

# Clayton Corridor Plan

Step 3C & 3D: Developing the Plan

Engagement Summary  
February 2025



# I Where We Are

## Introduction

Clayton is a distinct part of Cloverdale with its own unique character. As SkyTrain extends down Fraser Highway from downtown Vancouver to Langley, Clayton will continue to grow and emerge as one of Surrey's urban centres.

We are updating plans around future SkyTrain stations that will guide growth. Updating plans in Clayton will guide growth over the next 30+ years, focusing on opportunities to integrate new housing, jobs, businesses, and amenities around the new Surrey Langley SkyTrain (SLS) expansion. Our goal is to support growth while maximizing the community benefits associated with the new rapid transit connections to the region.



# I What We Did

## Step 3c & 3d: Developing the Plan

Step 3c and 3d consultation was a follow up to the plan considerations shared in Step 3b. In Step 3c, we shared how new legislative changes will be impacting the plan and in Step 3d, we developed a draft Clayton Corridor Plan to align with recent provincial changes. We mailed postcards and ran a social media campaign to notify the public. Both Step 3c and Step 3d engagement involved an open house and an online survey.

## By The Numbers...

There are 23,600 residents within the plan boundary and surrounding areas of North Cloverdale, West and East Clayton. Here's a breakdown of people that were engaged or informed in Step 3c and 3d.

Approximately,

**2,335+** Engaged Residents

*An engaged resident is defined as an individual or group that has contributed to the project website, attended an open house, connected through phone or email, completed the survey.*

### Residents were engaged through:

- 1,285** Surveys Completed & Questions Asked
- 370** Emails & Phone Calls
- 680+** Open House Attendees

Approximately,

**136,000** Informed Residents

*An informed resident is defined as an individual or group that viewed online content, received a postcard, or e-newsletter.*

### Residents were informed through:

- 8,180+** Mail Out Postcards in each stage
- 104,200** Online Content Views
- 23,570** E-Newsletters Distributed

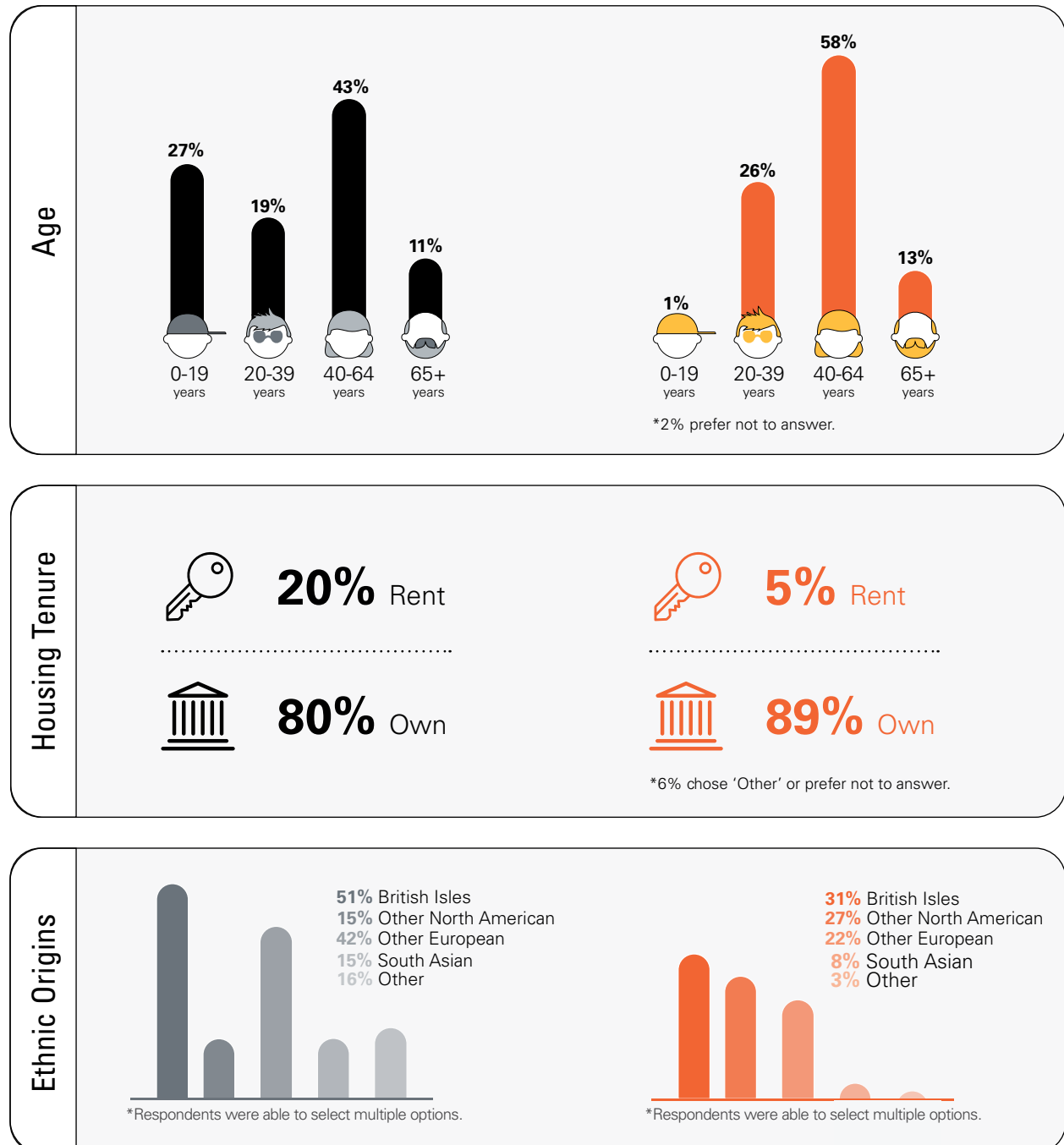


# I Who We Reached

Our goal is to ensure we hear from a balanced and diverse range of residents in the Clayton Corridor including the surrounding area. Below is a profile of Clayton and North Cloverdale compared with a profile of who we reached in survey for Step 3c and Step 3d. By understanding who we've reached, we can better understand who we have not yet heard from and who we may still need to reach out to. Through the ongoing planning process, we will continue to seek out underrepresented residents.

