

NO: R101

COUNCIL DATE: June 15, 2009

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **June 15, 2009**

FROM: **General Manager, Planning and Development**

FILE: **6440-01**

SUBJECT: **Results from Phase 1 of the Official Community Plan Review Process - OCP 2010**

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

The purpose of this report is to inform Council of the results of the background research and public consultation conducted as Phase 1 of the Official Community Plan ("OCP") Review process, and to describe how this information will be used in the next phase of the process. Phase 2 will identify and evaluate plan and policy alternatives and begin the process of preparing the updated OCP document.

POLICY CONSIDERATIONS

City policy calls for a major review of the OCP every five years to ensure that the document is an up-to-date reflection of Council and Community objectives. The OCP is a statement of objectives and policies to guide decisions on planning and land use management. An OCP is a requirement of the *Local Government Act*. Subsequent plans, regulations and municipal works are to comply with the direction of the OCP.

BACKGROUND

On March 30, 2009 Council considered Corporate Report No. R040 and authorized staff to proceed with a consultation process as part of the major review of Surrey's OCP. At that time, Council directed that staff conduct open houses at four locations throughout the City, to introduce the process and receive feedback on the vision and issues to be addressed in the review of the OCP. An online survey form was created to facilitate feedback and additional workshops were also held with the Downtown Surrey Business Improvement Association, at their request, and with City staff.

The complete set of information boards from the public open houses, as well as the questionnaire, are available on the City's web site at www.surrey.ca/OCP2010.

DISCUSSION

Approximately 60 individuals attended the open houses. A range of feedback was received from the public. The direction recommended by staff, which received overall public support, is summarized below:

- The vision statements from the existing OCP, supplemented by the vision adopted in the Sustainability Charter provides a solid basis for the vision of the new OCP.
- Policy documents developed since 2002, such as the Crime Reduction Strategy, Social Plan, Economic Development Strategy, Employment Lands Study, Strategic Transportation Plan, and Parks, Recreation and Culture Strategic Plan address key policy gaps in the current OCP, and should be incorporated into the new OCP.
- Coordination of Land Use with Transportation, particularly at rapid transit nodes and along frequent transit corridors, needs to be a key focus of the OCP Review process. Many participants expressed support for the expansion of alternative transportation modes, particularly cycling and transit, to reduce the impacts from increasing traffic levels. There was a general awareness and acceptance that overall densities and the mix of land uses will need to increase throughout the City's urban areas for the desired high levels of transit service to become financially viable.
- The OCP needs to consider diversity and changing age demographics - significantly more children and youth in coming decades, but also a dramatic increase in the projected number of seniors in Surrey. This includes meeting needs of children, youth, seniors and those with special needs, appropriate housing, easily accessible transportation alternatives that reduce dependence on the automobile, providing for personal and community services in centres and creating an accessible City, both in the public realms and within private development.
- A number of concerns were raised over the number of employed residents who leave the City every day for work. This was related not only to the health of Surrey's assessment base, but also concern regarding congestion, pollution and quality of life. Most participants were supportive of high quality, "value-added" jobs, and many recognized the need to support an expansion of advanced education in the City.
- For the City Centre to become a prime destination for residents, businesses and visitors, there needs to be a strong emphasis on locating major public amenities at transit-oriented locations in the City Centre.
- Protection for streams, riparian areas and major habitat areas, and corridors linking them is important and needs policy direction in the new OCP and Ecosystems Management Strategy.
- The OCP should be presented in an easy-to-use manner that is clear, concise, engaging and with a level of detail that makes it a "one stop" reference for a wide range of users, including the public, external agencies and City staff.

Using the feedback received to date, staff will continue to implement Council's. This will include work on the required Greenhouse Gas emission reduction targets, land use scenarios to incorporate and support the rapid transit extensions identified in the Provincial Transit Plan and Transport 2040, improved policies relating to protection and buffering of the ALR, and uses and densities in the City Centre and Town Centres.

A number of inter-departmental working groups are addressing issues relating to:

- Land Use and Transportation;
- A Socio-Cultural Issues and Accessibility;
- A Parks and Open Space;
- Urban Design;
- Transportation;
- Economy and Employment;
- Energy, Resources and Climate Change; and
- Targets and Indicators

The working group structure, as shown in Appendix I, will ensure that the key issues from adopted Council policy will be incorporated into the OCP, and that outstanding and required content is developed for consideration by Council.

An interdepartmental "Structure and Production" team has also been established to create an engaging, state-of-the-art document that applies the latest techniques in electronic document production. While paper copies of the OCP will still be available, techniques such as the use of an "electronic index" and "hot links" within an electronic version of the OCP will be explored, to allow the reader to quickly access current maps and a full range of supporting City documents via the internet.

CONCLUSION

Phase 1 of the OCP Review process is now complete. Phase 2 of the process is underway, which will study a range of plan and policy alternatives to be presented for Council's consideration in the fall of 2009.

Jean Lamontagne
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Attachment:

Appendix I – OCP Working Group Structure

Proposed OCP 2010 Working Group and Subcommittee Structure

