



# Corporate Report

NO: C003

COUNCIL DATE: Feb 23/09

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## COUNCIL-IN-COMMITTEE

TO: Mayor & Council

DATE: February 23, 2009

FROM: General Manager, Planning and Development

FILE: 6440-01

SUBJECT: Annual Review of Surrey Official Community Plan By-law, 1996, No. 12900

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## 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.

## DISCUSSION

### Development Overview

#### *Population Growth*

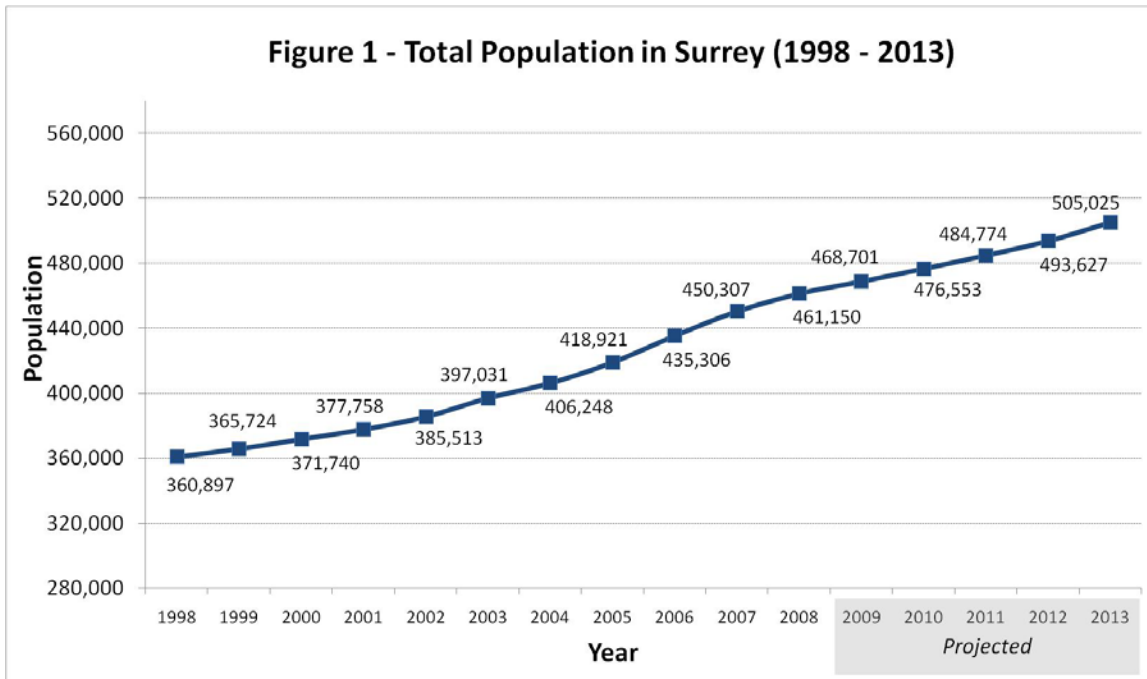
Surrey's population, as of December 2008, is estimated at 461,150 residents. This estimate is based on the City's residential building inventory, created using a combination of data sources that include:

- 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 1998 through 2013. Over the last 10 years, Surrey's population has grown by over 100,253 residents. During this period, the average annual growth rate has been 2.5%.

