



Corporate NO: C393

Report COUNCIL DATE: Mar. 24, 1998

COUNCIL-IN-COMMITTEE

TO: Mayor & Council **DATE: February 23, 1998**

FROM: General Manager, Planning & Development **FILE: 2300-001**

SUBJECT: Official Community Plan - Annual Review 1997

RECOMMENDATION

It is recommended that Council:

1. Receive this report for information on the growth pattern and development trends in 1997, relative to the policies and projections in the Official Community Plan;
2. Approve the following policy amendments to the Surrey Official Community Plan, 1996, By-law No. 12900, as described in this report and in Appendix II:
 - (a) Amend the Industrial Land Use designation, as defined in Part 3 - Land Use Strategy to include Public Assembly Zones (PA-1, PA-2) and the Commercial Highway Industrial Zone (CHI) as uses "permitted outright" instead of "permitted conditionally through the Neighborhood Concept Plan";
 - (b) Revise the Development Permit area for agricultural protection, defined in Part 6 - Permits and Procedures and Schedule C - Development Permit Area Guidelines, from those lands "that are wholly or partially within 300 meters (984 feet) of the Agricultural designation boundary" to those lands "that are adjacent to the Agricultural designation boundary";
 - (c) Insert a screening process for Plan amendment applications in Part 7 - Administration and Procedures to facilitate an expedient development review process;
3. Authorize staff to process the following Non-City Initiated OCP amendment applications concurrently with a companion rezoning application as described in Appendix III of this report:
 - (a) No. 7996-0294-00 from Agricultural to Suburban;
 - (b) No. 7997-0118-00 from Suburban to Urban;

- (c) No. 7997-0251-00 from Suburban to Urban;
- (d) No. 7997-0278-00 from Suburban to Urban;

4. Decline the following Non-City Initiated OCP amendment applications, as described in Appendix III of this report and to invite the applicants to address Council at the next available Regular Council - Land Use meeting:

- (a) No. 7997-0193-00 from Industrial to Commercial;
- (b) No. 7997-0209-00 from Commercial/Industrial to Urban;
- (c) No. 7997-0244-00 from Multiple Residential to Commercial;

5. Redesignate South Port Kells from Suburban to Industrial, as shown on the map in Appendix III, and authorize staff to initiate a neighbourhood concept planning process for the South Port Kells community;

6. Authorize staff to continue discussions with the property owner and area residents to resolve a discrepancy between Urban designation in the OCP and Suburban designation in the NCP for a site in Rosemary Heights;

7. Approve the following housekeeping amendments to the Surrey Official Community Plan, 1996, By-law No. 12900, as described in the report:

- (a) Amend Part 4 - Supplemental Land Use Maps by replacing several Supplemental Land Use Maps with updated ones, and inserting one additional map for reference;
- (b) Revise Part 5 - Neighbourhood Concept Plan by inserting a map showing areas in Surrey subject to a Neighbourhood Concept Plan process;
- (c) Revise Part 6 - Permits and Procedures by including a definition of "adjacent" for lands adjacent to the Agricultural Land Reserve; and including "buildings for agricultural purposes" in the list of situations and conditions that do not require a Development Permit;
- (d) Revise Schedule A - Land Use Designation Map to reflect City-initiated amendments (No. 1 - 8) based on approved plans and underlying zones, as described in Appendix III of this report;
- (e) Amend Schedule C - Designated Development Permit Areas to include reference to Surrey Zoning By-law, 1979, No. 5942 for zones that have not yet completed conversion to zones under the new Surrey Zoning By-law, 1993, No. 12000 in the definitions for "multiple residential", "commercial" and "industrial" development permit areas;
- (f) Revise Appendix A - Surrey: Today and in the Future to clarify the provisions in the GVRD's Livable Region Strategic Plan by deleting a sentence suggesting that Surrey absorb 24% of the growth;
- (g) Amend Appendix C - In-Stream Applications, to include Application No. 2394-0059-00 in the list of In-Stream Applications, as per Council resolution in April 1997;
- (h) Incorporate minor editorial changes to improve legibility of the Plan;

8. Authorize staff to make this report available to community representatives prior to the public hearing; and
9. Authorize the City Clerk to introduce the appropriate By-laws.

