



CRESCENT BEACH LAND USE PLAN

City of Surrey

Planning & Development
Department

April 1999



Crescent Beach Land Use Plan

Table of Contents

1. INTRODUCTION	1
2. STUDY AREA	1
3. OBJECTIVES OF STUDY	1
4. PLANNING PROCESS.....	7
4.1 OVERALL PLANNING PROCESS.....	7
4.2 PLANNING ADVISORY COMMITTEE.....	7
4.3 PUBLIC MEETINGS	8
4.4 INTER-DEPARTMENTAL AND INTER-AGENCY INPUT.....	10
5. PLANNING OPPORTUNITIES AND CONSTRAINTS	11
5.1 CURRENT LAND USES.....	11
5.2 OPPORTUNITIES AND CONSTRAINTS ARISING FROM CURRENT LAND USES.....	14
6. PLANNING OBJECTIVES AND PRINCIPLES	20
6.1 COMMUNITY CHARACTER	20
6.2 AGING IN PLACE	20
6.3 ENVIRONMENT	20
6.4 RECREATION.....	20
6.5 TRANSPORTATION AND CIRCULATION.....	21
7. LOCAL POPULATION AND GROWTH POTENTIAL	21
8. LAND USE PLAN AND POLICIES	23
8.1 CRESCENT BEACH CHARACTER POLICIES.....	23
8.2 SUSTAINABILITY AND ENVIRONMENTAL POLICIES.....	24
8.3 PEDESTRIAN, VEHICLE CIRCULATION AND PARKING POLICIES.....	24
8.4 LAND USE PLAN AND ASSOCIATED POLICIES.....	25
<i>A. Land Use Policies</i>	25
<i>B. Land Use Plan Description and Designations</i>	27
<i>C. Main Differences Between Existing and Proposed Plan</i>	30

9. RESIDENTIAL CHARACTER AND URBAN DESIGN GUIDELINES.....	32
9.1 CRESCENT BEACH NEIGHBOURHOOD RESIDENTIAL CHARACTER	32
A. Residential Character	32
B. Dominant Residential Characteristics.....	33
C. Dominant Street Characteristics	36
9.2 DESIGN GUIDELINES FOR COMMERCIAL AREAS.....	39
A. Design Guidelines	39
A.1 Guidelines for Building Frontage Character.....	39
A.2 Guidelines for Parking Areas.	40
A.3 Guidelines for Canopies / Awnings	41
A.4 Guidelines for Signs	42
9.3 DESIGN GUIDELINES FOR THE STREETScape AND SEASIDE WALKWAY	45
A. Design Guidelines	45
A.1 Streetscape Character Guidelines	45
A.2 Landscaping Guidelines	46
A.3 Guidelines for Fences and Street Edges	46
9.4 GENERAL STREET BEAUTIFICATION SCHEME	47
10. PLAN IMPLEMENTATION AND FOLLOW-UP MATTERS.....	50
A. GENERAL RECOMMENDATIONS.	50
B. RECOMMENDATIONS FROM THE PUBLIC PLANNING PROCESS	52
C. ADDITIONAL RECOMMENDED ACTIONS	52
11. THE COMMUNITY DEVELOPMENT CONCEPT	54
A. COMMUNITY ACTIVITY NODES	54
B. WALKWAYS AND ASSOCIATED POINTS OF INTEREST	56
C. VISITOR PARKING AND BEACH ACCESS	57
D. MAJOR PEDESTRIAN ROUTES THROUGH SEMIAHMOO PENINSULA	58
E. LAND DEVELOPMENT OPPORTUNITIES	58
APPENDIX.....	61
I. CRESCENT BEACH STREET BEAUTIFICATION SCHEME	61
A. INTRODUCTION	61
B. GENERAL RECOMMENDATIONS.....	61
C. SITE SPECIFIC RECOMMENDATIONS	62
<u>Area A.</u> Entrance to Crescent Beach/Beecher Street.....	62
<u>Area B.</u> Historic/Institutional Area	63
<u>Area C.</u> Beecher Street Commercial Core.....	63
<u>Area D.</u> Entrance to the Beach.....	64
D. PROJECT IMPLEMENTATION	64



Crescent Beach Land Use Plan

Table of Figures

FIGURE 1. LOCATION OF CRESCENT BEACH.....	2
FIGURE 2. CRESCENT BEACH LAND USE STUDY AREA BOUNDARY	3
FIGURE 3. OFFICIAL COMMUNITY PLAN DESIGNATION IN THE CRESCENT BEACH AREA	4
FIGURE 4. CURRENT LOCAL AREA PLAN FOR THE CRESCENT BEACH AREA (SEMIAHMOO PENINSULA PLAN)	5
FIGURE 5. ZONING IN THE CRESCENT BEACH AREA	6
FIGURE 6. PLAN PREPARATION PROCESS	9
FIGURE 7A. ORIGINAL SUBDIVISION.....	12
FIGURE 7B. SEQUENCE OF SUBDIVISION.....	12
FIGURE 8. SERVICES IN CRESCENT BEACH	16
FIGURE 9. SERVICES LOCATED OUTSIDE OF CRESCENT BEACH.....	17
FIGURE 10. EXISTING LAND USES FOR CRESCENT BEACH.....	18
FIGURE 11. CRESCENT BEACH BUILDINGS ON THE SURREY HERITAGE REGISTER	19
FIGURE 12. CRESCENT BEACH LAND USE DESIGNATION MAP	31
FIGURE 13. STREET BEAUTIFICATION AREAS AND STREET TREE PLANTING SCHEME.....	49
FIGURE 14. SEMI-RURAL STREET STANDARDS AND PARKING ON SHOULDERS.....	51
FIGURE 15. COMMUNITY DEVELOPMENT CONCEPT MAP	59

Table of Appendix Figures

BEECHER STREET BEAUTIFICATION SCHEME MAP	66
--	----



Crescent Beach Land Use Plan

1. Introduction

In response to the requests from local residents and the Crescent Beach Property Owners Association, Council Authorized the Planning and Development Department to undertake a land use study for Crescent Beach.

Crescent Beach is currently covered by the Semiahmoo Peninsula Plan which was originally prepared in the early 1980's. The purpose of the study is to review the existing land uses and to define the existing character in consultation with the community, and to develop a comprehensive land use plan, document the elements contributing to the residential character and establish design guidelines for the commercial area along Beecher Street, the beach front and general streetscapes.

2. Study Area

Crescent Beach is located in the Semiahmoo Peninsula, in the southwest corner of the City. Its location relative to the rest of South Surrey is shown in Figure 1.

The study area includes those lands traditionally associated with the beach and residential seaside area, located below the Crescent Heights Bluff and to the high-water mark on the shoreline of Semiahmoo, Boundary and Mud Bays. These lands include the subdivisions forming the original resort community initiated by a development Syndicate in the 1910's, and the lots on the east side of the Burlington Northern Santa Fe rail line with access to Bayview Street or Crescent Road, as shown in Figure 2. Most of the lands are privately owned, with the exception of the beach foreshore, Blackie Spit and Dunsmuir Farms, which are owned by the City of Surrey, and the rail line which is owned by the Burlington Northern Santa Fe Railway. The study area consists of approximately 90.8 hectares (224.4 acres) of land.

The current Official Community Plan, Local Area Plan and Zoning By-law designations for the general study area are shown in figures 3, 4 and 5.

3. Objectives of Study

The objectives of this study includes the following:

- review the existing land uses within the Study Area;

- formulate a comprehensive land use plan and policies that maintain and enhance the community's identity and natural environment;
- suggest measures to implement plan policies;
- analyse and document the architectural elements related to the village seaside character of the residential area;
- generate a set of urban design guidelines for the Beecher Street Commercial Area as a village focus, and for the Sullivan area and Marina as secondary commercial areas; and
- establish beautification guidelines for streetscapes and the seaside walkway.



FIGURE 1. LOCATION OF CRESCENT BEACH



FIGURE 2. CRESCENT BEACH LAND USE STUDY AREA BOUNDARY

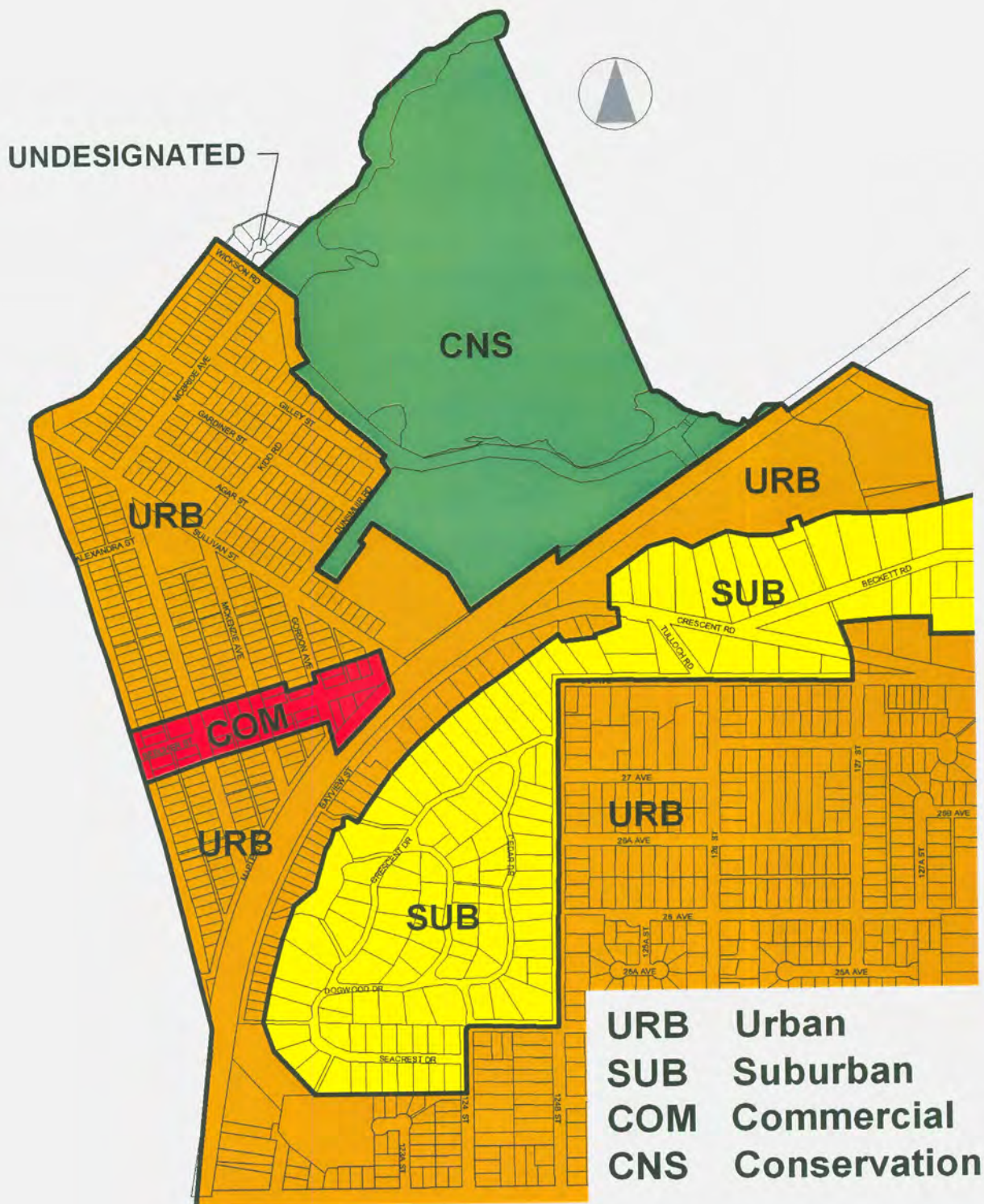


FIGURE 3. OFFICIAL COMMUNITY PLAN DESIGNATION IN THE CRESCENT BEACH AREA



FIGURE 4. CURRENT LOCAL AREA PLAN FOR THE CRESCENT BEACH AREA (SEMAHMOO PENINSULA PLAN)



FIGURE 5. ZONING IN THE CRESCENT BEACH AREA

4. Planning Process

4.1 Overall Planning Process

The planning process for the preparation of this study involved these steps:

- *initial preparations*: (between November 1996 and April 1997) involved discussions with the Crescent Beach Property Owners Association, the main proponent for undertaking the plan, to establish the scope and terms of reference for this study;
- *public consultation*: (between May 1997 and November 1998) a series of three public meetings were held to identify community planning issues, to develop plan options for public discussion and to formulate a preferred plan for presentation and comment from the public, with input from the Planning Advisory Committee;
- *internal consultation*: in conjunction with the plan preparation and the public consultation process, other City departments and outside agencies were consulted about issues and provided comments on the content of this study;
- *report preparation*: involved preparation of the plan and supporting materials for presentation to Council.

4.2 Planning Advisory Committee

In late 1996, the Crescent Beach Property Owners Association requested that the City prepare a land use plan and design guidelines for Crescent Beach. This was prompted by the Association's desire to retain the intent of the Restrictive Covenant, a private document on the titles of Crescent Beach properties which was established by the original development Syndicate to regulate use and scale of buildings. This Association has been active in the community since the 1950's. The Association's five member Neighbourhood Planning Committee was the main contact group between the Association and the Planning and Development Department.

Some of the main concerns of the Committee were:

- to address the transition and changes taking place in Crescent Beach that could alter the area's character;
- to identify new tools to achieve the intent of the Restrictive Covenant;
- to establish a land use plan to maintain and preserve the village feeling of the area;
- to find measures to help new homes to fit in with existing ones;
- to prevent the height of new buildings from being excessive and to allow for more flexibility in determining setbacks; and
- to improve and maintain pedestrian access to the beach.

With a terms of reference agreed to by the Crescent Beach Property Owners Association, the public process commenced in the spring of 1997. The Neighbourhood Planning

Committee of the Association became the Advisory Planning Committee for the project, giving input on the process, being a sounding board on printed and display materials prepared for public meetings, advising on controversial issues, establishing subcommittees to investigate specific questions related to local planning, and commenting on the early draft land use plan and urban design guidelines.

4.3 Public Meetings

The public consultation process for the preparation of this plan is shown in Figure 6. Three Public Information Meetings were held as follows:

Public Open House held on May 6, 1997 allowed the public to view an information display and through a questionnaire allowed City staff to gather ideas, to identify planning issues, concerns, opportunities and constraints, and to set objectives. Approximately 88 persons signed in and 160 questionnaires were submitted or mailed in following the meeting.

Based on the input from this Open House, staff developed land use and urban design options.

Public Workshop on November 4, 1997 allowed the public to view a display presenting land use and residential and commercial design guideline options. Following a staff presentation, small group discussions facilitated by staff generated comments and suggestions. Approximately 107 persons signed in and 27 questionnaires were submitted or mailed in following the meeting.

Though the Crescent Beach residential design character was recognised, there was no consensus at this workshop on a means of controlling residential design to ensure design compliance. Design controls on new homes were not considered to be appropriate by a segment of the community. Following discussions with the Crescent Beach Property Owners Association, a decision was made to develop general character policies for residential areas instead of design control guidelines for new houses.

Based on the Workshop input, staff developed a final draft of the preferred land use option, character guidelines for residential buildings and design guidelines for the Beecher Street Commercial Area. A series of separate meetings were held through the summer and fall of 1998 with a subcommittee of the Association, together with staff from the Engineering and Parks, Recreation and Culture Departments to develop guidelines and a concept plan the beautification of Beecher Street.

