



Corporate NO: C014

Report COUNCIL DATE: November 6, 2000

COUNCIL-IN-COMMITTEE

TO: Mayor & Council DATE: **November 17, 2000**

FROM: General Manager
Planning and Development Department FILE: **2300-003**

SUBJECT: 2000 Annual Review of the Official Community Plan

RECOMMENDATIONS

It is recommended that Council:

1. Receive the information in this report regarding:
 - a) the status of Surrey's development activity and OCP growth policies; and,
 - b) the status of applications to amend the OCP Land Use Designation Map.
2. Approve the addition of a new TYPE 4. OCP Amendment "Commercial/Industrial Development" category for reviewing Non-City Initiated applications to amend the OCP Land Use Designation Map, with criteria and procedures as specified in this report.
3. Approve the following City initiated amendments to Schedule A. Land Use Designation Map, Division A of "Surrey Official Community Plan By-law, 1996, No. 12900", as amended:
 - a) Fleetwood south-west pocket: Amend the land use designation map from Suburban to Urban for the area as specified in this report.
 - b) East Fleetwood minor boundary adjustment. Amend the Urban/Suburban boundary to coincide with the existing RF zone boundary as specified in this report.
 - c) South East Cloverdale minor boundary adjustment. Amend the Industrial/Suburban boundary to coincide with the existing property boundaries as specified in this report.
 - d) North East Fraser Heights minor boundary adjustment. Amend the Industrial/Suburban boundary to coincide with the existing IP-2 zoning boundary as specified in this report.
4. Approve amendment to the Official Community Plan to add a new section titled, "Division E. Crescent Beach Commercial Area Design Guidelines - April 1999", to support implementation of the Crescent Beach Land Use Plan.

5. Approve closure of 1996 OCP In-stream amendment application #95-0230 due to the expiry of Council's directed completion date of July 15, 2000.
6. Approve closure of OCP Type 3 Major Amendment application #98-0092, Suburban to Urban within the Rosemary Heights Central NCP, following the applicant's withdrawal of the application.
7. Approve a text amendment to Adoption and Amendment Procedures in Division A. Section 7. Administration and Procedures, footnote No.2, to clarify the definition of a Type 2 Major OCP Amendment - Significant Community Benefits – to:
 - a) Exclude local employment, as employment related applications will be included in the new Type 4. Commercial/Industrial OCP Amendment category.
 - b) Specify that the definition of Significant Community Benefit will include the phrase, “any OCP amendment proposal that Council deems to be a Significant Community Benefit.”
8. Approve the following amendments to Section 3. Land Use Strategy: Land Use Designations and Permitted Zones:
 - a) Add the new Single Family Residential (12) Zone (RF-12), and the Single Family Residential (9) Zone (RF-9) as permitted conditionally within the OCP Urban Designation, subject to the Policy Guidelines for Small Lot Residential Zones contained in Corporate Report C002 and endorsed by Council on January 17, 2000.
 - b) Add the new RF-SD (fee simple semi-detached) Zone as permitted conditionally within the OCP Urban Designation, subject to the Policy Guidelines for Small Lot Residential Zones contained in Corporate Report C002 and endorsed by Council on January 17, 2000.
 - c) Add the new RM-19 zone as permitted outright within the OCP Multiple Residential Designation, and as permitted conditionally within the OCP Urban Designation, subject to the Policy Guidelines for Small Lot Residential Zones contained in Corporate Report C002 and endorsed by Council on January 17, 2000.
 - d) Add the Local Commercial C-4 and the Neighbourhood Commercial C-5 zones as permitted outright within the OCP Commercial Designation.
 - e) Delete the obsolete R-C zone as permitted outright in the Suburban Designation, and the obsolete RF-C zone as permitted outright in the Urban designation.

