



THEME E: ECONOMY



THEME E: Introduction



The City of Surrey is committed to developing a complete community that balances a high-quality living environment with a diverse, vibrant and sustainable local economy. A strong local economy generates a wide range of stable jobs for Surrey residents, supports a robust and stable tax base to fund essential community services and provides wide access to consumer goods, services and business investment opportunities.

Surrey enjoys a number of advantages that will enhance its economic position within the region, including excellent transportation links within and beyond the Region, the emergence of City Centre as the primary metropolitan core for the South of Fraser area, a large skilled labour force, fertile and abundant agricultural lands, two growing post-secondary institutions and significant reserves of underdeveloped industrial land.

The objectives in Theme E aim to enhance sustainable economic growth in Surrey and take advantage of emerging business opportunities in order to support a broad-based, vibrant, high-quality economy.

THEME E: Objectives

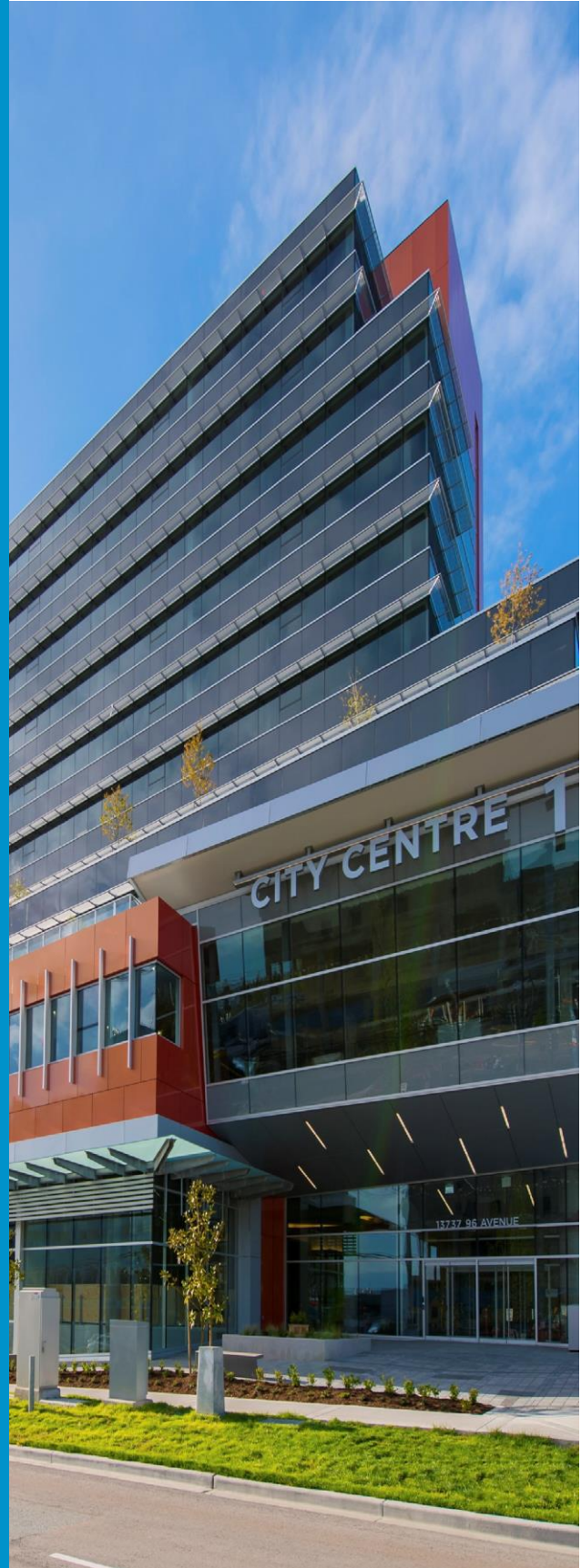
1. Ensure a sufficient supply and efficient use of employment lands.
2. Encourage high-quality business innovation and diversified employment and investment opportunities.
3. Support and enhance local agriculture and its necessary infrastructure.
4. Identify and protect strategic aggregate resources in appropriate locations.

THEME E: ECONOMY

Support a Diversified, Vibrant,
High-Quality Economy

Sections

- E1 Employment Lands
- E2 Employment, Investment and Innovation
- E3 Agriculture
- E4 Aggregates



E1 Employment Lands

Ensure sufficient supply and efficient use of employment lands

Surrey has extensive reserves of industrial-designated land. Protecting this land and the employment uses it supports is one of the most important actions the City can take to ensure a healthy economy into the future.

