



Corporate Report

NO: L005

COUNCIL DATE: March 1, 2004

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: February 25,
2004

FROM: General Manager, Planning FILE: 6520-20
and Development (South Port
Kells)

SUBJECT: **Neighbourhood
Concept Plans in South
Port Kells**

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff:
 - (a) As early as is practical in the current planning process for South Port Kells, to establish rational boundaries for neighbourhoods that will form the basis for the preparation of Neighbourhood Concept Plans ("NCPs") in the area; and
 - (b) To bring forward for Council's consideration, a Terms of Reference for the preparation of an NCP for the Anniedale area once appropriate boundaries for such an NCP have been established and the General Land Use Plan for the South Port Kells area has been sufficiently defined.

INTENT

The intent of this report is to provide Council with background information and to obtain Council direction with respect to a request from the Anniedale Residents Group that the City initiate an NCP for the Anniedale area in the South Port Kells.

BACKGROUND

On April 7, 2003 City Council authorized staff to initiate the preparation of a General Land Use Plan for the South Port Kells area and, subject to further Council approval, the preparation of NCPs. The area for which the General Land Use Plan is being prepared is illustrated on Appendix I. To date, an initial public meeting has been held (November 2003), a Citizen Advisory Committee has been established and has met twice, and environmental and servicing reviews of the area are underway. Staff is in the process of identifying preliminary opportunities and constants for discussion with the community and other stakeholders.

In a letter to Mayor and Council, dated December 15, 2003, Barbara Magnuson, Area Coordinator of the Anniedale Residents Group, requested that, concurrently with the preparation of a General Land Use Plan for South Port Kells, the City undertake the preparation of an NCP for the area generally bounded by the Highway No. 1, 94 Avenue and 175A Street. The letter included a petition from area residents. A copy of the letter and a map that outlines the proposed NCP boundaries are attached as Appendix II.

DISCUSSION

The owners of properties in the Anniedale neighbourhood within South Port Kells wish to have the City undertake an NCP process for their area, concurrently with the General Land Use planning process for the larger South Port Kells area that is currently underway. Their desire to move forward quickly on an Anniedale NCP arises from the implementation of the new Fraser River Crossing and the associated road network that will impact their area of South Port Kells. To reinforce the request for an expedited NCP process for their area, a petition with the signatures of the owners of 41 properties in the area, indicating support for such a process, has been submitted to the City. These signatures represent about 55% of the lands generally north of the future east-west connector road, east of 176 Street and south of Highway No. 1. A map showing the Resident Group's proposed boundaries for an NCP and the level of support for this initiative is contained in Appendix III.

A similar request from property owners in a neighbourhood in Grandview Heights was received by the City in 2003 when those owners learned that the City intended to initiate a planning process to develop a General Land Use Plan for the Grandview Heights area. In October 2003, when Council adopted the Terms of Reference for the Grandview Corridor General Land Use Plan process, Council further directed that "as early as practical in the General Land Use Planning process" for the Grandview area, staff establish feasible boundaries for the purpose of commencing the preparation of a neighbourhood concept plan(s) in the area. In the Grandview area, as well as in South Port Kells, some preliminary work needs to be completed in order to establish reasonable boundaries for the first NCP. The recommendations of this report are similar to the recommendations adopted by Council for the Grandview Heights area.

It is noted, based on preliminary discussions and analysis, that the Anniedale area is probably suitable for a business development area, which would further enhance opportunities in the City for commercial and industrial developments. This would act in support of Council's "industrial/commercial thrust" that is focussed on providing a stronger tax base for the City and more jobs for Surrey residents "close to home".

CONCLUSION

Property owners in the Anniedale area (a neighbourhood within the South Port Kells community) have requested that an NCP be prepared for their area concurrently with the preparation of a General Land Use Plan for South Port Kells. The rationale for this request is that the properties will be heavily impacted by a new arterial road that is to be constructed through their community in conjunction with the new bridge across the Fraser River. Further, the owners have a general desire for a change in land use, more in keeping with the unique location of their neighbourhood that will be surrounded by three busy highways (i.e., Highway No. 1, Highway No. 15 and the proposed highway/arterial connector to the Fraser River crossing).

Based on a review of the circumstances, it is recommended that Council authorize staff, as early as practical in the current planning process for South Port Kells, to establish rational boundaries for areas that will form the basis for the preparation of NCPs in the South Port Kells area and, once appropriate boundaries for an NCP for the Anniedale area have been established and the General Land Use Plan for the South Port Kells area has been sufficiently defined, bring forward for Council's consideration, a Terms of Reference for the preparation of an NCP for the Anniedale area of South Port Kells.

Murray Dinwoodie
General Manager
Planning and Development

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Attachments

- Appendix I Map showing Area of General Land Use Plan
- Appendix II Letter dated December 15, 2003 from Anniedale Residents Group
- Appendix III Map showing Proposed NCP Boundary and Level of Property Owner Support

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Appendix I

Appendix II































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