EXECUTIVE SUMMARY

Council adopted Surrey's Official Community Plan on October 8, 1996. Section 7. Administration and Procedures states that the City will conduct an Annual Plan Review to update relevant information, and to evaluate and report to Council on the status of Plan implementation. The 2000 OCP Annual Plan Review assesses plan implementation and status for the period of October 1999 through September 2000. This review includes 4 sections:

- 1. Surrey Development Overview** (page 3). **Synopsis:** Although residential growth decreased over the past year, Surrey continues to be the fastest growing city in B.C. Commercial/Industrial growth is ahead of last year's pace and may reach record levels of construction value by year's end.
- 2. Status of OCP Growth and Land Use Policies** (page 4). **Synopsis:** The City has enough land capacity in existing Urban and NCP areas to accommodate projected residential growth through the next 6 to 11 years. However, there is increasing redevelopment of housing in older neighbourhoods, and the city should consider neighbourhood infill/redevelopment strategies to ensure orderly transition for those areas. The supply of vacant and serviced industrial

land is limited; however, a significant amount of new construction is proceeding through redevelopment or expansion of partially utilized industrial properties and through developer supported service upgrading of unserved industrial properties. Current planning initiatives will encourage development in under-utilized industrial areas, but the city should identify new strategic lands for future business park development.

3. OCP Land Use Amendment Applications (page 8). **Synopsis:** Over the past year there were 13 amendments to the OCP Land Use Designation Map. There are presently 23 developer-initiated applications in process and 4 city initiated amendment proposals for Council consideration.

4. OCP Policy Text Amendments (page 18). **Synopsis:** This Annual Review recommends policy amendments that streamline and clarify OCP Land Use amendment procedures, enable small lot zones, and implement design guidelines for the Crescent Beach Land Use Plan.



1. DEVELOPMENT OVERVIEW

While the British Columbia economy improved marginally over the past year, residential development activity in Surrey and throughout the GVRD has been weaker than expected. Commercial/industrial activity in Surrey is ahead of last year's pace and may reach record levels by year end.

Reflecting a regional decline in housing starts, Surrey's residential starts decreased significantly in 2000. Single family starts show the largest decline as permits fell 330 units below last year's total.



A strong 3rd quarter brought multi-family starts to a level comparable with 1999. Townhouse starts remain steady, while apartment starts continue at an historic low.

Regionally, Surrey maintained a 20% share of GVRD housing starts, taking about 31% of the single family market, and 37% of the townhouse market. However, Surrey's apartment development accounted for less than 5% of regional starts.



Signs of a moderate economic recovery suggest the housing market will pick up in 2001, as increased employment opportunities fuel housing demand and builder confidence. Surrey's population grew by about 7,000 residents over the past year for a June 2000 total of 336,000. Population growth will continue at this rate through 2001, but is expected to increase to 10,000 per year by 2002 and 2003.



A strong 2nd quarter pushed Surrey's commercial and industrial construction activity ahead of last year's pace. By the end of the third quarter of 2000 Surrey had \$113 million in total construction value – 18% of the GVRD total and \$35 million higher than 3rd quarter totals for 1999.

Most of this year's increase is due to a surge in commercial construction. By the 3rd quarter commercial construction totalled \$86 million in value – 17% of the total GVRD commercial value. Industrial construction is roughly equal to 1999 totals with \$26 million in value - 19% of total GVRD industrial value.

2. STATUS OF OCP GROWTH AND LAND USE POLICIES

A primary purpose of the OCP Annual Plan Review is to monitor development trends and to assess the OCP capacity for residential and economic land use and development. Residential growth policies are contained in Section 2 A.

Manage Growth for Compact Communities. Economic development polices are contained in Section 2 B. Build Complete Communities.

2 A. Manage Growth for Compact Communities - the OCP Residential Growth Strategy

The intent of the OCP residential growth strategy is to co-ordinate development within comprehensively planned communities in a way that most effectively utilizes land and city resources. The strategy co-ordinates growth by allocating development priorities to support 4 growth categories or phases:

1. Infill development of remaining vacant land within the pre-NCP Urban designation.
2. New community development within the approved Neighbourhood Concept Plan areas.
3. Redevelopment of the ageing housing stock within older Urban neighbourhoods.
4. Anticipating the need to begin planning for new Urban growth areas.



