

Corporate Report

NO: C004

COUNCIL DATE: June 7, 2004



COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **May 31, 2004**
FROM: **General Manager, Planning and Development** FILE: **6440-01**
SUBJECT: **2004 Annual Review of the Surrey Official Community Plan
By-law, 1983, No. 12900**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Authorize the City Clerk to take all necessary actions to bring forward for readings and setting a date for the related Public Hearing, of an Official Community Plan Amendment By-law that includes the following amendments to the Surrey Official Community Plan By-law, 1983, No. 12900 (the "OCP"):
 - (a) amend the last paragraph of Section 3.3, Descriptions of Land Use Designations, Multiple Residential (RM) Designation, by replacing the word "Commercial designation through" with the words "Multiple Residential designation subject to" so that the paragraph reads, "Selected business zones may be permitted in the Multiple Residential designation subject to compliance with the performance criteria and standards";
 - (b) amend Section 3.7, Land Use Designations and Permitted Zones, and Figure 7, List of Zones, to include the newly-created IB-1 Zone as a permitted zone within the "Business" and the "Industrial" Land Use Designations;
 - (c) amend Figure 13, Truck Route Network and Dangerous Goods Routes Map, to reflect the status of 32 Avenue as a truck route from 176 Street to King George Highway;
 - (d) amend the table within Section 3.6, Land Use Designations: Allowable Density, by adding a new row with the words "Multiple residential uses in the City Centre" in the Designation column and the number "2.5" in the Allowable Floor Area Ratio column;
 - (e) amend Section 6.3, Designated Development Permit Areas and Guidelines, and Schedule 3, Development Permit Area Guidelines, by revising the last sentence in this Section to read:

"The term 'major road' used in this section means a 'Provincial Highway or a City Arterial Road'";
 - (f) amend Schedule C, Development Permit Area Guidelines in the Section entitled "Designated Development Permit Areas" by deleting the current wording for points 1, 2 and 3 and replacing it with the following:

"The following areas of the City are designated as Development Permit Areas:

1. All properties outside of the Agricultural designation that are abutting Agricultural designated land are a Development Permit Area for the purpose of protecting farming. All lands located within 300 metres (984 feet) of, but not directly abutting Agricultural designated lands, will be defined as farm sensitive lands for planning and engineering purposes, but will not necessarily require a Development Permit.
 2. All parcels of land within the City are designated as a Development Permit Area for the purpose of controlling the form and character of multiple residential, commercial and industrial development except for:
 - (a) the lands illustrated in Figure C-1 – "Areas not Designated as Development Permit Areas in Schedule C"; or
 - (b) in the case of industrial development, parcels of land located more than 100 metres (328 feet) from all Provincial Highways or Arterial Roads and not located in a business/industrial park or not abutting land in a Suburban, Urban, Multiple Residential, City Centre, Town Centre, Commercial, Rural, Agricultural, Conservation, Indian Reserve or other non-Industrial OCP designation.
 3. Notwithstanding 2(b), the entire South Westminster Secondary Plan area is a Development Permit Area.
 4. For the purposes of clarity, a Development Permit is not required under clause 2 or 3 where the development project does not contain multiple residential, commercial or industrial development";
3. Deny OCP amendment Application No. 7903-0225-00 that seeks to amend the Land Use Designation Map from Suburban to Urban for six properties located in the east Fleetwood area, as documented in Section 3.1 of this report.

PURPOSE

Section 7.4 of the OCP, Administration and Procedures, specifies that an Annual Review of the OCP is to be undertaken to update relevant information and to evaluate and report to Council on the status of the OCP implementation. This report is being forwarded to Council to fulfill this requirement.

DISCUSSION

This report on the annual OCP Review is divided into four sections, which are summarized below:

1. **Development Overview**

The City of Surrey continues to be the fastest growing city in B.C. The City has experienced an acceleration of residential growth in the last year, comparable to the high rates seen in the late 1980s and early 1990s. Housing starts in 2003 increased by 28% over the previous year, reaching a total of 3,828 new units. Residential growth is anticipated to continue at a strong pace over the next five years. Business development activity increased in 2003, adding about 1.5 million square feet of new commercial and industrial floor area, which was approximately double the area constructed in 2002.

2. **Status of Growth and Land Use Policies**

At the current rate of development, the City's capacity to accommodate residential development in infill situations and in Neighbourhood Concept Plan ("NCP") areas, is estimated at four to seven years. To ensure that the City maintains capacity to accommodate a minimum of five years of residential growth, as set out in OCP Policy A-4.2.2, the City is currently engaged in planning processes for future urban growth in Grandview Heights, South Port Kells, West Newton and East Clayton, north of 72 Avenue.

