



Corporate NO: C410

Report COUNCIL DATE: Dec. 14, 1998

COUNCIL-IN-COMMITTEE

TO: Mayor & Council **DATE: December 7, 1998**

FROM: General Manager, Planning & Development **FILE: 2350-004**

**SUBJECT: Clayton Neighbourhood Concept Plan
General Land Use Concept**

RECOMMENDATION

The Planning & Development Department recommends that City Council:

1. Approve the attached Clayton General Land Use Concept (Appendix I);
2. Instruct staff to commence the preparation of a detailed Neighbourhood Concept Plan for East Clayton (lands currently designated URBAN in Surrey's Official Community Plan) to include the type, size, location and densities of the specific land uses, road hierarchy and alignments based on the General Land Use Concept;
3. Instruct staff to explore the application of sustainable development principles, standards and practices during the detailed Neighbourhood Concept Planning Process for East Clayton;
4. Instruct staff to prepare a comprehensive servicing, phasing and financial strategy for East Clayton that will demonstrate adequate funding for specific amenities, infrastructure and utilities; and,
5. Instruct staff to address the outstanding issues, as identified in Appendix VI, during the East Clayton Neighbourhood Concept Plan process.

INTENT

The intent of this report is:

- a) To provide City Council with an overview of the General Land Use Concept for Clayton, including a summary of the planning process and the major components of the plan;
- b) To recommend approval in principle of the proposed General Land Use Concept for Clayton to permit staff to proceed with preparing a detailed Neighbourhood Concept Plan for East Clayton; and,
- c) To provide City Council with a summary of the outstanding issues that need to be addressed in

conjunction with the detailed Neighbourhood Concept Plan for East Clayton.

BACKGROUND

Study Area Characteristics

The Clayton study area comprises approximately 809 hectares (2,000 acres) and is bounded by the Agricultural Land Reserve on the north (approximately 80/82 Avenue), the Fraser Highway to the south, the Agricultural Land Reserve to the west (approximately 180 Street) and 196 Street (Langley border) to the east. The map in Appendix III attached illustrates the extent of the Clayton Study area.

Clayton is a diverse planning area. It has a definite “edge” which is where the suburban lands meet the agricultural lands. Clayton is characterized by a rural ambiance and the area provides excellent views of the mountains and lowlands. The focus of the community is a major park, school site and community hall in the vicinity of 70/72 Avenue and 184/188 Street in the center of Clayton.

An environmental study indicates that there are many significant watercourses and forest blocks worthy of protection. There is a strong rural and agricultural presence in Clayton, including several existing one-acre subdivisions. There is no significant commercial development apart from some commercial along Fraser Highway and a small convenience store at 80 Avenue and 192 Street.

Policy Framework - Surrey's Official Community Plan

Surrey's Official Community Plan designates East Clayton as URBAN and the remainder of Clayton as SUBURBAN (see Appendix III). East Clayton is defined as the area east of 188 Street and south of 72 Avenue (nearest to Langley Township). The Urban Growth Concept contained in Surrey's Official Community Plan identifies East Clayton as an urban infill area and the remaining suburban land within Clayton as an area with potential long term development subject to land use planning with local residents. Given that East Clayton will be developed in advance of the remainder of Clayton, it is prudent to have an overall planning structure for the entire Clayton area in order to establish the interrelationships among the various neighbourhood units before proceeding with detailed planning and development of the lands in East Clayton. Due to the existence of an abundance of vacant urban land in Surrey's Neighbourhood Concept Plan areas, the area outside of East Clayton is considered to be a low priority for City servicing and development.

The Official Community Plan also provides guidelines and requirements for the preparation and content of Neighbourhood Concept Plans for Surrey's emerging urban areas. The General Land Use Concept for Clayton was prepared within this Neighbourhood Concept Plan policy framework.

During the Suburban Lands Review Study (1992) it was suggested that some lands adjacent to the Fraser Highway in Clayton be designated for a “workplace”, in order to provide local employment opportunities. The planning process for Clayton also considered this recommendation.

