

CITY OF SURREY

BY-LAW NO. 15143

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

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The Council of the City of Surrey, in open meeting, ENACTS AS FOLLOWS:

1. Surrey Official Community Plan By-law, No. 12900, as amended, is hereby further amended as follows:

A. Appendix B: Regional Context Statement is deleted in its entirety and replaced by a new Appendix B: Regional Context Statement as contained in "Schedule 1" attached hereto and forming part of this by-law.

B. Section 3.8 Land Use Strategy, Performance Criteria, Figure 6 Performance Criteria Table, is amended as follows:

1. In row 8, under the column "Indicator", add:

"b. Access to Public Transit".

2. In row 8, under the column "Performance Requirement", add:

"e. Within walking distance (approximately 450 meters) of an existing or planned public transit stop or of a planned or potential transit route.

f. Meet the requirements for a public transit service warrant as outlined in GVTA Service Design guidelines."

C. Appendix A: Official Community Plan Development Scenario, following Figure A-9 OCP Job Growth Scenario, is amended by adding the following paragraph:

Adjustment to the Employment Growth Estimates

The City places a high priority on achieving OCP economic development objectives and will aggressively implement OCP policies to achieve those objectives. It is also important that both the City and region manage resource allocation and infrastructure in a way that supports long-term objectives, while also being practical in relation to actual growth rates and available resources. Achieving the OCP Economic Growth Scenario target of 260,000 jobs by the year 2021 is recognized as being a "stretch" target. Therefore, for the purposes of resource allocation and infrastructure planning, the OCP Economic Growth Scenario provides *an infrastructure planning base figure of 225,000 Surrey jobs by the year 2021*. During each major (5 year) review of the Official Community Plan, the OCP Economic Growth Scenario job target and the infrastructure planning base figure will be assessed in relation to employment growth trends and adjusted as necessary.

- 2. This By-law shall be cited for all purposes as "Surrey Official Community Plan By-law, 1996, No. 12900, Text No. 37, Amendment By-law 2003, No. 15143."

READ A FIRST AND SECOND TIME on the 6th day of October, 2003.

APPROVED BY THE GREATER VANCOUVER REGIONAL DISTRICT BOARD on the 28th day of November, 2003.

PUBLIC HEARING HELD thereon on the 26th day of January, 2004.

READ A THIRD TIME ON THE 26th day of January, 2004.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk and sealed with the Corporate Seal on the 26th day of January, 2004.

_____ MAYOR

_____ CLERK

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Schedule I

PROPOSED REGIONAL CONTEXT STATEMENT

B. Regional Context Statement

Background

The *Local Government Act, Section 866(1)*, includes the provision that municipalities in the Greater Vancouver Regional District have a Regional Context Statement as an element of their Official Community Plan that explains the relationship between the Official Community Plan and the Liveable Region Strategic Plan.

The Liveable 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.

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

Surrey's first Regional Context Statement was approved by the Greater Vancouver Regional District Board on May 1, 1998, and incorporated through by-law amendment into Surrey's Official Community Plan on May 4, 1998.

A major review of the Official Community Plan was undertaken during 2001 and early 2002. On January 28, 2002, Surrey Council gave final adoption to an amended OCP. This revised RCS was approved by Surrey Council on October 6, 2003, by the Greater Vancouver Regional District Board on November 28, 2003, and incorporated through by-law amendment into Surrey's Official Community Plan on January 26, 2004.

Context Statement

Surrey's Official Community Plan – "Strategy for a Sustainable City" – documents the principles, objectives and policies that will allow Surrey to reach its full potential as a major city within the Greater Vancouver regional context. In that Surrey will be accommodating a large share of the GVRD residential and economic growth over the next 20 years, the OCP acknowledges Surrey's crucial role in shaping the future of the GVRD.

The following strategies in the Liveable Region Strategic Plan and the key directions of Surrey's Official Community Plan reflect similar interests and concerns about the goals for achieving liveable 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 a sustainable local economy
- Build complete communities
- Enhance image and character
- Increase transportation

- choice
- Protect agriculture and agricultural areas
- Protect natural areas
- Provide parks and recreational facilities
- Improve the quality of community
- Enhance citizens' safety and well being through crime prevention

The following provides an overview of Surrey's Official Community Plan policies and guidelines in relation to each of the four Liveable 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 20. These lands are designated Agricultural in Figure 1 for farm use.
2. Conservation designated regional parks and urban forests as shown in Figure 9:
 - i) Tynehead Regional Park
 - ii) Surrey Bend Regional Park
 - iii) Green Timbers
 - iv) Sunnyside Acres
 - v) Blackie's Spit
3. Bear Creek Park which is a City Park as shown in Figure 21.