The supply of serviced developable land has been a limiting factor to new commercial and industrial growth. Over the past year, the City has completed major planning initiatives in Campbell Heights, the Highway 99 Corridor and South Westminster. These plans will facilitate the processing of applications for economic and business development in these areas.

3. **OCP Land Use Designation Amendments**

In 2003 Council approved 12 amendments to the OCP Land Use Designation Map. Twenty-one amendment applications were submitted in 2003. There are currently a total of 44 OCP land use designation amendment applications in process.

A developer-initiated "Type 3" OCP amendment application is addressed specifically in this report, with a recommendation that this amendment application be denied.

A City-initiated OCP Land Use designation amendment in the Surrey City Centre area is also discussed in this report, with a recommendation that Council authorize staff to proceed to implement this amendment.

4. **OCP Policy and Text Amendments**

This report recommends that Council approve, in principle, a number of minor City-initiate text amendments for the purpose of updating and clarifying the OCP.

1. **Development Overview**

1.1 **Residential Development**

The new housing market in Surrey was very active over the past year. Housing starts increased by 28% in 2003 in comparison to 2002, for a total of 3,828 units:

- Single family starts increased by 196 units (10%), reaching a total of 2,140 units;
- Townhouse starts increased by 170 units (19%), for a total of 1,070 units;
- Apartment starts increased by 465 units, for a total of 627 units;
- Offsetting housing starts, 523 single-family houses were demolished, resulting in a net increase in the City's housing stock of 3,305 units.

Surrey continues to dominate the regional market in ground-entry single-family detached and townhouse dwelling unit construction, absorbing about 41% of the GVRD single-family market and 27% of the townhouse market. While apartment starts increased significantly in 2003, Surrey provided less than 4% of the new apartments that were constructed in the Region in 2003.

About 1,600 (42%) of the total new housing starts were located within NCP areas. Figure A1 in Appendix "A" illustrates the distribution of housing starts and demolitions across the City in 2003.

1.2 **Business Development**

Surrey's commercial and industrial development activity increased in 2003, as construction values reached \$115 million. This represents a 27% increase over the \$90 million total for 2002. Commercial development totalled about \$64 million dollars in building construction

value while industrial development totalled about \$51 million dollars in building construction value.

About 1.5 million square feet of new commercial and industrial floor area was constructed in the City in 2003. This new floor area was divided between various business uses as follows:

- 60% storage buildings/warehousing;
- 11% retail
- 11% manufacturing
- 11% hospitality services (hotels or restaurants);
- 6% office space.

The majority of new commercial and industrial floor area was developed in the Central Newton and Port Kells areas. Figure A2 in Appendix "A" illustrates the distribution of new business construction across the City in 2003, with the new floor area being distributed between various areas within the City as follows:

- 30% in the Central Newton industrial area for storage and warehouse uses;
- 22% in the Port Kells industrial area with development evenly split between manufacturing buildings and storage / warehousing facilities;
- 11% in the Rosemary Heights Business Park / South Point for retail and office space;
- 11% along the 104 Avenue corridor for a hotel;
- 4% in the Panorama Business Park for storage / warehouse facilities;
- 4% in Campbell Heights for storage / warehouse/manufacturing facilities;
- 3% in the North Cloverdale Industrial area for storage / warehouse uses.

Surrey absorbed about 15% of the industrial floor area that was constructed in the GVRD in 2003.

It is expected that commercial/industrial development activity will accelerate with the approval of additional lands for business development in Campbell Heights, the Highway 99 Corridor and South Westminster.

2. **The Status Of Residential Growth And Land Use Policies**

One of the primary purposes of the annual OCP Review is to study development trends and to assess the capacity available within planned areas to accommodate future residential and business development. Residential growth policies are contained in Section 2.A, "Manage Growth for Compact Communities" in the OCP. Business development policies are contained in OCP Section 2.B., "Build a Sustainable Local Economy".

2.1 **OCP Residential Growth Strategy**

The OCP residential growth strategy (OCP Section A) addresses land supply and housing demand in the following categories:

Infill development of vacant or under utilized land within pre-NCP residential areas;

-
- New community development within approved **NCP areas**;
- **Redevelopment of ageing housing stock** within older Urban neighbourhoods;
- **Anticipating the need to plan for new growth** within areas identified as Suburban in the OCP and having future development potential.

The City monitors development trends to balance market demand with housing supply and to ensure that there is a minimum of three to five years supply of residential development capacity within planned Urban neighbourhoods. OCP Section B., Policy 4.2 stipulates that when residential growth capacity is less than five years, the City should begin planning for new capacity.

2.2 **Residential Growth Assumptions: 2004 - 2009**

Surrey's population grew by about 11,000 residents between June 2003 and May 2004, for a projected June 2004 total of 378,000 (based on a 2001 population count of 347,800 as published by Statistic Canada, Census of Canada). This accounts for approximately 31% of the GVRD population growth over the past year.