Due to a limited industrial land base within the region, Surrey faces an ever increasing demand for its employment lands. As Surrey continues to accommodate a significant portion of the employment uses in the Lower Mainland, it is imperative that the City uses its employment reserves strategically and efficiently. In addition to newly developed employment areas, redevelopment and intensification of existing industrial sites will become necessary in order to meet the growing demand for new employment lands in the future. In order to meet Objective E1, the City will:

E1 POLICIES: General

- E1.1 Ensure a sufficient supply of employment lands in Surrey, including designated industrial lands, to meet the current and future needs of the local and regional economy.
- E1.2 Monitor the utilization and availability of industrial lands in conjunction with Metro Vancouver.
- E1.3 Identify lands that may be suitable for future employment uses and that are located in areas that provide suitable access to major transportation corridors. Consider employment land needs in the preparation of all secondary plans.
- E1.4 Locate, site and design employment areas to be accessible, compatible, have access to high quality, frequent public transportation, and be well integrated into surrounding communities and neighbourhoods. Design employment districts to provide services to workers employed in those areas.



Campbell Heights employment lands area.

E1 POLICIES: Intensification

- E1.5 Encourage the full utilization and efficient use of industrial and other employment lands in order to maximize jobs and economic activity per hectare.
- E1.6 Support the infill and redevelopment of under utilized properties within Commercial, Mixed- Employment and Industrial land designations and remove regulatory or other barriers to achieving the full development capacity in these locations.
- E1.7 Develop flexible zoning regulations and by-laws to support more intensive uses of existing employment lands.
- E1.8 Ensure a positive interface between employment lands and accompanying industrial activities and surrounding uses.
- E1.9 Consider the importance of agricultural land and environmentally significant features adjacent to industrial areas, in the planning of employment areas to ensure an appropriate interface, sufficient environmental protection and suitable tree protection.
- E1.10 Ensure sufficient, convenient and appropriate access to employment lands including supply and goods movement routes and access to employment opportunities for Surrey’s workforce.

E1 POLICIES: Community Integration



Bridgeview Industrial Park and Pattullo Bridge, Surrey.

E1 POLICIES: Industrial Uses

- E1.11 Protect industrially-designated land specifically for industrial purposes, particularly industrial land accessible by water and railways.
- E1.12 Support proposals that use industrially-designated land for commercial purposes only where:
 - Commercial and retail uses are accessory uses supporting the principal industrial use AND
 - Retail uses are limited to serving the needs of industrial employees AND
 - Commercial and retail uses do not pose short or long term conflicts or threaten the conversion of industrial lands to commercial uses.
- E1.13 Prohibit the conversion of industrial, business park or mixed-employment lands (see Figure 41) to residential or other non-employment uses.
- E1.14 Locate office, business park and retail employment uses in a manner that respects the hierarchy of urban centres. Direct major commercial and institutional employment generators to City Centre and Town Centres.

Port Lands

- E1.15 Support the economic role of Surrey’s port lands as significant contributors to the economy of Surrey and the Lower Mainland as a whole.
- E1.16 Work with Port Metro Vancouver in the implementation of its Strategic Plan *Port 2050* (as amended) as it relates to the continued functioning and expansion of the Fraser Surrey Docks in ways that protect the environment and are sensitive to adjacent neighbourhoods.
- E1.17 Work with Port Metro Vancouver in determining appropriate access (either via water, rail or truck) to the Fraser Surrey Docks in order to support economic growth and development in Surrey.
- E1.18 Advocate for the replacement of the George Massey Tunnel as a means to allow for an increase in shipping access to Surrey’s port lands.

E1 POLICIES:

Surrey Fraser Docks.



Figure 41: Employment Land Types

Land use designations are used to establish a reference for where types of uses are acceptable and expected to take place. Land use designations are set regionally through the Metro Vancouver *Regional Growth Strategy* (RGS) and locally within this Official Community Plan in the Land Uses and Density Section.

The *Regional Growth Strategy* (as amended) adopted by Metro Vancouver in 2011 establishes two types of employment-based land uses: industrial and mixed employment. These uses are summarized here to establish a clear distinction between each:

Industrial Uses

Are primarily intended for heavy and light industrial activities, and appropriate accessory uses. Commercial uses are limited in this category to those that support industrial activities only. Residential uses are not intended to take place within the industrial land use designation.