BACKGROUND

The new Official Community Plan, adopted by Council on October 8, 1996, is intended to guide land use and development decisions within the City for the next five years. The Plan provides a seven part strategy to:

1. Manage growth for compact communities to conserve land and achieve more efficient use of services and facilities.
2. Build complete communities with increased housing choices and opportunities for employment, recreation, and convenient transit.
3. Increase transportation choice to improve mobility and air quality.
4. Protect agriculture and agricultural areas to maintain the farming community and the local food source.
5. Protect natural areas that contribute to the overall health of the local and regional environment.
6. Provide parks and recreational facilities to meet community needs for open space, recreation, arts and cultural activities.
7. Improve the quality of community that measures community pride or the success of initiatives to promote safety awareness, housing for the disadvantaged and public participation.

The Plan requires an annual review to:

- Provide a status report on growth and development trends;
- Propose policy and housekeeping amendments to ensure effective plan implementation; and
- Respond to non-City initiated applications to amend the OCP Land Use Designation Map.

DISCUSSION

A. Plan Implementation and Development Trends

A.1 Development Patterns and Trends - 1997

The Official Community Plan defines boundaries for suburban and urban development, as well as Surrey's capacity for development. The growth pattern and development trends in 1997 are highlighted as follows, and illustrated in a series of tables and charts in Appendix I:

- **Surrey grew by 9,800 residents and 3,200 housing units.**

The population growth for Surrey is estimated to be 3.2% between 1996 and 1997 for a total population increase from 304,000 (1996 Census) to an estimated 314,000 residents. During the same period 3,200 housing units were added to the City. The growth rate is within the projected range of the Official Community Plan. A map showing the distribution of growth among Surrey's communities is provided in Appendix I.

- **Non-NCP areas - accommodate 92% of the growth.**

Between 1996 and 1997, population and housing growth were almost exclusively contained within the existing urban and suburban areas which absorbed 92% of the growth and development, compared to 8% in Neighborhood Concept Plan (NCP) Areas. By the year 2002 about 60% of the growth will be accommodated in existing residential areas, and 40% in Neighborhood Concept Plan areas.

- **North Surrey - 73% of growth.**

The communities of Whalley, Guildford, Fleetwood and Newton that comprise the growth concentration area absorbed 73% of the growth over the past year. Cloverdale and South Surrey accounted for 28%. In terms of residential development the most activity was in Fleetwood with 750 units, followed by Newton, South Surrey, Guildford, Whalley and Cloverdale.

- **Ground-oriented housing - 62% of new residential development.**

Single family housing remains the predominant form with 1,970 units being constructed in 1996 - 1997, accounting for 62% of all residential development. By the year 2002, single family housing is expected to account for only 54% of development with townhouses increasing to 25%, in response to demographic changes and market demand for more affordable housing.

- **Capacity for urban infill development in Non-NCP areas will be 50% in Fleetwood and 2% in Newton (in 3 - 5 years).**

Given the residential development that is projected for the next 5 years, the residual urban capacity of single family, duplex and townhouses, is estimated at 4,600 units in 2002. About 50% of the remaining capacity is in Fleetwood with 2,300 units, and only 2% in Newton with 100 units.

Guildford has a projected capacity of 600 units in Fraser Heights and the urban pocket near Tynehead. The capacity of 900 units in South Surrey is primarily located in the King George Corridor. Cloverdale will have approximately 400 units in the non-NCP areas.

Monitoring available urban land is a key function of managing growth. Appendix I of this report includes a table showing the distribution of the underdeveloped or vacant land within Surrey's six communities. It should be noted that some of this vacant land would be difficult to develop due to existing uses, lot configuration, and fragmented ownership.

- **Neighbourhood Concept Plan areas accommodated only 8% of residential growth which is**

expected to increase to 40% over the next 5 years.

