

NO: R254

COUNCIL DATE: **November 21, 2016**

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 17, 2016**

FROM: **General Manager, Planning & Development** FILE: **3900-20-18020 (OCP)**
General Manager, Engineering **5340-30 (FSA)**

SUBJECT: **PlanSurrey 2013: Official Community Plan Amendment:
Regional Context Statement, Urban Containment Boundary and
Land Use Designations, and Fraser Sewerage Area Boundary
Adjustment Application**

RECOMMENDATION

The Planning & Development Department and the Engineering Department recommend that Council:

1. Receive this report as information;
2. Amend Surrey Official Community Plan Bylaw 2013, No. 18020, as described in this report and document in Appendix "I";
3. Amend Surrey Official Community Plan, Regional Context Statement, Bylaw 2013, No. 18020 as described in this report and as documented in Appendix "II";
4. Instruct the City Clerk to bring forward the Official Community Plan amendment Bylaw for the required readings and to set a date for the required Public Hearing;
5. Upon Council granting Third Reading to the Official Community Plan amendment as documented in Appendix "II", instruct staff to submit a Regional Context Statement amendment application to the Metro Vancouver Board for approval, as identified in the Regional Growth Strategy and Section 44 8 of the *Local Government Act*;
6. Subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement, instruct the City Clerk to bring the Official Community Plan amendment forward for final adoption; and
7. Subject to the Metro Vancouver Board approving Surrey's amended Regional Context Statement as documented in Appendix "II":
 - (a) endorse an application to the Greater Vancouver Sewerage and Drainage District (GVS&DD) Board for the inclusion of that portion of Section 21, Township 7, Plan 13275, NWD, Lot S 1/2 A, part NW 1/4, OKA "1" (2919 188 Street) and that portion of Section 21, Township 7, Plan 5316, NWD, Parcel N 1/2 A, Part NW 1/4, N 1/2 of Parcel A Except Plan

13275 (2967 188 Street) shown in Appendix “III”, into the GVS&DD Fraser Sewerage Area (FSA); and

- (b) direct staff to forward the application to the GVS&DD Board for consideration.

INTENT

The intent of this report is to seek approval to amend Surrey’s Official Community Plan and Regional Context Statement, to gain support from Council to forward the Regional Context Statement amendment to the Metro Vancouver Board for consideration and, subject to Metro Vancouver approving the Regional Context Statement amendment. The intent of this report is to also gain support from Council to forward an application to the Greater Vancouver Sewerage and Drainage District Board to amend the Fraser Sewerage Area boundary. By supporting the application to the Greater Vancouver Sewerage and Drainage District Board at this time, Council will only need to consider the merits of this application once, which will reduce the approval process time for the applicant.

BACKGROUND

Official Community Plan and Regional Context Statement Amendments

The Official Community Plan (OCP) is a keystone policy document that establishes the City’s overall plan for land use, growth management and sustainable community development. The *Local Government Act* (LGA) provides the authority for the creation and use of an OCP by a municipality and also establishes both the document’s required and optional content. One of those required elements is a Regional Context Statement (RCS) which is used to detail and illustrate how a municipality’s OCP is aligned with its region’s Regional Growth Strategy (RGS). Surrey’s RCS was approved by the Metro Vancouver Board on September 19, 2014 and was subsequently adopted by Surrey City Council on October 20, 2014 when the Official Community Plan was adopted.

Consistent with the policies of the Regional Growth Strategy, Surrey’s RCS includes wording that permits minor amendments to Surrey’s OCP Land Use Designations where those properties fall within the Urban Containment Boundary (UCB). For amendments to Surrey’s Land Use Designations that fall outside of the UCB, or, for a UCB line adjustment, Metro Vancouver Board approval is required. Metro Vancouver Board approval is also required for amendments to the Regional Land Use Designations where the properties in question do not meet criteria for minor map adjustments.

