



Cloverdale Community Association

(Also serving Clayton Heights)

Website: www.cloverdalecommunity.org

January 6, 2019

To Mayor and Council:

We understand that during the election, Safe Surrey ran on 3 key promises, replacing LRT with the Skytrain, replacing RCMP with a municipal police force and pausing development to create smart development. At first, we weren't sure what "smart development" meant but now we have a full understanding after reading the information on your website.

Here is an excerpt from your website:

"The Safe Surrey Coalition will pause development and introduce smart development guidelines. Smart development creates connected communities: connected to schools, transit, healthcare, community supports, arts & culture, sports facilities, nature, shopping, and a sufficient road network.

The Safe Surrey Coalition also believes that developers should have meaningful communication and dialogue with local residents BEFORE they bring their projects to City Hall for approval."

We agree with your position above and feel that development in areas like Cloverdale\Clayton Heights indeed needs to take a pause. There have been rampant developments taking place where developers are stretching the NCP and OCP to the limits creating a high-density mess where it doesn't make sense. While most City staff do ask the developers to contact our association for input, some developers don't because they feel they are within their right to ask for amendments to the NCP/OCP or ask for other exceptions which for some reason staff end up supporting. This essentially works against what the community wants. We do not feel that Cloverdale\Clayton Heights has been served very well when it comes to schools, transit, community supports, arts and culture, sports facilities and sufficient road network. Roads like 64 Avenue between 177B Street and Fraser Hwy bottle neck and older roads in the Clayton Heights area need major repairs/upgrades. The Clayton Community Center which is currently being built in West Clayton will be serving the Clayton Heights area of Cloverdale. This project was long overdue yet housing developments still continued since the early 2000s so we do not consider this as being at par with development but just filling in a gap. When a City as large as Surrey is growing rapidly then one hospital can not be expected to meet the demands. Town Centers like Newton have also grown out of control to the point where roads, sports facilities and other infrastructure need repairs or upgrading.

There needs to be a balance when it comes to developments and infrastructure and we feel that putting a pause on development in Cloverdale\Clayton Heights is the right thing to do. Keeping in-line with your election promise, we fully support pausing development and therefore we will no longer be supporting any development projects moving forward until infrastructure in Cloverdale\Clayton Heights catches up. A lot of families are moving into Cloverdale\Clayton Heights and as a City, we are responsible to create places for the youth to spend time and stay out of trouble. The only exception we will make when it comes to development

in Cloverdale\Clayton Heights is if the developer is building rental housing units or if the projects are infill types. We will certainly work with the City and developers to ensure adequate rental housing units are built but we ask that the City commit to including infrastructure such as parks, schools and adding/upgrading roads/sidewalks when approving rental housing projects.

We look forward to working with all of you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Mike Bola', with a stylized flourish at the end.

Mike Bola
President
Cloverdale Community Association
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