



# Corporate Report

NO: C017

COUNCIL DATE: July 10, 2006

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## COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **July 7, 2006**  
FROM: **Acting General Manager, Planning and Development** FILE: **6440-01**  
SUBJECT: **Annual Review of Surrey Official Community Plan By-law, 1983, No. 12900**

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve the proposed amendments to the Official Community Plan Policies, as documented in Appendix III; and
3. Authorize the City Clerk to bring forward the necessary Official Community Plan Amendment By-law for the necessary readings and to set a date for Public Hearing.

## INTENT

The Official Community Plan By-law, 1996, No. 12900 (the "OCP By-law") specifies that an annual review of the OCP is to be undertaken to update relevant information and to evaluate and report to Council on the status of the OCP's implementation. This report is intended to fulfil that requirement and also recommends several amendments to the OCP By-law.

## EXECUTIVE SUMMARY

The 2006 Annual OCP Review is divided into several sections, described below:

1. **Development Overview**

The City of Surrey continues to be the fastest growing city in B.C. The City has experienced an acceleration of residential growth in the last year, comparable to the high rates seen in the late 1980s and early 1990s. Although housing starts in 2005 decreased slightly, by 2%, over the

previous year, the City still reached a total of 4,058 new units. Residential growth is anticipated to continue at a strong pace over the next five years.

Commercial and industrial development activity continued to increase in 2005. Construction value increased over the previous year from \$140 million to \$209 million, with approximately 2.2 million square feet of new commercial and industrial floor area being approved in 2005. (see Figure 5). Overall, total construction value, including residential, commercial, industrial, institutional and other, increased approximately 16% from \$1.026 billion in 2004 to \$1.187 billion in 2005.

It is estimated that Surrey's population growth, from the beginning of July 2005 to the end of June 2006, was approximately 11,700 residents. Surrey's total population is estimated at approximately 411,700 residents, as of June 2006. This estimate is based on the 2001 Census figures, taking into account the typical undercount and growth in the City since 2001, and adding the residential building permits issued by the City. The City's population represents approximately 19% of the total population of the Greater Vancouver Regional District ("GVRD").

## **2. Status of Growth and Land Use Policies**

OCP Policy A-4.2.2 states that the City will maintain planned capacity to accommodate a minimum of three to five years of residential growth. With housing development projected to maintain a strong pace over the next five years, the City's current capacity to accommodate residential development is estimated at four to seven years. This estimate is unchanged from last year, due to increases in the residential capacity in Neighbourhood Concept Plans ("NCP") and Urban areas. In 2005, NCPs were completed for the East Clayton Expansion, north of 72 Avenue, the East Clayton Expansion, west of 188 Street, and for Morgan Heights (Grandview NCP Area #1). General Land Use Plans for future urban growth in Grandview Heights and South Port Kells were also completed in 2005. The first NCP in South Port Kells (Anniedale "A") and the second NCP in Grandview Heights (Grandview Heights Neighbourhood #2) are underway.

Recent planning initiatives and installation of engineering servicing in Campbell Heights and the Highway 99 Corridor have stimulated significant new business development activity, with strong activity expected to continue in 2006 and beyond. Major planning initiatives currently underway in the Surrey City Centre and other Town Centres are also expected to yield considerable business activity in coming years.

## **3. OCP and NCP Land Use Designation Amendments**

During 2005, Council approved 11 amendments to the OCP Land Use Designation Map. Twenty NCP amendment applications were approved in 2005. There are 33 currently active applications to amend the OCP's

land use designations, all proceeding concurrently with rezoning applications.

## **DISCUSSION**

### **1. Development Overview**

#### ***Residential Development***

The housing market remained very active in 2005, with housing starts decreasing slightly, by 2% over 2004. The 4,058 units approved for construction in 2005 were comprised of the following:

- Single family starts decreased slightly from 2,010 to 1,990 units, down by 1% or 20 units;
- Townhouse starts decreased substantially from 1,670 to 1,240 units, down by 28% or 466 units;
- Apartment starts increased from 464 to 828 units, up 78% or 364 units; and
- Single family demolitions decreased from 579 to 575, down by 0.6% or 4 units. With housing starts and demolitions, Surrey's single family housing stock had a net increase of 1,415 units.

Surrey continues to dominate the regional market in ground-entry single family detached and townhouse dwelling unit construction, absorbing about 38% of both the GVRD single-family and townhouse markets. Surrey approved less than 5% of the new apartments in the region during 2005.

About 2,052 (51%) of the new housing starts were located within NCP areas in 2005. Figure A1 in Appendix I illustrates the distribution of housing starts across the City in 2005.

It should be noted that an emerging trend in the Surrey housing market has suggested that there is a significant shift towards small single family lots. Diagram A1 in Appendix I shows that, in 1993, the average lot size was 710 square metres (7,600 square feet). The average lot size has reduced to 405 square metres (4,400 square feet) in 2005, a 42% reduction in the past 12 years.

#### ***Business Development***

Surrey's commercial and industrial development activity increased in 2005, as construction values reached \$209 million. This represents a 49% increase over the \$140 million total for 2004. Commercial building construction value increased significantly in 2005 in comparison to 2004, from \$106.3 million to \$129 million. Industrial building construction value totals also increased substantially, from about \$33 million in 2004 to \$80 million in 2005.

Approximately 2.2 million square feet of newly constructed commercial and industrial floor area were added to the City's inventory including:

- 1,200,000 square feet of storage/buildings/warehousing;
- 355,000 square feet of retail commercial;
- 53,000 square feet of hospitality services (hotels and restaurants);
- 165,000 square feet of office space; and
- 420,000 square feet of other types.

Figure A2 in Appendix I illustrates the distribution of commercial and industrial activity across the City in 2005.

## 2. **Status of Residential Growth and Land Use Policies**

A primary purpose of the annual OCP review is to study development trends and to assess the capacity available within planned areas to accommodate future residential and business development. Residential growth policies are contained in Section 2.A of the OCP - "Manage Growth for Compact Communities" and business development policies are contained in Section 2.B of the OCP - "Build a Sustainable Local Economy".

### ***OCP Residential Growth Strategy***

The OCP's residential growth strategy addresses land supply and housing demand in the following categories:

- Infill development of vacant or under-utilized land within pre-NCP residential areas;
- New community development within approved NCP areas;
- Redevelopment of ageing housing stock in older Urban neighbourhoods; and
- Anticipating the need to plan for new growth in areas designated as Suburban in the OCP and having future development potential.

City staff monitors development trends to assist in balancing market demand with housing supply. The objective is to maintain a minimum of a three to five year supply of residential development capacity in planned Urban neighbourhoods. OCP Section B., Policy 4.2 stipulates that when residential growth capacity is less than five years, the City should begin planning for new capacity.

### ***Residential Growth - 2006 – 2011***

Regional forecasts prepared by CMHC, BC Stats and the GVRD indicate that the GVRD will continue to grow at a moderate and sustained rate over the next five years, with regional population growth expected to average 32,000 people per year. With a current estimated population of 411,700, the current annual growth rate (2004 to 2005) in Surrey is approximately 2.9%. Continuing regional growth, combined with the relatively large supply of developable land, suggests that Surrey will continue to be a primary supplier of housing in the Region and will continue to lead in population growth within the Region.

In the next five years, it is expected that Surrey will absorb between 30% and 35% of regional population growth, for a projected population increase of between 10,000 and 12,000 per year. Based on this estimate, growth in Surrey's housing stock will range between 3,800 and 4,200 dwelling units per year or approximately 20,000 additional units over the next five years. Figure 1 illustrates projected housing starts over the next five years.