Neighbourhood Concept Plan Process

Overview of the Planning Process (Appendix IV)

The table presented in Appendix IV outlines the planning process undertaken in preparing the General Land Use Concept for Clayton. The preparation of the General Land Use Concept (along with the

servicing, phasing and drainage plans) is the first stage of planning after which will follow the preparation of more detailed Neighbourhood Concept Plans for the individual neighbourhoods of Clayton.

Clayton Citizen Advisory Committee (CAC)

To bring local knowledge to the planning process and to facilitate local discussion and communication, a Citizen Advisory Committee was established to assist City staff in preparing the General Land Use Concept. The Committee consisted of 15 full members and 15 alternate members equitably representing the three geographical areas of Clayton (east, west and north). The Committee met on an ongoing basis throughout the planning process and served as an invaluable resource in reviewing the proposed land use concepts, disseminating information to their constituents and assisting with the selection of a preferred land use concept.

Public Meetings & Open Houses

The planning process was initiated in November, 1996 with a public workshop at which approximately 300 people gathered in groups to brainstorm on what the vision for the future Clayton community should be. This was followed by subsequent public information meetings in May, 1997, December, 1997 and May, 1998 at which the residents and property owners could make comments on the various land use concepts presented.

Other Communications

The Clayton Community Association (representing all of Clayton) was kept apprised of the progress of the planning process and disseminated information to the residents of Clayton through its Newsletter and monthly meetings.

Staff also kept an ad-hoc group of East Clayton property owners updated on the status of the planning process. This group evidently met once a month at meetings organized by prospective developers in the area.

Input and Review by City Departments, Government Agencies & Langley Township

The City's project team involved in preparing the General Land Use Concept for Clayton included staff from Planning & Development, Engineering, Parks, Recreation & Culture, the School District and engineering and environmental consultants. This team-oriented approach has resulted in the optimal Land Use Concept which addresses the public, municipal and technical objectives of all stakeholders. It is noted that other government agencies were consulted at the outset of the planning process and throughout the process as necessary. In addition, staff worked closely with staff from the Township of Langley to ensure that the land uses and transportation network proposed for Clayton and Willoughby (land use plan in process) are compatible and congruous.

DISCUSSION

Planning Objectives for the Clayton Community (Appendix V)

Planning objectives for Clayton were identified through discussions with the Citizen Advisory Committee,

through consultation with internal and external stakeholders and through a public workshop at which the Clayton community articulated answers to the question “What would make Clayton a good community to live in?”

The planning objectives for Clayton resulting from this consultative process which provided direction for preparing the General Land Use Concept are presented in Appendix V.

Overview of the Plan

Community Structure - Clayton as a Complete Community

The projected population at full build out (subject to detailed planning for the future urban area) under the proposed General Land Use Concept is expected to be 30,000 - 35,000. Consistent with the desires of the community, the Clayton area has been planned as a complete community with a village center as outlined below:

- Clayton will have its own identity and community focus by having school/park sites, the community hall, commercial and institutional uses integrated within a “village center” located in the central area of Clayton.
- To provide local employment opportunities, a comprehensively designed workplace/employment center will be located near the intersection of Fraser Highway and 192 Street.
- To provide an innovative alternative to standard homes and offices, and to accommodate fragmented land ownership, a live/work area is proposed for the smaller parcels of land located near 64 Avenue and 192 Street.
- The Clayton community will be self-contained in that the residents will be able to obtain everyday shopping items, and attend to their recreational and social needs within the boundaries of their neighbourhoods.
- For school catchment and planning purposes, Clayton will be delineated into eight neighbourhoods with the elementary school/park serving as a focus.
- There will be direct and easy accessibility to transit (Fraser Highway), and a grid road system combined with greenways will enable residents to walk or cycle to all of the main schools, parks, services and facilities.