## Community Profile

## Survey Respondents





The background image shows a community engagement event. In the foreground, a man with a beard and a cap is looking towards the right. Behind him, a woman with long brown hair and glasses is also looking right. In the lower foreground, an older man with grey hair is looking towards the right. In the background, there is a sign that says "Mayton Corridor Community". A large orange geometric shape with a white dot pattern is overlaid on the image, containing the text "A | Step 3C Engagement".

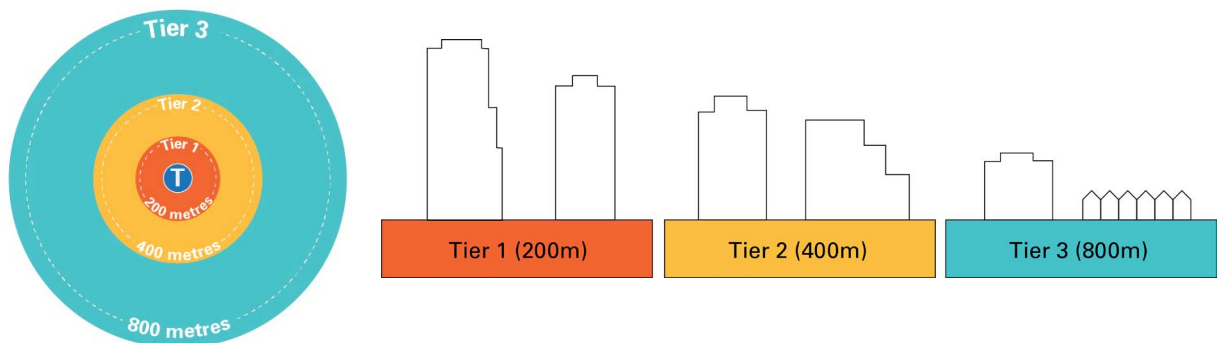
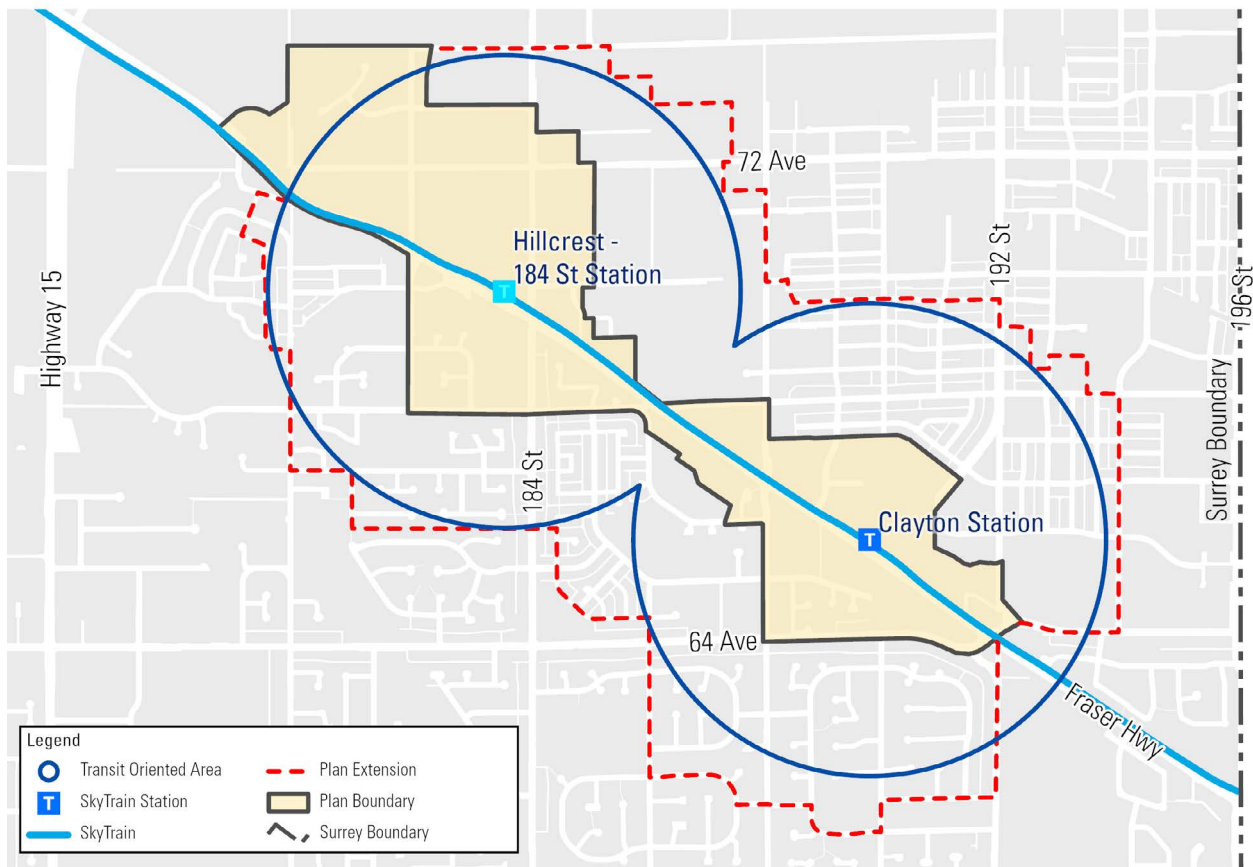
## A | Step 3C Engagement



# What We Heard

In fall 2023, new provincial legislation was introduced to support more housing development in British Columbia. This impacted planning for development areas near transit stations. These areas are referred to as Transit-Oriented Areas (TOAs). Based on this new provincial legislation Clayton Corridor Plan was updated to allow the Province's minimum densities and heights.