Fraser Sewerage Area Boundary Amendment

In accordance with the Greater Vancouver Sewerage and Drainage District Act, the GVS&DD Board established four Sewerage Areas in Metro Vancouver including the North Shore, Vancouver, Lulu Island West, and Fraser. Surrey falls within the Fraser Sewerage Area (FSA) which is serviced by the Annacis Island Wastewater Treatment Plant. The GVS&DD Board has the authority to amend the Sewerage and Drainage Area boundaries and accepts applications from member municipalities where the amendment is supported by the affected municipal Council.

The GVS&DD Board take several factors into consideration when reviewing boundary adjustment applications, such as:

- 1) Technical and operational impacts;
- 2) Degree of land use compliance;
- 3) Level of service impacts;
- 4) Local and community interests; and
- 5) Regional interests.

DISCUSSION

Official Community Plan and Regional Context Statement Amendments

The Planning & Development Department received a development application in the Campbell Heights Industrial Area to permit the future construction of a light industrial or business park (see Appendix “IV”). The subject property’s western portions are designated Agricultural in Surrey’s Official Community Plan, Rural in the Regional Growth Strategy, and fall outside of Metro Vancouver’s Urban Containment Boundary. In order for the development to proceed, adjustments to the Region’s Urban Containment Boundary and an adjustment to the Land Use Designations in both Metro Vancouver’s RGS and Surrey’s OCP is required.

During processing of the application and review of the surrounding areas, it was determined that portions of three additional properties (see Appendix “V”), directly north of the development proposal, do not accurately reflect the UCB and its relation to urban development. This anomaly was missed during the preparation of the Regional Growth Strategy, and is a mapping adjustment proposed to be rectified as part of the application for the future development site.

Under Sections 446 and 447 of the *Local Government Act*, municipalities are required to have an approved RCS within the municipality’s Official Community Plan specifying how the OCP and RGS are aligned in terms of goals, strategies and actions. Any RCS amendment applications to Metro Vancouver must include a report detailing the municipality’s proposed amendment; however, regardless of the amendment requested, an RCS is required to remain generally consistent with the RGS, and the proposed amendment to Surrey’s RCS does not change that.

The proposed RCS and mapping adjustments include the following amendments:

1. Official Land Use Designation from Agricultural to Mixed Employment (shown as Attachment “A”);
2. Regional Growth Strategy Land Use Designation from Rural to Mixed Employment (shown as Attachment “B”); and
3. Regional Growth Strategy Urban Containment Boundary line adjustment (shown as Attachment “C”).

Planning & Development Report 7916-0052-00 originally requested an amendment to the OCP to accommodate the Land Use Designation adjustment. The Bylaw associated with that original request will be filed, and the OCP amendment is now included in the recommendations of this report.

City of Surrey staff met with Metro Vancouver on August 31, 2016 to discuss these proposed RGS and RCS amendments. Subsequent to this meeting, Metro Vancouver staff indicated support for using the RCS amendment process as an appropriate method to accommodate the development

given that the proposed UCB map adjustment and proposed extension for the two southerly properties are in line and consistent with adjacent existing development, and are consistent with the policy directions of the RGS. It is anticipated that, should the Metro Vancouver Board support the RCS amendment, the RGS will be adjusted through a Metro Vancouver-initiated “housekeeping” amendment at a later date.

Fraser Sewerage Area Boundary Amendment

In order for the proposed future industrial or business park to be developed, an extension of the Fraser Sewerage Area (FSA) boundary is required westward from the portions of the site already supporting an existing agro-industrial business operation and already serviced by the Sewerage Area (see Appendix “III”). Consistent with the criteria used by the GVS&DD Board to review extension applications, Surrey’s Engineering Department reviewed the application and noted the following:

Technical and Operational – there are no anticipated negative technical or operational issues for either Surrey’s or the GVS&DD sewer system. A Low Pressure Sewer (LPS) system, located on 188 Street at the property frontages, is the available connection point. The LPS discharges to a gravity sewer on 32 Avenue with flows then conveyed north on 190 Street to the City’s siphon line at 40 Avenue. The siphon line crosses the Nicomekl River floodplain via 40 Avenue and 184 Street and connects to the GVS&DD South Surrey Interceptor near 184 Street and 55 Avenue. Each of the two properties subject to the development proposal will be required to install a private pump system and forcemain to connect to the LPS system on 188 Street.

