



Corporate Report

NO: C010

COUNCIL DATE: July 14, 2008

COUNCIL-IN-COMMITTEE

TO: **Mayor & Council** DATE: **July 14, 2008**

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 to meet statutory requirements and to consider the evolving nature of City issues, a major review will be conducted every five years. On April 14, 2008 Council considered Corporate Report No. C006 and approved a Terms of Reference for a major review of the OCP. Work is now underway on this major review. It is anticipated that the review process will culminate in the adoption of a revised OCP in late 2009.

DISCUSSION

Development Overview

Population Growth

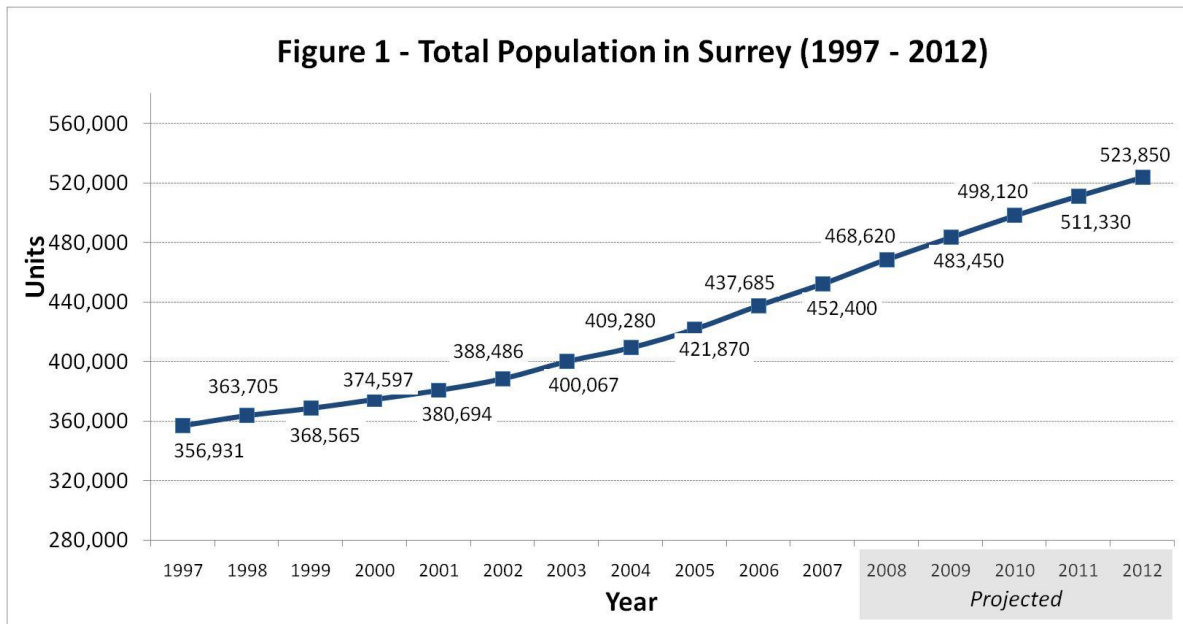
Surrey's total population as of December 2007 is estimated at 452,400 residents. This estimate is based on the City's residential building inventory, created using a combination of data sources that include:

- BC Assessment Authority data;
- Surrey Building Permit information;
- Surrey Secondary Suite data;
- The latest GIS Orthophoto imagery; and
- Surrey GIS Cadastre (lot and address) information.

Figure 1 illustrates existing and projected total City population for the years 1997 through 2012. Over the last 10 years, Surrey has added over 95,469 residents to its population. During this period, the average annual growth rate has been 2.4%.

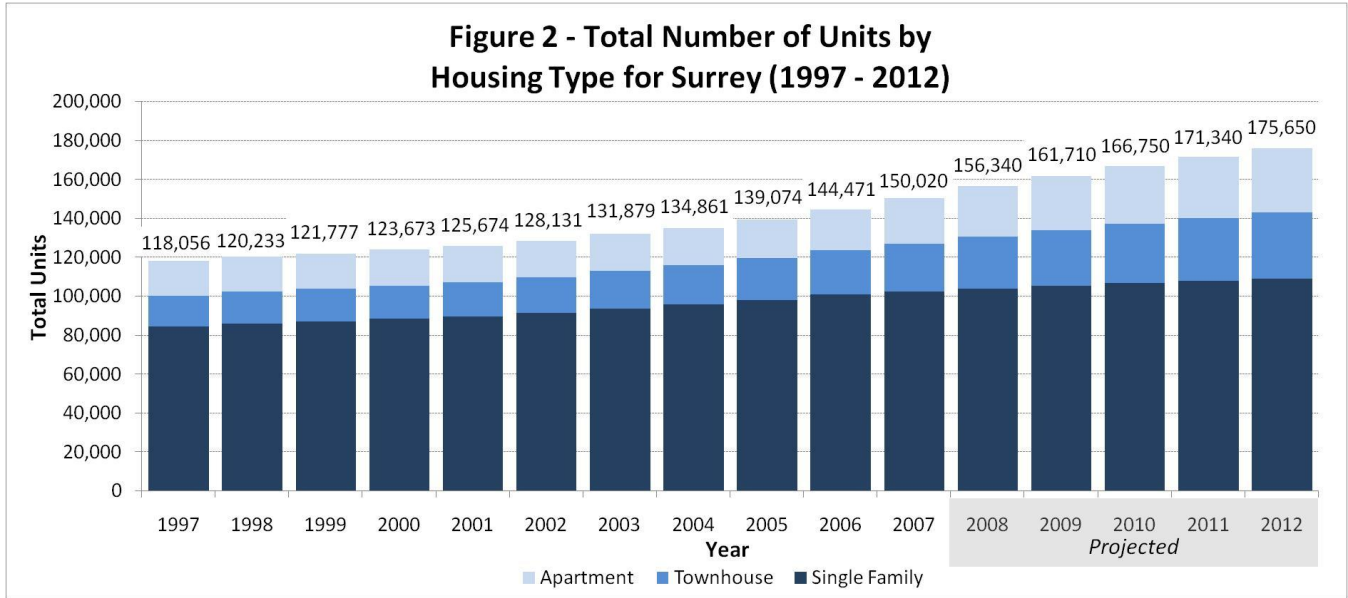
The City's population represents approximately 19% of the total population of Metro Vancouver.

Further population growth of approximately 71,450 residents is projected for the five years between 2008 and 2012, for an estimated 2012 population of 523,850.



Dwelling Units:

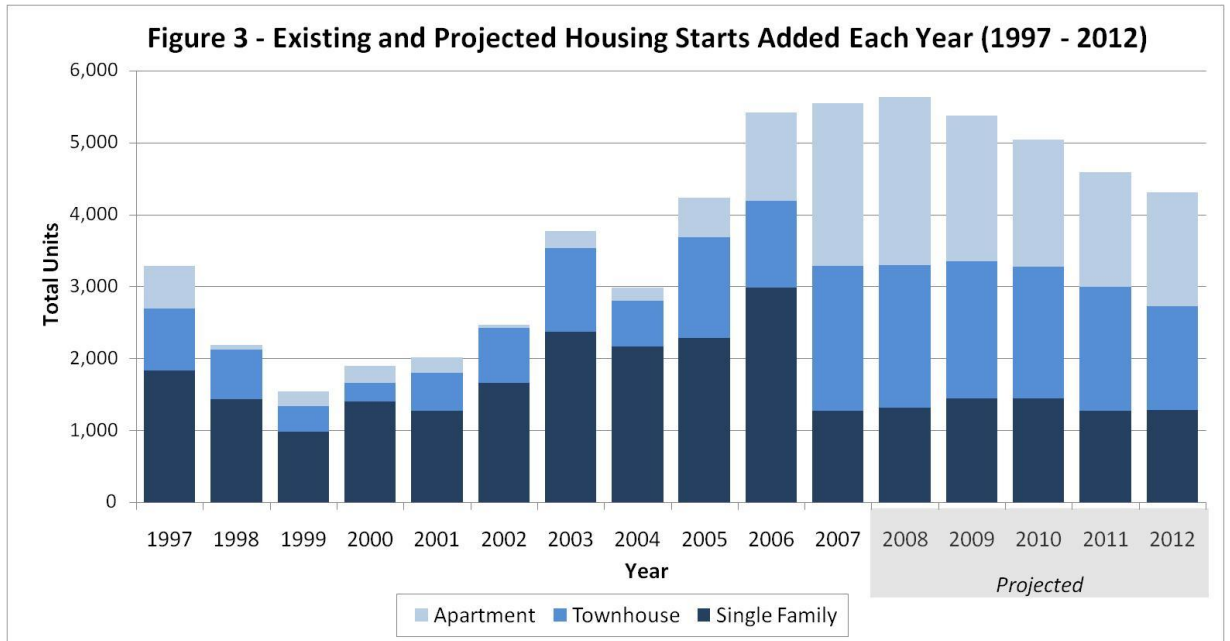
Figure 2 illustrates the total number of dwelling units in Surrey by dwelling unit type both existing and projected for the years 1997 through 2012. The total number of residential units, including secondary suites, is estimated at 150,020 as of December 2007. Over the last 10 years, approximately 31,964 units have been constructed in Surrey. It is estimated that approximately 25,630 units will be added in the next five years for a total of approximately 175,650 dwelling units projected for 2012.



While the majority of residential units in the City are single-family dwellings, it is noted that between 1997 and 2007, the number of multi-family units, as a percent of total units, has increased from 28.5% to 31.9%. It is projected that by 2012, approximately 38% of Surrey's housing stock will consist of multi-family dwelling units. This trend toward an increasing percentage of multi-family dwelling units is expected to continue indefinitely.

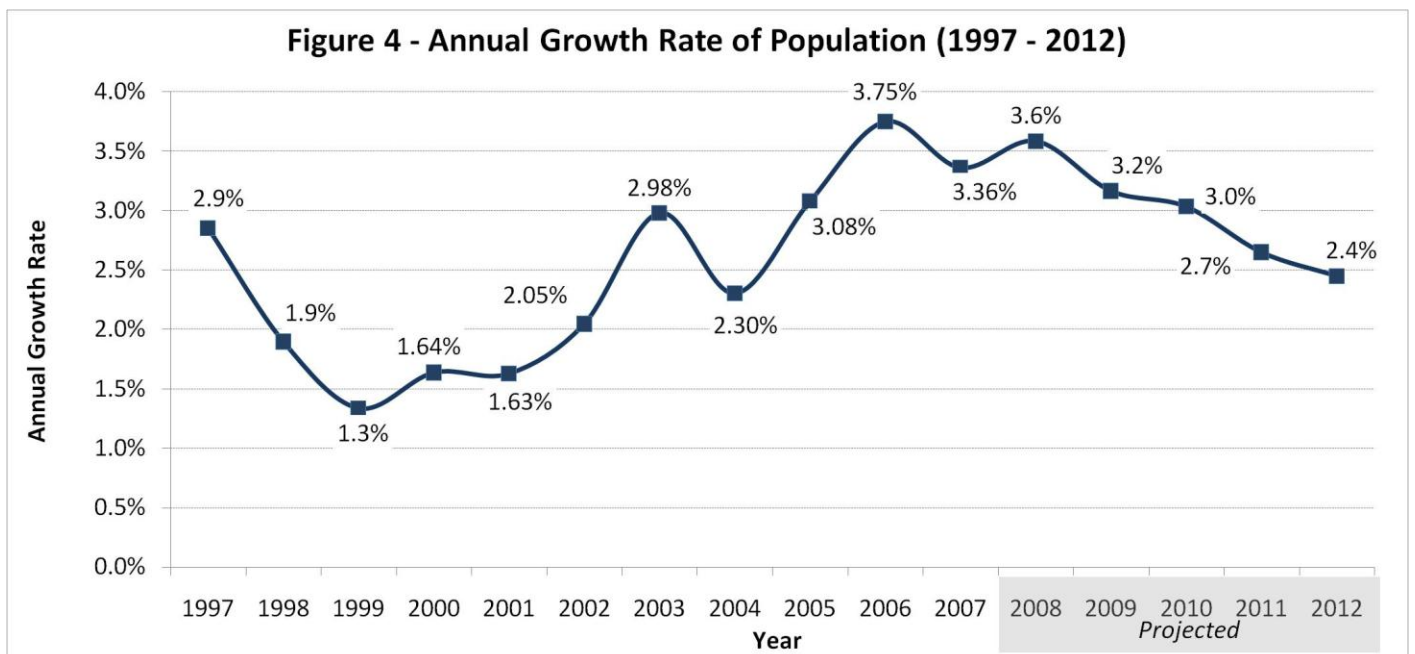
Based on Surrey's current estimated population, the overall average persons per unit (ppu) is 3.0, which has remained fairly constant citywide since 1997. Throughout Surrey, however, average household size varies considerably, from an average household size of 3.26 in Newton to 2.59 in South Surrey.

Figure 3 illustrates actual and projected housing starts for the years 1997 through 2012. In 2007 housing reached a total of 5,546 new units. Based on the mix of dwelling units, this represents 14,620 new residents added to Surrey's population. Appendix I of this report illustrates the location of Housing Starts in 2007.



It is predicted that housing starts will peak over the next two years and moderate thereafter. Surrey's actual or projected annual population growth rate for each of years from 1997 to 2012 is illustrated in Figure 4. As of December 2007, there are approximately 19,000 units in the development permit process. It is expected that an average of approximately 5000 dwelling units will be added annually over the next five years.

In 2007 approximately 37.6% 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.



The 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 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 monitor 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.