As a first step, Clayton Corridor plan boundary was expanded to ensure that all areas within 800 metres of a SkyTrain station are encompassed in the plan. To ensure that Clayton Corridor plan remains livable and complete we asked for your feedback on housing, parks and open space, recreation and facilities, schools and transportation.



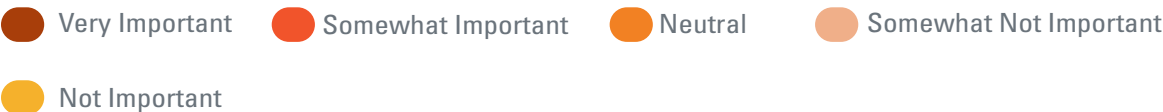


Housing

Provincial legislation for housing means:

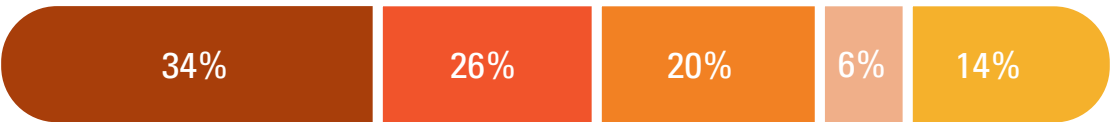
- Transit-Oriented Areas will support more housing by allowing for higher densities near transit.
- Some areas that weren't expected to change will now experience pressure to redevelop.
- Over time, the population will increase beyond what was originally planned.
- However, change won't happen all at once. The timing of development is set by the market. Individual property owners selling, holding, or developing property will also affect timing.

1a. We asked participants how important are each of the following as we plan for increased housing in the Clayton Corridor. (403 responses)



Responses included the following breakdown:

Setting requirements for more family-sized housing (units with 3 or more bedrooms).



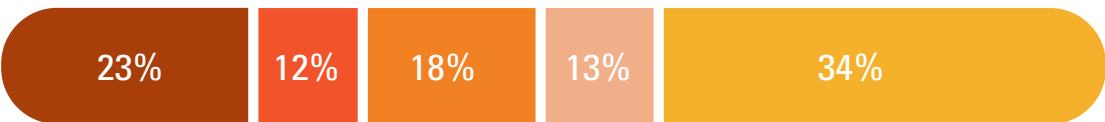
Providing more useable on-site amenity space and storage as part of a development.



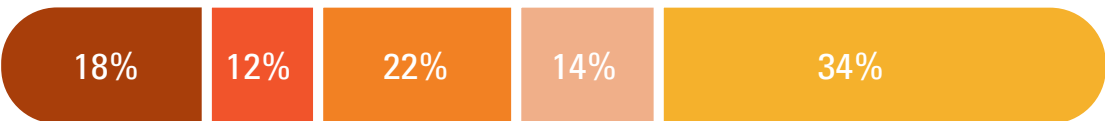
Requiring a certain number of units that are designed for universal accessibility in all developments.



Providing incentives to build more affordable (non-market) rental housing units.



Increasing the amount of market rental housing units in new developments.





**1b. We asked participants whether they have additional comments related to housing.  
(174 responses)**

*Key themes that emerged...*

Emphasis on adding sufficient parking for upcoming developments.

Expansion of school facilities to meet community needs.

Need for affordable housing options.

Overcrowding concerns with current and proposed development.

Preserve community character while integrating new developments to the neighbourhood.

Suggestions to support housing with adequate infrastructure.

“

*“Infrastructure is needed to support housing. Housing needs to be affordable for all.”*

*“Preference for housing that preserves community character.”*

”





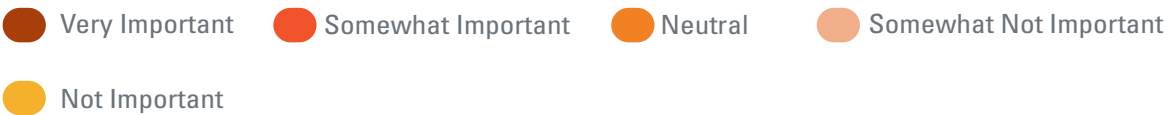
## Parks and Open Space

Provincial legislation for parks and open space means:

- Population growth will increase the use of parks and open space.
- This will need to be reflected in the design of parks.
- Allowing higher densities will make parkland more expensive to buy around transit.

### 2a. We asked participants how important are each of the following as we plan for parks and open space in the Clayton Corridor. (403 responses)

Responses included the following breakdown:



Increased amenities withing parks.



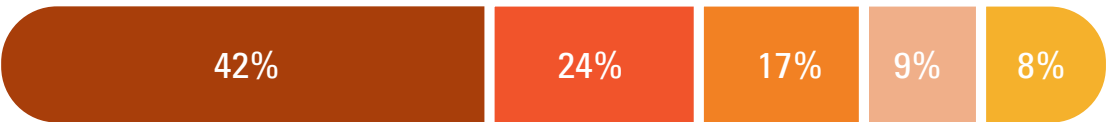
Wildlife corridors between natural areas.



