



Corporate Report

NO: C021

COUNCIL DATE: October 1, 2007

COUNCIL-IN-COMMITTEE

TO: Mayor & Council DATE: September 27, 2007
FROM: General Manager, Planning and Development FILE: 6440-01
SUBJECT: Annual Review of Surrey Official Community Plan By-law, 1996, No. 12900

RECOMMENDATION

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

INTENT

The Surrey Official Community Plan By-law, 1996, No. 12900 (the "OCP By-law") specifies that an annual review of the Official Community Plan (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 fulfill that requirement.

The OCP By-law also states that in order to meet statutory requirements and to consider the evolving nature of City issues, a major review will be conducted every five years. The next major review of the OCP is scheduled for 2008. Staff will be reporting to Council in the coming months with a terms of reference related to the major OCP review.

DISCUSSION

Development Overview

Surrey's total population is estimated at 426,000 residents as of December 2006, based on the Planning and Development Department's residential building inventory. Figure 1 illustrates total existing and projected population (1996 – 2011). Over the last 10 years, over 76,770 residents have come to Surrey. During this period, the average annual growth rate has been 2.25%.

The City's population represents approximately 20% of the total population of Metro Vancouver.

Population growth of up to approximately 74,600 residents is projected in the five years between 2006 and 2011, for a 2011 population estimated to be in the range of 500,600, just exceeding the half million mark.

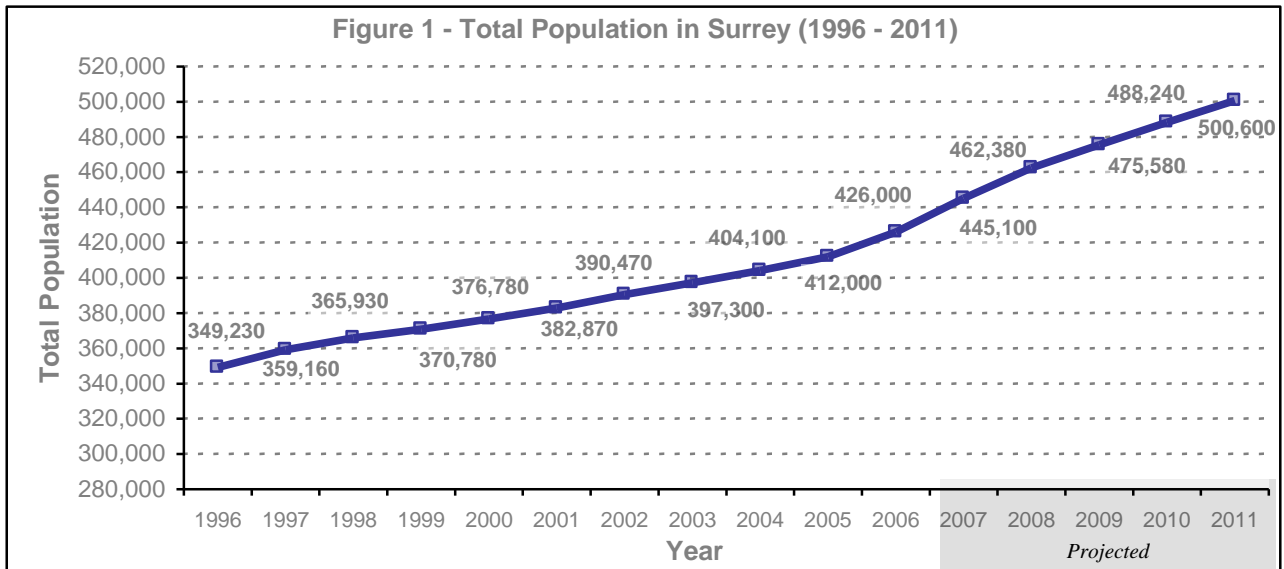
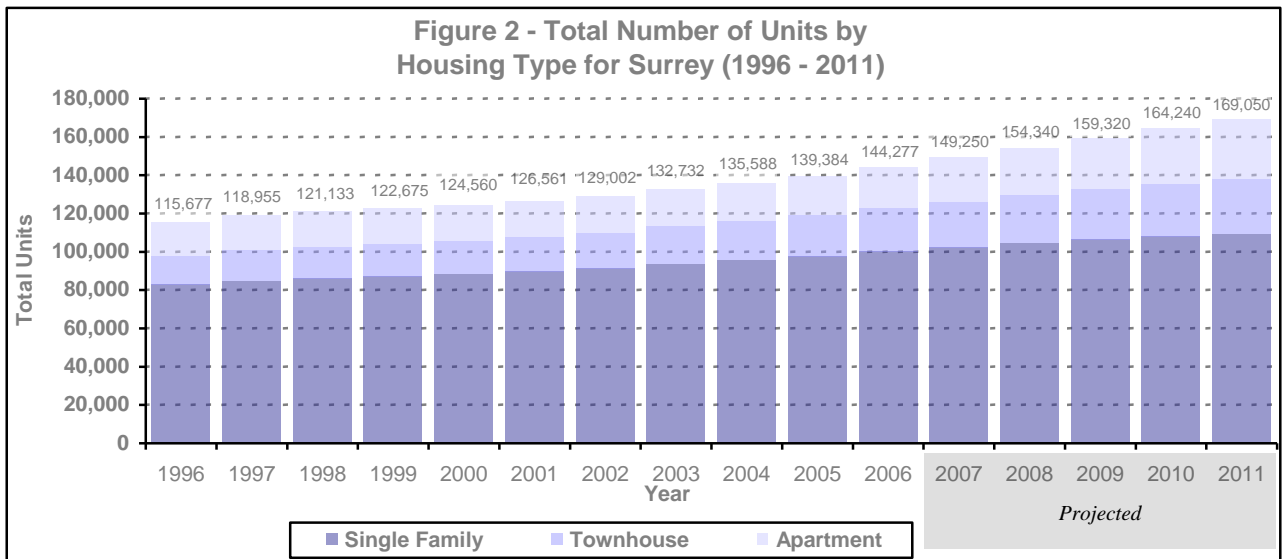


