

NO: R183

COUNCIL DATE: July 23, 2018

REGULAR COUNCIL

TO: Mayor & Council

DATE: July 19, 2018

FROM: General Manager, Planning & Development

**FILE: 6520-20
(North Clayton)**

SUBJECT: North Clayton NCP Initiation – Update on Request for Additional Information

RECOMMENDATION

The Planning & Development Department recommends that Council receive this report for information.

INTENT

The intent of this report is to provide Council with further information on factors that could impact the initiation of a Neighbourhood Concept Plan (“NCP”) for North Clayton.

BACKGROUND

On April 23, 2018, Council received a staff report requesting Council authorization to initiate background studies and to develop a Terms of Reference for the preparation of an NCP for North Clayton. Council referred the report back to staff and requested that additional information be included in the report before they consider moving ahead with the NCP process. This includes:

- Planning priorities for Light Rail Transportation (“LRT”) along 104 Avenue and King George Boulevard;
- Issues related to the pace of build-out in West Clayton;
- Issues related to secondary suites and parking;
- A timeline outlining when it would be appropriate to bring an additional supply of housing online; and
- Criteria used to include future lands in an NCP;

DISCUSSION

As directed by Council, staff have compiled additional information to support the request for initiation of background studies and Terms of Reference for the North Clayton NCP. The following provides Council with further information about Planning priorities for NCP areas compared to Urban Centres, an update on the build-out in West Clayton, the status of secondary

suites and parking issues, a timeline outlining when it would be appropriate to bring an additional supply of housing in Clayton; and criteria used to include future lands in an NCP.

Planning Priorities for NCP Areas Compared to Urban Centres and FTDA's

Secondary Plans within Surrey include areas planned for urban intensification and transit-supported densities (Urban Centres and Frequent Transit Development Areas ["FTDA's"]), as well as green field locations that provide new residential neighbourhoods supported by shopping, services, and other amenities (NCP areas). While both Urban Centres and NCPs focus growth to create compact complete communities, the level of density and intensity of commercial and mixed uses, including cultural, entertainment and institutional uses, vary with each.

The highest residential and employment densities permitted in the Official Community Plan ("OCP") are located within Urban Centres and FTDA's. These areas are intended to be the region's primary focal points for concentrated growth and transit service. These areas include high rise development, and higher intensity office and institutional uses. Densities within the NCPs tend to be more moderate, but also support transit usage and offer a diversity of housing and mix of uses. Planning for both Urban Centres and NCP areas are key priorities as they each provide a diversity of housing options and locations for Surrey residents.

Urban Centres

Planning for Urban Centres is well established with the City Centre Plan update completed in 2017, and planning for other areas along the LRT corridors underway, including the Guildford 104 Avenue Corridor and Newton Town Centre. Early background work for the King George Boulevard LRT Corridor has been initiated.

Figure 1 shows the build out and remaining capacity for the Urban Centres under current planned densities. There is over 52,000 unit capacity for City Centre and over 30,000 unit capacity for the remaining Urban Centres. Many of the unit types within these areas will be multi-family forms including high rise towers, mid-rise apartments and townhouses. Given the substantial residential unit capacity, it is anticipated that the full build out of these areas will occur over the longer time horizon of 80 to 100 years.