Land Use Compliance – several policy documents, including the Official Community Plan, Local Area Plan, and Zoning Bylaw are required to be amended to support the development proposal. According to the information provided in Planning Report 7916-0052-00 and this Corporate Report, these amendments are minor in nature and are supported by the Planning & Development Department.

Service Levels – there are no anticipated negative impacts to the City’s sewer system or the GVS&DD sewer system.

Local and Community Interests – the boundary line adjustment is in line with Surrey’s objective to establish a built environment that is balanced with the City’s role as a good steward of the environment.

SUSTAINABILITY CONSIDERATIONS

The Sustainability Charter 2.0 was recently endorsed by Council and includes Strategic Directives and Desired Outcomes that support the proposals in this report, such as:

Built Environment and Neighbourhoods:

SD2: Prioritize redevelopment of existing urban areas over greenfield development.

Economic Prosperity and Livelihoods:

DO1: Diverse and meaningful employment and business opportunities are available close to where people live and provide incomes that can support a high quality of life.

DO4: Surrey’s economy is diversified with a mix of service, industrial, agricultural and innovation-based businesses.

DO5: Locally owned companies are thriving, creating a robust local economy and retaining wealth and jobs in the community.

Infrastructure:

DO3: Infrastructure systems are designed to protect human health, preserve environmental integrity and be adaptable to climate change impacts.

CONCLUSION

Based on the above discussion, it is recommended that Council:

- a) Approve amendments to Surrey Official Community Plan Bylaw, 2013, No. 18020, as documented in Appendix “I” of this report;
- b) Approve amendments to Surrey Official Community Plan, Regional Context Statement, Bylaw, 2013, No. 18020, as amended, as documented in Appendix “II” of this report;
- c) Authorize the City Clerk to bring forward the necessary amending bylaws for the required readings and for bylaw adoption;
- d) Instruct staff to submit a Regional Context Statement amendment application, as documented in Appendix “II”, to the Metro Vancouver Board for approval, as identified in the Regional Growth Strategy and Section 448 of the *Local Government Act*; and
- e) Subject to Metro Vancouver Board approval of the amendment to Surrey’s Regional Context Statement, endorse and direct staff to forward an application to the GVS&DD Board for consideration of a Fraser Sewerage Area boundary adjustment as illustrated in Appendix “III”.

Original signed by
Jean Lamontagne
General Manager,
Planning & Development

Original signed by
Fraser Smith, P.Eng., MBA
General Manager,
Engineering

CS/ss

\\file-server1\plandev\wp-docs\planning\16data\oct-dec\11070803dl - combined planning & eng.docx
17/11/2016 4:50 PM ss

Attachments:

- Appendix “I” - Proposed Amendments to Surrey Official Community Plan
- Appendix “II” - Proposed Amendments to Surrey Official Community Plan, Regional Context Statement
- Appendix “III” - Proposed Greater Vancouver Sewerage and Drainage District Fraser Sewerage Area Boundary Adjustment
- Appendix “IV” - Campbell Heights Development Proposal
- Appendix “V” - Additional Properties Requiring Urban Containment Boundary Adjustments

Appendix “I”

