



Corporate NO: R227

Report COUNCIL DATE: October 16, 2000_

REGULAR COUNCIL - LAND USE			
TO:	Mayor & Council	DATE:	October 12, 2000
FROM:	General Manager, Planning & Development	FILE:	2350-004/1
SUBJECT:	East Clayton Neighbourhood Concept Plan - Update		

RECOMMENDATION

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

INTENT

The intent of this report is to provide an update on the status of the East Clayton Neighbourhood Concept Plan as background to a delegation (Patrick Condon from the University of British Columbia) that is scheduled to address Council at the Regular Council Land Use meeting on October 16, 2000, as requested by Council at the October 2, 2000 Regular Council Land Use Meeting.

BACKGROUND

Council approved a general land use concept for the entire Clayton area in January 1999 and granted approval in principle to the development concept for East Clayton in November 1999. At a workshop in July 1998, Council also endorsed the use of seven principles of sustainability and subsequently directed staff to pursue these principles in the formulation of the East Clayton NCP. The attached Appendix I is a Terms of Reference for the East Clayton NCP, including a list of the seven sustainable development principles. City staff have been working with UBC, the Pacific Resources Centre, consultants, the community, and various government agencies on more detailed planning and design to ensure that the new ideas and concepts introduced in the plan can be successfully implemented. Some of this work is being funded as the "Headwaters Project", which is the East Clayton NCP sustainability initiative under the auspices of the UBC James Taylor Chair in Landscape and Liveable Environments. Patrick Condon is a professor from UBC in Landscape Architecture. The project is funded by the Real Estate Foundation, and some Provincial and Federal Agencies and is being overseen by an Advisory Committee comprised of various provincial and regional agencies and City representatives.

DISCUSSION

Current Status of the Plan

On November 8, 1999 at a Council-in-Committee meeting, Council received a presentation from staff on the Land Use Plan (Stage I) for the East Clayton NCP and subsequently adopted the plan (see attached Appendix II, being the adopted Land Use Plan). At the same time, Council authorized staff to proceed to Stage II, which is the development of a servicing strategy. The work currently underway is primarily focused upon the implications and standards associated with the stormwater management strategy for the plan. New drainage system concepts are being researched and developed to respond to drainage problems in Clayton and to enable development to move forward in a sustainable manner (The 1987 United Nations World Commission on Environment defined Sustainable Development as "Development that meets the needs of the present without compromising the ability of the future generations to meet their needs"). Staff have also been working with the development industry and potential applicants to resolve various other outstanding matters before the final plan and report are submitted to Council for adoption. These outstanding issues include:

- (a) general lot configurations, lanes and density/housing type mixes;
- (b) development cost charges for small lots/secondary units;
- (c) the nature and extent of the business park;
- (d) stormwater management issues relating to the design, construction, costs and maintenance of the drainage system;
- (e) road and parking standards; and
- (f) implementation strategy.

It is anticipated that the performance standards for the drainage system will be confirmed within the next few months and that a report on these along with the other outstanding issues will be submitted for Council's review in December. At that time, Staff will also be requesting authorization to engage in a partnership approach with a technical committee and the development industry to implement a "pilot project" to test and fine-tune the sustainable development standards established for East Clayton.

Delegation to Council

At the Regular Council Land Use meeting on October 16, 2000, City Council will hear as a delegation, Professor Patrick Condon of the James Taylor Chair in Landscape and Liveable Environments, University of British Columbia. The delegation will be providing an explanation of the seven sustainable development principles which form the basis for planning and design in the East Clayton Neighbourhood and describing the Headwaters initiative.

CONCLUSION

Implementation issues with respect to the East Clayton Neighbourhood Concept Plan are currently being researched by a multi-disciplinary team for adaptation in initial development applications in East Clayton. It is anticipated that in December, staff will be seeking Council's approval for the East Clayton Neighbourhood Concept Plan and requesting Council's authorization to begin implementing the plan in collaboration with a technical team and developers/applicants.

A delegation is scheduled to address Council at the Regular Council Land Use Meeting on October 16, 2000. The delegation will present the sustainable development principles being applied to the East Clayton Neighbourhood

Concept.

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Appendices:

Appendix I: General Terms of Reference

Appendix II: East Clayton Land Use Plan