Mixed Employment Uses

Mixed Employment areas are intended for industrial, commercial and other employment-related uses in order to meet regional economic needs. Uses within this designation are intended to support industrial activities as well as complement Urban Centres and Frequent Transit Development Areas. Those Mixed Employment areas located close to or adjacent to Urban Centres or Frequent Transit Development Areas are expected to be able to accommodate more office uses, retail and other, more intensive forms of commercial.

Mixed Employment areas located away from Urban Centres or Frequent Transit Development Areas should still accommodate industrial and commercial uses but office and retail uses shall be at a much smaller, lower density scale. Residential uses are not intended to take place within Mixed Employment designated areas.



Pacific Highway Commercial Truck Border Crossing

E1 POLICIES: Office and Commercial Uses

E1.19 Direct office uses, institutions and major retail centres to locations accessible by public transit such as City Centre, Town Centres and Frequent Transit Corridors. Unless otherwise indicated in approved Secondary Plans, Surrey's Urban land use designations do not support major trip-generating commercial or industrial uses outside of Urban Centres or FTDA's.

Mixed Employment Uses

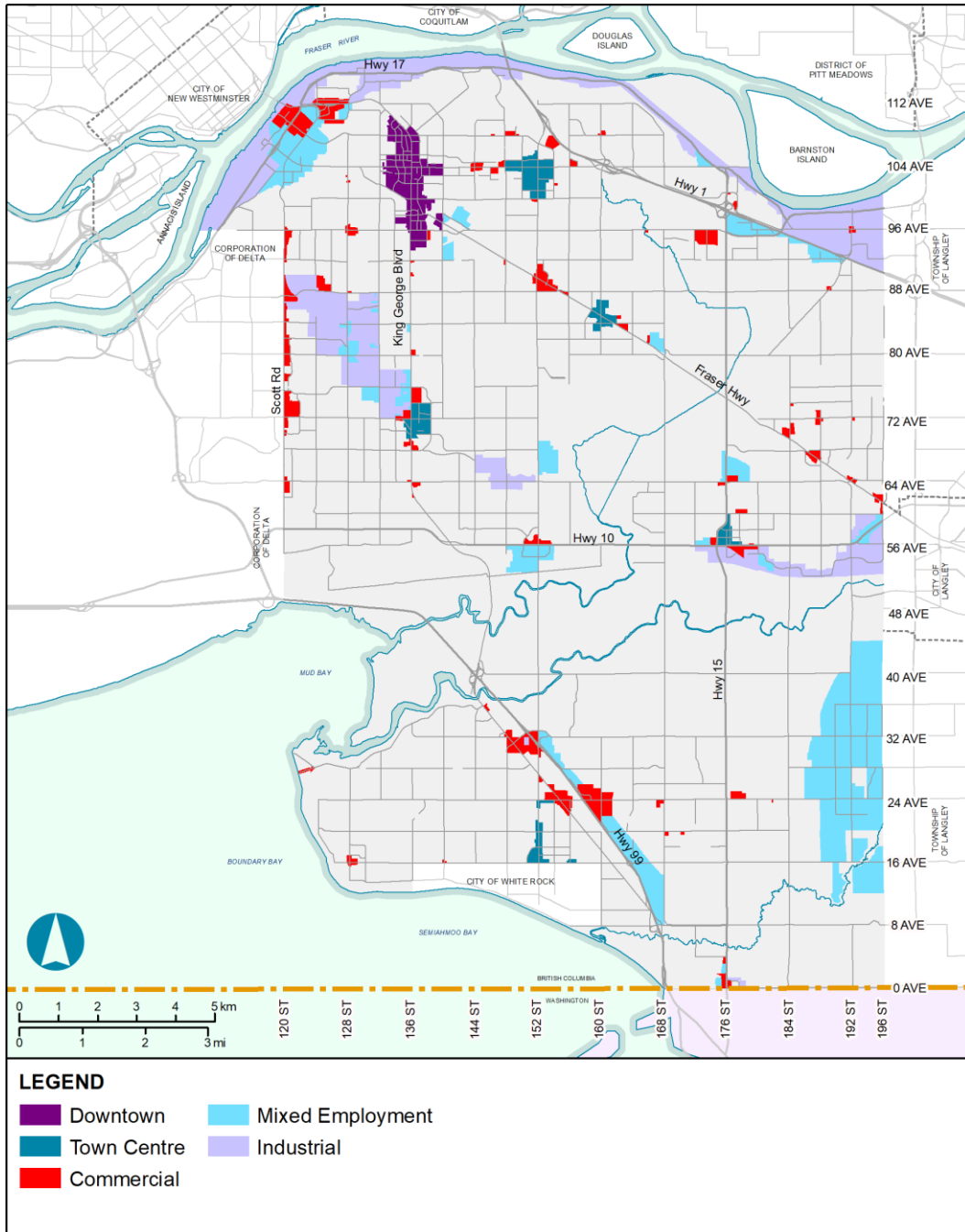
- E1.20 Encourage the continued expansion of high-tech, research and development and light manufacturing to locate within Mixed Employment areas that are accessible to major transportation corridors and/or frequent transit services.
- E1.21 Support the vitality of Mixed Employment areas and uses without compromising the role and composition of existing Town Centres.
- E1.22 Restrict large-format retail uses from Mixed Employment areas, except as specifically permitted in approved Secondary Plans.
- E1.23 Ensure that any development that takes place in the Mixed Employment areas of South Westminster, Newton, East Panorama Ridge and Highway 99 (see Figure 42) does not negatively impact adjacent residential areas.