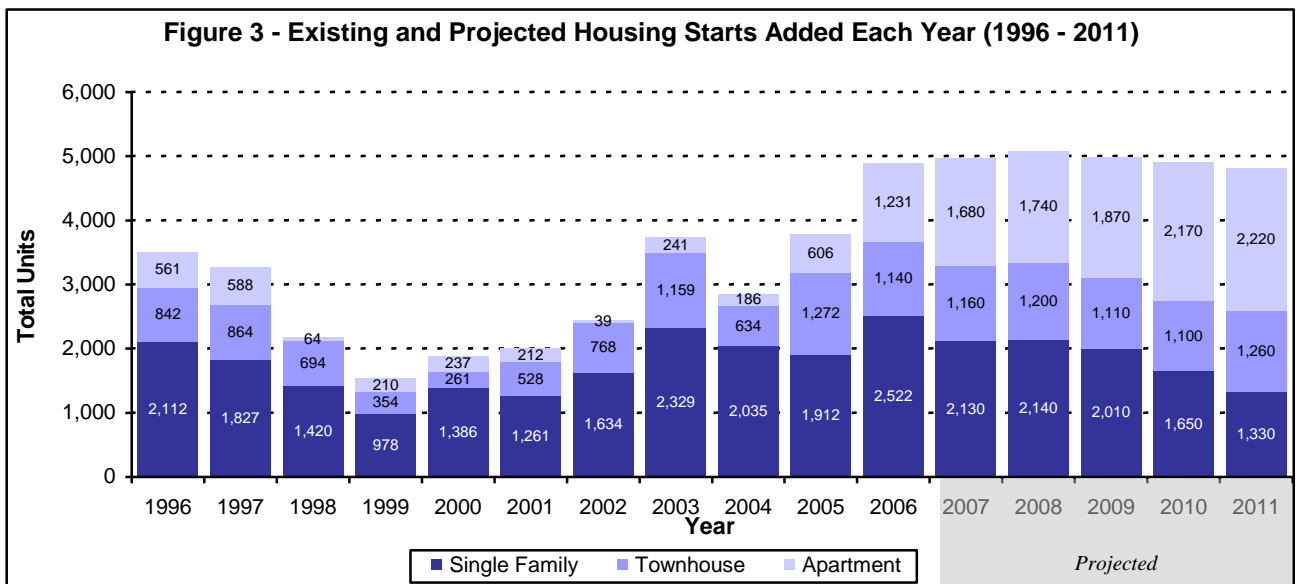
Figure 2 illustrates total units by housing type and by year. The total number of existing residential units, including secondary suites, is estimated at 144,277 (December 2006). To estimate the number of secondary suites, BC assessment data was used along with 2006 census information (comparing City of Surrey's unit totals with 2006 census unit counts by census block areas). Over the last 10 years, approximately 28,600 units have been constructed in Surrey. It is estimated that approximately 24,770 units will be added in the next five years for a total of approximately 169,050 dwelling units.



Currently, the majority of residential units are single-family dwellings. From 1996 to 2006, the number of multi-family units, as a percent of total units, has increased from 21.4% to 24%. It is projected that by 2011, approximately 35% of Surrey's housing stock will consist of multifamily type units.

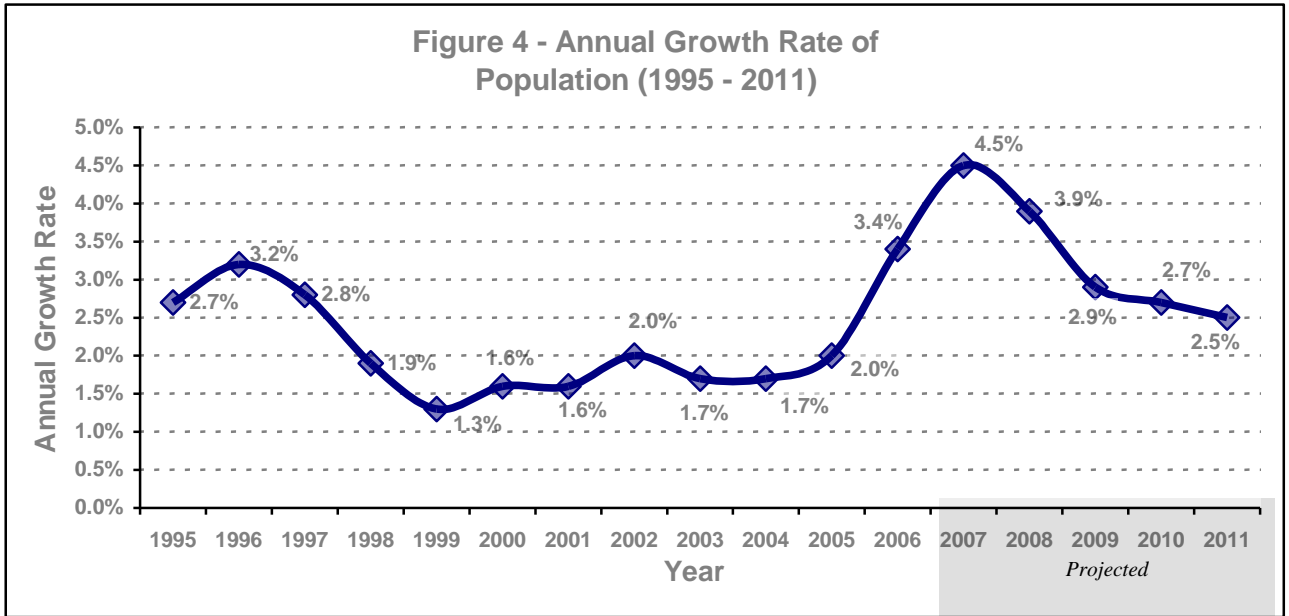
Based on Surrey's current estimated population, the overall average persons per unit (ppu) is 3.0. Throughout Surrey, average household size varies considerably. For example, in 2006, average household size in Newton is 3.28 compared to 2.59 in South Surrey. Since 1996, average household size has remained fairly constant citywide at approximately 3.0 ppu. Overall average projected household size is expected to remain constant at approximately 3.0 ppu.

Figure 3 below illustrates that housing starts increased in 2006 from the previous year; reaching a total of 4,893 new units or approximately 14,000 new residents added to Surrey's population. This growth represents approximately 2.86 ppu, which is slightly lower than Surrey's current average of 3.02 ppu, and reflects an increase in new multi-family starts in 2006 that have lower average household sizes than single-family units. For example, multifamily starts in the City Centre represented an average household size of 1.95 ppu. Over the next five years, this trend will continue, as a greater percent of new housing starts will be in multi-family projects.



It is predicted that housing starts will peak over the next two years and moderately thereafter. This is a result of the volume of permits resulting from recent Development Cost Charges (DCCs) increases (June 2007), and the number of new units under application in the City Centre. This has the potential to drive up Surrey's annual population growth rate (2007/2008) as illustrated in Figure 4. As of June 2007, there are approximately 23,000 units in the development permit process. The increase in development permit activity could mean that developers will complete new units over the next five years, similar to the high rates seen in the mid 1990s. The average number of units added annually over the next five years is estimated at approximately 4,950 units.

