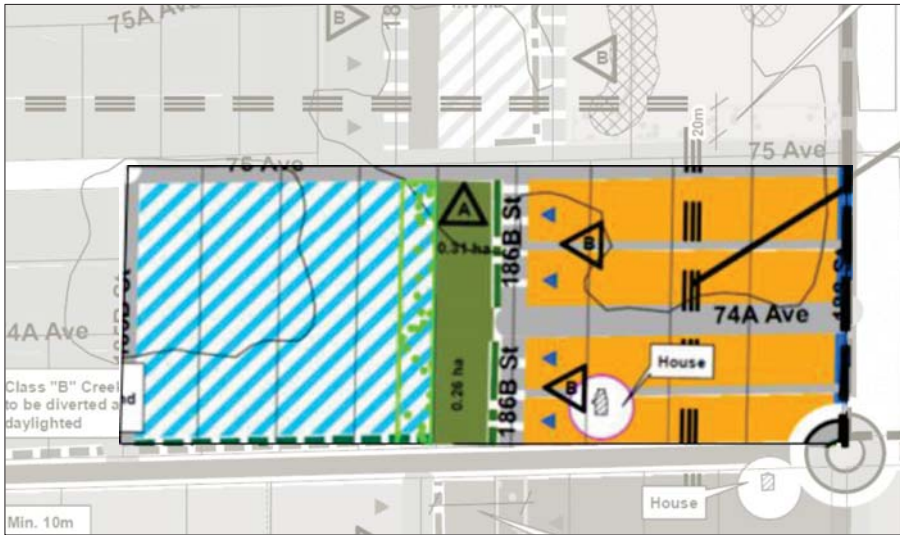
Legend
West Clayton NCP Boundary
Proposed NCP Amendment Areas

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West Clayton NCP Land Use Concept Plan: Amendments to Area #1

EXISTING



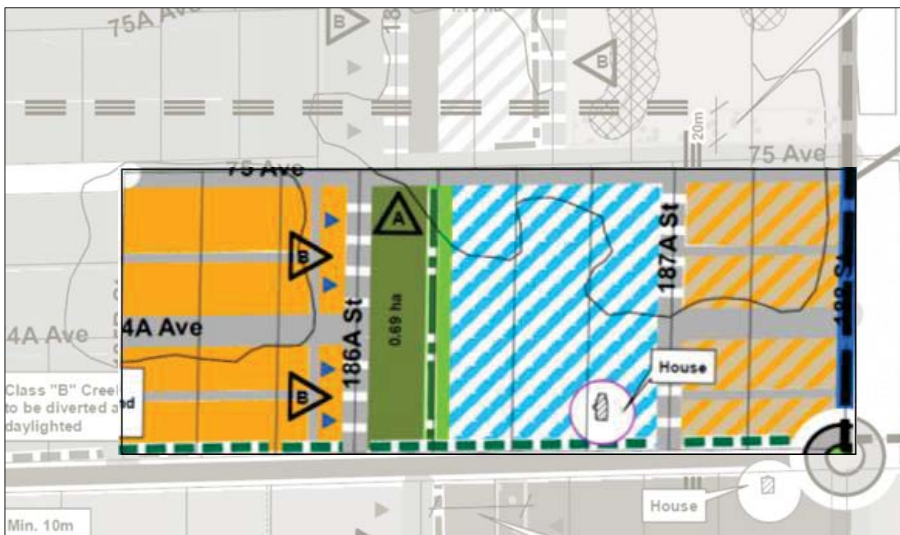
EXISTING West Clayton Land Use Concept

Legend

- Urban Residential (10+4 UPA Bonus)
- Proposed School
- BCS (Biodiversity Conservation Strategy) Corridor
- Greenway *
- Multi-Use Pathway *
- Collector
- Proposed Local Road or Lane*
- Proposed Local Road (Alignment Flexible)*
- Proposed Local Road With Unique Cross Section*
- On the map denotes a specific cross section.
- Residential units designed to face / front park or wildlife corridors