To co-ordinate community plans with market trends, the City monitors development trends to ensure that there is 3 to 5 years of growth capacity within existing planned Urban communities. Currently, the majority of growth is taking place in categories/phases 1 and 2 of the strategy -- within Infill and NCP areas. When growth capacity in the Infill and NCP areas is less than five years, the City should begin planning for new growth through redevelopment of older Urban neighbourhoods or by opening new Urban areas.

Infill Development

Surrey has a significant amount of land development capacity in the existing Non-NCP Urban neighbourhoods, but much of the remaining vacant land consists of parcels that are relatively difficult to develop. Over the past year about 57% of the new Urban single family housing and townhousing was built in the Infill areas, while 43% was located in NCP areas. Growth projections suggest a reversal of this pattern as land supply diminishes and more of the NCP areas are fully serviced for development. About 2,700 new units (40%) are expected in the existing Urban areas over the next 3 years. Fleetwood and Newton will continue to be the most active infill areas over the next 3 years. New small lot zoning policies will greatly assist the city and developers to efficiently infill the remaining developable land.

Neighbourhood Concept Plan Areas

The majority of residential growth over the next 10-15 years will be located within the City's NCP areas. These areas combined have planned capacity for about 23,000 dwelling units and 66,000 residents. To date, there are 13 approved NCP's and the East Clayton NCP is targeted for completion late in 2000. Up to the 3rd quarter of 2000 about 10% (2,300 units) of the City's total NCP capacity has been developed. North Cloverdale, West Newton, East Newton and South Newton and Rosemary Heights were the primary growth areas.



Growth projections for the next 3 years suggest that about 60% (about 4,500 units) of the new Urban growth will be located within the NCP areas. All areas with the exception of Douglas and Rosemary Heights West are expected to see significant growth.

As development in the NCP areas is still in the early stages, there is sufficient capacity in the combined NCP areas to theoretically absorb all of Surrey's Urban single family and townhouse development for the next 8 years. However, as the NCP areas reach 70%-80% saturation, there will be increasing pressures for redevelopment in older established neighbourhoods and for opening new growth areas.

Redevelopment of Housing in Older Urban Neighbourhoods

OCF policy anticipates that, as Infill and NCP areas near capacity, the market will put increasing redevelopment pressure on the ageing housing stock in some of Surrey's older neighbourhoods. In some areas this could mean 1 to 1 replacement, but in other areas this could mean increased densities by replacing existing housing with higher density small lot housing, duplexes, multi-plexes, townhouses or walk-up apartments.

Although land capacity in Infill and NCP areas alleviates market pressures for redevelopment, many neighbourhoods are seeing increasing numbers of older traditional single family homes being demolished and replaced with new larger dwellings. Over the past year single family demolition and replacement accounted for about 25% of building permits

in the Urban non-NCP areas.

To ensure these neighbourhood transitions occur in an orderly manner consistent with OCP objectives, the City should anticipate development pressures and begin preparing strategies to manage Neighbourhood redevelopment issues.

This report suggests that the City begin to consider issues and strategies to optimize redevelopment in Surrey's transitional neighbourhoods.

Anticipating New Urban Growth Areas

The OCP identifies areas within Clayton, Grandview Heights and Port Kells as Suburban areas that have potential for long term Urban development. The Clayton NCP - General Land Use Concept - establishes the Clayton area as the first of these Suburban areas to be planned as a new Urban growth area. However, projected development trends and the large amount of existing Urban development capacity suggest that the opening of new growth areas can be deferred for at least 5 years.