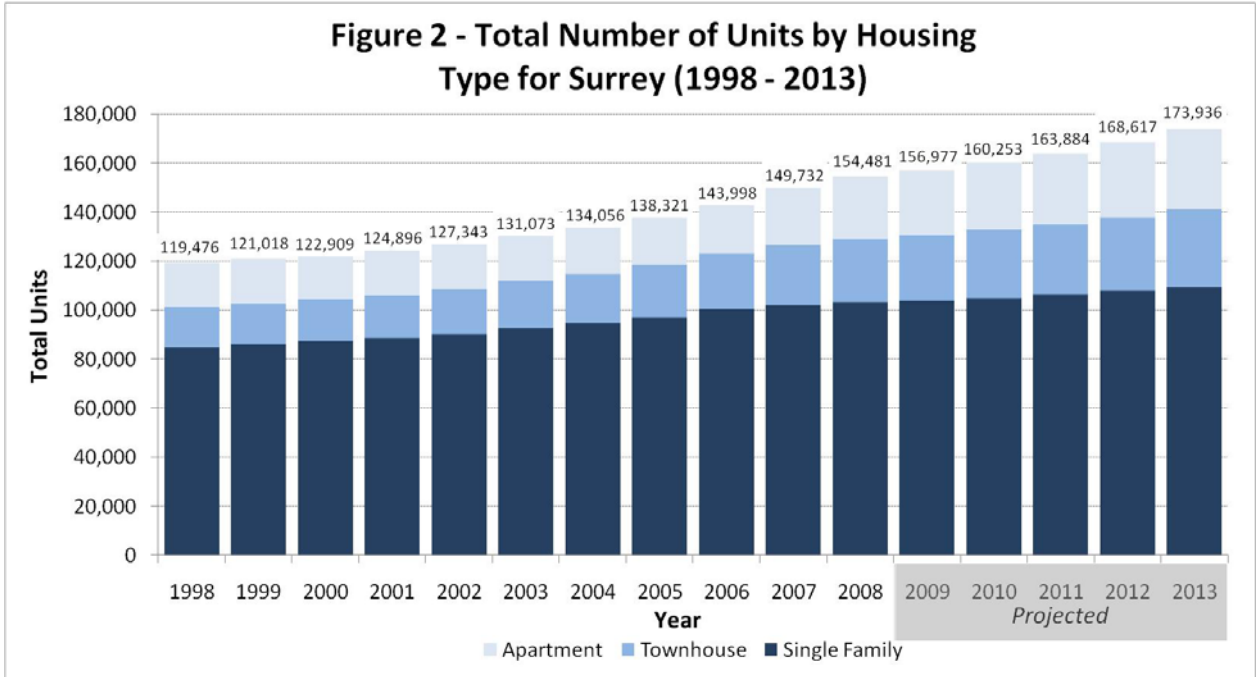
The City's population represents approximately 19% of the total population of Metro Vancouver.

Further population growth of approximately 43,875 residents is projected for the five years between 2009 and 2013, for an estimated 2013 population of 505,025.



### *Dwelling Units*

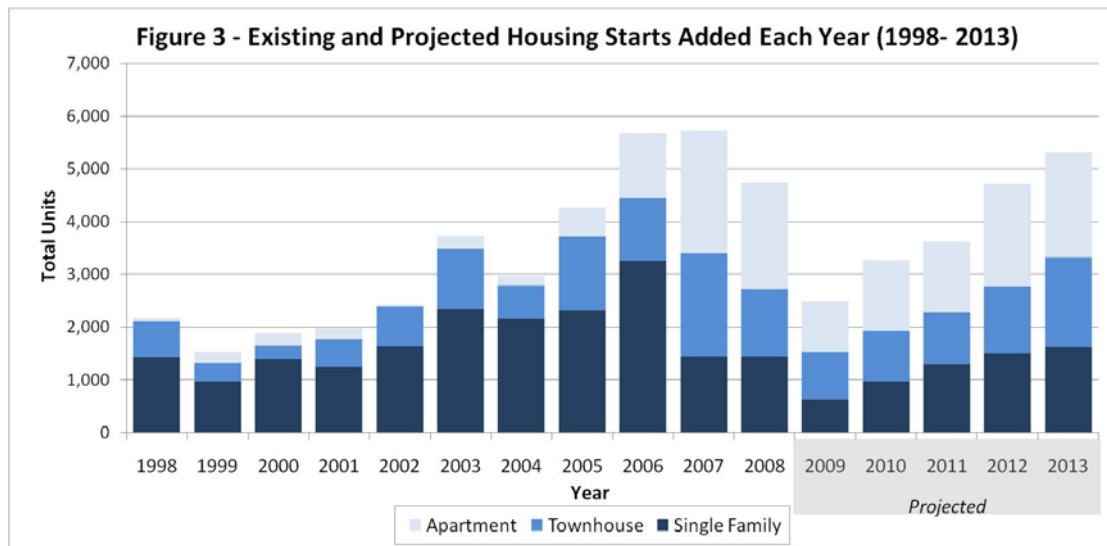
Figure 2 illustrates the number of dwelling units in Surrey by dwelling unit type, both existing and projected, for the years 1998 through 2013. Over the last 10 years, approximately 35,005 units have been constructed in Surrey. The total number of residential units, including secondary suites, is estimated at 154,481 as of December 2008. . It is estimated that approximately 19,455 units will be added in the next five years for a total of approximately 173,936 dwelling units projected for 2013.