PROPOSED



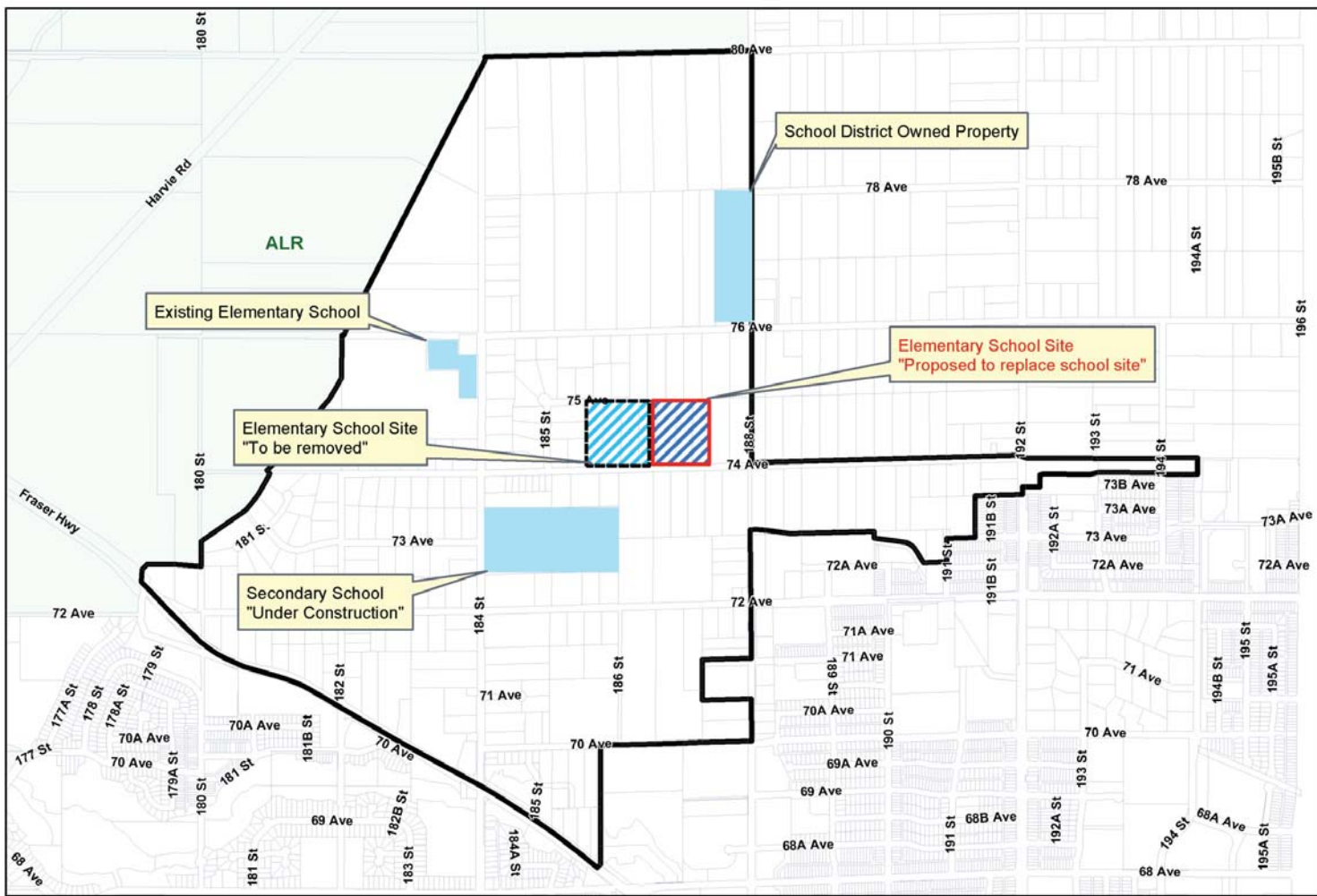
PROPOSED West Clayton Land Use Concept

Legend





- Urban Residential (10+4 UPA Bonus)
- Urban/Townhouse Flex*
 - TYPE 1 - Urban (10+4 UPA Bonus)
 - TYPE 2 - Townhouse (22+5 UPA Bonus)
- Landscape Buffer or Landscaped Setback
- Proposed School
- BCS (Biodiversity Conservation Strategy) Corridor
- Greenway *
- Multi-Use Pathway *
- Proposed Local Road or Lane*
- Proposed Local Road (Alignment Flexible)*
- Collector
- Proposed Local Road With Unique Cross Section*
- On the map denotes a specific cross section.
- Residential units designed to face / front park or wildlife corridors



Appendix "IV"



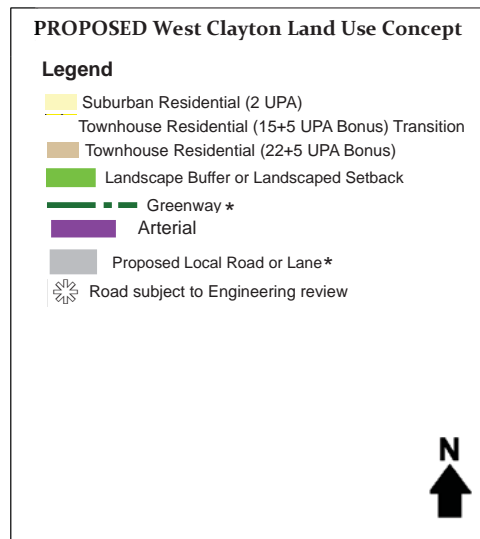
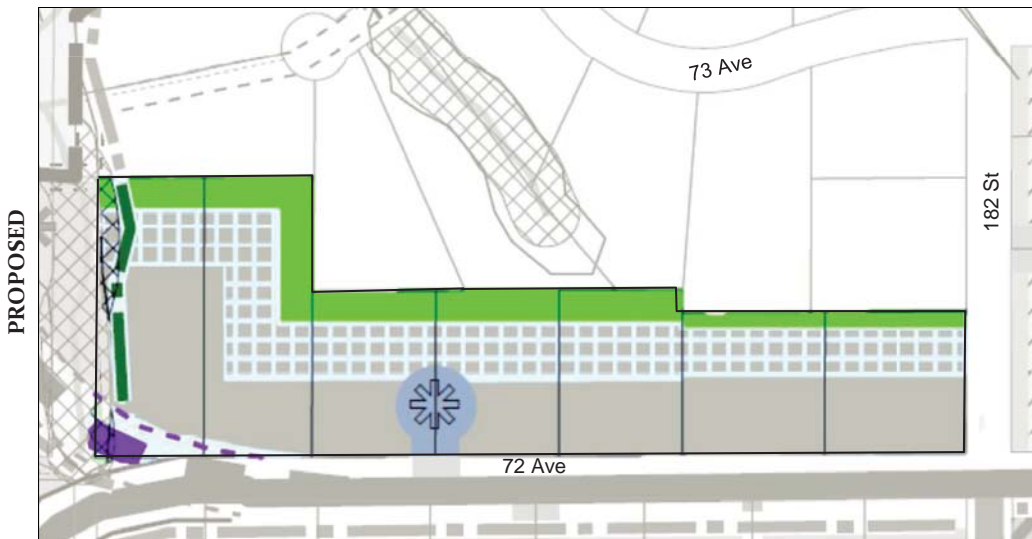
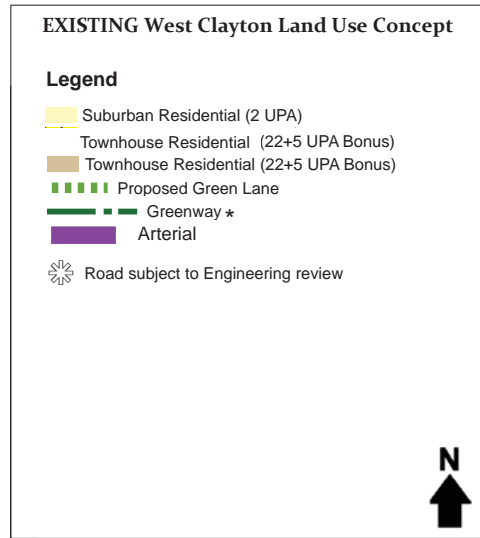
West Clayton NCP Area Original and Proposed School Locations