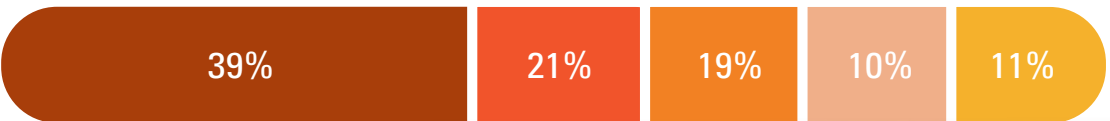
Pedestrian and cycling connections between parks.



Increased amenities provided within new developments.



More publicly accessible plazas.





## 2b. We asked participants whether they have additional comments related to parks and open space. (133 responses)

Key themes that emerged...

Suggestions to increase the number of parks in residential areas.

Preserve existing trees and incorporate them into park designs.

Provision for more sport facilities such as soccer fields, baseball, basketball, tennis courts etc.

Provision for accessible outdoor spaces for recreation and relaxation.

“

*“Let’s ensure planning for safety via lighting etc...is part of the planning.”*

*“We need more parks with sports and picnic areas in Clayton.”*

”

## Recreation and Cultural Facilities

Provincial legislation for recreation and cultural facilities means:

- With population growth we will need additional or expanded recreation and culture facilities.
- Allowing higher densities will make land more expensive to buy land for new facilities.

## 3a. We asked participants if they have any thoughts about recreation and cultural facilities. (136 responses)

Key themes that emerged...

Need for a swimming pool and ice rink facilities in Clayton.

Suggestions to provide affordable cultural and recreational facility costs.

Enhance sport facilities and fitness centres in Clayton.

Emphasis on ensuring a variety of cultural facilities catering to diverse cultural background.

“

*“The inclusion of enhanced recreation and cultural facilities within the Clayton Corridor Plan is a fantastic opportunity to promote community engagement, foster a sense of belonging, and enrich the overall quality of life for residents.”*

*“Investing in these facilities not only enhances the well-being of current residents but also contributes to attracting new families and businesses to the area, making Clayton a desirable place to live, work, and play for generations to come.”*

”



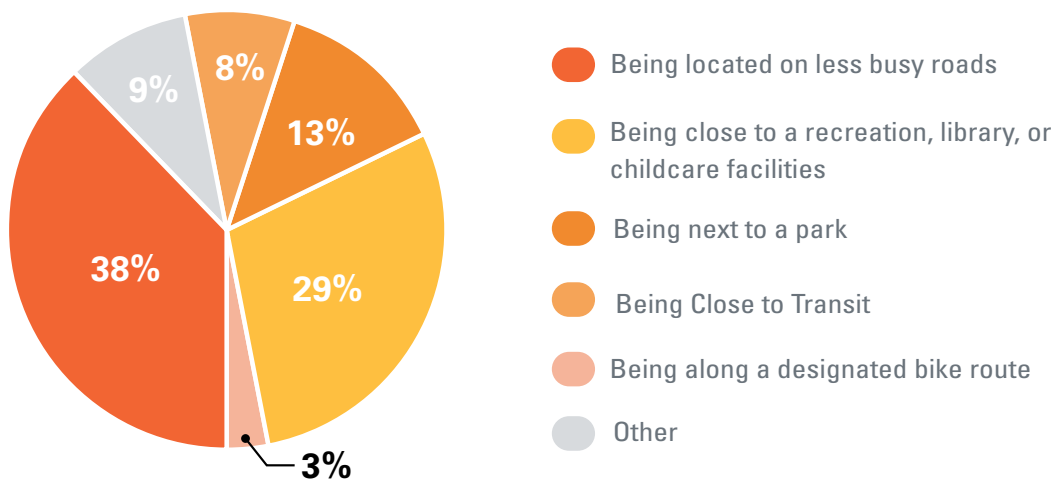


## Schools

Provincial legislation for schools means:

- As the Clayton Corridor welcomes more residents, the number of school-aged children will increase.
- The School District will need to expand existing schools and construct new schools.
- Allowing higher densities will make land more expensive to buy for schools.

### 4a. We asked participants about their most important consideration when locating new schools. (403 responses)



### 4b. We asked participants whether they have additional comments related to schools. (140 responses)

Key themes that emerged...

Increase the number of schools and daycares to meet the demands of growing communities.

Suggestion to locate schools near parks and open spaces.

Emphasis on ensuring safe access with well-lit and safe walkways.

Suggestion to build multi-storey schools to efficiently use land.

“

*“We need more of them especially as the population of Surrey grows.”*

*“Ensure schools are adapted to meet this increasing population.”*

”

## Transportation

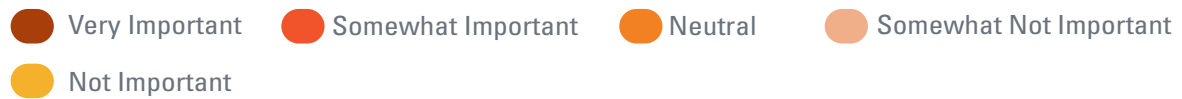
Provincial legislation for housing means:

- Largely speaking, developers (rather than the City) will determine how many parking spaces to construct.
- The City can still require accessible and commercial parking spaces, and sustainable transportation measures.



