

NO: R116

COUNCIL DATE: July 10, 2023

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **July 6, 2023**

FROM: **General Manager, Planning & Development**
General Manager, Parks, Recreation & Culture

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

SUBJECT: **West Clayton Neighbourhood Concept Plan Amendments**

RECOMMENDATION

The Planning & Development Department and Parks, Recreation & Culture Department recommend that Council:

1. Receive this report for information; and
2. Endorse an amendment to a portion of the West Clayton Neighbourhood Concept Plan to change land uses from parkland to townhouse, as illustrated in Appendix "I" and as generally described in this report.

INTENT

The intent of this report is to seek endorsement for an update to a portion of the West Clayton Neighbourhood Concept Plan ("NCP").

BACKGROUND

The original West Clayton NCP (Appendix "II") was adopted in July 2015. It covers 289 hectares (715 acres) of the broader Clayton Heights community. Portions of the West Clayton NCP along Fraser Highway are currently under review as part of the Clayton Corridor Plan, supporting new transit-oriented growth along the Surrey-Langley SkyTrain ("SLS") Project. Other portions of West Clayton, further away from the planned SkyTrain stations, will remain subject to the parameters of the existing West Clayton NCP. Development applications continue to be processed and considered in these areas. As part of the implementation of the West Clayton NCP, periodic amendments to land uses are required to guide ongoing development.

DISCUSSION

Staff are proposing to redesignate the southern portion of 18638 – 74 Avenue from 'Proposed Park' to 'Townhouse Residential'. This proposed redesignation maintains the riparian areas along the west and south of the site, as well as the existing proposed linear park and multi-use pathway within the adjacent Fortis Right-Of-Way ("ROW"). This parkland is no longer needed due to its small size and its challenging location along the rear of the Salish Secondary School. Residents in

this area will be well-served by Salmonberry Park to the east and a large unnamed park to the west, to be planned and designed in the coming years.

The subject property at 18638 – 74 Avenue is the currently under Development Application No. 7917-0116-00, proposing to rezone the property to permit 55 townhouse units on the northern portion of the property. The current application anticipates that the southern portion of the property, outside of the riparian and biodiversity protected areas, would be purchased by the City for park purposes. Should Council endorse the proposed amendments to the West Clayton NCP, it is anticipated that this application will be revised to include additional townhouse units on the southern portion of the property, while still ensuring protection of the environmental features and plans for the proposed multi-use pathway and linear park within the Fortis ROW that transects the site.

CONCLUSION

Portions of the West Clayton NCP that are not included within the ongoing Clayton Corridor Plan are subject to ongoing development applications. As part of this process, the NCP is periodically amended to ensure it remains relevant to guide ongoing development. Staff are proposing to redesignate the southern portion of 18638 – 74 Avenue from ‘Proposed Park’ to ‘Townhouse Residential’, while retaining a proposed multi-use pathway and linear park within the Fortis ROW that transects the site.