- Legend**
-  West Clayton NCP Boundary
 -  West Clayton School Sites
 -  Elementary School Site Proposed to be removed
 -  Proposed New Elementary School Site

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West Clayton NCP Land Use Concept Plan: Amendments to Area #2



APPENDIX VI
WEST CLAYTON NCP PROPOSED
SECTION 3 – LAND USE AMENDMENTS

PART A – PLANNING, LAND USE AND TRANSPORTATION

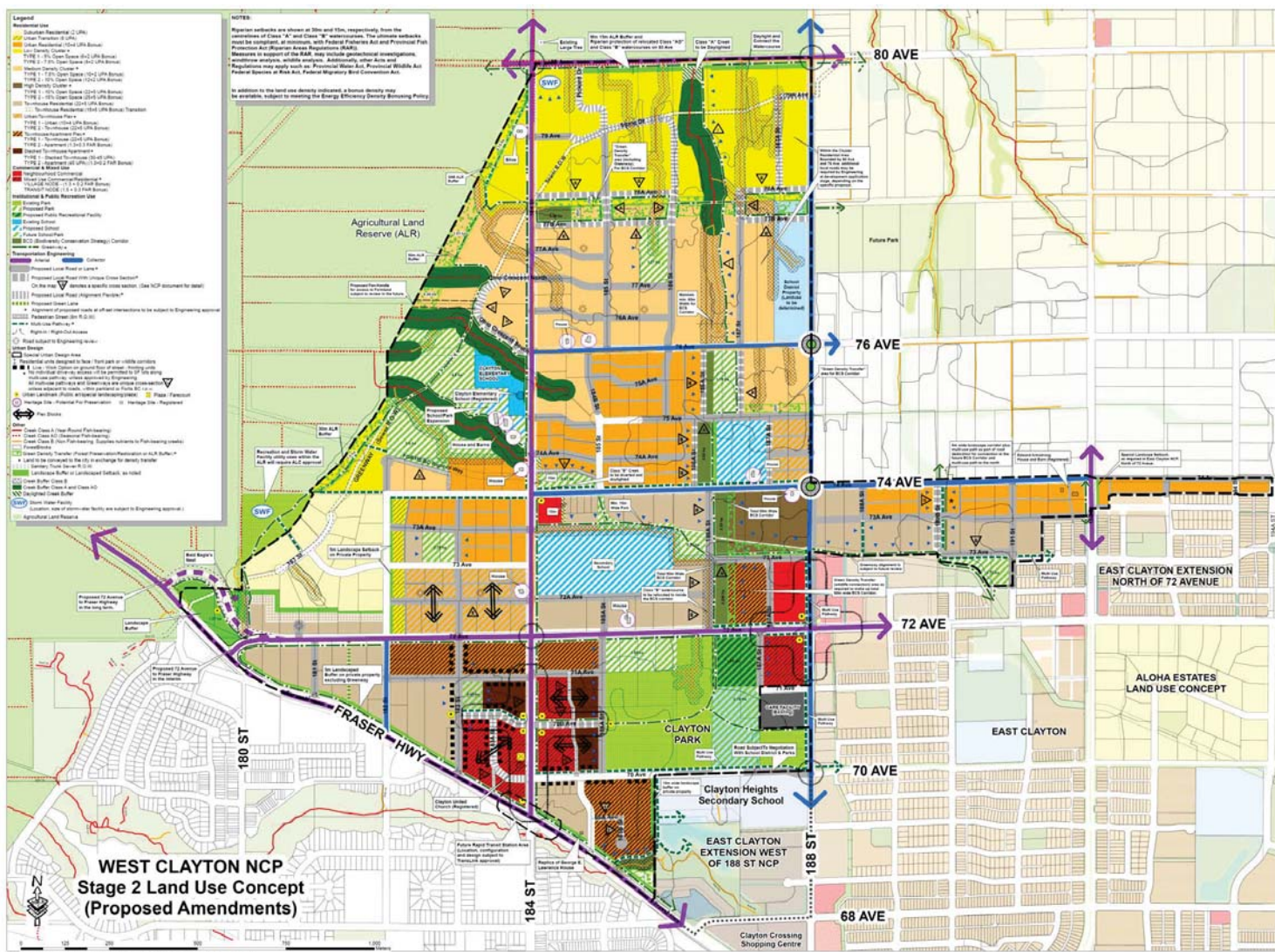


Figure 3.1 - West Clayton NCP Land Use Concept

3.1.2 Land Use Plan Statistics

Table 3.1 provides a breakdown of the land uses projections with regard to land area, population and employment projections at full build-out of the West Clayton NCP area. The population projections noted below do not include Secondary Suites within single family developments.