**5a. We asked participants how important are each of the following to manage increased travel. (403 responses)**

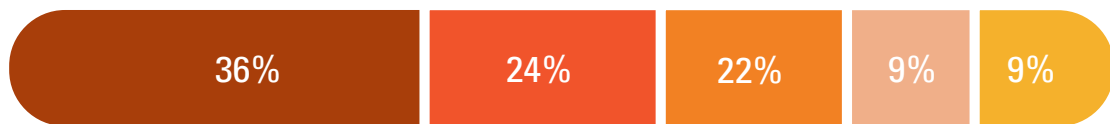
Responses included the following breakdown:



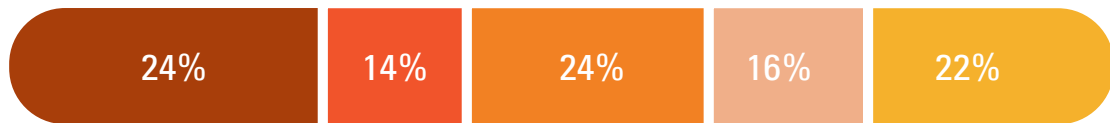
Improving sidewalk connectivity, especially near transit.



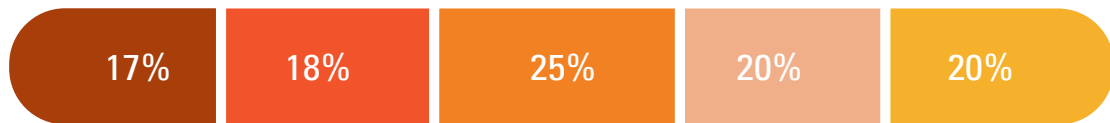
Encouraging transit-supportive measures, such as transit passes and more covered bus shelters.



Expanding the electric vehicle charging infrastructure network.



Encouraging new developments to provide bike and scooter end-of-trip facilities, such as secure storage and showers.



Growing car sharing in Surrey.



**5b. We asked participants whether they have additional comments related to transportation. (111 responses)**

*Key themes that emerged...*

Address parking shortages and increase security around transit hubs.

Implement traffic management strategies to reduce congestion and improve pedestrian safety at crosswalk.

Provision for dedicated bike lanes and bike storage, where convenient.



*"Ensuring transit is accessible for disabled people."*

*"Upgrade and maintain sidewalks to ensure safe and accessible pedestrian pathways."*

*"Accessible for all"*





# Clayton Corridor & 196 Street Station Plans

## Schools

- In Clayton Corridor and 196 Street Station plans welcome more residents, the number of school-aged children will increase. The Clayton Station will need to expand existing schools and construct new schools. However, need for new schools is becoming more immediate.

### Clayton Corridor Plan

- For major sites, there are three main elementary schools identified. Future schools may be included as the land use plan process continues.
- Property for parks continues to be a key consideration when determining new school locations.
- An integrated school is being explored near Clayton Station, where a school may be combined within a building with other uses.

### 196 Street Station Plan

- An additional school is expected as the planning process gets underway.
- A new elementary school will be needed south of Fraser Highway for students within both Clayton and 196 Street Station Plans.

### Urban Schools

Urban schools are designed to fit into high-density neighborhoods. They are built on smaller parcels of land, providing better access to public transit, and may include parking for bikes and walking to school.