The Village Concept

The future Clayton Village neighbourhood (see Appendix II for neighbourhood location) currently accommodates Clayton Hall, a large active park, natural open space and the new Clayton Secondary School in the vicinity of 72 Avenue and 188 Street. Building upon this established focal point, the General Land Use Concept provides for the added vibrancy of this village center by including some local commercial, mixed commercial/residential, institutional and additional open space and greenways. The village center concept will be the main contributing factor in establishing Clayton as a unique community with its own identity. A detailed Neighbourhood Concept Plan for the Village Center neighbourhood will commence when the Neighbourhood Concept Plan for East Clayton is complete.

Residential

A variety of housing types are proposed for Clayton including multiple residential, single family (RF) standard lots, small lots, suburban lots, commercial/residential and live/work housing. It is anticipated that there will be in the range of 10,000 - 12,000 dwelling units of varying types that will ultimately be developed over time under the General Land Use Concept.

Multiple residential (e.g. townhouses, apartments) will be located toward the Willowbrook area (where higher densities in Langley Township are proposed) and around the Village Center (to reinforce it). Additional multiple residential development will be concentrated along the Fraser Highway in between 184 Street and 188 Street.

Low and transitional density residential including single family urban lots of varying sizes will be developed in the east and central area of Clayton. Suburban lots will be developed toward the north and west adjacent to the Agricultural Land Reserve, to act as a density transition toward the agricultural lands.

The General Land Use Concept incorporates the notion of accommodating a “transitional density area” between the multiple residential and urban residential designations and adjacent to the Business Park. The intent of this designation is to allow for a density and form of housing that will ease the transition between single family lots, for example, and apartments or townhouses.

Commercial

The General Land Use Concept contemplates about 5.26 hectares (13 acres) of commercial and commercial/residential in the Village Center, along with small local commercial sites at 80 Avenue and 192 Street, and at 72 Avenue and 196 Street. Consistent with adjacent land uses in Langley, a mixed commercial/residential development is proposed for the north west corner of 64 Avenue and 196 Street. Additional local commercial opportunities may arise from the detailed Neighbourhood Concept Plan process, given that one of the objectives of sustainable development and livability is to provide the opportunity for residents to do their convenience shopping in the neighbourhood.

Business Park (Work Place)

In order to provide employment opportunities and in keeping with the idea of a complete community concept, a business park is proposed for the area west of 192 Street near the Fraser Highway. This is intended to be a low impact business park which will accommodate research and development companies, corporate offices, high tech manufacturers and distributors.

A business park study recently commissioned by the City reveals that Surrey has a severe shortage of lands available for corporate business park development. The study further identifies Clayton as an ideal location for such a comprehensively designed business park.

Live & Work Area

Approximately 23 hectares (57 acres) have been designated for live/work development. While the nature of this type of development is not precisely defined, the market appeal and affordability potential prompted the inclusion of this innovative housing type in the Clayton plan. It is noted that the details of density, form and design of this type of development will be refined during the detailed Neighbourhood Concept Plan process. The City has also applied for a grant to cover the costs of developing and implementing the live/work housing concept in Surrey.

If, during the Neighbourhood Concept Plan process, the live/work concept is determined not to be feasible, the General Land Use Concept contemplates the option of business park uses for these lands.

Schools and Parks

In consultation with the Surrey School District No. 36, eight future school catchment areas, based upon projected student populations, have been delineated in the Clayton area. The plan attached in Appendix II identifies these general catchment areas. The elementary school catchment areas also serve to delineate the boundaries of the future neighbourhoods in Clayton.

It is noted that there are currently two elementary schools in Clayton (in Clayton Village and Clayton West catchment areas) which are intended to stay open. Clayton Secondary School on 188 Street is currently under construction and is expected to open in September, 1999. When the entire Clayton area is developed another secondary school will be required north of 72 Avenue.

Each elementary school will be associated with a park site to provide active and passive recreational opportunities for the neighbourhood (each school/park site will about 5.3 hectares (13 acres) in size). Other park and open space areas will include the main central park in the Village Center, various greenways, watercourse protection areas, environmentally sensitive areas and open space associated with storm water detention ponds.

The locations of school/park sites and open space will be defined during the detailed Neighborhood Concept Plan process.