The Neighborhood Concept Plans coming on stream will more than compensate for the diminishing urban capacity in some of the existing areas. For example, as Newton is reaching its capacity in the existing areas, a tremendous development capacity will become available in the 5 Neighborhood Concept Plan areas, which can continue to absorb Newton's traditional rate of growth.

Over the past year, development in NCP areas absorbed only 8% of the growth. In total, projected residential growth in the NCP areas between 1998 and 2002 will result in only 35% of the capacity being absorbed, suggesting that no new residential areas need to be considered for quite some time.

Appendix I includes an illustration of the distribution of residential growth in NCP areas and the remaining development potential beyond 2002.

Commercial and industrial development grew by 2.6% and 1.9% respectively.

Between 1996 and 1997, commercial development increased 2.6%. The most active commercial areas were Cloverdale, Whalley and Newton with a combined total of 24,300 sq. metres (261,570 sq. ft.) of new commercial space, representing 74% of the commercial growth.

During the same period, industrial development increased by 1.9%, expanding Surrey's developed industrial land base by 27 hectares (67 acres) for an estimated total of 1,470 hectares (3,630 acres).

A.2 Status of Policy Implementation

The Plan's policies are grouped according to seven planning strategies or goals, with supporting key direction statements and policies. The policies of the Plan provide guidelines for decision making and are being implemented through the review process of development applications, design review and development permit guidelines. To ensure its effectiveness, the Plan provides implementation, monitoring and coordination measures for each policy to achieve City objectives.

A number of initiatives are being implemented for the development of complete communities through neighbourhood planning with public involvement, density bonusing provisions, public arts policy, heritage identification, community facilities and affordable housing projects. Staff is working with the agricultural community in developing a Farm Community Plan. The Environmental Advisory Committee has been active addressing issues of stream protection, water quality of the Serpentine River, and management of wetland areas.

B. Regional Growth Statement

The Regional Context Statement, required under the Municipal Act, will be forwarded to Council in a separate report. Upon adoption, the Regional Context Statement will be inserted as Appendix B in the Official Community Plan.

C. Official Community Plan - Adjustments to Policies and Procedures

Since adoption of the Official Community Plan, some minor modifications of specific policies and procedures have been identified to allow for more effective implementation of the Plan. Adjustments

are proposed in the following areas:

C.1 Revision to Part 3 - Land Use Strategy

The Official Community Plan, in Part 3 - Land Use Designations and Permitted Zones summarizes the land use zones permitted in each of the Land Use Designations. Certain zones form the basic list of allowable uses and are permitted "outright", other zones may be permitted "conditionally" through a Neighborhood Concept Plan.

· Reinstatement of the Highway Commercial Industrial CHI Zone as a permitted use in the Industrial designation

For the purpose of limiting non-industrial uses in industrial areas, the Highway Commercial Industrial CHI Zone is allowed as a conditional use within the Industrial designation subject to an NCP. In practice, however, this conditional use provision has had the effect of excluding the CHI Zone from most Industrial designated lands since no NCP is being considered for developed industrial areas. The CHI Zone is a quasi-industrial zone intended to accommodate highway oriented uses and light industry, a combination that has provided desired flexibility to industrial/commercial developments under the previous OCP.

The issue that CHI uses in Industrial areas contribute to the erosion of Surrey's industrial land base is of concern, but the merit of each application can be assessed at the rezoning stage. Typically CHI uses tend to gravitate to highway oriented sites at the edges of industrial areas, leaving the core area for more intensive industry.

· Reinstatement of the Public Assembly Zones PA-1 and PA-2 as permitted uses in the Industrial designation

In 1995 Council adopted a policy supporting the use of industrial land for religious facilities provided locational guidelines for these uses and their impact on productive industrial land base be considered at the rezoning stage. Some religious facilities require the large site assemblies that are possible in Industrial areas, and in locations that are accessible to major roads. The Official Community Plan in Part 2 - Issues and Policies, also provides that Institutional uses, such as churches, can act as a buffer between industrial and other land uses.