## B | Step 3D Engagement

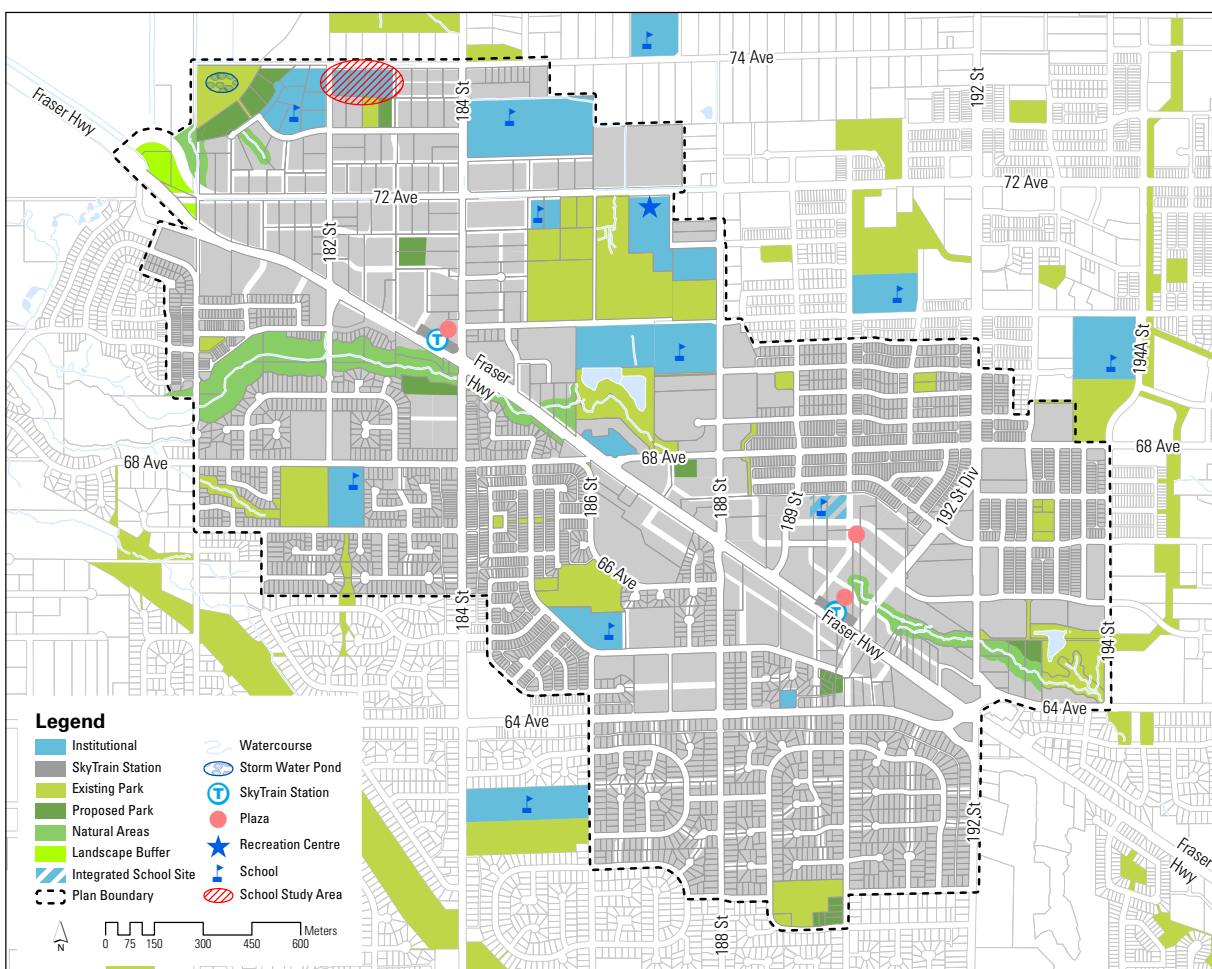


In January 2025, we shared the draft Clayton Corridor Plan with you that reflect updated from the new legislation as discussed in Step 3c engagement. The draft plan included concepts for land use, transportation, parks and community amenities. We have summarized the feedback and will consider your input to build out the remainder of the plan before providing an update to Council for Clayton Corridor Plan Stage 1 approval.

## Parks and Schools Concept

Parks and Schools Concept Highlights and Updates:

- New and expanded neighbourhood parks.
- Three future urban schools, some with new lot sizes and at different locations. Urban schools are located on smaller lots, have multiple storeys and underground parking.
- An integrated school located within a mixed-use building at 190 St Clayton Station is being explored.
- Alternate school locations continue to be examined through special study areas.





**1a. We asked participants if the updated Parks and Schools Concept meet the plan's vision for a safe, pedestrian-friendly and family-oriented community. (882 responses)**

**57%**

said "Yes" and  
"Somewhat"

Yes

25%

Somewhat

32%

No

32%

Don't Know

11%

**2. We asked participants whether they have additional comments related to Parks and Schools concept. (424 responses)**

*Key themes that emerged:*

Emphasis on larger parks, more green spaces, and natural areas.

Need for more schools and expansion of existing ones.

Provision for safer walkways, bike lanes and better planning for school drop-off and pick up zones.

Provision for more recreation centers, swimming pools, sport fields, and multi-use parks.

Emphasis on preservation for existing mature trees.

Concerns about wildlife displacement.

“

*"Parks must have food stalls, public washrooms, and proper amenities to be truly accessible and usable."*

*"With the increasing population, we need larger parks that actually serve the community."*

*"Kids need a place to run! Schools need to be big and have room for outside fields where they can play and run."*

*"Safe walk ways and speed controlled neighborhoods."*

*"Ensure adequate crosswalks and stop signs to make it safer for kids."*

”