Preservation Areas, Environmentally Sensitive Areas and Watercourses

A Bio-Inventory Study of the Clayton area has revealed that there are several significant forest blocks and watercourses which should be protected as development occurs in the area (see the General Land Use Concept in Appendix I). The most significant forest block is located in the north area of Clayton in between 76 and 78 Avenue and 188 and 192 Street. The City owns several sites in the vicinity of this large forest block. Another significant forest block is located at the Langley border just north of 72 Avenue. In consultation with planning staff from Langley Township who are in the process of preparing a plan for Willoughby, it has been agreed that this forest block should remain intact in the respective plans and that methods to preserve the forest be explored at the detailed planning stage.

There are a number of fish bearing watercourses which will be protected through the application of development setbacks. City staff will be examining alternative methods (e.g. gross density zoning, density bonusing, cluster zoning, alternative design standards, etc.) during the detailed Neighbourhood Concept Plan process, toward achieving the protection of the identified environmentally sensitive areas while at the same time, permitting some form of adjacent development.

Pedestrian and Bicycle Circulation (Linkages)

In keeping with the concept of a complete community and in order to ensure that the future residents of Clayton can easily access all of the main facilities in Clayton, an extensive pedestrian/bicycle circulation system is proposed. In addition to major linkages between neighbourhood school/park sites and amenities, the existing gas transmission right-of-way will be utilized as a major east-west greenway (except for where it traverses Aloha Estates) connecting Clayton with Fleetwood to the west and Langley Township to the

east.

Future Urban Area (North of 72 Avenue)

The area generally north of 72 Avenue has been identified on the General Land Use Concept as “future urban”. This area is currently designated in the Official Community Plan as SUBURBAN, but has also been identified as a long term development area (subject to neighbourhood planning processes). Apart from some development interest in properties immediately north of 72 Avenue (see outstanding issues below), it appears that the area is not experiencing a demand for urban development at this time. In addition, many of the residents wish to retain their rural lifestyle, at least for the medium term. Consequently, the area has been identified as future urban but will not be opened up for urban land uses until the Neighbourhood Concept Plan process has been undertaken and the lands are redesignated to URBAN in Surrey's Official Community Plan. At that time, issues such as the type and form of urban development and the matter of adequate transition areas between urban and permanent suburban areas will be addressed.

Institutional

The Clayton General Land Use Concept provides for two future institutional sites within the Village Center in the vicinity of the Secondary School and commercial node. Another institutional site (owned by a local church group) is identified along the Fraser Highway at 68 Avenue. These sites are intended to accommodate such land uses as churches, seniors' facilities and housing, civic facilities, care facilities and general public assembly uses.

Phasing Issues

As more specifically described in the Clayton Master Drainage Plan and servicing reports, the timing of development in Clayton will be managed in accordance with the ability of the Serpentine Drainage System to accommodate storm water flows as well as the ability of the owners/developers to "front end" the servicing costs. The public and property owners, through the land use planning and drainage planning processes have been advised of the servicing constraints and of the major impact drainage issues have on the General Land Use Concept for Clayton.

Engineering Issues

A general servicing strategy and overall road pattern has been developed to accompany the General Land Use Concept. Servicing issues are addressed in a memorandum from the Engineering Department which is attached as Appendix VI.

In addition, a Master Drainage Plan has been prepared in concert with the Land Use Concept. A report and recommendations from the Acting Manager of Engineering regarding the Drainage Plan will be considered concurrently with this report.

Outstanding Issues

There are a number of issues arising from the general planning process which will be resolved during the detailed Neighbourhood Concept Plan process. These issues are outlined below and are described in more detail in Appendix VII attached.

- 1) Alignment of 192 Street Near Fraser Highway
- 2) Servicing Limits North of 72 Avenue
- 3) Status of 196 Street - Fraser Highway to 72 Avenue
- 4) Aloha Estates - Existing Pocket of One Acre Lots
- 5) School, Park Site & Greenway/Linkage Locations
- 6) Property Acquisition for Detention Ponds, Schools & Parks
- 7) Use of Alternative Planning/Zoning Tools for Protecting Environmentally Significant Areas
- 8) Defining the Concept of Live/Work Developments
- 9) Adjustments to General Land Use Concept Due to the Applicability of Sustainable Development Principles.