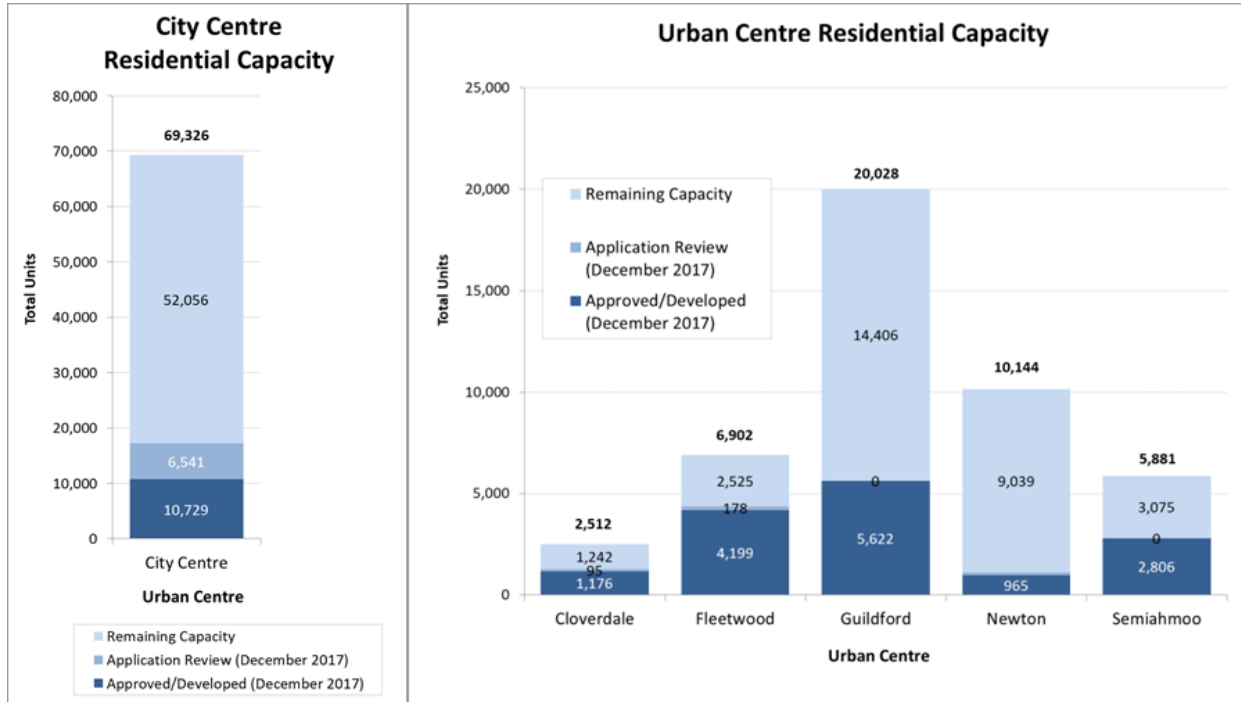


Figure 1. Residential Development Capacity Within City Centre and Urban Centres in Surrey

Neighbourhood Concept Plan Areas

Figure 2 shows the residential development capacity in approved NCP areas in Surrey. The data shows that available residential capacity in NCP areas is largely located within the Anniedale Tynehead and West Clayton NCP areas. The residential building form in these areas is anticipated to be a combination of mid-rise apartments, townhouses, and single family houses.

Two NCPs are currently underway in the Grandview area of Surrey: Redwood Heights and Grandview Neighbourhood 3. Redwood Heights is complete and is anticipated to come forward to Council this fall. Work on Stage 1 for Grandview Neighbourhood 3 is currently underway and Stage 1 completion is anticipated towards the end of 2018, and Stage 2 completion by the end of 2019.

