

# WELCOME TO THE COMMUNITY MEETING FOR THE CRESCENT BEACH LAND USE AND TRANSPORTATION PLAN UPDATE

May 15, 2017  
6:00-8:00pm

## Meeting Agenda:

- 6-8 pm Open house (view display boards, ask City staff questions, and provide / submit comments)
- 7 pm Brief presentation, followed by Q&A session

Please register at the front desk

The following boards present information that will be used in the preparation of the land use and transportation plan update. This is your opportunity to provide comments.

Thank you for attending. We appreciate your participation.



# PLANNING CONTEXT AND PROCESS

- ❑ The land use plan is a policy and planning document, endorsed by City Council, that will act as a guiding document for future development in the area.
- ❑ It provides a vision and specific details on:
  - Future land use and land use policies
  - Transportation
  - Parks and the environment

We Are Here

**Spring 2016– Plan Update Initiated**  
Staff begin planning process to update the Crescent Beach Land Use Plan

**Spring 2017- Community Consultation**  
Public consultation at open houses, stakeholder meetings, surveys

**Summer 2017 – Analysis and Option Development**  
Staff analysis, heritage and commercial market studies, development of land use and placemaking options

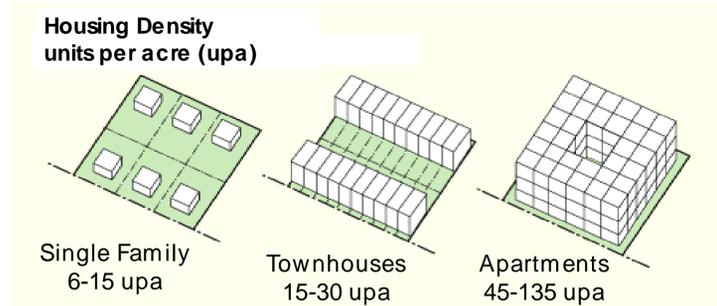
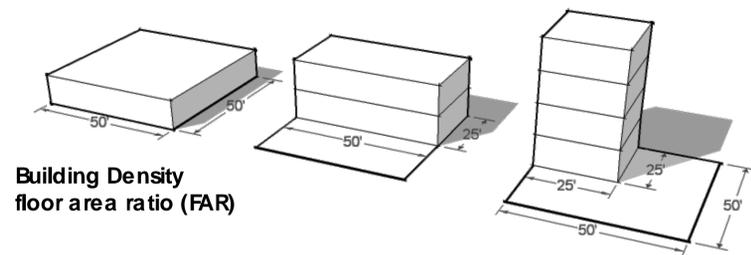
**Fall 2017– Community Consultation**  
Feedback on initial land use options and proposed plan amendments (if any)

**Fall 2017 – Option Refinement**

**Winter 2017 – Plan Finalization**  
Community meeting to review proposed plan  
Council Report and approval

## PLANNING TERMS

- **Official Community Plan (OCP)** – policy document that directs long-term employment and population growth and manages development, housing, transportation, community amenities, infrastructure and the natural environment in the City of Surrey; OCP designates land uses at a city-wide level
- **Secondary Plans** – more detailed land use plans approved by Council for specific areas of the city e.g. Town Centre Plans, Neighbourhood Concept Plans
- **Land Use Designation** – term used in both the OCP and Secondary Plans to set out how land may be used e.g. residential, commercial, industrial, institutional
- **Zoning** – Surrey Zoning By-law No. 12000 (1993) – sets out the rules for using, building on and subdividing land
- **Density** – measurement of development intensity on a lot, stated as either Floor Area Ratio (FAR) or Unit Density (e.g. units per acre/UPA)
- **Floor Area Ratio (FAR)** – the area of all the floors of the buildings on a lot, divided by the area of the lot; does not include undevelopable areas (ravines, swamps, river banks, etc.), parking within the building envelope, underground parking, basements
- **Units Per Acre (UPA)** – the total number of dwelling units, excluding secondary suites, constructed or proposed to be constructed on a lot divided by the total area of the lot





# KEY ISSUES

City staff, in coordination with community stakeholders, have identified key planning considerations in Crescent Beach.



## Key Community Issues

The following are some of the key issues that have been identified by City staff, as well as the community, as key considerations that should be included in the land use plan update:

- Diversity of housing, including seniors housing
- Main street (Beecher Street) character and place-making
- Maintaining unique, rural character
- Traffic
  - Access and Parking
  - Traffic calming
- Vibrancy of commercial businesses during off peak times
- Parks
- Sea level rise, severe storm events and environments

# CRESCENT BEACH LAND USE PLAN VISION AND OBJECTIVES

With feedback from the community, the Crescent Beach Property Owners Association, as well as other stakeholders, the City has drafted the following objectives for the Crescent Beach Land Use plan.

## Vision:

Crescent Beach will be a distinctive rural and seaside village community with residential, commercial, social, cultural, and recreational activities for residents and visitors. The pedestrian-friendly neighbourhood will support a variety of housing types, local businesses and services, unique streetscapes, and public gathering spaces. Crescent Beach will maintain the established character that attracts visitors from around Surrey and the region.