The Next Step - Detailed Neighbourhood Concept Plan

Planning Process for East Clayton

Following the approval of the General Land Use Concept presented in this report, staff will commence preparing a detailed Neighbourhood Concept Plan for Clayton East and Clayton Centre together as indicated in Appendix II (the lands designated URBAN in the Official Community Plan) and, as indicated above, possibly for some lands north of 72 Avenue that can be easily serviced. Staff will again be working with a re-structured Citizen Advisory Committee, with a technical team of City staff and consultants, and with the public. As part of the detailed planning process, a financial plan and servicing strategy will be prepared to ensure that East Clayton can be developed cost effectively.

The detailed Neighbourhood Concept Plan for East Clayton will be prepared in one stage, will commence in January 1999, and is expected to be complete by the end of 1999.

Incorporation of Sustainable Development Principles, Standards and Practices

The City has embarked on an important policy direction related to ensuring that Surrey's new urban communities incorporate the principles of sustainable development. Clayton, particularly East Clayton, presents an ideal opportunity to implement the principles of sustainability by introducing standards and development practices consistent with global and regional sustainability objectives. It is proposed that detailed planning for the East Clayton area incorporate the principles of sustainable development. These principles arose from a series of charrettes and workshops in Surrey, conducted in association with the James Taylor Chair in Landscape and Livable Environments (UBC). The matter of sustainability was discussed with City Council at a shirt-sleeve session in July 1998. The sustainable development principles are outlined in Appendix VIII. It is proposed that the detailed Neighbourhood Concept Plan process for East Clayton be expanded to explore innovative servicing, storm water management, road standard and neighbourhood planning ideas.

East Clayton is an ideal area for applying the principles of sustainability because it is part of the larger master planned "complete" community of Clayton, which itself is premised on more broad sustainable ideas. There is also positive interest on the part of some of the land owners as well as an established Citizen Advisory Committee and City project team. Some benefits that the City could realize from this initiative are:

- more efficient use of land and lower construction and maintenance costs for infrastructure;
- reduction in land requirements and overall costs for storm water facilities;
- a reduction in the cost of housing;
- increased protection of habitats and water quality; and
- reduction in energy consumption for transportation and utilities.

In addition, the City has been approached to participate, along with other government agencies and industry representatives, in a Sustainable Development Demonstration Project. This is intended to be an actual development project, which will incorporate sustainable development innovations. City staff is working with the development industry and an Advisory Committee in securing a suitable site for this project. A number of sites have been identified within the Clayton area, and in the context of planning for a sustainable and complete community, these sites may be considered suitable. Once a site has been selected (whether it be in South Newton which was the subject of the charrettes, or Clayton), a report will be forthcoming for Council's consideration.

CONCLUSION

A City project team, in consultation with the property owners and the public, have prepared a General Land Use Concept for the Clayton area. The intent of this Land Use Concept is to provide the basic framework within which more detailed Neighbourhood Concept Plans can be prepared and development can occur in an orderly and coordinated manner. It is proposed that in early 1999 the Neighbourhood Concept Plan process commence for East Clayton, and that sustainable development principles, standards and practices be incorporated into the detailed plan.

The General Land Use Concept for Clayton addresses the objectives identified by the community as a whole, and is consistent with the policy framework identified in Surrey's Official Community Plan. It is therefore recommended that, subject to Council's concurrence with the related reports from the Engineering Department, the General Land Use Concept for Clayton and the issues discussed in this report, be endorsed.