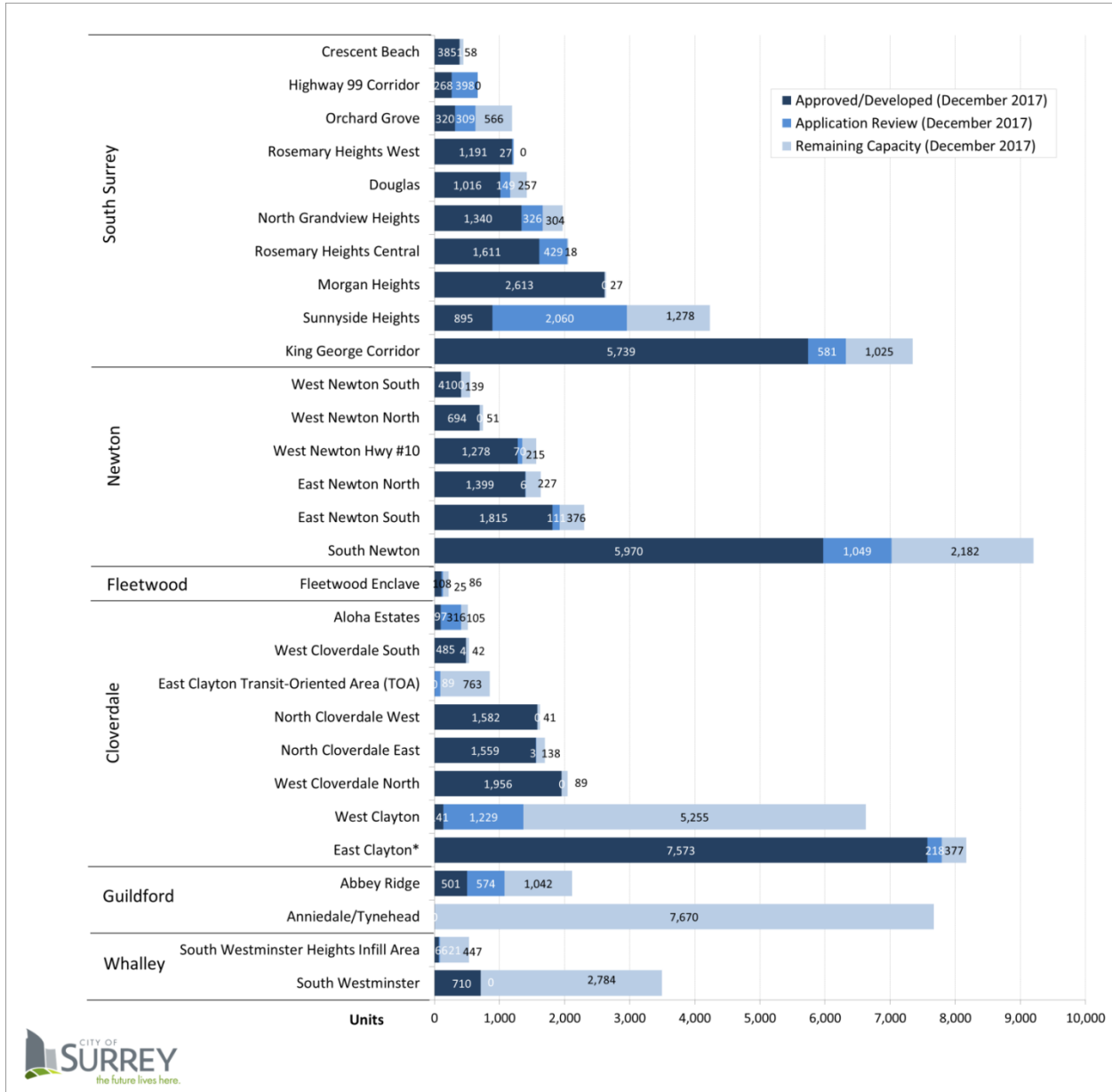


Figure 2. Residential Development Capacity Within Approved Neighbourhood Concept Plans in Surrey

Servicing Related to Build Out of West Clayton

The build-out progress within the West Clayton NCP is fairly typical of other NCP build-out processes, whereby development proceeds as the servicing infrastructure is secured and constructed. At this time the sewer design is complete and the Engineering Department and Realty Section staff are working to secure statutory right-of ways for the sanitary sewer main between Fraser Highway and 74 Avenue.

In terms of development applications, currently there are 15 rezoning applications in West Clayton that are pre-Council, two rezoning applications that have received First and Second Reading, and scheduled for Public Hearing on July 23, 2018, four applications that have received Third Reading and three projects that are approved and are either constructed or under construction (map attached as Appendix "I").

The two approved projects were able to utilize existing capacity in the sanitary sewer infrastructure and the remaining applications will not be able to proceed beyond Third Reading until the sewer infrastructure is resolved. Once the sanitary sewer main right-of-way is fully secured, a developer will need to front end the costs for sewer construction. It is anticipated that a developer with a project at Third Reading would likely come forward to initiate the front ending agreement for the sewer extension.

Secondary Suites and Parking

Historical parking issues have been evident in the East Clayton area as a result of high car ownership, lack of transit, and a shortage of on-site parking for residents living in secondary suites. Compounding this problem, a 2011 review of the East Clayton neighbourhood identified widespread parking shortages resulting from unauthorized secondary suites being built in principal dwellings on lots that also have coach houses.

Over the past few years, staff have been working to resolve these issues through a number of approaches including by-law enforcement, resident education through neighbourhood garage clean up events, changes to *Surrey Zoning By-Law 1993, No. 12000* (“the Zoning By-law”) for small lots and a moratorium on new coach houses.

In 2013, Council approved Zoning By-law amendments that included the creation of an RF-10 zone to replace the RF-9 zone. The intent was to address frequent issues related to over-occupancy and inadequate off-street parking provision in the RF-9 zone. The RF-10 zone eliminates the coach house option, allows tandem parking, and requires an additional parking space for secondary suites.

The outcome of the Zoning By-law changes are expected to become evident in the future build-out of West Clayton as RF-10 lots will replace the previous RF-9 lots built in East Clayton. Furthermore, the West Clayton NCP does not include land use designations that allow coach houses. As a result, it is anticipated that these changes will address parking issues created by pressure of secondary suites.

Build Out in Clayton and Additional Housing Supply

At the end of 2017, the Clayton General Land Use Plan (“GLUP”) area was approximately 39% built out. East Clayton NCP is nearing full build out (95%), while 18% of West Clayton NCP is currently under application. The North Clayton NCP is the last unplanned area within Clayton Heights, and holds approximately one third of the area’s developable land.

Figure 3 shows the current build-out and remaining capacity within various Clayton NCPs. Overall there are 9,663 units approved or under application and 6,500 units remaining in the approved Clayton NCP areas.