West Clayton Land Use Concept Statistics						
Land Use	Acres	Area %	Low Units	High Units	Low Population	High Population
Existing Park	31.5	4.4%	0	0	0	0
Proposed Park	44.5	6.2%	0	0	0	0
Proposed Public Recreational Facility	4.2	0.6%	0	0	0	0
Wildlife Corridor	8.7	1.2%	0	0	0	0
Landscape Buffer	10.6	1.5%	0	0	0	0
Day-Lighted Creek Buffer	1.1	0.2%	0	0	0	0
Creek Buffers (A and AO Class)	25.0	3.5%	0	0	0	0
Future School/Park	3.0	0.4%	0	0	0	0
Existing Elementary School	3.0	0.4%	0	0	0	0
Proposed Elementary School	21.3	3.0%	0	0	0	0
Existing and Proposed Roads	187.3	26.2%	0	0	0	0
School District Property	8.6	1.2%	0	0	0	0
Neighbourhood Commercial	5.2	0.7%	0	0	0	0
Mixed Use Commercial/Residential	17.2	2.4%	1,013	1,266	1,418	1,772
Suburban Residential	22.1	3.1%	44	44	150	150
Low Density Cluster	66.3	9.3%	398	663	1,352	2,254
Urban Transition	2.7	0.4%	16	16	56	56
Urban Residential	53	7.4%	530	742	1,431	1,929
Medium Density Cluster	83.8	11.7%	838	1,173	2,262	3,166
Urban/Townhouse Flex	15.6	1.7%	156	421	420	1,132
Townhouse Residential	55.1	7.7%	1,212	1,488	3,260	3,260
Townhouse Residential Transition	2.6	0.4%	39	52	105	140
Townhouse/Apartment Flex	24.3	3.4%	607	655	1,638	1,769
Stacked Townhouse/Apartment	7.1	1.0%	213	319	575	862
High Density Cluster	9.8	1.4%	245	294	343	412
Total	713.6	100%	5,311	7,133	13,010	16,902

Table 3.1 - West Clayton NCP Land Use Plan Statistics









SUMMARY OF RESIDENTIAL AND COMMERCIAL/MIXED USE LAND USE DESIGNATIONS							
Land Use Designation	Base Density UPA	*Energy Efficiency Density Bonus	Max Density (with Bonus)	Typical Building Height	Minimum Open Space % Required	General Building Form Description	
Residential Designations							
 Suburban Residential	2 UPA Net	N/A	N/A	2-Stories	N/A	Intended for single family homes on large acreage lots and covers most of the existing enclave of 25 lots, located to the north-west of 72 Avenue and 182 Street. Existing lots range in size from 1 acre to 2.5 acres. One Secondary suite per unit may be permitted.	
 Urban Transition	6 UPA Net	N/A	N/A	2-Stories	N/A	Intended for larger than traditional single family urban lots. This designation provides a transition between future urban residential development and is intended to mitigate impact on the existing suburban lots on the west side of 182 Street. Lots may be no less than 20 metres in width. Buildings will be setback no less than 10 metres from 182 Street including a 5 m wide landscape buffer within the setback. Parking access to be provided by rear public lane. One Secondary suite per unit may be permitted.	
 Urban Residential	10 UPA Net	+4 UPA	14 UPA Net	2-3 Stories	N/A	Intended for primarily single family detached or semi-detached and duplex ground-oriented units on urban size lots. This designation will provide a diversity of housing choices and may also include triplexes and manor houses within the same block or on street corners, subject to their impact being adequately addressed and the units being designed in keeping with appropriate design considerations. Parking access provide by rear public or private lanes.	
 Townhouse Residential	22 UPA Net	+5 UPA	27 UPA Net	2-3 Stories	N/A	Intended for ground oriented Townhouses and Row house units in areas with access to major circulation routes, business districts and public amenities. Typical developments may consist of two-or-three story buildings that house multiple dwelling units (Strata of Fee Simple) and may provide some form of indoor and outdoor amenity spaces. Parking access provide by rear public or private lanes.	
 Townhouse Residential Transition	15 UPA Net	+5 UPA	20 UPA Net	2-2½ Stories	N/A	Intended to provide a lower density townhouse transition between the southern edge of the Suburban Residential and Townhouse Residential area north of 72 Avenue and west of 182 Street. Typical developments may consist of two to two and a half story townhouse buildings that house multiple dwelling units, with substantive landscape buffers and setbacks to Suburban Residential areas. Parking access provide by rear public or private lanes.	
 Urban / Townhouse Flex: TYPE 1 (Urban Residential) TYPE 2 (Townhouse)	10 UPA Net 22 UPA Net	+4 UPA +5 UPA	14 UPA Net 27 UPA Net	2-3 Stories	N/A	Intended for a mix of small lot single family detached or semi-detached residential units on urban lots and/or ground oriented Townhouses and Row house units in areas with access to major circulation routes, business nodes and public amenities. Typical developments may consist of two-or-three story buildings that house multiple dwelling units. Parking access provide by rear public or private lanes.	
 Townhouse / Apartment Flex: TYPE 1 (Townhouse) TYPE 2 (Apartment)	25 UPA Net 1.3 FAR	+2 UPA +0.2 FAR	27 UPA Net 1.5 FAR	3-4 Stories	N/A	Intended for a mix of mid-rise apartments and ground oriented urban townhouses. Walk ability and pedestrian access are key considerations. Parking access is to provide by rear public or private lanes for townhouse developments and underground parking for apartments. Some form of indoor and outdoor amenity spaces are to be provided on site.	
 Stacked Townhouse / Apartment: TYPE 1 (Stacked Townhouse) TYPE 2 (Apartment)	30-45 UPA Net 1.3 FAR	0.2 FAR	1.5 FAR	3-4 Stories 4-6 Stories	N/A	Intended for mid-rise apartments with Townhouse base and underground parking. May include high-intensity stacked Townhouses and Low-Rise Walk-up apartment units surround central retail or transit areas with convenient access to neighbourhood amenities. Underground parking is preferred. Walk ability and pedestrian access are key considerations	

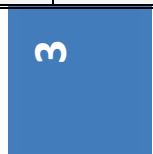
Table 3.2 - Residential Land Use Designation Summary