In 2006 approximately 36.4% of growth in the Metro Vancouver took place in Surrey. 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.



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 areas planned 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;
- New community development in approved NCP areas;
- Redevelopment of ageing housing stock in older Urban neighbourhoods; and
- Anticipated need to plan for development in new urban neighbourhoods in areas designated as suburban in the OCP and having future development potential.

City staff monitors development and 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.

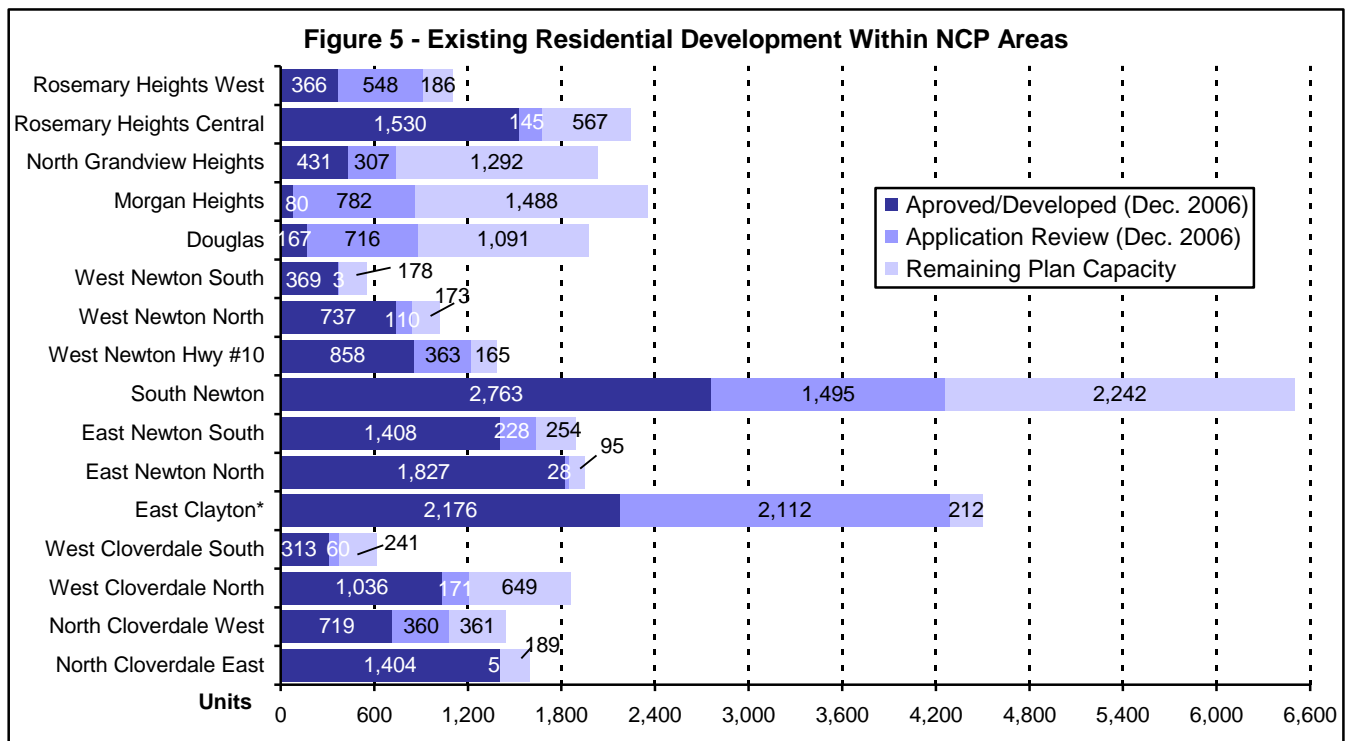
Development Capacity in Surrey

Surrey has a considerable amount of capacity for new dwelling units within approved NCP areas (including the proposed Grandview Heights Neighbourhood #2), the City Centre, Semiahmoo Town Centre and other infill areas containing vacant or under utilized land.

Surrey's Neighbourhood Community Plans (NCPs)

There are currently 19 approved residential NCP areas that have a total capacity for 33,000 dwelling units to accommodate up to approximately 99,000 residents, assuming approximately 3.0 ppu.

Figure 5 illustrates the capacity in the City's approved NCP areas, illustrating housing capacity that is approved/completed (includes occupied units, units under construction, units under building permit application or have been issued a building permit as of December 2006, and units that have approved rezoning/development permit), the amount of housing capacity currently under application review (within development application process as of December 2006) and the remaining plan capacity.



Note: East Clayton includes East Clayton, East Clayton Extension, West of 188 St and East Clayton Extension, North of 72 Ave. North Grandview Heights Area includes both the XIa and XIb areas.

(Note: The amount of new capacity excludes units under construction, units under building permit application or units that have been issued a building permit, units that have approved rezoning/development permit approval and, units within the development application process.)

By December 2006, approximately 49% (16,180 dwelling units) of the total capacity in approved NCPs had been either constructed, issued a building permit or received development permit approval. About 22% or 7,430 dwelling units were proceeding through the development review process. The remaining plan capacity at the end of 2006 was estimated at approximately 9,380 dwelling units.

NCP Amendments in East Clayton, East Newton North, West Newton North, West Newton South and Rosemary Heights West have increased the total capacity in approved

NCPs. As well, amendments in 2007 have added significant capacity to the Douglas NCP area. This trend is expected to continue and will add development capacity within approved NCP areas.

As well, significant new residential capacity is anticipated in the following areas:

- Grandview Heights Neighbourhood #2 is expected to be completed in late 2007 or early 2008, providing additional capacity of approximately 4,200 units. Following a further review of the Grandview Heights General Land Use Plan, additional NCPs will be undertaken in that area of the City;
- The City Centre has a total capacity for approximately 32,700 dwelling units (approximately 90% multi-family type), which could accommodate up to approximately 75,400 residents (using 2.3 ppu). These figures are based on the 1991 "Surrey City Centre Plan". As of December 2006, the City Centre had 5,718 dwelling units in the development permit review stage. The remaining development capacity in the City Centre (17,580) accounts for a significant portion of Surrey's total developable residential capacity. Approximately 6,290 units could be constructed by 2011 with a remaining capacity projected at approximately 17,014 dwelling units;
- In December 2006, Semiahmoo Town Centre had approximately 360 dwelling units in the development permit review stage. It is anticipated that an update of the Semiahmoo Town Centre Plan will be completed in late 2007 or early 2008. The remaining development capacity in the Semiahmoo Town Centre is approximately 2,390 dwelling units. Approximately 900 dwelling units could be constructed by 2011 with a remaining capacity projected at approximately 1,490 dwelling units. As well, there are applications for higher density development in the Guildford Town Centre area; and
- There is significant remaining residential capacity by infill areas containing vacant or under-utilized land. Approximately 890 units could be added annually through development in infill areas.