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 22, are consistent with the Park and Outdoor Recreation System vision contained in the Liveable Region Strategic Plan;
- Acquisition of parks and open space based on standards in the Official Community Plan;
- Provision of setback requirements for the protection of fish bearing watercourses;
- 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;
- Requirement for clustering of developments away from agricultural areas and the provision of a buffer for developments abutting the Agricultural designation;
- Land use policies developed in consultation with the Fraser River Estuary Management Program to

- maintain biological diversity and improve public access to the Fraser River estuary (Figure 18); and
- Policies to protect and enhance water courses through updating and application of the Surrey Watercourse Classification 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 transportation 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 promotes the complete community principle at each of the regional, City-wide, community and neighbourhood levels. The OCP supports a balance of residential and economic development that will allow residents to live, work and do business in close proximity thereby reducing commuting within the region and providing a balanced assessment base upon which the delivery of a full range of municipal infrastructure, facilities and services can be supported. Surrey's complete towns and neighbourhoods will offer a wide range of business opportunities, local employment, housing choices, convenient services and transportation alternatives, and a safe and energy efficient built environment.

The Official Community Plan provides additional measures to encourage the building of complete communities including:

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

In building complete communities, the Official Community Plan recognizes the need for increased commercial and industrial development to increase local employment:

- Surrey shares only 10% of the jobs located in the Greater Vancouver Regional District. Based on a 2001 total of about 100,000 jobs, Surrey has about 0.55 jobs per Surrey resident in the labour force. The LRSP targets regional employment at 1,317,000 jobs by 2021. Surrey's OCP objective is to achieve a ratio of 1 local (Surrey based) job per Surrey resident in the labour force. The OCP Economic Development Scenario states that, if Surrey were to achieve this balance by the year 2021, Surrey would need to add 160,000 jobs for a total of 260,000 jobs, about 20% of the LRSP target.

While the City places a high priority on achieving economic development objectives, and will aggressively implement OCP policies to achieve those objectives, achieving the target of 260,000 jobs by the year 2021 is a "stretch" target. It is also important that both the city and region plan and manage resource allocation and infrastructure in a way that supports long-term objectives, while also being practical in relation to actual growth rates. Therefore, for the purposes of resource allocation and infrastructure planning, this RCS provides an infrastructure-planning base of 225,000 Surrey jobs by the year 2021. The City and the GVRD will review and update employment growth figures with each major (5 year) review of the Official Community Plan.

- Industrial development currently occupies about 1,450 hectares of the 2,880 hectares of Industrial-designated properties within the City. About 220 hectares of the property that is currently designated

"Industrial" but that is not currently utilized for industrial development could be developed with such development with only minor to moderate servicing improvements and costs. The remaining lands have significant environmental, servicing or accessibility constraints. To achieve OCP economic development objectives, Surrey will require that an additional 400 to 600 hectares of land be designated for Industrial development by the year 2021. The City will meet the land requirements through access and service improvements to existing Industrial-designated land and through the addition of new workplace areas within the City.

- Commercial development in the City is mainly located in and around the City Centre, Town Centres, Neighbourhood Centres, and workplace areas. In 1997, Surrey had approximately 1.7 million square metres (18,000,000 square feet) of built commercial floor area. Future commercial development will relate closely to population growth and Surrey's emerging role as an important regional centre. To achieve OCP economic development objectives for the year 2021, the City will require a total of 3.75 million sq. m. (40,000,000 sq. ft.) of commercial floor area or approximately 2.05 million sq. m. (22,000,000 sq. ft.) of additional floor area. The City Centre, as a regional downtown, will respond to regional and local demand and is expected to accommodate 33% of the commercial growth. The Town Centres, Neighbourhood Centres and workplace areas will accommodate the balance.

City Council adopts an Annual Economic Development Work Plan that contains measures for promoting business development in support of complete communities.

III. Achieve a Compact Metropolitan Region

A compact metropolitan region would contain the greater share of the projected residential and employment growth within the regional 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;
- Facilitating the development of a strong Surrey City Centre as a Regional Town Centre, and encouraging the infill and redevelopment of under-utilized business lands; and
- Amending the Zoning By-law to facilitate and promote intensification of development within the City.

