

NO: **R145**

COUNCIL DATE: **June 25, 2012**

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## REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 25, 2012**

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

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

SUBJECT: **Approval of Neighbourhood Concept Planning ("NCP") Process for the West Clayton Extension Area**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report; and
2. Authorize staff to proceed with an NCP planning process for the West Clayton Extension area, as illustrated in Appendix I, in accordance with the Terms of Reference that have been previously approved for the development of NCPs in the West Clayton area and as further described in this report.

## BACKGROUND

At the April 2, 2012 Regular Council Land Use Meeting, Council referred two Development Applications (7911-0263-00 and 7911-0270-00) to staff to assess whether these properties, along with others in the area that is highlighted in Appendix I, could be incorporated into the ongoing West Clayton NCP process.

The West Clayton NCP planning process was initiated by Council in 2011 with the approval of a Terms of Reference for the planning process. This process includes the planning of two neighbourhoods in the Clayton area west of 188 Street, between Fraser Highway to the south and 80 Avenue to the north (see Appendix II). Staff has been working with a Citizens' Advisory Committee (CAC) on the West Clayton NCPs and expects a Stage 1 Land Use Concept Plan for the area to be completed in the fall of 2012.

## DISCUSSION

The properties that were the subject of Development Applications No. 7911-0263-00 and 7911-0270-00 are not directly adjacent to the West Clayton NCPs, being approximately 600 metres and 800 metres respectively to the east of the NCP boundary at 188 Street. However, these properties, along with a number of other properties south of 74 Avenue, between 188 Street and 196 Street, are located in an area that could potentially be serviced with sanitary and storm sewers extended along 74 Avenue from within the West Clayton NCP. This area (highlighted in Appendix I) was initially studied in relation to the extension of the East Clayton NCP, but due to

topographic conditions, it was determined to be outside of the East Clayton sanitary sewer catchment area.

Staff has conducted a preliminary review of the potential to provide engineering services to the subject area in conjunction with the West Clayton NCP. While more detailed study is needed, it appears that these lands can be serviced through the West Clayton NCP. In fact, it may be beneficial to incorporate the servicing demands of this area into the planning for trunk services required for the larger West Clayton area.

It is Council policy that development of any new NCP proceeds in a planned and comprehensive manner, with land use, transportation and engineering services planned in conjunction with a financing strategy to allow for the orderly and efficient development of each new neighbourhood. Each NCP is a contiguous area that is large enough to support a complete neighbourhood, including schools, local commercial areas and a range of housing opportunities. While the potential West Clayton extension area is relatively small, land use and transportation plans can be coordinated with the West Clayton NCP to the west, and with the approved East Clayton Extension NCP to the east, north of 72 Avenue, which is under active development. Completing a plan for the subject area would complete the neighbourhood pattern of streets and parks in the East Clayton Extension area.

In most cases, the initiation of an NCP is triggered by a petition to Council by landowners in an area, followed by a survey of landowners to ascertain local support for such a planning process. Given the development applications that have been submitted in the West Clayton Extension, along with a letter submitted to staff by another group of landowners within the subject area seeking inclusion in the West Clayton NCP, staff holds the view that evidence of local support for including this small area into the West Clayton planning process is sufficient to proceed without a landowner survey. By moving directly into the land use planning process, the subject area can "catch up" with the planning processes that have already begun for the West Clayton NCPs and be brought forward to Council for Stage 1 Land Use Concept approval coincidentally with the West Clayton NCPs.

Subject to Council approving the recommendations in this report, staff will apply the same Terms of Reference that have been approved by Council for the West Clayton NCPs to the West Clayton Extension area. Staff will also initiate an environmental review of the subject area, along with a scan of potential heritage elements, which is consistent with the process that has been completed for the West Clayton NCPs. This review is not expected to delay the land use planning process. In addition, staff proposes to add a representative from the West Clayton Extension area to the existing West Clayton NCPs CAC to ensure that the interests of property owners in the area are represented.

It is important to establish clear boundaries to the West Clayton NCP Extension area to set clear expectations and to facilitate the orderly phasing of development in the Clayton area. It is staff's recommendation that 74 Avenue be confirmed as the northerly boundary of this West Clayton Extension area. This boundary is consistent with the original study area boundary for the East Clayton Extension, north of 72 Avenue. Properties to the north of 74 Avenue will be incorporated into future NCP planning processes in the North Clayton area as envisioned in the Clayton General Land Use Plan.