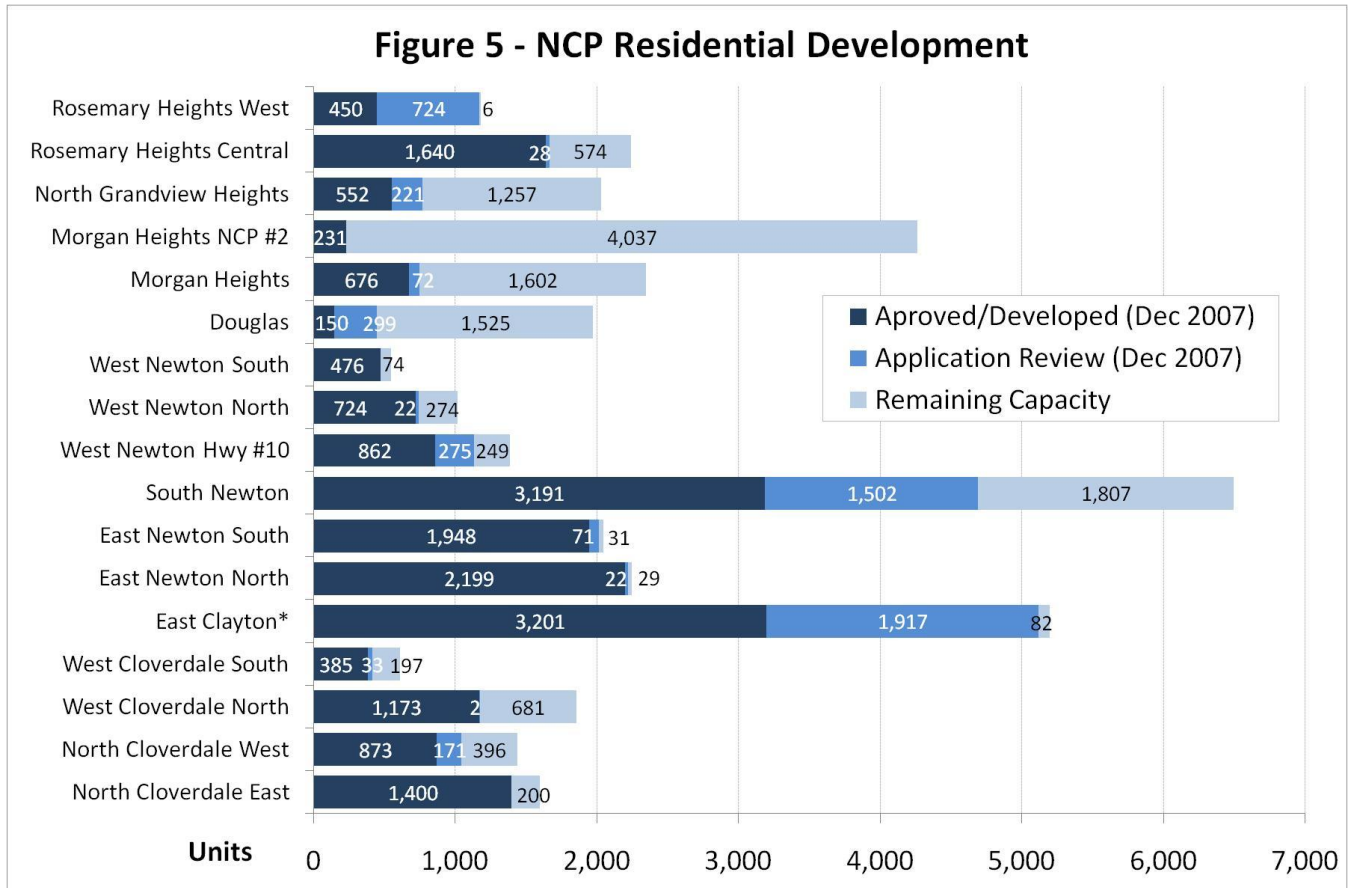
Development Capacity in Surrey

Surrey has a considerable amount of capacity for new dwelling units within approved NCP areas, the City Centre, Semiahmoo Town Centre and many other infill areas containing vacant or under utilized land.

Surrey's Neighbourhood Community Plans (NCPs)

Figure 5 includes all approved NCPs as well as Grandview Heights Neighbourhood #2 which has received Stage 1 approval. The NCP areas provide a total capacity of 38,500 dwelling units, which will accommodate up to approximately 115,533 residents, assuming approximately 3.0 ppu.

The "Approved/Developed" component of each bar in the graph includes occupied units, units under construction, units under building permit application or issued a building permit as of December 2007, and units that have been approved through a rezoning/development permit process. The "Application Review" component of each bar in the graph includes expected dwelling units from development applications that are currently under review as of December 2007 but have not yet been approved.



**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 area.*

By December 2007, approximately 61% (20,131 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 5,359 dwelling units were proceeding through the development review process. The remaining capacity in approved NCPs at the end of 2007 was estimated at approximately 13,021 dwelling units.

Grandview Heights Neighbourhood #2 (Sunnyside Heights) NCP has received Stage 1 NCP approval, and following Stage 2 adoption will provide additional capacity of approximately 4,200 dwelling units. Staff will be preparing a Corporate report on the development of further NCPs in the Grandview Heights area following the completion of ongoing environmental and place-making work.

Significant residential capacity is also available in the following areas:

- The City Centre has a total capacity for approximately 32,830 dwelling units (approximately 90% multi-family type), which could accommodate up to approximately 65,000 residents (using 2.0 ppu). As of December 2007, development applications that are under review for sites in the City Centre would if approved result in 6,636 new dwelling units;

- The Semiahmoo Town Centre has a development capacity of approximately 3,000 dwelling units. There are currently approximately 320 dwelling units in the development permit review stage; and
- It is expected that approximately 1,600 dwelling units will be developed annually in infill areas of the City.

Remaining Residential Development Capacity

As mentioned previously in this report, it is estimated that there be approximately 5,000 dwelling units added to Surrey's housing stock in each of the next 5 years. It is expected that these units will be accommodated as follows

- NCP areas = 45% (2250 dwelling units per year);
- City Centre and Town Centres = 23% (1100 dwelling units per year); and
- Infill residential development = 32% (1600 dwelling units per year).

Based on the approved NCPs and infill potential, there is capacity for over 10 years of residential growth.

As in the past, NCPs will continue to be significant growth areas. Continuing high residential growth rates will result in several NCP areas nearing build out capacity within five years. As NCP areas near their build out capacity, residential starts in NCPs will level off and decline. Apartment and other multiple-family building forms will rise significantly in the City Centre and other Town Centres; more importantly, along transit corridors and in the vicinity of transit stations.

As NCP areas near capacity, there will be increasing pressure for redevelopment of lands occupied by older housing stock in some of Surrey's older neighbourhoods. This trend has already begun in some neighbourhoods, as older single-family homes on larger lots are being replaced with small lot subdivisions, duplexes, town housing and apartments. In 2007, 600 single-family homes were demolished to make way for development.

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 total annual industrial and commercial building construction value since 1990. In 2007 there was approximately \$295 million dollars in industrial and commercial building construction value issued in the form of building permits,

amounting to approximately 2.5 million square feet of new business floor area. Appendix II attached to this report illustrates the location of building permits that were issued in 2007 for commercial and industrial development.