## Objectives:

1. High quality, pedestrian-friendly, distinctive community
2. Local shops and services that enhance the character of Crescent Beach and meet the needs of residents and visitors
3. Explore a diversity of housing types that meet the needs of a variety of individuals and household demographics
4. Maintain the distinctive character and identity of the community
5. Provide places for recreation, social interaction and cultural enrichment



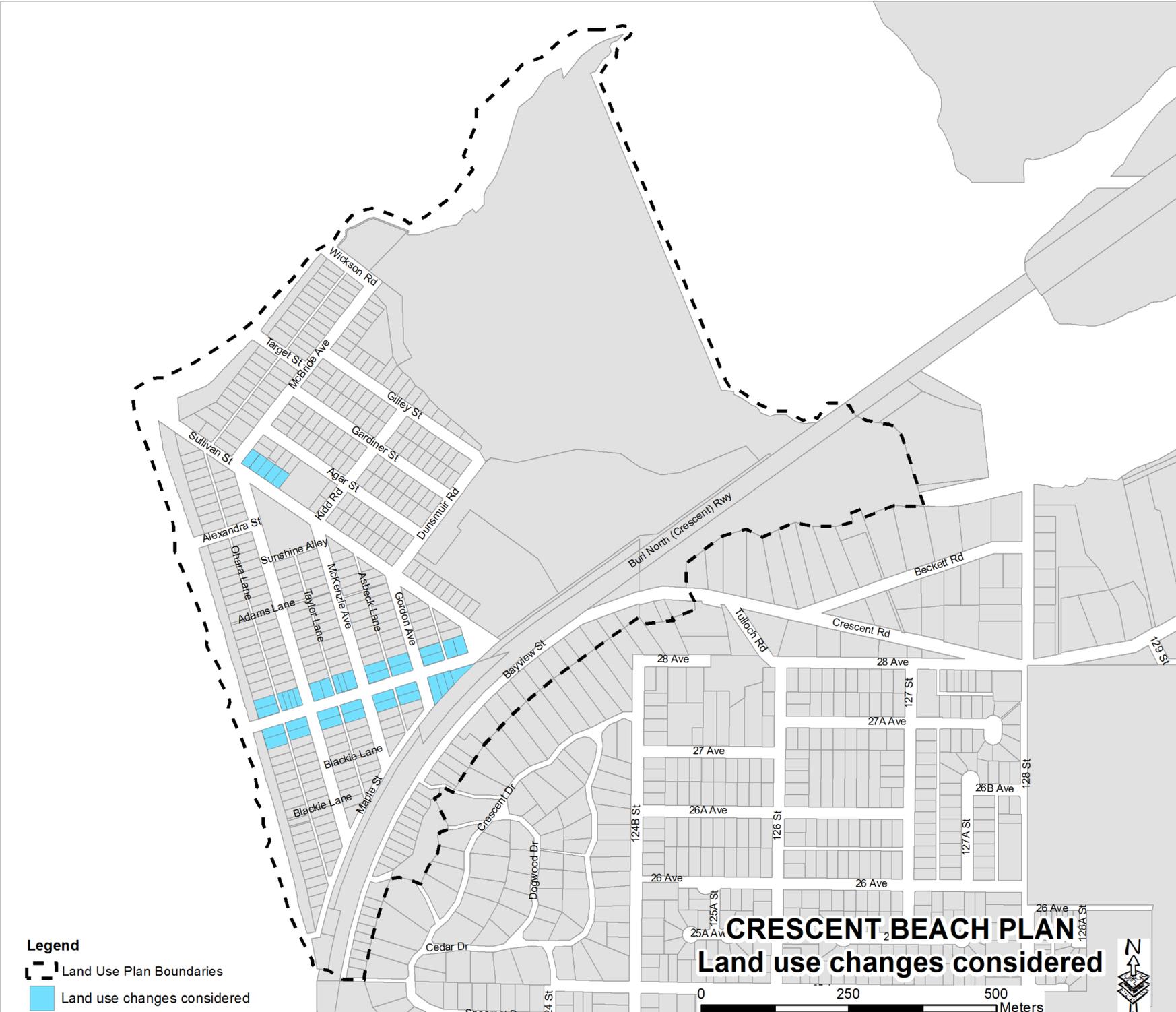
# EXPLORING LAND USE CHANGES

Land use changes are being explored for strategic areas of Crescent Beach, including Beecher Street, and Sullivan Street at McBride Avenue.

## Land Use Changes

Land use changes considered may include:

- ☐ Diversifying housing types
  - 2 – 2 ½ Storey Rowhouses
  - 2 – 2 ½ Storey Townhouses
  - 2 – 2 ½ Storey Mixed-use residential units above commercial
  
- ☐ The following may be considered for all residential areas of Crescent Beach
  - Coach houses
  - Small lot (where lanes allow)
  - Duplex



# EXPLORING DIFFERENT HOUSING TYPES IN CRESCENT BEACH

## HOUSING TYPE

## EXAMPLES

## OVERVIEW

SINGLE FAMILY



The residential area of Crescent Beach is zoned Single Family Residential (RF). One single-family dwelling and one secondary suite are permitted, to a maximum height of 9 metres.

Existing Neighbourhood

COACH HOUSE



A coach house is a second dwelling unit that is separate from and accessory to the single-family dwelling on a lot and is either located above a garage or attached to a garage at the rear of the property.

SMALL LOT SUBDIVISION



In areas considered suitable for small lots, narrow lots could be permitted (i.e. 10 metres or 33 feet wide).

DUPLEX



Plexes are one building with two or three dwellings that share common walls or floors. The design for plexes vary, responding to the size, shape and slope of the lot.

