

City of Surrey
**Economic
Investment**

Action Plan

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Message from the Mayor

I am pleased to present the Surrey Economic Investment Action Plan. The Plan documents the actions that the City of Surrey will be taking to invigorate the economy in our City over the next 3 years. It is focused on making sure that Surrey is top of mind when businesses want to invest in this region. This Plan complements the Economic Stimulus Plans that have been announced by the

Government of Canada and the Province of B.C. It is my view that, working together, we can take advantage of the opportunities that the current economic conditions provide and use them as a springboard to even greater prosperity as the economy rebounds.

Sincerely,

A handwritten signature in black ink, appearing to read "Dianne Watts".

Dianne Watts
Mayor

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City of Surrey **Economic Investment** Action Plan

The Surrey Economic Investment Action Plan is a six-element strategy to stimulate the economy in Surrey while achieving City of Surrey business development and job creation objectives.

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THE ECONOMIC INVESTMENT ACTION PLAN INCLUDES THE FOLLOWING ELEMENTS:

- 1 Capital spending to create construction and permanent jobs;**
- 2 Mayor's Advisory Committee on Investment and Job Creation;**
- 3 Business Retention and Expansion Program;**
- 4 Establishing Economic Investment Zones;**
- 5 Streamlining Approval Processes; and**
- 6 Pre-Servicing with Engineering Services of Business Lands.**

Capital Spending to Create Construction and Permanent Jobs

The following table documents the capital spending that will be undertaken by the City over the next 3 years and the estimated number of jobs that will be created as a result:

CAPITAL INVESTMENT	2009 (\$ MILLIONS)	2010 (\$ MILLIONS)	2011 (\$ MILLIONS)	JOBs CREATED
Roads	37.8	31.0	43.1	1,000
Water	14.4	9.8	17.0	400
Sewer	15.7	5.7	7.8	300
Drainage	10.9	20.2	18.8	450
Recreation & Cultural Facilities	40.5	1.6	30.5	650
City Centre Facilities		50	85	1,200
RCMP Facility Expansion	13.0			100
Park Improvements	1.7	4.0	1.0	50
Fire Hall		5.5		50
Total	134.0	127.8	203.2	4,200

The City will also take full advantage of capital funding that will become available through the Federal and Provincial governments' economic stimulus programs. The following table documents the value of "shovel-ready" projects that will be moved forward when Surrey receives capital funding from senior governments and the jobs that will be created as a result:

CAPITAL INVESTMENT	CONSTRUCTION VALUE (\$ MILLIONS)	JOBs CREATED
Roads	105.9	1,000
Sewer	9.0	100
Drainage	12.8	125
<i>Recreation & Cultural Facilities</i>	24.0	225
<i>RCMP Facility Expansion</i>	20.0	200
Total	171.7	1,650



Projects recently announced by the Provincial and/or Federal governments will also act to stimulate the Surrey economy including the following projects. The number of jobs that will be created by these projects is also noted.

PROJECT	CONSTRUCTION VALUE (\$ BILLIONS)	JOBs CREATED
South Fraser Perimeter Road	1.0	8,000
Port Mann Bridge Replacement	2.5	11,000
Surrey Memorial Hospital Expansion	0.5	4,000
Total	4.0	23,000

A Mayor's Advisory Committee on Investment and Job Creation has been established with Councillor Linda Hepner as Chair. The Committee's members bring expertise from a broad array of perspectives in relation to investment readiness and job creation.

The Committee will be tasked with providing advice and recommendations to Surrey City Council regarding further actions the City can take to stimulate investment in Surrey. The Committee will assist in ensuring that the City is properly positioned to be inviting to new investment so as to accelerate the creation of good jobs for Surrey residents. This will provide for a high quality of life for our residents into the future.



Surrey's Business Retention and Expansion Program (BRE) is designed to facilitate proactive outreach by City officials and community partners to owners and operators of businesses in our City.

Outreach activities will include:

- Regular visits to businesses in Surrey to better understand how the City can assist in the growth of businesses and to ensure that the needs of these businesses are being met by the City in relation to its responsibilities;
- The hosting of the Surrey Regional Economic Summit, which in 2009 will feature Tony Blair, former Prime Minister of the UK as the keynote speaker; and
- The hosting by the Mayor of business forums in each of the City's business areas to ensure that the City understands and responds in a timely manner to the needs and interests of business owners across the City.