Draft Plan Open House was held on November 26, 1998 to present and refine the draft land use plan, residential character study, commercial area design guidelines and a streetscape plan for Beecher Street improvements. Approximately 75 people attended and provided comments verbally or by way of questionnaire. The display was available

for viewing by the public at Camp Alexandra for three days following the Open House. A follow-up meeting was arranged (80 people attended) by the Crescent Beach Property Owners Association to allow staff to make another presentation about the land use plan and residential building height on January 20, 1999.

A total of 24 questionnaire responses were received following the November meeting and 10 questionnaires following the January meeting. A large majority of the respondents generally agreed with the draft plan. The notable comments incorporated into the draft plan involved adjustment of the area of the Conservation designation to include the south side of Dunsmuir Road, and to extend the Marina designation to the entire Crescent Beach Marina property.

As for the urban design aspects of the plan, the issue of controlling residential building height has been identified as a significant subject for a separate study involving a review of the height restrictions of the Zoning By-law as they apply to Crescent Beach and further public consultation. With regards to the Community Development Concept, the public asked for input on the detailed planning and before new trails and visitor parking areas are built with respect to environmental considerations.

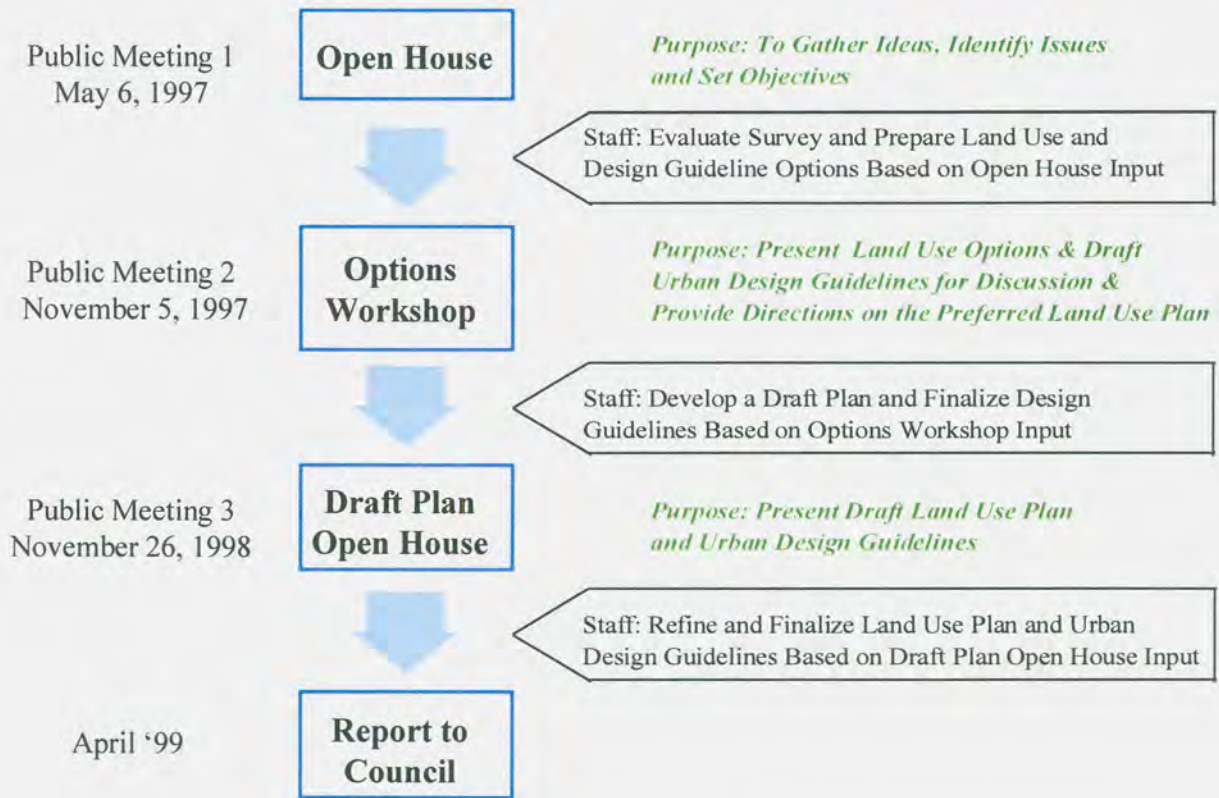


FIGURE 6. PLAN PREPARATION PROCESS

4.4 Inter-departmental and Inter-agency Input

Other City departments played an active role in the plan preparation process. This involved the following:

- *Initial consultations*: to refine the plan preparation process and to identify issues and constraints with the Engineering Department and the Parks, Recreation and Culture Department;
- *Working sessions*: to discuss questionnaire results and issues arising out of the public process, specifically including discussions with Engineering on road standards, street improvements and pedestrian amenities, and meetings with Parks, Recreation and Culture about street improvements and boulevard plantings prior to the third public meeting;
- *Draft plan referral*: Sections or the entire plan were referred to the School Board, Engineering and Parks, Recreation and Culture.

The Engineering Department endorses the plan and made comments regarding the following:

- Support for the maintenance of the existing reduced road standards, i.e. narrow pavement, no curbs and gutter, swales, and no sidewalks;
- A recommendation that the current permeability of the soil be maintained through improved landscaping and reduced paved surfaces in order to retain natural drainage capability of the area;
- Care in landscaping and grading of new homes is required to avoid more surface ponding;
- Funding sources for some of the capital works associated with Beecher Street beautification, including fronting properties owners or local improvement / cost sharing with the City; and
- Additional regulatory or policy tools need to be explored and put into place to preserve the character described in the plan.

Parks, Recreation and Culture, including the Public Art Coordinator, endorsed the plan making the following comment:

- Support for public art, provided any element at the tip of Blackie Spit is low profile.

The School District provided the following comments:

- students from the Crescent Beach area are designated to attend Crescent Park Elementary School for Kindergarten to grade 7 and Elgin Park Secondary for grades 8 to 12 and
- The proposed land use and density changes proposed in the Crescent Beach Land Use Plan are not projected to significantly change the number of students coming from housing in the study area.

5. Planning Opportunities and Constraints

5.1 Current Land Uses

The current land uses in Crescent Beach are unique, and require closer examination to understand the basis of some of the opportunities and constraints of the area. The following factors have shaped the development of Crescent Beach:

1. **Natural Factors:** Crescent Beach is a geographically defined area with the ocean on three sides and a bluff to the south. The natural surroundings significantly influence and define the land use of Crescent Beach. This includes the beach areas along the south-west and north-west shoreline, Blackie Spit which is a sandy outcropping extending northward into Mud Bay, and the intertidal areas from Blackie Spit to the mouth of the Nicomekl River in the north and north-east.

The most recognizable natural asset is that Crescent Beach is Surrey's only ocean beach. Since the early decades of this century, the beach has been a popular attraction. The Great Burlington Northern Railway operated passenger service from Vancouver and New Westminster stopping at Crescent Station, taking people to and from the city to enjoy beach and outdoor activities.

The community is also isolated at the north west corner of the Semiahmoo Peninsula. It is at the terminus of the City's and the region's transportation network. Crescent Road is a single road providing access to Crescent Beach. BC Transit "Route 351 Crescent Beach", which operates as South Surrey's main bus link to Downtown Vancouver, terminates in Crescent Beach. For these reasons, Crescent Beach is one of the most identifiable communities in Surrey.

2. **Development of the area:** The popularity of the beach resulted in the formation of a development Syndicate in the 1910's based in New Westminster to sell lots for seaside cottages and set aside the beach front as common areas (called "Shore Reserves" in the subdivision plans) for resident's use. Eventually, most of the area was subdivided into small lots, governed by a common Restrictive Covenant. The Restrictive Covenant, which still applies, specifies Crescent Beach is a summer resort property, establishes setbacks, indicates the allowable buildings (e.g. single dwelling house or store, with necessary stable, garage, bath house, boat house and outbuilding) and land uses (e.g. dwelling house or store, however no plant, process or business for manufacturing, curing or canning because such uses would constitute a nuisance). The Restrictive Covenant has been successfully used on two occasions to deal with proposals not considered by residents to conform with the area's character.

The sequence of development had a significant impact on the community structure. Figure 7a shows the original Crown Grant lands and Figure 7b shows the rapid

sequence of subdivision. By the early 1950's, most of Crescent Beach was developed into residential lots, thus ending the area's active agricultural activities.

Five major City acquisitions took place that influenced development of public access to the beach and natural areas:

- In 1961, the City acquired Blackie Spit which is a natural sand outcropping;
- In 1974, the City acquired Dunsmuir Farm which is partially used for a community gardens and has many trails coexisting with the natural habitat;
- In 1963, the City acquired the common beach lands thus allowing full public access to Crescent Beach;
- In the 1980's, the City purchased the informal walkways established between lots and leading to the beach allowing formal walkways for general public use; and
- In 1996, five lots on the Wickson site were purchased by the City.

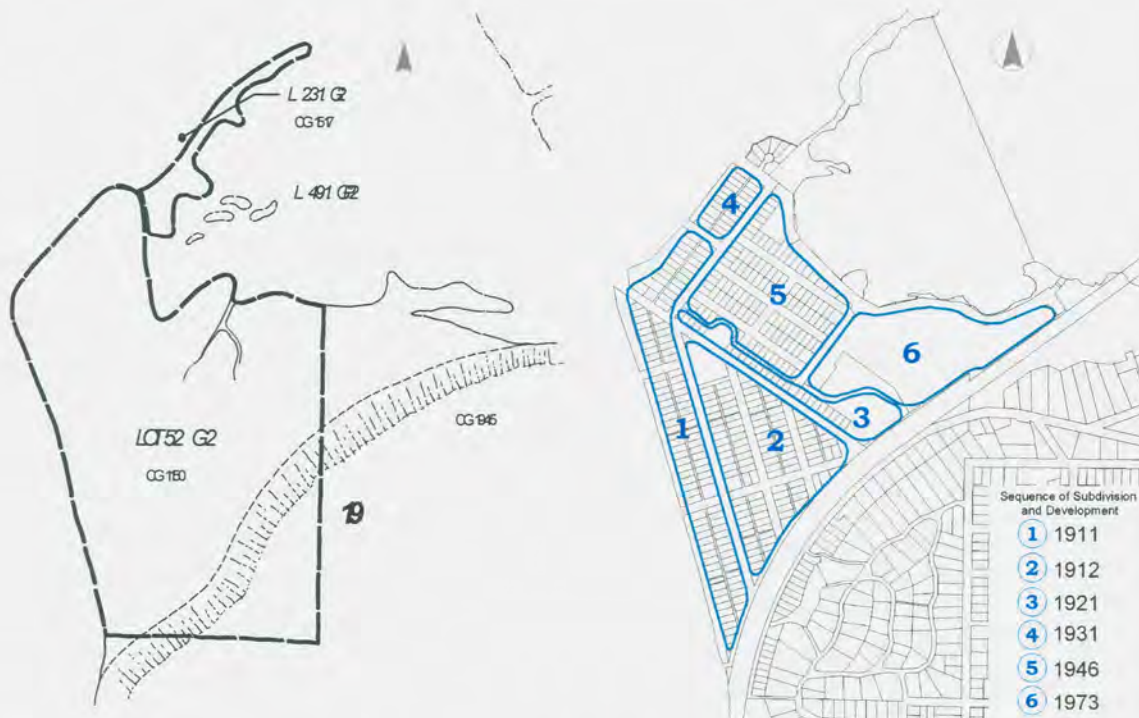


FIGURE 7A. ORIGINAL SUBDIVISION

FIGURE 7B. SEQUENCE OF SUBDIVISION

3. **Development of Local Services:** Commercial and service uses became established in Crescent Beach to support its seasonal population and resort activities. Most stores are located along Beecher Street, on the most direct path from the beach and the pier which extended out into the ocean at the foot of Beecher Street to the Great Northern Railway station (roughly at Heron Park). A hotel operated in the 1920's through 1940's once occupied the site of today's Beecher Place recreation facility at the foot of Beecher Street.

Early Zoning By-laws had commercial zoning along the length of Beecher Street, an area on Sullivan Avenue near McBride Street (1950's) and Crescent Beach Marina (1960's).

The fresh air and natural setting lead to a society being formed in the 1920's for city youth named Camp Alexandra. This facility remains a significant land use, a centre of activity and the location of Crescent Beach Community Services.

In addition, two churches were established: a Catholic Church on Beecher Street which continues to be used and an Anglican Church on McKenzie Avenue near Beecher Street converted for use as a Montessori pre-school.

Prior to City water services being introduced in the early 1980's, the area relied on the private utility company "Crescent Beach Waterworks" for its water supply.

A map indicating the location of local community facilities in Crescent Beach is shown as Figure 8.

- 4. *Dependency on outside neighbourhood services:*** Crescent Beach is dependent upon community services in adjacent communities. With more and more people living year round in Crescent Beach, there is one local store which operates on a year round basis. However, Ocean Park (which is about 4 kilometres away) is the nearest community shopping area. The closest school is Crescent Park Elementary School (which is 1.5 kilometres away). The closest fire hall, which is also equipped for marine emergencies, is the Ocean Park Volunteer Fire Hall on 128th Street (about 2 kilometres away) and the nearest affordable housing / seniors housing is the Kiwanis Village close to the fire hall. The closest major park is Crescent Park (about 1.5 kilometres away). However, Camp Alexandra cooperates with the City allowing a portion of their lands to function as a neighbourhood park with children play facilities.

A map indicating the location of community facilities outside of Crescent Beach is shown as Figure 9.

Considering these factors together, the land use structure that has developed over the years in Crescent Beach can be defined as follows:

- *Local and Tourist Commercial uses* consisting of a tourist commercial village "Main Street" such as restaurants and some services for local residents such as a medical office all focused along Beecher Street, a secondary commercial area on Sullivan Street near McBride consisting of a local general store, and a marina with associated land uses at the mouth of the Nicomekl River for boaters;
- *Urban residential uses* consisting of mainly single family homes;
- *Institutional uses* including a church, preschool, and community facilities; and
- *Open space uses* consisting of parks, trails, a beach and natural areas.

A map identifying existing land uses in Crescent Beach is provided in Figure 10.

5.2 Opportunities and Constraints Arising from Current Land Uses

Based on this general background, this study takes into consideration a number of opportunities and constraints in formulating the land use plan and the associated character guidelines.