Housing types that may be appropriate In residential areas

ROWHOUSES



Rowhouses are side-by-side homes that share a common wall, with individual entrances provided from the street. Row houses can be 2 or 3 storeys.

STACKED TOWNHOUSES



Stacked townhouses have 2 or 3-storey units stacked on top of other units. Stacked townhouses offer the opportunity for a variety of unit types suitable for families, smaller households, and seniors. Access to each unit is from the street, no shared corridors or elevator.

Housing types that may be appropriate for Beecher Street

MIXED-USE



A mixed-use development would consist of a two or 2 ½ storey building with residential units located above ground floor commercial units. Parking would be provided at the rear.

Traditional Architecture & Materials



Modern Architecture & Materials

# EXPLORING ACCESS AND PARKING CHANGES

Improvements are being explored for Crescent Beach, including the main access from 128 St and Crescent Road and options for parking management and emergency access

## Options

Changes to consider include:

- Roundabout at 128 St and Crescent Rd
  - Improves safety
  - Reduces queuing
- Parking management options
  - Status quo
  - Parking controls
  - Time limited parking
  - Pay parking
  - Off-street parking
  - Resident-only permits
- Pedestrian routes
- Emergency Access

ROUNDBOUT EXAMPLE FROM FRASER HEIGHTS 158 ST AND 108 AVE



# PARKING OPTIONS FOR CRESCENT BEACH

EXAMPLE

PUBLIC OFF STREET PARKING



PAY PARKING



TIME LIMITED PARKING



PROS

. PROVIDES DESTINATION PARKING, REDUCES CIRCULATION THROUGH THE NEIGHBOURHOOD  
REDUCES DEMAND FOR STREET PARKING

. PROVIDES REVENUE SOURCE FOR OTHER COMMUNITY INVESTMENTS  
HELPS MANAGE DEMAND FOR SCARCE RESOURCE  
ENCOURAGES TURNOVER  
USER PAY

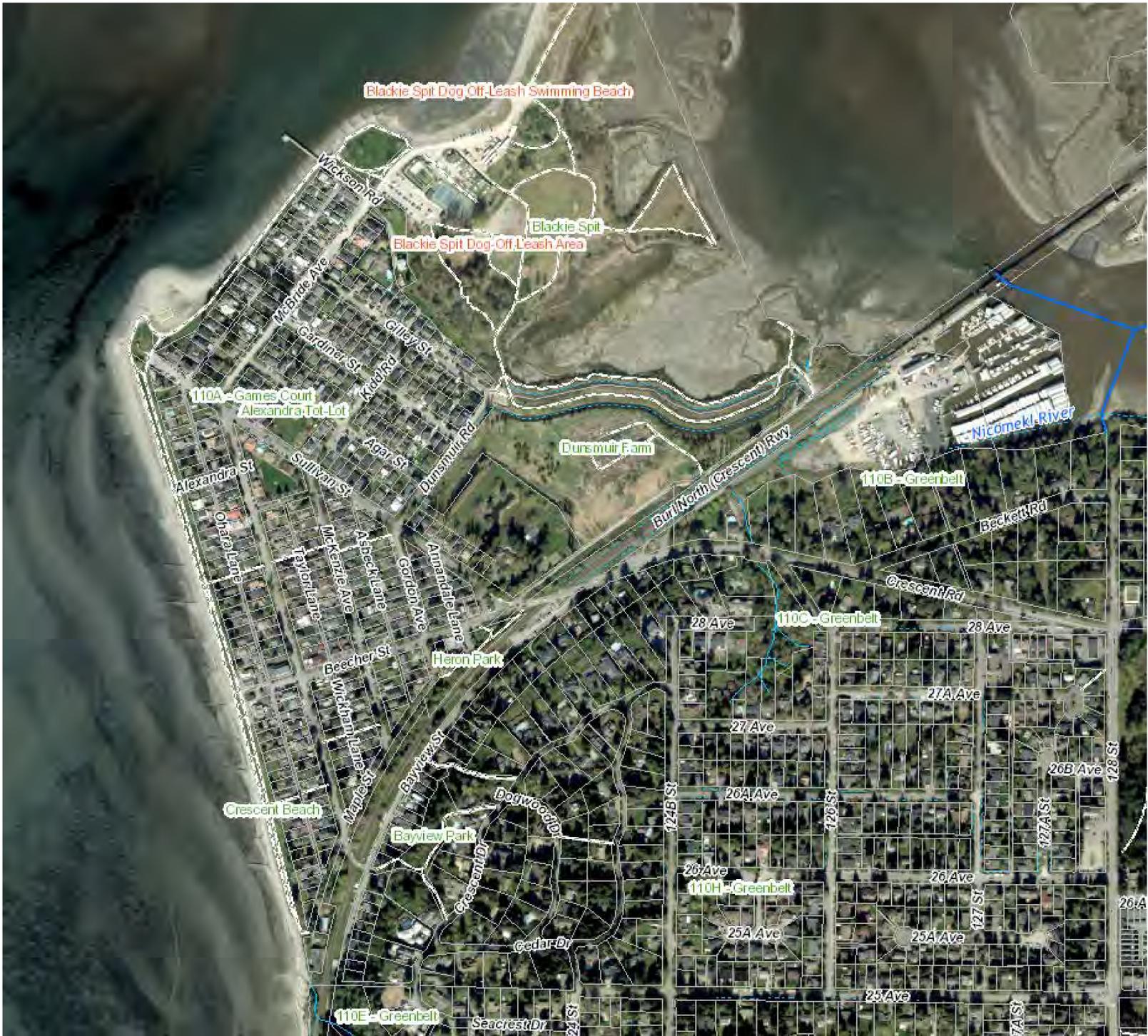
. HELPS MANAGE DEMAND AND ENCOURAGE TURNOVER  
PROVIDES LOCAL RESIDENT AND BUSINESS PARKING OUTSIDE OF RESTRICTED HOURS

