

CITY OF SURREY

BY-LAW NO. 13331

A by-law to amend the provisions of "Surrey Official
Community Plan By-law, 1996, No. 12900," as
amended.

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WHEREAS the Council of the City of Surrey has adopted an Official Community Plan pursuant to Division 2 of Part 26 of the Municipal Act, R.S.B.C. 1996, c.323, as amended:

WHEREAS Section 866, Division 3 of Part 25 of the Municipal Act, R.S.B.C. 1996, c.323, as amended, requires the Official Community Plan of the City to include a Regional Context Statement:

NOW, THEREFORE, the Council of the City of Surrey, in open meeting assembled, hereby enacts as follows:

1. "Surrey Official Community Plan By-law, 1996, No. 12900," as amended, is hereby further amended in Appendix B. Regional Context Statement by deleting the existing paragraph in its entirety and inserting the new Regional Context Statement, attached hereto and forming part of this by-law as Appendix I, in its place.
2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 2 Amendment By-law, 1998, No. 13331."

PASSED FIRST AND SECOND READING on the 2nd day of February, 1998.

PUBLIC HEARING HELD thereon on the 2nd day of March, 1998.

PASSED THIRD READING on the 2nd day of March, 1998.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 4th day of May, 1998.

_____ MAYOR

_____ CLERK

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Surrey endorsed the proposed Livable Region Strategic Plan based on a Memorandum of Understanding between the City of Surrey and the Greater Vancouver Regional District (GVRD). This Memorandum of Understanding was approved by City Council on October 10, 1995 and by the Greater Vancouver Regional District Board on October 27, 1995.

The Livable Region Strategic Plan was approved by the Greater Vancouver Regional District Board on January 26, 1996 and accorded the status of a regional growth strategy by the Minister of Municipal Affairs on February 10, 1996.

According to the Municipal Act, municipalities in the Greater Vancouver Regional District are required to prepare a Regional Context Statement explaining the relationship between their Official Community Plan and the Livable Region Strategic Plan.

The following strategies in the Livable Region Strategic Plan and the key directions of Surrey's Official Community Plan reflect similar interests and concerns about the goals for achieving livable and balanced communities.

I. Livable Region Strategic Plan

- Protect the Green Zone
- Build Complete Communities
- Achieve a Compact Metropolitan Region
- Increase Transportation Choice

II. Surrey Official Community Plan

- Manage growth for compact communities
- Build complete communities
- Increase transportation choice
- Protect agriculture and agricultural areas
- Protect natural areas
- Provide parks and recreational facilities
- Improve the quality of community

An overview of Surrey's Official Community Plan policies and guidelines, including tables and map references, is presented for each of the four Livable Region Strategic Plan strategies:

I. Protect the Green Zone

The Green Zone is intended to protect natural assets, including major parks, farmland, watersheds and ecologically important areas and to provide a long-term boundary for containing urban growth. The Green Zone in Surrey includes:

1. The Agricultural Land Reserve as shown in Figure 4-8 (p 4-13). These lands are designated Agricultural in Figure 1-1 (p 1-5) for farm use.

2. Conservation designated regional parks and urban forests as shown in Figure 4-9A (p 4-14):
 - i) Tynehead Regional Park
 - ii) Surrey Bend Regional Park
 - iii) Green Timbers
 - iv) Sunnyside Acres
3. Bear Creek Park which is a City Park as shown in Figure 4-9A (p 4-14).

The following policy measures in the Official Community Plan express more detailed interest and concern for the promotion of the Green Zone:

- Implementation of the Parks and Recreation Master Plan and a comprehensive City-wide Greenways Plan shown in Figure 4-9B (p 4-15), are consistent with the Park and Outdoor Recreation System vision contained in the Livable Region Strategic Plan;
- Acquisition of parks and open space based on standards in the Official Community Plan;
- Provision of setback requirements for protection of fish bearing watercourses (SC-10);
- The City is part of a planning team involved in the establishment of a Wildlife Management Plan which includes Boundary, Mud and Semiahmoo Bays;
- Requirement for any commercial, industrial or multiple residential development proposed within or adjoining an Environmentally Sensitive Areas with high or medium environmental rating to conduct an environmental impact study for approval by the City (SC-10); and,
- Requirement for clustering of developments away from agricultural areas and the provision of a buffer by properties abutting the Agricultural designation.
- Land use policies developed in partnership with Fraser River Estuary Management Program to maintain biological diversity and improve public access to the Fraser River estuary (Figure 4-6 p 4-11).
- Policies to protect and enhance water courses through updating of the Environmentally Sensitive Area Map, environmentally sustainable practices in development and habitat enhancement programs.

II. Build Complete Communities

A complete community offers a wide range of housing choices, local employment, an equitable distribution of social and cultural services and facilities, convenient services and viable alternatives to cars. A complete community also strives to achieve safety, a people-friendly built environment and energy efficient planning and development approaches.

The Official Community Plan has identified several key future directions for facilitating the achievement of complete communities. These include the creation of identifiable and functional communities and neighbourhoods; provision of more housing choices to meet the needs of people of all ages, household sizes, incomes and lifestyles; design and

creation of a built environment that is safe, attractive and people-friendly with a range of services and facilities closer to neighbourhoods; development of energy efficient communities and servicing lands for business and job creation as elaborated in the key policy directions on page 2-16. These policies in particular Policies B-1, B-4, and B-6 are consistent with the regional vision for complete communities.