The main opportunities in Crescent Beach include the following:

- The pastoral nature, the semi-rural feeling and seaside village atmosphere of Crescent Beach engraved in the community, gives the area an identifiable character;
- The community has a scale and structure for easy access to the beach by foot and distances being reasonable for walking. Therefore Crescent Beach has the potential to become a pedestrian village;
- A number of original buildings remain in the community allowing for the architectural elements and building designs contributing to the area's unique character to be documented;
- A number of buildings in Crescent Beach are included on the register of heritage buildings (See Figure 11);
- The Crescent Beach area has a long and rich First Nation history and is one of the most archaeological significant areas of Surrey;
- Beecher Street is the main commercial area. It is the corridor from Crescent Road to the beach, and its role as a village focus can be further enhanced through building design guidelines and streetscape improvements;
- The dominance of single family dwellings offers the opportunity to form identifiable neighbourhoods;
- Bath houses or boat storage buildings offer possibilities to be converted for additional habitable space;
- Portions of the community with lanes could accommodate parking away from front yard areas and allow for traditional house designs;
- Having evolved as a family beach resort, the community has a positive environment for children and outdoor family activities;
- The natural environment, including the beach, Blackie Spit and intertidal areas, can allow for passive or active recreation and for public education about environmental protection;
- The existence of mature trees and vegetation forms a green backdrop that can be extended and enhanced through plantings along the boulevards;



- The natural setting can be attractive to the formation of an artisan community and fine arts or cultural related uses;
- The natural and historical assets of the area can become year round attractions for visitors and improve business viability beyond the summer time beach oriented seasonal commerce;
- The rail right of way through the community, particularly if it is abandoned, has potential as land for open space and / or public parking;
- Public and private institutional facilities exist in the community and can become landmarks and places of attraction;
- The strong connection of the present community with its past and the sense of local history are sources of community identity; and
- The sense of community and public participation offers the opportunity to involve local residents and businesses in community based initiatives.

The main constraints taken into consideration in formulating this plan include the following:

- Being a low lying area, Crescent Beach is susceptible to flooding;
- Difficult storm drainage conditions due to low elevation and tides;
- Impact of floodproofing requirements on building design and lot drainage;
- The area's attraction for recreation may at times be at odds with the resident's concept of a quiet country lifestyle and may require residents to adjust their use of the area's recreational facilities to other than peak visitor use times;
- Surrey's population growth puts more demand on water activities and beach use, and impacts the capacity for the area to meet the city-wide recreational needs;
- The seasonal nature of commerce requires residents to shop outside of the area;
- Limited parking areas for beach visitors;
- Seasonal traffic congestion on local streets;
- Access for boats to the ocean and location of some parking lots are in conflict with the local environment;
- Conflicts between pedestrians and cars, particularly at access points to the beach and Blackie Spit;
- Erosion of the beach;
- Safety concerns and the physical barrier created by the Burlington Northern Santa Fe rail line;
- No close by elementary school or fire hall; and
- Not all services are sufficient for significant additional growth.



FIGURE 8. SERVICES IN CRESCENT BEACH

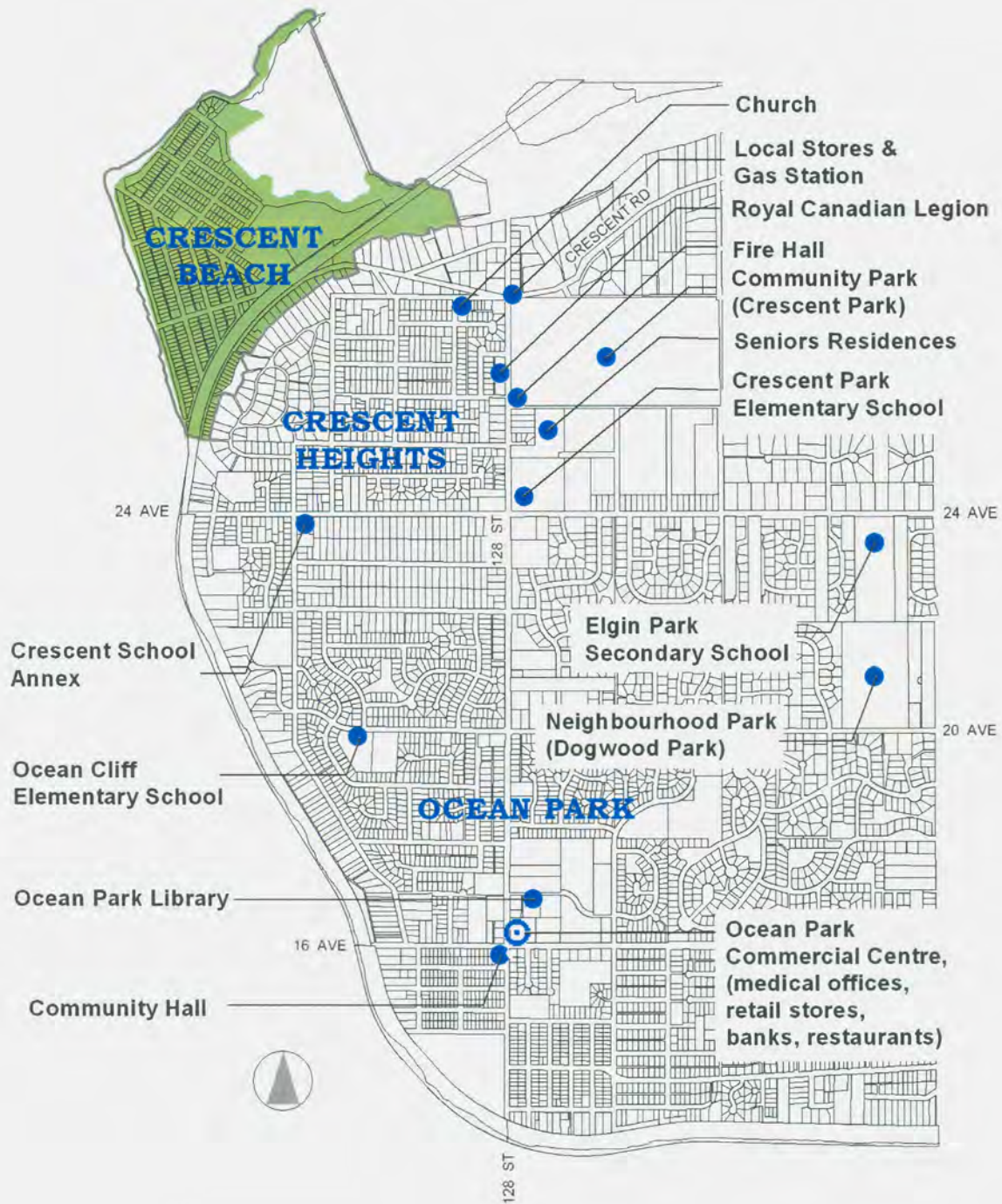


FIGURE 9. SERVICES LOCATED OUTSIDE OF CRESCENT BEACH



FIGURE 10. EXISTING LAND USES FOR CRESCENT BEACH



FIGURE 11. CRESCENT BEACH BUILDINGS ON THE SURREY HERITAGE REGISTER

6. Planning Objectives and Principles

This plan recognizes that Crescent Beach is a built up community, with an established character and identifiable heritage assets. Therefore, this plan is guided by a number of general planning objectives and principles.

6.1 Community Character

One of planning objectives involves preserving and enhancing the semi-rural residential and seaside village character of the community. The plan proposes to do this by:

- maintaining the dominant character of the residential buildings, pedestrian environment, and the open space system;
- making Beecher Street as the village focus and “Main Street”;
- creating compatibility between commercial and residential uses;
- locating the majority of commercial activity in the Beecher Street area, to form a compact and walkable village centre;
- focusing on maintaining the harmony between the influx of summer beach users and year round residents;
- building community identity and pride through local citizen participation to improve the quality of life; and
- accommodating a limited level of growth.

6.2 Aging in Place

Another planning objective revolves around accommodating the extended family and seniors. The plan seeks to allow for the principle of “aging in place”, so long time Crescent Beach residents may continue to live in the community as they become seniors. Allowing for choices in housing is an objective of this plan.

6.3 Environment

A strong relationship exists between the environment and recreational uses. The various types of open spaces need to be differentiated in terms of their environmental sensitivity and appropriateness for recreation activity. Retention of the natural and semi-rural setting is one of the planning objectives of this study.

6.4 Recreation

Planning principles related to recreation include:

- to move towards an appropriate balance between the needs of local residents and the needs of visitors coming to Crescent Beach to enjoy its natural outdoor amenities;
- to maintain a quality beach for swimmers, to provide appropriate beach related facilities and to maintain good pedestrian access to the beach; and
- to treat outdoor recreation as both a local and community wide opportunity.

6.5 Transportation and Circulation

In the area of transportation and circulation, Crescent Beach is a destination for recreation and relaxation for nearby and more distant Surrey residents. Therefore, there is need to plan for:

- priority of pedestrians over cars;
- pedestrian access being extended to the periphery of Crescent Beach to provide better links to other nearby areas;
- giving visitors more choices to reach Crescent Beach, including bicycle, transit (e.g. mini-bus) or on foot; and
- situating visitor parking at the edge of the community and away from environmentally sensitive areas.

7. Local Population and Growth Potential

Based upon the last census in 1996, Crescent Beach has a population of 835 people. The study area has 335 dwelling units and the average number of people living in a household is 2.5 people. This figure is less than the average of 3.0 people per household in the North Ocean Park area which is a predominantly family area with larger sized households.

Four lifestyle trends are expected to influence the local population and include:

1. *More permanent beach residents:* The trends towards people retiring to their Crescent Beach summer home as permanent residents will result in a larger number of people living year round in Crescent Beach.
2. *Changes in demographic composition:* This involves two trends: larger families living in existing homes or new homes and extended family circumstances to allow seniors to continue their independent living lifestyle and to keep living in the community. A possible response to these demographic trends may involve housing options consisting of “granny flats” or “coach houses”. This concept requires further exploration and changes to the Zoning By-law.
3. *Working at home:* Technology allows for people to work at home and away from employment centres, thus the plan allows for more job opportunities through commercial entrepreneurship, home offices and home based business.
4. *Attractive setting for artistic enterprises:* The area’s character has made it attractive for the artistic and cultural community to have studios associated with residential dwellings.

Based on these trends, the following assumptions are made regarding future population:

1. The household size would increase from 2.5 to 3.0 persons per household for a third of the existing housing stock. The resulting population would increase by 55 people, to a total population of 890.
2. New residential units can be added in the community in the form of residences above commercial uses (e.g. artist studios, integrated home / business arrangements, seniors housing, etc.) and dwelling units on the Arpeg Farm site. About 26 units in the commercial area and 48 units on the Arpeg Farm site can be expected. Assuming an average household sizes of 1.5 in the commercial area and the same mix as above in the residential area, then the population for these new developments would be 111 people.
3. Units for extended family members. Not all sites are suitable for granny flats or coach houses, therefore it is assumed that not more than a third of the existing lots will have these accommodations. Assuming an average household size of 1.5 persons per unit, then the resulting population would increase by 165 people.

The future population depends upon the extent to which development takes place and whether units for extended family accommodations are approved. The table below summarizes the current and future potential population of Crescent Beach at build out.

Census Population (1996)		835
Projected Population	1. Natural growth (55 people)	890
	2. Natural growth plus new development (111 additional people)	1001
	3. Natural growth plus new development plus coach houses (165 additional people)	1166
Total Projected Population at Build Out		1166

8. Land Use Plan and Policies

A comprehensive land use plan for Crescent Beach has been developed. It contains policies related to maintaining and enhancing the area's character, policies related to the environment, land use and circulation, and a land use map for Crescent Beach.

8.1 Crescent Beach Character Policies

Crescent Beach is a community with a strong identity, which has been fostered over the years by the area's geography and natural environment, the ocean beach and fresh air and the local history. The human dimension has a role in shaping the community identity, with a strong community spirit, active resident participation in local decision making and a good number of resident artists, and cultural and fine art enthusiasts. Many Crescent Beach residents as well as visitors identify with the village seaside character of this predominantly single family neighbourhood which through the built environment expresses a unique lifestyle, community pride and appreciation of the arts.

The goal is to maintain the area's unique character and enhance it's identity and character through the following policies:

- A) Recognize the inherent seaside village theme as the principal characteristic of Crescent Beach.
- B) Use the unique natural setting of the area, such as Blackie Spit, the beach and ocean frontage, to augment and enhance the qualities of the seaside village theme.
- C) Ensure that the built environment contributes to the area's character, including narrow street pavement, no sidewalks, lighting and curbs, a gradual transition between the road pavement, gravel shoulders and grassed yards, pedestrian-oriented development and design pattern of a compact village, combined use of residential streets by pedestrian and vehicles, the shared use of pathways by pedestrians, bicycles and wheelchairs and expression of the local artistic and cultural interests through public art.
- D) Encourage the design of new homes or existing homes being renovated to maintain the existing seaside residential character by: incorporating some of the dominant architectural elements present in many existing buildings; by considering designs where the size and massing respect views and privacy and achieve a relationship of scale in regard to existing surrounding housing and the existing village scale; by having access to garage / carport from the existing lanes or having separate garage / carport structures in those areas where there is no lane; and considering tandem parking on narrow lots.
- E) Require buildings that incorporate a home occupation / studio on a residential lot to reflect the dominant residential character as it relates to scale, size and design.
- F) Recognize the potential of archaeological significant sites and protect buildings that have significant architectural, historical, or cultural value, particularly for those buildings that are synonymous with the seaside village character of Crescent Beach.

8.2 Sustainability and Environmental Policies

The identity and character of Crescent Beach can be developed by maintaining a harmony between the natural setting and the built environment. Maintaining this balance is critical to the attainment of a sustainable community. Sustainability can be defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs", especially in allowing local residents to enjoy living in their neighbourhood, and visitors to gain access to the beach and Blackie Spit. Managing growth to insure that the planned development capacity can be adequately serviced is another aspect of meeting future needs.

The goal is to maintain a harmony between the natural environment and built community by maintaining and enhancing the natural environment and fostering an environmentally sustainable community through the following policies:

- A) Manage growth to retain and promote the local character and to protect the natural environment, while making provision for adequate city services and amenities.
- B) Encourage co-existence of local residential interests and those of the larger community in having the beach as a recreational destination point.
- C) Conserve and protect environmentally sensitive areas such as the beach foreshore, Blackie Spit and the intertidal area, and avoid introducing uses within environmentally sensitive areas that would detract from or endanger the environment, or result in degradation of the existing conditions.
- D) Maintain and develop trail systems, particularly the seaside walkway, which are in harmony with the environment and minimize the amount of paving and other hard surfaces intruding into environmentally sensitive areas.
- E) Preserve mature trees, plant additional vegetation and site buildings to maintain and enhance the quality and the character of the natural tree cover.

8.3 Pedestrian, Vehicle Circulation and Parking Policies

Due to the outdoor and recreational opportunities of the area, Crescent Beach is a popular destination point for Surrey residents. The arrival of visitors results in periodic increases in the amount of traffic and demand for car parking. At times, this traffic becomes a burden to residents. Refer to the Development Concept Plan (Section 11) in relation to the policies described in this section.

The goal is to maintain and enhance the community as a walkable village, with easy and direct access to the beach, recreation and natural areas for residents and visitors through the following policies:

- A) Integrate all pedestrian paths, trails, walkways, sidewalks and crosswalks and bicycle paths to form a continuous local pedestrian / bicycle network that provides interconnections throughout Crescent Beach, and in particular provides pedestrian /

bicycle access to the beach, Blackie Spit, the community gardens and the Beecher Street village centre. Points of interest and landmarks can be incorporated into this network as reference features.