2 B. Building Complete Communities – Land for Business and Job Creation

A strong economic base is an essential component of a complete community. OCP Section B. Building Complete Communities, includes Surrey's economic land use and development policies. The intent of OCP policies is to allocate sufficient amounts of land in appropriate locations, and to establish land development strategies that will allow Surrey to achieve a ratio of 1 job in Surrey for each resident in the labour force. Surrey's current ratio is about .65.

A primary policy issue is the supply of developable industrial land. Surrey has a large supply of industrial land; however, development is constrained by a lack of adequate servicing and transportation access. Currently, Surrey has about 120 acres of land that is adequately serviced for immediate industrial use.

Although the supply of vacant and serviced industrial land is limited, Surrey absorbed 17% of the GVRD's industrial construction value over the past year. About 90%-95% of this construction value can be attributed to redevelopment or expansion of partially utilized industrial properties and developer supported service upgrading of unserviced properties.

- In 1998 and 1999, about 5% of the industrial construction value occurred on properties that were vacant and serviced.
- About 35% of industrial construction value occurred on vacant properties needing significant servicing upgrades.
- About 60% of industrial construction was expansion or rebuilding on developed or partially developed Industrial properties.

The City is currently preparing land use and servicing plans for Campbell Heights and South Westminster that will

facilitate development of existing industrial lands. **However, to further optimize the City's economic land base, this report suggests that the City identify additional lands in strategic locations that could be redesignated for industrial/business park uses.**

3. OCP AMENDMENT APPLICATIONS

Over the past year Council approved 13 amendments to the OCP Land Use Designation Map, and 6 new applications were submitted. In October 2000 there are a total of 23 OCP land use amendment applications in process. Of the current applications:

- 2 are extended 1996 OCP In-stream applications.
- 17 are Type 1 minor applications that are currently proceeding with a companion rezoning application.
- 1 is a Type 3 Major Amendment application with Significant Community Benefit and is currently proceeding with a companion rezoning application.
- 3 are Type 3 Major Amendment applications.

In addition, this report proposes 4 City initiated OCP Land Use Designation amendments for Council's consideration.

(See APPENDIX A for a complete list and map of OCP Amendment Applications approved between October 1999 to September 2000, and APPENDIX B for a list and map of current OCP amendment applications)

3 A. 1996 OCP In-Stream Applications

Part 7 of the OCP includes Transitional Provisions for In-stream OCP Amendment applications received and in process prior to adoption of the OCP in October 1996. Of the 24 original In-Stream applications, 6 were approved, 14 were closed or filed, 2 applications remain in process, and 2 applications were included in City of Surrey policy initiatives for Panorama Park and the North Cloverdale West NCP.

In the 1999 OCP Annual Review, Council authorized staff to close all remaining In-Stream OCP Amendment applications that were not scheduled for final approval on or before the October 8, 1999 deadline, pending the opportunity for applicants to address Council at the next available Regular Council - Land Use meeting.

Eight applicants were sent invitations to appear before Council. Four applicants waived the opportunity and their applications were closed. Four applicants appeared before Regular Council - Land Use on November 15, 1999, and were granted application extensions. Two of the extended applications were subsequently approved. The extension for Application #95-0230 expired on July 15, 2000, and this application is recommended for closure. On September 5, 2000, Council granted application #93-0230 a second extension to achieve final adoption by November 30, 2000.

Remaining 1996 OCP In-stream Applications:

| | Project | Description | Current Status | Recommendation |
|--|---|--|--|---|
| | 95-0230 7118 King George Hwy Newton | Commercial to Commercial / Multiple Residential To allow RM-70 zoning. | 3rd Reading 1/27/97 | Close file. Six month extension expired June 15, 2000. |
| | 93-0230 | Agricultural to Urban | 3rd Reading | Proceed. Eight month |

| | | | |
|-----------------------------|---|---------|---|
| 18076 8 Ave South Surrey | To develop a lodge, fitness centre and cluster housing. | 2/21/00 | extension expired August 15, 2000. Second extension expires November 30, 2000 |
|-----------------------------|---|---------|---|

3 B. Type 3 Major Amendment Applications

There are currently 3 Type 3 Major Amendment applications in process. Application 98-0092, a proposed amendment from Suburban to Urban in Rosemary Heights, is recommended for closure as the applicant has agreed to withdraw the application. Applications 99-0120 and 00-0226 are proposals for commercial development and are recommended to proceed according to the proposed Type 4 Economic Development OCP Amendment criteria.

