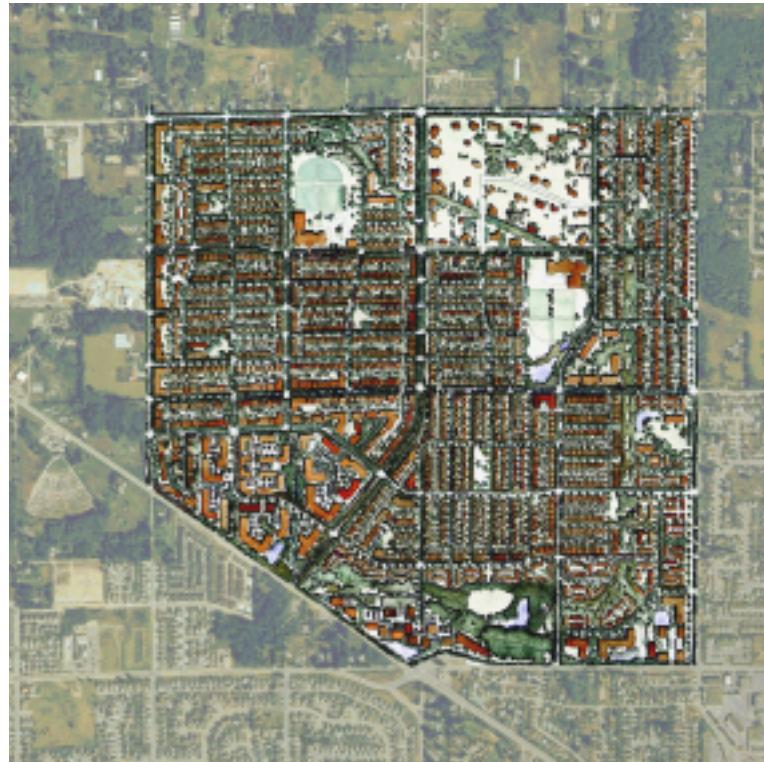


EAST CLAYTON NEIGHBOURHOOD CONCEPT PLAN (NCP)

DRAFT



This Neighbourhood Concept Plan was prepared by the following organizations:

City of Surrey
UBC James Taylor Chair in Landscape and Liveable Environments
Pacific Resources Centre
Ramsay Worden Architects Ltd.
Reid Crowther & Partners Ltd.

The following organizations provided generous support for this project:

A. C. T. Program (Federation of Canadian Municipalities)
Agriculture Investment Foundation (Agriculture Canada)
Canada Mortgage and Housing Corporation
Environment Canada
Fisheries and Oceans Canada
Greater Vancouver Regional District
Ministry of Municipal Affairs
Ministry of Agriculture
Real Estate Foundation of British Columbia

CONTENTS

1.0	INTRODUCTION	1
1.1	Purpose of Report	1
1.2	The Planning Context	1
1.3	The Clayton General Land-Use Plan	3
1.4	The East Clayton Integrated Planning Process	4
1.5	Process Objectives	9
1.6	Supplementary Follow-up Projects	11
2.0	BACKGROUND	12
2.1	Historic Settlement Pattern of Surrey	12
2.2	Cultural History of Clayton	12
2.3	Site Location/Context	12
2.4	Existing Land Uses	16
2.5	Topography	16
2.6	Vegetation	13
2.7	Soils	18
2.8	Streams and Hydrology	19
3.0	DESCRIPTION OF THE EAST CLAYTON LAND USE PLAN	21
3.1	Sustainable Planning Principles	24
3.2	Land-Use Types	29
4.0	LAND-USE AND DEVELOPMENT PERFORMANCE STANDARDS AND DESIGN GUIDELINES	33
4.1	Residential Areas	34
4.2	Commercial Areas	49
4.3	Live/Work – Work/Live Areas	58
4.4	Techno-Business Park Area	65
5.0	ECOLOGICAL INFRASTRUCTURE PERFORMANCE STANDARDS AND GUIDELINES	70
5.2	Building Sites – Performance Objectives	70
5.2	Streets – Performance Objectives	72
5.3	Public and Natural Areas	76
9.6	City Project Team	138
9.7	Design Guidelines - Neighbourhood Character Studies and Registered Building Schemes	138
9.8	Live/Work & Work/Live Developments	138
9.9	Coach Houses and Other Ancillary Dwelling Units	139
9.10	Community Infrastructure Maintenance Plan and Community Stewardship	139

LIST OF FIGURES/TABLES

Figure 1.1 NCP Process	6
Figure 1.2 Design Table Structure	7
Figure 1.3 Charrette Process	8
Table 1.1 Public Consultation	9
Table 1.2 Design Table	11
Figure 2.1 Historic Settlement Pattern of Surrey	13
Figure 2.2 East Clayton Context	14
Figure 2.3 Clayton General Land Use Plan	15
Figure 2.4 Topography and Landform	16
Figure 2.5 East Clayton in Relation to ALR and Flood Plain	17
Figure 2.6 Clayton Stream Classification Map	18
Figure 3.1 East Clayton Land Use Plan	22
Figure 3.2 East Clayton Illustrative Community Plan	23
Table 3.1 East Clayton Land Use Statistics	32
Figure 5.2.3.1 Local Residential Road	74
Figure 5.2.3.2 Residential Collector	74
Figure 5.2.3.3 Green Arterial	75
Figure 5.2.3.4 Residential Lane	75
Table 5.3.1 Public and Natural Areas	76
Figure 5.3.1 Parks	77
Figure 5.3.2 Greenways	85
Figure 5.3.3 Bicycle Network	86
Figure 5.3.4 Walkable Radius from Mixed-use Commercial Centres	87
Figure 5.3.5 Bus Routes	88

APPENDICES

Appendix 1	City of Surrey Corporate Report General Clayton Land Use Plan
Appendix 2	Charrette Constituency Representatives and Issues
Appendix 3	Charrette Design Brief