- B) Encourage access to Crescent Beach using non-vehicular modes by connecting the local pedestrian / bicycle network to surrounding neighbourhoods and to the major linear corridors on the Semiahmoo Peninsula.
- C) Provide visitor parking in ways and in locations that do not disrupt the single family residential life style in the core of the community, and protect the natural character of the waterfront, beach and Blackie Spit.
- D) Develop a coordinated beach access system, consisting of visitor parking areas, direct pedestrians routes from the parking to the beach, and drop off points near the beach.
- E) Consider redesigning existing parking areas to improve layout efficiency, reinforce the continuity of the waterfront walkway, provide adequate visual screens to ensure compatibility with the natural environment and local character.
- F) Explore public parking areas situated at the edges of the community which are connected to the pedestrian / bicycle network, to provide direct non-vehicular access opportunities to the beach and other point of recreational interest in Crescent Beach for both the public and residents' use.
- G) Maximize on-street parking opportunities while preserving the semi-rural character of the streets, and respecting landscaping on the boulevards.
- H) Differentiate Beecher Street, Sullivan Street and McBride Avenue (from Beecher Street to Wickson Road) as the principal streets in Crescent Beach. Identify and build crosswalks which are designed to give foot traffic priority over automobiles.
- I) Consider traffic calming measures in addition to raised crosswalks such as one way streets, curb extensions in the Beecher Street commercial area, etc., to promote safety and to reinforce the priority of the pedestrian network.

8.4 Land Use Plan and Associated Policies

A. Land Use Policies

Crescent beach has a historically established land use, originating in the development of a pedestrian-based resort community focusing on the beach. The land use has been governed by the common Restrictive Covenant in place since the original subdivision of the land. Later zoning helped to define the distinction between commercial and non-commercial areas, followed by the Semiahmoo Peninsula Plan that tried to provide an additional level of land use differentiation by identifying park / open space and institutional uses.

The goal of the Crescent Beach Land Use Plan is to maintain and enhance the community as a small scale and livable village with land use designations that reflect the actual uses of the land through policies in the following three categories:

Commercial Uses

- 1) Locate most commercial development in Crescent Beach in the Beecher Street Commercial area, to provide neighbourhood level retail, office and personal services for Crescent Beach residents and visitors.
- 2) Encourage local convenience commercial uses to locate on Sullivan Street near McBride Avenue.
- 3) Widen opportunities to satisfy a range of housing needs by mixing residential uses, including seniors housing, and commercial uses in the Beecher Street Commercial Area. Residential uses may be placed above or adjacent to businesses.
- 4) Support integrated commercial and residential uses in the form of integrated home / business units, studios or other similar arrangements.
- 5) Support fine arts enterprises that seek Crescent Beach as a setting for cultural and artistic activities.
- 6) Allow for innovative business ventures that take advantage of the area's seaside village character, including bed and breakfast accommodations, non-powered water related activities and bicycle rentals.

Park, Open Space, Institutional and Recreational Uses

- 1) Recognize the variety of water related activities that take place in the vicinity of the beach, including swimming, sailing and boating, while discouraging jet powered watercrafts.
- 2) Facilitate access to the shore area that ensures safe coexistence among all users.
- 3) Incorporate private water-related recreational facilities, including the marina, the Surrey Sailing Club, etc., as components which contribute to and accentuate the seaside character of the area.
- 4) Distinguish three different types of open spaces available in the area, including:
 - the parks which are formally developed areas such as Sullivan Point, Heron Park, etc.;
 - the beach area along the western shorelines of Crescent Beach which is Surrey's only ocean-related recreation area; and
 - the conservation area consisting of environmentally sensitive areas of Blackie Spit and the intertidal mudflats, the community gardens, Dunsmuir Farm and the northern corner of the Arpeg farm site with the heritage barn and forming an integral part of the surrounding environmentally sensitive area.
- 5) Consider the institutional lands associated with Camp Alexander and located across Sullivan Street to the north of the Camp, as a neighbourhood park.
- 6) Use good environmental and erosion protection practices in the enhancement, or expansion of the beach (possibly in association with the City's Wickson lands).
- 7) Utilize opportunities provided by existing community service facilities and institutions such as Beecher Place, Camp Alexandra, Holy Cross Catholic Church and

Village Montessori to serve as points of attraction and landmarks, contributing to the vitality of the village.

- 8) Exploit opportunities provided by existing and future recreational points such as, the sailing club, the pier, the marina and boat activities, nature observation points, etc., to enrich the experience of pedestrians walking along the ocean and river frontage.
- 9) Enhance and establish new landmark areas at the terminus of major pedestrian and vehicle access routes to the beach, including the locations shown in the Development Concept Plan (Section 11).
- 10) Consider the long term feasibility of converting the rail right-of-way into a major recreational open space corridor, including public parking, once railway operations are abandoned.

Residential Uses

- 1) Protect and maintain the dominance of single family land uses for Crescent Beach.
- 2) Improve the quality of life for seniors by allowing the concept of “aging in place” using units that maintain the dominant single housing form and local character with Crescent Beach, such as units above commercial uses, small extended care units and coach houses. (A coach house means a small self-contained dwelling unit that is integrated with a detached garage in the back yard of a lot.)
- 3) Consider providing housing that meets a variety of needs, including housing for seniors with or without a care component, comprehensively developed to maintain the dominance of the single family built form while maintaining sensitivity to the local environment.
- 4) Recognize the current trend to work at home and encourage home-based businesses in accordance with regulations contained in the Zoning By-law.
- 5) Promote the establishment of accessory uses or buildings for fine arts or other cultural activities conducted by a resident or occupant from a home or an accessory building, while retaining and enhancing the unique village nature of the community.

B. Land Use Plan Description and Designations

The comprehensive land use plan for Crescent Beach is based on a community structure having the following components:

- A principal commercial area along Beecher Street forming the Village’s Main Street, from the rail line to the beach, with opportunities for a mix of commercial, residential fine art or cultural, and institutional uses, and a local commercial node on Sullivan Street near McBride Avenue;
- Single family residential areas north and south of the Beecher Street areas, including the lower reaches of the Crescent Heights bluff;

- Pockets of institutional uses along Beecher Street and adjacent to the local commercial area, such as Beecher Place on Beecher Street and Camp Alexandra on Sullivan Street);
- Parks and open spaces including Heron Park and utilities (GVRD pump station and Burlington Northern Santa Fe rail right-of-way);
- Beach and waterfront walkway and the grassy strip beside the walkway along the western shoreline;
- Environmentally sensitive open space, mud flats areas and historic barn on Arpeg Site in the north; and
- A marina at the mouth of the Nicomekl River at the northeast.

In order to represent this structure graphically, a Crescent Beach Land Use Designation Map, as shown in Figure 12, has been developed, using eight designation categories. These designation categories are listed and shown in relation to Official Community Plan designations in the table below:

Official Community Plan Land Use Designation:	Crescent Beach Land Use Plan Designations:	Approximately Designated Areas	
		ha.	acres
Commercial	Village Commercial	1.4	3.4
Urban	Local Commercial	0.1	0.3
	Urban Residential	24.7	61.2
	Institutional	1.3	3.2
	Marina	4.4	10.9
	Park / Open Space	9.0	22.2
	Beach	3.6	8.8
Conservation	Conservation	35.0	86.4

Note: Not all roads are designated, therefore the above noted land areas may not total to the study area noted in Section 2.

The intent of each designation, the area of Crescent Beach to which the designations apply and the amount of land so designated are explained below:

Urban Residential Designation [24.7 hectares (61.2 acres)]

Intent: This designation is intended for residential neighbourhoods, consisting of single family dwellings on conventional or small sized lots, comprehensive residential housing including senior's facilities, and uses customarily associated with a residential use such as home based business, bed and breakfast, day-care and artist studios, as regulated by the Zoning Bylaw.

If a feasibility study about coach houses concludes that this use is appropriate for the Crescent Beach area, this use would be included in this designation.

Area designated: Existing residential neighbourhoods, not including local parks or open spaces, institutional facilities, local commercial uses and other non-residential uses.

Village Commercial Designation [1.4 hectares (3.4 acres)]

Intent: This designation is intended to support creation of a principal area of community focus consisting of a mixed use Village Main Street for Crescent Beach. It would be the main area of commercial and office activity for residents, visitors and beach users, and cater to a range of uses that enhance and strengthen the pedestrian nature of this street. The area would include street level retail commercial, integrated home / business, personal service, commercial schools and arts or culture related uses. It would be distinguished from other commercial areas by the strong physical relationship between the uses and the sidewalk or beach environment. It is intended to support dwellings and office uses primarily situated on upper storeys.

Area designated: The Beecher Street Area, from Sullivan Road to the beach, except for the Holy Cross Church, Village Montessori, Beecher Place and Heron Park.

Local Commercial Designation [0.1 hectares (0.3 acres)]

Intent: This designation is intended for small scale commercial buildings located away from the Village Main Street. Uses would be oriented to serving convenience shopping needs of residents and visitors. Residential uses are intended for one accessory unit per lot usually for the business operator or the owner of the lot.

Area designated: The north side of Sullivan Street near McBride Avenue and across from Camp Alexandra, except for the City tennis court facility.

Institutional Designation [1.3 hectares (3.2 acres)]

Intent: This designation is intended for community facilities operated by the City or private organizations, such as pre-schools, churches and community meeting facilities, and includes associated privately-owned open spaces that are open for public use.

Area designated: Community facilities located in Crescent Beach include religious facilities (Holy Cross Church on Beecher Street), pre-schools (Village Montessori located on McKenzie Street), civic facilities (Beecher Place at the foot of Beecher Street) and Camp Alexandra located on Sullivan Street, including the open space north of the Camp.

Marina Designation [4.4 hectares (10.9 acres)]

Intent: This designation is intended for privately-operated facilities for launching, moorage, storage, building and repair of pleasure boats, commercial and personal services activities associated with boating and fishing, parking and other recreational uses.

Area designated: The area from Crescent Road to the mouth of the Nicomekl River south of the rail trestle bridge used as a marina, including the surface of the water used for boat moorage and adjacent associated facilities on the land.

Park / Open Space Designation [9.0 hectares (22.2 acres)]

Intent: This designation is intended for active and passive City parks and open spaces, the road ends extending to the beach, the tennis court on Sullivan near McBride Avenue, piers, boardwalks or other structures over the water, and utility or transportation corridors.

Area designated: City owned lands that are maintained for active open space use including Heron Park, Bayview Park, Sullivan Point, and the grassy open spaces and nature pedestrian walkway areas along the beach, and lands used for public and private utilities including the GVRD pump station on Crescent Road and the Burlington Northern Santa Fe rail right of way.

Beach Designation [36 hectares (8.8 acres); varies with tide]

Intent: The Beach designation is intended for seaside leisure activities.

Area designated: The sandy shoreline from Maple Street to Sullivan Point, and north of Sullivan Point to the boat launch at Blackie Spit used for swimming and other water recreational activities.

Conservation Designation [35.0 hectares (86.4 acres); varies with tide]

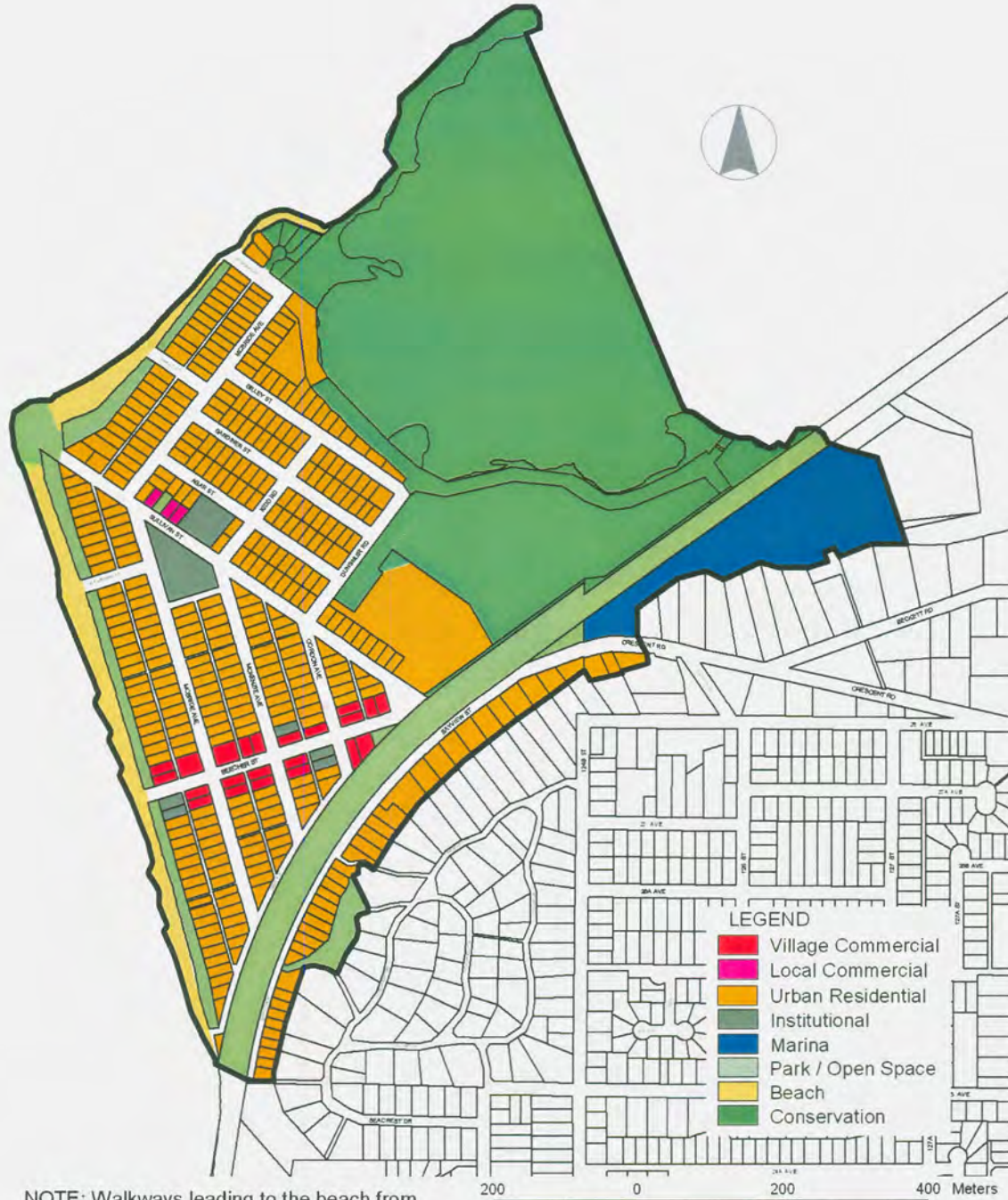
Intent: This designation is intended for environmentally sensitive lands and inter-tidal areas to be conserved in their natural condition.

Area designated: The areas customarily referred to as Blackie Spit, Dunsmuir Farm, a corner of the Arpeg Farm where the barn is located, the community gardens and the environmentally sensitive lands and waters in the intertidal area of Mud Bay at the mouth of the Nicomekl River.

C. Main Differences Between Existing and Proposed Plan

The existing Land Use Plan that applies to Crescent Beach (Figure 4) differs from the proposed new Plan (figure 12) in the following ways:

- Conservation designation is applied to the former Parks and Open Space lands in the Blackie Spit / Dunsmuir Farm / Mud Flats area and to City owned Wickson lands. The northern corner of Arpeg Farm with a historic barn is changed from Urban to Conservation;
- The two privately owner Wickson lots are designated Urban Residential
- The entire Crescent Beach Marina site is designated Marina rather than a split of Recreation and Urban Residential;
- The actual beach areas are changed from Park and Open Space to Beach;
- The Burlington Northern Santa Fe Rail right-of-way, previously not designated, is designated to Park and Open Space;
- 3116 McBride Avenue (an irregular shaped parcel across from Wickson Road at the entrance to Blackie Spit) is changed from Park and Open Space to Urban Residential;
- The Commercial area along Beecher Street is changed from Commercial to Village Commercial; and
- The Commercial sites on Sullivan Avenue near McBride are changed to Local Commercial from Urban Residential.