The Program has the dual purpose of gaining insight into the changing dynamics of our business community as well as identifying how the City and supporting partners can help enhance the viability and success of individual businesses and business sectors.

To encourage new investment in the Surrey City Centre and in the Bridgeview and South Westminster areas, the City is designating these areas as Economic Investment Zones. The following incentives will be available for new development in these Zones:

CITY CENTRE ECONOMIC INVESTMENT ZONE:

Business-Related Development Applications:

The following incentives will apply to business-related projects for which an application is received during the next year, which has a construction value in excess of \$10 million and on which construction commences by the end of 2010:

1. Elimination of municipal property taxes for a three year period from completion of construction;
2. Reduction of development cost charges (DCCs) by approximately 33% compared to current rates;
3. Deferral of the payment of DCCs to a later stage in the building approval process than is currently available;
4. Reduction in building permit fees by 50%; and
5. The City's density-bonus policy will be waived.

The following table lists the incentives available to development projects in the City Centre:

ECONOMIC ZONE - INCENTIVE
<i>Elimination of municipal property taxes (over a 3 year period)</i>
<i>Reduction in development cost charges</i>
<i>Reduction of building permit fees</i>

High Density Residential Development Applications in City Centre:

The following incentives will apply to high-density residential projects for which an application is received during the next year, which has a construction value in excess of \$50 million and on which construction commences by the end of 2010:

1. Deferral of the payment of DCCs to a later stage in the building approval process than is currently available;
2. Reduction in building permit fees by 50%; and
3. The City's density-bonus policy will be waived.

BRIDGEVIEW/SOUTH WESTMINSTER ECONOMIC INVESTMENT ZONE:**Business-Related Development Applications:**

The following incentives will apply to business-related projects for which an application is received during the next year, which has a construction value in excess of \$10 million and on which construction commences by the end of 2010:

1. Elimination of municipal property taxes for a three year period from completion of construction;
2. Deferral of the payment of DCCs to a later stage in the building approval process than is currently available; and
3. Reduction in building permit fees by 50%.

In addition, the City will:

- In the next year, directly invest \$6 million in infrastructure pre-servicing in strategic locations in the area;
- In the next 60 days adopt an interim Sanitary Sewer Servicing strategy for the area;
- Coordinate preloading of business lands to expedite the building process for businesses wanting to locate to the area;
- Invest a further \$10 million dollars to improve transportation access to the local businesses in the area from the South Fraser Perimeter Road;
- Commit \$11 million in cost sharing with the Provincial and Federal governments \$34 million worth of flood control works to reduce the risk of flooding in the area; and
- Focus efforts on cleaning up, beautifying and adding police resources in the area.

The City has recently completed a thorough review of our land development and building permit approval processes that identified a number of areas where improvements will be implemented including:

- Priority processing of business-related development applications through the establishment of an industrial-commercial investment team involving economic development, engineering, planning and building staff;
- Priority processing of development inquiries and applications for high density projects in City Centre through the establishment of a City Centre investment team;
- A strong focus on improving inter-departmental communications to facilitate expedited development applications processing;
- Preparation and use of a “checklist” to establish conditions of approval for all new development applications and the issuance of processing schedules for development applications to assist in establishing more certainty for applicants;
- On-line status reporting for development applications; and
- Enhanced e-Business processes and paperless transactions to eliminate the need to come to City Hall to do business with the City.

Council has recently amended the City’s processes to allow for a 15-year recovery period for recoveries under latecomer agreements and development works agreements, which will assist in reducing risk related to new development in Surrey.