In preparing the OCP, the requirement of an NCP process was added to further guide the location and distribution of non-industrial uses and protect Surrey's industrial land base. However, similar to the discussion above, this conditional use provision has had the effect of excluding religious facilities in industrial areas since no NCP is being considered for developed industrial areas and, as such, may be considered contrary to adopted Council policy.

It is therefore recommended that the table of Land Use Designations and Permitted Zones in the Official Community Plan, be amended to show CHI Zone, and PA-1 and PA-2 Zones as uses permitted outright in Industrial designated areas, as attached in Appendix II.

C.2 Revision to Part 5 - Neighbourhood Concept Plans

The issue of the procedure for approving Neighbourhood Concept Plans is being forwarded to Council in a separate report.

C.3 Revisions to Part 6 - Permits and Procedures and Schedule C - Development Permit Area Guidelines

- **Include only lots adjacent to the Agricultural designation in the Development Permit Area for agricultural protection**

The Official Community Plan provides that "sites within 300 metres (984 ft.) of Agriculturally designated land are required to obtain a Development Permit before subdivision or development of a site" in order to mitigate the impact on farming operations from encroaching new residential development. The development permit guidelines stipulate site design, landscape buffering, and building orientation.

In practice, however, the guidelines have proven to be most applicable and appropriate for those properties directly adjoining agricultural designated land. It is therefore recommended that the Development Permit Area for agricultural protection be applied to those properties directly adjacent to agricultural lands. The 300 meter [984 feet] boundary would continue to define an agricultural fringe area for planning and engineering purposes but not a Development Permit Area. The necessary text changes to accommodate the proposed revisions to the Development Permit Area for agricultural protection are included in Appendix II.

C.4 Revisions to Part 7 - Administration and Procedures

- **Adopt a screening process for applications to amend the Official Community Plan**

In Part 7, Adoption and Amendment Procedures, the OCP provides a process under which incremental changes to the OCP are to be considered. The intent of the provision is to balance the stability of the plan with enough flexibility to address minor boundary adjustments and unanticipated proposals with significant community benefits. In order to facilitate an expedient development review process, the following guidelines are proposed, including:

1. A set of criteria for categorizing Non-City Initiated Amendment Applications into 3 types, each with a prescribed review process; and
2. Semi-annual summaries of all OCP amendment applications, by type, location and review process.

Criteria for Non-City Initiated OCP Amendment Applications

Type	Amendment	Criteria & Review Process
Type 1	Minor OCP Amendment	<ul style="list-style-type: none"> • Means an application that can be evaluated based on available information, has minimal community impact (including but not limited to servicing and amenity requirements), supports existing plans, and is not precedent setting. • To be reviewed concurrently with a rezoning application.*

Type 2	Major OCP Amendment Application with Significant Community Benefits**	<ul style="list-style-type: none"> • Means an application that fails to meet one of the attributes of a <i>Minor OCP Amendment Application</i> but presents an opportunity to achieve <i>significant community benefits</i>. • To be reviewed concurrently with a rezoning application.*
Type 3	Major OCP Amendment Application	<ul style="list-style-type: none"> • Means an application that fails to meet one of the attributes of a <i>Minor OCP Amendment Application</i>. • To be reviewed with the Annual Review.

* If a public hearing has not occurred within a year of Council's consideration of the application, Planning & Development may recommend to Council that the application be closed.

** Significant Community Benefits means immediate, tangible community benefits such as affordable housing, community amenities, additional park land, or land dedication, local employment, etc. The items excluded from consideration include construction jobs, increased assessment or property taxes, and private economic benefits typically associated with new developments.

The proposed changes to the text of the Official Community Plan are provided in Appendix II, including a flow chart illustrating the OCP Amendment Process.

D. Schedule A - Land Use Designation Map

D.1 Non-City Initiated Amendment Applications

- **Receive a summary list of all non-City initiated amendment applications**
- **Consider 7 non-City initiated amendment applications in the Annual OCP Review**

Planning and Development has received 12 applications to amend the OCP since its adoption last year. This number is small compared to previous years when the number of OCP applications received annually could be as high as 51 (1991). As noted previously, several OCP amendment applications have been considered by Council in conjunction with rezoning applications, other applications are at various stages of the review process, as shown in the Summary List of Non-City Initiated OCP Amendment Applications provided below.