NOTE: Walkways leading to the beach from Gordon, MacKenzie and McBride Avenues, and the Beecher, Alexandra, Target and Wickson Streets road ends are all designated Park / Open Space.

FIGURE 12. CRESCENT BEACH LAND USE DESIGNATION MAP

9. Residential Character and Urban Design Guidelines

9.1 Crescent Beach Neighbourhood Residential Character

Residents of Crescent Beach were attracted to the area by the strong sense of place determined by its waterfront, well defined physical boundaries, and the unique, identifiable character of the village. The residents have expressed their desire to maintain, enhance and reinforce the peaceful seaside village character of Crescent Beach.

A widespread awareness and a shared understanding of the principles and specific architectural features of existing buildings, particularly the residential buildings, and public spaces which are associated with the village atmosphere of Crescent Beach are important steps in maintaining and enhancing the local character when designing new buildings in the community.

Enhancing and reinforcing the present character of Crescent Beach requires the harmonious integration of new developments into the existing urban fabric and overall character of the village. Achieving this objective will involve the systematic implementation of the policies, the Development Concept Plan (shown in Figure 15) and the design guidelines that form part of this plan.

The Urban Design Guidelines, policies and implementation measures, in combination with increased awareness of the factors contributing to the character of the village, will help future residents/developers/builders to select designs that are compatible and help to reinforce the image of Crescent Beach as a unique, identifiable residential neighbourhood in Surrey.

The guidelines will also provide direction in coordinating improvements to the streetscape and public realm. Guidelines affecting roads and public spaces may be refined in consultation with Surrey's Engineering and Parks, Recreation and Culture Departments as detailed designs and standards are developed for the village.

The following urban design guidelines are directed toward retaining and enhancing the character of Crescent Beach.

A. Residential Character

The character of Crescent Beach has been achieved over a long period of time through the progressive addition of buildings, and the development of streetscapes and public spaces which have reached a high level of coordination in creating an integrated overall seaside village image and atmosphere.

Understanding the design features which determine the overall character of the Village will help to develop consensus between residents and designers on a common theme, achieve unity of character, and facilitate the harmonious integration between old and new buildings, and between buildings and the street.

Incorporating characteristic elements of existing buildings in the design of new residential developments or in renovations of existing structures, the overall character of the village may be retained and enhanced. Awareness of these contextual local elements will also

help and encourage future residents/developers to select and prepare house designs that fit in the overall character of the village.

The following is a description of the dominant features which define the overall character of Crescent Beach.

B. Dominant Residential Characteristics

The unique character of the village is strongly influenced by specific features and details which are present in many houses in the area (window shapes, front entrances, porches, shape and slope of the roof, building materials and exterior finishes, etc.).

Form and Character.

- *Most of the houses are two storey with strong gabled roof lines.*
- *The first level of the house is raised above the natural ground level (issues related to flood-proofing and added privacy).*
- *In “laneless” areas of the village, garages are not a dominant component of the front facade. They generally are single car garages and their volume does not project toward the street.*
- *Where a lane exists, garages are provided at the back of the lot. Single car garages are also combined with carports.*
- *Building form and volume is based on simple, regular shapes. Articulation of the building volume is achieved by gable roofs and verandah / roof at the lower level.*



- *Strong definition of the first level by use of verandahs across the facade. Porches define the main entrance to the house.*
- *Porches and verandahs toward the street are common. Main entrance retains a human scale (no more than one storey) as a transition between inside and outside spaces.*
- *Front door entry area is well positioned and designed to provide weather protection.*



- *A wooden plate or board is generally used to give a name and personalize the house/cottage. Names are related to the seaside village theme.*
- *Weather vanes, which in some cases reflect the local theme, are found on several houses in the village.*



Roofs.

- *Simple roof forms and volumes. The roof is one of the dominant elements of the architecture. Dominant, regular roof planes generally extend from the attic to the lower level of the building.*
- *Multiple / composite roof forms are not common in Crescent Beach.*



- *Gable roofs are based on large single planes with gabled or cross-gabled dormers as secondary elements. High gable roof slopes are common. 8/12 is the minimum slope.*



- *Pitched, gabled roofs are dominant in two storey houses. Hip roofs are found mostly in one storey houses (cottage style).*
- *Habitable attics and cross gabled dormers are common in older houses. In most cases the second floor is contained within the envelope of the gable roof.*



- *Eave brackets and a small attic window (or louvered ventilation screen) are architectural elements generally found in the principal gable ends. In combination with dormers they provide detail to otherwise simple building volumes.*



Windows. Finishing. Materials.

- *Windows are of a rectangular shape, generally with wood frames. Mullions are a dominant feature which accentuates the verticality of the window panes.*
- *Muntins are generally used in the upper portion of the window.*
- *Wide trim is used around doors and windows. Trim is generally painted white or in a color which contrasts the colour of the walls.*



- *Siding used in cottages and many older homes in the area include clapboard wood siding, scale cedar siding and board and batten.*
- *For character compatibility, some of the new developments in the area have also included this type of siding.*
- *Shingled wall siding and/or shingles or scales are also used in gable ends on older houses.*
- *Cedar shingles or asphalt shingles are the dominant roofing material. Recently, roof tiles (applied in large, unbroken surfaces and using tiles of a flat profile) have been successfully introduced in new developments.*
- *The traditional use of roof tiles in simple form; large surface roofs seem appropriate to achieve compatibility with most of the cedar shingle roofs.*
- *Houses are painted/stained with solid, strong colours. Trimming, fascia and soffits are generally white or of a contrasting colour.*
- *Railing and columns of porches and verandahs are generally painted white, or in a colour contrasting to siding on the walls.*



C. Dominant Street Characteristics

The overall atmosphere and unique character of the village is also influenced by the specific elements which define the public realm. It involves, among other things, open spaces, street edges and front yards, hard and soft components of the street landscaping, and building/street relationships (relationship between building height and distance between buildings across the street, and other aspects).

Streetscape. Edges and Front Yards.

- *Rural standards for the streets; no sidewalks or curb and gutters (except on Beecher Street).*
- *Suburban standards for public lighting and lights in porches and verandahs accentuate the village character at night.*
- *Short residential blocks, changes in street alignment and many “T” intersections discourage vehicles from speeding, and accentuate the dominant pedestrian character of the village.*
- *Minimum width of roadway pavement and wide gravel shoulders which are used as parking by residents and visitors are characteristic in the village.*
- *Wide gravel shoulders provide large permeable surfaces which facilitate natural drainage.*
- *Existing vegetation, in particular trees in front yards in the proximity of the street right-of-way (which do not follow a regular pattern) define an overall natural quality of the public space that is one of the major features of the village.*
- *Location of the houses on the lots have generally preserved many existing trees (specially on street fronting areas). Many houses have been designed to feature and celebrate existing trees on the lot.*
- *In many cases, shrubs define the front property line. Pedestrian entrance to the site is generally well identified.*



- *Arbours which use natural elements, or a unique design detail in combination with shrubs are commonly used to signal the entrance to the site.*
- *Fences in Crescent Beach are an expression of creativity, identity and character. Front yard low fences and landscaping help to define the seaside village flavour.*



- *Front yard fences are low, transparent, built out of wood (generally picket fences). A combination of fence and landscaping is provided to increase privacy in front yard areas and to soften the visual impact of side and rear yard solid fences that may be visible from the street.*



- *There is a minimum amount of paved areas in front yards. Asphalt driveways do not dominate the front of the houses.*
- *In some cases, front yard areas used for a parking space involve permeable hard surface areas (stones, grass-crete, decorative pavers, etc.).*



- *Porches or verandahs overlook the front yards.*
- *In combination with yard landscaping, porches and verandahs establish a human scale and achieve a soft interface between private and semi-public spaces.*



9.2 Design Guidelines for Commercial Areas

A. Design Guidelines

The guidelines are intended to assist in reinforcing and enhancing the overall appearance of the Beecher Street (Village Main Street) and Sullivan Street commercial areas. The guidelines focus on the development of individual sites in a manner that achieves a harmonious relationship and co-ordination among buildings and between buildings and the street. They are also directed to consolidate identifiable, pedestrian-oriented commercial areas that have a human scale and a unity of character that is compatible with the overall seaside village image of Crescent Beach.

The guidelines will be a guide for business owners, developers and the City in designing or evaluating commercial development proposals that are subject to the Development Permit Process.

A.1 Guidelines for Building Frontage Character

- *Locate buildings on the sites to maximize the length of façade along the street.*
- *A minimum 2.0 m. (6.5 ft.) front yard setback is recommended for any development on Beecher or Sullivan Streets to reinforce the pedestrian-oriented character of these commercial areas. Changes in setback are desirable to achieve some articulation of the continuous commercial frontage.*
- *Extend pavement of the sidewalk to the face of the building to accentuate the pedestrian-oriented character of the Beecher Street commercial area and the Sullivan Street Local Commercial Node.*
- *Consider a wooden boardwalk, mosaic tiles, decorative brick or cobblestone as a treatment of the sidewalk / boulevard in front of the Sullivan Street Local Commercial Node to accentuate its more local service character.*
- *Frontage of the buildings along Beecher Street and at the Sullivan Local Commercial Node should reflect a strong human, pedestrian scale. Car-oriented commercial uses are not appropriate in Crescent Beach.*
- *Consider a more residential flavour for buildings on the Sullivan Street Local Commercial Node. Roof form, window shapes, storefronts and overall appearance to incorporate characteristic architectural details found in the residential areas of the village. Provide terraces, balconies and/or decks on the levels above the street level retail uses.*
- *It is desirable that at least 75% of the street level commercial frontage be dedicated to retail, eating establishments and/or personal service stores. Residential and/or professional office uses are recommended above the street level retail uses.*
- *Several Commercial Retail Units (CRU) are preferred to a single large commercial retail area fronting on the street.*
- *Developments on corner sites should preferably have active frontage and facades on both streets. Buildings should anchor the corner and act as visual landmarks.*

- Existing gaps between buildings should be closed and parking lots screened from direct, open views from the commercial frontage streets. Colonnades, trellis, pergolas, low transparent fences and screens, etc. are recommended for this purpose.



- Consider direct access from the street to ground level retail uses at short intervals. Facades should include details that reinforce the presence of the first storey of the building on the street.
- Architectural detailing of new commercial developments that reflect the dominant seaside village theme and promote a festive atmosphere are encouraged. Consider facade details which include planters for perennials, hanging baskets, wall mounted lamps, etc..
- Create interest and articulation of the building mass by creative use of balconies, projections, colour, roof lines and slopes, volumetric expression, etc..
- Bay window storefronts are encouraged. Muntins and wide trims are desirable components of the storefronts.
- Store fronts should consider the use of wood for windows and door frames. Raised details and inset glass panes are recommended on doors toward the street.

A.2 Guidelines for Parking Areas

- Parking areas of commercial developments along Beecher Street should be located behind the buildings; screened and away from direct views from the street. Access to parking areas is recommended from a service lane or lateral streets.
- Most of the parking in the Sullivan Commercial Node should be provided as short term on-street parking.

- *Lanes behind commercial areas should include trees and pedestrian scale lighting.*



- *The use a low (max. 1.00 m. high) transparent fence combined with landscaping (including trees) is recommended along the lane or to screen parking areas which may be exposed to views from the street.*

A.3 Guidelines for Canopies / Awnings

- *The use of canopies and awnings over the sidewalk is encouraged. The objective is to offer continuous weather protection for pedestrians along the building frontage (1.20 m. minimum projection from the building face is recommended).*
- *It is recommended that canopies have a minimum inclination of 30 degree slope (35 to 45 degree is preferred). If a valance / fascia is provide; it should not be wider than 0.45m. (1.5 ft.).*
- *Canopies / awnings should be opaque. Backlit translucent canopies are not acceptable.*
- *Canopies / awnings should be of a flat, solid colour and should coordinate with the colour scheme of the building. Depending on its immediate context, striped fabrics may also be appropriate.*
- *Compatibility and co-ordination of canopy / awning shapes is strongly encouraged. Dome canopies / awnings are not recommended in the area.*



A.4 Guidelines for Signs

- The size, location, message, and overall design of signs should be oriented to pedestrians. They should relate to the scale and character of the commercial area.
- Signs should be mainly used for **business identification** and should preferably use graphic imagery which reflects the seaside theme and character of the village.
- Signs should be integral to the architecture of the building. Signs which are colourful, decorative and with eye-catching features are encouraged.
- Rotating signs, pylon signs, backlit illuminated Plexi-glass fascia signs or backlit canopy / awning signs are not considered appropriate for Crescent Beach.
- Spot lighting / flood lighting over signs is recommended. The source of light should be white. To avoid glare, it is recommended that signs be illuminated from above, below or the side in a way that illumination lights are shielded from direct view of the observer.
- Acceptable materials for signs are: wood (carved or sandblasted panels, three dimensional wooden letters, etc.), paint (on sign boards or directly on the building facade or glass), metal (hangers, cut-out letters, cast letters, etc.), and neon (for outlines, or window signage only). Materials used for signs should relate to the seaside theme and be compatible to materials used in adjacent buildings and landscaping.
- Recommended types of signs and related guidelines are:

Canopy Signs. Minimum lettering to be placed on the sloping side of the canopy. Valance not to be wider than 0.45 m. (1.5 ft.). It is desirable to restrict lettering to the front and sides of the canopy valance.

Under-Canopy Signs. To be placed not less than 2.5 m. (8.25 ft.) from the ground. Only one sign per business is recommended. They should be securely attached to the canopy and not exceed the width of the canopy under which they are hung .



Projecting Signs. Fixed at 90 degrees to the wall, they may be of various shapes. Wood boards hung from wrought iron brackets or standards are suggested. These signs should preferably be lined up with architectural features of the building. They should not be hung lower than 2.5 m. (8.25 ft.) from the ground and if they extend beyond the property line, appropriate liability insurance must be provided.

Fascia Signs. *To be specifically located in the area between the first and second floors (one per business), they should preferably be a wooden fascia board mounted on the wall. It is recommended that fascia signs should not exceed 45 cm. (18 inches) in height.*

Flat-Surface Mounted Signs. *These are wooden signs attached to the walls of the buildings not in fascia locations. Appropriate locations are gable ends, storefront bulkheads or secondary facades. Their design and style is to be similar to fascia signs.*

Window Signs. *These are signs painted, or otherwise affixed to the window or door. They are suitable for storefronts and they are especially recommended for businesses above the ground floor level. Window signs should not occupy more than 30% of the window area or 50% of the area of glass in the door.*

Free-standing Signs (Monument Signs). *Only signs which are an integral part of a landscaped area are acceptable. These signs should be made of wood or metal (or a combination) and their design should primarily reflect the seaside theme. They should be small in scale, not more than 1.2 m. (4.0 ft.) in height. This type of sign should be used for the purpose of business identification only.*

VILLAGE COMMERCIAL CHARACTER IMAGES



9.3 Design Guidelines for the Streetscape and Seaside Walkway

A. Design Guidelines

The guidelines are intended to coordinate the overall streetscape, signage, planting and edge treatment for the seaside walkway and the major streets in Crescent Beach. This may include the design of street furniture which reinforces the seaside theme of the village.