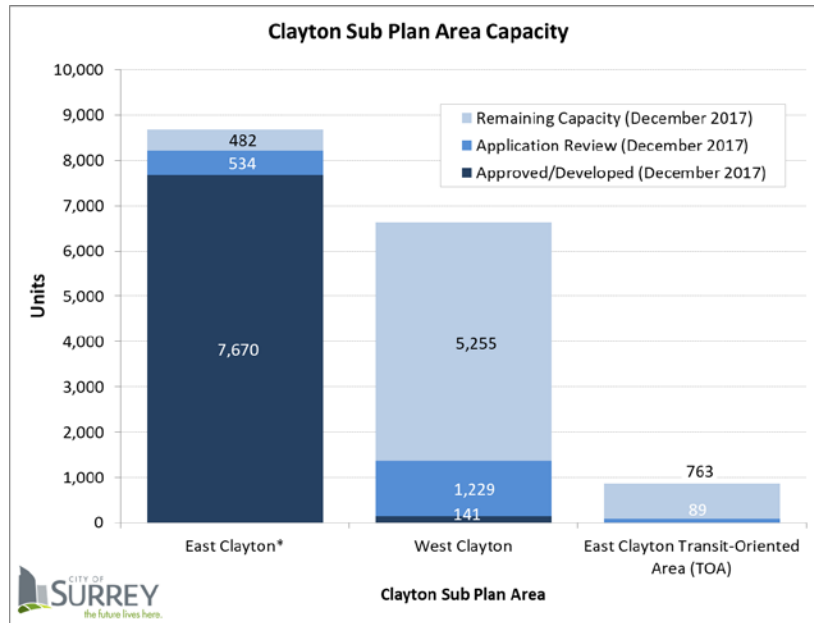


Figure 3. Residential Development Capacity for Approved Clayton Plan Areas

The background studies and the preparation of an NCP for North Clayton will take approximately three years to complete. Given the rate of development in these areas, staff estimates substantial build out of West Clayton by 2028. Assuming development continues at the current pace, approval of the North Clayton NCP is estimated to extend the development capacity of Clayton Heights until approximately 2035.

Criteria to Include Future Lands in an NCP

Inclusion of lands in an NCP typically requires that the NCP has been defined within a larger GLUP, and that initiation of more detailed planning work meets neighbourhood support thresholds as prescribed in the Official Community Plan (OCP).

The Clayton GLUP provided high level land uses and provided general guidance for proceeding with more detailed planning work and defined three sub-areas (NCPs): East Clayton, West Clayton, and North Clayton.

Over the past fifteen years, two NCPs have been approved by Council, followed by two small area addenda in 2005, and the West Clayton NCP approval in 2015. Other updates within Clayton Heights include the Aloha Estates Infill Area Land Use Concept, approved in 2013, and the East Clayton Transit Oriented Area Land Use Concept, approved in 2014. North Clayton is the final remaining NCP within the Clayton GLUP.

Initiation of an NCP as outlined in Surrey’s Official Community Plan (OCP), requires 50% of land owners or the owners of 70% of the land area to demonstrate support for plan initiation. In late 2017, the City received an NCP initiation petition for North Clayton. Staff verified that 54.7% of the land owners had signed the petition requesting initiation of an NCP which met the threshold requirements described in the OCP. Since that time staff have received additional signatures for the petition. Staff are currently verifying these signatures, but initial counts indicate that the level of support has now increased to approximately 65% of the owners.

Council may wish to consider authorizing staff to initiate background studies and to develop a Terms of Reference in preparation for a Stage 1 Neighbourhood Concept Plan for the North Clayton Neighbourhood area (as documented in Corporate Report No. R083; 2018, attached as Appendix "I").

SUSTAINABILITY CONSIDERATIONS

The comprehensive planning of an NCP area supports the following Desired Outcomes (DO) and Strategic Directions (SD) in the Sustainability Charter 2.0:

Inclusion

DO 25: Surrey has a strong social infrastructure that supports the needs of its diverse and growing population.

Built Environment and Neighbourhoods

DO 1: Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm.

DO 4: Surrey's neighbourhoods are safe, accessible, well-connected, walkable and bike friendly.

DO 5: Trees, green spaces and natural areas are integrated into all neighbourhoods.

DO 8: The built environment enhances quality of life, happiness and well-being.

Ecosystems

DO 1: Parks, natural areas, urban forests and habitat corridors are interconnected throughout Surrey and the region, creating healthy places for people and wildlife.

DO 3: All development enhances, or minimizes the impacts on Surrey's lush tree canopy and natural environment, and avoids encroachment into natural areas, habitat features and parks.

DO 12: Surrey protects ecosystem services and manages natural assets in order to build resilience and adapt and thrive in a changing climate.

Education and Culture

DO 2: Surrey children and youth have access to a high quality comprehensive and inclusive educational system, and opportunities that include experiences in and out of school.

DO 5: Surrey's educational institutions and libraries are integrated into the community, and have sufficient capacity to accommodate residents as well as attract people from other areas.

Infrastructure

- DO 2:** Infrastructure systems provide safe, reliable and affordable services.
- DO 4:** Ecosystems and natural assets are an essential part of the community's infrastructure system.
- DO 11:** An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

CONCLUSION

At the April 23, 2018 Regular Council meeting, Council requested additional information about factors that could impact the initiation of a Neighbourhood Concept Plan (NCP) for North Clayton.

The information shows that the North Clayton has been identified in the Clayton GLUP as a future NCP planning area and the initiation petition received by staff meets the plan initiation criteria prescribed in the OCP.