Those OCP amendment applications taking part in the Annual Review are described in more detail in Appendix III. It is proposed that amendment applications that are consistent with the Plan be approved in principle by Council for processing concurrently with a rezoning application, and reviewed at the same public hearing prior to By-law adoption. Applications that are considered contrary to the Plan are recommended to be declined.

If a public hearing has not been held within year of Council's consideration of the proposed OCP amendment application, Planning & Development may then forward a report to Council recommending that the application be closed.

D.2 Redesignation of South Port Kells for Business Park Purposes

Redesignate approximately 610 hectares (1,500 acres) in South Port Kells, from Suburban to Industrial and initiate a neighbourhood concept plan process of an area generally bounded by the Trans Canada Highway to the north, the Agricultural Land Reserve to the south and east, and Tynehead Regional Park and 168 Street to the west.

Surrey has a very limited supply of industrial land that is readily suitable for business park development. The Official Community Plan includes approximately 3,325 hectares of Industrial designated land of which 1,465 hectares is already developed. Most of the remaining vacant sites are constrained by environmental features, high cost of service extension and lack of convenient highway access required for business park development. Consequently, only about 130 hectares or 4% of Surrey's industrial land base is currently suitable for development. Without additional strategically designated land for business park development, Surrey will be less competitive than neighbouring municipalities for significant business and commercial projects.

Business park development translates directly to jobs for Surrey residents and a stronger tax base from which to provide community services and amenities. Business park developments typically pay a property tax rate (including school taxes) 3 times the rate of residential property without the reciprocal demands on City services and schools.

In addition to strengthening the local tax base, business park development will provide much needed local employment opportunities. Based on the latest census data available on employment trends, in 1991 there were 77,360 jobs located in Surrey and 113,000 Surrey residents in the labour force, or 0.6 jobs for every resident. This ratio lags behind other cities, including Vancouver and Richmond which had the highest regional ratios of 1.2 jobs per resident and Burnaby and Langley with 1.0 and 0.8 respectively.

City	No. of Residents in the Labour Force	No. of Local Jobs	No. of Jobs per Resident in the Labour Force
Burnaby	89,520	93,495	1.0
Coquitlam	47,835	25,925	0.5
Delta	50,440	29,925	0.6
Langleys	45,440	34,690	0.8
Richmond	71,775	85,695	1.2
Surrey	128,315	77,385	0.6
Vancouver	273,455	333,330	1.2

Regional forecasts suggest that over the next 25 years an additional 147,000 jobs are expected to locate in Surrey, an average increase of 6,000 jobs per year, resulting in a ratio of 0.84 jobs per resident in the labour force. If Surrey was to achieve parity between jobs and resident labour force by 2021, the

number of jobs increases to 180,000, or 7,200 annually. These jobs will be in a variety of sectors, and if we assume, as noted in the Official Community Plan, that 30% of those jobs will come from employment sectors that typically locate in business parks, an additional 54,000 jobs are estimated to result from business park development.

Based on this forecast, and the assumption of 24 jobs per hectare of land for office or business park, Surrey will require 2,250 hectares of business park sites. Surrey has approximately 1,860 hectares of vacant land designated for business park development and a certain amount of that could be developed with appropriate mitigation of environmental impacts and provision of roads and services.

There are only a few large areas left in Surrey that are suitable for business park purposes. The main opportunity is the South Port Kells area, with its proximity and visibility to the Trans Canada Highway and Pacific Highway (176 Street), providing access to both Canadian and U.S. markets. It is expected that the gap in suitably designated lands could be met by the proposed redesignation of 610 hectares in the South Port Kells area.

The potential of the South Port Kells area was recognized and discussed with area residents during the preparation of the new Official Community Plan. The community had strong concerns about the impact, related land uses and livability of the area as a result of an Industrial designation. The area subsequently remained Suburban in the OCP and further changes were recommended to be considered through the neighbourhood concept planning process.

