

9.0 IMPLEMENTATION

9.1 General

Following the approval of the East Clayton Neighbourhood Concept Plan, a number of implementation initiatives will be undertaken and are needed to ensure that development in East Clayton proceeds in accordance with the approved land use policies, guidelines and servicing strategies. The following initiatives will help determine the nature of development in East Clayton and describe some of Surrey's development application processes which may apply to individual developments.

9.2 Implementation Guidelines to Achieve Residential Density and Diversity

Each residential land use designation in the East Clayton Neighbourhood Concept Plan (NCP) contains a density range. The lower range is the maximum density allowed in the land use designation. The higher ranges are density bonuses which may only be achieved by the use of a variety of dwelling unit types and/or lot sizes in a compatible arrangement within a block and/or development site. A development site is typically defined as the area included within individual development applications. The following table describes how the higher density ranges may be obtained to achieve the density and diversity objectives, and thus to implement sustainable development principles.

9.3 Amendments to Surrey's Zoning By-law No. 12000

Bonus Densities and Amenity Contributions

Pursuant to Sections 378 and 963.1 of the Municipal Act, the current Zoning By-law No. 12000 has to be amended in order to accommodate bonus densities in exchange for contributions towards the specified amenities that have been identified in the final Neighbourhood Concept Plan (see Section 8 of this Report). An amendment by-law will be prepared and forwarded for consideration by City Council.

Zoning Regulations Unique to East Clayton and Achieving Sustainable Development

The East Clayton Neighbourhood Concept Plan identifies a number of performance standards that should be achieved in order for development to meet the sustainable principles premised in the plan. In some cases, there may be discrepancies between Surrey's current zoning regulations (e.g., prescribed setbacks or parking requirements) and the recommendations in the Neighbourhood Concept Plan pertaining to specific types of development proposed for East Clayton. In these cases, where justified in the East Clayton context, specific regulations for East Clayton may be incorporated into Surrey's Zoning By-law. The appropriate variances would be confirmed in conjunction with the initial development applications after which the applicable Zoning By-law amendments would be prepared and forwarded for consideration by City Council.]

9.4 Initial Development Applications

The initial development applications for properties in East Clayton will be invited to participate in a collaborative design and application review process to research, design and apply the various sustainable initiatives into the proposed development. As pilot projects, the first development applications may be eligible for assistance

Residential Land Use Designation & Density Range (as per NCP)	Density Proposed ¹	Mix of Dwelling Types/Lot Sizes Required	Applicable Zones as per Zoning By-law ²
Half-acre residential (Aloha Estates) 5-10 units per hectare (2-4 units per acre)	Base Density: 5 units per hectare (2 units per acre)	1 single family dwelling unit per lot (i.e., on a ½ acre lot)	RH, RH-G
	Bonus Density: 5-10 units per hectare (2-4 per acre)	Maximum 4 dwelling units per acre including one principal dwelling per ½ acre lot, with coach house or other ancillary dwelling unit on at least one of the ½ acre lots	Combination of: RH, RH-G; CD to allow one coach house per lot ³
Low Density 5-25 units per hectare (6-10 units per acre)	Base Density: 15 units per hectare (6 units per acre)	1 single family dwelling unit per lot (up to 6 upa)	RF
	Bonus Density: 15-20 units per hectare (6-8 upa)	Combination of: ⁴	Combination of:
		1 single family dwelling unit per lot (up to 6 upa), and	RF, RF (G)
		1 single family dwelling unit per lot with coach house or other ancillary dwelling unit (up to 8 upa)	CD to allow coach house; RF-SS
	Bonus Density: 20-25 units per hectare (8-10 upa)	Combination of: ⁴	Combination of:
		1 single family dwelling unit per lot (up to 6 upa) ⁴ , and	RF, RF (G)
		1 single family dwelling unit per lot with coach house or other ancillary dwelling unit (up to 10 upa)	CD to allow coach houses, RF-SS
		1 single family dwelling unit per lot (up to 10 upa), and/or	RF-12
		Duplexes	RF-SD, RM-D
Medium Density 25-37.5 units per hectare (10-15 units per acre)	Base Density: 25 units per hectare (10 units per acre)	1 single family dwelling unit per lot (up to 10 upa)	RF-12
	Bonus Density: 25-30 units per hectare (10-12 upa)	Combination of: ⁴	Combination of:
		1 single family dwelling unit per lot (up to 10 upa) ⁴ , and,	RF-12
		1 single family dwelling unit per lot (up to 10 upa) with coach house or other ancillary unit,	CD to allow coach house
		Duplexes, and/or,	RF-SD, RM-D
		1 single family dwelling unit per lot (up to 12 upa)	RM-9
	Bonus Density: 30-37.5 units per hectare (12-15 upa)	Combination of: ⁴	Combination of:
		1 single family dwelling unit per lot (up to 12 upa) ⁴ , and,	RF-12
		1 single family dwelling unit per lot (up to 12 upa) with coach house or other ancillary unit,	CD to allow coach house
		Duplexes, and/or,	RF-SD, RM-D
		1 single family dwelling unit per lot (up to 15 upa) with coach houses or other ancillary unit	RM-10