The Official Community Plan land use designations and capacities are in keeping with the Liveable Region Strategic Plan to achieve a compact metropolitan region. The ultimate population capacity in Surrey's existing and potential development areas is estimated at a total of 650,000 residents. Of this estimated capacity, the Growth Concentration Area is expected to accommodate 452,000.

For the planning horizon year of 2021, the OCP anticipates the following population and housing distributions within the Growth Concentration Area (GCA) and non-Growth Concentration Area (non-GCA) areas of Surrey (see Table 1.).

Table 1. - Estimated GCA and non-GCA Population and Households in 2021

	GCA North Surrey	Non-GCA Rest of Surrey	TOTAL
Population	385,000	158,000	543,000
Households	126,000	62,000	188,000
Ground Oriented			

Dwelling Units	84,000	52,000	136,000
Apartments	42,000	10,000	52,000

The LRSP establishes targets for total population and employment within the GVRD and within the GCA. The LRSP estimates a total population of about 2.7 million in the GVRD by 2021, and targets about 1.8 million within the GCA. The Surrey OCP estimates that Surrey will be home to about 20% of the LRSP population by the year 2021, and that by approximately 20% of the regional population within the GCA will reside in the GCA area within the City of Surrey.

The LRSP also estimates that there will be about 1.3 million jobs in the GVRD by 2021, and targets about 950,000 of these jobs to be within the GCA. As stated previously in this document, Surrey's OCP objective is to achieve a ratio of 1 local (Surrey based) job per Surrey resident in the labour force. The OCP Economic Development Scenario states that, if Surrey were to achieve this balance by the year 2021, Surrey would need to add 160,000 jobs for a total of 260,000 jobs. This would result in about 20% of the regional jobs being located in Surrey by 2021 and about 20% of the jobs located within the GCA being located in Surrey.

Surrey's OCP objectives therefore promote a balance within the region where Surrey would achieve approximately 20% of LRSP growth targets for population and employment both within the Region and within the Growth Concentration Area.

However, for the purposes of resource allocation and infrastructure planning, this RCS provides an employment growth figure of 225,000 Surrey jobs by the year 2021. During each major (5 year) review of the Official Community Plan, the City and the GVRD will assess employment growth in relation to OCP policy objectives and prepare updates for population and employment growth scenarios.

Table 2. compares LRSP and Surrey OCP population and employment figures for the year 2021. The OCP Economic Development Scenario represents Surrey's OCP policy "stretch" target. The Infrastructure Planning Base will be used for resource allocation and infrastructure planning.

Table 2. - LRSP and OCP Population and Employment for 2021

	LRSP Policy for GVRD	OCP Policy for Surrey (% of LRSP)
Population		
Total Region		543,000 (20%)
Growth Concentration Area	2,676,000	385,000 (21%)
	1,832,000	
OCP Economic Development		

Scenario		
Total Region	1,317,000	260,000 (20%)
Growth Concentration Area	951,000	176,000 (19%)
Infrastructure Planning Base		
Total Region	1,317,000	225,000 (17%)
Growth Concentration Area	951,000	150,000 (16%)

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.

As acknowledged in the 1995 Memorandum of Understanding between the City of Surrey and the GVRD, the OCP has established growth areas outside of the growth concentration area. Therefore, while the OCP anticipates a significant share of future residential and employment growth within the GCA, the OCP also provides for the development of complete communities and employment/workplace centres outside of the GCA within City of Surrey.

The City of Surrey and the GVRD will together work towards the shared municipal and regional objectives for population and employment location as expressed in the Liveable Region Strategic Plan. During each annual review of the Official Community Plan the City will assess the distribution of new development, the effect of business development resulting from the application of performance criteria (as established in Section 3.8 of the OCP), and the progress made towards achieving the objectives of the OCP and the LRSP.

IV. Increase Transportation Choice

The Official Community Plan provides the following key directions that acknowledge the Liveable 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 E-1.4);
- Integrate transportation and land use planning to support the City's growth management strategy, the hierarchy of centres and development of complete communities (Policy E-1.5); and
- Increase the level of transit service and use by working with the Greater Vancouver Transportation Authority in developing high capacity transit links from Surrey City Centre to Newton Town Centre along King George Highway and along 104 Avenue to the Guildford Town Centre (Policy E-3).

The City's Transportation Plan that was adopted by City Council on January 17, 2000 supports the transportation goals of both the Surrey Official Community Plan and the Liveable 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 in the year 2007.

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