



Corporate *NO: R001*

Report *COUNCIL DATE: January 7, 2002*

REGULAR COUNCIL			
TO:	Mayor & Council	DATE:	December 20, 2001
FROM:	General Manager, Planning & Development	FILE:	2302-001
SUBJECT:	Official Community Plan Major Review - Public Hearing Comments		

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Grant third and final reading to Surrey Official Community Plan By-law, 1996, No. 12800, Text No. 25 Amendment By-law, 2001, No. 14588.

BACKGROUND

On December 10, 2001, a Public Hearing was held for By-law No. 14588, which proposed significant amendments to Surrey's Official Community Plan By-law No.12900, resulting from the major review of the City's Official Community Plan ("OCP") that was undertaken during 2001. A number of questions and concerns were raised through written and oral submissions at the Public Hearing. After the Public Hearing, Council deferred consideration of third reading of the subject by-law and requested that staff report back on the issues raised at the Public Hearing. The purpose of this report is to respond to Council's request for information on the issues raised during the Public Hearing.

DISCUSSION

This section of the report will list and address the significant issues that were raised by delegations at the Public Hearing:

Predictability of Land Uses Permitted Under the OCP and Quality of Life Considerations - *Speakers at the Public Hearing raised concern that the new OCP policies may not provide adequate land use predictability and stability for property owners and residents in the community.*

The proposed amendments to the OCP focus on economic growth and recognize the need to balance predictability with flexibility in achieving OCP objectives. To this end, the OCP identifies areas for long term growth, provides location criteria for the new "Business" designation and zones, protects the integrity of secondary plans (i.e., NCPs, LAPs, etc.) and specifies performance based decision-making criteria for the review of business development proposals to ensure that not only the economic objectives, but also the quality of life objectives, identified in the OCP are achieved.

To ensure City property owners and residents are fully informed of proposed developments in their area, the practice of notifying the owners of properties and residents located within 100 metres of a proposed development site will continue. This provides early notification of development application information and the opportunity to submit comments. If a development proposal proceeds to Public Hearing, residents will have the opportunity to appear before Council and express any concerns they may have. In areas where Secondary Plans (i.e., Neighbourhood Concept Plans, Local Area Plans, Town Centre Plans, etc.) have been established, new OCP policies protect the integrity and predictability of the designated business lands in these plans for a minimum of five years from the date of adoption of the secondary plan by not supporting applications for similar land uses in the vicinity of the secondary plan area.

Public Involvement in the Next Phases of OCP Implementation - *Speakers at the Public Hearing wanted assurance that residents will be involved in the next phases of the OCP implementation.*

The next phases of OCP policy development and implementation will include:

- development of more precise policies and a strategy for further enhancing Surrey's Image and Character;
- development of policies and an land use and implementation plan for Surrey's Waterfronts; and
- preparation of a secondary plan with a business development focus for the corridor along the east side of Highway 99 between 8th and 32nd Avenues.

For each of these projects there will be early and ongoing consultation with property owners, residents and interest groups concerned with these policy issues.

Scope of Changes in the proposed 2001 OCP - *Residents were concerned that amendments to the OCP may be broader than indicated in the original Terms of Reference.*

As established in the OCP Terms of Reference that were adopted by Council in May 2001, the proposed amendments to the OCP, as contained in By-law No. 14588, focus on the economic development objectives and policies for the City and addressing crime prevention through environmental design (CPTED). Most of the proposed changes are in Division A of the OCP. All of the proposed changes are within the Terms of Reference as approved by Council. Due to the number of changes that were considered necessary, it was decided that the entire Division A would be replaced since this was considered to be the simplest and most efficient method of managing the by-law amendment process. Even though the entire Division A is being replaced, much of the text in the Division remains consistent with the 1996 version of the OCP.

Public Consultation - OCP Review Process - *Concern was expressed as to whether the OCP review process*

had sufficient public consultation.

The general public, ratepayers groups, the industrial/commercial/business community and others were given numerous opportunities through the OCP review process to provide input regarding the focus of the review and to comment on proposed OCP policies. Two sets of public open houses were held at various locations throughout the City. Ratepayer group meetings and business forums were also held. This on-going public consultation program generated a large amount of input from a broad cross section of Surrey's citizens and contributed significantly to the development of new OCP objectives and policies.

Information on the Sale of Public Lands - *Concern was raised over the amount of City owned land that has been sold in the last few years and how the sale/lease of City owned land is addressed in the OCP.*

All land within the City's boundaries is covered by the policies contained within the OCP, including City owned lands.

A Corporate Report is being prepared for submission to Council, early in 2002, that will provide information regarding the sale of City owned lands over the past two years and will provide general information regarding the process used to determine whether a parcel is considered surplus to the City's needs.

OCP Regional Context Statement - *A written submission from the GVRD identified a concern that the OCP Regional Context Statement is not being revised as part of the 2001 OCP Review and that the Regional Context Statement is now inconsistent with the new policies proposed for the OCP.*

The current Regional Context Statement ("RCS") is a policy statement that has been adopted by Council and the GVRD Board. It outlines how Surrey's OCP relates to the GVRD's Liveable Region Strategic Plan. Subject to Council adoption of the revised Surrey OCP, as contained in By-law No. 14588, Planning and Development Department staff will work with GVRD staff to prepare a revised Regional Context Statement that reflects the revised economic objectives of the new Surrey OCP and integrates these with the GVRD LRSP objectives. A Corporate Report containing a proposed revision to Surrey's Regional Context Statement will be forwarded to Council for consideration in due course.

Concerns Not Directly Related to Economic Development - *A number of concerns were raised regarding areas of the OCP that were not adjusted through the 2001 OCP major review process.*

Concerns that were raised during the Public Hearing related to parts of the OCP that were not, strictly speaking, "economic development" related and, therefore, not addressed in the 2001 OCP major review process, will be recorded on file and will be addressed as part of the regular annual review process for the OCP.

CONCLUSION

The business development goals that have been set by Council are very ambitious goals. The policies proposed for inclusion in the City's OCP represent "new", somewhat untested approaches to land use designations and zoning. However, to achieve its economic goals, the City will need to stretch itself, to some extent, as it moves forward into the future.

It is recommended that Council grant third and final reading to Surrey Official Community Plan By-law, 1996, No. 12800, Text No. 25 Amendment By-law, 2001, No. 14588.

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Planning and Development

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