E1 POLICIES:



Pacific Link Business Park, Surrey

Figure 42: Major Employment Areas



- BL 18423
- BL 18787
- BL 19364
- BL 19296
- BL 19996
- BL 20008
- BL 20118
- BL 20393
- BL 20935
- BL 20705
- BL 21086

E1 POLICIES: Regional Infrastructure and Transportation

E1.24 Advocate and partner with Federal and Provincial governments to ensure Surrey’s regional transportation routes are maintained. This is especially important where there are key economic gate- ways and linkages to the rest of the region and beyond.

E1.25 Support initiatives to increase travel capacity across the Fraser River, including capacity for pedestrians, cyclists, buses and high-occupancy vehicles, to support regional economic development links that directly benefit Surrey’s economy.

E1.26 Seek opportunities to work with senior levels of government and private partners to deliver major infrastructure improvements, such as transportation, communication and utility infrastructure, that is pivotal to Surrey’s economic growth.

E1.27 Support goods movement routes and rail and truck access between major employment areas in Surrey and between key transportation corridors and gateways, including the Surrey Fraser Docks, the Vancouver International Airport and the US/ Canada border crossings, by planning for appropriate land uses and densities along major corridors.

E1.28 Collaborate with senior levels of government, Metro Vancouver and TransLink to advocate for the appropriate and timely delivery of major transportation infrastructure to support economic growth and development in Surrey, including the:

- Addition of Light Rail Transit in Surrey
- Replacement of the Pattullo Bridge
- Replacement of the George Massey Tunnel
- Upgrading of Highway 99
- Completing all grade separation crossings across Surrey’s rail corridors
- Upgrading or adding Port-related infrastructure
- Upgrading US/Canada border infrastructure
- Upgrading Metro Vancouver’s trunk water and sewer infrastructure
- Adding new interchanges along Highway #1 and #99 to provide access to Surrey.

E1.29 Collaborate with senior levels of government and with TransLink to reduce congestion along strategic goods movement corridors in order to support economic development.

E1.30 Complete and implement a comprehensive and sustainable strategy for truck parking, identifying permitted locations and required site enhancements.

Peace Arch/Douglas Canada/US Border Crossing



E1 POLICIES: Sustainable Development

- E1.31 Support and encourage the high quality, environmentally responsible, sustainable development of employment lands, including such considerations as alternative rainwater management, green buildings and renewable and District Energy supply systems.
- E1.32 Review parking standards to identify ways in which parking can be provided more efficiently and sustainably within Industrial and Mixed Employment development areas.
- E1.33 Support Eco-Districts and other green-friendly, neighbourhood-level approaches to development in industrial and major employment areas. Consider supporting the use of waste recycling, waste heat and water reuse, shared parking facilities and other sustainable development practices.



Green development standards at the South Surrey Rec Centre.

E2 Employment, Investment and Innovation

Ensure high-quality, business innovation and diversified employment and investment opportunities