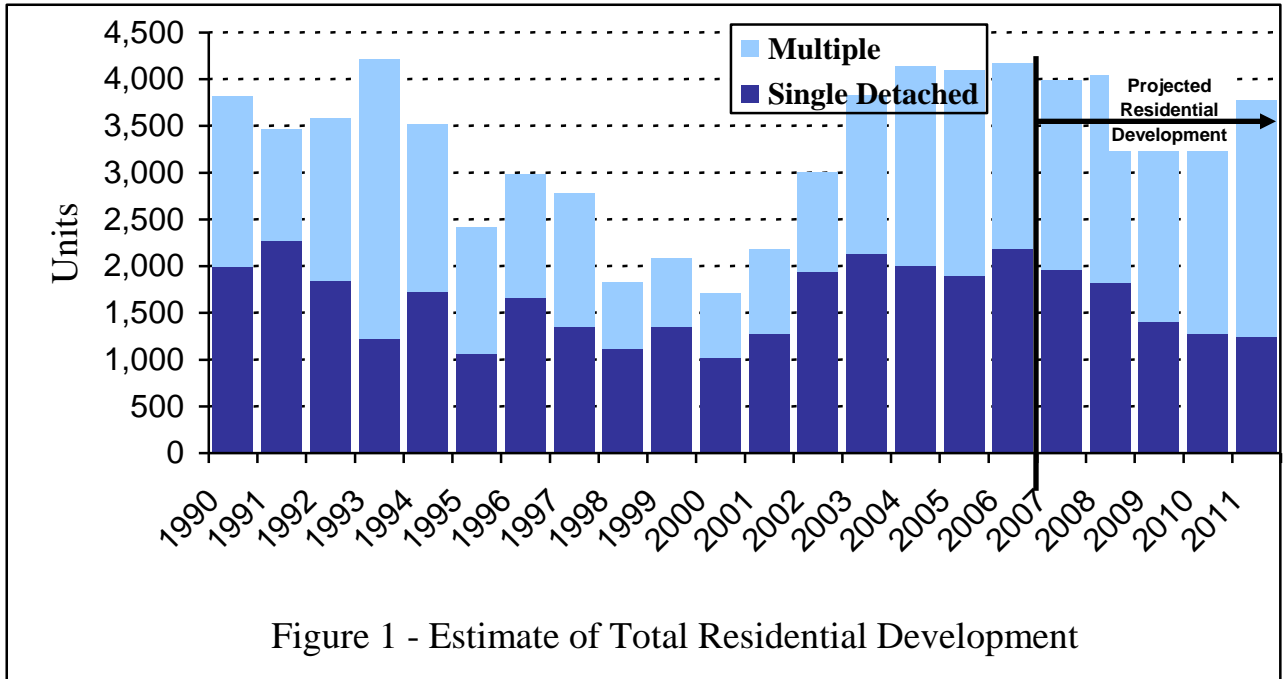
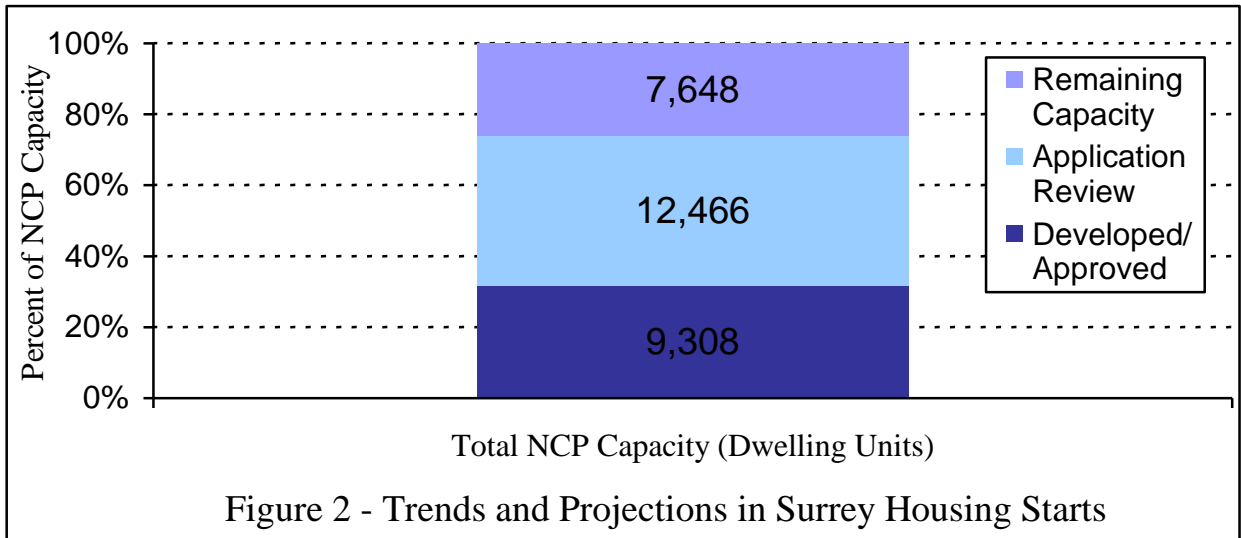


Figure 1 - Estimate of Total Residential Development

***Development Capacity of Neighbourhood Concept Plan Areas***

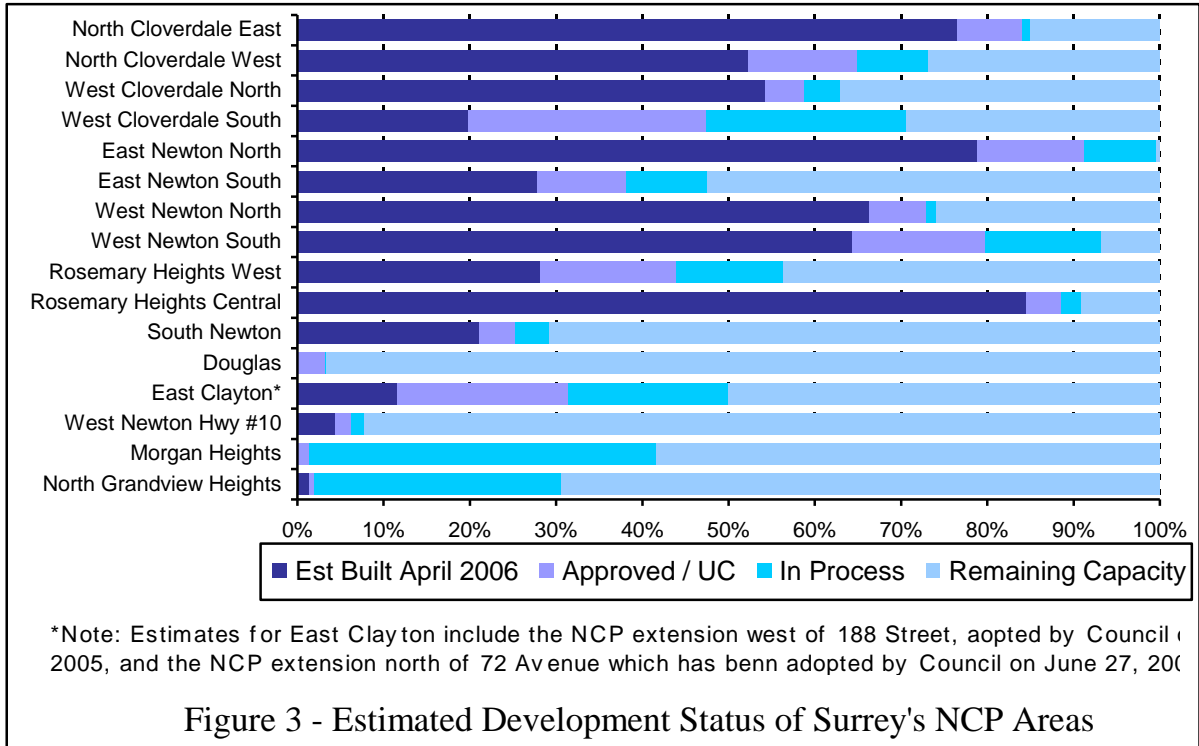
The majority of the capacity for new dwelling units over the next five years will be in NCP areas. Over the past year, the housing capacity in NCP areas was increased with the approval of the Morgan Heights NCP (capacity for 2,340 units), and a major amendment in the North Grandview Heights NCP (1,570 units). With the addition of these NCP areas, there are currently 19 residential NCP areas that have a combined total capacity for 29,400 dwelling units, which will accommodate up to 85,300 residents.