A.1 Streetscape Character Guidelines

- *No sidewalks, curbs and gutters are recommended other than on Beecher Street (the village's Main Street) to reinforce the present semi-rural standards of the streets.*
- *Develop a coordinated / integrated seaside design theme for pedestrian scale luminaries, lamp posts, street name plates and other street furniture elements to maintain consistency along the main streets of Crescent Beach, especially along Beecher Street.*
- *Retain the amount of permeable areas in the village. Minimize the amount of paved surfaces within the road rights-of-way and in parking areas. Gravel shoulders used for on-street parking for residents and visitors should be improved and well defined, and the use of parking signs should be minimized.*
- *Avoid or minimize the number of asphalt driveways and paved areas in front yards to reinforce the suburban, semi-rural quality of the streets. Garage driveways should be treated as part of the front yard landscaping using paving materials other than asphalt (i.e. grass-crete, interlocking pavers, gravel, etc.) and achieve a strong definition of the driveway edges.*



- *Avoid garage driveways from the street in all residential areas with rear lanes. On corner lots without a rear lane, provide access to the garage from the flanking street.*
- *Garage doors should not dominate the streetscape; garages should not project toward the street from the face of the building. It is recommended that garages be recessed 0.6 m. (2 ft.) from the front of the house.*

- *Reduce the number of street side traffic signs. If unavoidable, poles and signage should reflect a village seaside character; a proptotype for the village should be designed. (See example)*
- *Recreational vehicle parking, garbage container enclosures, satellite dishes and other service elements should not be exposed to views from the street. The use of shrubs and hedges should be considered as a screen.*



A.2 Landscaping Guidelines

New developments should retain and incorporate existing trees on the development site to protect and enhance the existing natural character and richness of the village environment. The brochure "Saving Native Trees in the Pacific Northwest" (available from Parks, Recreation and Culture Department) provides guidance on this matter.

- *Flowering trees in front yards of residential streets (especially along Sullivan and McBride) are recommended to add colour and texture to the streetscape. Trees in front yards should be planted not closer than 0.60 m. (2 ft.) from the property line.*
- *Some of the flowering trees recommended for yards toward the street are: Stewartia (*Stewartia pseudocamellia*), Ivory Silk Tree Lilac (*Syringa reticulata* 'Ivory Silk'), Stag's Horn Sumac (*Rhus typhina*), Magnolia (*Magnolia grandiflora*), Lavalle Hawthorn (*Crataegus lavalleyi*), Smoke Tree (*Cotinus coggygria*).*
- *Consider the planting of two trees in the front yard area of residential lots. It is recommended that one of these trees be a flowering tree; the other may be of the same species as the boulevard trees along the street frontage.*
- *The planting of trees in small groups and at regular intervals on the street boulevards. These groups of trees should be contained within areas defined by low, raised edges to define on-street parking areas and also act as traffic calming devices that reinforce the pedestrian oriented character of the streets in the village.*

A.3 Guidelines for Fences and Street Edges

- *Transparent wood fences, split rail, lattice, picket fences and three board fences with shrubs on both sides of the fence are recommended along front yards.*
- *To retain and reinforce the flavour of the village's existing character, it is recommended that arbours, trellises and other creative elements be considered to define points of entrances to the site.*

- *High solid fences along front yards or along the yards abutting the seaside walkway are not appropriate nor compatible with the natural, seaside village character of the area. Non conforming fences along front yards (solid fences higher than 1.2 m. or 4 ft.) should be lowered and combined with landscaping on both sides.*
- *Chain link fences are not considered appropriate to the character of Crescent Beach. This type of fence may only be considered if not higher than 1.2 m. (4 ft.) and if used in combination with climbers and dense shrubs planted on both sides of the fence.*



- *Ensure consistency of treatment and character of street edges by using shrubs and hedges as standard boundary definition, which may also be used in combination with low transparent fences. This is also applicable to screening of parking areas of commercial lots.*
- *Landscaping (shrubs, climbers, and trees where possible) is also recommended in combination with rear yard fences along the lanes. Lattice is recommended for the upper part of any fence along lanes, pedestrian paths and flanking streets.*

9.4 General Street Beautification Scheme

The character image of Crescent Beach is influenced by the appearance of its principal streets. This includes, among other things, street trees, pavements, perception of width, appearance of front yards and edges, and the way buildings relate to the street.

The intent of the Street Beautification Scheme and design guidelines is to ensure an identifiable and integrated public streetscape along the principal streets (Beecher Street, Sullivan Street, and McBride Avenue) and the waterfront promenade.

The “Street Beautification Areas and Street Tree Planting Scheme” shown in Figure 13 defines a planting plan for boulevards and provision of amenities along the three main roads in Crescent Beach (Beecher Street, Sullivan Street and McBride Avenue) and the seaside walkway. The guidelines for the streetscape are focused on achieving a coordinated design of private outdoor spaces toward the street, and on planting areas available within the City boulevard.

Coordination and involvement of the Engineering and the Parks, Recreation and Culture Departments is critical for the detailed design and implementation phase of the recommended street beautification objectives for Crescent Beach. The “Beecher Street Beautification Concept Plan” in the Appendix of this plan is a proposed demonstration project that forms part of the three streets and the seaside walkway covered by the Street Tree Planting Scheme for Crescent Beach.

Develop a set of coordinated designs for street furniture with a strong seaside theme for Beecher Street, McBride Avenue, Sullivan Street and the seaside portion of the waterfront walkway, involving local community input. The provision of pedestrian benches, garbage disposal, direction and street signs, and pedestrian lighting fixtures can have coordinated designs that portray a seaside theme and enhance the village character.

Main features and issues affecting the Crescent Beach Street Beautification Scheme are:

- The use of a different dominant tree type along each one of the principal streets in Crescent Beach to develop a differentiated and unique streetscape identity (colour, form of the canopy, density and type of leaves, length of time the leaves remain on the tree, colour of the leaves at Fall, etc.).
- Recommended trees for each one of the principal streets have been chosen from the list of *Replacement Trees* recommended for boulevards in “Schedule K” of the Tree Preservation Bylaw (No. 12880). Selected trees along the same street include a combination of species in order to provide bio-diversity, and to promote tree health by lowering the impact of common pests and diseases.
- Tree planting on boulevards, including level of continuity and spacing of trees, should meet the "Boulevard Tree Planting Standards" developed by the Parks, Recreation and Culture Department.
- Ultimate pattern, spacing, frequency of species or possible changes to the species of trees recommended on the Street Beautification Areas identified in Figure 13 will be determined by the Parks, Recreation and Culture Department.
- New paving areas (sidewalks and street crossing), street lighting, signage and other aspects of the streetscape would require approval from the Engineering Department.



FIGURE 13. STREET BEAUTIFICATION AREAS AND STREET TREE PLANTING SCHEME

10. Plan Implementation and Follow-up Matters

This plan has a comprehensive set of policies addressing land use and urban design issues. To implement the Plan a number of measures have been identified:

A. General Recommendations.

It is recommended that Council authorize staff to implement this plan by:

to be undertaken by Planning and Development:

- Preparing amendments to the Official Community Plan (OCP) to:
 - designate city-owned Wickson Lands to Conservation, designated those lots of the Wickson Lands to be retained for residential use to Urban, and redesignated the northern corner of the Arpeg Farm Site with a heritage barn and forming an integral part of the surrounding environmentally sensitive area be from Urban to Conservation, consistent with the Crescent Beach Land Use Plan Map;
 - establish as Division E the Crescent Beach Commercial Area Development Permit Area Guidelines and make the necessary reference in Schedule C of the OCP.
- Communicating the main findings of this report in a publication which will be made available for sale to the public. It is proposed that sections of this plan, including the main policies, Land Use Designation Map, the Residential Neighbourhood Character Guidelines and the Commercial guidelines be printed as a brief document which can be purchased by the public, residents and designers to help raise awareness about the character of the area.

to be undertaken by Engineering:

- Designating parallel and angle on-streets parking in certain areas while protecting other areas as landscaped and treed boulevards, using a minimum of signage.
- Amending the City's engineering standards to reflect the existing semi-rural road standards and facilitating organized on-street parking, as depicted in Figure 14.
- Coordinating future public works and improvements projects as described in the Community Development Concept.

to be undertaken by Engineering and Planning and Development:

- Identifying and seeking approval for funding to implement street tree plantings on Beecher Street, Sullivan Street and McBride Avenue (from Beecher Street to Wickson Road) with priority given to Beecher Street as described in the Crescent Beach Street Beautification Scheme.

to be undertaken by Engineering and Parks, Recreation and Culture:

- Working with the Public Art Commission to introduce a public art piece at the foot of Beecher Street, reflecting the seaside and natural characteristics of the community, and being an expression of local history, art and culture, as described in the Crescent Beach Street Beautification Scheme.

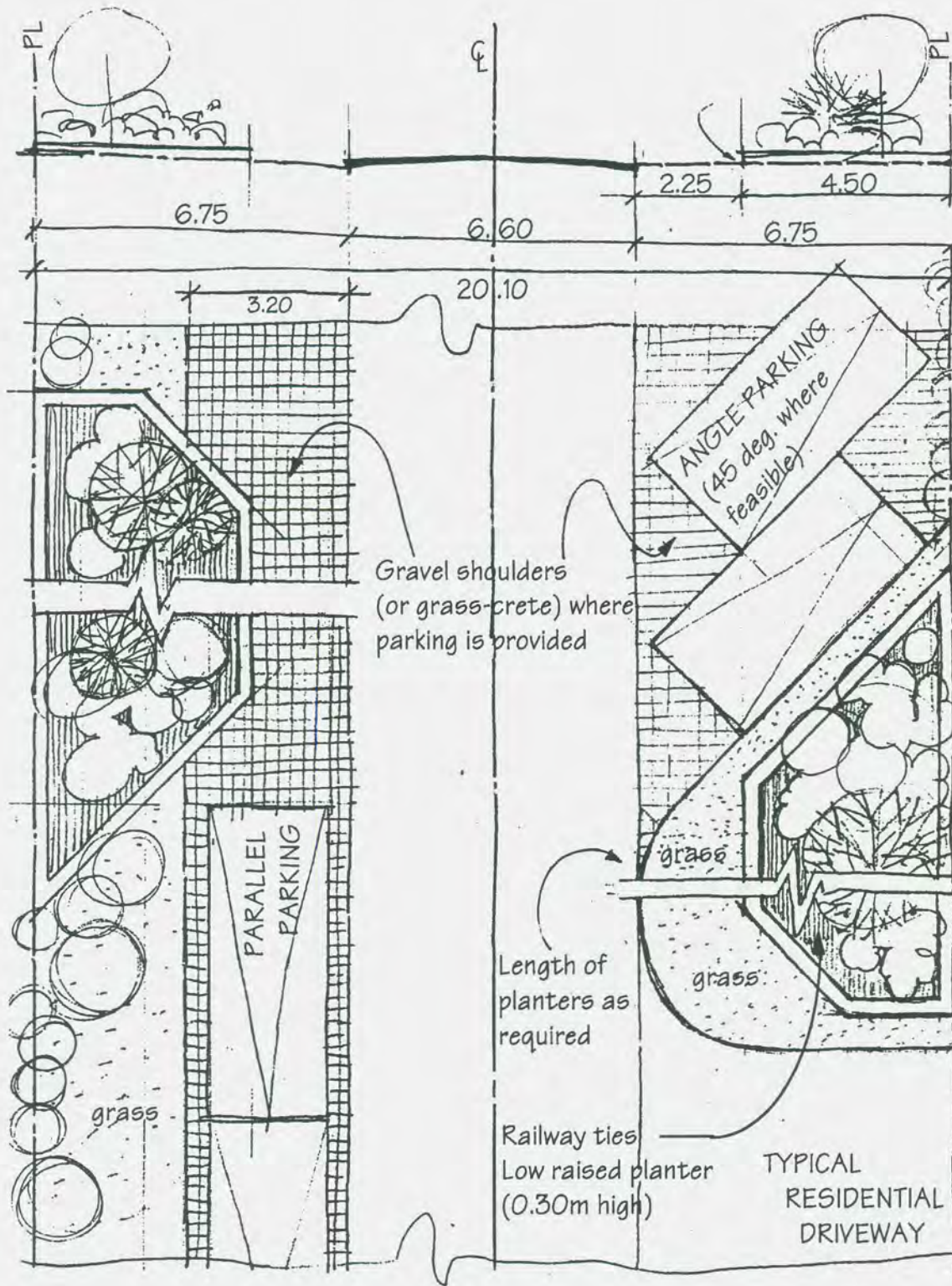


FIGURE 14. SEMI-RURAL STREET STANDARDS AND PARKING ON SHOULDERS

B. Recommendations from the Public Planning Process

The following two studies to be undertaken by Planning and Development have been identified by the community as follow-up actions:

- Reviewing and preparing amendments to the Zoning Bylaw through a public consultation process to:
 - establish appropriate residential height, setback, density, etc.; and
 - allow for integrated home / business units in the commercial area.
- Initiating a study on the feasibility for “Coach Housing” in Crescent Beach. A separate report to Council will be prepared which outlines the planning process for the study which will include public input. Crescent Beach is a mature community that might be suitable for coach houses. This concept needs to be assessed with regards to hard and soft services, roads and access and population impacts. If the concept is found to be feasible, the amendments to Zoning By-law would be recommended.

C. Additional Recommended Actions

The following are additional actions that can be considered in enhancing the unique local character of Crescent Beach through routine public works, planning and administration:

- ***Use the Community Development Concept as a coordination tool among City Departments.*** This concept plan can assist to identify, prioritise and coordinate landscaping and buffering, works improvements, completion of the pedestrian and bicycle network within Crescent Beach, in providing more efficient, compact, better landscaped and more environmentally sensitive gravel parking areas, in providing better linkage between public parking areas and the beach, and to develop connections from Crescent Beach into the Greenway Plan network.
- ***Applying principles of Neo-traditional planning to enhance the sense and functionality of Crescent Beach as a village.*** The main ingredients of this planning approach involve lanes, short blocks, compact lots and a strong pedestrian environment. Many of these components are present in the area, and they can be reinforced to enhance the village feeling and pedestrian orientation of Crescent Beach.
- ***Consider a comprehensive development concept for the Arpeg Farm Site.*** This large remnant lot on Crescent Beach has the potential to meet the different types of housing needs in the area, including housing for seniors with or without a care component. Because the northern portion of the site which has a heritage barn is surrounded by lands that are environmentally sensitive, consideration needs to be given to designate the site a Development Permit Area for protection of the environmental.
- ***Private or public development is responsible for the protection of the local natural environment.*** Where development takes place on the shoreline or in other environmentally sensitive areas, environmental impact assessment studies need to be considered.