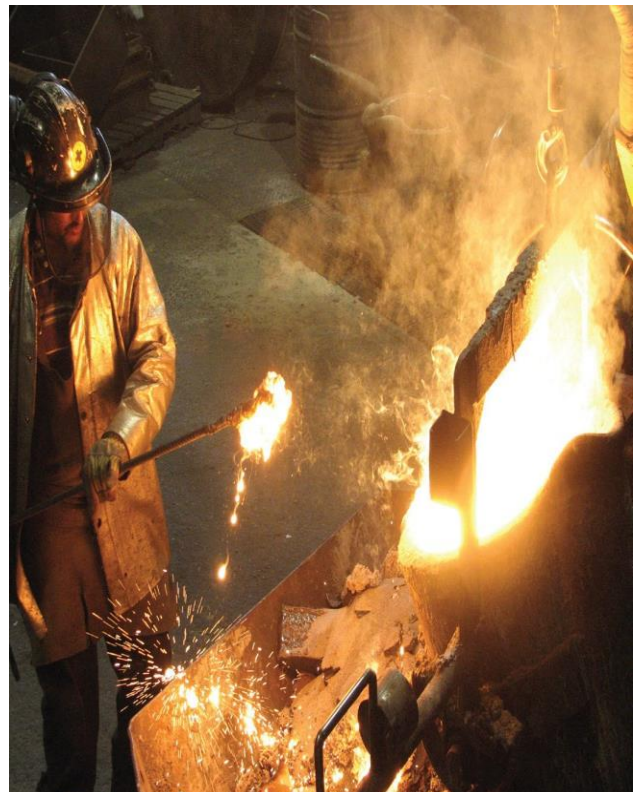
A high quality, sustainable economy delivers broad access to rewarding jobs in sectors of the economy that continue to grow and thrive into the future. Economic development policies that encourage investment and support innovation are key to attracting and retaining the businesses that drive a sustainable, thriving local economy.

The City of Surrey's economic development strategy positions the City as an attractive location for investment, emphasizes post-secondary education and skills training and focuses on growing sectors such as clean energy, intensive value-added agriculture and advanced manufacturing technologies.

In order to meet Objective E2, the City will:

E2 POLICIES: General

- E2.1 Develop, implement and maintain a coordinated economic development strategy in the context of federal, provincial and regional economic development programs, plans and objectives.



Heavy industry uses in Surrey

E2 POLICIES: Economic Development

- E2.2 Promote economic development to achieve and maintain a balanced ratio of one job for every member of Surrey’s labour force.
- E2.3 Take advantage of and market Surrey’s economic strengths and competitive advantages, including:
- Convenient access to rapid transit, major transportation routes and gateways including the US/Canada border, highways and railways into the United States and the BC Interior, the Surrey Fraser Docks and the Vancouver International Airport
 - Proximity to post-secondary and trades and technology educational institutions
 - Available, relatively affordable and available land for business and industrial expansion
 - Available, relatively affordable housing for employees
 - Available young and educated labour force.
- E2.4 Encourage private sector investment in strategic areas of the city through the use of such tools as development incentives and economic investment zones.
- E2.5 Take advantage of strategic investment opportunities by using City-owned lands to leverage private-sector investment.

E2 POLICIES: Partnerships

- E2.6 Maintain cooperative partnerships with community organizations and business groups active within Surrey, including the Surrey Board of Trade, Business Improvement Associations, the Urban Development Institute and other industry associations, in order to foster investment and business development.
- E2.7 Maintain strategic partnerships with energy stakeholders (e.g. BC Hydro, SFU and Fortis BC) to facilitate the growth of clean energy businesses in Surrey.
- E2.8 Encourage partnerships between the Surrey City Development Corporation and the private sector, where appropriate.



Partnerships with the Surrey City Development Corporation and local companies create opportunities for local business expansion; Photo courtesy of Central City Brew Pub

E2 POLICIES: Education and Skills Training

- E2.9 Continue partnering with and supporting the efforts of local post-secondary education institutions to expand and ensure that an adequate number of seats and relevant programs are available to meet the needs of students and the local economy.
- E2.10 Support the expansion of career and skills training programs and facilities to develop the economy and provide skilled workers, especially in high technology and other growing areas of the economy.

E2 POLICIES: Infrastructure

- E2.11 Ensure that appropriate infrastructure, including transit, transportation, water and sewer, and electrical and communications networks are planned and constructed in appropriate locations to best support the growth of Surrey's economy.
- E2.12 Advocate to senior governments for increased investment in major regional transportation infrastructure including rapid transit to support economic growth and economic expansion within Surrey.
- E2.13 Ensure that services and amenities for employees, such as child care, recreation and personal services, are located near employment centres to enhance worker's quality of life and productivity.
- E2.14 Consider opportunities to expand live-work zoning and home-based business policies as a way of retaining and attracting business-related employment.



