

NO: R117

COUNCIL DATE: July 10, 2023

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **July 6, 2023**  
FROM: **General Manager, Planning & Development** FILE: **6440-20 (2023)**  
SUBJECT: **Major Review of Surrey's Official Community Plan**

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## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report for information;
2. Authorize staff to proceed with a major review of the *Surrey Official Community Plan By-law, 2014, No. 18020*, as outlined in Appendix "I" and as generally outlined in this report; and
3. Endorse the City's application to the Union of British Columbia Municipalities' Complete Communities grant to support the OCP background work, as outlined in Appendix "I".

## INTENT

The intent of this report is to seek authorization for staff to proceed with a major review of the *Surrey Official Community Plan By-law, 2014, No. 18020* ("the OCP") and undertake the activities and overall grant management outlined in Union of British Columbia Municipalities' ("UBCM") Complete Communities grant.

## BACKGROUND

The OCP sets out the vision, goals, and objectives for the future growth of the City and contains policies, plans, and strategies for achieving this vision. The City undertakes a major review of the OCP every 10 years to ensure a relevant growth framework, and to satisfy the requirements identified in the *Local Government Act, R.S.B.C 1996, c. 323* ("the Act"). The existing OCP was adopted by by-law (No. 18020) in October 2014 and is now due for an update.

## DISCUSSION

An update to the OCP will ensure alignment with other City and regional initiatives, including Provincial legislation requiring increased emphasis on climate action and affordable housing. This project will result in the development of a visionary plan intended to:

- 1) Establish, implement, and monitor a long-term vision for the City.
- 2) Identify and respond to local, regional, and global needs and issues, including housing affordability and climate change and resiliency.
- 3) Provide objectives and policies to guide decision-making on municipal planning and land use management.
- 4) Demonstrate consideration and alignment with other City and regional initiatives and strategies, including Metro Vancouver's Regional Growth Strategy ("RGS") and TransLink's Regional Transportation Strategy.

Meaningful engagement will be a key feature of the OCP review and is required by the Act, including engagement with First Nations. The process will be organized into five phases as summarized in Appendix "I". Staff will report to Council throughout the process, with a new OCP anticipated for Council consideration in late 2025.

### **Complete Communities Grant**

The UBCM has launched a new program offering grants of up to \$150,000 for spatial analysis to support the creation of more complete communities funded through the Provincial Ministry of Housing. Surrey's application is for \$150,000 and focuses on goals associated with data management and equity analysis to support the OCP update. The grant requires a Council resolution, indicating support for the current proposed activities and willingness to provide overall grant management. Additional details are summarized in Appendix "I".

### **CONCLUSION**

A major review of the City's OCP will reflect the priorities of Council, to respond to the changing context of Provincial and Regional planning and to incorporate current City plans, strategies, and initiatives. It is recommended that Council authorize staff to proceed with a major review of the OCP and support the City's UBCM Complete Communities grant application as outlined within this report and summarized in Appendix "I".

*Original signed by*  
Don Luymes  
General Manager, Planning & Development

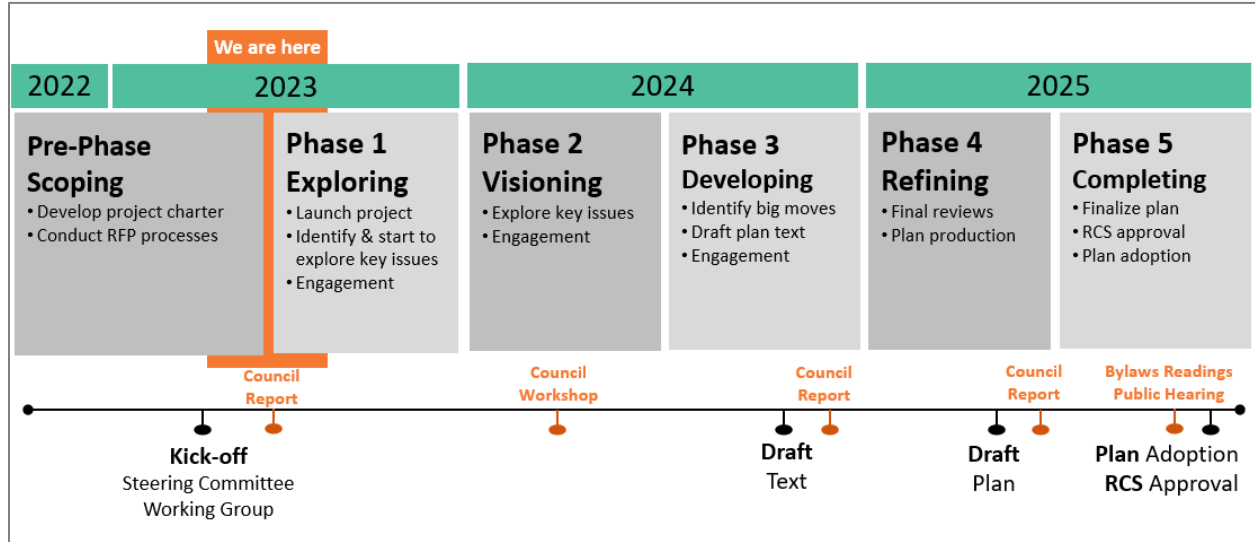
Appendix "I" Summary of Proposed Planning Process & Complete Communities Grant