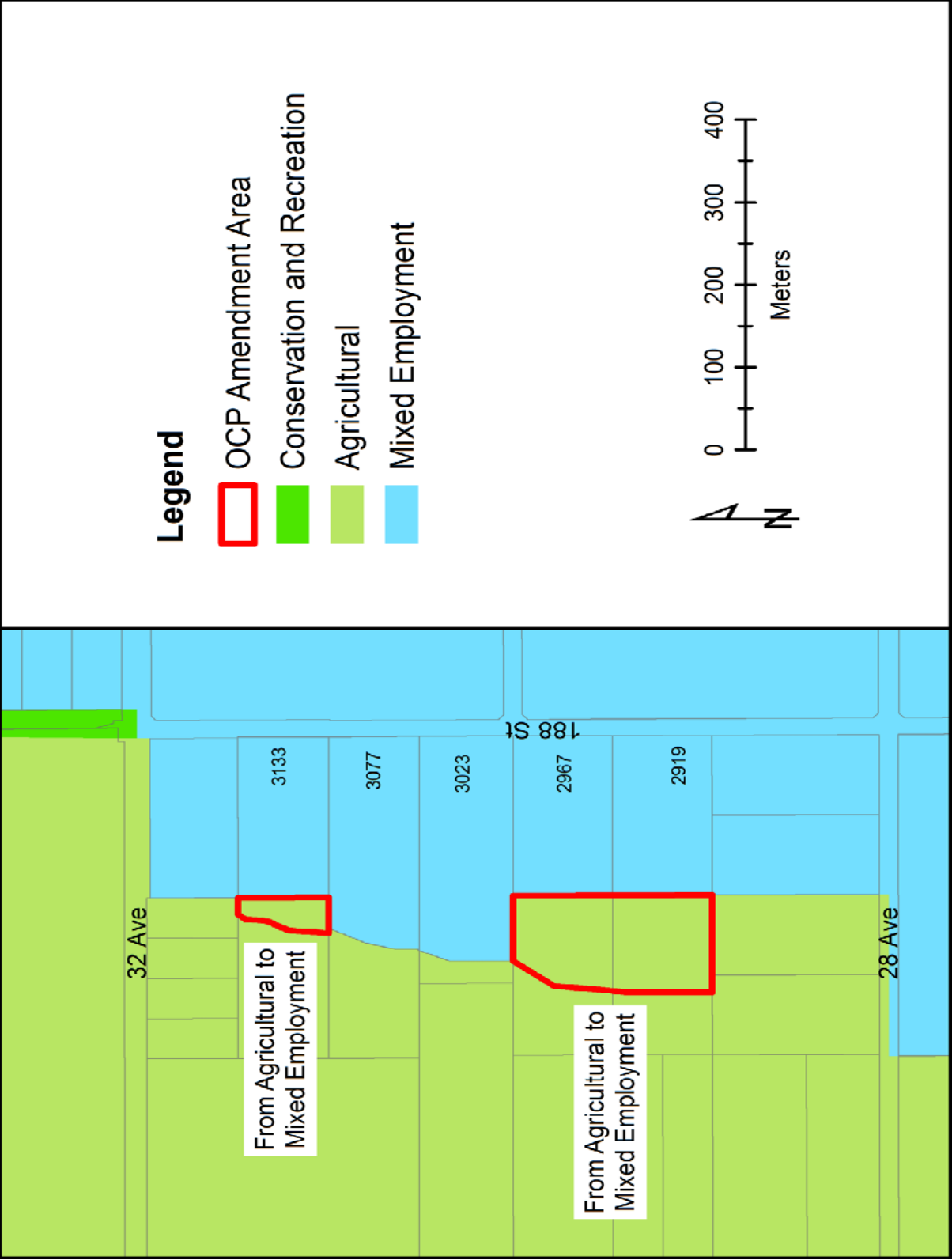
Proposed Amendments to Surrey Official Community Plan

The following amendments are proposed for Surrey Official Community Plan Bylaw, 2013, No. 18020:

1. Figure 3, General Land Use Designations, by changing the Land Use Designation for the areas shown in Attachment “A”, from Agricultural to Mixed Employment.

Attachment "A"

Proposed Amendments to Surrey Official Community Plan Land Use Designations



Appendix “II”

Proposed Amendments to Surrey Official Community Plan, Regional Context Statement

The following amendments are proposed for Surrey Official Community Plan Bylaw, 2013, No. 18020 Regional Context Statement:

1. Figure 51, Regional Growth Strategy Land Use Designations, by changing the Land Use Designations for the areas shown in Attachment “B”, from Rural to Mixed Employment; and
2. Figure 51, Regional Growth Strategy Land Use Designations, by changing the Urban Containment Boundary illustrated in Attachment “C”.