SkyTrain to Surrey

E2 POLICIES: Economic Growth Sectors

- E2.15 Achieve economic growth and job creation by supporting and developing the renewable energy and clean technology sectors within Surrey.
- E2.16 Consider establishing business incubator areas to support commercialization in potential high-growth sectors such as health sciences, clean energy technology and value-added manufacturing.
- E2.17 Encourage the growth of high value-added industries such as engineering and design services, advanced manufacturing, food processing, specialized construction materials and manufacturing and product innovations.
- E2.18 Encourage the growth of the tourism, ecotourism and hospitality sector by building on Surrey’s natural and cultural features to foster a positive image of the city as a place to visit and by expanding and improving Surrey’s hotel, hospitality and convention facilities.
- E2.19 Encourage the growth of the “green building” technology sector in Surrey by encouraging energy-efficient construction and the use of green building certification programs for private and public development.



Campbell Heights Employment Lands

E3 Agriculture

Support and enhance local agriculture and its necessary infrastructure

Agriculture plays an important role within Surrey. The mild climate, productive soils, extensive farmland, supportive infrastructure and the ability to produce a wide range of crops all contribute to the success of Surrey's farms.

Surrey values protecting its agricultural land and promoting sustainable food systems. For agriculture to survive and thrive in a metropolitan setting, implementing the comprehensive *Surrey Agriculture Protection and Enhancement Strategy* is important in order to appropriately address agricultural-development issues, resolve rural-urban conflicts and ensure long term agriculture viability of agriculture in Surrey.

The Agriculture and Food Security Advisory Committee (AFSAC), comprised of representatives from the local agricultural sector, City Council, the Ministry of Agriculture, Surrey's Environmental Advisory Committee and planning and engineering staff, advises Council on agricultural policy and identifies solutions to specific issues ensuring a thriving, sustainable agri-food sector in Surrey.

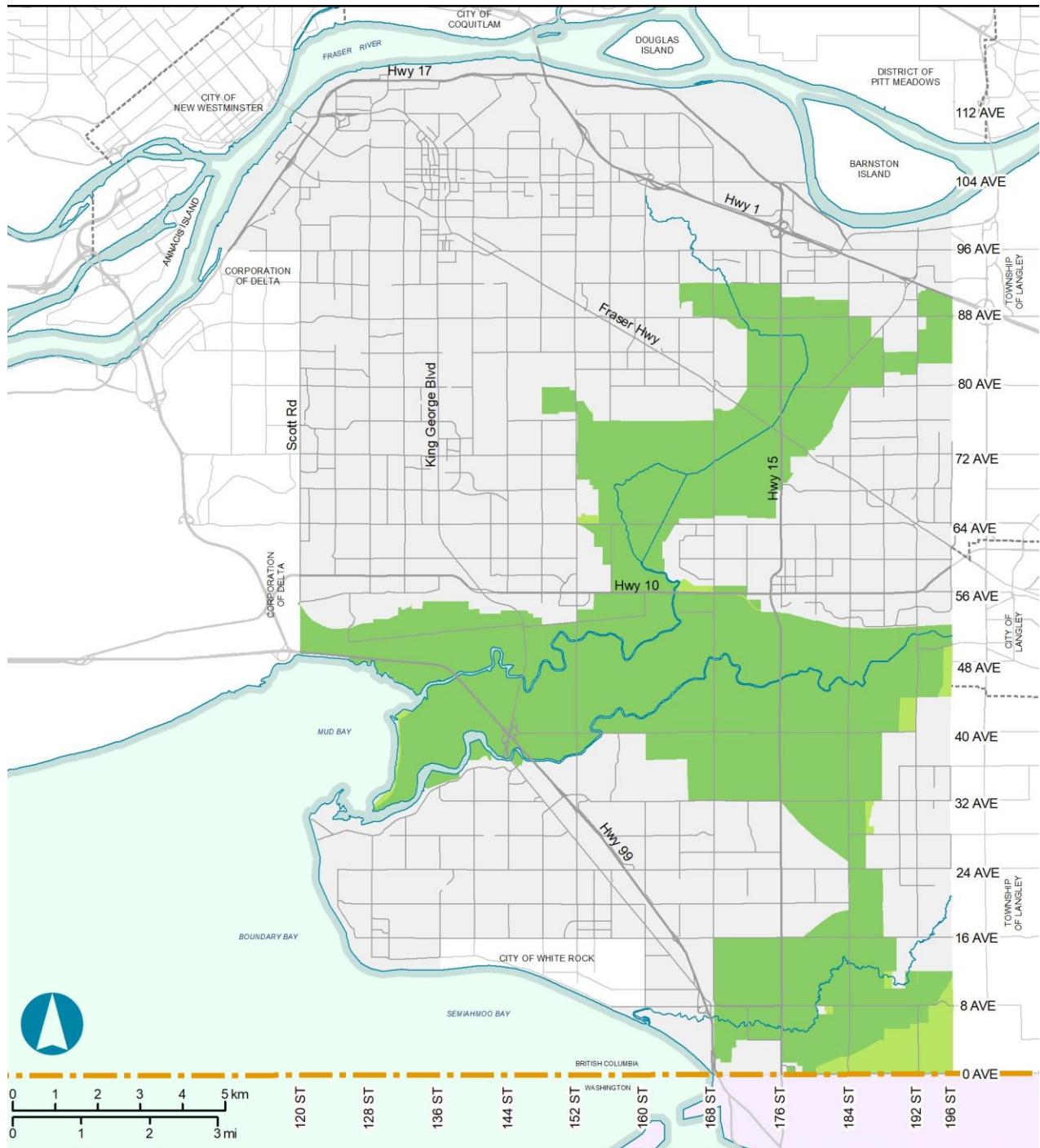
In order to meet Objective E3, the City will:

E3 POLICIES:

General

- E3.1 Maintain the integrity of the Agricultural Land Reserve (ALR) and its existing boundaries (see Figure 43).
- E3.2 Ensure all land uses within the Agricultural Land Reserve conform to the policies and regulations of the *Agricultural Land Commission Act* and the *Farm Practices Protection Act* (as amended).
- E3.3 Protect and support the continued designation and use of agricultural land for agricultural purposes regardless of soil types and capabilities. Encourage locating non-soil based agricultural structures on less productive soils, where feasible, in order to fully utilize prime soil resources.
- E3.4 Encourage the continued use of farmland located outside of the ALR for agriculture purposes, subject to the development of an approved secondary plan.
- E3.5 Avoid the fragmentation of ALR lands. Limit the subdivision of land within the ALR to greater than 4 ha (10 ac). Limit the subdivision of designated agriculture land outside the ALR to greater than 2 ha (5 ac). Encourage the amalgamation of lots in agricultural areas.
- E3.6 Require 2 ha of land, within Surrey, of equivalent or better soil capacity, to be included into the ALR for each 1 ha of land excluded from the ALR with the submission of an Agricultural Impact Assessment detailing how this conversion provides a net benefit to agriculture in Surrey.
- E3.7 Ensure that the potential fragmentation of agricultural lands by linear development such as new road construction, hydro corridors or pipeline or road upgrades, does not negatively impact the viability of farm operations or access to farm parcels.

Figure 43: Agricultural Lands



BL 19364
BL 20393

LEGEND

- Agricultural designated land in the Agricultural Land Reserve
- Agricultural designated land outside the Agricultural Land Reserve

E3 POLICIES: Innovation

- E3.8 Maximize the productive utilization of agricultural land through such means as:
- Leasing City-owned ALR land to farmers
 - Amending by-laws, policies and other regulations, as appropriate, to support agricultural production and innovation.
- E3.9 Support Surrey-based research and development of innovative production technologies and practices, such as 'vertical farming', roof-top farming and advanced irrigation and fertilization systems.
- E3.10 Encourage the diversification of agricultural operations and the production of new crops and commodities, particularly high-value crops and those serving new markets with growth potential.
- E3.11 Partner with the Province, producer groups and local businesses to develop new local and global markets and marketing strategies for local commodities.
- E3.12 Encourage innovation in the management and recycling of agriculture and food waste, including waste-to-energy projects in the agri-food sector such as anaerobic digestion and other means of converting waste into a resource.

E3 POLICIES: Reduce Barriers

- E3.13 Support programs that help new farmers overcome financial and other barriers to accessing land (includes but is not limited to incubator farms).



Innovative growing methods can be used to supplement Agricultural Land production.

E3 POLICIES: Education and Research

- E3.14 Work with local secondary and postsecondary institutions to support training and education programs in agriculture and food systems.
- E3.15 Work with post-secondary institutions to facilitate agricultural research partnerships and technology transfer to local farmers.
- E3.16 Support public awareness programs and events to highlight the importance of agriculture to Surrey's economy. Showcase local producers and increase public awareness of farming practices.

E3 POLICIES: Infrastructure

- E3.17 Ensure Surrey has a safe and convenient transportation network that supports agriculture, including access between farms and markets, farm vehicle travel routes and direct access between fields and farm operations.
- E3.18 Support land owners and senior levels of government to improve access to an adequate and safe water supply for agricultural operations such as livestock watering, crop irrigation, produce washing and food processing uses.
- E3.19 Support farming activities by managing storm-water runoff from upland development on agricultural properties in accordance with the Agriculture and Rural Development Subsidiary Agreement (ARDSA) criteria as established by the *Strategic Plan for Lowlands Flood Control*, as amended.
- E3.20 Support the development of ancillary agricultural services necessary for the viability of agricultural operations, in appropriate locations.
- E3.21 Partner with senior levels of government, commodity groups and industry associations to maintain and grow the food packaging and processing industries in Surrey.