Murray D. Dinwoodie
General Manager
Planning & Development Department

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Appendices:

- I Clayton General Land Use Concept
- II Clayton General Land Use and Neighbourhood Boundaries
- III Clayton Study Area Boundary
- IV Clayton General Land Use Concept - Planning Process
- V Planning Objectives for the Clayton Community

VI Memorandum re: Servicing Issues

VII Outstanding Issues

VIII Some Principles of Sustainable Development

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APPENDIX IV

CLAYTON GENERAL LAND USE CONCEPT PLANNING PROCESS		
TASK	TASKS COMPLETED	MEETINGS HELD
1. Initiate Planning Study & Seek General Comments	Introductory Public Meeting Confirm CAC membership Distribute questionnaire	Public meeting (June, 1996)
1. Selection and Orientation - Citizen Advisory Committee	Prepare background materials/mapping - Clayton area & planning process Prepare background material - CAC membership Compile results of questionnaire Finalize Terms of Reference & call for consultant proposals (Engineering/Environment) *	CAC meeting (October, 1996)
1. Establish Issues & Objectives	Consult with City Departments Consult with external agencies (e.g. ALC, Langley) Hire consultants (Engineering/Environment) * Consult with public & advise them of the members of the CAC	Internal stakeholder meeting (Nov., 1996) External stakeholder meeting (Nov., 1996) Public workshop (Nov., 1996)
1. Document Opportunities & Constraints	Compile & review results of public & other consultation Evaluate & present data (including environmental & engineering); & discuss general direction for options	CAC meeting (January, 1997) CAC meeting (March, 1997)
1. Generate Land Use Alternatives	Prepare 3 land use options Options reviewed by consultants, City Departments Brainstorming session with CAC Present options to the public	CAC meeting (April, 1997) Public meeting (May, 1997)
1. Select Preferred Land Use Alternative	Compile & review results of public & other input Prepare preferred conceptual plan & present to CAC	CAC meeting (August, 1997) CAC meeting (September, 1997)

<p>1. Prepare Engineering Reports, Master Drainage Plan &</p> <p>2. Finalize Preferred Land Use Concept</p>	<p>Prepare & finalize servicing concept</p> <p>Prepare & finalize Master Drainage Plan</p> <p>Present preferred servicing concept, Master Drainage Plan & land use plan to the public *</p> <p>Review results of public meeting</p> <p>Obtain endorsement from environmental & other government agencies *</p> <p>Make modifications to land use (if applicable)</p>	<p>CAC meeting (November, 1997)</p> <p>Public meeting (December, 1997)</p> <p>CAC Meeting (March, 1998)</p> <p>Final Public Meeting (May, 1998)</p>
<p>1. Seek Council's Approval</p>	<p>Prepare reports</p> <p>Submit General Land Use Concept to Council for approval</p>	<p>Council meeting (December, 1998)</p>

CAC: Citizen Advisory Committee **ALC:** Agricultural Land Commission

* **Note:** A consultant was engaged to prepare the Clayton Master Drainage Plan concurrently with the General Land Use Concept

APPENDIX V

PLANNING OBJECTIVES FOR THE CLAYTON COMMUNITY

The following planning objectives for Clayton resulted from the consultative process, and provided direction for preparing the General Land Use Concept:

General

- To establish Clayton as a “complete community” whereby it is generally self-contained with a range of housing, services and employment opportunities.
- To establish a distinct community identity for Clayton.
- To ensure that Clayton is planned, coordinated and developed in efficient stages over the long term (10-20 years).
- To establish individual neighbourhoods designed to have their own recognizable structure while also forming part of the larger identifiable Clayton community.
- To recognize Willowbrook as a strong attraction for Clayton, and to ensure land use compatibility along the Langley border.
- To enable the future residents of Clayton to have the opportunity to work close to home.
- To ensure that Clayton will have an abundance of open space, green corridors and protected wildlife areas to allow the residents to enjoy passive and active outdoor activities and to keep some of the rural ambiance which currently exists in Clayton.

Housing and Housing Densities

- To provide a variety of housing types to accommodate a range of lifestyles.
- To recognize and protect existing established residential subdivisions, and to recognize that they have set a certain

character that should be carried through the plan area.

- To consider higher residential densities (e.g. townhouses/garden apartments) near the Willowbrook/Langley area.
- To establish Clayton as a unique “rural” residential area within the lower mainland, especially areas near the Agricultural Land Reserve and where existing subdivisions have already set a rural character.

