interconnected grid (which is quite common in all the older Vancouver neighbourhoods). A connected grid system can carry much more traffic, with all trips made by a more direct route, than can the disconnected cul-de-sac to arterial system. This increased capacity reduces the strain on the surrounding arterial roads, allowing them to function as commercial centres that join, rather than divide, adjacent neighbourhoods. In our plan, community services are dispersed, and are never more than a five or six minute walk from your home. The car is no longer king. If this pattern of develop- ment were to be adopted throughout the province, we could achieve major savings in energy use and major reductions in pollution.

Our next point has to do with the ecology of the housing stock. Just as diversity is a positive attribute of a working ecosystem, so diversity in housing type is a positive attribute of a working community. Diversity of housing type allows the community to fit the ecology - low-density single-family housing in the forest preserves, high- and mid-density housing where the landscape allows for it. There are a diverse number of human needs and family types in our mod- ern world, and this diversity is reflected in this plan - duplexes next to fourplexes, fourplexes next to apartment blocks. In this community, you will not be forced to move far away when you leave your parents' home, when you are a single parent, or when your children are all grown. There is a place for everyone here.

The site we were given has 162 hectares, out of which, when you remove all of the streets, parks, and natural systems, you are left with about 96 hectares of developable land. We have preserved some thirty hectares of that land in the form of parks and open spaces, which exceeds by a substantial amount the minimum requirement for open space specified in the design brief. We provided some 7 hectares of land for retail, commercial, and industrial space as well as 4'/ 4 hectares for institutional spaces of various kinds. Many institutional spaces (i.e., churches, libraries, and so forth) are mixed into residential zones. We are con- servatively assuming that about 15 percent of the people living in this community will have home occupations and our building types have been selected on this basis. The approximate number of dwelling units at full buildout would be between 2,800 and 3,500 units, which would allow for a t

population of 8 to 12,000 people. This works out to between 30 to 35 dwelling units per hectare on the developable lands. This is a reasonable density, which allows mospeople to occupy freehold houses with their own lots and their own gardens. Thus, we feel that we have successfully resolved the contradiction between the ecological imperatives and the density requirements of the design brief. We feel that the 'urban quilt' of our design, pieced together by respecting both the cultural patterns of the city and the natural patterns of the land, provides the means to overcome this con- tradiction.

Certainly this plan demonstrates what the Surrey site could be. It also suggests what might happen if the principles built into this plan were to be adhered to throughout the region. The network of natural systems would be protected, but, more than that, the natural systems would start to play a role in shaping our communities. The stream beds could become the natural and recreational corridors of our neighbourhoods, preserving the natural qualities that brought people to Surrey, the "City of Parks," in the first place. Thus, this "urban quilt" may be seen as a single square in the even larger quilt that this region could someday become.

Left:
Diagram illustrating the major landforms of Surrey and the stream system that drains them. Steeper slopes are shown in the darkest shade of green; lowland flood-plain regions are shown in the lightest shade of green. The middle shade of green shows upland headwaters regions, where most of the present population of Surrey resides.

Below:
Early map of Surrey, showing how the city was cut into "sections," each section numbered and its owner listed. Note that the pattern does not acknowledge differences in natural features, such as topography and drainage-ways.