TABLE 3.5 TOWNHOUSE RESIDENTIAL – PLANNING GUIDELINES		
-DENSITY	<p style="text-align: center;">Max UPA (including Bonus)</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">Base UPA → 27 ← Max Bonus 22 + (5)</p>	<ul style="list-style-type: none"> <input type="checkbox"/> 22-27 units per acre. <input type="checkbox"/> A Bonus Density may be available. See Energy Efficiency Density Bonus Policy
	<p style="text-align: center;"><i>Transition Area Only</i></p> <p style="text-align: center;">Max UPA (including Bonus)</p> <p style="text-align: center;">↓</p> <p style="text-align: center;">Base UPA → 20 ← Max Bonus 15 + (5)</p>	<ul style="list-style-type: none"> <input type="checkbox"/> 15-20 units per acres. <input type="checkbox"/> Within the TOWNHOUSE RESIDENTIAL TRANSITION designated areas, the base UPA is reduced to 15-20 units per acre.
POSSIBLE ZONES	<ul style="list-style-type: none"> <input type="checkbox"/> The allowable zones on developable portions of the private properties may include: RM-23, RM-30 and site-specific CD. 	
BUILT FORM	<ul style="list-style-type: none"> <input type="checkbox"/> Clusters of attached multiple ground-oriented units in a strata development and/or ground-oriented units on fee-simple lots and attached to adjacent units in a row. Along with the clusters of multiple attached units some semi-detached units may also be provided as part of a comprehensively designed strata development. <input type="checkbox"/> Within the Townhouse Residential Transition designation adjacent to the suburban lots to the north-west of 72 Avenue and 182 Street, the built form will need to be designed to address the interface issues of massing, scale, setback and privacy. A landscaped buffer ranging from 7.5m to 15 meters in width is required along with additional residential building setbacks from South side of Suburban Lots ranging from 12.5 meters to 25 meters. (See Figure 5.9, Figure 5.10, and Figure 5.11, in Section 5 for land use transition area guidelines.) <input type="checkbox"/> At select locations, the ground floor of street-fronting units may need to be designed to facilitate the options for live-work. See Land Use Option – Live-Work in this Section. <input type="checkbox"/> See Design Considerations. 	
HERITAGE CONSIDERATIONS	<ul style="list-style-type: none"> <input type="checkbox"/> Within this designation, the West Clayton Heritage Study identifies the following houses as heritage resources: <ul style="list-style-type: none"> <input type="checkbox"/> House at 18535 72 Avenue as a potential resource; and <input type="checkbox"/> The George E. Lawrence House located within the townhouse complex at 6945 185 Street. It is on the City’s Heritage Register. <input type="checkbox"/> See Heritage Strategy. 	
LANDSCAPED / PERMEABLE SURFACES	<ul style="list-style-type: none"> <input type="checkbox"/> BMP (Best Management Practices) measures may be required. <input type="checkbox"/> 450 mm of pervious material on all pervious surfaces in the developable area of the lot. <input type="checkbox"/> For details and additional requirements, see Part 3 General Servicing, Section 3.3 Drainage Infrastructure. 	
MINIMUM LAND ASSEMBLY	<ul style="list-style-type: none"> <input type="checkbox"/> May be required. See Land Consolidation Strategy 	

Table 3.13 Summary of West Clayton Land Use Designation, Zoning and Density Potential Guidelines

WEST CLAYTON NCP – LAND USE DESIGNATIONS													
ZONES	Suburban	Urban Transition	Low Density Cluster	Medium Density Cluster	High Density Cluster	Urban Residential	Townhouse Residential	Townhouse Residential Transition	Urban / Townhouse Flex	Stacked Townhouse / Apartment	Townhouse / Apartment Flex	Mixed Use Commercial / Residential	Neighbourhood Commercial
<i>Single Family</i>													
RA	○												
RH													
RC			○	○	○								
RF		○	○	○									
RF-G		○	○	○									
RF-12			●	○		○			○				
RF-10				●		●			○				
<i>Two Family Residential</i>													
RF-SD				●	○	●	○	○	○				
<i>Multiple Family</i>													
RM-10			●	○		○							
RM-15					○	●	○	○	○				
RM-23				●	○		○		●				
RM-30					●		●		●	○	○		
RM-45										○	○	○	
RM-70												●	
<i>Commercial and Mixed Use</i>													
C-4													○
C-5													○
C-15												○	
<i>Comprehensive Development</i>													
*CD		◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆	◆
FORM / DENSITY GUIDELINES													
Base UPA **(+Bonus) =			6-8 (+4)	10 (+4)	22 (+5)	10 (+4)	22 (+5)	15 (+5)	10-22 (+2)	25-45	30-45	45-60	
MAX UPA	2 (Net)	6 (Net)	10 (Gross)	14 (Gross)	27 (Gross)	14 (Net)	27 (Net)	20 (Net)	24 (Net)	45 (Net)	45 (Net)	60 (Net)	
Base FAR **(+ Bonus) =										1.5 (+0.3)	1.3 (+0.2)	1.5 (+0.3)	0.5
MAX FAR		0.52	0.5- 0.6	0.5 - 0.7	0.5 - 0.9	0.6- 0.7	0.9	0.6 - 0.7	0.7	1.8	1.5	1.8	0.5
***Minimum Open Space %			5-7.5%	5-10%	10-15%								
Max Height	(30 ft.) 2-3 Stories	(30 ft.) 2 Stories + Basement	(31 ft.) 2 Stories + Basement	(36 ft.) 3 Stories	(43 ft.) 3 Stories	36 ft.) 3 Stories	(43 ft.) 3 Stories	(30 ft.) 2 ½ stories	(36 ft.) 2 – 3 stories	(60 ft.) 4- 6 Stories	(50 ft.) 4-Stories	(70 ft.) 4- 6 Stories	(30 ft.) 2 Stories +

- Base Density Only
- With Energy Efficiency or Open Space Density Bonus
- ◆ Comprehensive Development Zone based on potential combinations of Zones identified above.