Analysis of city-wide build out and capacity data shows that development in the North Clayton NCP area will not directly impact the development demand in transit-oriented Urban Centres along the future LRT areas because of the differing housing and employment targets for each area. Furthermore, the development data shows the development capacity within a third of the Clayton area (East Clayton) at nearly full capacity, and development is underway for West Clayton. The North Clayton area is the final remaining NCP area with development capacity in Clayton.

Given the discussion above, Council may wish to authorize staff to initiate background studies and develop a Terms of Reference in preparation for a Stage 1 Neighbourhood Concept Plan for the North Clayton Neighbourhood area.

Jean Lamontagne
General Manager, Planning & Development

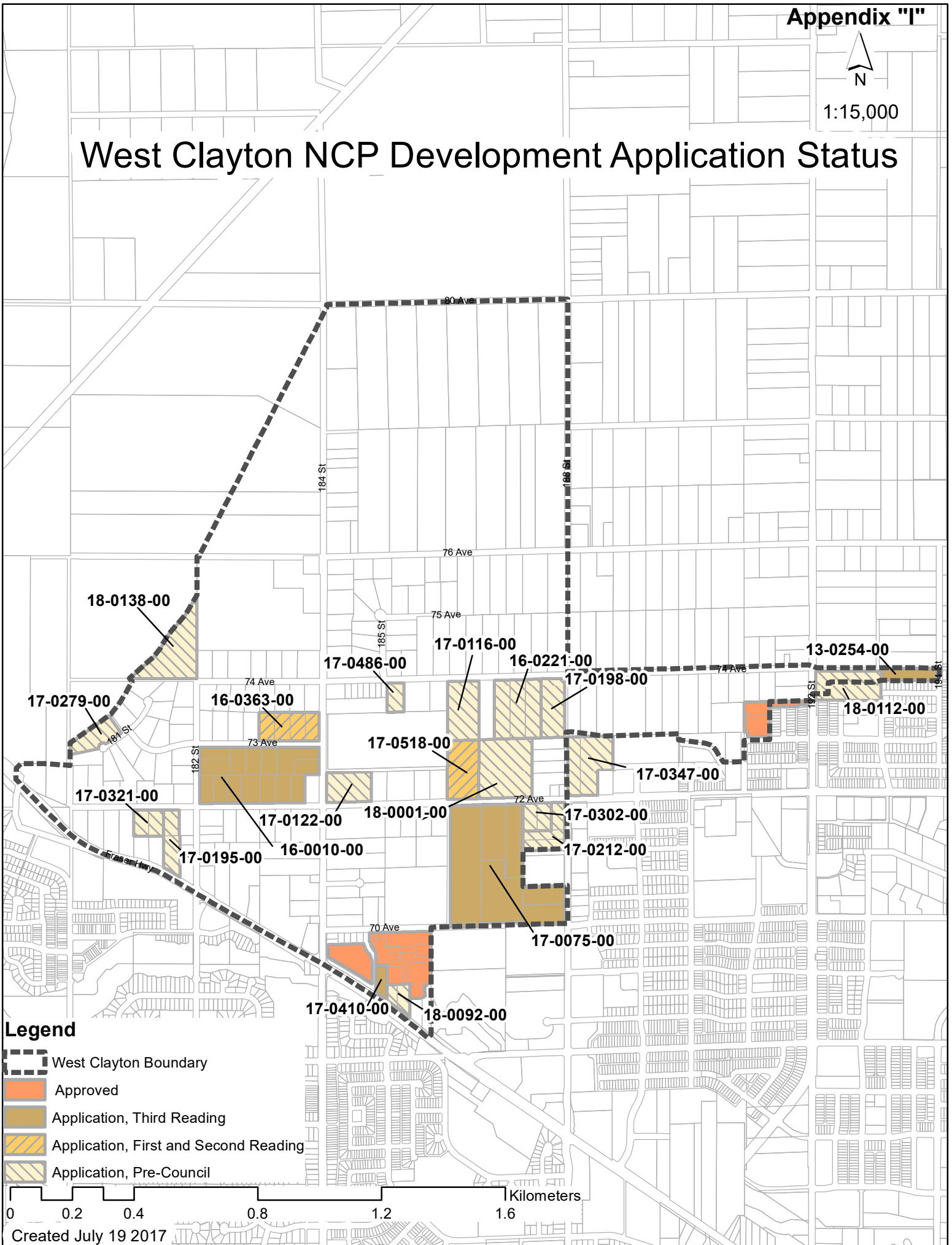
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Appendix "I" - West Clayton NCP Development Application Status
Appendix "II" - Corporate Report No. Ro83; 2018



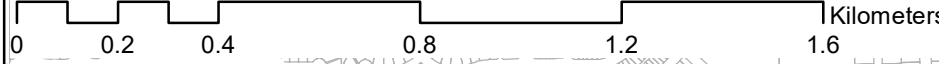
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West Clayton NCP Development Application Status



Legend

- West Clayton Boundary
- Approved
- Application, Third Reading
- Application, First and Second Reading
- Application, Pre-Council