Calculating Years of Residential Development Capacity

Based on past trends, it is estimated that approximately 4,950 units will be added to Surrey's housing annually.

- 2,620 in NCP areas (53%);
- 1,440 in the City Centre and Town Centres (29%); and
- 890 through infill residential development (18%).

Assuming the capacity of currently approved NCPs, as well as the capacity of general infill development and including proposed Grandview Heights Neighbourhood #2 and the development potential in the City Centre and Semiahmoo Town Centre, there is sufficient capacity for a minimum of 10 to 11 years of residential growth. This does not take into account the opening of future NCP areas in Clayton, Grandview Heights and South Port Kells.

As in the past, NCPs will continue to be significant growth areas. Continuing high residential growth rates will result in several NCP areas reaching 70% to 90% of build out capacity within five years. As some older NCPs are nearing their build out capacity, residential starts will eventually level off and decline, especially for single-family construction while apartment and other multiple-family building forms starts will rise significantly in the City Centre and other Town Centres.

Housing affordability will also play a key role. As the cost of single-family dwellings increases, it is anticipated that average household size for multi-family units will increase as young families will trend towards this form of housing.

As NCP areas near capacity, there will be increasing pressure for redevelopment of lands occupied by older housing stock in some of Surrey's established neighbourhoods. This trend has already begun in some neighbourhoods, as older single-family homes on larger lots are being replaced with new, larger single-family homes, or with small lot subdivisions, duplexes, town housing and apartments. In 2006, 337 single-family homes were demolished to make way for new development or redevelopment.

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 have been completed for Clayton, Grandview Heights and South Port Kells. Planning NCPs will be commenced in these areas in the coming years, based on landowner and developer interest and on the economics of bringing services to these areas.

Business and Employment

Business

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, at appropriate locations, is available to provide 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 the City's 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.

Figure 6 illustrates industrial and commercial building construction value since 1990. In 2006 there was approximately \$255 million dollars in industrial and commercial building construction value issued in the form of building permits, amounting to approximately 3.2 million square feet of new business floor area.

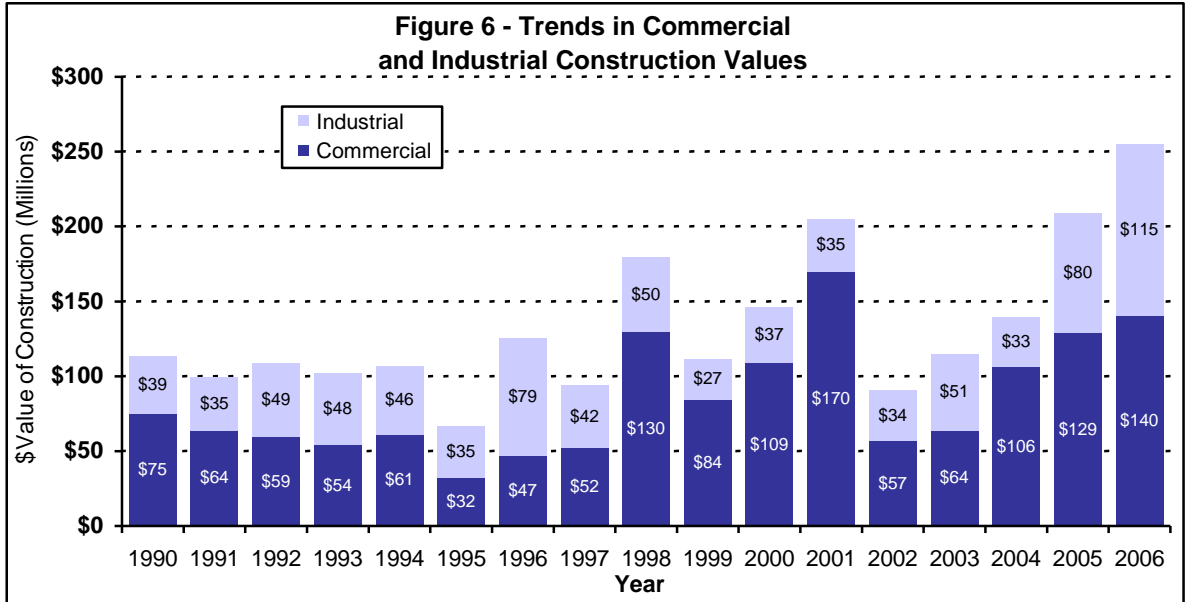
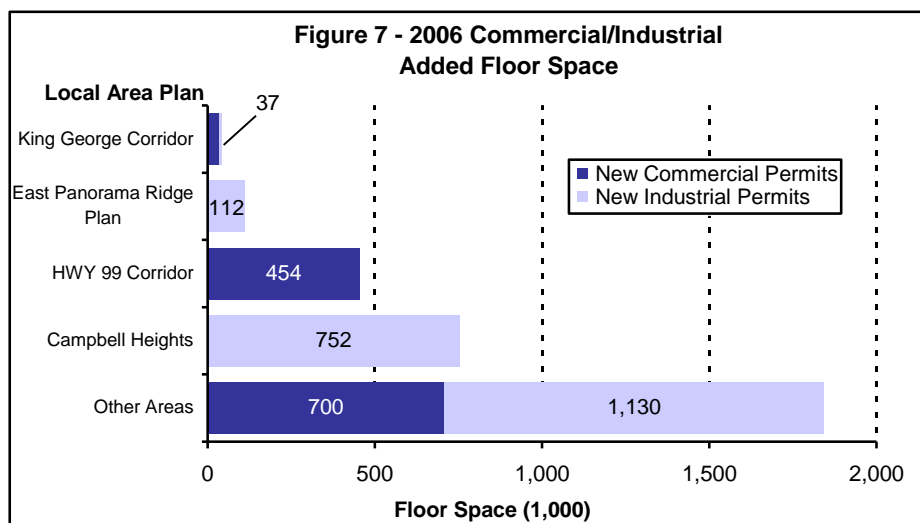


Figure 7 illustrates that outside the established industrial areas, Campbell Heights accounted for about 38% (751,760 square feet) of the new industrial floor area approved in 2006. The majority of new commercial construction took place in the Highway 99 Corridor, with 38% (454,290 square feet) of total commercial floor areas approved in 2006.