However, given the long lead time required to assemble and service land for business park development, it is recommended that the planning process, as initially set forth for the Port Kells Area, be changed to facilitate business park development followed by a neighbourhood concept planning process.

This sequence of planning steps has been used in other areas such as East Newton and Clayton which were redesignated for business park use and Urban, respectively, in the new Official Community Plan before local planning for Neighbourhood Concept Plans.

Because of the urgent need for additional suitable lands for business park purposes it is recommended that Council support the redesignation of South Port Kells as shown in the City Initiated Amendments in Appendix III, and authorize staff to initiate a neighbourhood concept planning process to prepare a detailed land use plan for South Port Kells including business park, suburban and urban uses.

The proposed redesignation supports a key direction of the Official Community Plan to "Service enough Land for Business and Job Creation" and implement the recommendations of the City's Economic Development Strategy and the Commercial/Industrial Task Force for additional industrial land with easy access to highways and services.

D.3 Minor Designation Discrepancy in Rosemary Heights

- **Continue discussions for resolution of the issue**

Prior to the final adoption of the new OCP in October 1996, a discrepancy was noted between the Rosemary Heights NCP and the new OCP for a portion of the property at 15492 - 40 Avenue (a location map is included in Appendix III). The subject property was inadvertently designated Urban

when the easterly portion of the property was intended to remain Suburban as in the Rosemary Heights NCP. Due to the minor nature of the discrepancy, Council directed staff to consider redesigning the area to Suburban as part of the annual review of the Plan.

The applicant's consultant is in the process of preparing an environmental and economic assessment of the site with a view to formulating development alternatives sensitive to the natural attributes and challenges of the site, and for compatibility with the adjacent properties. Members of the former Rosemary Heights NCP Steering Group were apprised of the status of the review process.

While residents would like to see the situation resolved in a way that maintains the integrity of the NCP, it is appropriate to grant the property owner the opportunity to complete the environmental and economic assessment of the site, and bring forward development options for discussion with staff and affected residents.

Therefore, it is recommended that the subject area not be redesignated to Suburban at this time, and that the planning process be allowed to continue for resolution of the issue before the next annual review.

E. Official Community Plan - Housekeeping Amendments

E.1 Part 4 - Supplemental Land Use Strategy

- **Include updated and new maps**

Part 4 - Supplemental Land Use Strategy presents a series of maps showing natural and physical features that influence growth and development. A new map is proposed to be added to illustrate the new Development Permit Area for Agricultural Protection. Also, a number of maps have been revised to reflect updated information and minor corrections.

E.2 Part 5 - Neighbourhood Concept Plans

- **Include a map showing Surrey's Neighborhood Concept Plan areas**

To supplement the discussion on Neighbourhood Concept Plans in Part 5 of the Plan, a map is proposed to be inserted identifying the 13 NCP areas in Surrey, entitled FIGURE 5-1: Neighborhood Concept Plan Areas. A sentence needs to be added to the text of the Plan referencing the new map. Both the required text revisions and map are provided in Appendix II.

E.3 Part 6 - Permits and Procedures

- **Include a definition of "Adjacent"**

To ensure consistent interpretation of the Development Permit Area for agricultural protection, the word "adjacent" is defined to mean real property with a common lot line with Agricultural designated real property and where lot lines between real property not designated Agricultural and real property designated Agricultural are separated by a highway, railway, or other public utility.

- **Exempt agricultural buildings from requiring a Development Permit**

It is recommended that buildings for agricultural purposes be exempt from development permit requirements because of the similarity of land use.

The definition of "adjacent", and the exemption for buildings on agricultural zoned land are included in Appendix II as text changes.

E.4 Schedule A - Land Use Designation Map

- **Approve City-initiated amendments**

Since adoption of the Plan, staff have identified several mapping issues that need to be addressed in order to reconcile the Land Use Designation Map with approved plans or underlying zones. A summary table and site maps illustrating the proposed changes in designation are provided in Appendix III.