APPENDIX VII
WEST CLAYTON NCP PROPOSED
SECTION 5 – DESIGN AND DEVELOPMENT GUIDELINE AMENDMENTS

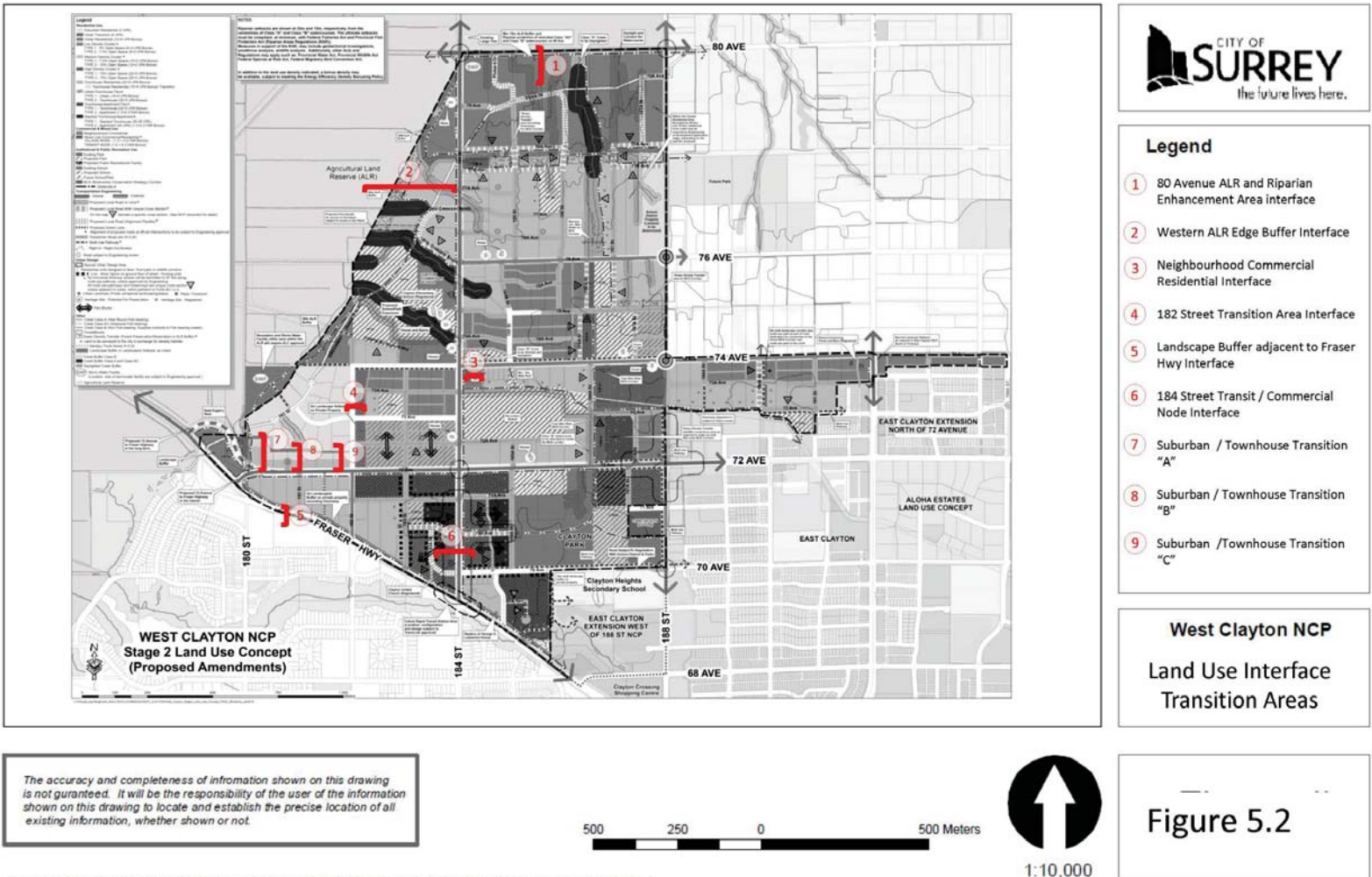
5.5 SPECIAL LAND USE INTERFACE AREA GUIDELINES

A number of unique urban interface areas have been identified in the West Clayton Land Use Concept Plan (Figure 3.1) and are identified in Figure 5.2.

The special interface cross-sections have been developed to accommodate special design consideration in these locations for areas adjacent to Riparian areas, agricultural edges, green space preservation corridors, landscape buffers, or along hillsides) as shown in Figures 5.3-5.8. Information regarding these special interface area cross-sections is provided in Table 5.2 below.

Table 5.2 - Special Land Use Interface Areas

Special Urban Use Interface Transition	Location	Description
Transition 1 – Figure 5.3	LOW DENSITY CLUSTER Areas South of 80 Avenue.	80 Avenue ALR Edge Interface , (15 m Landscaped Buffer)
Transition 2 – Figure 5.4	MEDIUM DENSITY CLUSTER Areas Adjacent to ALR boundary west of 184 Street.	ALR Landscape Buffer Interface along western boundary. (50 m Landscaped Buffer)
Transition 3 – Figure 5.5	NEIGHBOURHOOD COMMERCIAL South east of 74 Avenue and 184 Street.	Landscaped buffer and day lighted stream interface.
Transition 4 - Figure 5.6	TOWNHOUSE RESIDENTIAL adjacent to Fraser Highway.	Fraser Highway interface. (5 m Landscaped Buffer)
Transition 5 - Figure 5.7	URBAN TRANSITION Area East of 182 Street.	Landscaped buffer Interface adjacent to 182 Street. (5 m Landscaped Buffer)
Transition 6 - Figure 5.8	MIXED USE COMMERCIAL/RESIDENTIAL Area with Transit Node along 184 Street.	184 Street Commercial and Street Interface adjacent to 184 Street (Additional dedication for On street Parking adjacent to Commercial areas).
Transition 7- Figure 5.9	TOWNHOUSE TRANSITION Area 'A' North of 72 Avenue	Minimum 25 m building setback and a minimum 15 m landscaped buffer setback.
Transition 8 – Figure 5.10	TOWNHOUSE TRANSITION Area 'B' North of 72 Avenue	Minimum 15 m building setback and a minimum 10 m landscaped buffer setback.
Transition 10 – Figure 5.11	TOWNHOUSE TRANSITION Area 'C' North of 72 Avenue	Minimum 1.2 m building setback and a minimum 7.5 m landscaped buffer setback.