Serpentine River used for agricultural irrigation in Surrey.

E3 POLICIES: Urban-Ag Interface

- E3.22 Protect farming and agri-food operations from adjacent urban impacts such as traffic, flooding, nuisance complaints, trespassing and noxious substances.
- E3.23 Protect and enhance the interface between urban areas and the Agricultural Land Reserve (ALR) by using fencing, landscaping buffers and building separations between urban and agricultural lands, in accordance with DP4 of the Implementation Section of this OCP.
- E3.24 Support density increases in areas adjacent to the ALR, as part of a comprehensively planned neighbourhood, where the required agricultural buffers are widened proportionally to the increase in density (see DP4 of the Implementation Section of this OCP), where cluster housing is used and where natural features such as watercourses, steep slopes, tree preservation, valuable ecosystems and sensitive soils are accommodated.
- E3.25 Support the growth and development of farm markets and stands selling local products directly to consumers.
- E3.26 Carefully plan public areas and recreational trails in areas adjacent to farmland. Provide sufficient separation and physical barriers such as fencing, plantings and topographic features, to reduce conflicts between recreational uses and farming.
- E3.27 Use Agricultural Disclosure Agreements, at various stages of development, adjacent to agricultural areas to increase awareness of owners about the presence and implications of living near agricultural activity.
- E3.28 Raise public awareness and promote and celebrate local agriculture in Surrey through initiatives such as farm tours, media materials, community events, and by encouraging partnerships with producer associations and grocery stores to promote local farm products.
- E3.29 Explore agri-tourism opportunities for producers to diversify their farm operations, create an identifiable brand, and sell more products and services directly to consumers.

Agricultural-Urban landscape buffers are used to reduce conflicts between these two uses.



E3 POLICIES: Environment

- E3.30 Encourage sound environmental agricultural and farm practices by working with farmers to participate in the Provincial Environmental Farm Plan program in order to promote clean and healthy air, water and soils.
- E3.31 Encourage the management and recycling of manure and agricultural wastes in a sustainable manner.
- E3.32 Support programs and opportunities that help support pollinators and their valuable role in the continued viability of farming operations.
- E3.33 Encourage Best Management Practices for riparian areas and streams in agricultural areas in order to support fish populations in accordance with the requirements of the Department of Fisheries and Oceans (DFO) and the Provincial *Water Act*, as amended.
- E3.34 Explore opportunities related to recovering heat, generating clean energy and other resources and reducing greenhouse gas (GHG) emissions by recycling food wastes and other organic materials through pilot projects and partnerships.



Farm areas are clearly defined in Surrey's Agricultural Land

E4 Aggregates

Identify and protect aggregate resources in appropriate locations

The *Local Government Act* requires municipalities to designate areas of existing and future sand and gravel extraction. Areas that contain appropriate aggregate deposits that are available for extraction are limited in Surrey with only the Southwest corner of the city providing opportunities for sand and gravel extraction. The City works to ensure that the environment is protected, that impacts on the community are minimized during extraction and that the land is restored to productive uses when extraction is complete.

In order to meet the Objective E4, the City will:

E4 POLICIES: General

- E4.1 Implement the *Soil Conservation and Protection By-law*, as amended, to limit and set conditions for sand and gravel extraction and deposition.
- E4.2 Limit sand and gravel extraction to the excavation, screening and storage of materials. No additional processing of any kind is permitted, including the crushing or manufacturing of asphalt, concrete or other materials. Such processing activities are permitted only in industrial areas or where permitted by Temporary Use Permits, under conditions imposed by City Council.
- E4.3 Sand and gravel extraction practices must consider the environmental impacts on adjacent properties and areas downstream. Extraction cannot threaten or destroy human health, watercourses, significant habitats, riparian areas, municipal utilities or the soil stability of adjacent or down- stream properties.
- E4.4 Ensure there is adequate and timely rehabilitation and/or reforestation of the sand and gravel extraction areas (shown in Figure 44) as set out in an extraction permit issued by the City of Surrey.
- E4.5 Strongly encourage the replacement of fertile top soil that is removed from development sites to agricultural areas in need of rehabilitation.

Figure 44: Aggregate Deposits