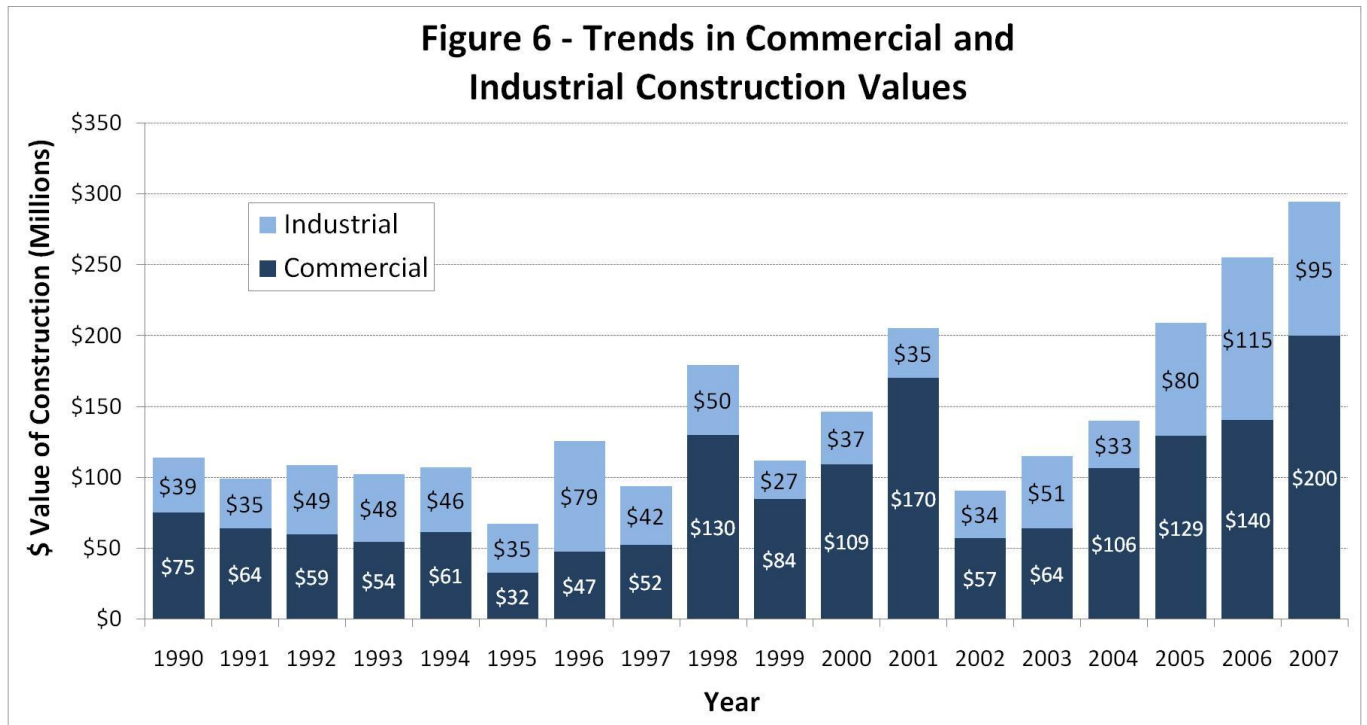
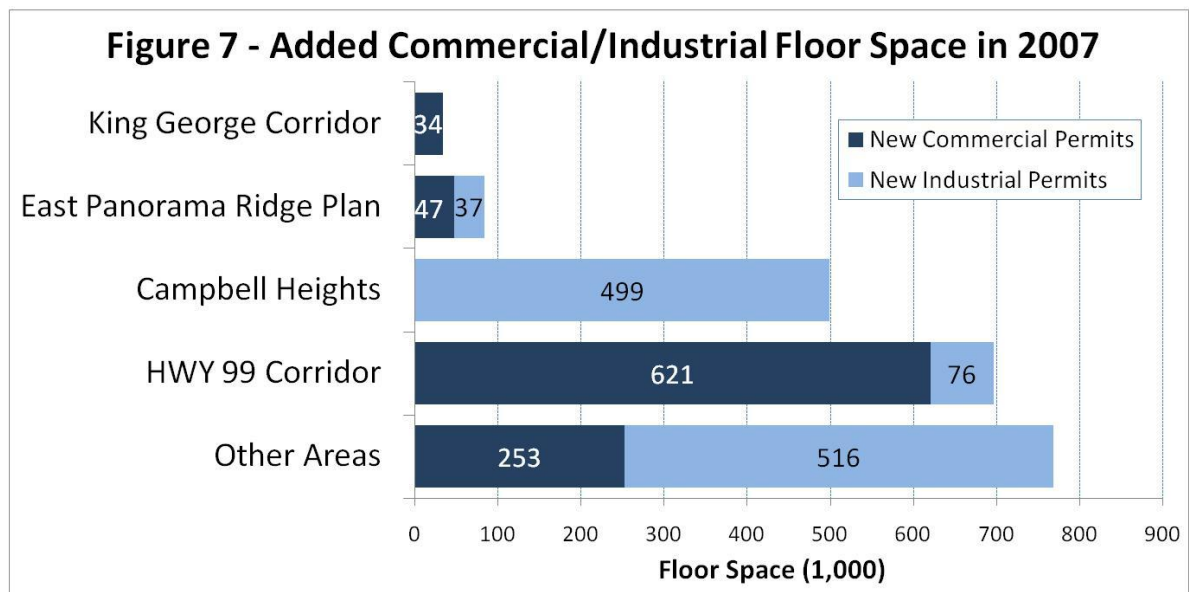


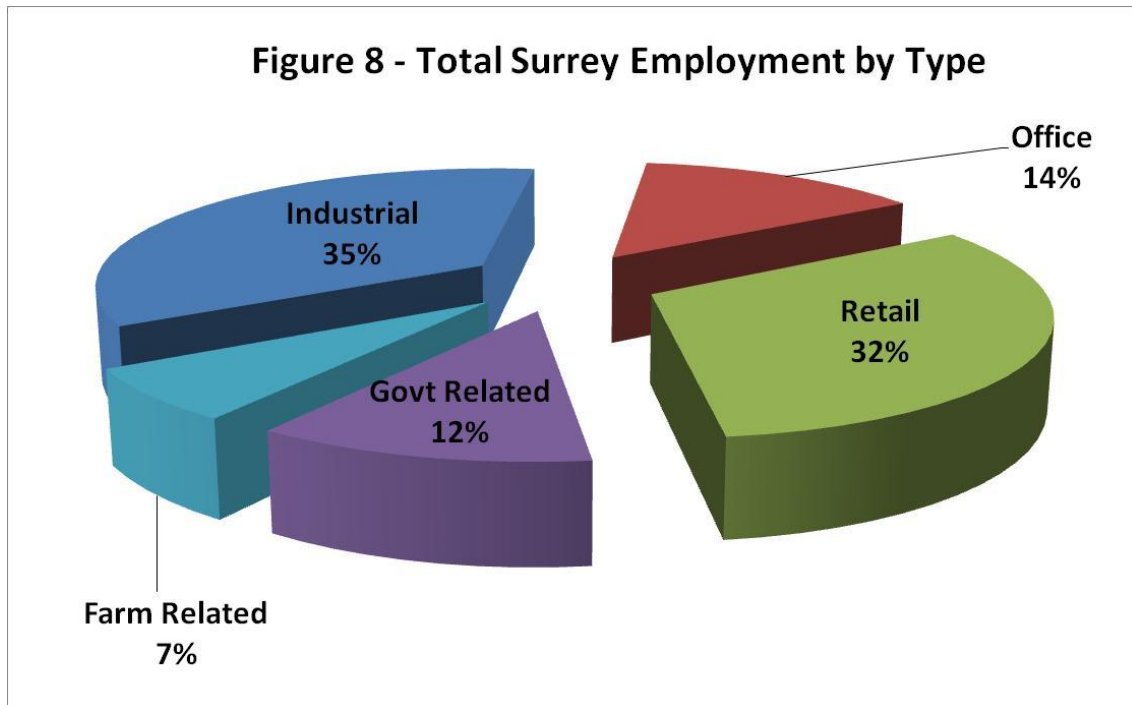
Figure 7 illustrates that Campbell Heights accounted for about 39% (499,285 square feet) of the new industrial floor area approved in 2007. The majority of new commercial construction took place in the Highway 99 Corridor, with 53% (620,890 square feet) of total commercial floor area approved in 2007.



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.

Employment

Current total employment in Surrey (December 2007) is estimated to be 142,579 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 job to workforce ratio for the City is estimated to be 0.68. Figure 8 illustrates the break down of Surrey employment by type.



- Source: City of Surrey Planning and Development Department (*Dec. 2007*)
- Note: Data is estimated by using floor area ratios by land use type (i.e. commercial and industrial) for each nonresidential building in Surrey.
- 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 ago-industrial business and other related business types.

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

Land use	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	Total
Industrial	5,719	989	11,082	21,629	3,476	7,477	50,371
Office	676	542	3,115	3,853	2,076	9,737	19,998
Retail	5,400	4,782	5,939	9,947	9,641	9,917	45,625
Govt Related	1,429	1,185	1,974	6,447	3,268	2,331	16,635
Farm Related	3,432	164	522	560	5,173	98	9,949
Total	16,655	7,663	22,631	42,436	23,635	29,560	142,579

Table I - Surrey Employment by Type (December 2007)

Surrey's Industrial Land Inventory

Surrey has approximately 45% of Metro Vancouver's supply of industrial land. It is necessary to carefully monitor the City's employment land base and protect it for employment uses.