Pre-servicing of Business Lands

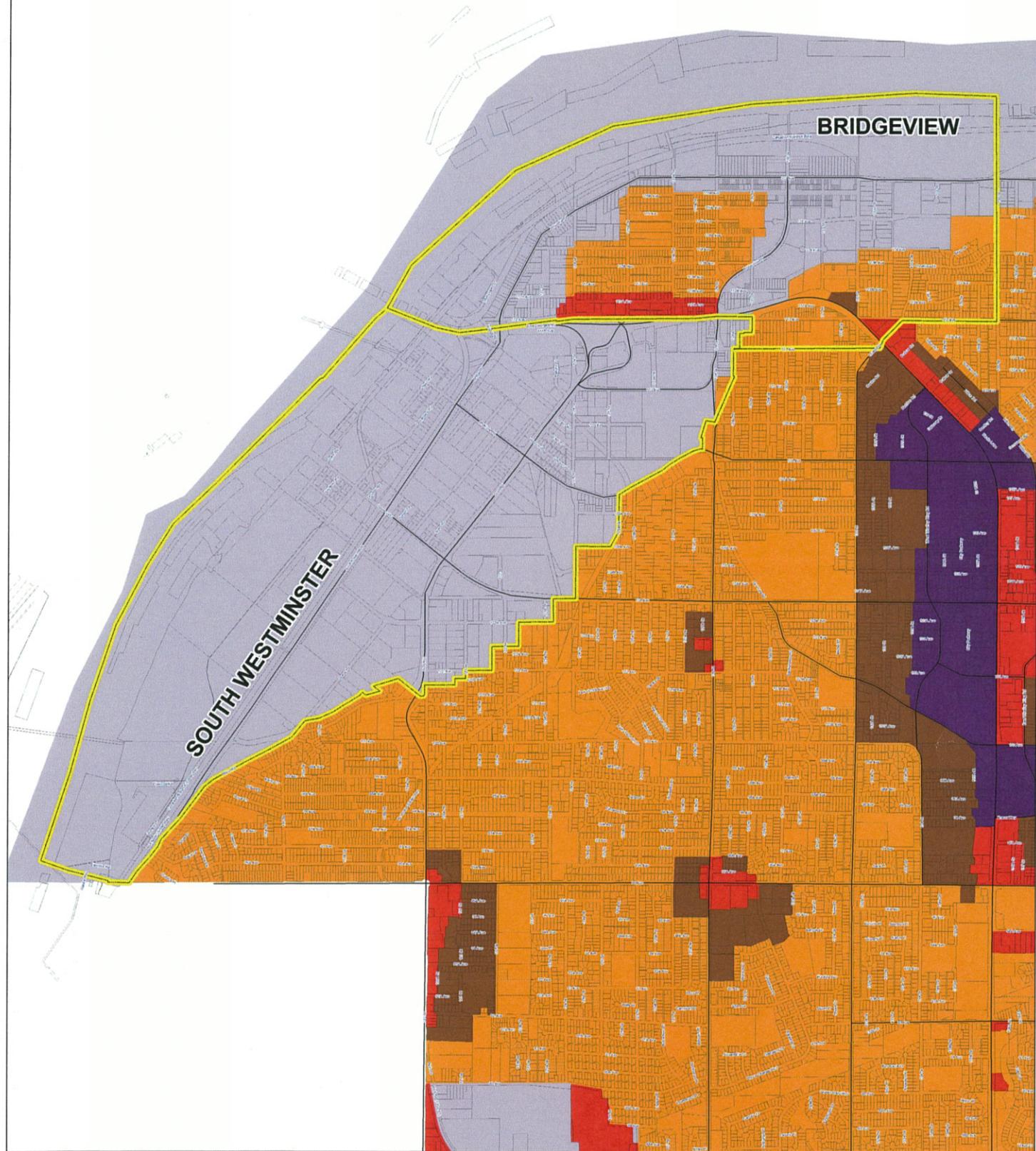
The City will invest \$5 to \$10 million in the construction of engineering services in business areas of the City across a range of Zones and lot sizes to ensure there are “building-permit ready” lots available for accommodating businesses that are interested in locating in Surrey.