E.5 Schedule C - Development Permit Area Guidelines

- **Include reference to previous Zoning By-law, 1979, No. 5942**

The OCP provides that Development Permits are required for all developments in Multiple Residential Zones, Commercial Zones, and Industrial Zones of the Surrey Zoning By-law 1993, No. 12000, as amended. Surrey Zoning By-law, 1979, No. 5942, is still in effect for zones that have not yet completed conversion to zones under the new Surrey Zoning By-law No. 12000, a revision is required to include reference to the old Zoning By-law. The appropriate text changes are provided in Appendix II.

E.6 Appendix A - Surrey: Today and in the Future

- **Amend reference to GVRD's Livable Region Strategic Plan**

Appendix A of the Official Community sets out the distribution and location of expected growth and development, as well as the context in which the Plan was developed. Under the discussion of the Regional Context Statement, the point was made that "the regional plan suggests that Surrey absorb about 24% (127,800 households/dwellings) of this growth". This is an interpretation of the Regional Plan but not a requirement or provision and is therefore to be deleted. The required changes to the text are included in Appendix II.

E.7 Appendix C - In-Stream Applications

Part 7 - Administration and Procedures provides transitional provisions for processing of in-stream amendment applications that were submitted under the previous OCP. A list of in-stream applications and a location map is included in Appendix C. Under the transitional provisions, in-stream applications have two years from the adoption of the OCP to complete the rezoning process, and upon receiving final approval, the required redesignations are accorded to the subject properties through an update of the Land Use Designation Map.

On December 15, 1997, Council approved the rezoning/OCP amendment for two in-stream applications, redesignating a site on No. 10 Highway near 128 Street and a site near 108 Avenue and 164 Street from Suburban to Urban. These decisions will be reflected in the Land Use Designation Map. Two other in-stream applications have been closed at the request of the applicants, and all other in-stream applications that have not been finalized by October 1998 will require a by-law for plan amendment.

- **Include Application # 2394-0059-00 in the List of In-Stream Applications**

At the Regular Council Meeting of April 29, 1997 Council passed the following motion "that for the purposes of the Official Community Plan designation, the subject application [#2394-0059-00] be considered in-stream and that the transitional procedures set out in the Official Community Plan (By-law No. 12900) be applicable to this application".

The required text changes are included in Appendix II as well as an updated In-Stream Application Map. The map also provides an overview of the status of the in-stream applications.

E.8 Minor Editorial Changes

- **Consider minor editorial changes**

Minor editorial changes are required to improve legibility of the Plan, and these changes are listed in Appendix II.

CONCLUSION

The Annual Review of the Official Community Plan provides an opportunity to update Council on the growth and development of the City, as well as implementation of the Plan on an annual basis. Over the past year, Surrey recorded an increase of 3,200 housing units for 9,800 residents which is within the range projected in the Plan. The majority of the growth took place within the existing residential areas of North Surrey. Growth in new Neighbourhood Concept Plan areas was minor, since most planning processes are just now being completed.

A number of policy and procedural issues have been identified, and revisions are recommended to ensure effective plan implementation. The City has received 12 applications for Plan amendments of which 7 are appropriate for consideration by the Annual Review. Three amendment applications are recommended to be denied and the balance are recommended to be reviewed along with their rezoning applications.

In response to a significant shortfall in suitably designated land for economic growth and job creation, it is proposed that South Port Kells be redesignated to facilitate business park development, and that a Neighbourhood Concept Plan be prepared with the community.

Recommendations are also made to amend the Land Use Designation Map to reflect underlying zones and approved plans.

The Planning & Development Department recommends that Council receive this report on the annual review of the Official Community Plan for information and consideration, and endorse the amendments required to maintain currency and effectiveness of the Plan.

Lehman O. Walker

General Manager

Planning & Development Department

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APPENDIX I - Growth and Development Trends - Charts and Tables

APPENDIX II - List of Text Amendments

APPENDIX III - OCP Amendment Applications

APPENDIX IV - Revised Supplemental Land Use Maps

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