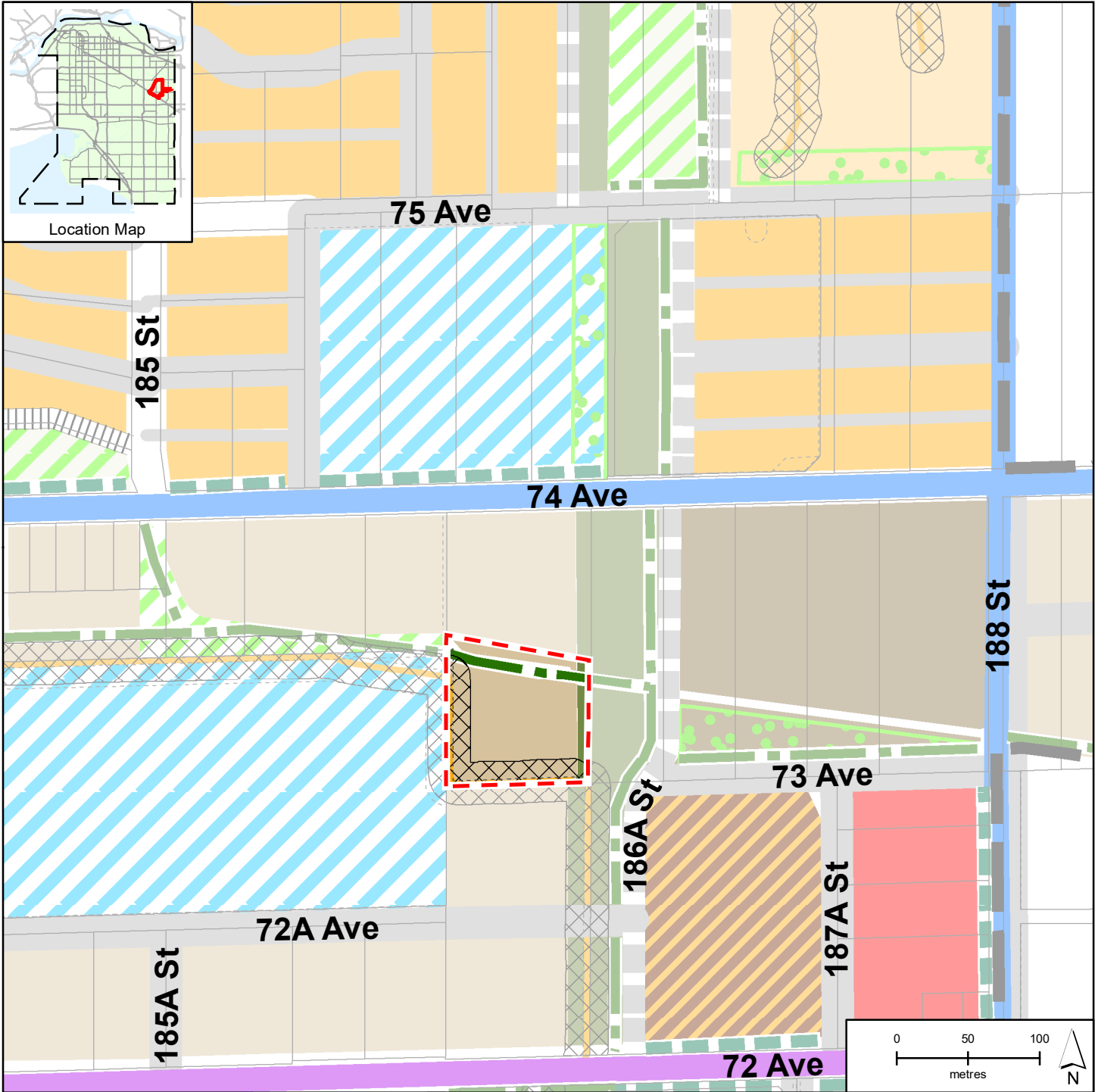
Original signed by
Don Luymes
General Manager, Planning & Development

Original signed by
Laurie Cavan
General Manager, Parks, Recreation & Culture

Appendix “I” West Clayton NCP – Proposed Amendments
Appendix “II” West Clayton NCP – Broader NCP Context

West Clayton Neighbourhood Concept Plan

APPENDIX "I"



LEGEND

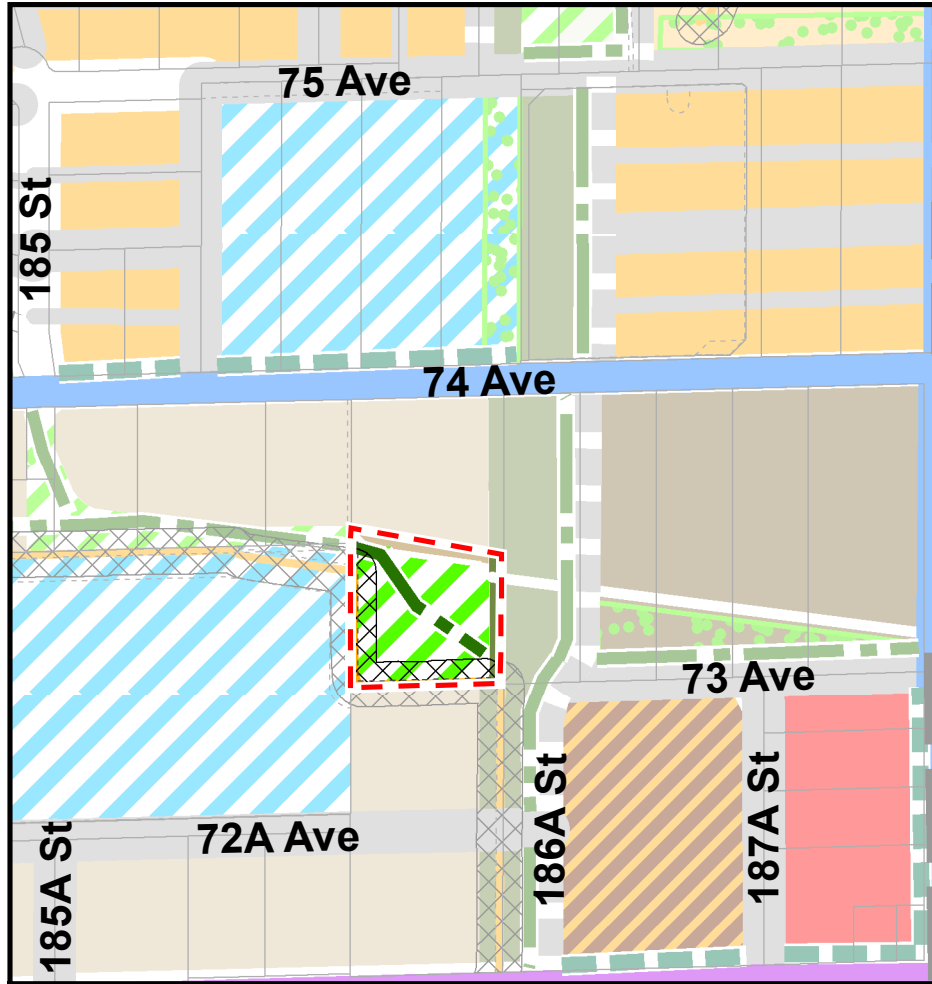
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|----------------------------------|----------------------------|------------------------|-------------------|
| Medium Density Cluster | Townhouse/Apartment Flex | Green Density Transfer | Greenway |
| Urban Residential | Neighbourhood Commercial | Existing Arterial | Walkway |
| Townhouse Residential | Landscape Buffer | Existing Collector | Pedestrian Street |
| High Density Cluster | Proposed Park | Proposed Local | Creek Buffer |
| Townhouse Residential Transition | Proposed Elementary School | Proposed Local Unique | Creek Class B |
| Urban/Townhouse Flex | Wildlife Corridor | Proposed Lane | Amendments |