The chart in Figure 2 illustrates the remaining housing capacity within each of Surrey's approved NCP areas.

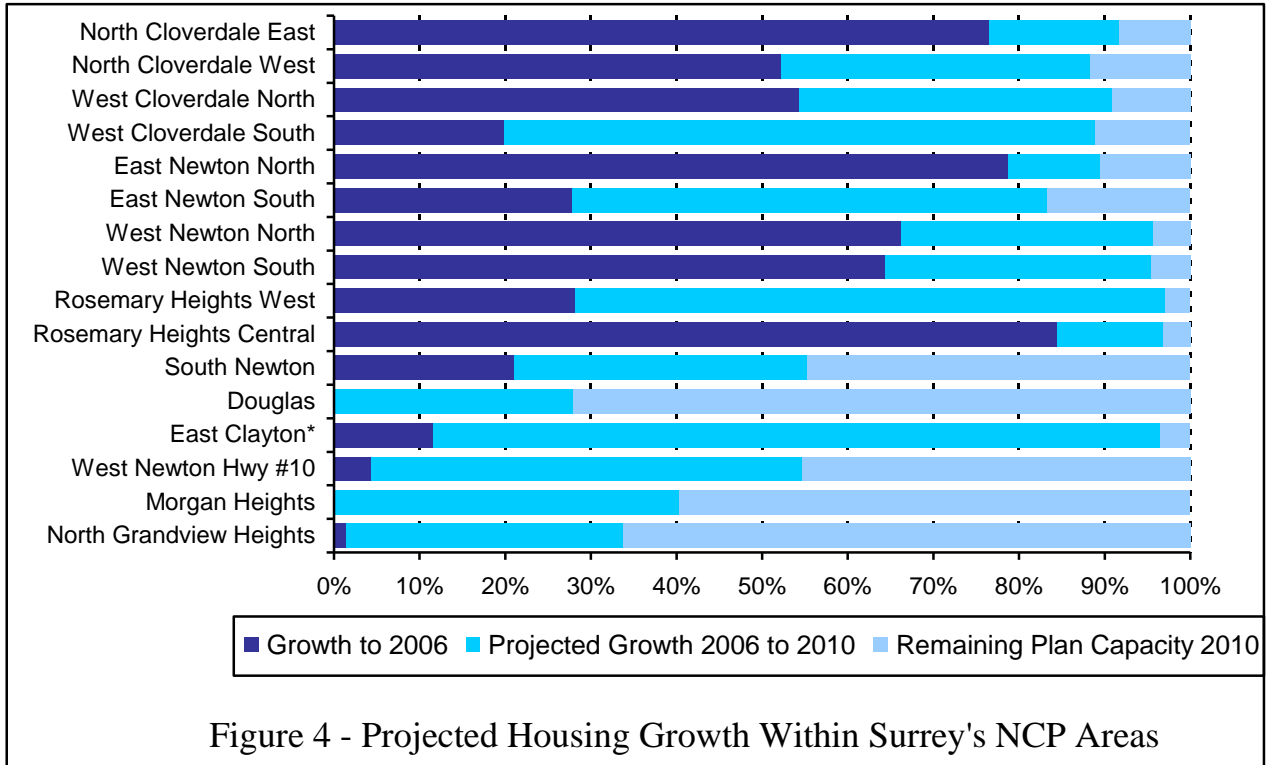


By July 2006, about 32% (9,300 dwelling units) of the total capacity in approved NCP areas have either been constructed or have received zoning approval, with construction of the units expected to be completed throughout the coming years. About 12,500 dwelling units in NCP areas are now proceeding through the development review process. Currently, the remaining capacity in approved NCP areas is estimated at 7,600 dwelling units.

The chart in Figure 3 illustrates the capacity in each of the City's NCP areas, showing the percentage of each NCP's housing capacity that is completed (June 2006), the percentage of the housing capacity that has zoning approval, but is not yet built, the percentage of housing capacity currently under application review and the remaining housing capacity.



It is expected that about 60% (11,000 to 12,000 units) of new housing constructed in the City in the next five years will occur within NCP areas. All NCP areas are expected to see substantial growth and by 2011, most of the existing NCP areas will be between 70% and 90% built-out. At that time, it is estimated that the majority of the remaining capacity will be in the South Newton, Douglas, West Newton/Highway 10, Morgan Heights and North Grandview Heights NCPs. Figure 4 shows the projected housing growth in each of the NCP areas over the next five years.



In 2005, NCP expansions in East Clayton, north of 72 Avenue and west of 188 Street, were completed and approved by Council, along with the Morgan Heights NCP in Grandview. In addition, General Land Use Plans for Grandview Heights and South Port Kells were completed, with NCP planning already having commenced in these areas. These planning initiatives will provide an additional capacity of about 4,300 housing units, which together with the current remaining capacity of 7,600 units, will provide sufficient capacity for the City to maintain a minimum of three to five years of residential development capacity in the NCP areas, into the foreseeable future.

***Urban Infill and Redevelopment***

Over the past year, 78% of the City's housing starts were in established Urban and Multiple Residential designations. OCP growth projections for the next five years suggest about 40% (6,000 to 9,000 dwelling units) of the new dwelling units constructed in the City will be within these areas. Multiple Residential areas, including Surrey City Centre and the Town Centres have significant capacity to accommodate projected apartment and multi-family development for the foreseeable future through infill and redevelopment. A number of large-scale multiple residential development applications are proceeding through the development review process and construction is underway on some projects. A significant increase in apartment unit construction starts is anticipated over the next two to five years.

As Infill and NCP areas near capacity, there will be increasing pressure for redevelopment of lands occupied by ageing housing stock in some of Surrey's



older neighbourhoods. Small lot zoning and other innovative housing policies will assist the market in utilizing urban infill lands in an efficient manner, increasingly replacing older housing stock with a variety of new housing types. This trend has already begun in some neighbourhoods, as ageing single-family homes on larger lots are being replaced with small lot housing, duplexes, town housing and apartments. Over the last year, 500 single-family homes were demolished to make way for new development or redevelopment.

### ***Suburban Residential Areas***

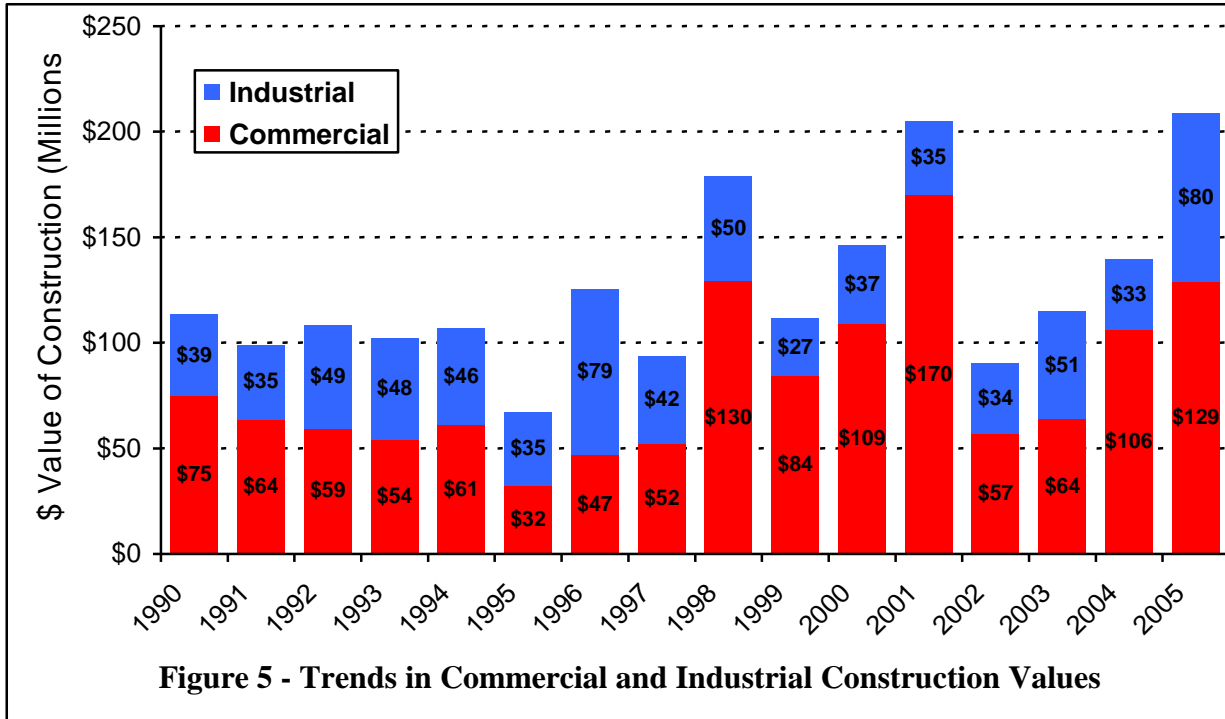
The OCP's Suburban designation contains areas for a permanent suburban/semi-rural residential lifestyle and also identifies Suburban areas with potential for future urban development. General Land Use plans for Grandview Heights and South Port Kells, both identified for future urban growth, have recently been completed. Similarly, it is expected that the remaining developable areas of the Clayton community will be the subject of NCP planning processes in the coming years.