Regional forecasts (regional population and housing forecasts are prepared by BCStats, GVRD, Urban Futures Institute and CMHC) suggest that the GVRD will continue to grow at a consistent rate over the next five years, averaging about 32,000 people per year. Steady regional growth, combined with Surrey's relatively large supply of developable land, suggests that Surrey will continue to be a primary supplier of housing and will continue to lead in population growth within the region.



Through this five year period, Surrey will likely absorb between 30% and 35% of regional population growth for a projected population increase of between 10,000 and 12,000 per year. Based on this estimate, growth in Surrey's housing stock will be between 3,300 and 4,000 dwelling units per year. Figure 1 provides an illustration of projected new housing starts over the next five years. Surrey's share of multi-family housing starts will increase to more closely reflect the increasing regional demand in this form of housing.



2.3 **Development Capacity of Neighbourhood Concept Plan Areas**

The majority of the capacity for new dwelling units over the next five years is in the approved NCP areas. The 14 residential NCP areas have a combined total capacity of 23,000 dwelling units and 66,000 residents. By June 2004, about 30% (7,000 units) will have been constructed in these areas. About 2,000 units have recently received development approval, with construction of the units expected to be completed in late 2004 and early 2005. About 4,500 units in NCP areas are now proceeding through the development review process. Figure 2 illustrates the development status of the currently approved NCP areas dwelling units that are built, approved but not built and currently under application, but not yet approved.

Growth projections for the next five years indicate that 50 to 60% (10,000 to 12,000 units) of new housing starts will occur within NCP areas. With the exception of Douglas, all NCP areas are expected to see substantial growth and by 2009, most of the existing NCP areas will be between 70% and 90% built-out. Most of the remaining development capacity within the NCP areas at that time, will be in the South Newton and East Clayton NCP areas. As a NCP area reaches the stage of being 70% to 80% built out, land assembly becomes more difficult and developments become smaller in scale. With continuing market demand, there will be increasing pressures from the development industry to redevelop older established neighbourhoods and for the opening of new NCP areas in the City.

Anticipating this situation, the East Clayton North, West Newton/Highway 10 area, Grandview Heights and South Port Kells areas are currently engaged in planning processes to determine their suitability for future residential and business development.

The General Land Use Planning processes currently underway in the Grandview Heights and South Port Kells areas are anticipated to be completed within a year with the first NCP plans being commenced in each of these areas within the next few months. Given the stage of the planning process, it is difficult to estimate the potential housing capacity of these areas.



In 2003, the City completed the Stage 1 Land Use plan for the West Newton/Highway 10 NCP area. This area will add about 1,000 units of urban residential capacity. It is expected that this NCP will be finalized during the summer of 2004.

Together, these planning initiatives will ensure that the City maintains a minimum of three to five years of residential development capacity into the foreseeable future.

2.4. **Urban Infill and Redevelopment**

Over the past year, 58% of the City's housing starts were within established Urban, Multiple Residential areas of the city. OCP growth projections for the next 5 years suggest about 40 to 50% (6,500 to 10,000) of new dwelling units will be added to these areas. Multiple Residential areas, including City Centre, have significant capacity to accommodate projected apartment development for the foreseeable future. Remaining parcels of land in the Urban infill areas are small and in some cases may be difficult to assemble. New small lot zoning policies will assist the market to efficiently utilize the remaining Urban Infill lands but land and development constraints will likely diminish the rate of new housing growth in these areas.

OCP policies anticipate that, as Infill and NCP areas near capacity, there will be increasing pressure for redevelopment of lands occupied by ageing housing stock in some of Surrey's older neighbourhoods. This could mean one to one replacement of dwelling units, but in most areas will mean increased densities by replacing existing housing stock with smaller lot housing, or a variety of multiple unit housing forms. This trend has already begun in some older neighbourhoods as traditional single-family homes are being demolished and replaced with new larger dwellings or with townhouses or condominiums. To illustrate this point, during this last year, 523 single-family homes were demolished to make way for new development.

2.5 **Suburban Residential Areas**

The OCP's Suburban designation contains areas for a permanent suburban/semi-rural residential lifestyle and also identifies the areas of Grandview Heights, Clayton and South Port Kells as Suburban areas with potential for future urban growth. Each of these areas has been, or is currently, involved in a planning process to determine future land uses.

The Suburban areas that are to remain over the long term to accommodate semi-rural residential development have, over the past year, accommodated 262 housing starts indicating a continuing demand for one acre and half acre residential properties.