¹ Density refers to net density which excludes existing and future roads, watercourses and other undevelopable areas. The density proposed refers to that proposed in an individual development (i.e., rezoning) application.

² Following the approval of the NCP, special zoning regulations will be proposed for East Clayton to allow the certain “sustainable” standards to be applied.

Residential Land Use Designation & Density Range (as per NCP)	Density Proposed ¹	Mix of Dwelling Types/Lot Sizes Required	Applicable Zones as per Zoning By-law ²	
Medium-High Density 37.5-62.5 units per hectare (15 - 25 upa)	Base Density: 37.5 units per hectare (15 upa)	1 single family dwelling unit per lot	RF-9	
	Bonus Density: 37.5-50 upa	Combination of: ⁴	Combination of:	
		1 single family dwelling unit per lot (up to 15 upa) 4, and,	RF-9	
		1 single family dwelling unit per lot with coach house or other ancillary unit, and/or,	CD to allow coach house	
		Duplexes, and/or,	RF-SD, RM-D	
		Detached and semi-detached units (Strata), and/or,	RM-10	
		Townhouses/rowhouses up to 25 upa	RM-15, RM-19, RM-30, CD	
		Bonus Density: 50-62.5 units per hectare (20-25 upa)	Combination of: ⁴	Combination of:
			1 single family dwelling unit per lot (up to 15 upa) 4, and,	RF-9
			1 single family dwelling unit per lot with coach house or other ancillary unit, and/or,	CD to allow coach house
			Duplexes, and/or,	RF-SD, CD
			Detached and semi-detached units (Strata), and/or,	RM-10, CD
			Townhouses/rowhouses up to 25 upa	RM-15, RM-30, CD, RM-19
High Density 62.5-112.5 units per hectare (25-45 units per acre)	Base Density: 62.5 units per hectare (25 units per acre)	Townhouses up to 25 upa	RM-15, RM-30, CD	
	Bonus Density: 62.5-87.5 units per hectare (25-35 upa)	Combination of: ⁴	Combination of:	
		Townhouses up to 25 upa 4, and,	RM-15, RM-30	
		1 single family dwelling unit with coach house or other ancillary unit, and/or,	RF-9, CD to allow coach houses	
		Duplexes, and/or,	RF-SD, CD	
		Detached and semi-detached units (Strata), and/or,	RM-10, CD	
		Townhouses/rowhouses up to 35 upa, and/or,	RM-15, RM-30, CD, RM-19	
	Apartments up to 45 upa	RM-30, RM-45		
		Bonus Density: 87.5-112.5 units per hectare (35-45 upa)	Combination of: ⁴	Combination of:
			Townhouses up to 25 upa 4, and,	RM-30, RM-45
			1 single family dwelling unit with coach house or other ancillary unit, and/or,	CD to allow coach houses
			Duplexes, and/or,	RF-SD, CD
			Detached and semi-detached units (Strata), and/or,	RM-10, CD
			Townhouses/rowhouses up to 45 upa, and/or,	RM-15, RM-30, CD, RM-19
			Apartments	RM-30, RM-45

³ As of April 1, 2000 policies and regulations pertaining to coach houses are in process. See the Planning & Development Department for status of the applicable regulations.