The Suburban areas that are intended to remain semi-rural residential have, over the past year, accommodated 268 (6% of total) housing starts, indicating a continuing demand for large lot suburban residential properties.

### ***Business and Employment***

A strong economic base is an essential component of a complete city. OCP Section B, "Building a Sustainable Local Economy", includes Surrey's economic land use and development policies. These policies are focused on ensuring that sufficient land is available at appropriate locations for business development. Policies in the OCP seek to establish land development strategies that will allow Surrey to achieve a ratio of one job in Surrey for each resident in the labour force and to achieve a better balance between residential and business development from the perspective of tax base. This property assessment balance is important to ensure a strong tax base on which to support the delivery of services to the City's citizens.

In 2005 there was approximately \$209 million dollars in industrial and commercial building construction value, amounting to approximately 2.2 million square feet of new business floor area. Figure 5 illustrates industrial and commercial building construction value since 1990.



Development in Campbell Heights accounted for about 532,900 square feet of the new industrial floor area approved in 2005. The majority of other new industrial construction took place in East Panorama Ridge.

Of the 345,000 square feet of new commercial floor area approved in 2005, 69% was related to new retail complexes. This included the new Clayton Crossing Shopping Centre on Fraser Highway.

It is expected that the industrial and commercial development in the City Centre, Campbell Heights, South Westminster and the Highway 99 Corridor will significantly increase Surrey's business growth in the next few years.

### ***Employment***

It is difficult to estimate the number of jobs created by business development activity in any given year. The 2001 Census indicated that there were about 101,000 jobs located in the City of Surrey, with an additional 20,000 jobs associated with construction activities and other jobs with no fixed location. This would indicate a 2001 total of about 121,000 jobs in the City of Surrey.

Census estimates suggest that Surrey's employment grew by about 4,000 jobs per year between the years 1996 and 2001. A higher rate of commercial/industrial construction value growth in recent years would suggest that Surrey's employment base is currently growing by roughly 4,000 to 5,000 jobs per year. The total employment in Surrey in 2005 is estimated to be 137,000 to 141,000 jobs. It is expected that Surrey's employment figures will continue to grow as planning initiatives provide additional lands and attractive locations for business

development. The current jobs to workforce ratio for the City is estimated to be 0.69 which is a marginal improvement over 2004.

3. **OCP and NCP Amendments**

***NCP Implementation and Amendment***

Over past year, Council approved 20 amendments to the various NCP land use plans. A total of 38 new applications for amendments were submitted. There are 78 applications currently under review. About one-half of the approved, and 40% of the pending, amendments are to allow additional small lot single family development, as either a conversion from single family housing at 6 upa or from townhousing.

In 2005, the City approved the creation of 1,708 urban single family lots. Of this number, 842 or 49% were "small lots". Many of the City's NCPs were prepared in the mid to late 1990s, prior to the market shift to small lot development. Consequently, all approved NCPs have been subject to a significant number of requests for amendments to allow small lot housing.

***Morgan Heights***

The Morgan Heights NCP will probably build out over the next five to 10 years. There are five rezoning applications in process for this NCP area proposing about 1,350 dwelling units.

About 50% (108 acres) of the land allocated for single family development is under rezoning application, to create approximately 620 lots. Approximately 20% (44 acres) of the land allocated for multiple residential developments are currently under rezoning application.

Development projections estimate that the Morgan Heights single family capacity will be built-out by 2009, while multiple residential capacity (approximately double the single family unit capacity) would likely extend to approximately 2014.

***North Grandview NCP Amendment Area***

The North Grandview NCP amendment area will produce a significant amount of NCP development activity over the next five years. There is currently one active development application in this NCP, proposing 98 dwelling units.

Approximately 3% (24 acres) of the land allocated for single family development is under rezoning application for approximately 50 units. About 2% (19 acres) of land allocated for multiple residential developments is currently under rezoning application.

Development projections estimate that the North Grandview NCP amendment area single family capacity will be built-out over the next five years, while multiple residential capacity could be built out over the next six years.

### ***OCP Land Use Amendments***

During 2005, Council approved 11 amendments to the OCP Land Use Designation Map. Fifty-five new applications were received by the City for consideration. Currently, 85 active OCP amendment applications, which form part of rezoning applications, are under review.

Amendments approved in 2005 involved 52 hectares (128 acres) of land, as follows:

- 36 hectares (89 acres) for Commercial development;
- 4 hectares (10 acres) from Suburban to Urban;
- 9 hectares (22 acres) for Multiple Residential development; and
- 3 hectares (7 acres) for Industrial development.

All new OCP amendment applications and applications currently in process, are proceeding concurrently with companion rezoning applications. Appendix II lists and illustrates the location of each OCP amendment application that was approved during 2005 and those that are currently in process.

#### **4. Proposed OCP Policy and Text Amendments**

As part of the annual review of the OCP, the plan is reviewed to determine if there is any need for any "housekeeping" amendments, or any necessary policy revisions or updates that are required to ensure that the OCP remains accurate and up-to-date. Based on this year's review, the following general policy amendments, as documented in Appendix III, are considered to be necessary:

- **Amend Division A.3. - Land Use Strategy, Section 3.6 – Land Use Designations Allowable Density**

A separate Corporate Report - "Review of Residential Densities within Suburban Transition Areas between the Agricultural Land Reserve and the Urban Designation", is being forwarded to Council for consideration. This report recommends that City Policy O-23 – "Residential Buffering Adjacent to the ALR/Agricultural Boundary" be revised to provide for a broader range of lot sizes in the Suburban edge around some Urban designated areas, while still maintaining an appropriate transition between lands designated as Urban and lands within the Agricultural Land Reserve (the "ALR").

Should Council approve this policy amendment, an OCP By-law amendment will be required to accommodate large urban-sized lots within the Suburban designated lands located at least 200 metres away from the ALR boundary. The amendment would keep the current Urban boundary intact and maintain

the current 400 metre Transition Area, but would provide for a density of up to 10 units per hectare (4 units per acre) with a minimum lot size of 930 square metres (10,000 square feet) within the Suburban designation at a minimum distance of 200 metres (656 feet) from the ALR/agricultural boundary.

This policy would not apply to the communities of Sullivan Heights, Morgan Creek, Panorama Ridge, the Semiahmoo Peninsula and Douglas, where the existing policy has contributed to a consistent and stable pattern of development at suburban densities of a maximum of 5 units per hectare.