CONS

LAND USE IMPLICATIONS TAKES UP PUBLIC SPACE  
REGULATION AND ENFORCEMENT CHALLENGES EX. RESIDENTS WHO NEED MORE PARKING MAY USE LOTS MEANT FOR VISITORS

HAVING TO PAY FOR PARKING

. ENFORCEMENT RESOURCES REQUIRED  
TIME LIMIT COULD APPLY TO RESIDENTS DURING RESTRICTED HOURS



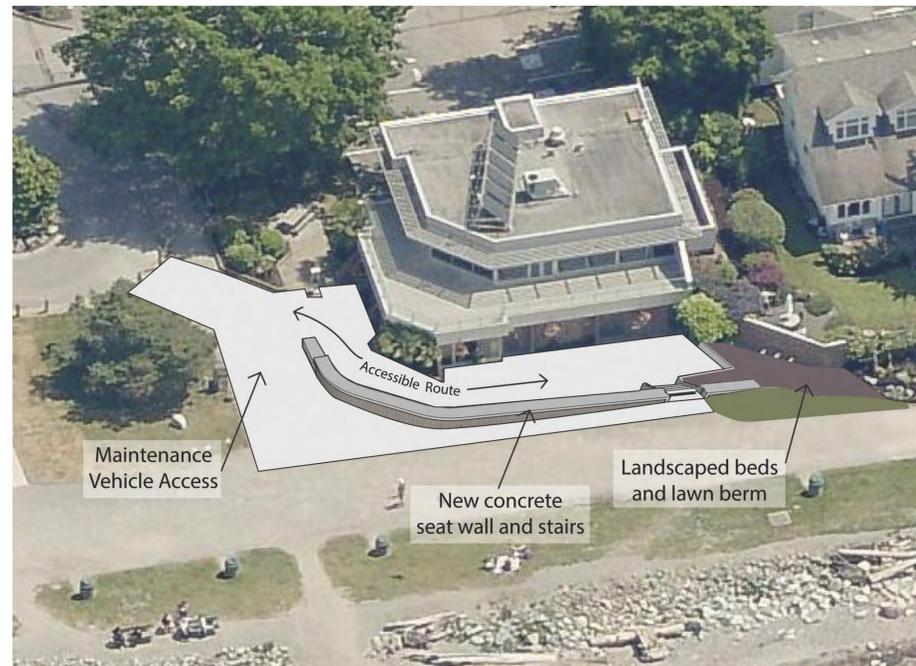
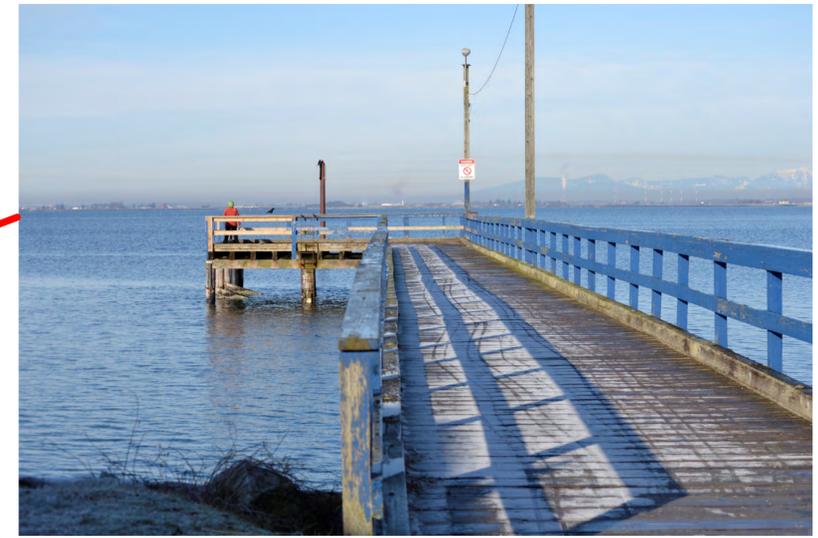
# TRAFFIC AND PEDESTRIAN OPTIONS FOR CRESCENT BEACH