⁴ Where more than one dwelling type/lot size is listed as candidates for land use mix, a concentration of more than 70% of an individual dwelling type/lot size should be avoided. standards

from engineering experts who will work with the developer's consultants in designing the various infrastructure systems consistent with the East Clayton Neighbourhood Concept Plan. In addition, a team consisting of City staff, agencies and consultants will be established and in consultation with the Headwater's Advisory Committee, will work with the initial applicants in designing and implementing the development projects to meet the identified sustainable development objectives.

9.5 Development Applications for Lands North of 72 Avenue

Certain lands immediately north of 72 Avenue and east of 188 Street have been identified as possibly being able to be serviced in conjunction with lands on the south side of 72 Avenue. The serviceability of these lands will depend upon site surveys and detailed engineering infrastructure design criteria at the time of application for each development parcel.

The serviceable lands on the north side of 72 Avenue will need to be redesignated from Suburban to Urban in Surrey's Official Community Plan in order to accommodate urban development. Therefore, a rezoning application will need to be accompanied by an application to amend the Official Community Plan.

9.6 City Project Team

A project team consisting of City staff from Planning, Engineering (Planning, Land Development and Operations) and Parks will be established to guide the overall implementation of the Neighbourhood Concept Plan, to educate City staff and other stakeholders, to ensure consistent practice and operation and to evaluate and monitor the various aspects of neighbourhood and infrastructure performance as development proceeds.

9.7 Design Guidelines - Neighbourhood Character Studies and Registered Building Schemes

The Neighbourhood Concept Plan contains design guidelines for land uses that are intended to provide general direction to achieve the desired neighbourhood character, preserve and enhance natural spaces, encourage pedestrian access to destination areas, facilitate social interaction, and achieve the overall development objectives defined in the final Neighbourhood Concept Plan. The design guidelines make recommendations regarding the interface between residential areas and public spaces; landscaping and lighting of boulevards and multi-use corridors as well as architectural elements appropriate for residential and commercial buildings. These guidelines will be used by City staff and the developers to co-ordinate the design among individual development applications and to ensure that the desired neighbourhood character is achieved in East Clayton.

9.8 Live/Work & Work/Live Developments

The concept of designing and building new live/work developments, particularly in the Surrey context, is yet untried, although market research suggests that there is a pent up demand for this unique and innovative housing/business accommodation. The benefits of this type of development are that it would provide more choice and affordability in the housing/business market and could serve as an incubator for small businesses in Surrey.

As of April, 2000, the City is undertaking research and is developing policies and regulations for the applicability and implementation of live/work developments in Surrey. A report and recommendations arising from this study will be forwarded to City Council for consideration, and consequent policies and zoning mechanisms will be implemented in conjunction with live/work development proposals.

9.9 Coach Houses and Other Ancillary Dwelling Units

As of April, 2000 the City of Surrey is preparing policy guidelines for the development of affordable secondary dwelling units (granny flats, garage apartments, coach houses, etc.) to encourage the efficient use of housing stock and infrastructure and to provide alternative housing options. Potential development applicants should contact the Planning & Development Department for the latest policy guidelines pertaining to secondary dwelling units.

9.10 Community Infrastructure Maintenance Plan and Community Stewardship

The unique streetscapes including the swales, infiltration wells and urban forestry profile in East Clayton will require a different maintenance program than typical curb/gutter type of developments in Surrey. Consequently, the property owners may need to take on the responsibility of maintaining the streetside swales, and ensuring that they do not become blocked. There will also need to be some community co-operation to ensure that cars do not park on the swales and to ensure that the individual lots retain the maximum porous surface materials to allow infiltration into the ground by rainwater.