



Corporate *NO: R015*

Report *COUNCIL DATE: January 21, 2002*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	January 18, 2002
FROM:	General Manager, Planning & Development	FILE:	6520-20 (Grandview/Hwy 99)
SUBJECT:	Grandview Heights/Highway 99 Corridor - Local Area Plan		

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with preparing a Local Area Plan for the Grandview Heights/Highway 99 Corridor based on the Terms of Reference attached to this report.

BACKGROUND

On December 10, 2001 Council adopted the following resolution:

That Council direct staff to bring forward for Council's consideration in January 2002 a Terms of Reference for the preparation of a land use and servicing concept plan for the business development focus for the quarter of land bounded by Highway 99 to the west, the B.C. Hydro right-of-way and 168 Street to the east, 8 Avenue to the south, and the south limit of the Rosemary Heights Business Park to the north, and such of the lands east of the B.C. Hydro right-of-way as may be appropriate to ensure that the completed plan addresses interface issues effectively and further, that the Terms of Reference detail a process and timeline for the completion of the plan.

This report responds to Council's directive.

DISCUSSION

The recently approved Official Community Plan ("OCP") for the City of Surrey has a strong business development focus and includes policies to create a strong and sustainable local economy. New policies have been included in the OCP to ensure that there is a sufficient supply of developable land available in appropriate locations to facilitate opportunities for business growth. The lands described in Council's resolution (referred to as the Grandview Heights/Highway 99 Corridor for the purposes of this report) offer a potentially attractive area for business development.

Comprising approximately 158 hectares (390 acres) of land, the Grandview Heights/Highway 99 Corridor complies with the locational guidelines in the OCP for the location of new Business Parks.

Plan Objectives

The objectives of the Grandview Heights/Highway 99 Corridor Local Area Plan are as follows:

1. To develop and formulate land use, economic and other development policies, with a business development focus, to guide business development proposals for the area;
2. To prepare a parallel servicing strategy that provides for the location, staging and standards of services, including sanitary sewer, water, drainage, roads and other utilities and methods of implementation by rezoning, subdivision, or other mechanisms;
3. To undertake a financial analysis that will demonstrate adequate funding for the implementation of the servicing plan;
4. To identify environmentally sensitive areas for protection;
5. To ensure that the development of this corridor is economically sustainable and does not negatively impact existing and planned businesses in the larger South Surrey area; and
6. To ensure that the lands immediately adjacent to the corridor are planned so as to provide appropriate land use interface and transition between the business development corridor to the west and the suburban acreages further to the east in Grandview Heights.

Plan Preparation and Consultation Process

The plan will be prepared by the Planning and Development Department in conjunction with the servicing study managed by the Engineering Department and in consultation with the public, other departments and external agencies. Public information meetings/open houses will be held to seek community input in the process. Representatives of the South Surrey business community will also be consulted to provide input for development of the plan.

A working group of City staff and representatives from external agencies will be formed to review and provide comments on plan options and to resolve issues. In the interest of completing the process by July 2002, it has been decided that an Advisory Committee will not be formed, but rather the public consultation process will be relied upon as the basis for ensuring that the plan is effective in balancing the interests of the stakeholders.

The plan preparation process will include the following steps:

1. Identifying area issues and concerns as well as planning opportunities and constraints through internal staff review and public consultation;
2. Establishing planning goals and objectives with a business development focus;
3. Generating land use servicing and development options with a business development focus;
4. Public meeting/open house to present development options;
5. Selecting the preferred land use and development option;
6. Public meeting/open house to present the preferred option; and
7. Developing a land use and servicing plan and related development policies including a financial analysis that will demonstrate adequate funding to implement the plan.

To ensure that the Grandview Heights/Highway 99 Corridor Local Area Plan will respond to the market and does not negatively impact existing and planned businesses in the larger South Surrey area, a market impact study will be undertaken to provide input to the preparation of the plan. Furthermore, the approved Rosemary Heights Business Park Neighbourhood Concept Plan will be examined through this process to ensure that the plans complement one another.

Similarly, separate Traffic Impact and Environmental Assessment studies will be prepared as input to the plan.

Funding for studies to be undertaken by consultants is provided in the approved City budget.

The plan preparation process will commence upon Council's approval of the proposed Terms of Reference. It is anticipated that it will take approximately 4 to 5 months to complete the plan (i.e. targeted completion is July 2002). The Terms of Reference, including Plan Area boundary map and a timetable, is attached as Appendix I.

CONCLUSION

In accordance with Council's directive, a Terms of Reference has been developed for the preparation of the Grandview Heights/Highway 99 Corridor Local Area Plan. The Terms of Reference sets out the parameters for the preparation of the Local Area Plan, including public consultation, plan content and interface with adjacent areas. The plan preparation will commence upon Council's approval and is anticipated to take approximately 4 to 5 months to complete (i.e. completed by July 2002).

Murray D. Dinwoodie

General Manager

Planning & Development Department

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Appendix I. Proposed Grandview Heights Highway 99 Corridor Local Area Plan – Terms of Reference.

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