Commercial/Industrial

- To recognize the Cloverdale Town Centre and the Willowbrook Mall as important service centres for Clayton.
- To provide local shopping opportunities and to establish a neighbourhood village centre to provide some limited neighbourhood services.
- To provide local job opportunities for Clayton residents.
- To accommodate economic development and local jobs by establishing a workplace area within Clayton near the Fraser Highway.

Agricultural

- To recognize and protect the Agricultural Land Reserve Boundary and its interface with suburban/urban development.
- To take advantage of the view opportunities provided on the slopes adjacent to the Agricultural Land Reserve.
- To use the “agricultural heritage” and ambiance of Clayton in determining the built character and form of the buildings in Clayton.

Parks/Open Space/Natural Areas

- To retain significant environmental features including creeks, and important stands of vegetation.
- To ensure that Clayton has a variety of sizes and types (e.g. active and passive) of parks to serve the residents.
- To locate neighbourhood parks, open space and recreational facilities where they can be reached by Clayton residents on foot or by bicycle.

Cultural/Social Facilities, Schools & Institutions

- To retain significant cultural and heritage features, including historic buildings and Clayton Hall/Park.
- To provide the necessary schools and playing fields to serve the projected population of Clayton.
- To establish a “neighbourhood centre” where cultural, social and other facilities could be located to adequately serve the residents of Clayton.

Roads/Transportation/Pedestrian and Bicycle Circulation

- To maintain the established grid or “traditional” road pattern in Clayton.
- To use the road system and road standards to help define the rural character of Clayton.

- To ensure that Clayton is well served by public transit.
- To create walkable neighbourhoods by creating opportunities for pedestrian/bicycle routes to link the focal points in the community and the parks and agricultural lands.
- To ensure that Clayton is well served but self-contained in terms of a transportation network and that regional vehicular traffic is not routed through neighbourhoods but routed around them.
- To ensure that residential areas are not negatively effected by traffic on the Fraser Highway and other major traffic routes.

Infrastructure and Servicing

- To ensure the cost-efficient provision of adequate City services including sewer, drainage, water, roads and utilities, without placing a financial hardship upon the City's resources.

Coordination

- To recognize the interrelationship of Clayton with Langley and Cloverdale especially with respect to commercial, institutional and transportation needs.

APPENDIX VII

OUTSTANDING ISSUES TO BE ADDRESSED IN THE DETAILED NEIGHBOURHOOD CONCEPT PLAN (NCP)

The following outstanding issues have been identified through the planning process, and must be addressed during the preparation of the Neighbourhood Concept Plan for East Clayton:

1. Alignment of 192 Street Near Fraser Highway

The General Land Use Concept for Clayton proposes a realignment of the south leg of 192 Street (a major arterial) where it meets the Fraser Highway. Operational problems have been identified at the intersection of Fraser Highway, 64 Avenue and 192 Street, and this realignment appears to be feasible, although a complete analysis of this option and others will be undertaken in conjunction with the Neighbourhood Concept Plan.

2. Servicing Limits North of 72 Avenue

A number of property owners north of 72 Avenue (east of 188 Street) have expressed concern that their lands were not designated URBAN along with those south of 72 Avenue in East Clayton. The owners are making the argument that their lands could possibly be serviced (especially by sanitary sewer) at the same time as East Clayton. In a meeting with the owners, City staff committed to exploring the northerly limit to which properties north of 72 Avenue could be serviced. This will require a technical analysis of slopes and some topographic work. If some lands are financially and technically able to be serviced, consideration may be given to including them in the initial Neighbourhood Concept Plan process.

3. Status of 196 Street - Fraser Highway to 72 Avenue

The Engineering Department has recently commissioned a Functional Road Study of the Fraser Highway near Clayton

which also has implications for the width, right-of-way requirements and function of 196 Street. The design and function of 196 Street (from the Fraser Highway to 72 Avenue) and its implications for adjacent land uses, will be further examined during the Neighbourhood Concept Plan process.

