



Corporate Report

NO: RL008

COUNCIL DATE: January 22, 2007

REGULAR COUNCIL – LAND USE

TO: Mayor & Council DATE: January 22, 2007
FROM: Acting General Manager, Planning and Development FILE: 6520-20 (Surrey City Centre)
City Solicitor
SUBJECT: Surrey City Centre Plan Review: Interim Implementation Strategy

RECOMMENDATION

It is recommended that Council direct staff to take action to prohibit, as permitted uses in the Surrey City Centre area, large format retail buildings, retail warehouses and other similar highway oriented uses, through amendments to the Zoning Bylaw and the Official Community Plan to support the vision for development in the City Centre.

DISCUSSION

On July 24, 2006, Council received Corporate Report No. R172, approved the proposed Terms of Reference attached to that report for the updating of the Surrey City Centre Plan, and directed staff to proceed with the proposed plan update process and report back to Council, as necessary. The plan attached as Appendix "A" illustrates the City Centre area.

The current Surrey City Centre Plan was adopted by Council Resolution as a General Land Use Plan in 1991. The Plan has been found to be inadequate to provide a clear vision and supporting goals for high quality downtown development for the City Centre today. The Terms of Reference, as approved by Council, propose a three-phase process, namely, Analyzing Existing Conditions, Developing the Plan and Achieving the Plan. One of the planning objectives is to create a vibrant, spirited and entrepreneurial city place with street orientation of buildings in a high density urban environment instead of the highway-oriented commercial uses in a low density suburban environment that currently predominates in the area, with many buildings set back from streets behind large parking lots. The planning process is expected to be completed in the fall of 2007 and will result in a revised Surrey City Centre Plan, Urban Design Guidelines, and an Implementation Strategy, which will include proposed amendments to the Official Community Plan and the Zoning Bylaw, as necessary.

During the plan review process it has been recognized that the current zoning for many properties in the City Centre Study Area (as shown in Appendix "A") allows some uses, such as large format retail buildings, retail warehouses and other highway-oriented commercial uses that are usually developed as large stand-alone buildings surrounded by large surface parking areas. These developments are pre-dominantly of low-density suburban character, which is contrary to the high-density, high quality mix use urban environment envisioned for the City Centre. Allowing these developments to take place while the above-mentioned plan review process is underway will result in a significant impediment to the effective implementation of any future plan for the City Centre. This is clearly not in the public interest.

It is, therefore, recommended that Council direct staff to take such actions as are necessary to prohibit further large format retail buildings and similar highway-oriented commercial development in the City Centre Study Area, including bringing before Council for consideration, any necessary amendments to the Zoning Bylaw and Official Community Plan.

How Yin Leung
Acting General Manager
Planning and Development

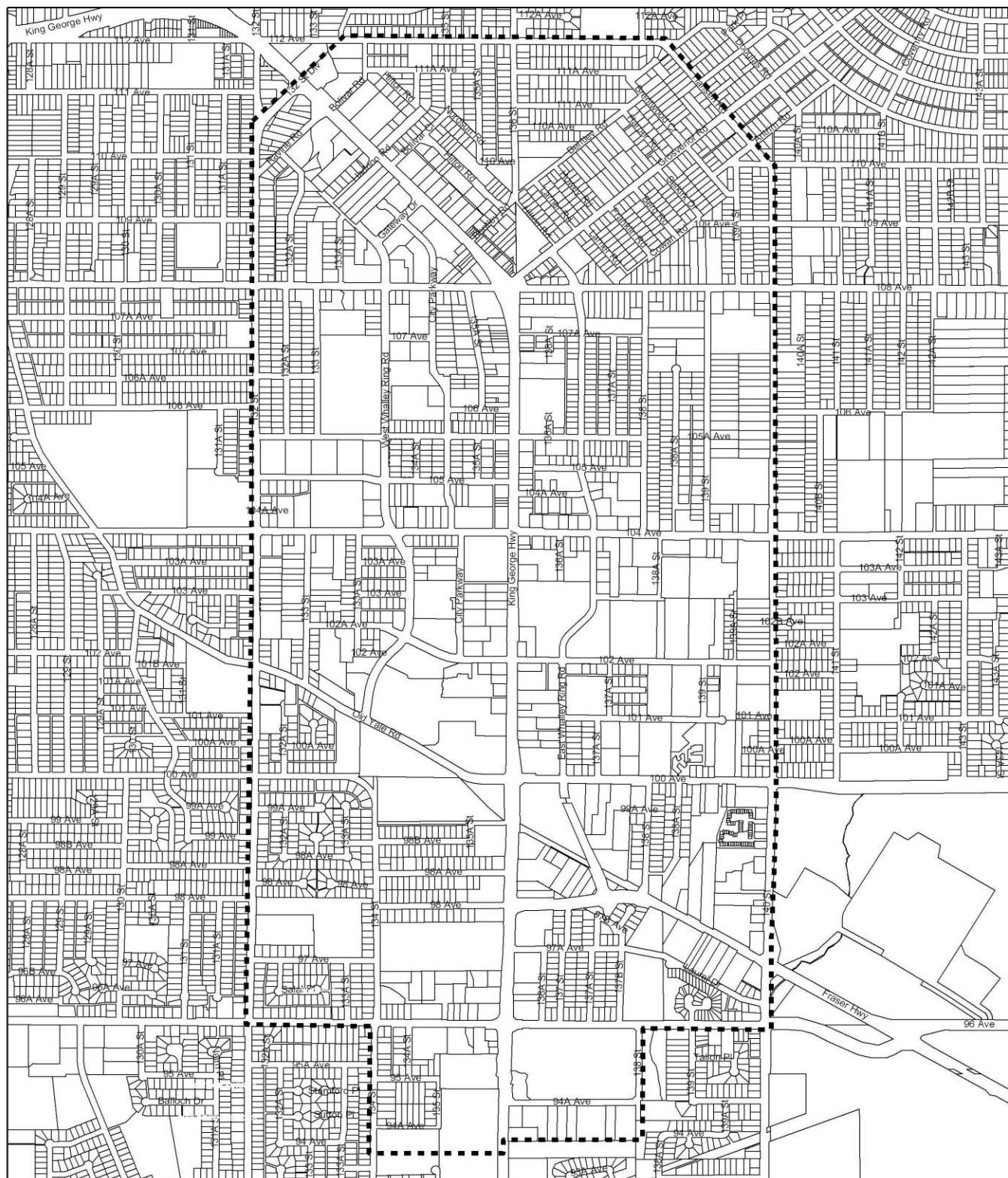
Craig MacFarlane
City Solicitor

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Attachment:

Appendix "A" - Surrey City Centre Study Area

Map of Surrey City Centre Study Area



CITY CENTRE STUDY AREA

 City Centre

