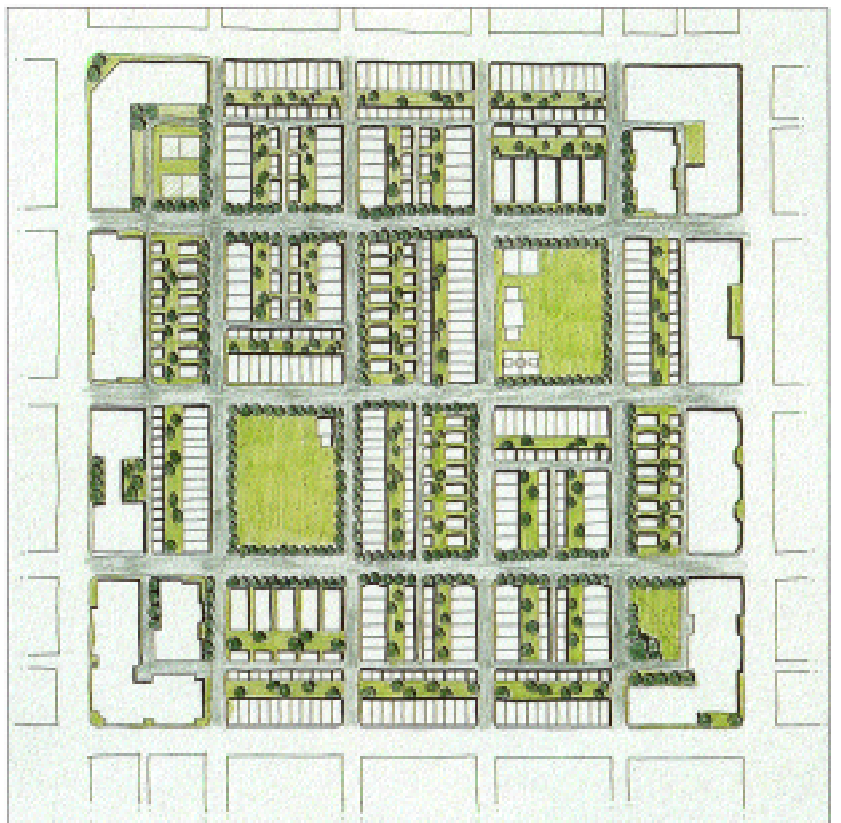
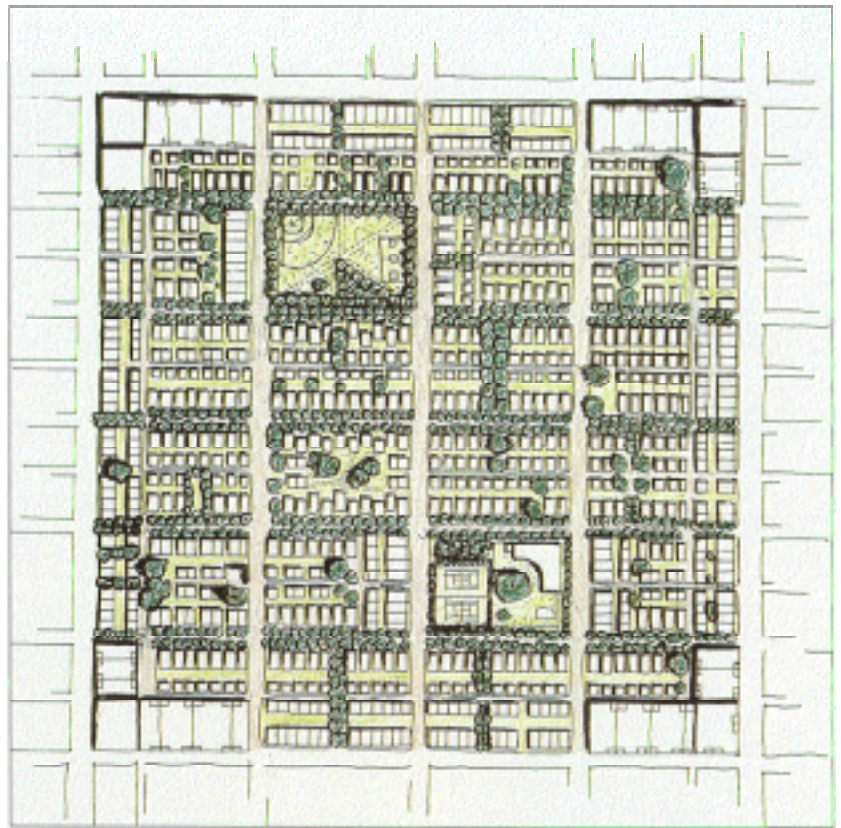
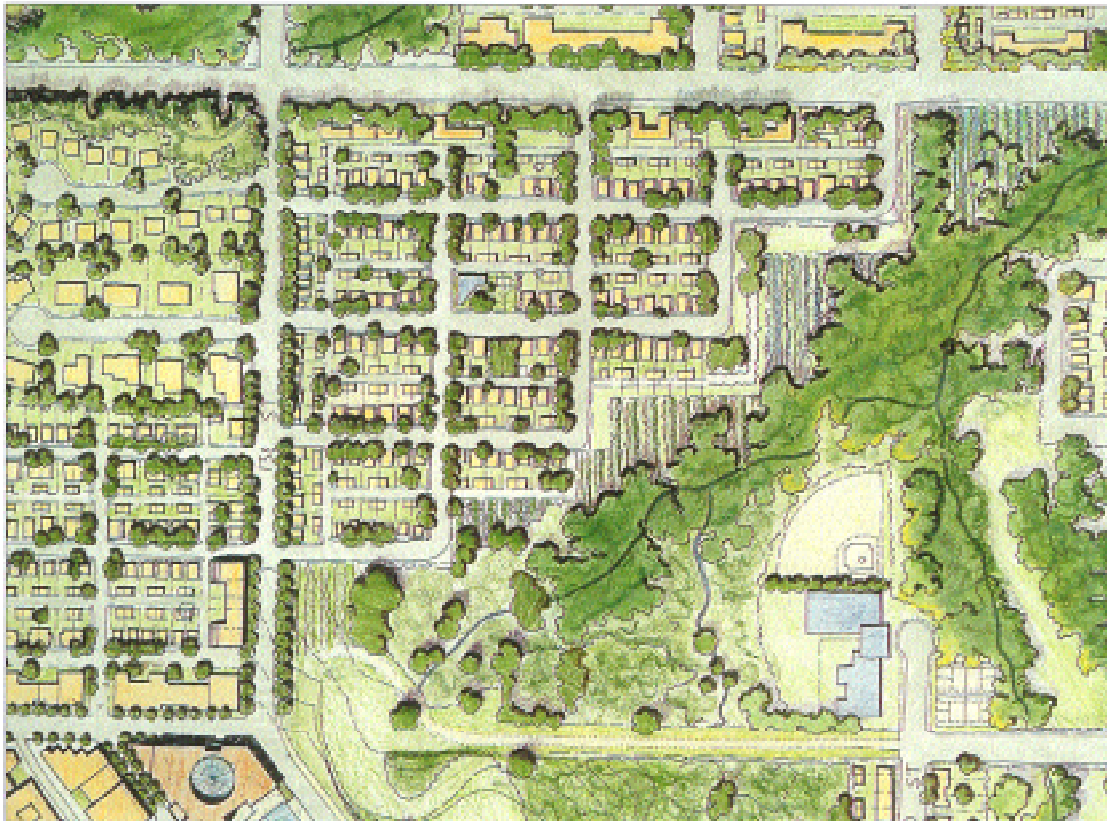
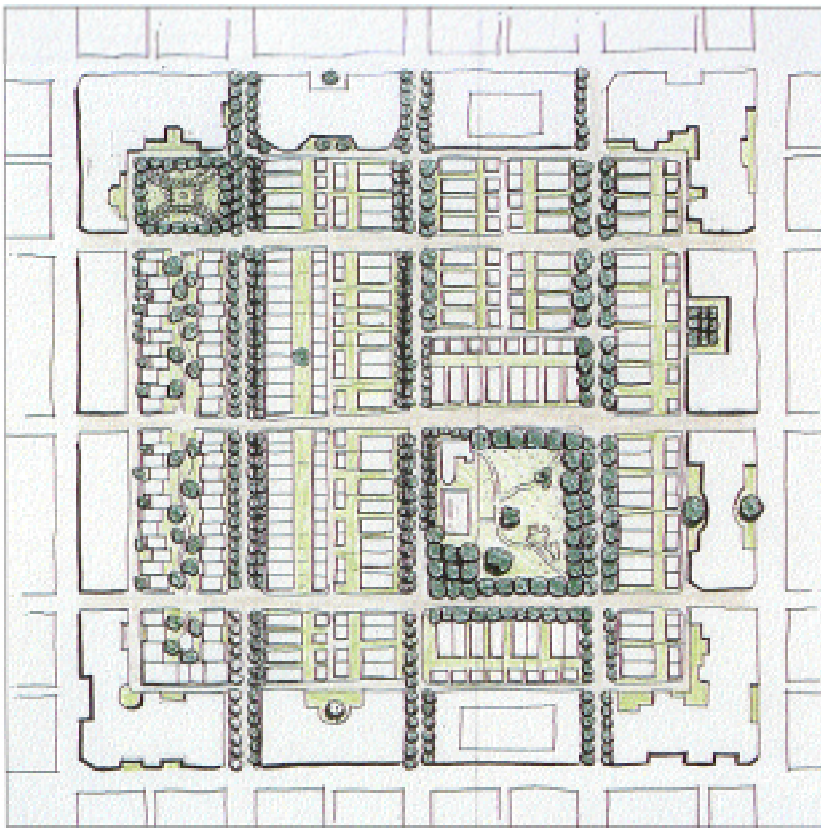


*Right and top far right:*

The most common tile in the regional mosaic is the "quarter mile section," containing forty acres of land. This site, and most of Surrey, is gridded off in quarter-mile sections. Using this quarter-mile section as a frame, we were able to develop three neighbourhood design strategies, variations on which are applicable in many communities. The first one, shown at the top of this page, is four blocks wide and six blocks deep, which results in 240 by 300 foot blocks. This is a tried and true, very walkable pattern that has worked in many countries, including Canada. With these narrow frontages, it makes sense to have lanes or alleys out back to access the garage. Thus, no on-street parking spaces are sacrificed to driveways, and the dominance of garage doors on the streetscape is eliminated. If there are rental units over most garages, you can achieve a density of about twenty-three units per acre. The sketch shown at the bottom of this page shows a four block by five block pattern, which produces slightly larger blocks and deeper lots. The deeper lots create more opportunities for lane housing. The diagram at the top of the opposite page shows the four by four block pattern, which has the highest density. The lots, as shown, are deeper and wider than is the norm, which opens up additional housing options. With these patterns you can achieve populations of 2,000 to 3,000 people in each quarter-mile section. This number can support a commercial area within walking distance and has a population density which makes public transit economically viable.





*Left:* A detail from the illustrative site plan showing a portion of one of the gridded neighbourhood districts. High-density residential is located astride the busier 64th Avenue. Certain civic functions, such as the church/assembly hall (shown in blue), are integrated into the interior of the neighbourhood. The residential grid is interrupted for the stream corridor. Community gardens are located between the neighbourhood and the stream. Recreational trails traverse the stream corridor. A community school (also shown in blue) and its associated recreation area is located near the stream and conservation area. Grassy meadows surround the mown playing fields, adding to the habitat value of the play area.