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**Summary of Proposed Planning Process & Complete Communities Grant**

**Official Community Plan – Planning Process**

The OCP update is divided into five phases, plus a preliminary scoping phase, and is scheduled to be completed in Fall 2025.



The following is an overview of the work plan and consultation schedule.

PHASE	DESCRIPTION	TIMING
<b>PRE-PHASE SCOPING</b>	This phase is the preparatory phase laying the groundwork for the remainder of the project. This phase involves developing the overall work plan, forming the steering committee and working group, completing background and contextual work, and conducting an engagement RFP process to support the project.	2022 – 2023 End of Summer
<b>PHASE 1 EXPLORING</b>	This phase is about launching the project, creating awareness, and connecting with stakeholders. Externally, this involves broad engagement and internally this includes technical research and developing key issues papers to educate the public and inform the project.	2023 Fall
<b>PHASE 2 VISIONING</b>	This phase focuses on developing a draft vision and objectives. External engagement will look at how to address key challenges and maximize opportunities related to housing affordability, climate change and any other issues identified through Phase 1 engagement. This phase also involves identifying the new document structure.	2024 Winter – Spring

PHASE	DESCRIPTION	TIMING
<b>PHASE 3 DEVELOPING</b>	This phase involves identifying the big moves in the OCP that will address key challenges and opportunities as the city grows. It will include objectives and policies to guide municipal decision-making on land use, environmental protection, transportation systems, social well-being, community development, infrastructure and services, civic amenities, and form and character for development applications. An important component of this phase is public input on key challenges/opportunities that will help inform these big moves. <i>*Council Report</i>	2024 Summer – Fall
<b>PHASE 4 REFINING</b>	This phase is focused on designing/producing the final document, then circulating it for feedback. Built into this phase is final confirmation, through community and stakeholder engagement and internal reviews, that the draft document reflects key views and broader priorities. <i>*Council Report</i>	2025 Winter – Spring
<b>PHASE 5 COMPLETING</b>	This phase is focused on finalizing the document and facilitating the City’s bylaw adoption process and the regional context statement referral approval process with the MVRD Board. <i>*Bylaw Readings, Public Hearing</i>	2025 Summer – Fall

### **Complete Communities Program**

The Province’s Complete Communities program supports local governments in advancing community goals through the creation of more complete communities. The program supports the undertaking geospatial land use assessments to inform decision-making, considering housing need, supply, and location; providing transportation options including increased walkability; and making connections to infrastructure investment and servicing decisions.

The Complete Communities program can contribute a maximum of 100% of the cost of eligible activities to a maximum of \$150,000.00. The City’s application is for the maximum amount.

The Complete Communities program aligns with commitments in the CleanBC Roadmap to 2030, the Province’s plan to achieve its emissions reduction targets while building a cleaner economy that benefits everyone. All local governments in BC are signatories to the Climate Action Charter and the program supports signatories in fulfilling their commitment to create more complete, compact, and energy efficient communities.

#### What is a ‘complete community’?

For the purposes of the program, complete communities provide a diversity of housing to meet identified community needs and accommodate people at all stages of life, and provide a wider range of employment opportunities, amenities, and services within a 15-minute walk. This concept is the central organizational structure of the OCP and is embedded in the City’s Climate

Change Action Plan and Surrey Transportation Plan, both of which are expected to be completed this year.

### Complete Communities Grant

This project will address three key geospatial knowledge gaps in creating more Complete Communities in Surrey by:

1. Filling in missing data. For example, custom 2021 Census runs, City databases and additional private sector business and other daily needs datasets;
2. Undertaking an Indigenous and low income led audit and needs assessment, guided by the Surrey Urban Indigenous Leadership Committee (“SUILC”) and Surrey Poverty Reduction Coalition; and
3. Undertaking additional analysis of current access to daily needs and forecasts of potential future complete community outcomes under various infrastructure, housing, and transportation scenarios, to guide the OCP update.

As noted above, the SUILC and Surrey Poverty Reduction Coalition will support the project by providing strategic direction. As part of the project, the City also intends to partner with Big River Analytics to undertake some of the analysis. Big River is a Métis-owned consulting team of economists, data scientists, developers, statisticians, designers, facilitators, and management experts based in BC that provides statistical and analytical capacity to benefit Indigenous peoples, communities, governments, and organizations across Canada.