- ***Introduce a Public Art component into the community fabric of Crescent Beach.*** Public art can be used to help express the seaside village character of Crescent Beach. Areas of Crescent Beach that attract people may be suitable for public art, ranging from art objects to incorporation of seaside themes in the design of signage, benches, walking surfaces, etc. Suitable types and sites for public art and the appropriate process for its selection requires coordination by the Parks, Recreation and Culture Department with participation from the local artists and residents.
- ***Develop streetscape design and implementation plans as the means to coordinate planting and maintenance of landscaping, and streetworks.*** In a coordinated effort, the Planning and Development, Parks, Recreation and Culture, and Engineering Departments will develop streetscape plans with local community input to allow for an integrated approach to achieve the urban design objectives in this plan. Plans need to be developed for McBride Avenue, Sullivan Street and the seaside walkway, using the General Street Beautification Guidelines in this plan
- ***Rails to trails concept.*** If the rail line through Crescent Beach is abandoned in the future, consideration may be given to converting it into a major linear open space component integrated into the Greenway Plan.
- ***Establish traffic calming measures in conjunction with road works and street improvements.*** Traffic calming measures are being selectively built in the City to slow down traffic travelling through residential areas. Crescent Beach should be considered by the Engineering Department for such improvements.
- ***Discuss transit service to Crescent Beach with B C Transit.*** By exploring increased transit service, visitors could have the choice of travelling to Crescent Beach by bus rather than by automobile, particularly during special events, the summer and on weekends when the greatest number of visitors travel into the area.
- ***Liaison with agencies responsible for environmental protection.*** The City works with Provincial and Federal agencies in the review of environmental issues, as appropriate, with the Provincial Boundary Bay Wildlife Management Area Committee which deals with the protection and enhancement of wildlife and sea life in Boundary and Mud Bays, and FREMP (Fraser River Estuary Management Program) a tri-level government coordination group which deals with land use issues along the shorelines.
- ***Establishing interpretative sites and character signage to educate and foster greater awareness about the local environment and cultural heritage.*** There are a number of aspects that can be utilized to increase public awareness about the significance of Crescent Beach. These include among others: the local ecology (e.g. Blackie Spit, estuary wildlife, etc.), the local ethnography (e.g. archaeological, First Nations history, etc.) and socio-economic factors in the evolution of the community (e.g. oyster farming, original homestead sites, place names, etc.). An example of an existing interpretive centre is the office of the Surrey White Rock Naturalist Association which provides information of local interest.

11. The Community Development Concept

To help coordinate land use plan policies (Section 8), residential character and urban design guidelines (Section 9), a Community Development Concept has been developed. It is shown as Figure 15. This map describes in a conceptual fashion the likely ways in which this land use study can be implemented to achieve coordinated and comprehensive development of the community, while also reinforcing the seaside village character of Crescent Beach.

Some of the major components of the Community Development Concept are the following:

A. Community Activity Nodes

The Community Development Concept recognizes six major activity areas or designation points:

- ***Main Street and Village Centre (Beecher Street)***

Beecher Street is envisioned to be a pedestrian commercial “Main Street” and village focus for visitors and residents of the community. Street beautification / improvements and general design guidelines for the commercial uses are intended to reinforce its pedestrian oriented character. The Beecher Street Beautification Plan is proposed to be the first of the three streetscape improvement programs to facilitate and coordinate improvement efforts with participation of City departments, local businesses and Crescent Beach residents. The proposed Beecher Street improvement works include, among other things, a public art component at both ends of Main Street, curb modifications, use of special pavement for crosswalks, enhancement of sidewalks and pedestrian amenities, boulevard landscaping and coordinated tree planting.

With regard to lane circulation, the Community Development Concept proposes to reduce the future number of driveways entering Beecher Street. At present, the northern ends of Bahr Lane and Wickham Lane are dedicated but not built. Instead, the Community Development Concept proposes a new lane to parallel Beecher Street at the boundary between the commercial and residential uses, to achieve a continuous commercial frontage along the south side of Beecher Street, to provide service access for future commercial uses and to clearly separate residential and commercial uses. This concept needs to be evaluated at the time of future development of this site.

- ***Sullivan Local Commercial and Community Service Node***

This is a secondary commercial node which serves the commercial and service needs of local residents. A significant component of this node is Camp Alexandra, the open space operated by the camp as a neighbourhood park and the City tennis court. The unique local character and role of this area can be

highlighted by concentrating special treatment of the streetscape on Sullivan Street between Kidd Road and McBride Avenue. This is intended to bolster the local activities, including cultural and artistic events, and provision of community services. This area also benefits from a strong link to the rest of the Semiahmoo Peninsula and ultimately to Vancouver as a result of the terminating bus stop for the Crescent Beach bus route located at this node. This bus stop can be incorporated as a streetscape and special focus feature.

- ***Crescent Beach Marina***

This is an active recreational boating area and a destination point for many boaters to launch or store their watercraft in close proximity to the ocean. The Community Development Concept incorporates a marina and the related boat building activities as major recreational assets of the Semiahmoo Peninsula, and as an important landmark along the seaside / river front pedestrian walkway. While this is a destination point for boaters and seafarers, these activities can be experienced and observed by the general public walking along the walkway network.

- ***Seaside Areas and the Beach***

The seaside walkway and the beach area is one of the major attractions for visitors from the Semiahmoo Peninsula and Surrey at large. The seaside walkway is the major component of the pedestrian and bicycle network in Crescent Beach.

Eventually, the seaside walkway is envisioned to be part of a continuous system along Semiahmoo Bay, from the While Rock Promenade to Blackie Spit. The Community Development Concept therefore proposes to extend the present pedestrian waterfront walkway north of Wickson lands in front of the Crescent Beach Sailing Club towards Blackie Spit. The end of the formal seaside waterfront walkway needs to be established as a definite and recognizable terminus. This terminus has the potential to incorporate some appropriate public art component which may signal a gateway to the natural area and Blackie Spit.

- ***Recreational Activity Area***

This area provides a number of active recreational opportunities for area residents such as tennis courts, a swimming pool and the facilities of the Crescent Beach Sailing Club. A concrete ramp provides the only unrestricted access to the ocean for the public to launch small boats. Though located for the convenience of Sailing Club members, this ramp and the waters in its vicinity are also used intensively by weekend boaters that bring their craft on a trailer or loaded on top of their vehicles. A portion of the Wickson site owned by the City can provide an excellent opportunity for park purposes. Therefore, the Community Development Concept identifies this location for an interpretive centre related to the wildlife and wilderness significance of Blackie Spit and its environs.

- ***Conservation Area***

This area includes all the natural lands and waters from the mouth of the Nicomekl River to the Recreational Activity Area, north-east of the built-up community. The Community Development Concept identifies this area for passive activities, allowing people to experience and appreciate the natural setting of this area. The community gardens and the historic barn on the Arpeg farm site are identified as a component in this area that is a reminder of the agricultural activity that once took place in Crescent Beach. The intent of the conservation area is to protect the natural conditions, plant life, wildlife and the habitat for fish and animals.

Portions of the pedestrian network that traverse the area are envisioned to be informal in character and compatible with the natural surroundings in terms of their physical design. Certain locations possessing uniqueness in regards to views, vistas and natural assets, are identified as observation or rest points.

B. Walkways and Associated Points of Interest

The pedestrian and bicycle network consists of a number of components, integrated into a single circulation system allowing for convenient walking and cycling opportunities within a natural setting, and linkage to the urban fabric within the community and to other points in the Semiahmoo Peninsula.

The major component of the pedestrian and bicycle network in the Semiahmoo Peninsula is the seaside walkway, which the Community Development Concept proposes to be extended north toward the entrance area to Blackie Spit. This walkway may incorporate unique landmarks and observation points including the following:

- a proposed entry point to Crescent Beach (roughly at the location of the drainage outflow station at the base of ravine between Christopherson Road and Seacrest Drive);
- the proposed road end landmark at Beecher Street;
- the existing park and view area at Sullivan Point;
- the pier at the Wickson Street road end; and
- a proposed terminus to the seaside portion of the waterfront walkway at the gateway into the nature area.

In order to be sensitive to the local environment, walking surfaces are to be mainly of natural materials, and pedestrian amenities such as benches, garbage containers, etc. will be integrated and use compatible natural materials.

Another walkway component branching out eastward from the seaside pedestrian walkway follows the dyke as a natural trail from Blackie Spit, through the nature conservation area and towards the Marina. From the Marina, this trail will eventually connect into the Greenway system following the south shore of the Nicomekl River through the northern part of the Semiahmoo Peninsula. The Community Development Concept also proposes to establish a link between the riverfront

walkway at the Marina to the existing lineal system in the upland area and toward Crescent Park.

A secondary trail system for pedestrians only, is proposed throughout Blackie Spit and the Conservation area to allow for the observation of local nature and wildlife. The exact alignment should not be determined or established without appropriate environmental assessment. Several potential focal points are proposed in this area which may contain sheltered meeting / seating areas, observation points, etc.. For example, the northern tip of Blackie Spit is an opportunity for a nature observation point over Mud Bay, the Nicomekl River channel and distant mountain views. At some of these locations, opportunities exist to place historical markers (i.e. location of the old oyster farm, First Nation culture, etc.) or provide interpretive information signs (i.e. migration patterns, local vegetation, etc.).

C. Visitor Parking and Beach Access

To respond to the demand for additional public parking while limiting the impact on local residential streets, the Community Development Concept identified improvements to the existing parking areas and proposes to establish new parking areas.

The two existing parking areas in Blackie Spit are large and inefficiently utilized open areas, with little definition for traffic circulation patterns or parking spaces. The northern parking area extends to the edge of the beach and prevents the continuation of the seaside walkway from its current endpoint at the Wickson lands northward to Blackie Spit. The Community Development Concept proposes that the northern parking area be reduced in size, pulled back from the shore to reduce its intrusion on the beach and be redesigned to define circulation areas and parking rows. This would facilitate the extension of the walkway toward Blackie Spit, increase the amount of land for pedestrian use and allow some areas to be returned to a natural state. The parking surface is to be retained in its current natural state (i.e. not paved), with landscaping, shrubs and plantings added at the perimeter to screen views and to better relate the parking use to its natural surroundings. Similar treatment is proposed for the southern parking area to improve its overall efficiency.

Generally, new parking areas are proposed to be located at the perimeter of the built-up community, linked to direct pedestrian routes to the beach, other open spaces and points of interest in Crescent Beach. New parking areas being shown for investigation in the Community Development Concept, include:

- a new parking area north of the rail right of way between Sullivan Street and the community gardens; and
- a small addition to the existing parking area south of the Surrey Sailing Club as identified on the Community Development Concept.

The Community Development Concept also envisions the need for drop off points at one or more street end locations, to allow beach users and their belongings to be dropped off or picked up if it becomes necessary to park away from the beach front area.

D. Major Pedestrian Routes through Semiahmoo Peninsula

The Community Development Concept envisions the rail right of way as forming part of the local pedestrian / bicycle network as well as part of a larger network within the Semiahmoo Peninsula.

There are two opportunities that can be explored for using the existing rail right of way:

- Short term opportunity for public parking, walkways paralleling the tracks (i.e. similar in concept to the White Rock promenade) and improved landscaping; and
- Long term opportunities to reuse the space as a major linear pedestrian and open space Greenway if rail operations are abandoned, i.e. the “rails to trails” concept.

E. Land Development Opportunities

The Community Development Concept recognizes the limited residential development potential in the area given that Crescent Beach is largely a built up community. Development would be subject to zoning regulations and a review process with a public input associated with rezoning. Some opportunities for widening the range of housing types, especially related to seniors accommodation and personal care, are possible as follows:

- Comprehensive residential development may be appropriate for a portion of the large tract of land on the north side of Sullivan Street (Arpeg Farms) presently designated urban residential.
- Residential dwellings may be incorporated into the Beecher Street commercial area, as units above or adjacent to businesses, or as live / work arrangements including artist studios.
- The Sullivan Local Commercial Node could also be strengthened through future redevelopment of the commercial portion of the block, include accessory dwelling above a stores However, this does not apply to the Camp Alexandra open space.

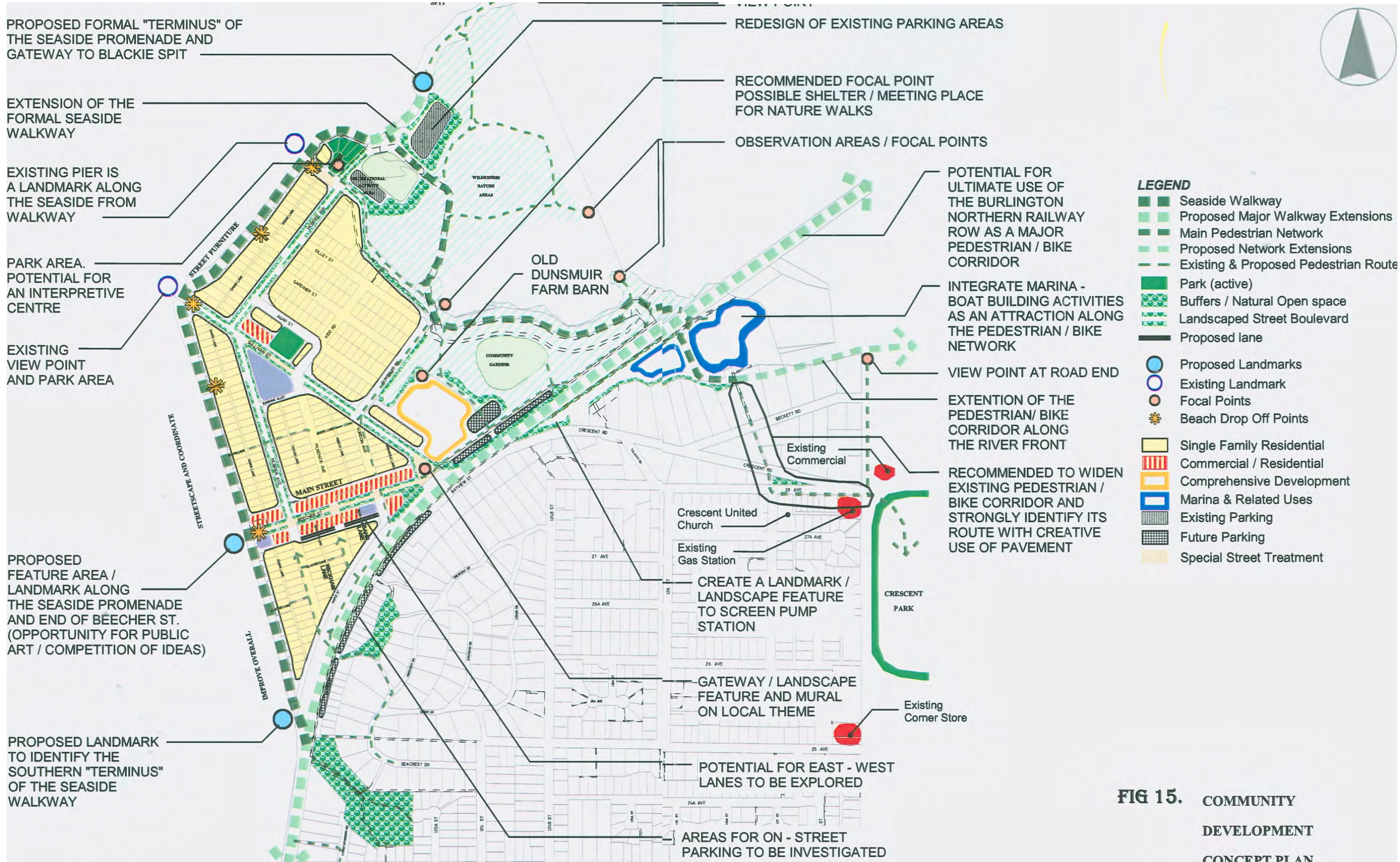


FIG 15. COMMUNITY DEVELOPMENT CONCEPT PLAN

13. Conclusion

This plan is focused on preserving and enhancing the semi-rural residential and seaside village character of Crescent Beach. The approach taken by this plan involves:

- Establishing general policies that describe the essential aspects of the character, natural environment and pedestrian nature that make Crescent Beach unique, thereby making residents, designers and the general public more aware of the factors that contribute to this uniqueness;
- Advancing a land use plan and designations that support the dominance of the single family land use while accommodating the seaside village role as an attraction for residents and visitors;
- Compiling a description of the architectural elements that express the local character;
- Formulating commercial building design and streetscape guidelines that reflect a seaside village atmosphere;
- Portraying an image of the future community based on the general policies, land use plan and design aspects to foster better coordination in attaining the vision of this plan; and
- Implementation measures to translate the policies and guidelines into tangible results in the community, to maintain and enhance the seaside village character and the predominance of single family uses. Among these measures are:
 - investigating and amending the Zoning Bylaw for issues identified in the public process, including residential building height and massing to maintain a more appropriate building scale, integrated home / business and studio arrangements;
 - reviewing the feasibility for allowing coach houses or other similar forms of housing to allow for “aging in place” for long time community residents;
 - improving the layout efficiency of the parking areas at the entrance to Blackie Spit thus improving the quality of the local natural environment;
 - possible use of the Burlington Northern Santa Fe rail right of way for open space use to augment the Crescent Beach pedestrian network if service is abandoned;
 - enhancing the public realm, including main streets and the seaside walkway, with appropriate landscaping, street trees and pedestrian amenities; and introducing public art to accentuate the seaside character of the community.