2.6 **Business and Employment**

A strong economic base is an essential component of a complete city. OCP Section B, "Building a Sustainable Local Economy", includes Surrey's economic land use and development policies that are focussed on ensuring that sufficient area of land in appropriate locations is available for business development in the City, to establish land development strategies that will allow Surrey to achieve a ratio of one job in Surrey for each resident in the labour force and to achieve a better balance between residential and business development from a total assessment perspective. This assessment balance is important to ensure a strong tax base on which to support the delivery of a full range of services to the City's citizens.

Over the past year there was about \$115 million dollars in industrial and commercial building construction, amounting to about 1.5 million square feet of new business floor area. Figure 4 illustrates industrial and commercial building construction value over the past several years.



The supply of suitably located vacant and serviced land continued to be a factor in limiting new commercial and industrial growth in 2003. The majority of new industrial construction was located within established industrial areas, effectively utilizing available infill sites. Recently completed major planning initiatives in Campbell Heights and the Highway 99 Corridor will supply about 500 acres of new industrial and commercial land in support of these types of development. It is expected that the industrial and commercial development and building sectors will take advantage of these land opportunities and significantly increase Surrey's business growth over the next few years.

2.7 **Employment**

The 2001 Census indicates that there were about 101,000 jobs located in the City of Surrey. This figure includes only those jobs based at a fixed geographic location. About 100,000 jobs in the GVRD, including construction and trades, reported no fixed location. Given Surrey's strong construction activity, it is estimated that at least 20% or 20,000 of these jobs are located within Surrey and the City's 2001 job total is about 120,000.

Based on the 2001 Census, about 48% of Surrey's residents (168,000) were in labour force and employed. About 11,000 worked at home, 53,000 worked at other locations in Surrey, 83,000 commuted to work in other municipalities and 20,000 have no fixed work location.

It is expected that Surrey's employment figures will continue to accelerate as planning initiatives provide additional lands and attractive locations for business development. These new areas could provide up to 50,000 new jobs within the City.

3. OCP Land Use Amendments

3.1 Developer Initiated Applications

During 2003, Council approved 12 amendments to the OCP Land Use Designation Map and 21 new applications were submitted to the City for consideration. OCP land use designation amendments fall into one of the following four categories:

- Type 1 - Minor Applications proceeding concurrently with a companion rezoning application;
- Type 2 - Major Amendment applications, including a significant community benefit and proceeding concurrently with a companion rezoning application;
- Type 3 - Major Amendment applications not including a significant community benefit referred to the OCP Annual Review; and
- Type 4 - Major Amendment applications proposing a significant economic benefit to the City and proceeding concurrently with a companion rezoning application.

All but one of the applications currently in process are Types 1, 2 or 4 amendments and are proceeding concurrently with a companion rezoning application. Appendix "B" provides a list of OCP amendment applications that were approved during the year 2003 and OCP amendment applications that are currently in process.

Type 3 Amendment Application – 7903-0225-00

Application No. 7903-0225-00 has been submitted to the City as a Type 3 Amendment Application to be considered in conjunction with the 2004 OCP annual review. The applicant proposes to redesignate six properties, totaling 4.12 hectares (12.3 acres), from Suburban to Urban in the East Fleetwood area, immediately north of the Fraser Highway at approximately 170A Street. Phase 1 of the proposal involves the development the large lot that makes up the east half of the overall site with 22 RF lots. The remaining five properties, making up the west half of the development site, would be developed in the future with 23 RF lots (See map on next page).