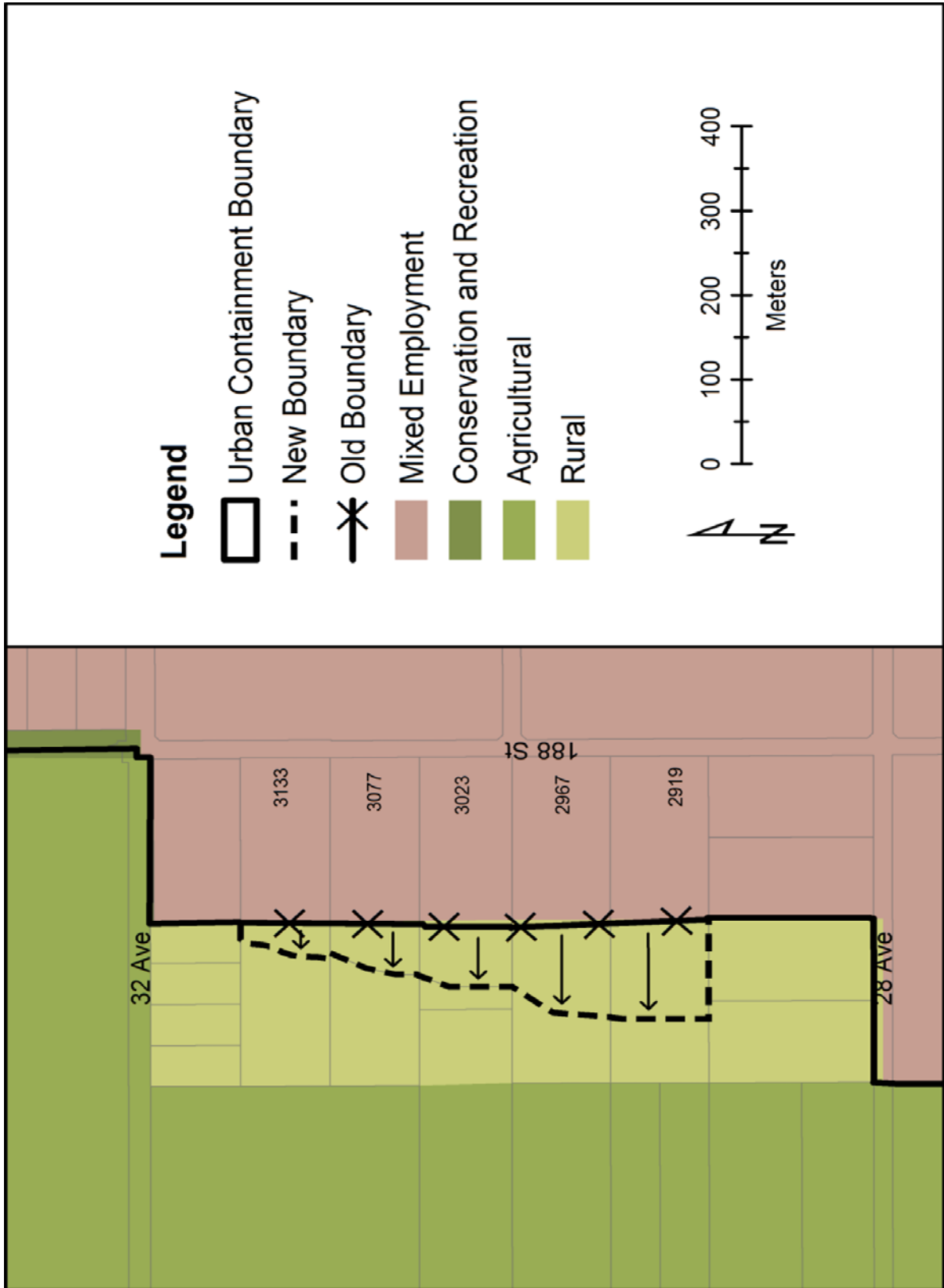
Attachment "B"