On March 28, 2007, Council passed 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".

The Employment Land Strategy will be forwarded to Council for consideration shortly.

Table II provides a summary of Surrey's developable serviced industrial land by type. The area of industrial land that is currently developable is 1,209 acres as of December 2007. This includes serviced land, lands within reasonable distance of infrastructure/utility corridors to allow relatively economical servicing and long-term developable industrial land. Out of this total, only approximately 227 acres or approximately 19% 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 Campbell Heights, Newton, Cloverdale and South Westminster.

Table II – City of Surrey Industrial Land Inventory

Type of Industrial-Designated Land	Developable Serviced Land (Acres)				Land That is Unserviceable or Protected	Total Land Area (Acres)
	Developed or Open Green Space	Market Ready	Medium-Term*	Long-Term*		
Area of Industrial-Designated Property	4,306	437	822	1,628	197	7,390
Area of Industrial-Designated Land and within Infrastructure/Utility Corridors	918	2	34	204	0	1,158
Total Area of Industrial-Designated Land Occupied with Industrial and Non-Industrial Uses	3,101	221	453	795	0	4,569
Vacant Industrial-Designated Land	257	214	335	630	0	1,436
Areas of Industrial-Designated Land Not Developable due to Riparian Protection, Planned for Non-Industrial Uses, or Located on a Severe Slope	30	0	0	0	197	227
Vacant Potentially Developable Industrial-Designated Land	227	214	335	630	-	1,209

Note:

Serviced - Industrial designated land that has been developed or is within infrastructure/utility corridors.

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 2007, Council approved 38 amendments to approved NCPs. There are 66 applications currently under review. About 26% of the approved and 38% of the pending amendments are to allow additional small lot single-family development.

OCP Land Use Amendments

During 2007, Council approved 50 amendments to the OCP Land Use Designation Map. There are 116 applications currently under review. Amendments approved in 2007 involved approximately 115 hectares (283 acres) of land, as follows:

- 15 hectares (37 acres) for Commercial development;
- 83 hectares (206 acres) for Urban development;
- 15 hectares (36 acres) for Multiple Residential development;
- 1.2 hectares (3 acres) for Industrial development; and

- 0.6 hectares (1.4 acres) for City Centre development.

All OCP amendment applications currently in process are proceeding concurrently with companion rezoning applications, and the vast majority implement Council-adopted NCPs. Appendix III lists and illustrates the location of each OCP amendment application that was approved during 2007 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 for on-going residential growth.

Business development in 2007 showed a significant increase over 2006. 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 Location of 2007 Housing Starts in Surrey