CORPORATE REPORT

Appendix "II"

NO: R083

COUNCIL DATE: April 23, 2018

REGULAR COUNCIL

TO: Mayor & Council DATE: April 20, 2018

FROM: General Manager, Planning & Development
General Manager, Engineering FILE: 6520-20
(North Clayton)

SUBJECT: Background Studies and Terms of Reference for a Neighbourhood Concept
Plan for North Clayton

RECOMMENDATION

The Planning & Development Department and the Engineering Department recommend that Council:

1. Receive this report for information; and
2. Authorize staff to initiate background studies and to develop a Terms of Reference in preparation for a Stage 1 Neighbourhood Concept Plan for the North Clayton Neighbourhood area, as shown in Appendix "I".

INTENT

The intent of this report is to request Council authorization to initiate background studies and to develop a Terms of Reference for the preparation of a Neighbourhood Concept Plan (NCP) for North Clayton. If Council approves the recommendations in this report, staff will undertake background studies, and develop a Terms of Reference for Council's consideration prior to the beginning of the formal NCP process.

BACKGROUND

In 1999, Council approved the Clayton General Land Use Plan (Clayton GLUP) in response to development interest from landowners in the area. The Clayton GLUP includes approximately 842 hectares (2,080 acres) of land bounded by 196 Street (Surrey/Langley border) to the east, Fraser Highway to the south, and the Agricultural Land Reserve (ALR) to the west and north. The Clayton GLUP area is commonly referred to as Clayton Heights.

The Clayton GLUP envisions a complete community with a mixed-use pedestrian-oriented "village centre" at the intersection of 188 Street and 72 Avenue. Commercial and institutional community services are concentrated in the village centre. Decreasing residential densities radiate outward from the village centre toward the ALR boundary at the west and north edges of the plan area. When the Clayton GLUP was approved it was anticipated that supplementary NCPs would be developed to guide development in the area.

Two NCPs have been approved by Council since the Clayton GLUP was adopted. East Clayton NCP was approved in 2003, followed by two small area addenda in 2005, and West Clayton NCP was approved in 2015. Other updates within Clayton Heights include the Aloha Estates Infill Area Land Use Concept, approved in 2013, and the East Clayton Transit Oriented Area Land Use Concept, approved in 2014.

At the end of 2017, the Clayton GLUP area was approximately 39% built out. East Clayton NCP is nearing full build out (95%), while 18% of West Clayton NCP is currently under application. The North Clayton NCP is the last unplanned area within Clayton Heights, and holds approximately one third of the area's developable land.

In late 2017, the City received an NCP initiation petition for North Clayton. The petition area includes 258 hectares (640 acres) of land bounded by 188 Street, 74 Avenue, 196 Street, and 82A Avenue. Staff verified that the petition is valid and meets the threshold requirements for secondary plan initiation per *Surrey Official Community Plan Bylaw, 2013, No. 18020* ("the OCP"; Appendix "II").

DISCUSSION

The proposed North Clayton NCP area is currently rural in character. It is mainly comprised of one-acre to 10-acre lots with a mix of suburban and agricultural zones, with a single commercial parcel at the northeast corner of 80 Avenue and 192 Street. The Clayton GLUP designated parcels along both sides of 76 Avenue and 74 Avenue as "Future Urban". The remainder of the petition area is designated "Existing Suburban".

Land in the petition area slopes downward to its northern boundary where it abuts the ALR. Clayton Creek, South Latimer Creek, and a few unnamed tributaries are protected watercourses that flow northward into the ALR, where they drain into the Serpentine River. There are ecologically significant areas located throughout the NCP area, including a heavily forested Green Infrastructure Network (GIN) hub located east of 188 Street and north of 76 Avenue, and GIN corridors connecting surrounding habitat areas.

Housing Capacity and Demand

The Clayton GLUP initially projected a buildout of 30,000 to 35,000 new residents for Clayton Heights. Updated projections, based on the build out of East Clayton, have increased this number significantly to 75,000. Given recent trends toward smaller residential units and larger household sizes, and considering current OCP policies which support increased density to create compact and walkable neighbourhoods, this projection may further increase through the North Clayton NCP process.

Currently, East Clayton NCP is approximately 95% built out, and 18% of West Clayton NCP is under application. Given the rate of development in these areas, staff estimates substantial build out of these NCPs by 2028. Assuming development continues at the current pace, approval of the North Clayton NCP is estimated to extend the development capacity of Clayton Heights until approximately 2035.

Schools

The Clayton area is served by three elementary schools: Katzie, Hazelgrove and Clayton, as well as two secondary schools: Ecole Salish (opening September 2018) and Clayton Heights (Appendix “III”).