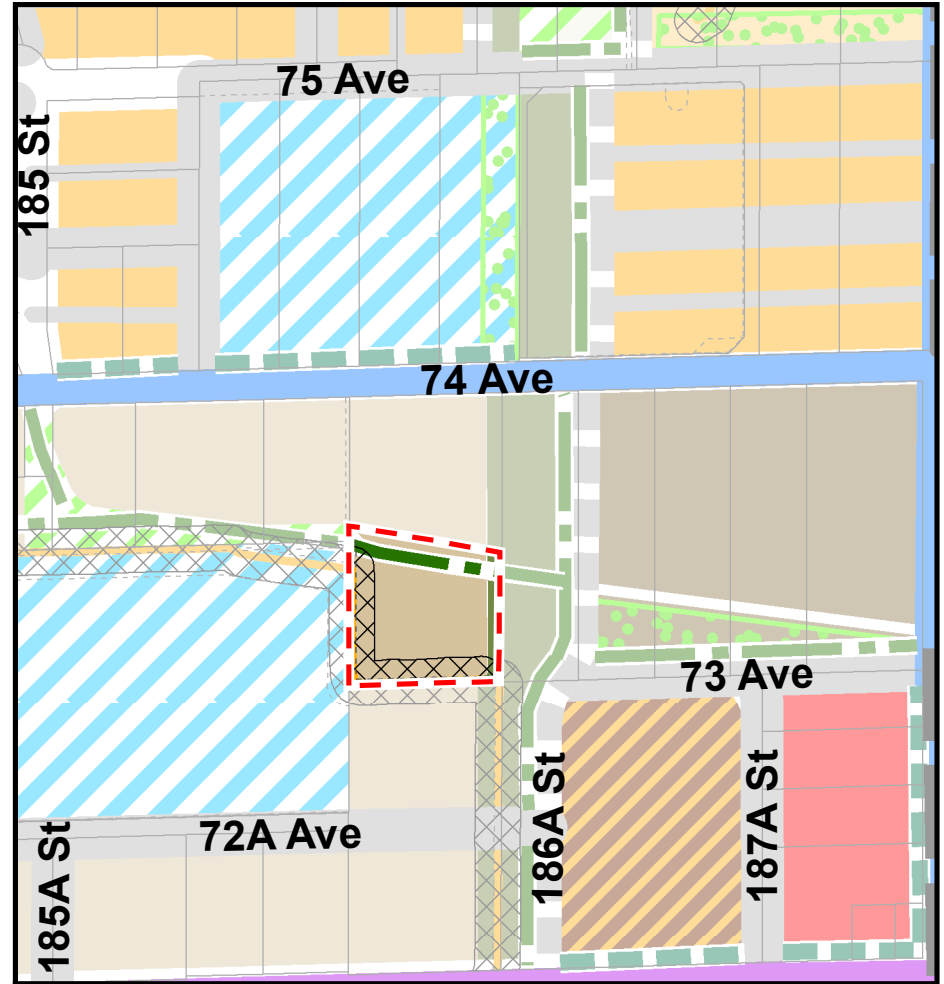
Proposed Amendments

Planning & Development Department

Original



Proposed



LEGEND

- | | | | |
|----------------------------------|----------------------------|------------------------|-------------------|
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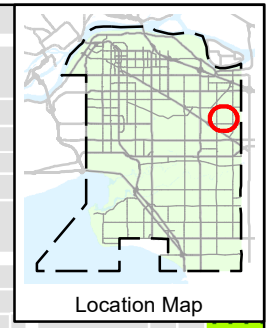
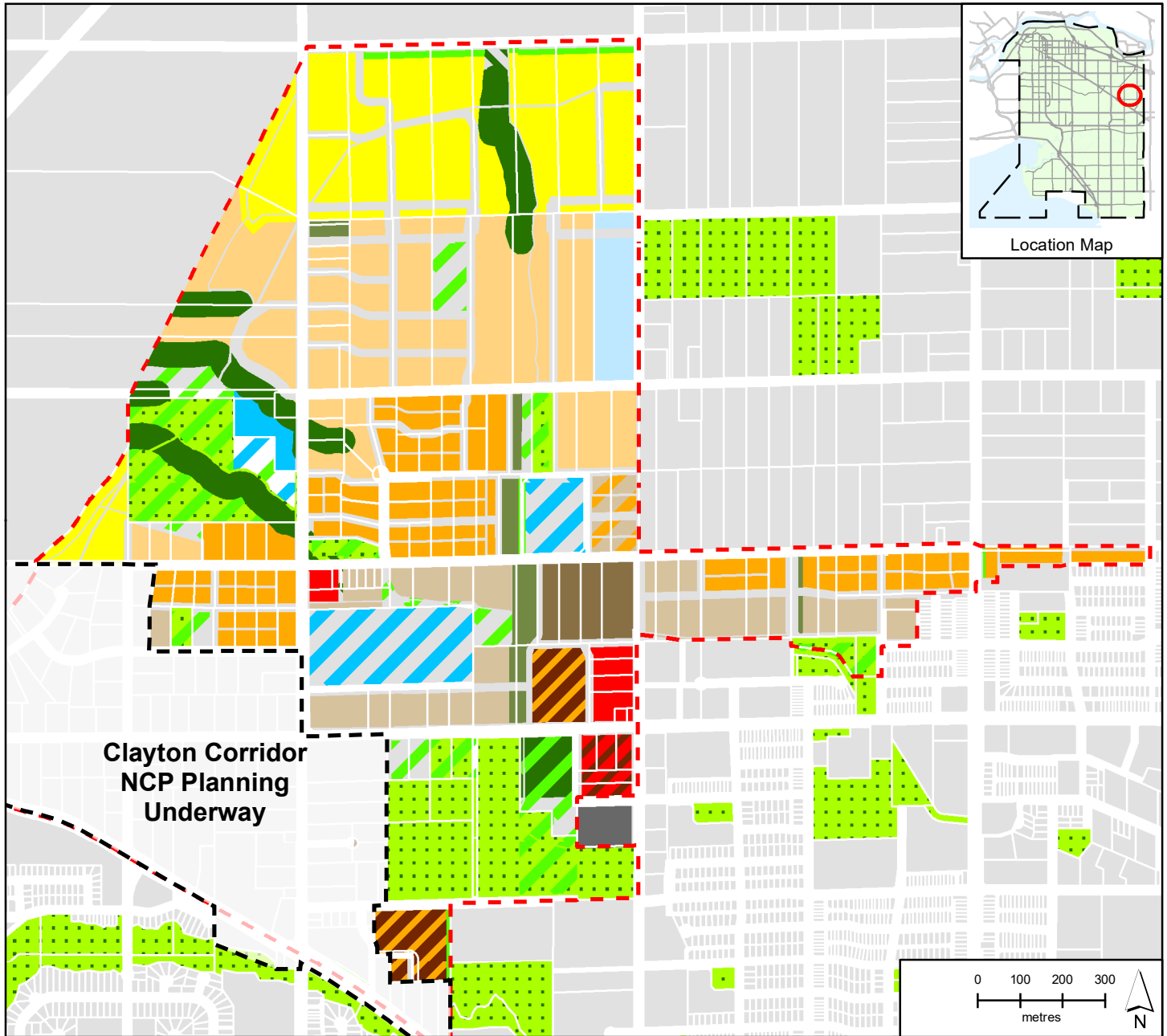


West Clayton NCP Proposed Amendments

Planning & Development
Department

West Clayton Broader NCP Context

APPENDIX "II"



LEGEND

Suburban Residential	Townhouse/Apartment Flex	Existing Elementary School
Urban Transition	Stacked Townhouse/Apartment	School District Property
Low Density Cluster	Mixed Use Commercial/Residential	Proposed Elementary School
Medium Density Cluster	Neighbourhood Commercial	Future School/Park
Urban Residential	Care Facility (Approved)	Creek Buffer
Townhouse Residential	Existing Park	Day-Lighted Creek Buffer
High Density Cluster	Landscape Buffer	Wildlife Corridor
Townhouse Residential Transition	Proposed Park	West Clayton Plan Boundary
Urban/Townhouse Flex	Proposed Public Recreational Facility	Clayton Corridor NCP



Park Context

Planning & Development Department