Appendix II Location of 2007 Business Starts

Appendix III Location of 2007 OCP Amendments and Amendment Applications

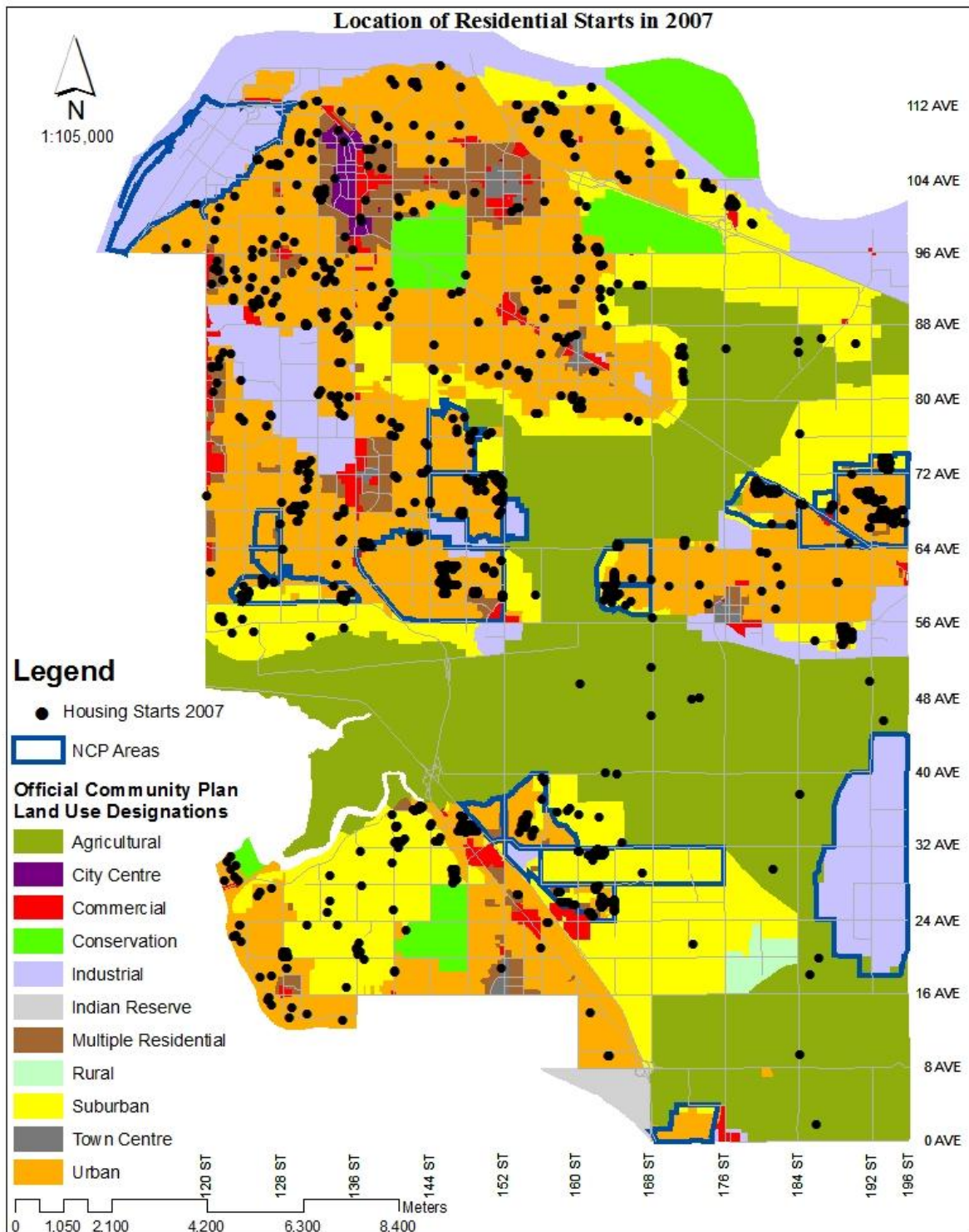


Figure A1 - Surrey Housing Starts 2007

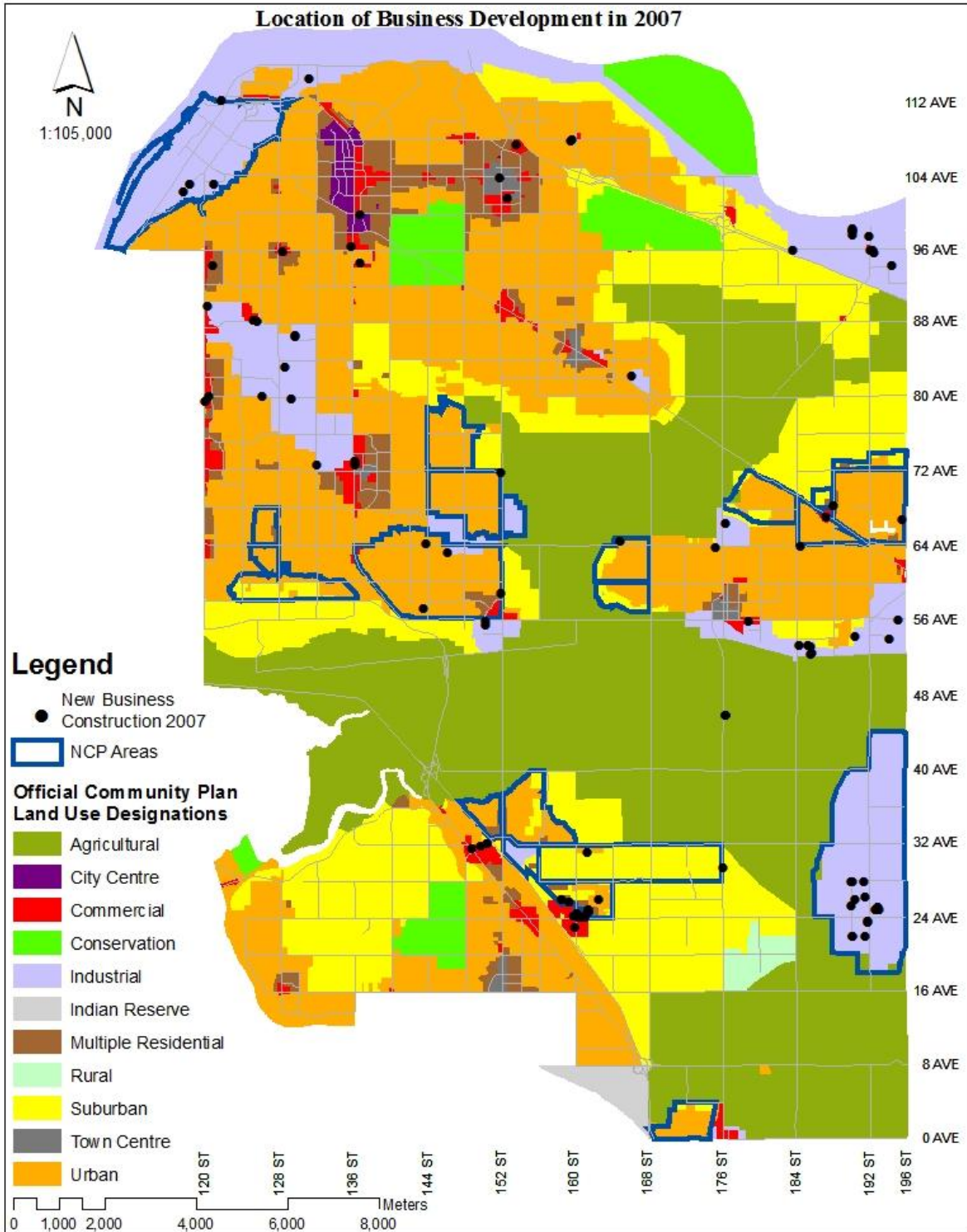


Figure A2 - Surrey Business Development 2007

OCP Land Use Designation Amendments Tables and Maps

OCP Land Use Amendments Approved By Council During 2007

Council approved 50 applications to amend the Official Community Plan Land Use designation map in 2007, affecting 119 hectares (294 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
02-0142-00-OP-7727 120A St	Multiple Residential to Commercial
03-0225-00-OP-17066 80 Ave	Suburban to Urban
04-0259-00-OP-17475 64 Ave	Suburban to Urban
04-0091-00-OP-12941 No 10 (58 Ave) Hwy	Suburban to Urban
04-0122-00-OP-5961 125 St	Suburban to Urban
04-0435-00-OP-15074 76A Ave	Suburban to Urban
05-0029-00-OP-13441 No 10 (58 Ave) Hwy	Suburban to Urban
04-0068-00-OP-5926 128 St	Suburban to Urban
05-0180-00-OP-7227 149A St	Suburban to Urban
05-0232-00-OP-7210 192 St	Suburban to Urban
05-0234-00-OP-18852 54 Ave	Suburban to Urban
05-0312-00-OP-2765 160 St	Suburban to Urban
05-0337-00-OP-19002 No 10 (56 Ave) Hwy	Suburban to Urban
05-0349-00-OP-3164 160 St	Suburban to Urban
05-0402-00-OP-14655 Winter Cr	Suburban and Urban to Urban
06-0072-00-OP-12054 88 Ave	Commercial and Industrial to Commercial
06-0100-00-OP-18752 54 Ave	Suburban to Urban
06-0097-00-OP-15811 26 Ave	Suburban to Urban
06-0098-00-OP-17262 4 Ave	Suburban to Urban
06-0137-00-OP-15705 Croydon Dr	Suburban to Commercial
06-0161-00-OP-17366 104 Ave	Suburban to Urban
06-0197-00-OP-14072 24 Ave	Suburban to Urban
06-0200-00-OP-15810 28 Ave	Suburban to Multiple Residential
05-0019-00-OP-16565 No 10 (56 Ave) Hwy	Suburban to Urban
06-0218-00-OP-16433 110 Ave	Suburban to Urban
06-0227-00-OP-7284 192 St	Suburban to Urban
06-0228-00-OP-16277 60 Ave	Suburban to Urban
06-0180-00-OP-15040 59 Ave	Multiple Residential to Urban
06-0242-00-OP-17363 64 Ave	Suburban/Urban to Urban
06-0234-00-OP-18930 No 10 (56 Ave) Hwy	Suburban to Urban
06-0257-00-OP-2981 156 St	Suburban to Multiple Residential
06-0270-00-OP-17287 64 Ave	Suburban to Urban
06-0289-00-OP-15714 28 Ave	Suburban to Urban
06-0297-00-OP-9450 120 St	Commercial to Multiple Residential
06-0306-00-OP-2423 163 St	Suburban to Urban
06-0307-00-OP-2432 163 St	Suburban to Urban
01-0097-00-OP-13852 101 Ave	Multiple Residential to City Centre

Application and Location	Amendment
06-0069-00-OP-9348 King George Hwy	Temporary Use Permit
06-0465-00-OP-6925 176 St	Temporary Use Permit
06-0174-00-OP-19057 72 Ave	Suburban to Urban and Suburban
06-0342-00-OP-6520 194 St	Urban to Multiple Residential
05-0378-00-OP-15038 60 Ave	Suburban to Urban
02-0379-00-OP-12486 108 Ave	Temporary Use Permit
06-0153-00-OP-2599 160 St	Suburban to Multiple Residential
06-0371-00-OP-8243 164 St	Urban to Multiple Residential
07-0103-00-OP-2301 152 St	Urban to Urban
06-0480-00-OP-9647 137B St	Commercial to Commercial
06-0477-00-OP-13695 96 Ave	Commercial and Multiple Residential to
07-0161-00-OP-10725 134 St	Temporary Use Permit
05-0404-00-OP-17024 80 Ave	Suburban to Urban