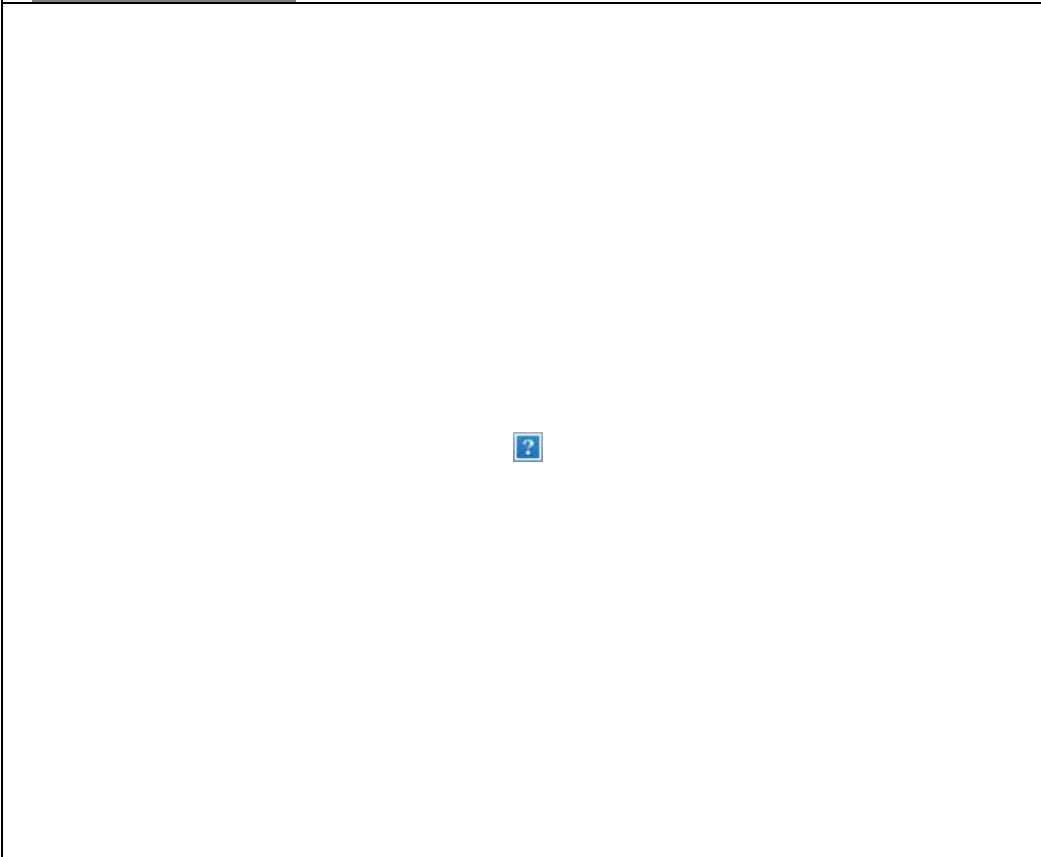
Evaluation of Application

The following is a discussion of policies and issues relevant to the evaluation of this application:

Urban Development Adjacent to the Agricultural Land Reserve

The application site is located within 200 meters of the OCP Agricultural designation and Agricultural Land Reserve boundary. OCP Schedule C, Development Permit Area Guidelines, stipulates that all properties within a distance of 300 metres from the Agricultural-designated land are considered to be a farm-sensitive area for planning and engineering purposes. The subject site is within 300 metres of the Agricultural designation and is, therefore, part of the farm-sensitive area. This farm sensitive area is intended to be a transition area between farming uses and urban development and is intended to accommodate residential uses at a

density no greater than 2 units to the acre. This policy has broad application throughout the City and any deviation will be viewed as a significant precedent.

Application No. 7903-0225-00 17066 80 Avenue Fleetwood Suburban to Urban	The applicant is proposing to redesignate 6 properties (4.12 ha) from Suburban to Urban to allow development of approximately 45 RF lots. It is recommended that Council deny the proposed OCP land use designation amendment.	
		

City Policy No. O-23 – Half Acre Gross Density Zoning

City Policy No. O-23, Half-acre Gross Density Zoning, established in November 1990, states that for transition areas between agricultural and urban areas:

- (a) The width of a transition area should be maintained at a minimum of one-quarter mile (400 metres) and, wherever possible, this width should increase to one-half mile (800 metres); and
- (b) Within the transition areas, one-half acre subdivisions, including gross density development may be allowed, provided that at least one row of one acre lots is created along the agricultural boundary.

The intent of this policy is that a transition area of at least 400 metres and preferably 800 metres, should extend outward from the Agricultural designation boundary and that within this transition area residential densities should be limited to no more than two units per acre (i.e., RH-G "Half Acre Gross Density" densities).

The RH-G zone is permitted both in the Urban and Suburban designations. However, within the Suburban designation, OCP Section 3.6 states that this zone/density is only permitted with full servicing and where a NCP is in place.

Piecemeal Encroachment of Urban Development

The application proposes a significant extension of Urban development into an existing Suburban semi-rural area that is not intended for future Urban development.

The OCP established the Suburban Designation to preserve land for semi rural residential lifestyles in some areas of the City including the east Fleetwood area within which the subject site is located.

OCP policy (A-4.3) promotes coordinated Urban development through the secondary plan (NCP) process. The OCP's intent is to plan Urban development as complete communities in a way that integrates land use, utilities, transportation, schools, parks, libraries and the corresponding financial considerations for a particular neighbourhood. As indicated in Section 2 of this report, the City's OCP has established and planned NCP areas that will facilitate projected Urban residential growth over the foreseeable future. Approving a redesignation of the subject properties will set a significant precedent from a policy perspective for other similar areas throughout the City.

There continues to be significant opportunities for urban development throughout all areas of Surrey without the need to redesignate lands for such development.

Results of Evaluation:

Based on the above evaluation, it is recommended that the application to amend the OCP designation from Suburban to Urban be denied.

4. OCP Policy and Text Amendments

The following amendments are being recommended to:

- incorporate updated information in the OCP;
- clarify wording and issues of policy interpretation; and
- improve the consistency of development densities on sites within the City Centre.

