



# Corporate

 NO: R238

# Report

 COUNCIL DATE: November 26, 2001

<b>REGULAR COUNCIL</b>			
TO:	<b>Mayor &amp; Council</b>	DATE:	<b>November 22, 2001</b>
FROM:	<b>General Manager, Planning &amp; Development</b>	FILE:	<b>2302-001</b>
SUBJECT:	<b>Official Community Plan (OCP) Major Review</b>		

## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Approve the proposed amendments to the Official Community Plan, By-law No. 12900, as amended, all as documented in Appendix "B";
3. Deem the public consultation process that has been undertaken in respect of the OCP major review to satisfy the requirements of Section 879 of the *Local Government Act*;
4. Authorize the City Clerk to bring forward for Council's consideration an OCP amendment by-law in accordance with Appendix "B" of this report for the required readings and setting a date for a Public Hearing;
5. Authorize staff to bring forward, for Council's consideration, a report which documents the final text for the proposed Highway Commercial (CH) zone and the Business Park-2 (IB-2) zone and recommends the introduction of the necessary by-laws to formally incorporate these zones in the Surrey Zoning By-law; and
6. Authorize staff to proceed with further policy development and other work in relation to the OCP, as documented in this report.

## PURPOSE

The purpose of this report is to:

- To advise Council of the results of the public consultation process that has taken place, since Council's consideration of the draft OCP policies and directions, at its Council-in-Committee on October 22, 2001 and to seek a Council resolution deeming the public consultation process to have satisfied the requirements of the *Local Government Act*;
- To seek Council approval for changes that have been made to the draft OCP policies and direction, as a result of the public consultation process;
- To seek Council authorization to bring forward the necessary by-law to amend the OCP By-law, to incorporate the new OCP policies and directions;
- To seek Council authorization to bring forward the necessary amendment by-law to the Zoning By-law to incorporate the new Highway Commercial (CH) and Business Park-2 (IB-2) zone; and
- To obtain Council direction, with respect to further work on the OCP that is considered necessary in relation to fulfilling the economic objectives of the City.

## **BACKGROUND**

### **A.**

At the Council-in-Committee meeting on October 22, 2001, Council considered Corporate Report C009 (copy attached as Appendix "A") and heard a presentation from staff on draft policy proposals and directions for the OCP, that had resulted from the work, to that date, on the major review of the OCP. The appendices to that Corporate Report provide background information on the major review of the OCP. Council adopted the recommendations of Corporate Report C009, which included authorization for staff to present the draft policy proposals, as described in that report, to the public and other interested stakeholders for review and comments.

## **DISCUSSION**

In accordance with Council's direction, the following opportunities have been provided since October 22, 2001 for the public and various stakeholders to review the draft OCP policy proposals and provide comments to the City:

### **Public Open Houses**

Three public open houses were held, one in each of south, central and north Surrey, on the dates as listed below:

Central Surrey - October 30

South Surrey - November 1

North Surrey - November 8

The open houses included a series of storyboards that explained the OCP major review process and described

the draft policy proposals that the public, who attended the open houses, could read. City staff from the Planning and Development Department and the Engineering Department were available at each open house to answer any questions, that those attending had, regarding the information that was presented. Further, a comment sheet was made available, to those who attended each open house, for the purpose of allowing them an opportunity to provide written comments to the City, if they chose to do so.

### **Business Forum**

A forum was held on the morning of November 1, 2001, in the Council Chamber at City Hall, to which members of the development, real estate and business community were invited including, among others, those individuals who had participated in the Mayor's Breakfast in June, 2001, the Development Advisory Committee, representatives from the Chamber of Commerce, the BIA groups and others. The meeting involved a formal presentation, by staff, regarding the draft policy proposals, followed by a question and answer period. Participants were also provided with a comment sheet at the end of the meeting that they could use if they chose to provide written submissions to the City, regarding suggestions and/or concerns that they may have, with respect to the policies being proposed.

### **Ratepayer Groups Forum**

A forum for Ratepayer Groups and Community Associations, from across the City, was held on the evening of November 7, 2001, in the Pondsides Meeting Room. Invitations were sent out to all known Community Associations and Ratepayer Groups within the City inviting them to send one or two representatives to the forum. The forum involved a formal presentation, by staff, of the draft OCP policy proposals, followed by a discussion period. A comment sheet was provided to the participants that they could use to provide written comments to the City, after the forum, if they so desired.

### **Letters and Information Forwarded to Other Interested Groups**

A letter, together with information on the draft OCP policies, was sent to each of the following groups, with a request that they review the information and advise City staff of any comments or concerns that they may have:

- Ministry of Environment, Lands and Parks
- Department of Fisheries and Oceans
- Agricultural Land Commission
- Ministry of Agriculture, Fisheries and Food
- Ministry of Transportation and Highways
- Greater Vancouver Regional District
- Surrey School Board
- South Fraser Public Health Unit
- RCMP
- Fraser River Estuary Management Program
- Semiahmoo First Nation
- BC Gas

- Translink
- Corporation of Delta
- Township of Langley
- City of Langley
- City of White Rock
- District of Pitt Meadows
- City of Coquitlam
- City of New Westminster

In general, the comments received through the public consultation process were positive and supportive of the direction that the City is taking, in relation to economic development and of the draft OCP policy proposals. Ideas, concerns and suggestions, collected during the consultation process, have been addressed, where possible, through policy modifications, or have been identified in other parts of this report, as issues to be considered during the phased implementation of the 2001 OCP Major Review.

It is necessary for Council to deem that the public consultation process satisfies the requirements, for public consultation, under Section 879 of the *Local Government Act*. Section 879 has been satisfied, by the public consultation process that has been undertaken, through this OCP major review process.