Therefore, Division A.3. - Land Use Strategy, Section 3.6 – Land Use Designations: Allowable Density is proposed to be amended to change the "Allowable residential density" for "Suburban with full services and where a Neighbourhood Concept Plan is in Place" by deleting the words:

"5.0 units per hectare (1/2 acre minimum lot size, including gross density, where applicable)"

and replacing it with the following wording:

"5 units per hectare (1/2 acre minimum lot size, including gross density, where applicable). This may be increased to 10 units per hectare (4 units per acre) with a minimum lot size of 930 square metres (10,000 square feet) where development with this density is a minimum of 200 metres from the edge of the Agricultural Land Reserve or Agricultural Designation, whichever is closer. The increased density does not apply to the Semiahmoo Peninsula, Panorama Ridge, Sullivan Heights, or Douglas".

- **Amend Division A.3. - Land Use Strategy, Section 3.6 – Land Use Designations: Allowable Density** to delete all references to:

"South Fraser Health Region" on page 143

and replace it with:

"Fraser Health Authority".

References to the name change are to be updated in the table and in the text below the table.

- **Amend Division A, Schedule C – Development Permit Guidelines, Section A.2.3 under Parking Lot Landscaping** (page 230) and **Section 6.11 under Landscaping and Fences** (page 233) to replace the reference to the "CH" Zone with reference to the "CHI" Zone. This is to correct a typographical error.

- **Amend Division A, Schedule C – Development Permit Area Guidelines, Section F.2.1 under Landscaping, Fences and Lighting** (page 251), to include properties that abut industrial areas, by deleting the words:

"abut streets and 6 metre (20 feet) wide along the property line that abut a residential site"

and replace these words with the following wording:

"abut streets and 7.5 metre (25 feet) wide along the property line that abuts a residential site".

This policy amendment is to achieve a wider landscaped area adjacent residential sites.

- **Amend Division A, Schedule C – Development Permit Area Guidelines, Section C.3.4 under Site, Landscaping, Fences and Open Spaces** (page 244) by adding the following sentences at the end of Section C.3.4:

"Provide landscaping along proposed residential developments adjacent industrial areas"

This policy amendment is to provide for a sufficient landscaping buffer in residential sites adjacent to industrial areas.

## CONCLUSION

The annual OCP review is undertaken to monitor progress in implementing the OCP land use plan and related policies. Continuing high residential growth rates will result in several NCP areas reaching 70% to 90% of build out capacity within five years; however, NCP processes underway in Grandview Heights and South Port Kells will be completed within the next two years and will ensure that the City maintains a minimum of three to five years of residential growth capacity into the foreseeable future. Business development in 2005 showed a significant increase over 2004. It is expected that business development opportunities in City Centre, the Highway 99 Corridor, Campbell Heights, and South Westminster will contribute to increasing rates of business development in the coming years.

An amendment to the OCP policy to provide for density variations in the Suburban Transition Areas, as well as some house keeping amendments are recommended for Council's consideration.

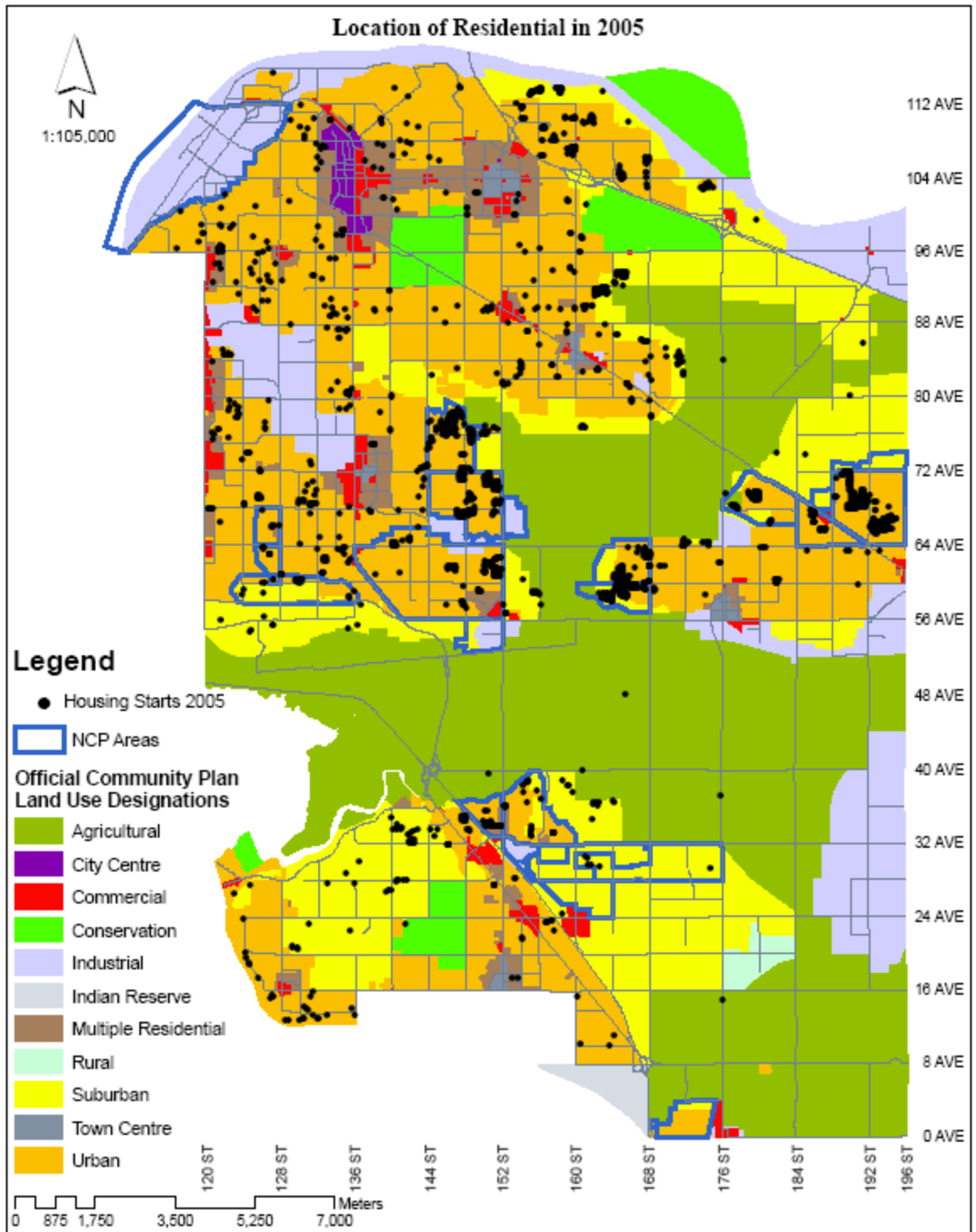
How Yin Leung  
Acting General Manager  
Planning and Development

SJ/kms/saw

Attachments:

- Appendix I Location of Residential and Business Development in 2004
- Appendix II OCP Land Use Designation Amendments, Tables and Maps
- Appendix III Proposed OCP Policy Amendments