Type 3 Major Amendment Applications

| Map No. | Project Location | Description of the Proposed Development | Current Status | Recommendation |
|---------|--|--|--|---|
| 19. | 98-0092 3316 155 St South Surrey | Suburban to Urban To amend the OCP and Rosemary Heights NCP to allow Urban single family lots. | Planning Report to Council Sept 28, 1998 | Close. The applicant has agreed to close this application. |
| 20 | 00-0226 18735 Fraser Hwy Cloverdale | Suburban to Commercial To develop 16,000 sq meter commercial facility. | 3rd Reading October 16, 2000 | Proceed under the new Type 4 Commercial/Industrial OCP Amendment Category. |
| 21 | 99-0102 15303 Hwy#10 Newton | Suburban to Commercial Retail and service development. | Pre-Council | Proceed under the new Type 4 Commercial/Industrial OCP Amendment Category. |

3 C. City Initiated Amendment Proposals

There are 4 city initiated proposals to amend the OCP Land Use Designation Map. Each proposal is described in detail in the following section.

| | Location | Description |
|----|---|---|
| C1 | Southwest Fleetwood Pocket | Suburban to Urban. Extend the OCP Urban boundary to complete the Urban designation pattern in the area. |
| C2 | East Fleetwood Urban Boundary | Suburban to Urban. Shift OCP boundary to coincide with existing property lines and the RF Zone boundary. |
| C3 | Cloverdale South East Industrial Boundary | Suburban to Industrial. Shift OCP Industrial boundary to coincide with existing IL Zone boundary. |
| C4 | North East Fraser Heights Boundary | Suburban to Industrial. Shift the OCP Industrial boundary to coincide with the existing IP-2 zoning boundary which includes the entire property. |

C1. CITY INITIATED AMENDMENT -
SOUTH-WEST FLEETWOOD POCKET

SUBURBAN TO URBAN

LOCATION: Area bounded by 144 St and 148 St and 80 Ave and 84 Ave in Fleetwood.

AMENDMENT PROPOSAL: The City of Surrey is proposing to redesignate the properties from Suburban to Urban to allow residential development in the south-west corner of the Fleetwood area.

Surrounding OCP Designations and Land Uses:

- North: Developed OCP Urban single family neighbourhoods.
- South: Undeveloped OCP Suburban area abutting BC Hydro Right-of -Way
- East: Developed OCP Urban and OCP Suburban subdivision.
- West: Developed OCP Suburban subdivision.



DISCUSSION

The proposed amendment site was originally included as 1996 OCP In-Stream amendment application #94-0058, and was given approval by Council to proceed in conjunction with a companion rezoning application. However, the applicants did not proceed with the application, and following Council's approval of recommendations contained in the 1999 Annual OCP Review, the application was closed in August 2000.

Based on the original intent to proceed with Urban redesignation under in-stream application #94-0058, Council has subsequently approved three individual OCP Amendment applications within the original In-Stream application site. Consequently, about 30% of the original in-stream application site, including the southern most properties, has been

redesignated from Suburban to Urban. Currently, there are 2 developer-initiated OCP amendment applications in process adjacent to the subject site.

At the Monday May 1, 2000 Regular Council - Land Use meeting, while considering a rezoning application within the subject area, Council instructed staff to consider in the next annual OCP review redesignating the remaining lands within the original OCP in-stream application #94-0058 area from Suburban to Urban.