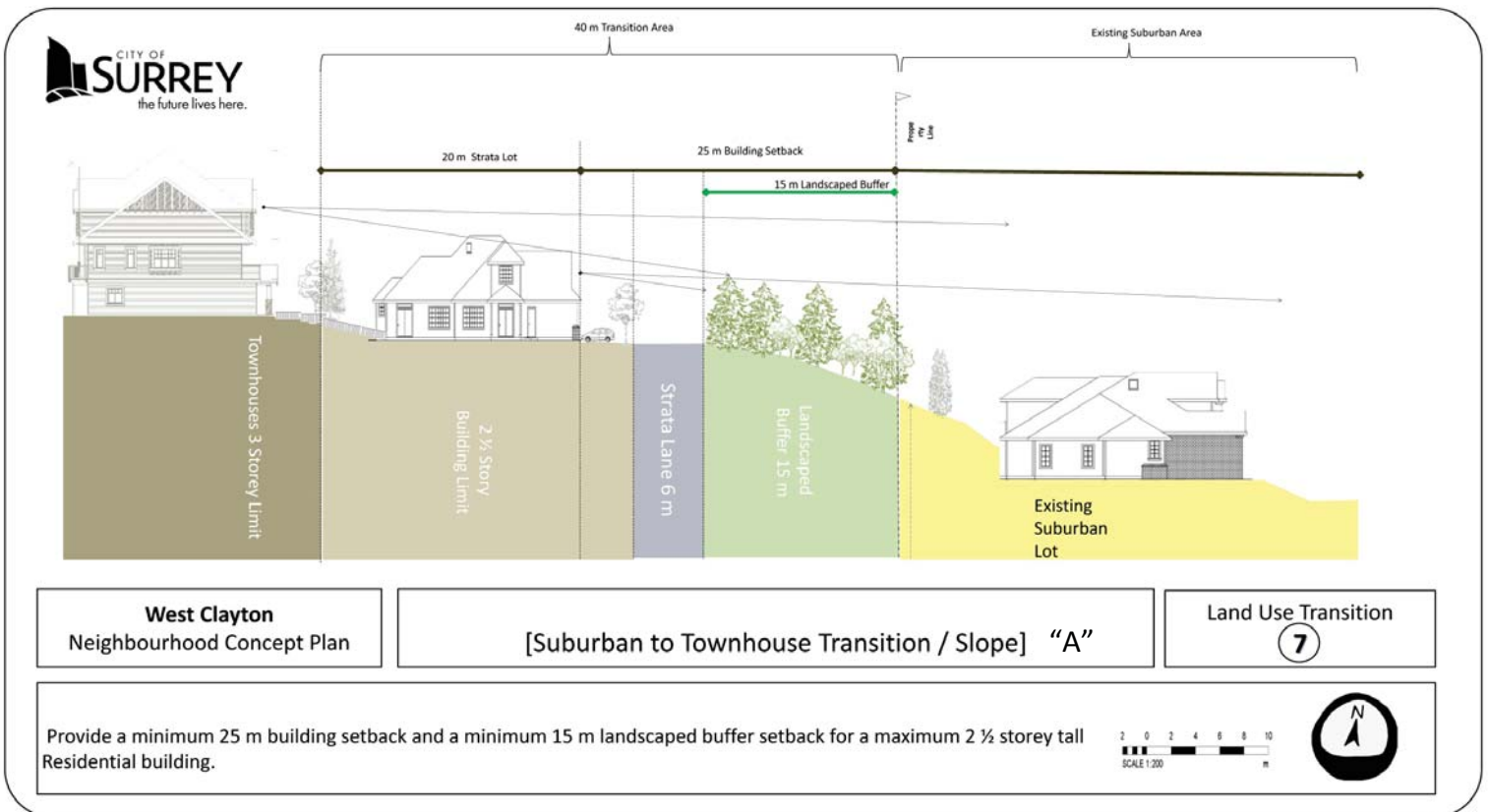


Figure 5.9 – Landscape Buffer and Special Residential Townhouse setback adjacent to Suburban Edge "A".