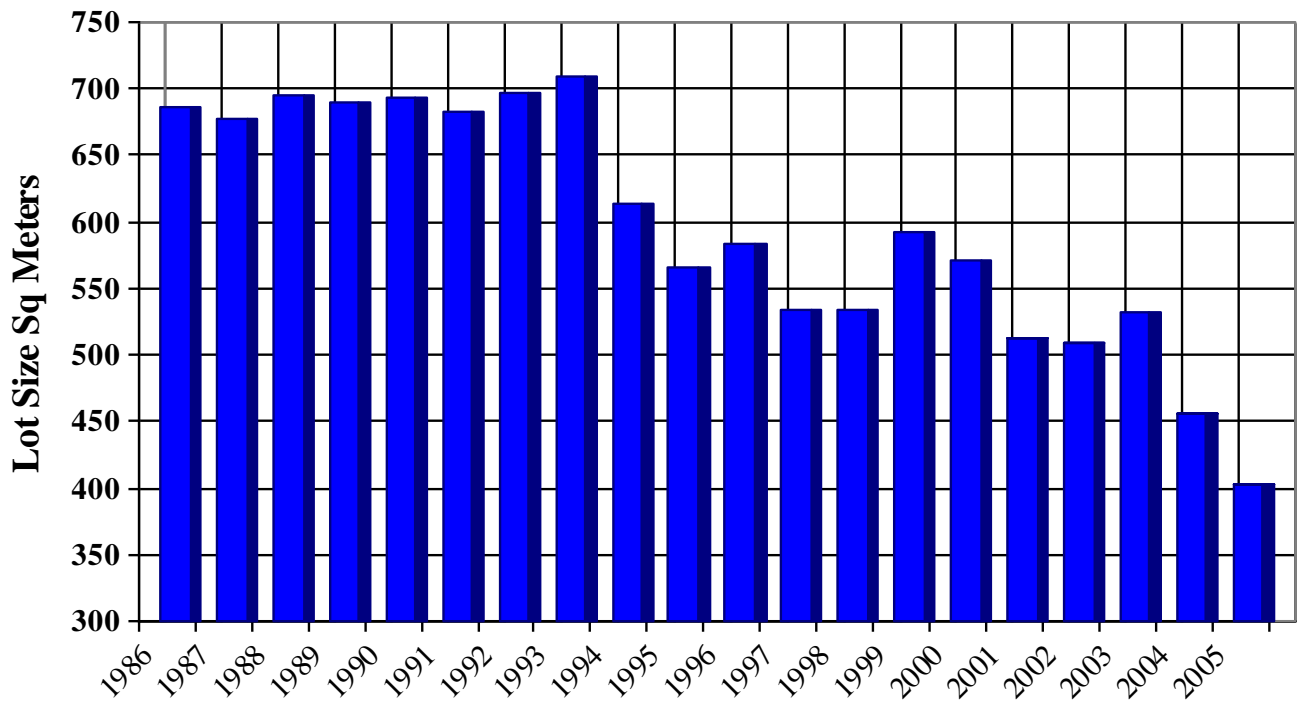
**Location of Residential and Business Development in 2005**



**Figure A1 - Surrey Housing Starts 2005**



Diagram A1: Average Lot size in Surrey from 1986 to 2005



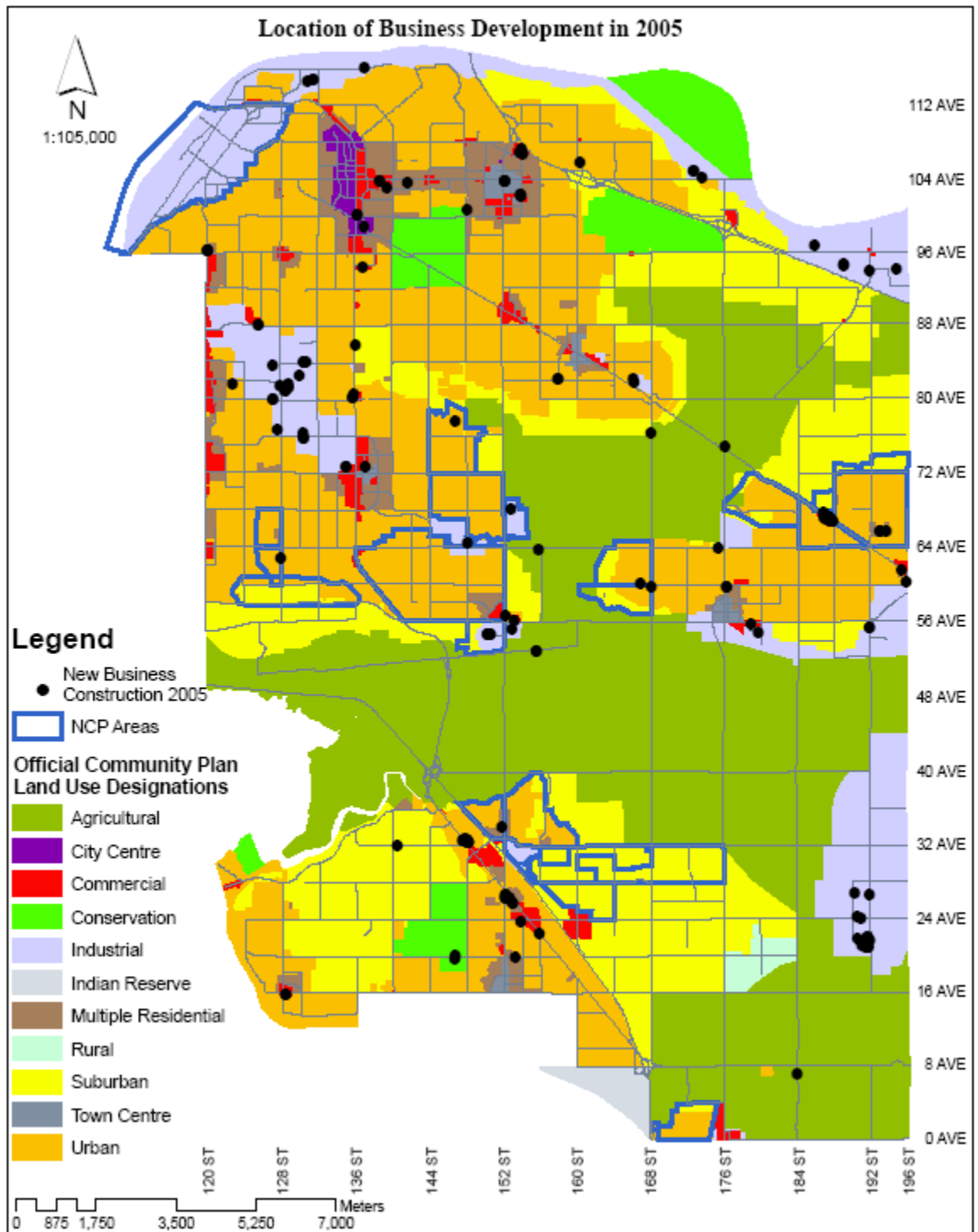


Figure A2 - Surrey Business Development 2005

## OCP Land Use Designation Amendments Tables and Maps

### OCP Land Use Amendments Approved By Council During 2005

Council approved 11 applications to amend the Official Community Plan Land Use designation map in 2005, affecting 52 hectares (130 acres) of land. Information regarding each of the amendments is documented in the following table and is illustrated in Figure B1.

<b>Application and Location</b>	<b>Amendment</b>
03-0368-00 OP: 12822 16 Ave	Urban to Commercial
04-0077-00 OP: 9564 192 St	Industrial to Commercial
03-0369-00 OP: 13516 96 Ave	Urban to Multiple Residential
00-0305-00 OP: 10376 152 St	Urban to Commercial
03-0111-00 OP: 9010 158 St	Urban to Multi
03-0225-00 OP: 17066 80 Ave	Suburban to Urban
04-0112-00 OP: 15862 24 Ave	Suburban to Commercial
04-0312-00 OP: 2290 161 St	Suburban to Commercial
00-0211-00 OP: 19095 54 Ave	Suburban to Industrial
02-0351-00 OP: 11251 132 St	Commercial to Multiple Residential
04-0318-00 OP: 6460 176 St	Industrial to Commercial