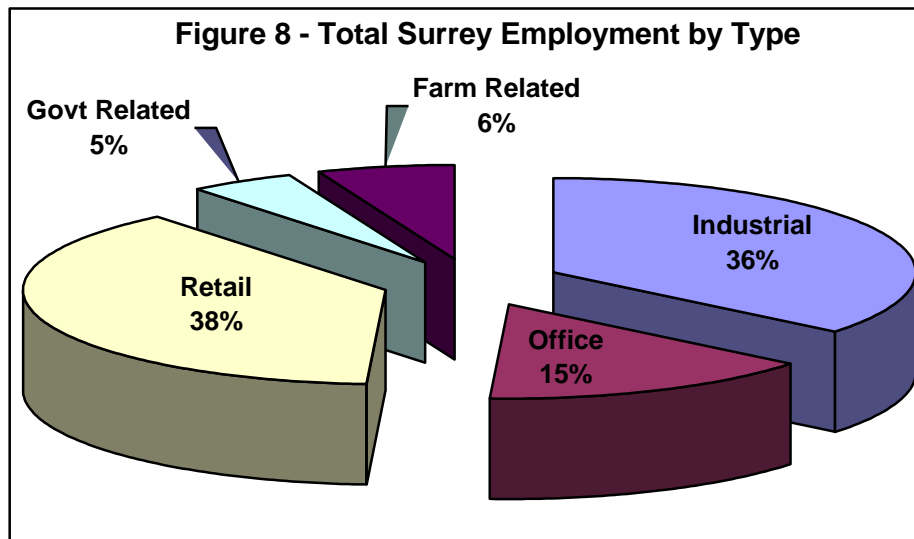


It is expected that the industrial and commercial development in the City Centre, Campbell Heights, South Westminster and the Highway 99 Corridor will contribute significantly to Surrey's business growth in the next few years. As well, Council has

authorized the development of an "Employment Lands Strategy", which is underway. This work will examine and make recommendations on ways to protect industrial land and to ensure a sufficient land supply for commercial, office, industrial and other employment uses in the City.

Employment

Current total employment in Surrey (December 2006) is estimated to be 145,172 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 estimated resident work force in Surrey is 215,000. This estimate comes from the 2001 census. The current job to workforce ratio for the City is estimated to be 0.68, which is a marginal improvement over 2005. Figure 8 illustrates the break down of Surrey employment by type.



- Source: City of Surrey Long Range and Policy Development Department (*Dec. 2006*)
- Note: Data is derived from City of Surrey Economic Development Department and Business License Information. Economic Development staff conduct an annual telephone survey to determine type of business, number of employees and verify location.
- Data includes businesses with home-based business and no fixed address.
- Industrial type employment includes construction workers with no fixed address, warehousing, transportation, manufacturing, lumber related industry, truck and auto storage, utilities, and other related business types.
- Gov't related employment includes municipal, provincial and federal agencies that include police, fire, library, community centres and other public agencies.
- Farm related employment includes agro-industrial business and other related business types.

Table II illustrates the break down of employment by type in each Surrey Community.

Table II - Surrey Employment by Type (December 2006)

Land use	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	Total
Industrial	6,481	810	11,811	21,734	3,161	8,131	52,128
Office	1,072	877	3,688	5,453	2,746	7,632	21,469
Retail	6,015	6,153	9,404	11,831	10,193	12,351	55,948
Govt Related	399	410	778	3,331	1,157	786	6,862
Farm Related	2,442	154	522	539	5,011	98	8,765
Total	16,410	8,405	26,203	42,888	22,268	28,998	145,172

Surrey's Industrial Land Inventory

While it is recognized that Surrey has approximately 45% of Metro Vancouver's supply of industrial land, due to constraints of environmental features, topography and pressure for non-industrial uses on existing industrial land, it is necessary to carefully monitor the City's employment land base and protect it for employment uses.

As a result, on March 28, 2007, Council has authorized the development of by passing the following resolution:

"That pending the completion and adoption by Council of a City of Surrey Employment Lands Strategy, staff is directed to not process applications to redesignate lands designated "Industrial" in the Official Community Plan to any other designation, with the exception of lands already designated for alternative uses in approved Neighbourhood Concept Plans".

Table II breaks down Surrey's developable serviced industrial land by type of "Industrial-Designated Land". The amount of total industrial land that is currently potentially developable is 1,255 acres. This includes both serviced or open green space and long-term developable industrial land. Out of this total, only approximately 205 acres or 16% of industrial land is market ready or vacant industrial land that could be ready within one year. The majority of this land is located in the Campbell Heights NCP area and in Newton and Cloverdale.

Table III – City of Surrey Industrial Land Inventory

Type of Industrial-Designated Land	Developable Serviced Land (Acres)				Total Land Area (Acres)
	Developed or Open Green Space	Market Ready	Medium-Term*	Long-Term*	
Area of Industrial-Designated Property	4,450	502	891	1,637	7,480
Area of Industrial-Designated Land planned for Park/Open Space, and within Infrastructure/Utility Corridors	1,049	0	50	97	1,196
Total Area of Industrial-Designated Land Occupied with Industrial and Non-Industrial Uses	3,043	167	446	944	4,600
Vacant Industrial-Designated Land	359	334	396	596	1,684
Areas of Industrial-Designated Land Not Developable due to Riparian Protection, Planned for Non-Industrial Uses, or Located on a Severe Slope	93	129	86	122	429
Vacant Potentially Developable Industrial-Designated Land	266	205	310	474	1,255

Note:

Industrial land that is planned for non-industrial uses includes the new Kwantlen College site in Cloverdale and the new private school (Khalsa) in South Westminster.

Serviced or Open Green Space - Industrial designated land that has been developed or is planned for open space or non-industrial purposes.

Market Ready - vacant industrial Lands that could be ready within one year. These Lands may require a Development Permit or Building Permit to proceed to the development stage.

Medium-Term - vacant industrial lands that are anticipated to be available after one year but within a 10-year horizon. These lands may or may not be presently serviced -- but are expected to be serviced within the next 10 years under your municipality's capital services plan.

Long-Term - vacant industrial lands that are not likely to be serviced within the next 10 years.

NCP and OCP Land Use Amendments

NCP Implementation and Amendment

In 2006, Council approved 13 amendments to the various NCP land use plans. A total of 47 new applications for amendments were submitted. There are 87 applications currently under review. About one-half of the approved, and 23% 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.

OCP Land Use Amendments

During 2006, Council approved 21 amendments to the OCP Land Use Designation Map. The City received sixty-four new applications for consideration. Amendments approved in 2006 involved 96 hectares (237 acres) of land, as follows:

- 2 hectares (6 acres) for Commercial development;
- 48 hectares (119 acres) for Urban development;
- 44 hectares (108 acres) for Multiple Residential development; and

- 2 hectares (4 acres) for Industrial development.