Each of the seven proposed text amendments is discussed in more detail in the following paragraphs.

4.1 Amend Section 3.3 Description of Land Use Designations, Multiple Residential (RM)

The word "Commercial" is to be replaced with the words "Multiple Residential" in the last sentence of the paragraph of this Section entitled "Multiple Residential (RM) Designation". This will correct a typographical error.

4.2 Amend the table in Section 3.7, Land Use Designations and Permitted Zones to include the IB-1 Zone as permitted within the "Business" and "Industrial" Land Use Designations and amend Figure 7 to include the IB 1 Zone in the List of Zones

On January 26, 2004, Council approved By-law No. 15149 to amend Surrey Zoning By-law, 1993, No. 12000 to incorporate the Business Park 1 (IB-1) Zone. The adoption of this new zone brings with it the need to update the OCP to include the IB-1 zone in OCP Section 3.7, Land Use Designations and Permitted Zones and in Figure 7, List of Zones. The IB 1 zone is allowed within the OCP "Business" and "Industrial" Land Use Designations.

4.3 Update OCP Figure 13, Truck Route Network and Dangerous Goods Routes Map

Figure 13 of Section 4, Supplemental Land Use Strategy contains a reference map of the City's truck route network and dangerous goods routes. There has been a change in the status of the truck route network with particular reference to 32 Avenue between 152 Street and 176 Street. Effective July 1, 2004, this section of 32 Avenue will be part of the City's truck route network. Consequently, Figure 13 is being updated to illustrate the revised truck route status of 32 Avenue between 152 Street and 176 Street.

4.4 Increase the allowable density for the Multiple Residential Designation within Surrey City Centre

Sections 3.6 and 3.7 are proposed to be amended to increase the allowable residential density for land designated "Multiple Residential (RM)" within the Surrey City Centre. Currently, the OCP specifies that the RM designation cannot exceed RM-70 zoning (i.e., 70 units per acre) with a maximum floor area ratio of 1.5. The City Centre designation allows multiple residential development with an RM-135 zoning (i.e., 135 units per acre) up to a maximum floor area ratio of 3.5. To promote greater consistency in residential densities and increase the potential development capacity of the Surrey City Centre, it is proposed that for lands designated Multiple Residential within the City Centre area, the RM-135 zone be permitted and that the maximum floor area ratio be increased to 2.5.

To implement such a modification, two OCP text amendments are required

- (a) The following row needs to be added to the table in Section 3.6, Land Use Designations: Allowable Density:

Designation	Allowable Floor Area	
Multiple Residential designation within the Surrey City Centre	2.5	

- (b) The table in Section 3.7, Land Use Designations and Permitted Zones needs to be amended to conditionally allow the RM-135 zone within the Multiple Residential designation within the City Centre area. A unique symbol and table reference will be required. In addition, a supplementary note would be added below the table that states: "The RM-135 zone is allowed within the Multiple Residential designation only within the Surrey City Centre".

4.5 Revised Definition of Major Roads for Reference to Designated Development Permit Areas

Section 6.3, "Designated Development Permit Areas and Guidelines" and Schedule 3, "Development Permit Area Guidelines" include the conditions under which a Development Permit is required for Industrial developments. The conditions refer to sites abutting a major road or being visible from a major road. Section 6.3 currently includes a definition for "major road" that states: "The term major road used in this section is currently defined to mean a Provincial Highway, any road shown in

Figure 12 or Grace Road". The reference to Grace Road is no longer required as the entire South Westminster Area has been designated as a Development Permit Area. The intent of the OCP was to ensure that all industrial developments along Provincial Highways and Arterial Roads were subject to a Development Permit.

The above-referenced definition of major road as contained in the OCP is not particularly clear. Similarly, Figure 12 is a small-scale map within the OCP that is difficult to read. In addition, the words "major road" are somewhat open to be interpreted to include both "Arterial Roads" and "Major Collector Roads". It was not the intention of the OCP to require a Development Permit for all sites abutting "Major Collector Roads".

On this basis, it is proposed that the definition of "major road" as contained in Section 6.3 to be modified to read:

"The term 'major road' used in this section means a 'Provincial Highway or a City Arterial Road'".