Proposed Amendments to Regional Growth Strategy Land Use Designations

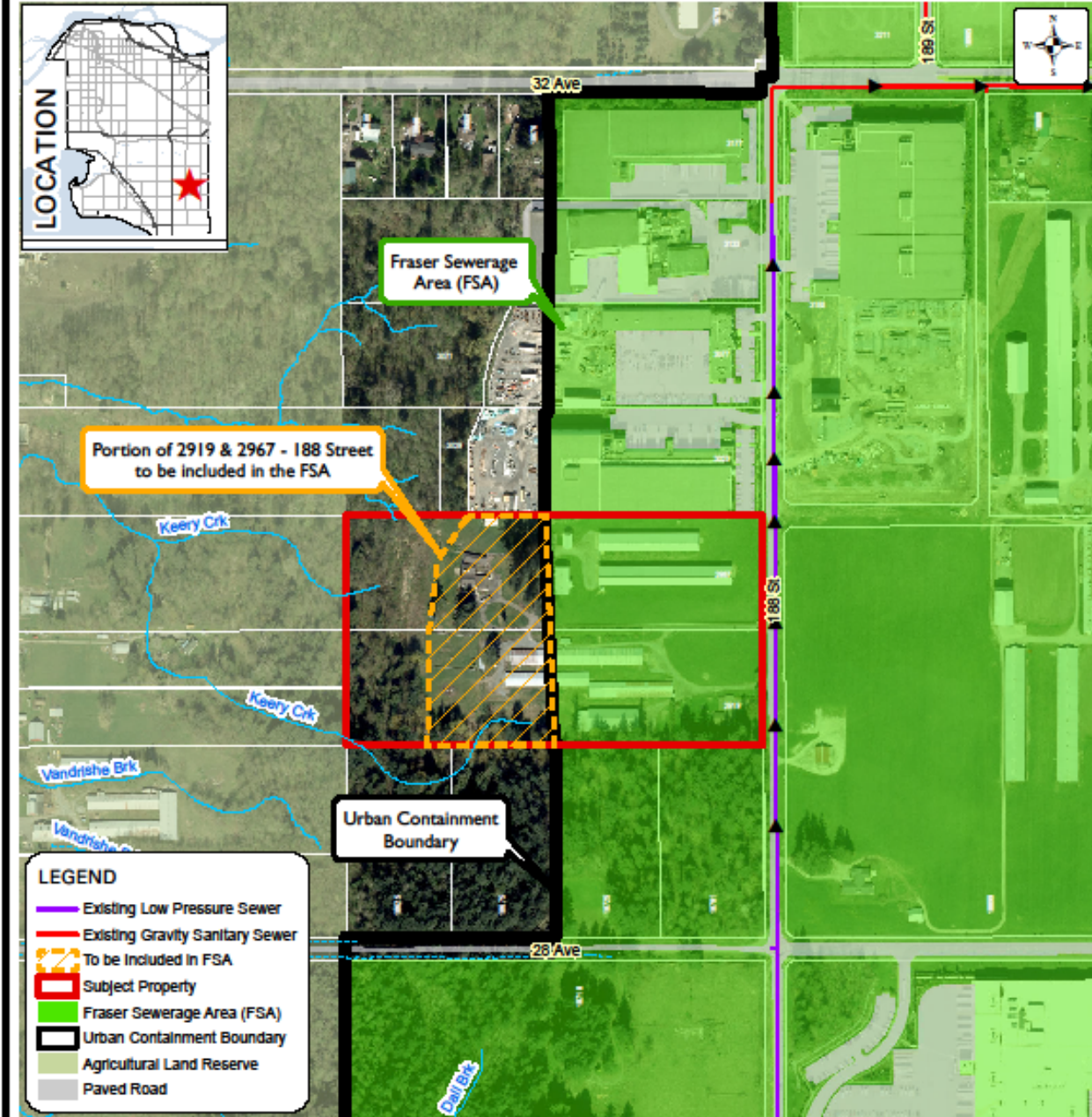


Attachment "C"

Proposed Amendments to Regional Growth Strategy Urban Containment Boundary



APPENDIX III



Produced by GIS Section: 03-Nov-2016, C9W

Aerial Photo: March 30, 2016

Scale: 1:5,000



**Application for Inclusion to the FSA:
2919 & 2967 - 188 Street**

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office.