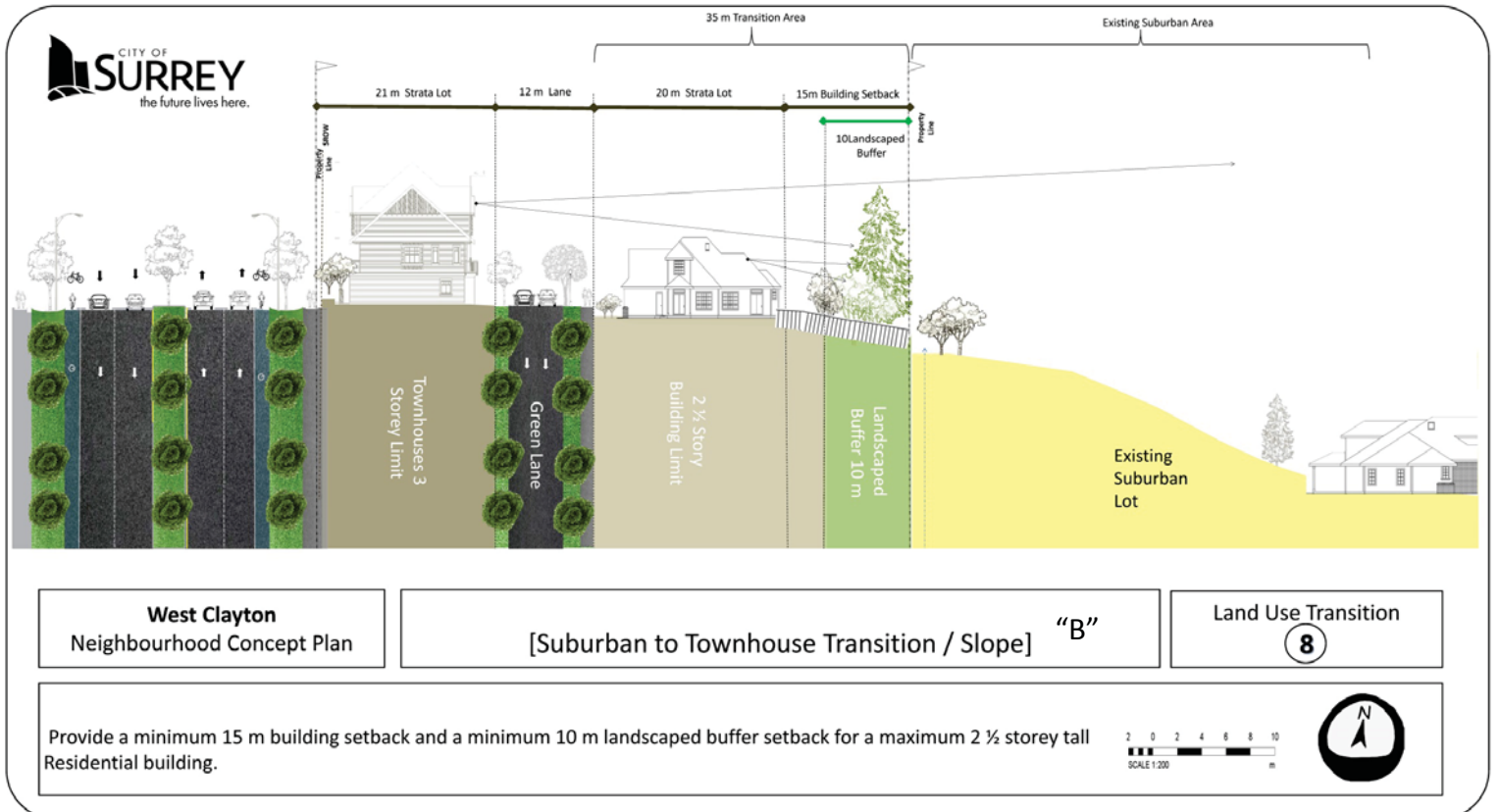


Figure 5.10 – Landscape Buffer and Special Residential Townhouse setback adjacent to Suburban Edge "B".

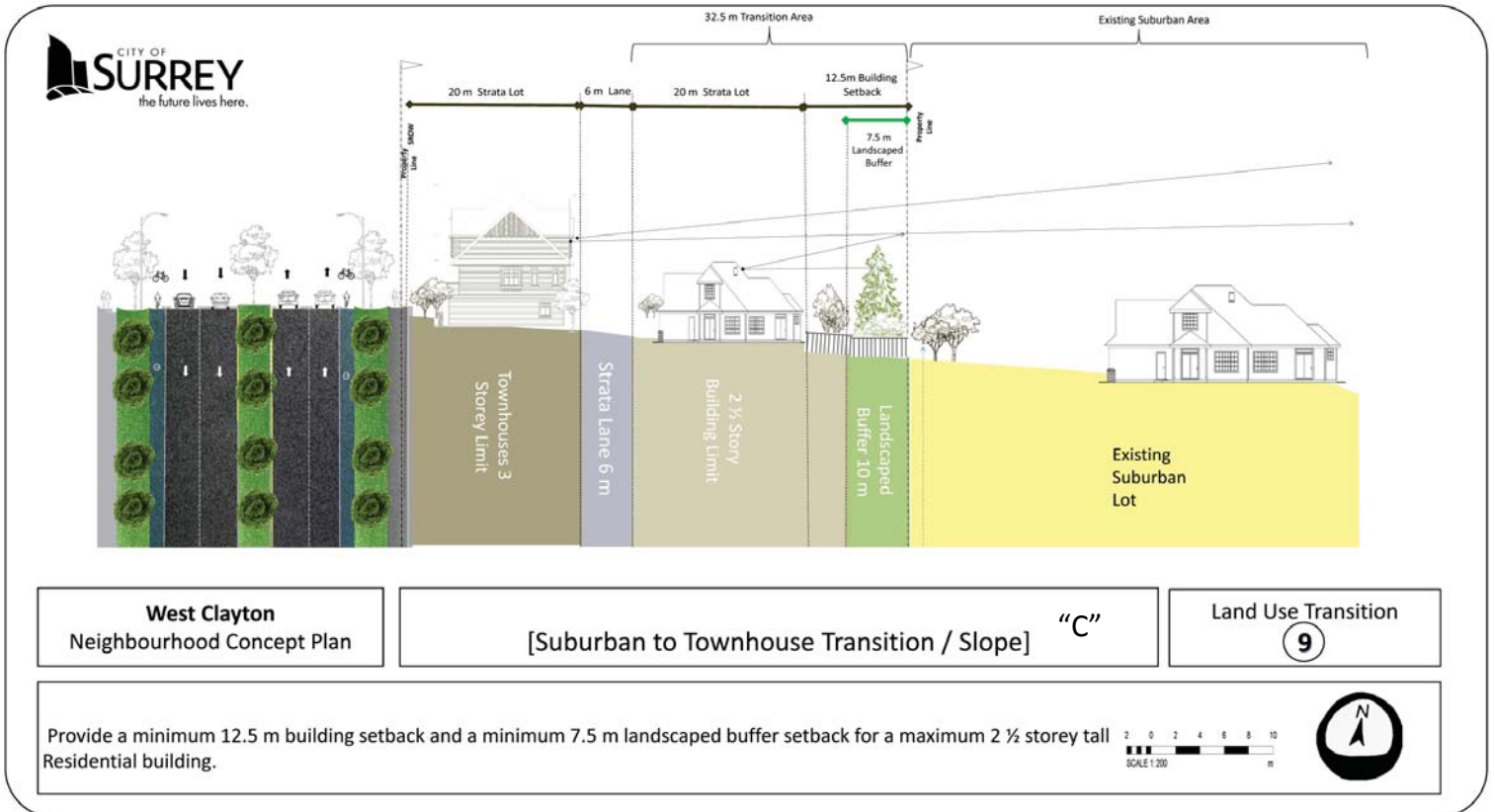


Figure 5.11 – Landscape Buffer and Special Residential Townhouse setback adjacent to Suburban Edge "C".