OPTION	SPEED HUMPS	LIGHTING	TRAFFIC CIRCLES	CURB BULGES	SIDEWALKS	SPECIAL CROSSINGS
CITY STANDARD						
CUSTOM EXAMPLE						
PROS	<ul style="list-style-type: none"> <li>.SLOWSTRAFFIC</li> <li>INEXPENSIVETO INSTALL AND MAINTAIN</li> <li>DOES NOT REQUIRE ENFORCEMENT</li> </ul>	<ul style="list-style-type: none"> <li>PRO: PROVIDES GREATER COMFORT AND VISIBILITY FOR PEDESTRIANS</li> <li>CONS: ADDITIONAL NEIGHBOURHOOD LIGHT POLLUTION</li> <li>COST</li> </ul>	<ul style="list-style-type: none"> <li>SLOW TRAFFIC</li> <li>PROVIDE OPPOTUNITIES FOR GREENING AND PUBLIC ART AND OTHER BEAUTIFICATION</li> </ul>	<ul style="list-style-type: none"> <li>.REDUCES PEDESTRIAN CROSSING DISTANCE</li> <li>IMPROVES PEDESTRIAN VISIBILITY</li> <li>PREVENTS PARKING TOO CLOSE TO INTERSECTIONS</li> <li>OPPORTUNITY FOR GREENING</li> </ul>	<ul style="list-style-type: none"> <li>IMPROVES PEDESTRIAN COMFORT SAFETY AND ACCESSIBILITY</li> <li>CLEARLY DELINIATES BETWEEN PUBLIC AND PRIVATE LAND</li> </ul>	<ul style="list-style-type: none"> <li>PROVIDE OPPORTUNITIES FOR GREENING AND PUBLIC ART AND OTHER BEAUTIFICATION</li> <li>ADDS TO ECLECTIC NATURE</li> <li>CAN BE COMBINED WITH OTHER TREATMENTS</li> </ul>
CONS	<ul style="list-style-type: none"> <li>NO BEAUTIFICATION OPPORTUNITY</li> <li>ONLY SUITABLE FOR LOCAL ROADS</li> <li>DIFFICULT FOR UNIVERSAL ACCESS ON STREETS WITHOUT SIDEWALKS</li> <li>REQUIRES HUMPS EVERY 125-175M TO BE EFFECTIVE</li> <li>VEHICLES MAY DRIVE ON SHOULDER TO AVOID HUMP</li> <li>IMPACTS EMERGENCY RESPONSE TIMES</li> <li>INCREASED NOISE AND AIR POLLUTION</li> </ul>		<ul style="list-style-type: none"> <li>EXPENSIVETO INSTALL</li> <li>TAKE UP A LOT OF SPACE</li> <li>CHALLENGING FOR LARGER VEHICLES, BUSES AND TRAILERS</li> <li>WON'T SLOW TRAFFIC MID BLOCK</li> </ul>	<ul style="list-style-type: none"> <li>EXPENSIVETO INSTALL</li> <li>DIFFICULT ON ROADS WITHOUT CURBS AND SIDEWALKS</li> <li>LANDSCAPING REQUIRES MAINTENANCE</li> </ul>	<ul style="list-style-type: none"> <li>.VERY EXPENSIVETO INSTALL</li> <li>INTRODUCES PARALLEL PARKING ON ALL STREETS</li> <li>WOULD REQUIRE STORMWATER MANAGEMENT</li> </ul>	<ul style="list-style-type: none"> <li>. INCREASED MAINTENANCE</li> <li>ONLY APPLICABLE WHERE CROSSWALKS WARRANTED</li> </ul>

# PARKS & OPEN SPACE

## Parks in Crescent Beach

- Blackie Spit and Crescent Beach are destination parks that draw residents from all across the City and Lower Mainland.
- Dunsmuir Farm houses a very popular community garden.
- A seat wall is currently under construction fronting Beecher Place.
- The playground and sports court on Sullivan St are operated by Surrey Parks .
- The swim club and sailing club both operate out of Blackie Spit and there are tennis courts, picnic tables and an off-leash area in the park.





# SURREY COASTAL FLOOD ADAPTATION STRATEGY (CFAS)

To help prepare Surrey for a changing climate and to help our coastal communities become more resilient, the City of Surrey is developing a Coastal Flood Adaptation Strategy (CFAS) for Surrey's coastal floodplain area.



## SURREY'S COASTAL FLOODPLAIN: What's at risk?



### Communities and People

- Crescent Beach, Panorama/Gray Creek, Cloverdale, Semiahmoo First Nation, Inter-River Area, Colebrook, Mud Bay, Nico-Wynd/Crescent Road
- 1,500 residents
- Approximately 20% of Surrey's land area



### Local and Regional Economy

- 700+ jobs
- Over 30km<sup>2</sup> of Agriculture Land in production
- Over \$100 million in annual farm gate revenue
- Over \$1 billion in assessed property value
- Almost \$25 billion annual truck and rail freight traffic



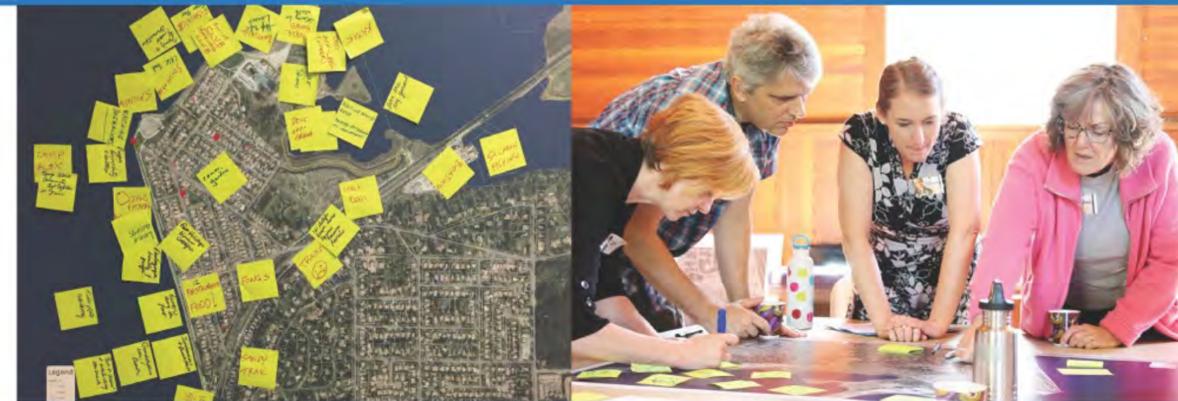
### Infrastructure

- 13km of Provincial Highways
- Over 200,000 vehicle trips a day
- 31km of railway (freight and passenger)