4.6 **Improving the wording of the section of Schedule C of Division A, entitled "Designated Development Permit Areas"**

This section of Schedule C has been amended several times as new areas in the City are designated as development permit areas. The wording has become convoluted and confusing. It is recommended that the current text of this section to the end of point 3 be deleted and be replaced with the following text that is easier to understand without changing the effect of the policy:

"The following areas of the City are designated as Development Permit Areas:

1. All properties outside of the Agricultural designation that are abutting Agricultural designated land are a Development Permit Area for the purpose of protecting farming. All lands located within 300 metres (984 feet) of, but not directly abutting Agricultural designated lands, will be defined as farm sensitive lands for planning and engineering purposes, but will not necessarily require a Development Permit.
2. All parcels of land within the City are designated as a Development Permit Area for the purpose of controlling the form and character of multiple residential, commercial and industrial development except for:
 - (a) the lands illustrated in Figure C-1 – "Areas not Designated as Development Permit Areas in Schedule C"; or
 - (b) in the case of industrial development, parcels of land located more than 100 metres (328 feet) from all Provincial Highways, Arterial Roads and not located in a business/industrial park or not abutting land in a Suburban, Urban, Multiple Residential, City Centre, Town Centre, Commercial, Rural, Agricultural, Conservation, Indian Reserve or other non-Industrial OCP designation.
3. Notwithstanding 2(b), the entire South Westminster Secondary Plan area is a Development Permit Area.
4. For the purposes of clarity, a Development Permit is not required under this clause 2 or 3 where the development project does not contain multiple residential, commercial or industrial development".

CONCLUSION

The purpose of the OCP annual review is to assess the progress in implementing the OCP and related policies and to make recommendations to Council regarding amendments to policies contained within the OCP. Although high residential growth rates will result in several NCP areas reaching 70% to 90% build out within five years, NCP processes underway in Grandview Heights and South Port Kells will be completed within the next two years and will

ensure that Surrey maintains a minimum three to five year residential growth capacity. New business development in 2003 showed an increase over 2002. It is expected that business lands in the Highway 99 Corridor, Campbell Heights Phase 1 and South Westminster areas will begin development this next year and contribute to increasing rates of business development in the coming years.

It is recommended that Council approve the amendments to the OCP in accordance with the discussion in this report.

Murray Dinwoodie
General Manager
Planning and Development

TH/kms/saw

Attachments:

Appendix "A" – Location of Residential and Business Development 2003

Appendix "B" - OCP Land Use Designation Amendments

v:\wp-docs\admin & policy\04data\05311356.th.doc
SAW 6/7/04 8:18 AM

Appendix "A"
Location of

Residential and Business Development 2003

Figure A1. Surrey Housing Starts and Demolitions 2003

Figure A2. Surrey Business Development 2003



Appendix "B"

OCP Land Use Designation Amendments Tables and Maps

OCP Land Use Amendments Approved By Council During 2003

Council approved a total of twelve (12) applications to amend the Official Community Plan Land Use designation map in 2003. Approved applications affected 39 hectares (96 acres) of land. Information regarding each of the amendments is documented in the following table.

Application and Location	Amendment
03-0180 OP: 8704 120 St	Industrial to Commercial
02-0204 OP: 15386 104 Ave	Town Centre to Commercial

02-0155 OP: 3257 152 St	Suburban to Commercial
02-0105 OP: 10020 176 St	Suburban to Commercial
98-0190 OP: 8239 140 St	Suburban to Multiple Residential
02-0039 OP: 15155 76 Ave	Suburban to Urban.
00-0324 OP: 7655 152 St	Suburban to Urban
03-0019 OP: 16948 66 Ave	Suburban to Urban
00-0297 OP: 5706 152 St	Suburban to Urban
99-0102 OP: 15303 Hwy #10=56 Ave	Commercial and Urban
02-0280 OP: 14962 Hwy #10=56 Ave	Suburban to Industrial
02-0016 OP: 16975 64 Ave	Suburban to Urban

OCP Land Use Designation Amendment Applications Currently in Process

In addition to OCP land use designation amendment applications approved in 2003, the Planning & Development Department is currently processing 44 OCP amendment applications. Information on each of these applications is documented in the following table:

Application and Location	Description
04-0077 OP: 9564 192 St	To redesignate site from Industrial to Commercial in order to allow development of 3 new commercial buildings.
04-0072 OP: 5359 148 St	To change OCP from suburban to agriculture
03-0431 OP: 6738 188 St	Partial OCP amendment from Urban to Commercial for the area not designated for commercial within the East Clayton NCP. (Approx. 2 ha)
03-0406 OP: 9998 176 St	to redesignate the property from Suburban to Commercial in order to permit the development of 2 commercial buildings with a total floor area of 911.54 sq.m
03-0369 OP: 13516 96 Ave	To redesignate from Urban to Multiple Residential in order to allow development of a 39 unit townhouse site.
03-0368 OP: 12822 16 Ave	OCP amendment for 1575 - 128A St only from Urban to Commercial in order to be combined with redevelopment proposal for existing Ocean Park Pizza site.
03-0350 OP: 17442 104 Ave	An OCP Amendment from Suburban and Industrial to Urban to permit subdivision into approximately 9 half-acre lots; 50 urban lots and a large remainder RA lot.
03-0293 OP: 15360 24 Ave	OCP Amendment from Urban to Commercial
03-0233 OP: 8273 120A St	to redesignate property from Commercial to Multiple Residential in order to construct approximately 18 townhouse units
03-0225 OP: 17066 80 Ave	Amend OCP from Suburban to Urban.
03-0194 OP: 410 176 St	To amend the designation from Agricultural to Industrial to allow Business Park development.
03-0183 OP: 17181 64 Ave	To amend OCP designation of the northern portion of the site from Sub. to Urban.
03-0176 OP: 15357 Guildford Dr	to change OCP from multi family to commercial
03-0155 OP: 17911 Zero Ave	to redesignate the properties from Agricultural to Industrial to permit future business park development.
03-0153 OP: 8860 Kennedy Place	to redesignate the properties from Industrial to Commercial to permit development of a new retail shopping centre
03-0126 OP: 3415 152 St	To change OCP from Multiple Residential to Urban (RF-12).
03-0116 OP: 7779 148 St	To amend the OCP from Suburban to Urban in order to allow subdivision into 3 single family lots.
03-0111 OP: 9010 158 St	Amend the OCP from Urban to Multiple Family to allow development of 70 apartment units.
03-0073 OP: 6511 194 St	Amend OCP from Urban to Multiple Residential.
03-0072 OP: 9184 162 St	To amend the OCP from Suburban to Urban for the western portion of the site.
03-0035 OP: 17211 64 Ave	Amend OCP on the northerly 95 metres of the site from Suburban to Urban.
03-0034 OP: 17433 64 Ave	To redesignate the northerly portion of the properties (a total of approximately 1.78 ha) from Suburban to Urban in order to permit subdivision into approximately 39 single family lots.
03-0005 OP: 9010 192 St	Amend OCP from Agriculture to Industrial.
02-0373 OP: 14933 Colebrook Rd	Amend from Suburban to Industrial to allow rezoning into IB.
02-0351 OP: 11251 132 St	to redesignate the property from Commercial to Multiple Residential to permit the construction of approximately 48 townhouse units.

02-0302 OP: 17119 104 Ave	To amend the OCP from Suburban to Urban to allow development of 8 RF single family lots.
02-0214 OP: 2780 King George Hwy	To amend the OCP designation from Multiple Residential to Commercial in order to allow expansion the excising Nissan dealership.
02-0171 OP: 7865 148 St	To change from suburban to urban
02-0142 OP: 7727 120A St	To amend approx. 1.3 hectares from Multi-Family designation to Commercial in order to allow development of approx. 5613 sq. metres of commercial space along 120 St.
02-0086 OP: 5940 176 St	Amend OCP from Multiple Family to Town Centre
02-0078 OP: 19209 80 Ave	to declare the property a Temporary Use Permit Area.
02-0077 OP: 7870 120 St	to redesignate a .764 Ha portion of the property from Commercial to Multiple Residential in order to construct approximately 120 apartment units.
02-0075 OP: 17236 Hwy #10=56 Ave	Amend the OCP from Industrial to Agriculture and from Agriculture to Industrial for a portion of the site.
01-0332 OP: 144 176 St	OCP redesignation from Agricultural to Industrial in order to allow development of a business park on approx. 30 acres (12 ha.) west of the creek.
01-0234 OP: 7839 147 St	To redesignate a portion of the overall proposal site to Urban from Suburban. (Part of the development area is already urban) In order to develop approx. 63 urban residential lots ranging in size.
01-0205 OP: 12388 58A Ave	to change OCP from suburban to Urban
01-0112 OP: 18998 54 Ave	To redesignate from Suburban to Industrial in order to rezone property to IL.
00-0358 OP: 17565 64 Ave	to redesignate 17525 - 64 Avenue from Urban to Industrial and redesignate 6455 - 176 Street from Suburban to Industrial.
00-0305 OP: 10376 152 St	to redesignate the property from Town Centre to Commercial.
00-0245 OP: 6760 186 St	OCP amendment from Urban to Commercial in order to facilitate rezoning to CD (C-8 underlying use).
00-0226 OP: 18735 Fraser Hwy	to redesignate the properties from Suburban to Commercial in order to permit a commercial development of approximately 16,040. sq. m.
00-0225 OP: 12851 20 Ave	to redesignate the properties from Suburban to Urban in order to permit subdivision into approximately 24 single family lots.
00-0211 OP: 19095 54 Ave	Amend OCP from Suburban to Industrial.

Figure B1. OCP Amendment Applications Approved in 2003



Figure B2. OCP Amendment Application in Process – April 2004

v:\wp-docs\admin & policy\04data\05311356.th.doc
SAW 6/7/04 8:18 AM