



City of Surrey

Council-in-Committee

Minutes

Council Chamber
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, NOVEMBER 24, 2008
Time: 5:54 p.m.

Present:

Mayor Watts - Chair
Councillor Steele
Councillor Gill
Councillor Martin
Councillor Hepner
Councillor Bose
Councillor Higginbotham

Absent:

Councillor Hunt
Councillor Villeneuve

Staff Present:

City Manager
City Clerk
Deputy City Manager
General Manager, Planning & Development
City Solicitor
General Manager, Engineering
General Manager, Finance & Technology
General Manager, Parks, Recreation & Culture
General Manager, Human Resources

A. DELEGATIONS

1. **Richard Wozny** **Cushman & Wakefield LePage Inc.** **Employment Lands Strategy** File: 6750-01; 0550-20-10

Richard Wozny, Cushman & Wakefield LePage Inc., Employment Lands Strategy was in attendance to make a brief PowerPoint presentation regarding the Employment Lands Strategy ("ELS"). Comments were as follows:

- Purpose and goals:
 - o To assess Surrey's role within the wider community;
 - o To develop a strategy to take advantage of the City's strengths and assets;
 - o To recommend employment uses in various locations; and
 - o To recommend strategies to ensure a balance where people work and live.
- The project approach was to assess the supply and demand, to do a complete planning analysis and undergo a consultation process.
- Projected employment land demand, in the City's economic models, looked at approximately 120,000 new jobs in Surrey by 2031 (65% over the current levels), 107,000 places of work outside the home, which equates to 47.5 million square feet of projected new employment lands building space which, going back onto the land, would acquire approximately 2,845 acres.
- Meeting demand over the short term include strategies such as transit oriented development, industrial office integration, live/work business districts development, mixed use development in selected corridors and a shift to green development.
- Demand over the long term will require the intensification of urban centres, the use of surplus city lands, various rezoning strategies and other creative means such as the MOU between the city and the province for the lands in Campbell Heights.

- The recommended strategy supports employment land protection and provides creative solutions to generate growth. Some of the points are:
 - o Industrial land shall be protected for industrial use.
 - o Conversion from an employment use to a non-employment use would only be supported where development will align with the City's wider objectives to create thriving, transit oriented, mixed-use centres and corridors.
 - o Conversion from industrial to other employment uses would only be permitted for local serving, ancillary retail or commercial uses needed to support industrial activity.
 - o Integrated industrial/office may also be considered in industrial areas if it meets specific criteria.
 - o Rezoning commercial land in corridor areas outside City Centre and Town Centres is permitted if 1.5 times more jobs are provided than typically provided under present zoning and corridors have the amenities and planned existing transit to support development (to support office development as much as possible along transit corridors).
 - o The integrity of the agricultural land base will be protected for agricultural and agro-industrial activity as per City policy.
 - o City Centre and Town Centres shall support commercial, institutional, service and residential uses that respect the hierarchy of the urban centres within Surrey.
- Some of the strategic directions include:
 - o maintain and protect employment land;
 - o increase land capacity;
 - o ensure a range of parcel sizes;
 - o create opportunities for employment generating areas;
 - o facilitate development and redevelopment;
 - o provide compatible and quality development; and
 - o respond to future opportunities for the City to remain competitive and become ever more competitive.
- There is a short supply of employment lands in Surrey. The ELS is designed to give Surrey more control over the land uses. It will provide a basis for day to day decision making, land use and development decisions and decisions regarding infrastructure investment so that the leveraged infrastructure dollar nets the maximum benefit in terms of employment lands. Further, the ELS will provide a policy direction in the review of the OCP will provide the basis of review of industrial zones to protect the integrity of those lands.
- Community planning directions:
 - o NW Surrey/City Centre: Stimulate investment, continue to support mixed-use, transit oriented development and revitalization. Encourage and support office development and focus major institutional development along with mixed use. Work with other orders of government to focus transit expansion. Undertake branding and marketing, including focused outreach and engagement of the business community to take advantage of underutilized industrial lands and South Fraser Perimeter Road access.

- o Guildford/Port Kells: Encourage region serving office space in the Guildford Town Centre following establishment of a formalized link with Surrey City Centre. Work with other orders of government to again focus the rapid transit extension east towards Guildford/Port Kells, and address the local area network to improve access to future employment in the area of Highway 1 at 160th Street.
- o Newton: Amend the East Newton Business Park Land Use Plan to include a policy for business park development instead of live/work to maximize the employment generating potential of the area.
- o Cloverdale: Encourage mixed use within the corridor and within the context and other planning policies on lands around Cloverdale Town Centre. Enhance the small town character of Cloverdale and undertake marketing and engagement of business community to encourage commercial retention.
- o Fleetwood: Amend the Fleetwood Centre Land Use Plan to provide direction and support of mixed use within the context of other planning policies along the Fraser Highway. Following the implementation of sufficient transit, allow for parking relaxations in the Fleetwood Town Centre to encourage development and redevelopment.
- o South Surrey: Amend Campbell Heights Land Use Plan to focus future development on employment use without a residential component. Pursue integrated office business park and industrial uses in areas currently planned to support residential in Campbell Heights. Focus on the integrated development of Grandview Highway/Highway 99 corridor to encourage a mix of employment uses including office, industrial and business park.
- The ELS creates a vision to provide for an adequate supply of employment lands in Surrey to improve the jobs to workforce ratio and move Surrey towards a more balanced property tax base. Surrey's economic development and future prosperity is contingent on a supply of well located, affordable, zoned and serviced employment lands. The needed 2,845 acres of employment land will be available through a development of land and other uses and through a more efficient use of existing employment land.

Council noted the lack of transit requirements in the ELS for South Surrey and requested that transit for South Surrey also be addressed in the ELS.

B. ITEMS REFERRED BY COUNCIL

D. DELEGATION REQUESTS

E. COUNCILLORS' REPORTS

F. OTHER COMPETENT BUSINESS

G. ADJOURNMENT

It was

Moved by Councillor Higginbotham

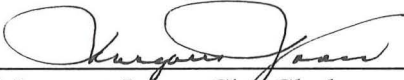
Seconded by Councillor Bose

That the Council-in-Committee meeting do

now adjourn.

Carried

The Council-in-Committee adjourned at 6:06 p.m.



Margaret Jones, City Clerk



Mayor Watts, Chairperson