Build out of East Clayton has contributed to rapidly increasing enrollment in the area. Clayton Elementary is currently operating at 153% of design capacity and has five portables on site. Hazelgrove Elementary was built in 2009 and expanded in 2011 to add four classrooms. As of September 2017, Hazelgrove has 10 portables on site. Katzie Elementary was opened in the spring of 2014 to relieve pressure at Clayton Elementary and Hazelgrove Elementary, and has 12 portables on site. A current elementary school capacity shortage of 412 is projected to grow to 984 seats within five years if no additional capacity is added.

To meet increasing demand for enrolling space in this area, School District No. 36 Surrey (“the School District”) is currently in design and construction for two new 605-capacity elementary schools north of Katzie Elementary.

- Maddough Elementary, located on 76 Avenue and 194 Street, is targeted to open in September of 2019; and
- Regent Road Elementary, located on 76 Avenue and 188 Street, is targeted to open in September of 2020.

As part of the School District’s 2018/19 Capital Plan submission to the Ministry of Education, there is also a request for a 445 student capacity expansion to Clayton Elementary. The expansion is targeted to open in September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As a result of these planning projects, the School District is projecting a 220-seat elementary school capacity surplus from 2020 to 2029. After 2029, the above-mentioned addition to Clayton Elementary will be needed to meet enrollment demands. Additional elementary schools will be considered as part of the development of the North Clayton NCP.

At the secondary level, a new 1,500 capacity high school, Ecole Salish Secondary, is scheduled to open in September 2018. This new school will relieve enrollment pressure at Clayton Heights and Lord Tweedsmuir Secondary Schools. New boundaries have been established to divide the existing Clayton Heights Secondary into two catchments.

As part of the School District’s 2018/19 Capital Plan submission to the Ministry of Education, the School District is also requesting a 445 capacity addition to the existing Clayton Heights Secondary, which would open in September 2025 to meet future growth. This project has yet to be approved for capital funding by the Ministry of Education.

Student enrollment projections and resulting facility needs will be coordinated with School District staff through the NCP process to ensure that adequate school capacity is provided to meet the needs of new housing development.

Parks and Natural Areas

The proposed North Clayton NCP area has existing undeveloped parkland that serves to protect a significant forested area identified as a Biodiversity Conservation Strategy (BCS) hub. It is anticipated that the North Clayton NCP will expand parkland within the BCS hub and protect significant BCS corridors running through the North Clayton NCP area.

There is also existing undeveloped parkland north at 76 Avenue and 194 Street, adjacent to the future Maddough Elementary school, that will serve as a future neighbourhood park site. It is anticipated that new neighbourhood and community level parks will be designated within the North Clayton NCP, consistent with parkland provision ratios within the Parks, Recreation & Culture Strategic Plan, to provide future residents with opportunities for relaxation and play.

Given the amount of land identified as BCS corridors and hubs in the proposed North Clayton NCP, an area specific Development Cost Charge (DCC) will likely be required to fund acquisition and protection of these lands. This is in keeping with proposed approach to BCS land acquisition within the Redwood Heights and Grandview Heights #3 NCPs.

Utilities

There is currently no community sanitary sewer system in the North Clayton NCP area. Individual properties rely on on-site septic field systems for sewage treatment and disposal.

To service the North Clayton NCP area, the trunk sanitary sewer proposed for the adjacent West Clayton NCP area needs to be extended north-east and east, roughly following the base of the slope. The City's existing trunk sewer currently terminates near Fraser Highway and 177A Street. The City is awaiting a developer to front end the construction of the sanitary sewer across Fraser Highway and through the West Clayton NCP area. No developer has come forward at this time to undertake this work.

In addition to extending the future trunk sanitary sewer through West Clayton, upgrades to the North Cloverdale Lift Station (NCLS) at 68A Avenue and Highway 15 (including the addition of a third forcemain for the NCLS), and upgrades to the Cloverdale Trunk Sewer downstream of the NCLS, will be required.

Limited water infrastructure currently exists in the North Clayton NCP area, with many properties serviced by private ground water wells. The existing water infrastructure does not have sufficient capacity to support future development in the area. New feeder mains, distribution water mains, and pressure reducing station(s) will be required to support future development.

The North Clayton NCP area is within the South Latimer Creek/Clayton Creek watershed, which contains fish-bearing watercourses that drain north through agricultural lands to Latimer Creek, which in turn discharges to the Serpentine River. The eastern portion of the NCP area drains northeast to the Township of Langley via an unnamed Class A watercourse.

A detailed Integrated Stormwater Management Plan (ISMP) has been completed for this area; however, the ISMP relied on land uses as outlined in the OCP at the time. There is enough base information for the Stage 1 NCP to proceed; however, drainage requirements will need to be

updated to reflect changes in proposed land uses to ensure that future development in the area will maintain the health and integrity of the existing watercourses.

Detailed infrastructure servicing plans will be finalized in conjunction with development of the NCP and constructed concurrently with new development.