Changes to the Draft OCP Policy Proposals Resulting From Public Consultation Process In Comparison to Draft Proposals Considered by Council on October 22, 2001

The following is a list of significant changes that have been made, to the OCP policy proposals, since the report to Council on October 22, 2001.

1. The performance-based criteria that will be used to make decisions, regarding where the new zones will be permitted under each land use designation, have been revised and refined;
2. The details on the location guidelines for the new "Business" designation have been refined;
3. Proposed uses for each of the two new business zones, the Business Park-2 (IB-2) zone and Highway Commercial (CH) zone have been amended and the name of the Highway Commercial zone has been changed from Highway Commercial Industrial-2 (CHI-2) zone to Highway Commercial (CH) zone;
4. The "Land Use Designation/Allowed Zones" table has been revised as follows:
  - **Under the Business designation** - the C-35 zone been added;
  - **Under the Industrial designation** - the C4 and C5 zones are permitted outright, as opposed to being conditional on an NCP;
  - **Under the Commercial designation** - the C15 zone has been added;
  - **Under the City Centre designation** - the IB zone has been removed;

- **Under the Multiple Residential designation** - the C-15 zone has been removed;

5. The policies in City Image and Character section of the OCP policies have not been drafted, but the Statement of Principle and the Key Directions and Background have been included as the basis for policy development work, as part of continuing work on the OCP, as documented later in this report;
6. A new policy dealing with Crime Prevention Through Environmental Design (CPTED) has been added (Section J), together with corresponding guidelines for CPTED, which are contained in a new division, Division F in the OCP;
7. New policies have been drafted (in Section B of Division A) for business activity and local (secondary) plans;
8. New policies have been developed for inclusion in the procedures section, Part 5 , with respect to protecting the integrity of NCP or other secondary plan areas from significant changes (i.e., the NCP/secondary plans are protected from changes in relation to performance-based rezoning for five years or until 70% of the similar designated land use is absorbed within the NCP/secondary plan).
9. The methodology for calculating the land base requirements for each land use type has been updated and revised to reflect current conditions.

A number of other minor housekeeping amendments have been made to the OCP, that are not substantive from a policy perspective, but will assist in the administration of the OCP policies and directions on a day-to-day basis.

#### Work Program for Continuing Work on the OCP and Other Related Plans and Strategies

The completion of the 2001 Major Review of the OCP should be viewed as a first phase of a multi-phased strategy to accelerate business development in the City. Following adoption of new policies in the revised OCP it is recommended that the following program of work be undertaken:

- Develop specific text for the Highway Commercial (CH) and Business Park-2 (IB-2) zones and incorporate them into the Zoning By-law;
- Identify and designate lands to the new "Business" designation and the "Industrial" designation, based on the new policies contained in the OCP;
- Develop the OCP policies associated with building the "Image and Character" of the City for inclusion in the OCP, in accordance with the key directions contained within that section of the OCP;
- Update the Economic Development Strategic Plan to reflect the new OCP policies and information;
- Review all of the City's Master Plans to ensure that the policies contained in them fully support the new OCP policies;
- Introduce an Engineering Pre-servicing task force to assist in directing the actions of the City, in relation to pre-servicing new industrial areas; and

- Develop a Waterfront plan and related implementation strategy.

## General Information

As required under Section 882, 3(a) of the *Local Government Act*, the OCP has been considered in conjunction with the Capital Expenditure Program, Ten Year Servicing Plan, Solid Waste Management Strategy and the Economic Development Strategic Plan. These City documents are compatible with one another in advancing the objectives of the OCP, as recommended in this report.

Legal Services has reviewed this report and the recommended revisions to the OCP and has found them acceptable.

## SUMMARY

The OCP Major Review has, as its primary focus, the introduction of a strong business dimension into the OCP. This direction is based on five business development goals that have been adopted by Council (See Appendix "A"). These goals are aimed at ensuring that the City remains vibrant and financially healthy over time. Draft policy proposals for the amended OCP were developed based upon significant research and an analysis of the City's future needs, together with public consultation involving business and community groups and the general public. On October 22, 2001, Council was apprised of recommended draft OCP policy proposals and, subsequently, authorized staff to present the draft OCP policy proposals to the public and other interested stakeholders for review and comments. Input from this second round of public consultation has been considered in the preparation of the final OCP policies, as documented in Appendix "B".

A policy area, that requires special note, relates to the area of Crime Prevention Through Environmental Design (CPTED). A new policy, in this regard, has been included in the proposed OCP policies, together with various housekeeping amendments to ensure that it fits properly with the remainder of the OCP.

It is recommended that Council approve the proposed OCP policies and directions as contained in Appendix "B" and authorize the City Clerk to bring forward the necessary amendment by-law for the required readings and to set a date for the necessary Public Hearing.

Some of the policies proposed for the OCP are predicated on the introduction of two new zones in the Zoning By-law. These zones are the Highway Commercial (CH) zone and the Business Park-2 (IB-2) zone. It is recommended that Council authorize staff to bring forward a report that provides the specific text for these zones and recommends introduction of the necessary Zoning By-law amendment by-law to incorporate the text for these two new zones in Surrey's Zoning By-law.

The completion of the 2001 Major Review of the OCP should be viewed as a first phase of a multi-phased strategy to accelerate business development in the City. Following adoption of new policies in the revised OCP, it is recommended that Council authorize staff to undertake a further program of work, as generally described in this report, toward achieving the economic objectives of the City.

It should be emphasized, again at this point, that 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.

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Attachments

Appendix "A" Corporate Report – C009

Appendix "B" Proposed Official Community Plan

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