## SUSTAINABILITY CONSIDERATIONS

The comprehensive and sequential planning of new urban neighbourhoods incorporating land use, transportation, parks and school needs, environmental protection, heritage conservation, and the servicing and financing of growth responds to a number of the objectives in the City's Sustainability Charter; more particularly:

- *EN9: Sustainable Land Use Planning and Development Practices;* and
- *EN8: Sustainable Engineering Standards and Practices.*

The West Clayton NCP planning process also includes special attention to energy efficiency, which aligns with scope element *EN1: Energy Efficiency*.

## CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to proceed with an NCP planning process for the West Clayton Extension area, as illustrated in Appendix I, in accordance with the Terms of Reference that have been previously approved for the development of NCPs in the West Clayton and as further described in this report.

*Original signed by*  
Jean Lamontagne  
General Manager,  
Planning and Development

DL:saw

Attachment:

Appendix I West Clayton NCP Extension Area

Appendix II Area Covered by the West Clayton NCPs



PLANNING AND DEVELOPMENT DEPARTMENT

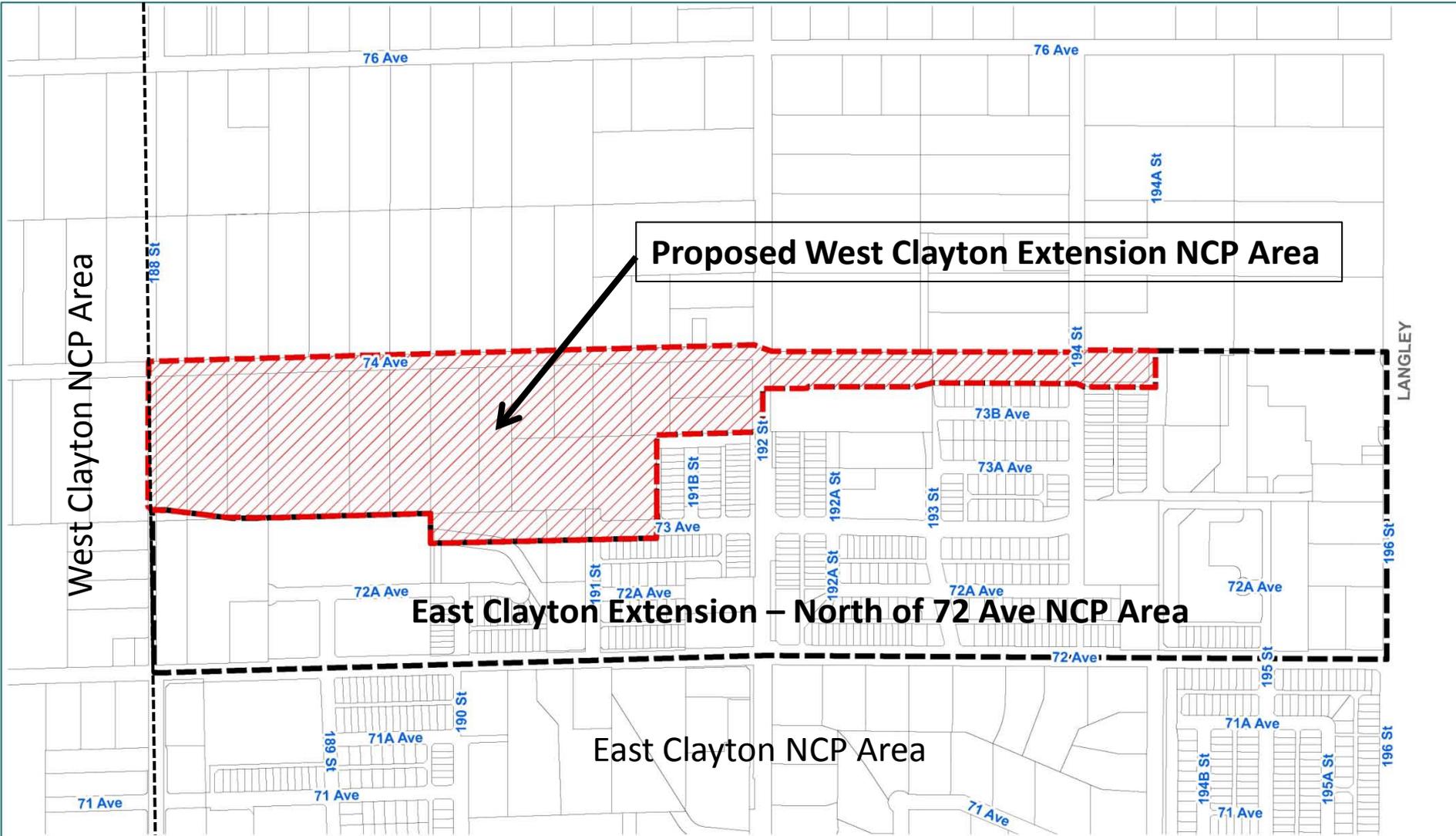
**PROPOSED WEST CLAYTON EXTENSION AREA**

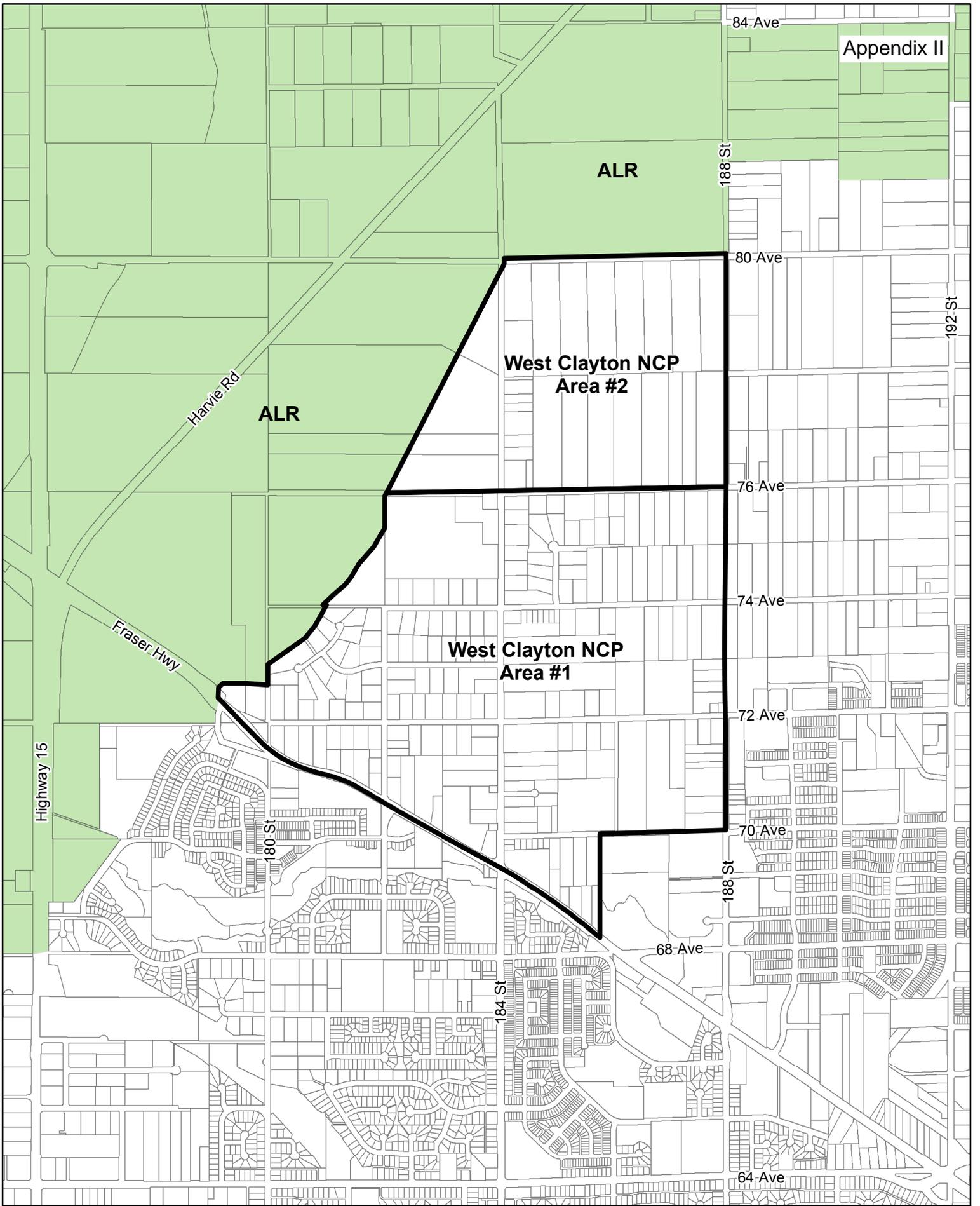
**Legend**

-  PROPOSED WEST CLAYTON EXTENSION AREA
-  EAST CLAYTON EXTENSION NORTH OF 72 AVE



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**WEST CLAYTON NCP AREA #1 AND NCP AREA #2**



West Clayton Study Area



Agricultural Land Reserve (ALR)

