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Members of the Headwaters/East Clayton Implementation Charrette include:

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## Authorship

This design manual was produced in a spirit of collaboration and teamwork by members of the James Taylor Chair under the guidance of the Headwaters Advisory Committee and the City of Surrey's Department of Planning and Development. Joanne Proft was project lead and coordinated the development of all parts of the manual. She was primary author of the Policy and Planning section and the Southeast False Creek, Burnaby Mountain Community, and East Clayton charrette case studies. Jackie Teed is recognized for her contributions to the Riverwalk case study and for her creative work on the design guidelines in Part Three. Jackie "reverse engineered" the charrette case study strategies from Part Two into the design guidelines and distilled them into their coherent format. Sara Muir is recognized for her careful work in producing the Introduction, Air, Water and People sections, and for her assistance on the design guidelines. Angela Gonyea is acknowledged for her creativity in establishing much of the graphic language embodied in the book illustrations as well as for producing many of the diagrams found throughout the book. Additional thanks are given to research assistants Katherine Isaac, Chris

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\*Government resource management agencies support the development and application of low impact development principles and design standards in new communities. In addition to supporting innovative sustainability pilot projects such as the East Clayton/Headwaters project, many of these agencies also have decision-making roles with respect to the four case studies presented in Part One. These studies are provided strictly for the purpose of illustrating different types of charrette design processes and outlining lessons learned from each. Their inclusion in this document in no way condones the acceptability or sustainability of any subsequent development proposals resulting from the design charrettes.

# PREFACE

**T**he Site Design Manual for BC Communities is rooted in several recent and extensive efforts to develop alternative development and engineering standards for the design of new (and for the retrofit of existing) communities in British Columbia. With the cooperation of citizens, government organizations, and related agencies, these efforts have been motivated by a shared belief that integrated processes and principles are crucial ingredients in the development of more sustainable communities and urban regions.

It is within our reach to create regions that can be maintained in the future and that are healthy for all living things. Certain new and, in some cases, revived practices are all that are required. Government and citizens are cognizant of this need for change and are making it happen. Provincial, federal, and regional jurisdictions, along with concerned citizens and public interest groups, have come together to implement an important shift in the way our new and revived neighbourhoods are built.

## **The Headwaters Project**

The genesis of this manual was the Headwaters Project, a multi-agency initiative to develop a model for more sustainable communities both within the Lower Mainland and beyond. The first and most important component of the Headwaters Project is the East Clayton Neighbourhood Concept Plan (NCP) for Surrey, British Columbia. Developed over the course of two and a half years (between 1999 and 2001), the East Clayton NCP was conceived as a template for designing more sustainable communities throughout British Columbia. The NCP used seven principles as the basis for developing a new community for 13,000 persons in the municipality of Surrey. These seven principles evolved through previous partnerships between the City of Surrey, the UBC James Taylor Chair, and various government and related

agencies. The plan for East Clayton, as well as the process by which it was derived, represent a significant departure from status quo standards of planning and development. Its component parts were conceived as an integrated set of strategies that were to be applied holistically to the East Clayton site. For example, the effectiveness of the proposed ecological infrastructure system – which is intended to secure ecosystem function – depends upon the integration of the street network and reductions in impervious surface areas throughout the site. Similarly, issues of density, land-use integration, and street connectivity are expected to reduce automobile dependency while having a positive influence on neighbourhood walkability. The Plan's individual performance standards and guidelines are to be understood as mutually supportive and symbiotic elements of a larger whole. In this respect, the Headwaters Project offers one solution for meeting our need to densify our metropolitan regions and protect and maintain our precious environmental assets.

An important goal of the Headwaters Project was to document the principles, processes, and outcomes of the *East Clayton Neighbourhood Concept Plan* to provide a template for communities confronting similar issues and challenges. This manual is an important step in achieving this goal.