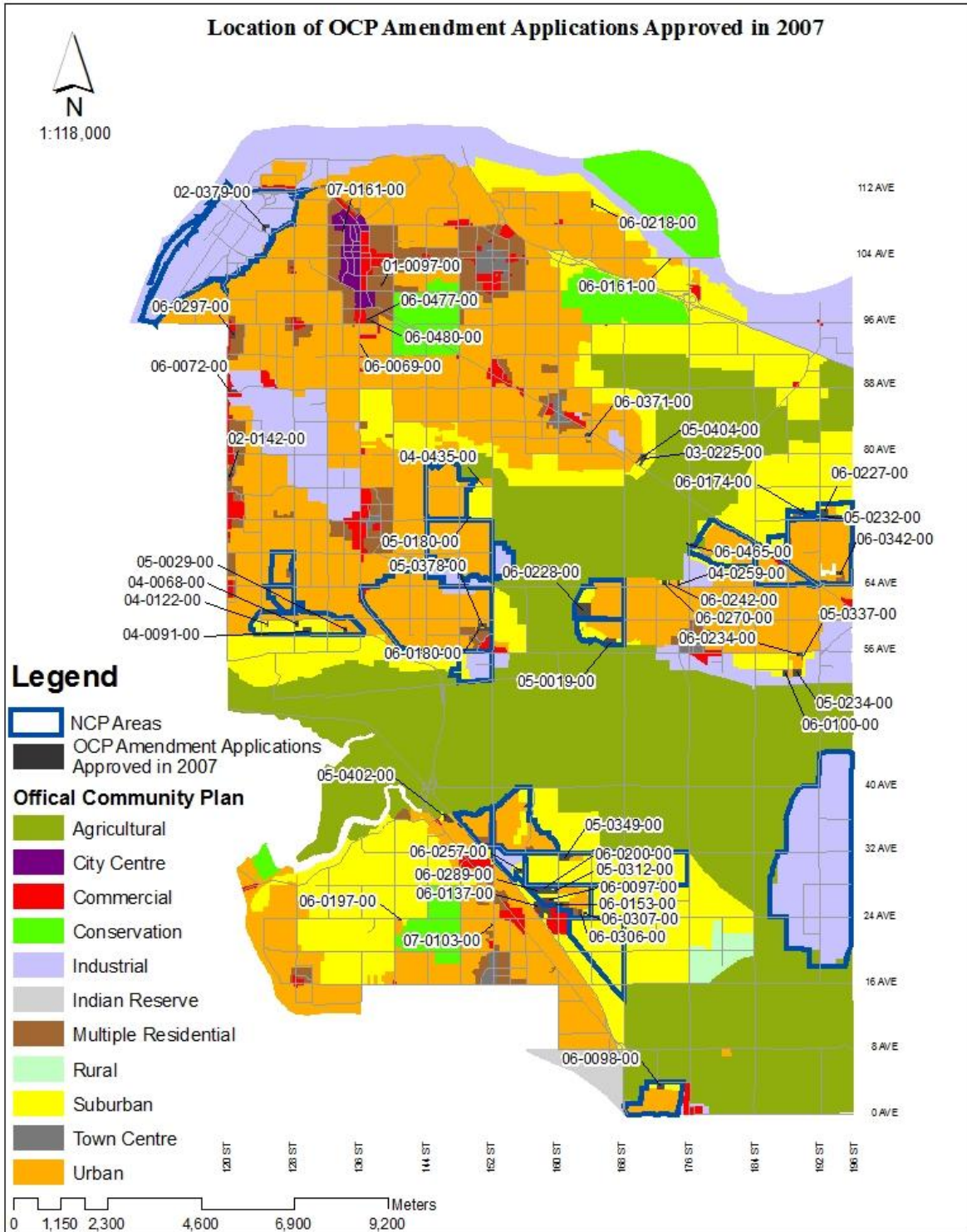


Figure B1 - OCP Amendment Applications Approved in 2007

OCP Land Use Designation Amendment Applications Currently in Process

The Planning and Development Department is currently processing 116 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	Amendment
02-0075-00-OP-17236 No 10 (56 Ave) Hwy	Agriculture and Industrial to Agricultural and Industrial
02-0078-00-OP-19209 80 Ave	Temporary Use Permit
02-0182-00-OP-3817 152 St	Agricultural to Industrial
02-0373-00-OP-14933 Colebrook Rd	Suburban to Industrial
03-0241-00-OP-13845 96 Ave	Multiple Residential to Commercial
04-0058-00-OP-5811 126 St	Suburban to Urban
04-0072-00-OP-5359 148 St	Suburban to Agriculture
04-0099-00-OP-5987 125 St	Suburban to Urban
04-0135-00-OP-10198 Grace Rd	Temporary Use Permit
04-0201-00-OP-6890 176 St	Suburban to Urban
04-0215-00-OP-15448 No 10 (56 Ave) Hwy	Agricultural to Industrial
04-0329-00-OP-12916 60 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
05-0037-00-OP-19033 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
05-0207-00-OP-12964 60 Ave	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
05-0299-00-OP-10766 Scott Rd	Temporary Use Permit
05-0338-00-OP-12856 60 Ave	Suburban to Urban and Suburban
05-0353-00-OP-16042 84 Ave	Temporary Use Permit
05-0375-00-OP-12327 Industrial Rd	Temporary Use Permit
05-0382-00-OP-7329 192 St	Suburban to Urban
05-0395-00-OP-8119 146 St	Suburban to Urban
05-0406-00-OP-7353 196 St	Suburban to Urban
06-0001-00-OP-310 171 St	Suburban to Urban
06-0005-00-OP-2689 164 St	Suburban to Urban
06-0044-00-OP-5482 188 St	Suburban to Urban
06-0079-00-OP-10824 125 St	Temporary Use Permit
06-0086-00-OP-13166 60 Ave	Suburban to Urban
06-0103-00-OP-7069 188 St	Suburban to Urban
06-0118-00-OP-2092 128 St	Suburban to Urban
06-0119-00-OP-18115 0 Ave	Agricultural to Suburban
06-0122-00-OP-2124 128 St	Suburban to Urban
06-0230-00-OP-12052 102 Ave	Temporary Use Permit
06-0245-00-OP-7264 194 St	Suburban to Urban
06-0247-00-OP-12455 105A Ave	Industrial to Urban
06-0264-00-OP-17480 4 Ave	Suburban to Urban

Application and Location	Amendment
06-0269-00-OP-17334 104 Ave	Suburban to Urban
06-0301-00-OP-13111 King George Hwy	Urban to Multiple Residential
06-0317-00-OP-16982 Fraser Hwy	Suburban to Urban
06-0319-00-OP-17340 4 Ave	Suburban to Urban
06-0320-00-OP-17414 4 Ave	Suburban to Urban
06-0332-00-OP-12389 104 Ave	Industrial to Multiple Residential
06-0351-00-OP-18431 Fraser Hwy	Suburban to Multiple Residential
06-0367-00-OP-8164 120A St	Commercial to Multiple Residential
06-0372-00-OP-376 171 St	Suburban to Urban
06-0376-00-OP-6976 120 St	Commercial and Urban to Urban
06-0389-00-OP-8247 161 St	Urban to Multiple Residential
06-0400-00-OP-5968 124A 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
06-0472-00-OP-15829 24 Ave	Suburban to Commercial
06-0476-00-OP-2627 160 St	Suburban to Urban
07-0017-00-OP-10918 132 St	Multiple Residential to Urban
07-0021-00-OP-14458 82A Ave	Suburban to Urban
07-0024-00-OP-13120 76 Ave	Industrial to Industrial
07-0069-00-OP-10128 Grace Rd	Temporary Use Permit
07-0078-00-OP-3005 160 St	Suburban to Urban
07-0086-00-OP-7334 194 St	Suburban to Urban
07-0090-00-OP-17912 Old Yale Rd E	Suburban/Urban to Suburban/Urban
07-0094-00-OP-11037 Ravine Rd	Urban to Multiple Residential
07-0105-00-OP-15908 32 Ave	Suburban to Urban
07-0113-00-OP-15535 28 Ave	Suburban to Multiple Residential
07-0115-00-OP-16390 64 Ave	Agricultural to Multiple Residential
07-0116-00-OP-15844 24 Ave	Suburban to Commercial
07-0124-00-OP-5867 125 St	Suburban to Urban
07-0127-00-OP-2594 Corydon Dr	Temporary Use Permit
07-0129-00-OP-6861 King George Hwy	Urban, Commercial to Multiple Residential
07-0154-00-OP-3685 152 St	Urban to Multiple Residential
07-0158-00-OP-5713 168 St	Suburban to Urban
07-0159-00-OP-17918 Old Yale Rd E	Suburban to Urban
07-0174-00-OP-17241 64 Ave	Suburban & Urban to Urban
07-0175-00-OP-12045 64 Ave	Commercial to Multiple Residential
07-0176-00-OP-3600 King George Hwy	Agricultural, Urban, Suburban & Commercial to Multiple Residential
07-0181-00-OP-3009 156 St	Suburban to Multiple Residential
07-0204-00-OP-6685 192 St	Urban to Multiple Residential
07-0206-00-OP-5858 124A St	Suburban to Urban
07-0209-00-OP-18993 72 Ave	Suburban to Urban
07-0231-00-OP-2932 160 St	Suburban to Urban
07-0243-00-OP-6905 188 St	Suburban to Multiple Residential
07-0269-00-OP-2901 King George Hwy	Urban to Multiple Residential
07-0273-00-OP-14933 Colebrook Rd	Suburban to Industrial
07-0283-00-OP-19565 72 Ave	Suburban to Urban