Source: C:\MAPPING\GIS\Map4\Corporate\Legal\Util\by\CW_2919_2967-188S-AP.mxd

Appendix "IV"

Campbell Heights Development Proposal

PLANNING & DEVELOPMENT REPORT - 7916-0052-00

PLANNING REPORT DATE: July 11, 2016

PROPOSAL: allowing for future light industrial or business park uses on the property requires the following:

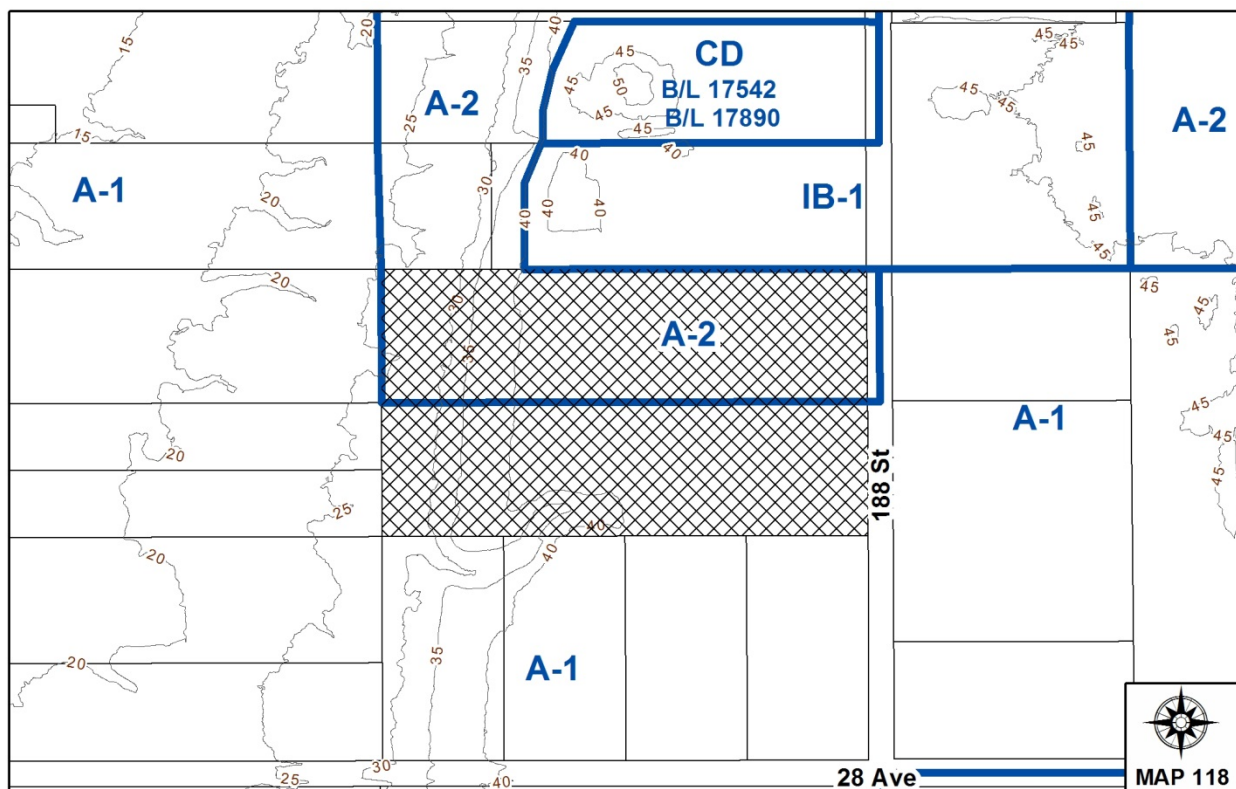
- **LAP Amendment** to adjust the boundaries of the Open Space Corridors/Buffers and Business Park designations
- **Rezoning** for a portion from A-1 and A-2 to IB-2 and A-2
- **Development Permit** for Hazard Lands and Farm Protection

ADDRESS: 2919 and 2967 - 188 Street

EXISTING ZONING: A-1 and A-2

EXISTING OCP LAND USE DESIGNATIONS: Agricultural and mixed Employment

EXISTING LAP DESIGNATION: Business Park and Open Space Corridors/Buffers



Appendix "V"

Additional Properties Requiring Urban Containment Boundary Adjustments