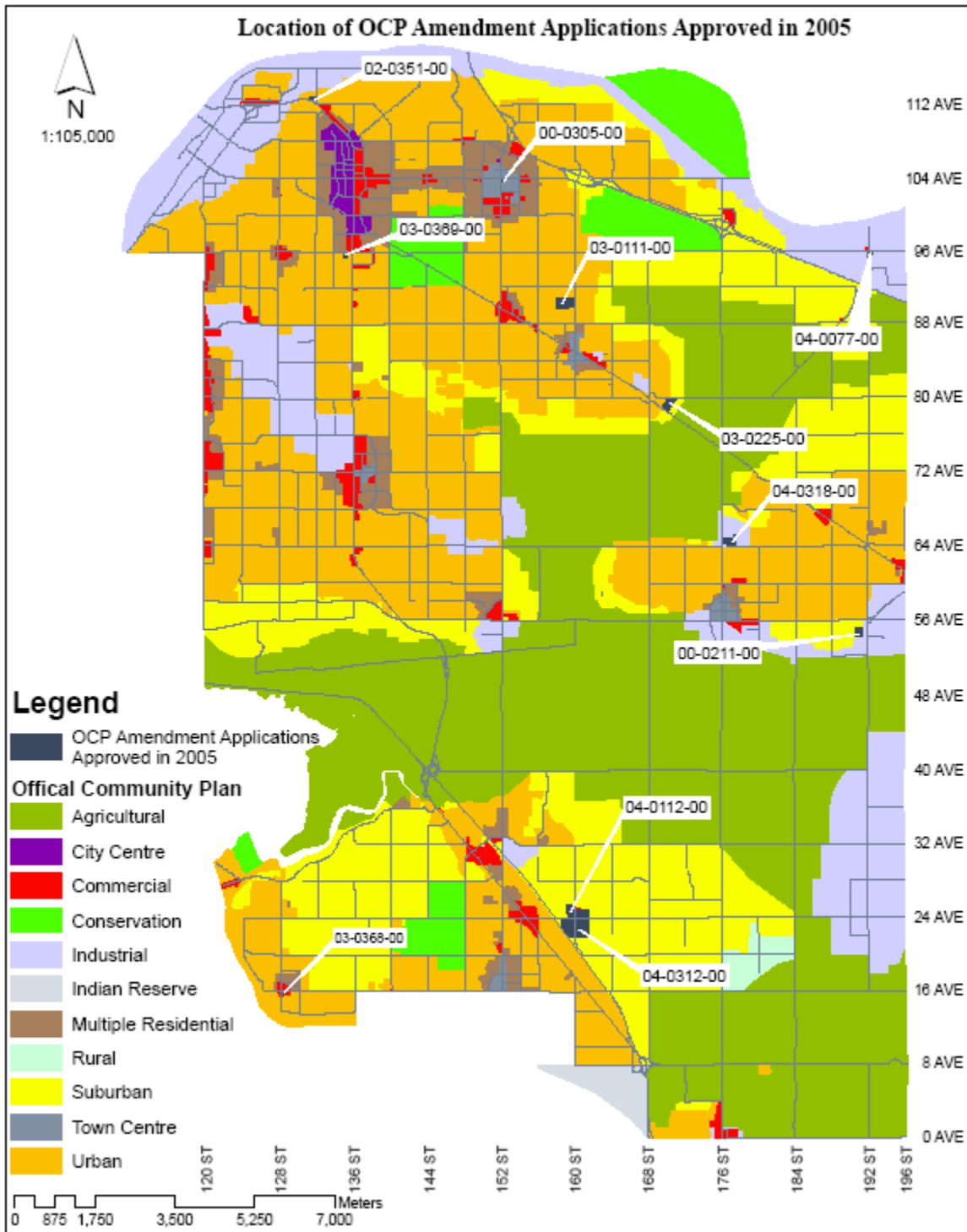
### OCP Land Use Designation Amendment Applications Currently in Process

In addition to OCP land use designation amendment applications approved in 2005, the Planning and Development Department is currently processing 85 OCP amendment applications. Information on each of these applications are documented in the following table and is illustrated in Figure B2:

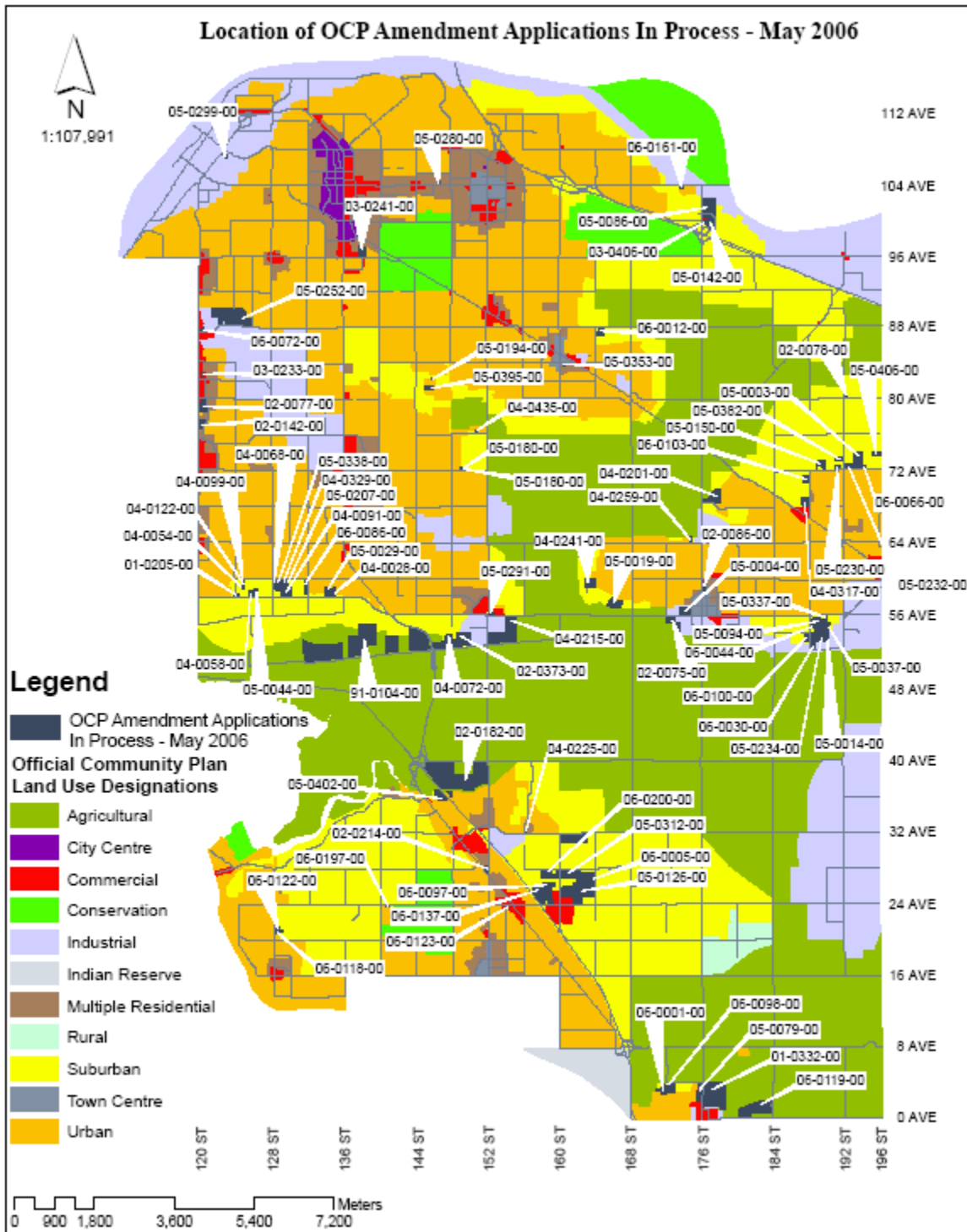
<b>APPLICATION AND LOCATION</b>	<b>PROPOSED AMENDMENT</b>
91-0104 OP: 13910 Trites Rd	Agricultural, Suburban to Suburban
01-0205 OP: 12388 58A Ave	Suburban to Urban
01-0332 OP: 144 176 St	Agricultural to Industrial
02-0142 OP: 7727 120A St	Multiple Residential to Commercial
02-0086 OP: 5940 176 St	Multiple Residential to Commercial
02-0078 OP: 19209 80 Ave	Temporary Use Permit Area
02-0075 OP: 17236 No 10 (56 Ave) Hwy	Agricultural & Industrial to Industrial & Agriculture
02-0182 OP: 3817 152 St	Agricultural to Industrial
02-0214 OP: 2780 King George Hwy	Multiple Residential to Commercial
02-0373 OP: 14933 Colebrook Rd	Suburban to Industrial
03-0233 OP: 8273 120A St	Commercial to Multiple Residential
02-0077 OP: 7870 120 St	Commercial to Commercial & Multiple Residential
03-0406 OP: 9998 176 St	Suburban to Commercial
04-0072 OP: 5359 148 St	Suburban to Agriculture
04-0201 OP: 6890 176 St	Suburban to Urban
04-0215 OP: 15448 No 10 (56 Ave) Hwy	Agricultural to Industrial
04-0241 OP: 16308 60 Ave	Suburban to Urban
04-0259 OP: 17475 64 Ave	Suburban to Urban
04-0264 OP: 5390 152 St	Agricultural to Industrial
04-0317 OP: 6831 188 St	Suburban to Urban
04-0099 OP: 5987 125 St	Suburban to Urban
04-0091 OP: 12941 No 10 (58 Ave) Hwy	Suburban to Urban
04-0225 OP: 15609 32 Ave	Multiple Residential to Urban
04-0329 OP: 12916 60 Ave	Suburban to Urban