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OFFICIAL COMMUNITY PLAN LAND USE DESIGNATION MAP
SOUTH WESTMINSTER AND BRIDGEVIEW AREAS

CITY CENTRE	INDUSTRIAL	RURAL
TOWN CENTRE	MULTIPLE RESIDENTIAL	AGRICULTURAL
BUSINESS	URBAN	CONSERVATION AREA*
COMMERCIAL	SUBURBAN	INDIAN RESERVE

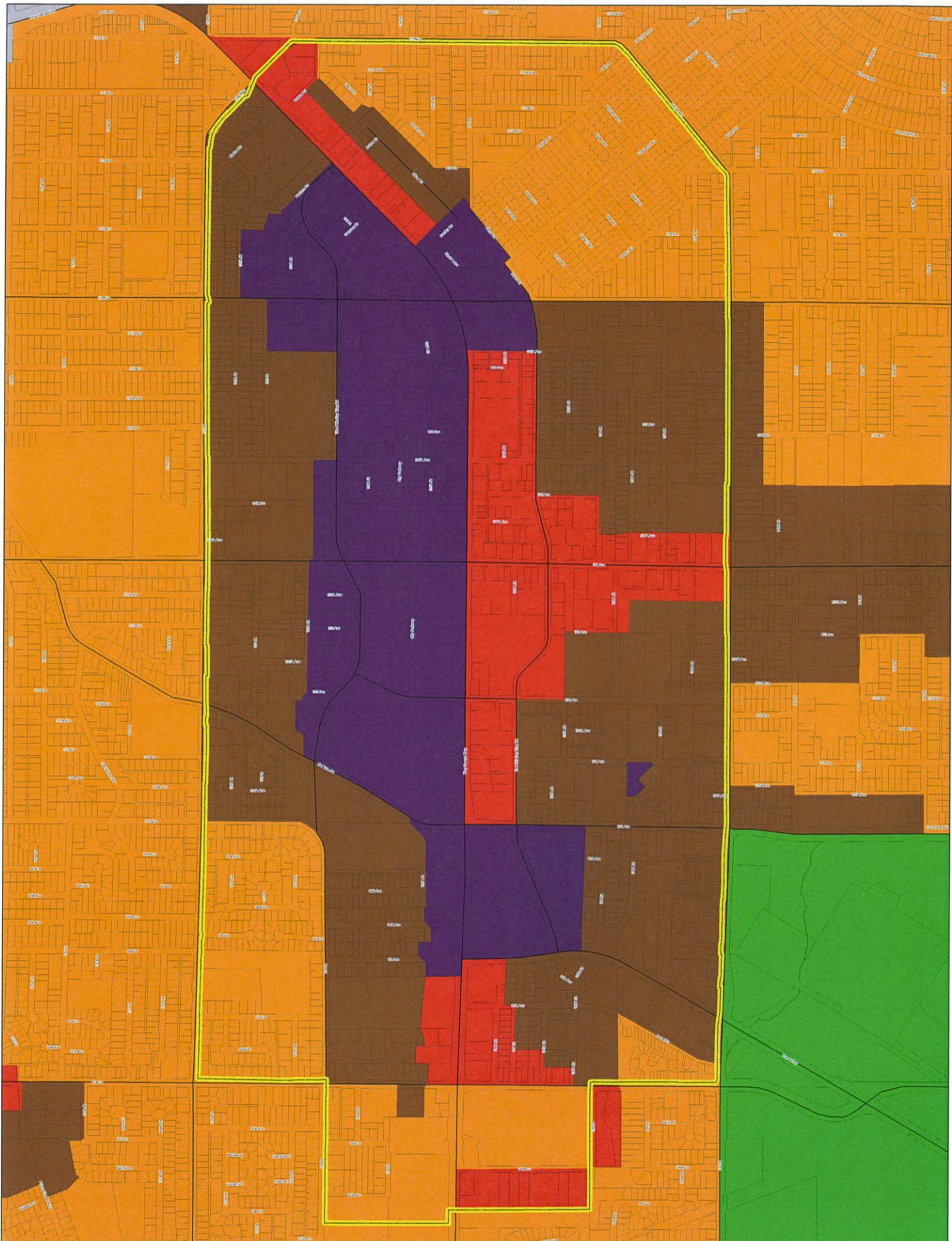
CITY OF SURREY

PLANNING AND DEVELOPMENT DEPARTMENT

This information is not warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for convenience purposes only.

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Adopted October 8, 1996 Deleted and adopted January 21, 2002 (By-law No. 14586) Amended Nov. 20, 2006



CITY CENTRE	INDUSTRIAL	RURAL
TOWN CENTRE	MULTIPLE RESIDENTIAL	AGRICULTURAL
BUSINESS	URBAN	CONSERVATION AREA*
COMMERCIAL	SUBURBAN	INDIAN RESERVE

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