SURREY
CITY OF PARKS

Appendix

I. CRESCENT BEACH STREET BEAUTIFICATION SCHEME

A. Introduction

A working group involving City Departments and members of the Crescent Beach Property Owners Association formulated a general concept for the beautification of Beecher Street which encompasses many of the ideas already under consideration by the residents. The attached Conceptual Plan for the Beautification of Beecher Street was developed by the Planning and Development Department with the participation of the Crescent Beach Property Owners Association, the Engineering Department, and the Parks, Recreation and Culture Department. The Beecher Street Beautification Concept Plan is proposed as a demonstration project that may be applied to the other streets and the seaside walkway covered by the Street Tree Planting Scheme for Crescent Beach.

Detailed design and implementation of the Beecher Street Beautification Concept Plan recommendations will involve the participation of the local businesses, the Community Association, and the City. Budgets of the various City Departments associated with this project should consider this conceptual proposal in the future.

B. General Recommendations

- *Implement a coordinated landscape planting program along Beecher Street making use of the various existing planting plots between the roadway and the sidewalk.*
- *With the participation of the Engineering Department consider the provision of pedestrian oriented street lighting and the use of a type of posts and luminaries which are associated with the seaside village theme. Lamp posts should allow the installation of banners and hanging baskets.*
- *Make provision for illumination of trees at special occasions. Buried conduits should be considered for this purpose.*
- *Develop a coordinated design program for street furniture, street name plates, information/directional signs, etc. which accentuate the seaside village theme. Explore opportunities for local artists participation and design competitions.*
- *Use more traditional style of commercial and directional signs which convey the seaside theme to enhance an overall theme and village atmosphere (wooden flat panels with wooden borders, carved or sandblasted panels, etc.).*

C. Site Specific Recommendations

Area A. Entrance to Crescent Beach/Beecher Street.

The unique character of the village should be identifiable at the gateway to Crescent Beach as soon as the railway tracks are crossed. At this point the main visual focus of attention are the Heron Park and the new two storey office building. The following is proposed for this area:

- *Sign welcoming visitors to Crescent Beach and the immediate area should be improved and reflect the seaside theme. Potential for a design competition.*
- *Engineering Department, in consultation with the Planning and Development Department to evaluate actual needs and remove all unnecessary traffic signs.*
- *Use raised curbs to define the angle orientation of parking spaces in front of the commercial establishments and remove unnecessary related signage.*
- *Consider the possibility of incorporating masts, flags, banners, etc. to accentuate a festive, seaside flavour at the entrance to the village.*
- *Opportunity to provide a visual landmark on the blank wall of the commercial buildings at the western end of Heron Park parking area. Potential for a design competition for a mural which reflects the village theme/history.*
- *Redesign and improve the area of public telephone, mail boxes, etc. at the entrance to Heron Park parking area, in front of the commercial uses.*
- *Use landscaping to screen views of the large parking areas (i.e. views from the street to parking area adjacent to Heron Park).*
- *Use the triangular portion at the intersection of Beecher Street with Sullivan and the turn around circle at the end of Beecher Street. to develop visual landmarks which define the entrance to Crescent Beach, and the terminus of Beecher Street. Recommend the planting of specimen feature trees at these locations and make provision for their illumination at special times of the year.*
- *Add landscaping at the gateway to Crescent Beach. It is also recommended that a proper definition and improvement of the visitor parking area be provided. Use of landscaping at the edges and hard surface materials such as grass-crete; or similar is recommended for the parking surface.*
- *Use pavers of contrasting colour to identify pedestrian routes toward the community gardens and street crossings to reinforce the priority of pedestrians over vehicles at the entrance to the village. This treatment should be followed throughout the main streets in Crescent Beach.*

Area B. Historic/Institutional Area

A more formal treatment of the street is recommended between Gordon Avenue and MacKenzie Avenue. A continuous, regularly spaced row of trees is proposed along the north side of Beecher Street to reinforce the visual focus of this area on the Holy Cross Church, across the street from the doctor's office.

- *Heritage seaside character is recommended for the development opportunities presented by empty lots in the area.*
- *It is recommended that opportunities to develop an outdoor plaza in the vicinity of the church to provide a people gathering place be explore.*
- *Landscape the area of the curb extensions; at the street/lane intersection with flowering shrubs (and trees where appropriate).*
- *Remove asphalt pavement and restore landscaping (and trees where feasible) to curb extension areas or islands at the end of on-street parking areas (i.e. area immediately across the street from Annendale Lane).*
- *Use raised curbs to define the angle orientation of parking spaces in front of the commercial establishments and remove unnecessary related signage.*
- *Landscaping along the street edge to include low, continuous shrubs planted toward the street to reinforce the separation between pedestrians and vehicles.*

Area C. Beecher Street Commercial Core

This includes the area at the western end of Beecher Street, west of McKenzie Avenue which has a concentration of eating establishments. The potential for a lively outdoor expansion of the commercial frontage activity is considered appropriate in this area.

- *Identify the major intersections on Beecher Street. with trees which contrast the boulevard trees in terms of form, canopy, foliage colour, foliage density, etc.. Define pedestrian crossings with decorative pavers of contrasting colour to help identify these intersections and establish pedestrian priority.*
- *Future development of vacant sites, which provide the opportunity for mixed-use developments, should reinforce the continuity of the commercial frontage.*
- *Incorporate low wall seating areas and continuous shrubs along the sides of the street boulevard to reinforce the pedestrian character of the area and provide outdoor seating areas in front of the food establishments.*
- *Use distinctive pavement to identify street intersections and public seating areas (low seating walls) along the sidewalk, in front of the stores.*
- *Use raised curbs to define the angle orientation of parking spaces in front of the commercial establishments and remove unnecessary related signage.*

Area D. Entrance to the Beach.

This is the node at the end of Beecher Street at the interface with the natural beach and the waterfront walkway. This node is flanked by Beecher Place and two restaurants.

- *Create a low raised planter for the landscaping at the centre of the traffic circle. Feature tree (same type as the one planted at the entrance to Crescent Beach village) to be planted at the centre of the circle with provision for illumination.*
- *Develop a strong terminus at the western (beach) end of Beecher Street as a focal point along the seaside walkway and to create a people gathering place, seating/observation deck, etc.. This area has the potential to become a unique landmark or destination point, appropriately interfaced and designed to respect the natural quality of the beach and seaside walkway, while recognizing the role of Beecher Street as a main street in Crescent Beach and the principal avenue to the Beach.*
- *Upgrade and modernize hard and soft landscaping in the area at the end of Beecher Street.*
- *Build curb extensions to discourage the use of the traffic circle by large vehicles.*
- *Install large planters on the paved areas of the wide sidewalk in front of the commercial frontage and parking.*
- *Make use of distinctive pavement at the linkage to the waterfront walkway.*
- *Remove asphalt pavement from islands at end of on-street parking areas and landscape again (including new trees).*
- *Use raised curbs to define the angle orientation of parking spaces in front of the commercial establishments and remove unnecessary related signage.*
- *Screen direct views toward the restaurant parking area. Remove chain link fence and use planters, landscaping, and if required, install a formal low fence.*

D. Project Implementation

There are several aspects of the proposed Beecher Street Beautification Concept Plan which may be implemented immediately with the assistance of the community. Completion of all the various recommendations of the project (street furniture, pavement changes, public lighting, etc.) will require that capital projects by the City through various Departments be identified in future City budgets.

Some of the beautification projects which can be implemented immediately are:

Planting along Beecher Street.

- *Several landscape / flower bed plots have been identified by the local residents along the boulevard, curb extension areas and parking island areas along Beecher Street in for planting. The plots are proposed to be planted by community sponsors,*

such as local business, residents and institutions (i.e. Montessori students) signed up by the Crescent Beach Property Owners Association.

- *The landscaping design and plant material will be freely chosen by the community sponsors and the residents. To maintain the seaside village theme and achieve unity of character, a basic design will be established by the City for common to each of the plots including rocks, boulders and driftwood element).*

Tree Planting.

- *Trees selected for planting along Beecher Street have been determined in consultation with Parks, Recreation and Culture Department. These trees will be planted by the City where it is immediately feasible. Planting of some other trees may require prior re-alignment of sidewalks or construction of curb extensions.*

Competition of Ideas for Public Art Projects.

- *The City and the community may activate a process for the selection of ideas for public art at the locations identified as gateways or landmarks.*



THESE NUMBERS IDENTIFY GARDEN PLOTS WHICH WILL BE DEVELOPED BY COMMUNITY SPONSORS. THE LANDSCAPING THEME IS TO BE RELATED TO THE SEASIDE. TO MAINTAIN A UNITY OF CHARACTER, EVERY PLOT SHOULD INCLUDE ROCKS (BOULDERS) AND SOME DRIFTWOOD ELEMENTS.

THIS AREA; AT THE "TERMINUS" OF BEECHER STREET PROVIDES THE OPPORTUNITY TO CREATE A SPECIAL FEATURE ALONG THE WATER FRONT PROMENADE (public art / meeting place / urban landmark, etc.).

DESIGN MAY BE THE SUBJECT OF A COMMUNITY COMPETITION OF IDEAS.

ENTRANCE TO THE BEACH AREA

COMMERCIAL CORE

HISTORIC / INSTITUTIONAL AREA

ENTRANCE AREA TO CRESCENT BEACH

BURLINGTON NORTHERN RAILWAY

Purple Beech(1)
RAISED AREA / WIDE BUMPER TO DISCOURAGE VISITORS USING OF PARKING AREA

Golden Sunburst Locust(4)
LARGE AGGREGATE CONCRETE PLANTERS

Golden Sunburst Locust(2)
Sweetgum(1)
18" HIGH STONE AND WOOD SEATING AND PAVED AREA

REMOVE OF ASPHALT AND PLANT SHRUBS (max. 2.5 Ft High) TO PARTIALLY SCREEN PARKING AREA
Maples(2)

Katsura Trees(4)

Ash Trees(4)

Columnar Pin Oaks(5)
Ash Trees(2)

Columnar Pin Oaks(4)

Columnar Pin Oaks(3)

LOW DENSE SHRUB SCREEN AT THE EDGE OF PARKING AREA (max. 2ft Ft. High)
Purple Beech(1)
THIS TREE MAY BECOME A UNIQUE LANDMARK AT THE ENTRANCE TO CRESCENT BEACH (Tree may be decorated, illuminated, etc. for special occasions)

NEW WELCOME SIGN / LANDMARK TO REFLECT THE SEASIDE VILLAGE THEME (Planters & shrubs around the base of the landmark)

LOW SHRUBS BASED TO SEPARATE PEDESTRIANS FROM VEHICLES. LOCATE SHRUBS CLOSE TO THE ROAD EDGE.

RECOMMEND TO AVOID THE VISUAL CLUTTER AT THE BEGINNING OF THE MAIN STREET. LANDSCAPING / SEATING AREA AND COORDINATION IN THE PLACEMENT OF VARIOUS STREET FURNITURE SHOULD BE CONSIDERED.

BLANK WALL PROVIDES THE OPPORTUNITY FOR A MURAL (RELIEF OR OTHER) DEPICTING THE UNIQUE LOCAL CHARACTER AND / OR ACTIVITIES AT CRESCENT BEACH VILLAGE.

OPPORTUNITY FOR A DESIGN COMPETITION AMONG LOCAL ARTIST.

PAVERS RECOMMENDED ACROSS THE ROADWAY TO DEFINE PEDESTRIAN TRAFFIC PATTERN AND PRIORITY OF PEDESTRIANS OVER VEHICLES.

REPLACE WELCOME SIGN. SPECIAL FEATURE SIGN IS RECOMMENDED AT THIS ENTRANCE POINT. SIGN TO EMPHASIZE THE SEASIDE VILLAGE THEME; SUGGEST ROUTED WOODEN SIGN. WOODEN ROUTED STREET NAME ARE ALSO RECOMMENDED THROUGHOUT THE MAIN STREETS IN CRESCENT BEACH.

OPPORTUNITY FOR A DESIGN COMPETITION AMONG LOCAL ARTIST.

PAVERS AND COLOUR OF TREES USED AT INTERSECTIONS TO IDENTIFY THESE AREAS AS LANDMARKS ALONG BEECHER STREET. (Contrasting colour of tree leaves, different shape of tree canopies). PAVERS OF CONTRASTING COLOUR ACROSS THE ROADWAY ARE INTENDED TO MAKE PRESENT THAT "PEDESTRIANS" HAVE THE PRIORITY IN CRESCENT BEACH.

PLANTERS FOR PERENNIALS (Aggregate Concrete)

REMOVE ASPHALT AND PLANT SHRUBS (max. 2.5 Ft High) TO PARTIALLY SCREEN PARKING (Porch sides of Beecher Street)

RECOMMEND CURB EXTENSIONS AS A TRAFFIC CALMING DEVICE TO DISCOURAGE ACCESS OF LARGE VEHICLES TO THE TRAFFIC CIRCLE

PLANT SHRUBS (max. 2.5 Ft High) TO PARTIALLY SCREEN PARKING (in high sides of Beecher Street)

EDGE OF CONTINUOUS LOW SHRUBS (max. 2.5 Ft High)

EDGE OF CONTINUOUS LOW SHRUBS (max. 2.5 Ft High). ALSO, OPPORTUNITY EXIST FOR A LOW SEATING STONE WALL (18" High) WITH SHRUBS PLANTED ON THE STREET SIDE.



Fig 16 BEECHER STREET BEAUTIFICATION SCHEME