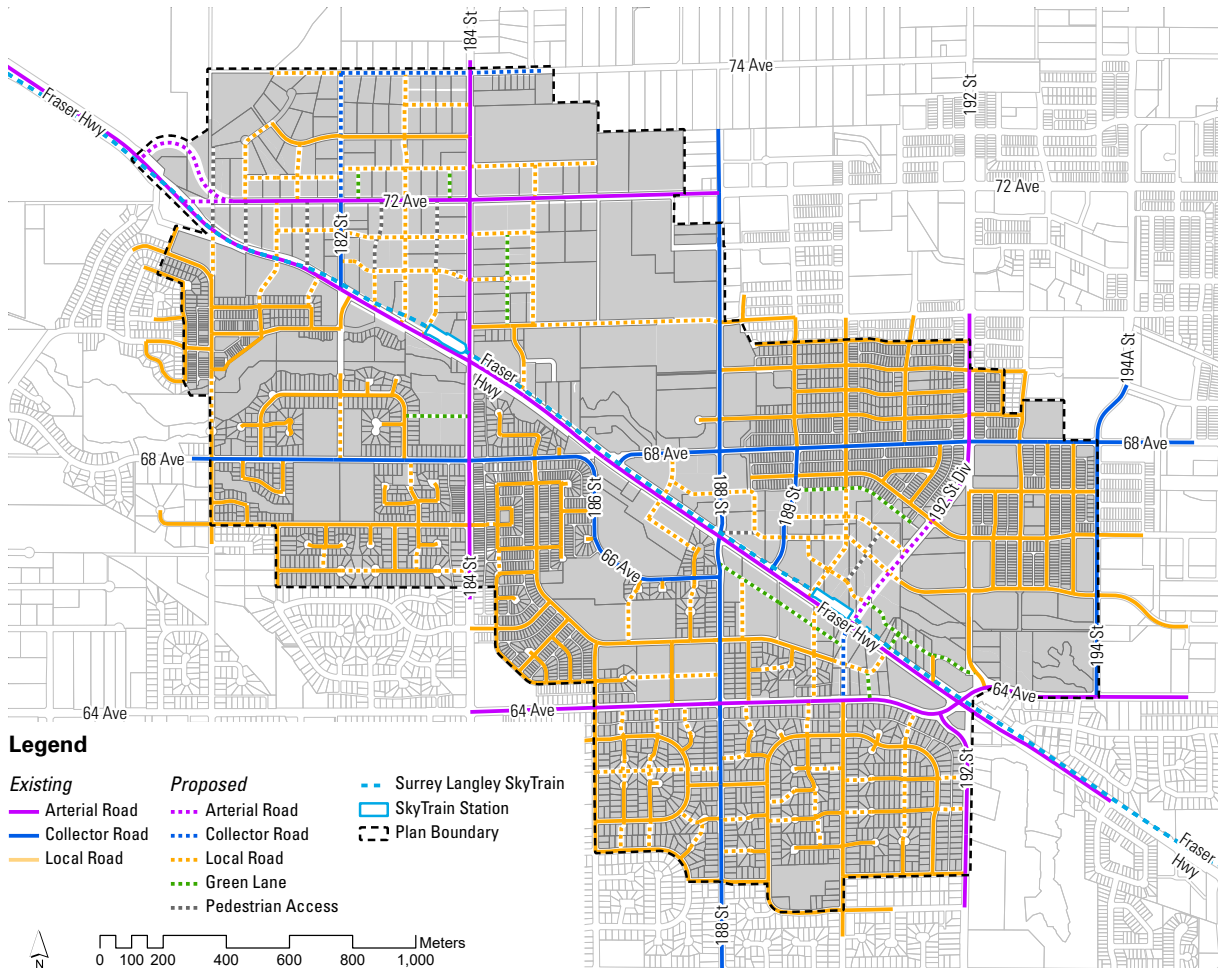




## Transportation Concept

Transportation Concept Highlights and Updates:

- Protected bike routes are focused on arterial and collector roads.
- New road connections will be needed in the expanded plan area as multi-family housing eventually replaces single detached units.
- Pedestrian connections and green lanes supplement the proposed road network to improve access to transit and amenities.



**2a. We asked participants if the updated Transportation Concept meet the plan's vision for a safe, pedestrian-friendly and family-oriented community. (882 responses)**

**64%**  
said "Yes" and  
"Somewhat"





## 2b. We asked participants whether they have additional comments related to Transportation Concept. (452 responses)

### Key themes that emerged:

Concerns about increased traffic on residential streets due to new developments.

Need for adequate parking.

Better integration of transit, bike lanes, and roads to support all commuters.

“

Maybe a bit more pedestrian routes to the skytrain stations, especially from established areas.”

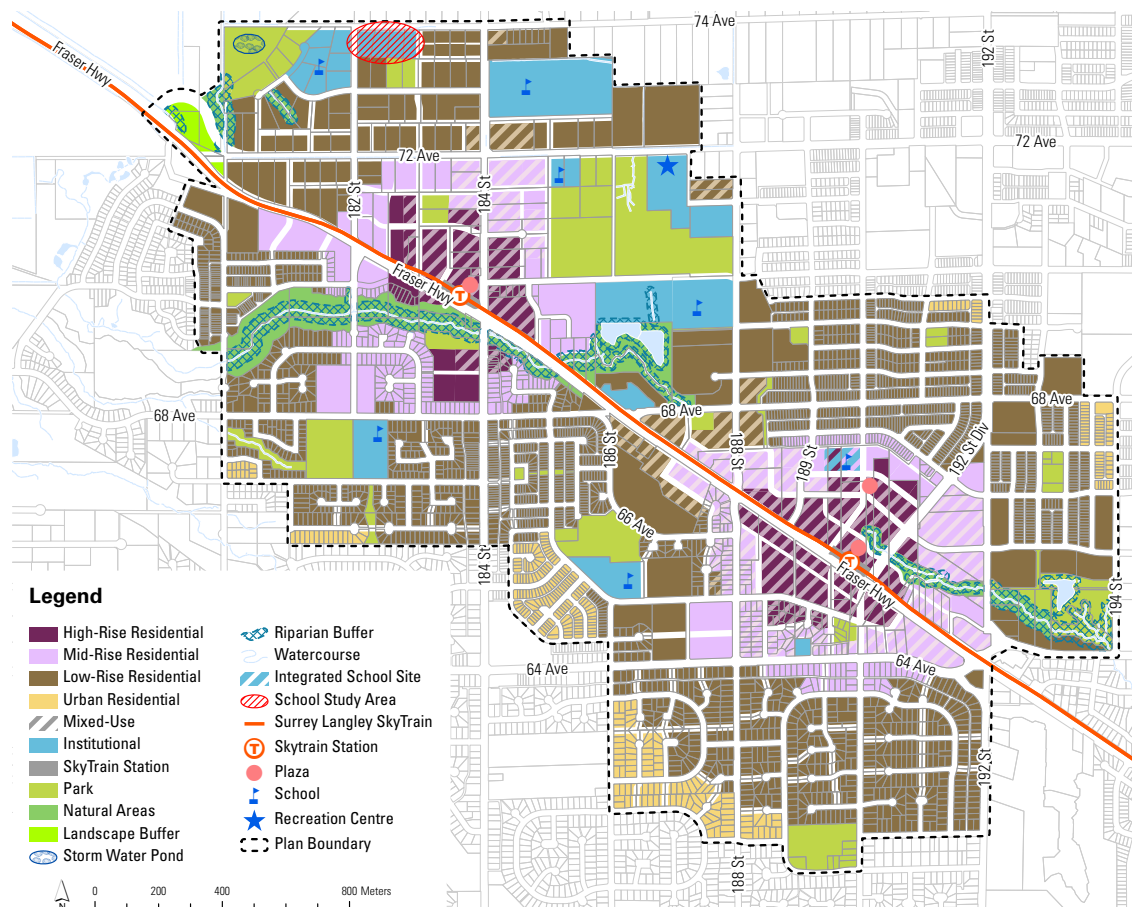
“Noise control and better lighting near school areas and a traffic overpass. More outdoor covered seats for pregnant, elderly, etc.”