Application and Location	Amendment
07-0287-00-OP-15611 104 Ave	Urban to Suburban
07-0294-00-OP-14938 No 10 (56 Ave) Hwy	Suburban to Industrial
07-0296-00-OP-15755 28 Ave	Suburban to Urban
07-0297-00-OP-1109 168 St	Suburban to Industrial
07-0310-00-OP-18642 Fraser Hwy	Urban to Commercial
07-0315-00-OP-10610 Span Rd	Temporary Use Permit
07-0330-00-OP-7354 194 St	Suburban to Urban
07-0347-00-OP-12916 60 Ave	Suburban to Urban
07-0363-00-OP-2960 156 St	Suburban to Urban
07-0372-00-OP-8109 King George Hwy	Urban to Commercial
07-0374-00-OP-15647 28 Ave	Suburban to Urban
07-0389-00-OP-15650 28 Ave	Suburban to Multiple Residential
08-0008-00-OP-2715 156 St	Temporary Use Permit
08-0018-00-OP-12175 104 Ave	Temporary Use Permit
08-0032-00-OP-1711 152 St	Town Centre to Town Centre
08-0034-00-OP-18660 Fraser Hwy	Urban to Commercial
08-0036-00-OP-18865 72 Ave	Suburban to Multiple Residential
08-0039-00-OP-	Urban to Multiple Residential
08-0043-00-OP-10472 Scott Rd	Temporary Use Permit
08-0046-00-OP-19061 54 Ave	Industrial to Industrial
08-0050-00-OP-5916 126 St	Suburban to Urban
08-0052-00-OP-9998 176 St	Suburban, Commercial to Commercial, Urban
08-0062-00-OP-10669 Fir Rd	Temporary Use Permit
08-0063-00-OP-7324 192 St	Suburban to Urban
08-0080-00-OP-2939 156 St	Suburban to Multiple Residential
08-0083-00-OP-12738 60 Ave	Suburban to Urban
08-0099-00-OP-13020 60 Ave	Suburban to Urban
08-0113-00-OP-2612 Croydon Dr	Suburban to Industrial
91-0104-00-OP-13910 Trites Rd	Agricultural, Suburban to Suburban

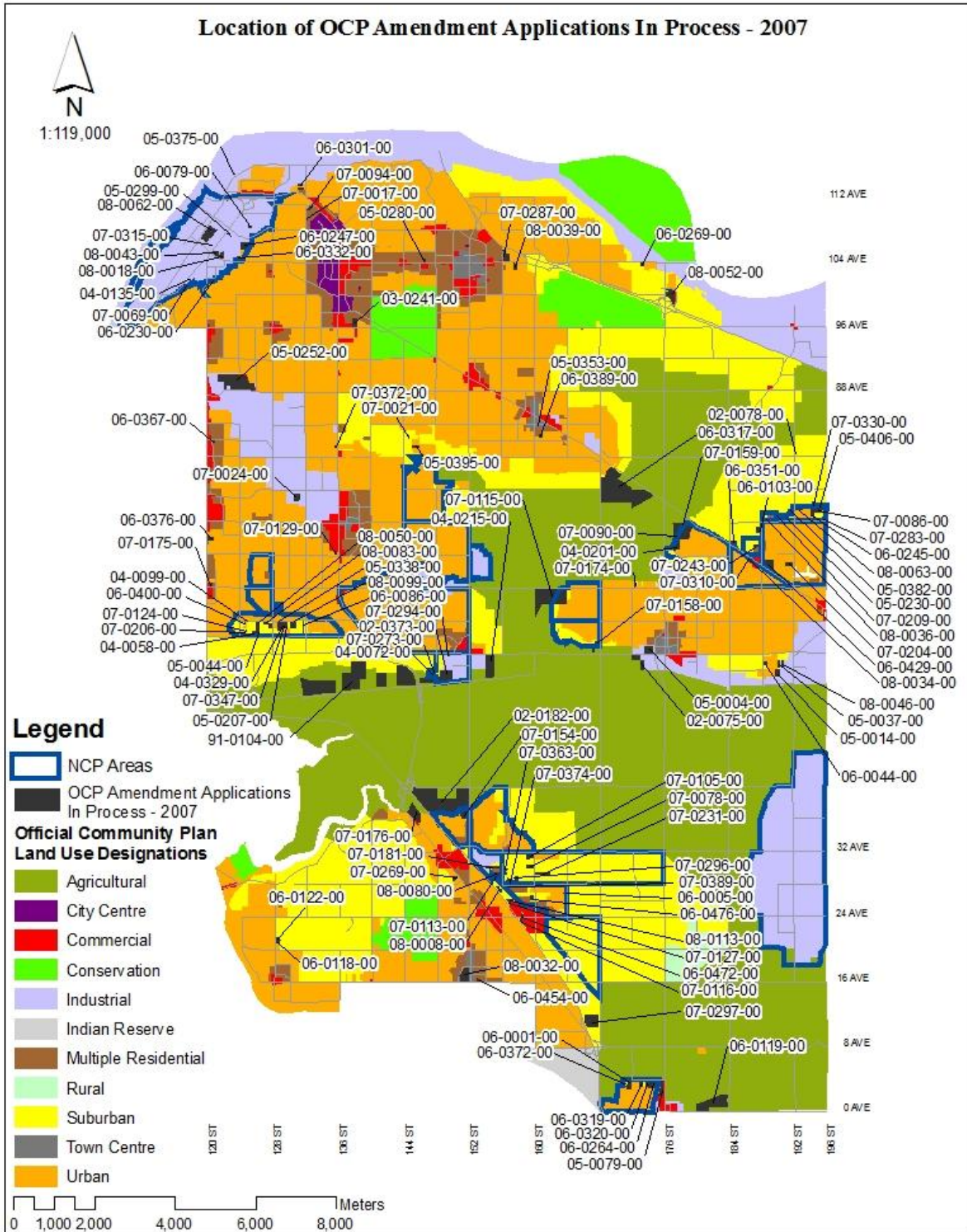


Figure B2 - OCP Amendment Application in Process - 2007