All OCP amendment applications currently in process, are proceeding concurrently with companion rezoning applications. Appendix I lists and illustrates the location of each OCP amendment application that was approved during 2006 and those currently in process.

CONCLUSION

The annual OCP review is undertaken to monitor progress in implementing the OCP land use plan and related policies.

Despite continuing high residential growth rates, existing capacity in NCPs in urban infill areas and in the City Centre and Town Centres will provide capacity for an additional 10 to 11 years of residential growth.

Business development in 2006 showed a significant increase over 2005. 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.

Jean Lamontagne
General Manager,
Planning and Development

SJ/kms/saw

Attachments:

Appendix I OCP Land Use Designation Amendments, Tables and Maps

OCP Land Use Designation Amendments Tables and Maps

OCP Land Use Amendments Approved By Council During 2006

Council approved 21 applications to amend the Official Community Plan Land Use designation map in 2006, affecting 96 hectares (237 acres) of land. Information regarding each of the amendments is documented in the following table and is illustrated in Figure B1.

Application and Location	Amendment
03-0233-00 OP 8273 120A St	Commercial to Multiple Residential
04-0241-00 OP 16308 60 Ave	Suburban to Urban
05-0126-00 OP 2714 160 St	Suburban to Urban and Multiple Residential
04-0054-00 OP 5916 124A St	Suburban to Urban
05-0086-00 OP 10112 176 St	Suburban to Urban
00-0225-00 OP 12851 20 Ave	Suburban to Urban
01-0205-00 OP 12388 58A Ave	Suburban to Urban
02-0302-00 OP 17119 104 Ave	Suburban to Urban
03-0379-00 OP 7767 128 St	Industrial to Commercial
04-0028-00 OP 5825 135 St	Suburban to Urban
04-0322-00 OP 2743 156 St	Urban to Commercial
04-0419-00 OP 19045 54 Ave	Suburban to Industrial
05-0003-00 OP 19311 72 Ave	Suburban to Urban
05-0017-00 OP 18376 96 Ave	Industrial to Industrial
05-0094-00 OP 5550 188 St	Suburban to Urban
05-0150-00 OP 18969 72 Ave	Suburban to Urban and Multiple Residential
05-0194-00 OP 8219 146 St	Suburban to Urban
05-0250-00 OP 16100 32 Ave	Suburban to Urban
04-0317-00 OP 6831 188 St	Suburban to Urban
05-0291-00 OP 5610 152 St	Suburban to Commercial
05-0308-00 OP 2360 153 St	Urban to Commercial

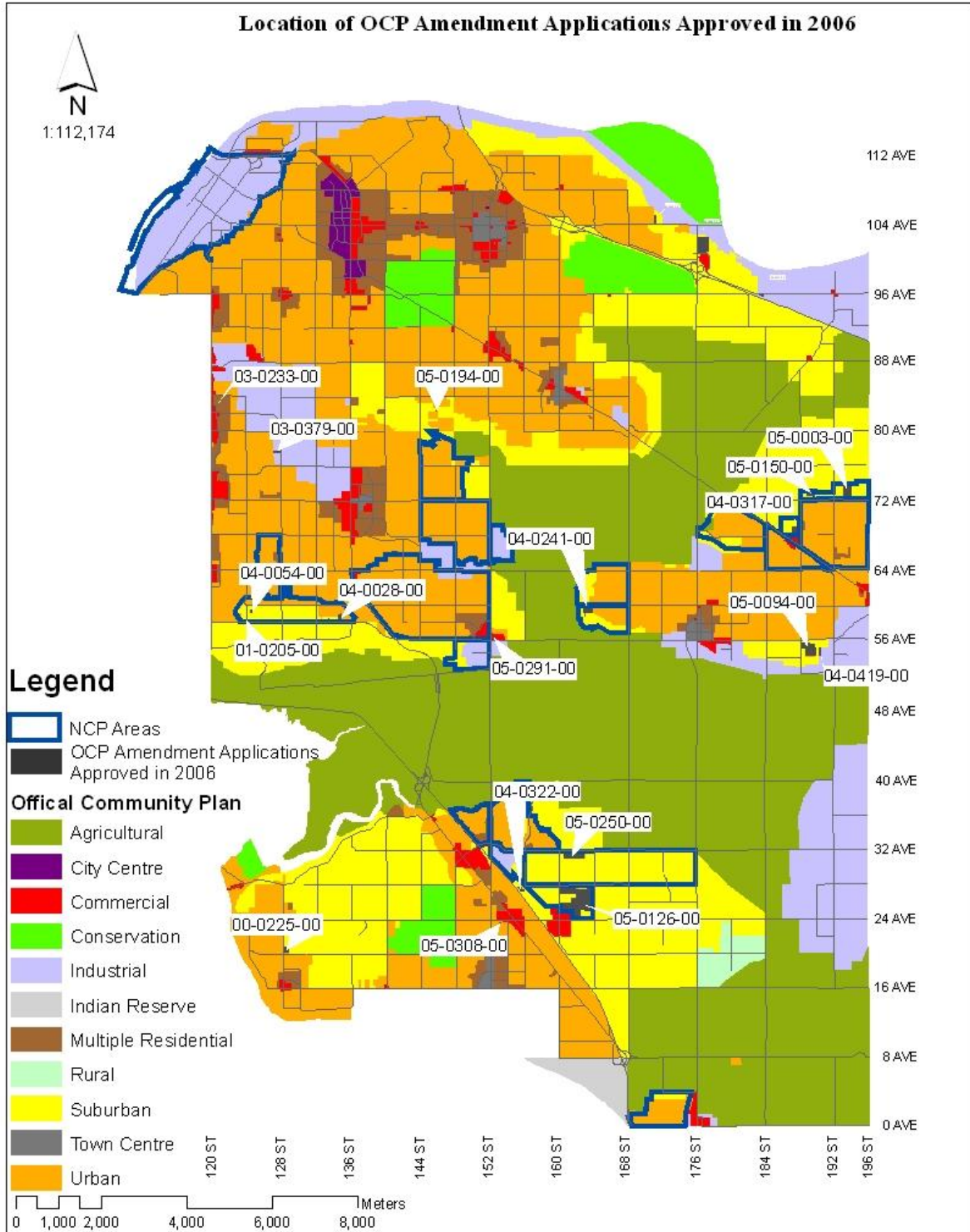


Figure B1 - OCP Amendment Applications Approved in 2006

OCP Land Use Designation Amendment Applications Currently in Process

The Planning and Development Department is currently processing 120 OCP amendment applications. Information on each of these applications is documented in the following table and the location of each application is illustrated in Figure B2:

Application and Location	Proposed Amendment
05-0338-00 OP 12856 60 Ave	Suburban to Urban/Suburban
06-0066-00 OP 7254 194 St	Suburban to Urban
06-0001-00 OP 310 171 St	Suburban to Urban
07-0021-00 OP 14458 82A Ave	Suburban to Urban
07-0024-00 OP 13120 76 Ave	Industrial to Industrial
06-0228-00 OP 16277 60 Ave	Suburban to Urban
05-0019-00 OP 16565 No 10 (56 Ave) Hwy	Suburban to Urban
06-0371-00 OP 8243 164 St	Urban to Multiple Residential
06-0296-00 OP 2932 160 St	Suburban to Urban
05-0136-00 OP 19461 64 Ave	Urban to Multiple Residential
05-0395-00 OP 8119 146 St	Suburban to Urban
06-0429-00 OP 6706 188 St	Urban to Industrial
06-0454-00 OP 15321 16 Ave	Multiple Residential to Town Centre
06-0289-00 OP 15714 28 Ave	Suburban to Urban
06-0072-00 OP 12054 88 Ave	Commercial/Industrial to Commercial
04-0068-00 OP 5926 128 St	Suburban to Urban
06-0180-00 OP 15040 59 Ave	Multiple Residential to Urban
06-0234-00 OP 18930 No 10 (56 Ave) Hwy	Suburban to Urban
05-0378-00 OP 15031 - 15115 59 Ave	Suburban to Urban
06-0242-00 OP 17363 64 Ave	Suburban/Urban to Urban
06-0103-00 OP 7069 188 St	Suburban to Urban
07-0005-00 OP 18879 72 Ave	Suburban to Urban
07-0010-00 OP 2939 156 St	Suburban to Multiple Residential
06-0472-00 OP 15829 24 Ave	Suburban to Commercial
06-0476-00 OP 2627 160 St	Suburban to Urban
06-0500-00 OP 14844 No 10 (56 Ave) Hwy	Suburban to Industrial
06-0308-00 OP 15755 28 Ave	Suburban to Urban
06-0332-00 OP 12389 104 Ave	Industrial to Multiple Residential
06-0342-00 OP 6520 194 St	Urban to Multiple Residential
05-0406-00 OP 7353 196 St	Suburban to Urban
06-0376-00 OP 6976 120 St	Commercial and Urban to Urban
06-0372-00 OP 376 171 St	Suburban to Urban
06-0269-00 OP 17334 104 Ave	Suburban to Urban
06-0400-00 OP 5968 124A St	Suburban to Urban
06-0245-00 OP 7264 194 St	Suburban to Urban
06-0174-00 OP 19057 72 Ave	Suburban to Urban/Suburban
06-0257-00 OP 2981 156 St	Suburban to Multiple Residential
06-0247-00 OP 12455 105A Ave	Industrial to Urban
06-0264-00 OP 17480 4 Ave	Suburban & Urban to Urban
06-0306-00 OP 2423 163 St	Suburban to Urban
06-0307-00 OP 2432 163 St	Suburban to Urban
06-0297-00 OP 9450 120 St	Commercial to Multiple Residential
06-0227-00 OP 7284 192 St	Suburban to Urban
91-0104-00 OP 13910 Trites Rd	Agricultural/Suburban to Suburban
06-0079-00 OP 10824 125 St	Industrial to Temporary Industrial Use Permit Area

06-0098-00 OP 17262 4 Ave	Suburban to Urban
06-0119-00 OP 18115 0 Ave	Agricultural to Suburban
06-0122-00 OP 2124 128 St	Suburban to Urban
06-0086-00 OP 13166 60 Ave	Suburban to Urban
06-0044-00 OP 5482 188 St	Suburban to Urban
06-0118-00 OP 2092 128 St	Suburban to Urban
06-0123-00 OP 2360 154 St	Urban to Commercial
06-0162-00 OP 12120 82 Ave	Commercial to Multiple Residential
06-0097-00 OP 15811 26 Ave	Suburban to Urban
06-0197-00 OP 14072 24 Ave	Suburban to Urban
06-0367-00 OP 8164 120A St	Commercial to Multiple Residential
06-0153-00 OP 2599 160 St	Suburban to Multiple Residential
06-0100-00 OP 18752 54 Ave	Suburban to Urban
06-0200-00 OP 15810 28 Ave	Suburban to Multiple Residential
05-0337-00 OP 19002 No 10 (56 Ave) Hwy	Suburban to Urban
05-0353-00 OP 16042 84 Ave	Town Centre to Temporary Commercial Use Permit Area
05-0382-00 OP 7329 192 St	Suburban to Urban
05-0375-00 OP 12327 Industrial Rd	Industrial to Temporary Industrial Use Permit Area
06-0005-00 OP 2689 164 St	Suburban to Urban
06-0161-00 OP 17366 104 Ave	Suburban to Urban
06-0230-00 OP 12052 102 Ave	Industrial to Temporary Industrial Use Permit Area
06-0218-00 OP 16433 110 Ave	Suburban to Urban
05-0349-00 OP 3164 160 St	Suburban to Urban
06-0311-00 OP 16238 28 Ave	Suburban to Urban
06-0320-00 OP 17414 4 Ave	Suburban to Urban
06-0301-00 OP 13111 King George Hwy	Urban to Multiple Residential
06-0270-00 OP 17287 64 Ave	Suburban to Urban
06-0319-00 OP 17340 4 Ave	Suburban to Urban
06-0317-00 OP 16982 Fraser Hwy	Suburban to Urban
06-0351-00 OP 18431 Fraser Hwy	Suburban to Multiple Residential
06-0137-00 OP 15705 Croydon Dr	Suburban to Commercial
06-0389-00 OP 8247 161 St	Urban to Multiple Residential
01-0097-00 OP 13852 101 Ave	Multiple Residential to City Centre
02-0075-00 OP 17236 No 10 (56 Ave) Hwy	Industrial/Agriculture to Amend Industrial/Agriculture
02-0078-00 OP 19209 80 Ave	Suburban to Temporary Use Permit Area
02-0086-00 OP 5940 176 St	Multiple Residential to Commercial
02-0142-00 OP 7727 120A St	Multiple Residential to Commercial
02-0182-00 OP 3817 152 St	Agriculture to Industrial
02-0373-00 OP 14933 Colebrook Rd	Suburban to Industrial
03-0241-00 OP 13845 96 Ave	Multiple Residential to Commercial
03-0406-00 OP 9998 176 St	Suburban to Commercial
04-0058-00 OP 5811 126 St	Suburban to Urban
04-0072-00 OP 5359 148 St	Suburban to Agriculture
04-0091-00 OP 12941 No 10 (58 Ave) Hwy	Suburban to Urban
04-0099-00 OP 5987 125 St	Suburban to Urban
04-0122-00 OP 5961 125 St	Suburban to Urban
04-0135-00 OP 10198 Grace Rd	Industrial to Temporary Industrial Use Permit Area
04-0215-00 OP 15448 No 10 (56 Ave) Hwy	Agricultural to Industrial
04-0329-00 OP 12916 60 Ave	Suburban to Urban
04-0435-00 OP 15074 76A Ave	Suburban to Urban
05-0004-00 OP 17435 No 10 (56 Ave) Hwy	Industrial to Commercial
05-0014-00 OP 18998 54 Ave	Suburban to Industrial