”

## Land Use Concept

### Land Use Concept Highlights and Updates:

- The intensity of development is now aligned with provincial housing legislation.
- There are new opportunities for taller buildings on the south side of Fraser Highway.
- There are more areas where low-rise apartment buildings are supported.
- We are exploring requirements to provide rental and affordable rental housing units.





**3a. We asked participants if draft land use concept meet the plan's vision for a safe, pedestrian-friendly and family-oriented community. (882 responses)**

**66%**

said "Yes" and  
"Somewhat"

Yes

21%

Somewhat

45%

No

24%

I'm Not Sure/ Prefer Not to Answer

10%

**3b. We asked participants whether they have additional comments related to the Draft Land Use Concept. (422 responses)**

*Key themes that emerged:*

Concerns about losing sight-lines and natural light.

Need for adequate infrastructure, community centers, and recreational facilities.

Concerns about overcrowding and affordable housing.

Preserve areas of the neighborhood as they are, maintaining their current density and character.

“

*"Need more roads for traffic flow."*

*"Widening sidewalks, ensuring adequate lighting, installing emergency call boxes. Bring nature into the core by including natural grasses and trees between walkways and roadways."*

”





A young child with light brown hair, wearing a grey quilted jacket over a yellow turtleneck, dark pants, and white sneakers, stands in the center of the frame. The child is looking directly at the camera with a neutral expression. In the background, a person in a bright green shirt is partially visible on the left, and another person in a grey jacket is on the right. The floor is a grey carpet. A large, semi-transparent orange geometric shape, composed of several overlapping triangles, covers the lower half of the image. Inside this shape, the text "C | Youth Engagement" is written in white, bold, sans-serif font.

## C | Youth Engagement



## Surrey Leadership Youth Council's Youth Speak Up Forum

The Surrey Leadership Youth Council (SLYC) is made up of 15 youth from Surrey that holds regular meetings at City Hall. SLYC members develop their leadership skills and consult with various departments within the City of Surrey. They act as the representative “youth voice” when providing input for policy and planning.

The yearly **Youth Speak Up Forum**, in November, offers a platform for young individuals aged 13 to 18 to voice their perspectives on topics significant to them. The topics vary annually, mirroring Surrey’s current needs and fostering dialogue on important matters. One of the three topics discussed at the 2024 Youth Speak Up Forum was the Clayton Corridor Plan.



## I Youth Forum Workshop Summary

*Submitted by Surrey Leadership Youth Council*

To engage youth in the planning of this growing community, we created a workshop that got youth to conceptualize modular third spaces—public areas that serve as social hubs beyond home, school, or work. Examples of such spaces include parks, malls, and plazas.

During the workshop, youth participants contributed their visions for Clayton’s future through LEGO model landscapes and written descriptions of desired amenities. Their ideas focused on three key locations:

- Hillcrest Plaza at the future SkyTrain station
- A section of the Clayton Community Centre parking lot
- The intersection of 66th Avenue and 190th Street



From these interactive sessions, youth identified three major themes in their recommendations: relaxation areas, organized events, and sports activities.

## 1 Sitting and Relaxation



Some youth envisioned a relaxing area to spend idle time. Some amenities that were recommended include:

- Movable planters and greenery;
- Benches and other architecture to sit on;
- Covered areas such as picnic benches;
- All types of lights such as fairy lights for atmosphere and lamp post lights for illumination;
- Telephone pole to contact EMS; and
- City of Surrey themed decor such as an 'I Heart Surrey' sign.

## 2 Organized Events



Other youth want to participate in more engaging community events. Some suggestions include:

- Temporary stages for city-organized events and drop-in events;
- Coloured lighting to enhance events;
- Street market stalls, including food trucks, clothes stands, etc.;
- Dedicated play areas for children;
- City-organized cultural events/showcases with foods, music, dances, and symbolic decor;
- City-organized movie nights;
- Tents with arts and crafts activities inside such as chalk, paper and art equipment, scissors and glue, public art display wall.

## 3 Sports



Attendees were interested in an open area where they could meet with peers for athletic activities. The ideas consisted of:

- Sports tournaments;
- Drop-in sports with sports equipment;
- Some sports youths were interested in, include basketball, badminton, tennis, pickleball, mini-golf, and ping pong;
- Portable playground equipment such as seesaws and bouncy castles;
- Accessible sports equipment.



# I Next Steps

The next step is to present the land use plan to Council for consideration. If the plan is endorsed, development applications can be accepted in the plan area. This milestone will complete Stage 1 of the planning process. Stage 2 will kick-off following Stage 1, with the preparation of detailed servicing and financial plans.

## Learn More & Get Involved

- Visit [surrey.ca/planning](https://surrey.ca/planning) for general information on the Clayton Corridor Plan.
- Visit [engage.surrey.ca/clayton-corridor-plan](https://engage.surrey.ca/clayton-corridor-plan) for engagement opportunities, updates or to ask questions online.
- Contact Amelia Bowden by email - [claytoncorridor@surrey.ca](mailto:claytoncorridor@surrey.ca) or phone - 604.591.4643