Transportation

Roadways within and around North Clayton area are currently built to a rural standard, and are not sufficient to meet the transportation demands that would accompany urban development. As part of the NCP planning process, a finer grid street network consistent with the Transportation Strategic Plan will be developed to address capacity, promote bicycle and pedestrian connectivity and enable future penetration of transit service.

The North Clayton road network will tie into adjacent road networks in Clayton Heights and Langley. Coordination with the Township of Langley staff will be critical to ensure the road network, specifically arterial and collector roads like 76 Avenue, 80 Avenue, and 196 Street, is consistent with Township of Langley's land use and transportation plans (Appendix "IV"). The road network will also take into account existing property lines, environmental protection, (e.g., trees, creeks, BCS corridors) and topography to ensure other City objectives and initiatives are considered.

With additional and substantial urban development within the Cloverdale area, liaison with Ministry of Transportation staff will also be critical to discuss timing of the 192 Street Interchange Improvements, which were identified in the Anniedale-Tynehead NCP.

It should be noted that Phase 2 of Surrey's Light Rail Transit (LRT) network abuts the southern edge of Clayton Heights. While the proposed NCP falls outside of the LRT's immediate service area, development near the Fraser Highway corridor will support the City's investment in LRT by increasing potential ridership.

There is no DCC funding currently in place for completion of arterial roads within North Clayton. Through development of the NCP, adequate funding to accelerate the City's ability to implement arterial improvements will need to be considered in order to avoid the on-going challenges faced in the East Clayton neighbourhood, in particular with 72 Avenue and 64 Avenue.

Financing

No projects in the City's 10-Year Servicing Plan or 10-Year Parkland Acquisition Program are included to support development or land acquisition in the proposed North Clayton NCP area. Infrastructure and servicing needs are developed in conjunction with the NCP land use planning process, and programmed following NCP adoption. New public infrastructure projects required to implement the North Clayton NCP may result in the adjustment of City-wide DCC rates, or the establishment of area specific DCC rates.

Planning Process

If Council approves the recommendations in this report, staff will initiate background studies including environmental, market and heritage studies, for the proposed NCP area. The costs of

preparing these background studies will be recovered through NCP surcharges on future development.

Staff will also develop Terms of Reference for Council's consideration prior to beginning the formal NCP process. The Terms of Reference will include a summary of findings from the background studies, project timeline, and will set out a comprehensive community consultation program, including the selection of a Citizen's Advisory Committee that will assist in developing and reviewing the land use plan. The NCP process will be structured into two stages, including:

- **Stage 1:** A Land Use Concept and supporting transportation and drainage plan, along with a general servicing strategy. Stage 1 will be brought to Council for approval prior to work beginning on Stage 2.
- **Stage 2:** Engineering servicing strategies, concept refinement, design guidelines, and a financial strategy including infrastructure financing and Community Amenity Contributions. It is expected that this process will take approximately 18-months, following the completion of Stage 1.

SUSTAINABILITY CONSIDERATIONS

The comprehensive planning of an NCP area supports the following Desired Outcomes (DO) and Strategic Directions (SD) in the Sustainability Charter 2.0:

Inclusion

- DO 25:** Surrey has a strong social infrastructure that supports the needs of its diverse and growing population.

Built Environment and Neighbourhoods

- DO 1:** Surrey is comprised of distinct, diverse and compact neighbourhoods and Town Centres, with an engaging public realm.
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Ecosystems

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Education and Culture

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Infrastructure

- DO 2:** Infrastructure systems provide safe, reliable and affordable services.
- DO 4:** Ecosystems and natural assets are an essential part of the community's infrastructure system.
- DO 11:** An integrated and multi-modal transportation network offers affordable, convenient, accessible and safe transportation choices within the community and to regional destinations.

CONCLUSION

Staff requests Council initiation of the North Clayton NCP planning process, based on the submission of a valid petition from over half of the property owners in the NCP area.

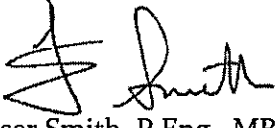
The development of a North Clayton NCP will ensure that new housing capacity will become available in the Clayton Heights area before existing NCP capacities are built out. It will also ensure that development proceeds in a purposeful and well-planned manner, with consideration to the timely development of new schools, parks and other supportive infrastructure.

Based on the discussion above, it is recommended that Council:

- Receive this report for information; and
- Authorize staff to initiate background studies and to develop a Terms of Reference in preparation for a Stage 1 Neighbourhood Concept Plan for the North Clayton Neighbourhood area, as shown in Appendix "I".



Jean Lamontagne
General Manager, Planning & Development



Fraser Smith, P.Eng., MBA
General Manager, Engineering

Appendix "I" Proposed North Clayton NCP Plan Area
Appendix "II" North Clayton Petition Summary
Appendix "III" Clayton Heights School Planning Summary
Appendix "IV" North Clayton Existing Road Network

Appendices available upon request

PH/PK/SM/JB/JP/ss