05-0029-00 OP 13441 No 10 (58 Ave) Hwy	Suburban to Urban
05-0037-00 OP 19029 54 Ave	Suburban to Industrial
05-0044-00 OP 5872 126 St	Suburban to Urban
05-0079-00 OP 17565 2 Ave	Commercial to Industrial
05-0142-00 OP 9998 176 St	Suburban to Urban
05-0180-00 OP 7227 149A St	Suburban to Urban
05-0207-00 OP 12964 60 Ave	Suburban to Urban
05-0234-00 OP 18852 54 Ave	Suburban to Urban
05-0232-00 OP 7210 192 St	Suburban to Urban
05-0230-00 OP 19109 72 Ave	Suburban to Urban
05-0252-00 OP 12251 88 Ave	Industrial to Commercial
05-0280-00 OP 14653 104 Ave	Multiple Residential to Amend Multiple Residential Design.
05-0299-00 OP 10766 Scott Rd	Industrial to Temporary Industrial Use Permit Area
07-0078-00 OP 3005 160 St	Suburban to Urban
06-0030-00 OP 5326 188 St	Suburban to Urban
04-0201-00 OP 6890 176 St	Suburban to Urban
05-0312-00 OP 2765 160 St	Suburban to Urban
07-0116-00 OP 15844 24 Ave	Suburban to Commercial
07-0113-00 OP 15535 28 Ave	Suburban to Urban
07-0105-00 OP 15908 32 Ave	Suburban to Urban
07-0115-00 OP 16390 64 Ave	Agricultural to Multiple Residential
06-0520-00 OP 10288 133 St	Multiple Residential to City Centre
07-0052-00 OP 2885 Helc Pl	Suburban to Urban

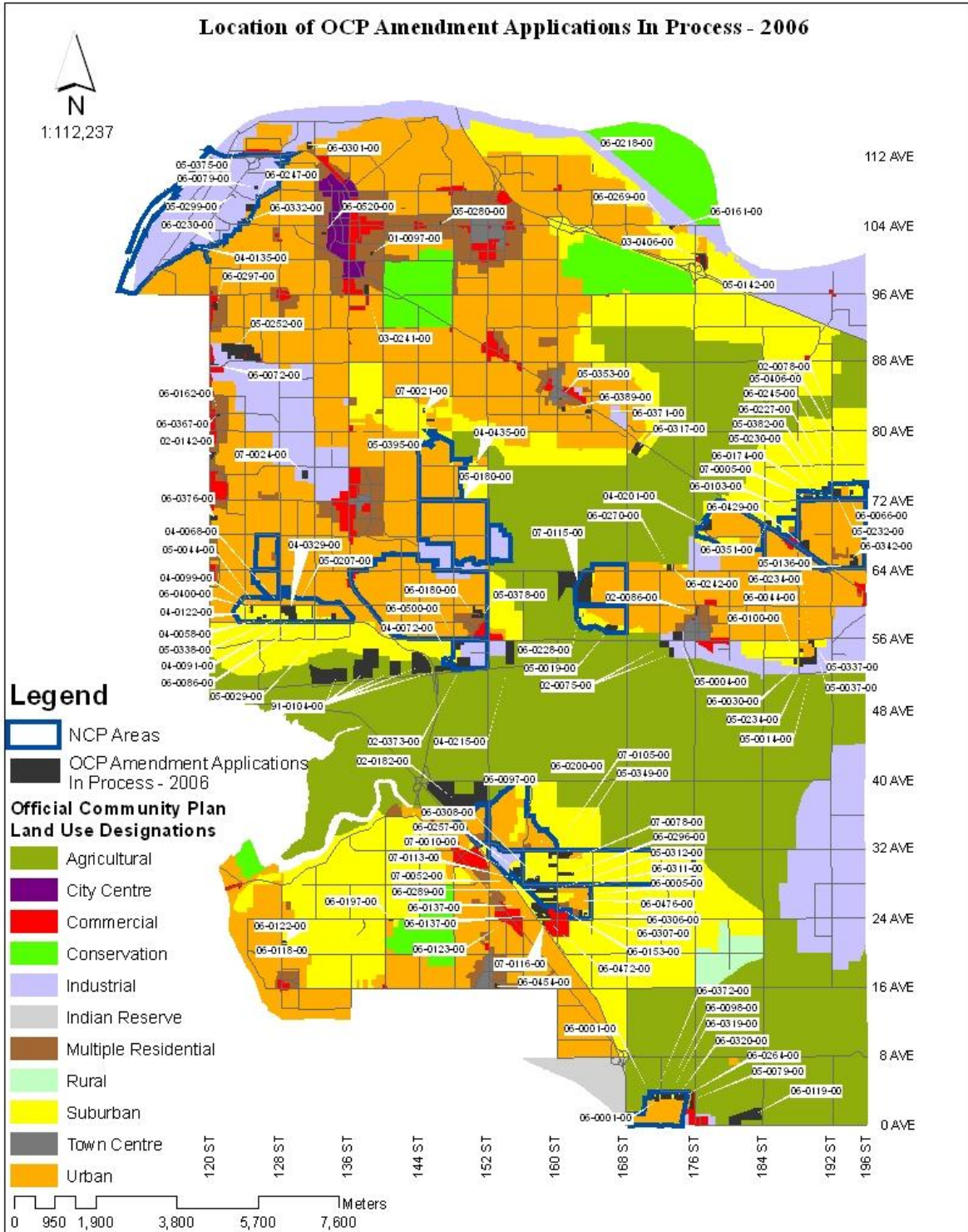


Figure B2 - OCP Amendment Application in Process - 2006