### Parks and Environment

- Regional and City parks, beaches and recreation areas
- Foreshore, coastal, riparian areas and species



## HOW WILL THE PROJECT HAPPEN?

The three-year project will take a participatory, community-driven planning approach that will directly engage residents, stakeholders, and other partners. Development of the strategy will be driven by the values of the people living, working and recreating in affected areas.

These values will be explored in detail with project participants and used to both co-develop adaptation options, but also to evaluate and prioritize them. These processes will ensure that the resulting strategy is broadly supported and robust.

To better understand the risks we face and options available to us, the project will include sophisticated technical analysis of the

challenges climate change presents to our coastal communities and the options available to address it over the long-term (to 2100).

## WHO'S WORKING ON THE PROJECT?

Surrey is working with an experienced consultant team led by NHC (Northwest Hydraulic Consultants) and including EcoPlan (engagement, community planning), Thurber Engineering (geotechnical), K&M Consulting (agrolgy), and Diamond Head Consulting (environmental planning).

For more information, contact Matt Osler, Project Engineer, City of Surrey (coastal@surrey.ca / 604.591.4657) or visit [www.surrey.ca/coastal](http://www.surrey.ca/coastal).



## ADAPTATION PATHWAYS

**PROTECT:** Protect people, property, infrastructure and habitat areas from more frequent and severe flooding and sea level rise.



**ACCOMMODATE:** Make changes to human activities and/or buildings and infrastructure to improve resilience to increased flooding.



**RETREAT:** Discourage development in areas subject to flooding and plan for the eventual relocation of buildings and infrastructure to areas with lesser risk.



**COMBINATION:** Utilize a combination of adaptation pathways.



# One Option to reduce Flood Hazards in Crescent Beach: BUILDING TO FLOOD CONSTRUCTION LEVELS (FCL)

## Flood Risk in Crescent Beach

- ❑ Crescent Beach has been mapped as a floodplain, vulnerable to coastal flooding. Water could reach several metres above ground in many locations in a severe flood
- ❑ Sea level rise will increase the likelihood of flooding and the depth of the water in a flood
- ❑ Sea level rise is projected to increase by 1 metre by year 2100, however wave effects will magnify this impact in Crescent Beach
- ❑ Less severe flooding occurs from rising groundwater when combined with rainfall. This is why there are seasonal puddles of standing water throughout the community and why basements are impractical
- ❑ In the past, there have been Development Variance Permits (DVP) granted only in Crescent Beach that allow a reduction of the Flood Construction Level to be 300mm above the centreline of the fronting road. As part of the DVP, a covenant is registered on the property with the Land Titles Office.

## What is a Flood Construction Level (FCL)?

- ❑ A FCL establishes either the minimum level of habitable floor space for new development or the minimum elevation of the underside of the floor system.
- ❑ 1997 Provincial Flood Mapping established the FCL to be 3.3 metres above mean sea level in Crescent Beach. Construction below the FCL requires a DVP.
- ❑ If New Provincial Guidelines are adopted, the level could increase to 4.8m above mean sea level to allow for future sea level rise to year 2100, protecting new construction for many decades.
- ❑ To reduce the risk to public safety and property, one option is to cease granting variances for new construction, resulting in new homes to be built to the FCL.
- ❑ The average house in Crescent Beach is built 0.7m below the current Provincial FCL requirement and approximately 2.2m below the projected year 2100 FCL.

What might a future flood look like in Crescent Beach?



# BUILDING TO FLOOD CONSTRUCTION LEVELS (FCL)

While Crescent Beach has a coastal dyke to protect the community, sea and groundwater levels will continue to rise, and severe storm events may become more frequent. This will increase the likelihood of a severe flood, increasing the risk of flooding in Crescent Beach.

Building to the Flood Construction Level (FCL) will reduce the risk to public safety and property. Design elements can mitigate the visual impact of elevation, maintain streetscape form and a vibrant public realm.



## WHAT ARE OTHER COMMUNITIES IN SURREY DOING TO MINIMIZE FLOOD HAZARD?



A new home in Bridgeview

New homes in other Surrey floodplains are building at the Flood Construction Level applicable to the location.