The proposed amendment would not undermine existing OCP policies or related plans. The City initiated redesignation would establish the Urban development boundary, avoid the current pattern of piecemeal development, and simplify future development applications in the area. Given previous Council approval to proceed with the original 1996 In-stream application for Urban redesignation of this area, and that large portions of the original area have recently been redesignated Urban or are under application for Urban development, it would be appropriate for Council to approve this city initiated redesignation of the subject area from Suburban to Urban.

C2. CITY INITIATED AMENDMENT

EAST FLEETWOOD BOUNDARY ADJUSTMENT

SUBURBAN TO URBAN

LOCATION: Area bounded by Wildwood Place and 170 Street in Fleetwood.

AMENDMENT PROPOSAL: The City of Surrey is proposing a minor adjustment to the existing OCP Urban boundary to align with the current property lines and RF zone boundary.

Surrounding OCP Designations and Land Uses:

- North: OCP Suburban with developed RH properties.
- South: OCP Urban with developed RF properties.
- East: OCP Suburban with developed RH and A1 properties.
- West: OCP Urban with developed RF properties.

DISCUSSION:

In 1997, Council approved rezoning applications 93-0086 and 96-0262, to allow urban and suburban lots. The subdivision layouts were such that they required a very minor adjustment of the OCP Urban boundary line. Rather than requiring the applicant to submit an OCP amendment application, the report was approved with consideration that staff would include the OCP boundary adjustment in a subsequent OCP Annual Review. This amendment would have no effect on OCP policies or related plans. Therefore, this report recommends that Council approve this city initiated redesignation.

C3. CITY INITIATED AMENDMENT
SOUTHWEST CLOVERDALE INDUSTRIAL SUBURBAN TO INDUSTRIAL

LOCATION: Area bounded by 190 St and 192 St and 54 Ave and 56 Ave in Cloverdale.

AMENDMENT PROPOSAL: The City of Surrey proposes a minor adjustment of the Industrial designation boundary to align with existing property lines rather than the BC Hydro Right-of-Way.

Surrounding OCP Designations and Land Uses:

- North: OCP Industrial with utilized IL Zoned industrial properties.
- South: OCP Industrial with utilized IL Zoned industrial properties.
- East: OCP Industrial with utilized IL, IH Zoned Industrial properties.
- West: OCP Suburban property presently under application for amendment to OCP Industrial.



DISCUSSION

The OCP Industrial boundary was originally drawn to coincide with the B.C. Hydro Right-of-Way. However, the boundary severs the rear portions of 3 properties, creating a split designation (Industrial and Suburban) for those properties and inhibits the full industrial use of the properties. The rear portions of these properties extend up to 100 meters into the 135 meter Hydro ROW.

Redesignation of the subject properties would allow industrial use of the full properties and complete the Industrial designation for the properties fronting along 192 Street. The remaining portion the Hydro Right-of-Way would continue to provide an adequate buffer between the Industrial and Suburban designations. There is presently an application to redesignate the westerly abutting property from Suburban to Industrial.

This amendment supports OCP Policy B-6 *Service Enough Land for Business and Job Creation*, by designating more industrial land adjacent to existing industrial areas. The amendment otherwise will have no effect on OCP policies or related plans. Therefore, this report recommends that Council approve this city initiated redesignation.

C4. CITY INITIATED AMENDMENT
EAST FRASER HEIGHTS INDUSTRIAL

SUBURBAN TO INDUSTRIAL

LOCATION: Property located at the north east intersection of 104 Avenue and 172 Street in the Fraser Heights area of Guildford.

AMENDMENT PROPOSAL: The City of Surrey is proposing a minor OCP boundary adjustment on a split Industrial/Suburban designation property, to extend the OCP Industrial designation to include the currently Suburban designated portion of the property.

Surrounding OCP Designations and Land Uses:

- North: OCP Industrial with CN Intermodal facility.
- South: OCP Suburban with A-1 Zoned undeveloped properties on steep slope.
- West: OCP Suburban with RA Zoned properties on undevelopable slope.
- South West: OCP Suburban with developed RH-G Zoned properties.