<b>APPLICATION AND LOCATION</b>	<b>PROPOSED AMENDMENT</b>
04-0054 OP: 5916 124A St	Suburban to Urban
04-0028 OP: 5825 135 St	Suburban to Urban
04-0122 OP: 5961 125 St	Suburban to Urban
04-0058 OP: 5811 126 St	Suburban to Urban
04-0435 OP: 15074 76A Ave	Suburban to Urban
05-0004 OP: 17435 No 10 (56 Ave) Hwy	Industrial to Commercial
05-0003 OP: 19311 72 Ave	Suburban to Urban
05-0014 OP: 18998 54 Ave	Suburban to Industrial
05-0029 OP: 13441 No 10 (58 Ave) Hwy	Suburban to Urban
05-0037 OP: 19029 54 Ave	Suburban to Industrial
05-0044 OP: 5872 126 St	Suburban to Urban
05-0079 OP: 17565 2 Ave	Commercial to Industrial
05-0086 OP: 10112 176 St	Suburban to Urban
05-0094 OP: 5550 188 St	Suburban to Urban
05-0126 OP: 2714 160 St	Suburban to Urban and Multiple Residential
04-0068 OP: 5926 128 St	Suburban to Urban
05-0142 OP: 9998 176 St	Suburban to Urban
05-0150 OP: 18969 72 Ave	Suburban to Urban and Multiple-Residential
05-0180 OP: 7227 149A St	Suburban to Urban
05-0194 OP: 8219 146 St	Suburban to Urban
05-0207 OP: 12964 60 Ave	Suburban to Urban
05-0234 OP: 18852 54 Ave	Suburban to Urban
05-0230 OP: 19109 72 Ave	Suburban to Urban
05-0232 OP: 7210 192 St	Suburban to Urban
05-0250 OP: 16100 32 Ave	Suburban to Urban
05-0252 OP: 12251 88 Ave	Industrial to Commercial
05-0280 OP: 14653 104 Ave	Multiple Residential to
05-0291 OP: 5610 152 St	Suburban to Commercial
05-0299 OP: 10766 Scott Rd	Temporary Industrial Use Permit
05-0312 OP: 2765 160 St	Suburban to Urban
05-0338 OP: 12856 60 Ave	Suburban to Urban
05-0337 OP: 19002 No 10 (56 Ave) Hwy	Suburban to Urban
05-0349 OP: 3164 160 St	Suburban to Urban
05-0353 OP: 16042 84 Ave	Temporary Commercial Use Permit Area
05-0382 OP: 7329 192 St	Suburban to Urban
03-0241 OP: 13845 96 Ave	Multiple Residential to Commercial
05-0402 OP: 14655 Winter Cr	Suburban & Urban to Urban
05-0406 OP: 7353 196 St	Suburban to Urban
06-0001 OP: 310 171 St	Suburban to Urban
06-0005 OP: 2689 164 St	Suburban to Urban
06-0012 OP: 8740 164 St	Suburban to Urban
06-0030 OP: 5326 188 St	Suburban to Urban
06-0044 OP: 5482 188 St	Suburban to Urban
06-0066 OP: 7254 194 St	Suburban to Urban
06-0072 OP: 12054 88 Ave	Commercial & Industrial to Commercial
06-0086 OP: 13166 60 Ave	Suburban to Urban
06-0097 OP: 15811 26 Ave	Suburban to Urban
06-0098 OP: 17262 4 Ave	Suburban to Urban
06-0100 OP: 18752 54 Ave	Suburban to Urban
06-0103 OP: 7069 188 St	Suburban to Multiple Residential
06-0119 OP: 18115 0 Ave	Agricultural to Suburban
06-0118 OP: 2092 128 St	Suburban to Urban
06-0122 OP: 2124 128 St	Suburban to Urban
06-0123 OP: 2360 154 St	Temporary Industrial Use Permit
05-0395 OP: 8119 146 St	Suburban to Urban

<b>APPLICATION AND LOCATION</b>	<b>PROPOSED AMENDMENT</b>
06-0137 OP: 15705 Croydon Dr	Suburban to Commercial
06-0161 OP: 17366 104 Ave	Suburban to Urban
06-0197 OP: 14072 24 Ave	Suburban to Urban
06-0200 OP: 15810 28 Ave	Suburban to Urban
05-0019 OP: 16565 No 10 (56 Ave) Hwy	Suburban to Urban
91-0104 OP: 13910 Trites Rd	Agricultural, Suburban to Suburban



**Figure B1 - OCP Amendment Applications Approved in 2005**



**Figure B2 - OCP Amendment Application in Process - May 2006**

**Proposed Amendments to  
Surrey Official Community Plan By-law, 1996, No. 12900**

The following amendments are proposed Surrey Official Community Plan By-law, 1996, No. 12900:

- Amend Division A.3 - Land Use Strategy, Section 3.6 – Land Use Designations: Allowable Density** by deleting the following from the Allowable Density table (page 143):

Suburban with full services and where a Neighbourhood Concept Plan is in place	5.0 units per hectare (1/2 acre minimum lot size, including gross density, where applicable)
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and replacing it with the following:

Suburban with full services and where a Neighbourhood Concept Plan is in place	5 units per hectare (1/2 acre minimum lot size, including gross density, where applicable). This may be increased to 10 units per hectare (4 units per acre) with a minimum lot size of 930 square metres (10,000 square feet) where development with this density is a minimum of 200 metres from the edge of the Agricultural Land Reserve or Agricultural Designation, whichever is closer. The increased density does not apply to the Semiahmoo Peninsula, Panorama Ridge, Sullivan Heights, or Douglas
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- Amend Division A.3. Land Use Strategy, Section 3.6 – Land Use Designations: Allowable Density** to delete all references on page 143 to:

"South Fraser Health Region"

and replace it with:

"Fraser Health Authority".

References to the name change are to be updated in the table and in the text below the table.

- Amend Division A, Schedule C – Development Permit Area Guidelines, Section A.2.3 under Parking Lot Landscaping** (page 230) and **Section A.6.11 under Landscaping and Fences** (page 233) to replace the reference to the "CH" Zone with reference to the "CHI" Zone.



4. **Amend Division A, Schedule C – Development Permit Area Guidelines, Section F.2.1 under Landscaping, Fences and Lighting** to include properties that abut industrial areas, by deleting Section F.2.1 (page 251) in its entirety and replacing it with the following:

"Provide a minimum 3 metre (10 feet) wide landscaped area along all property lines that abut streets and 7.5 metre (25 feet) wide along the property line that abuts a residential site. Include landscaping features such as trees, shrubs and a landscaped berm within the landscaped area."

5. **Amend Division A, Schedule C – Development Permit Area Guidelines, Section C.3.4 under Site, Landscaping, Fences and Open spaces** (page 244) by adding the following sentence at the end of Section C.3.4:

"Provide sufficient landscaping along proposed residential developments adjacent to industrial areas."