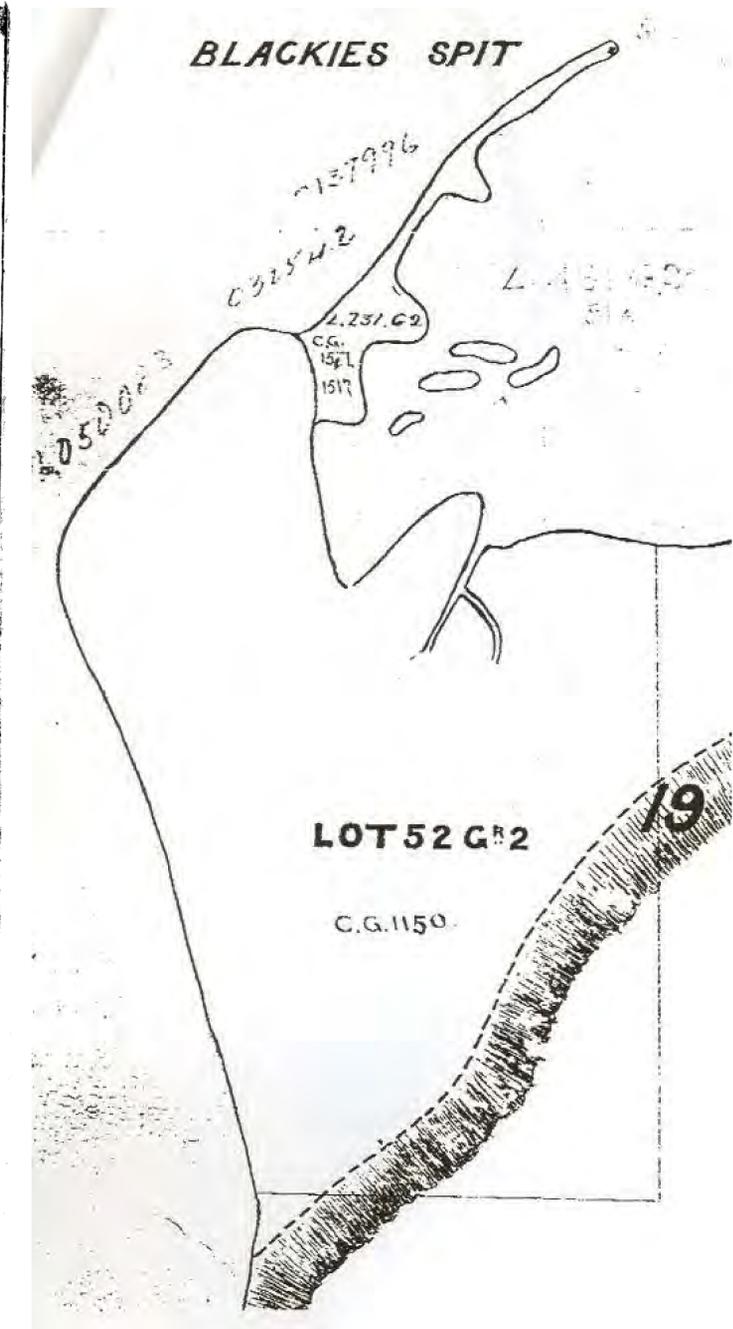
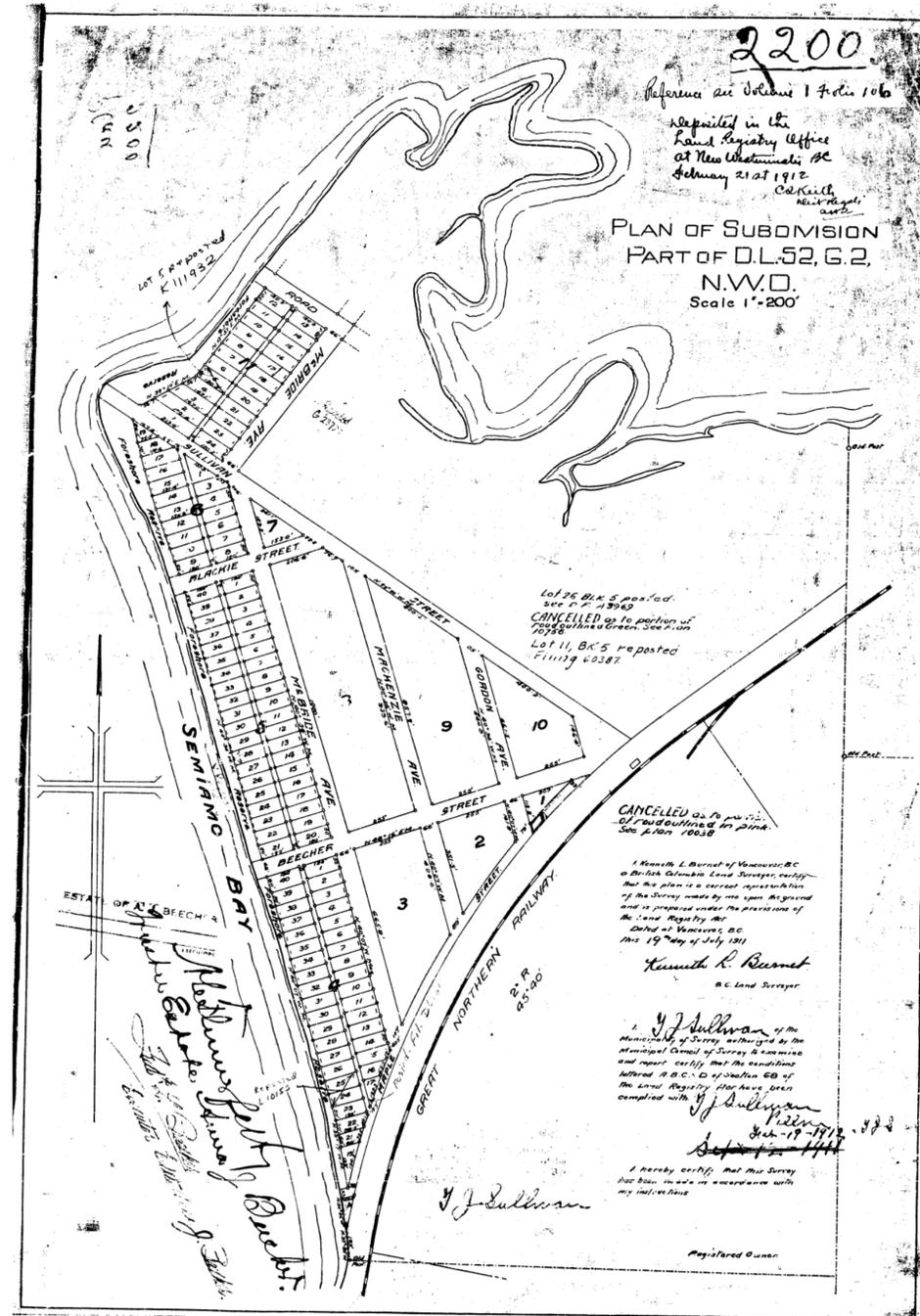
### Design Considerations to achieve FCL