DISCUSSION

The property is currently a split OCP designation – Industrial and Suburban, but the entire property was zoned Industrial Park (IP-2) under Zoning By-law 5942. The existing Industrial portion of the property is located within the relatively flat area at the foot of the northeast slope of Fraser Heights, adjacent to the Canadian National intermodal yards. The current Suburban portion of the property extends up the northeast slope to 104 Avenue. The entire property is identified as a high Environmentally Sensitive Area, primarily due to streams traversing the property.

The property owner has recently received Development Permit and Subdivision approval to build a 14 lot industrial subdivision under the current IP-2 zoning. Tall vegetation on adjacent properties shields the subject property from the view of residential areas to the southwest. Traffic flow to and from the site would utilize an entry point near the 104 Avenue entrance to the Canadian National intermodal site. Development Permit guidelines will require appropriate protection for streams or other environmentally sensitive characteristics of the site.

This amendment supports OCP Policy B-6: *Service Enough Land for Business and Job Creation*, by designating more industrial land adjacent to existing industrial areas. The amendment is consistent with OCP Policy E-1: *Protect Natural and Environmentally Sensitive Areas*, in that any development on the site must adhere to Development Permit

Area Guidelines for sites in or next to an Environmentally Sensitive Area. Otherwise, the amendment will have no effect on OCP policies or related plans.

In that the subject property currently has development rights under IP-2 zoning, and that Development Permit Guidelines are in place, and the impact upon surrounding land uses would be negligible, this report recommends that Council approve this city initiated redesignation.

4. OCP POLICY AND TEXT AMENDMENTS

The following OCP policy and text amendments are proposed for Council consideration:

4 A. Streamlining OCP Amendment Application Procedures to Facilitate Economic Development.

Council has directed that applications for commercial or industrial development be given prompt consideration. Following Council's directive, this report recommends adding a new category of OCP Amendment - Type 4. OCP Amendment: Commercial or Industrial Development.

The Type 4 application criterion would apply to a development application proposing to amend the OCP Land Use Designation Map *from any current designation* to City Centre, Town Centre, Commercial or Industrial designations, providing that the proposed development includes a significant commercial or industrial component. A review of the OCP implications and staff recommendations for all such applications would proceed with priority to Council in conjunction with a companion rezoning application.

Therefore, this report recommends that Council approve an amendment to Section 7. Administration and Procedures, Adoption and Amendment Procedures, to add a new Type 4: Commercial or Industrial Development category as indicated in the table below.

Current OCP Amendment Categories and the Proposed New Type 4 Category

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

| | | |
|--------|---|---|
| Type 4 | OCP Amendment for Commercial or Industrial Development. | <ul style="list-style-type: none"> • Means any development application to change properties <i>from any current OCP Land Use Designation</i> to City Centre, Town Centre, Commercial or Industrial designations. • This category will include only those projects having a significant commercial or industrial component. • OCP application and implications to be reviewed with priority, but concurrently, with a companion rezoning application. |
|--------|---|---|

4 B. Clarifying ‘Significant Community Benefit’ for Type 2 OCP Amendment Applications.

The current definition of Significant Community Benefit for Type 2 OCP Amendment applications is ambiguous and vague, and creates uncertainty in reviewing OCP amendment applications. The definition includes local employment but excludes jobs, and does not provide the means to determine whether any specific development can be deemed a significant community benefit.

There are many development situations that could potentially be a Significant Community Benefit for Surrey. With the addition of a Type 4: Economic Development category, the definition should exclude reference to employment or jobs. The definition should continue to include affordable housing, community amenities, significant additional park land, and land dedication, and to exclude incidental land value assessments and private benefits. However, it is ultimately Council’s responsibility to determine whether an OCP land use designation change would result in a Significant Community Benefit.