The Official Community Plan provides additional measures to build complete communities:

- Encouragement of a compact urban development pattern by facilitating smaller residential lots and multiple unit residential and mixed use developments.
- Planning major roads and transportation routes to allow efficient traveling by public transit, walking, bicycles and cars;

The Official Community Plan has designated areas for commercial and industrial development to increase local employment:

- Surrey currently shares only 10% of the jobs located in the Greater Vancouver Regional District, which amounts to 0.68 job per resident in the labour force. Based on the regional employment forecast of 1,317,000 jobs by 2021, Surrey's job share is estimated to rise to 18% or 235,000 jobs. This amounts to an additional 147,000 jobs at 0.84 job per resident in the labour force over the next 25 years. Existing and projected employment in the City are detailed in Figure A13.
- Industrial activities currently occupy 1,465 hectares of the available 3,325 hectares of Industrial designated land. The balance, except for 130 hectares, has environmental, servicing or accessibility constraints. Existing and projected industrial employment and land requirement are outlined in Figure A15. The regional planning forecast puts Surrey's share of industrial employment at 37,000 by the year 2001 and 45,000 by the year 2006. Based on the above forecast and a land area to job ratio of 1 ha./24 jobs, Surrey would require an additional 260 and 300 hectares of developed industrial land by the year 2001 and 2006 respectively. The City will meet the additional land requirements through access and service improvements to existing land and designation of additional industrial lands.
- Commercial development in the City is mainly located in and around the City Centre, Town and Neighbourhood Centres. In 1996, Surrey had a total of 1.3 million square metres (14,144,000 square feet) of built commercial area. Future commercial development will relate closely to population growth and Surrey's emerging role as the regional centre. The projected commercial demand allocation for Surrey, by the year 2021, is 2,743,000 sq.m. (29,526,372 sq. ft.). The City Centre, as a regional downtown, will respond to regional and local demand and is expected to accommodate 21% of the demand allocation. The Town Centres will accommodate the balance and the actual breakdown for each of the Town Centres is outlined in Figure A17 on page AA-11.

The City’s Economic Development Strategic Plan, as adopted by Council in 1994, contains measures that promote and support business development for complete communities.

III. Achieve a Compact Metropolitan Region

A compact metropolitan region is intended to be achieved through containment of the greater share of the projected population and residential growth in the Growth Concentration Areas. The Official Community Plan provides directions and implementation measures to promote the development of a compact metropolitan region, including:

- Allocating land use and development opportunities to achieve efficient utilization of designated Urban areas, infrastructure services, and public amenities to ensure the provision of a broad range of residential and commercial development options; and
- Amending the Zoning By-law to facilitate and promote intensification.

The Official Community Plan land use designations and capacities are in keeping with the Livable Region Strategic Plan to achieve a compact metropolitan region. The population capacity in Surrey’s existing and potential development areas is estimated at a total of 650,000 residents in 244,000 dwelling units. The share of this estimated capacity in the Growth Concentration Area is 452,000 residents in 160,000 dwelling units.

By the year 2021, the population and housing distributions within the Growth Concentration Areas (GCA) and non-Growth Concentration Areas (non-GCA) areas in Surrey, are shown below:

	GCA	Non- GCA	TOTAL
	North Surrey	Rest of Surrey	
Population	382,000	178,000	560,600
Household	144,000	66,000	210,000
Ground Oriented Dwelling Units	92,400	58,600	151,000
Apartments	51,600	7,400	59,000

A high percentage of apartment development is projected within the Surrey City Centre Area reflecting the existing City Centre land use plan. The estimated apartment capacity for the City Centre is 25,000 units. This figure is not absolute and if the market demand for ground oriented townhouses prevails, some of the land currently earmarked for apartment units may ultimately be used for townhouse developments. The City will continue to look for opportunities to accommodate additional ground-oriented housing in the Growth Concentration Area of North Surrey.

IV. Increase Transportation Choice

The Official Community Plan provides the following key directions that acknowledge the Livable Region Strategic Plan objectives to increase and improve transportation choice:

- Initiate measures to increase the travel capacity (high occupancy vehicles, buses, bicycles and pedestrians) across the Fraser River to improve economic development and employment opportunities;
- Co-ordinate planning of the City's arterial street system with regional roads and provincial highways while reducing the traffic impact on town centres and neighbourhoods (Policy C-1.3);
- Integrate transportation and land use planning to support the City's growth management strategy, the hierarchy of centres and development of complete communities (Policy C-1.4);
- Increase the level of transit service and use by working with BC Transit in developing a high capacity transit link from Surrey City Centre to Newton Town Centre along King George Highway and to Guildford Town Centre through light rail transit or SkyTrain extension along 104 Avenue (Policy C-3).

The City is conducting studies on transit, trucking, and transportation demand management towards developing a Transportation Plan. The City will work towards the transportation goals of both the Official Community Plan and the Livable Region Strategic Plan.

V. Regional Context Statement Review

The Municipal Act requires the Regional Context Statement to be reviewed every 5 years. A review of Surrey's Official Community Plan including the Regional Context Statement is intended to be undertaken in the year 2002.