- Building to an elevated height to fit with adjacent homes
- Public safety and protection of property must be balanced with streetscape continuity, urban design and accessibility principles.
- Design elements engage the pedestrian visually and can mitigate the distance and visual impacts of elevation, including:
  - Architectural elements such as porches and turns in entry stairs
  - Plantings and screenings
  - Building setbacks
  - Integrating changes in grade into the landscape

# CELEBRATING HISTORY

## Heritage in Crescent Beach

- The area has archeological significance to First Nations people who occupied the area before it was settled by Europeans.
- Crescent Beach is associated with Walter Blackie, a pioneer who settled the area in the 1860s. He purchased District Lot 52 in 1874. The narrow spit of land is named Blackie's Spit.
- Charles Beecher acquired Blackie's lands in 1906. The main commercial road in Crescent Beach is named after the family.
- Wagon access was granted to Crescent Beach from Semiahmoo Trail in 1882.
- Tourism greatly expanded in 1909 with the completion of the Great Northern Railway from Blaine, Washington to New Westminster via White Rock and Crescent Beach. Up to four trains passed daily, bringing Vancouver and New Westminster residents to Crescent Beach.
- In 1912 Alfred C. Flummerfelt formed Crescent Beach Development Co. and acquired Beecher's land to subdivide the peninsula into recreational lots. That year Subdivision Plan 2200 was registered to define the first set of beachfront lots
- The bulk of the lots were sold to F.J. Hart & Co. of New Westminster who in turn marketed them to the public.
- In 1912, Captain Watkin Williams built the Crescent Hotel. Incorporating a post office and store, it became a local landmark.
- The construction of summer homes increased greatly after the WWI.



Crescent beach south view along beach



Dyke and seawall constructed 1911



Summer cottages circa 1920



Dyke 1949



Summer cottages on O'Hara Lane



Crescent Beach Hotel 1931

# CELEBRATING HISTORY: HERITAGE RESOURCES

## Types of Heritage Sites

- A range of historic buildings have been determined to have recognizable heritage significance in Crescent Beach and have been added to Surrey's **Community Heritage Register**.
- Several of these buildings are protected by **Heritage Revitalization Agreement**.
- Other buildings are currently on the **Heritage Inventory**, which means they are considered to potentially have heritage significance, but require further evaluation.



## Heritage Conservation 101

- The **Local Government Act** provides Council with tools to manage heritage resources:
  - Identification and Education (plaques, signs, storyboards, etc.)
  - Recognition (Community Heritage Register)
  - Protection (Heritage Revitalization Agreement, Heritage Conservation Covenant, or Heritage Designation By-law)
- **Heritage protection** and conservation can be encouraged as redevelopment occurs by offering **incentives** to developers who acquire the recognized heritage assets of the area. Incentives can include:
  - Grants & property tax exemption
  - Relaxations to zoning requirements
  - Building code equivalencies
- Heritage buildings can be given a second life through **adaptive reuse**, a process that adapts buildings for new uses while retaining heritage features.
- Under certain circumstances, **relocation** of a heritage building to another property may be the only alternative to demolition.
- **Design guidelines** can be used to reinforce the historic character of the area. These guidelines could encourage both the retention of existing heritage assets and new development that respects the historic nature of the area.
- **Commemoration** helps visitors and residents remember the historic context of Crescent Beach. Examples include: signage, storyboards, plaques, public art, tours, and historical re-enactments.



# THANK YOU for attending!

## NEXT STEPS

- Receive and analyze community feedback
- Develop land use and transportation options
- Community meeting # 2 Fall 2017

Please return your completed comment sheet to the City of Surrey, Planning & Development Department by DATE HERE via:

- The **Comment Box** at the Open House
- Fax:** 604-591-2507, Attention: Adrienne Parsons
- Mail or Drop-off** in person to:  
Attention: Adrienne Parsons  
Planning & Development Department  
City of Surrey  
13450 104 Avenue  
Surrey, BC, V3T 1V8
- Email:** [Aparsons@surrey.ca](mailto:Aparsons@surrey.ca)

To view the display boards from this evening, please visit [www.surrey.ca](http://www.surrey.ca)

We look forward to receiving your feedback and engaging with you throughout the rest of the planning process.