Therefore, this report recommends that, in Section 7. Administration and Procedures, Adoption and Amendment Procedures, the definition of Significant Community Benefit in footnote #2 should be amended as follows:

Significant Community Benefits: means immediate, tangible community benefits such as affordable housing, community amenities, significant additional park land, significant land dedication, or any other proposed development that Council deems to be a significant community benefit. These items exclude from consideration increased assessment or property taxes, and private economic benefits typically associated with new development.

4 C. Adding Crescent Beach Commercial Area Design Guidelines.

On April 20, 1999, Council in Committee considered Corporate Report No. C421: Crescent Beach Land Use Study. In response to the report, Council moved a recommendation to authorize staff to draft and introduce the appropriate by-laws to amend the Official Community Plan to incorporate the Crescent Beach Commercial Area Design Guidelines as supplemental Development Permit Area Guidelines.

Therefore, this report recommends that the OCP document be amended to add “Division E: Crescent Beach Commercial Area Design Guidelines - April 1999”, with guidelines as contained in the Crescent Beach Land Use Study document.

4 D. Updating Land Use Designations and Permitted Zones.

a) Adding New Small Lot Zones. At the January 17, 2000, Council-in-Committee meeting, Council endorsed the new small lot residential zones (RF-12, RF-9, RF-SD, RM-19) and authorized staff to proceed with consequential amendments to the Official Community Plan. Therefore, this report recommends amendment to Section 3. Land Use Strategy, to amend the table of Land Use Designations and Permitted Zones to include the following zoning categories and conditions:

| Zone | Designation |
|---|--|
| Single Family Residential (12) Zone (RF-12) | Permitted conditionally in the Urban Designation* |
| Single Family Residential (9) Zone (RF-9) | Permitted conditionally in the Urban Designation* |
| Semi-Detached Residential Zone (RF-SD) | Permitted conditionally in the Urban Designation* |
| Multiple Residential (19) Zone (RM-19) | Permitted conditionally in the Multiple Residential Designation* |

*Subject to the Policy Guidelines for Small Lot Residential Zones contained in Corporate Report C002 and endorsed by Council on January 17, 2000.

a) Adding the C-4 and C-5 Zones to the Commercial Designation. Section 3. Land Use Strategy: Land Use Designations and Permitted Zones presently does not include the zones C-4 - Local Commercial, or C-5 - Neighbourhood Commercial, as permitted within the OCP Commercial designation. The original intent was to limit the Commercial designation to higher density development; however, this proved impractical as it limited the city's flexibility in considering development proposals and situations. It would be more flexible and effective to allow the lower density commercial zones within the OCP Commercial designation, and to assess the viability of specific applications through the rezoning application process.

Therefore, this report recommends that the Section 3. Land Use Strategy: Land Use Designations and Permitted Zones table be amended to include the zoning categories C-4 and C-5 as permitted outright within the OCP Commercial Land Use Designation.

| Zone | Designation |
|------------------------------|--|
| Local Commercial C-4 | Permitted outright in the Commercial Designation |
| Neighbourhood Commercial C-5 | Permitted outright in the Commercial Designation |

c) Deleting the RC and RF-C Zones from the Urban Designation. Section 3. Land Use Strategy: Land Use Designations and Permitted Zones presently includes the obsolete zones Residential Cluster (RC) and Compact Family Residential (RF-C). As these zones are now obsolete, this report recommends that reference to these zones be removed from the table.

CONCLUSION

The intent of the OCP Annual Plan Review is to evaluate and report to Council on the status of Plan implementation. The 2000 OCP Annual Review finds the Plan is fundamentally sound; however, there are elements of the Plan that require enhancement, further consideration on strategies, and information updating all as contained in the recommendations of this report.

The current OCP has been in effect for 4 years, and is scheduled for a major review to be completed in 2002.

Murray D. Dinwoodie
General Manager
Planning and Development Department

TH

APPENDIX A OCP Land Use Designation Amendments Approved By Council Since the 1999 OCP Annual Review (October 1999 to September 2000)

APPENDIX B Current Applications to Amend the OCP Land Use Designation Map