4. Aloha Estates - Existing Pocket of One Acre Lots

Several residents of Aloha Estates (an existing one-acre subdivision near the south-east corner of 72 Avenue and 192 Street) have advised City staff they do not necessarily support urban residential adjacent to their one-acre lots. Property owners from Aloha Estates are on the East Clayton Citizen Advisory Committee and staff will work with them to explore ways to alleviate any impacts of urban development on the existing subdivision.

5. School, Park Site & Greenway/Linkage Locations

Given the general nature of the plan, elementary school/park catchment areas and site size requirements have been identified, but precise locations for new school/park sites have not been selected. The location of schools, parks, open space and greenways/linkages will be ascertained through the Neighbourhood Concept Plan process. It is noted that the greenways and linkages will be located in such a way to link the schools, parks and amenities/focal points in the community and therefore their precise location will be determined when the corresponding destination sites are selected.

6. Property Acquisition for Detention Ponds, Schools & Parks

Policies and strategies to address the acquisition of detention ponds, schools and parks will be considered during the Neighbourhood Concept Plan process.

With respect to school site acquisition, the Provincial government has passed the legislation (Bill 35) enabling the introduction of a new charge, similar to a development cost charge, to raise funds to acquire school sites and build schools. The legislation was recently passed and the enabling regulations are expected to be enacted in early 1999. The School District is expected to consult with the City toward identifying school site needs and timing of acquisition/construction after which appropriate levies on development would be implemented. The Surrey School District advised City staff that the Province is expected to provide 65% of the capital funding for new schools while the remaining 35% would be provided by developers through the levy.

The City has acquired several properties in Clayton, and provisions have been made in Surrey's park acquisition plan to acquire all park sites identified through the Neighbourhood Concept Plan Process.

The costs and specific locations of detention ponds identified in the Land Use Concept (and Master Drainage Plan) will be determined in the next stage of planning. Strategies to acquire properties for ponds will be pursued and, toward creating a sustainable neighbourhood, alternative storm water management practices will be explored with a view to reducing the size and property requirements for detention ponds.

7. Use of Alternative Planning/Zoning Tools for Protecting Environmentally Significant Areas

It has been noted that there are a number of large forest blocks and significant watercourses in Clayton. In accordance with the community's objective to retain open space and the rural ambiance in Clayton, staff will be exploring ways to retain these forest blocks without having to acquire the land for park purposes. Zoning tools such as density bonusing and density transfer are examples of methods used to achieve environmental protection without negating the development aspirations of the property owners.

8. Defining the Concept of Live/Work Developments

Specific densities and forms of the live/work developments proposed in Clayton will be determined during the Neighbourhood Concept Plan process. This type of housing/work opportunity is not currently available in Surrey and research is required to adapt this innovative product to the conditions in Clayton.

9. Adjustments to General Land Use Concept Due to the Applicability of Sustainable Development Principles

In designing sustainable neighbourhoods in Clayton, the Neighbourhood Concept Plan process may result in some minor adjustments to the general land use designations identified on the General Land Use Concept.

APPENDIX VIII

SOME PRINCIPLES OF SUSTAINABLE DEVELOPMENT TO BE INCORPORATED INTO THE NEIGHBOURHOOD CONCEPT PLAN

Principle No. 1

Increase density to conserve energy by the design of compact walkable neighbourhoods to encourage pedestrian activities where basic services (schools, parks, transit, shops, etc.) are within 5 to 6 minutes walking distance from their homes.

Principle No. 2

Different dwelling types (a mix of housing types, a broad range of densities from single family homes to apartment buildings) in the same neighbourhood and even on the same street.

Principle No. 3

Communities designed for people; therefore all dwellings present a friendly face to the street to promote social interaction.

Principle No. 4

Car storage and services handled in lanes at the rear of dwellings.

Principle No. 5

Interconnected street network, in a grid or modified grid pattern, to provide for a variety of itineraries and to disperse traffic congestion; and public transit to connect with the surrounding region.

Principle No. 6

Narrow streets shaded by rows of trees to save costs and to provide a greener and friendlier environment.

Principle No. 7

Preservation of the natural environment and promotion of natural drainage systems where storm water is held on the surface and permitted to seep naturally into the ground.

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