While the majority of residential units in the City are single-family dwellings, it is noted that between 1998 and 2008, the number of multi-family units, as a percentage of total units, has increased from 28.9% to 33.1%. It is projected that by 2013, approximately 37% 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 into the foreseeable future.

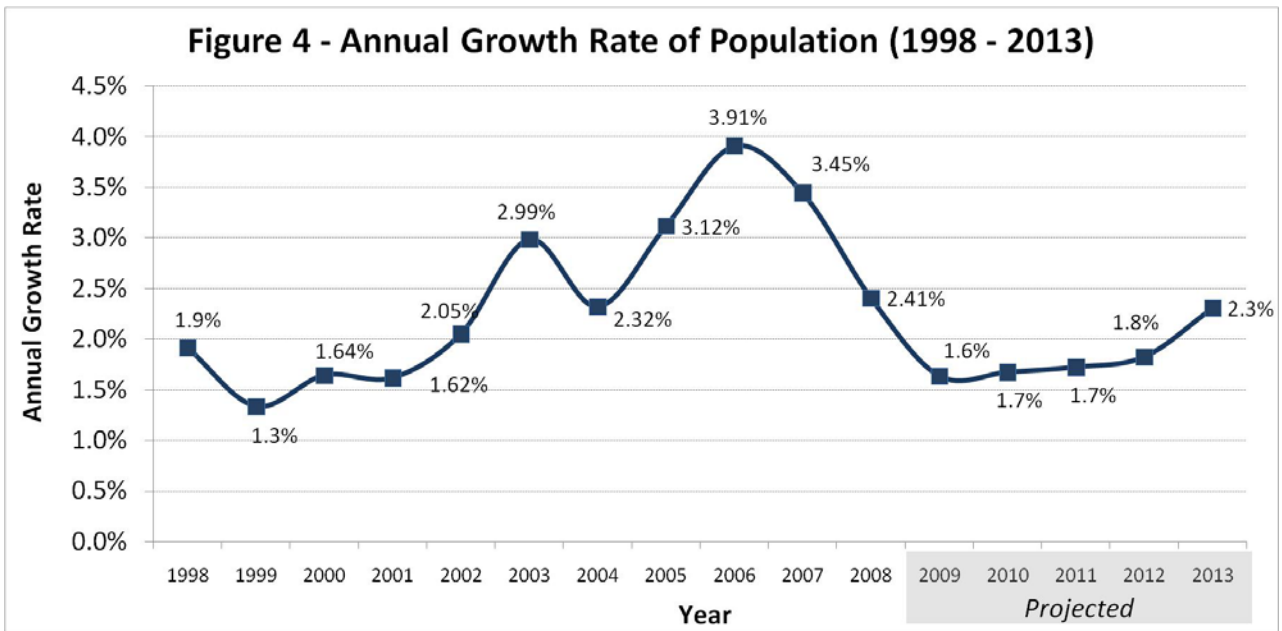
Based on Surrey's current estimated population, the overall average persons per unit (ppu) is 3.0, which has remained fairly constant citywide since 1998. However, throughout Surrey the average household size varies considerably, from an average household size of 3.24 in Newton to 2.58 in South Surrey.

Figure 3 illustrates actual and projected housing starts for the years 1998 through 2013. In 2008, there were 4,749 new units created. Based on the mix of dwelling units, this represents the equivalent of 10,843 new residents. Appendix I of this report illustrates the location of housing starts in 2008.



Surrey's actual or projected annual population growth rate for each of the years from 1998 to 2013 is illustrated in Figure 4. As of December 2008, there are approximately 20,903 units in the development permit process. It is expected that an average of approximately 3,892 dwelling units will be added annually over the next five years. It should be noted that projections are difficult, due to the current economic climate. Staff will continue to monitor the development activity and adjust projections accordingly.

In 2008, approximately 28.9% 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***

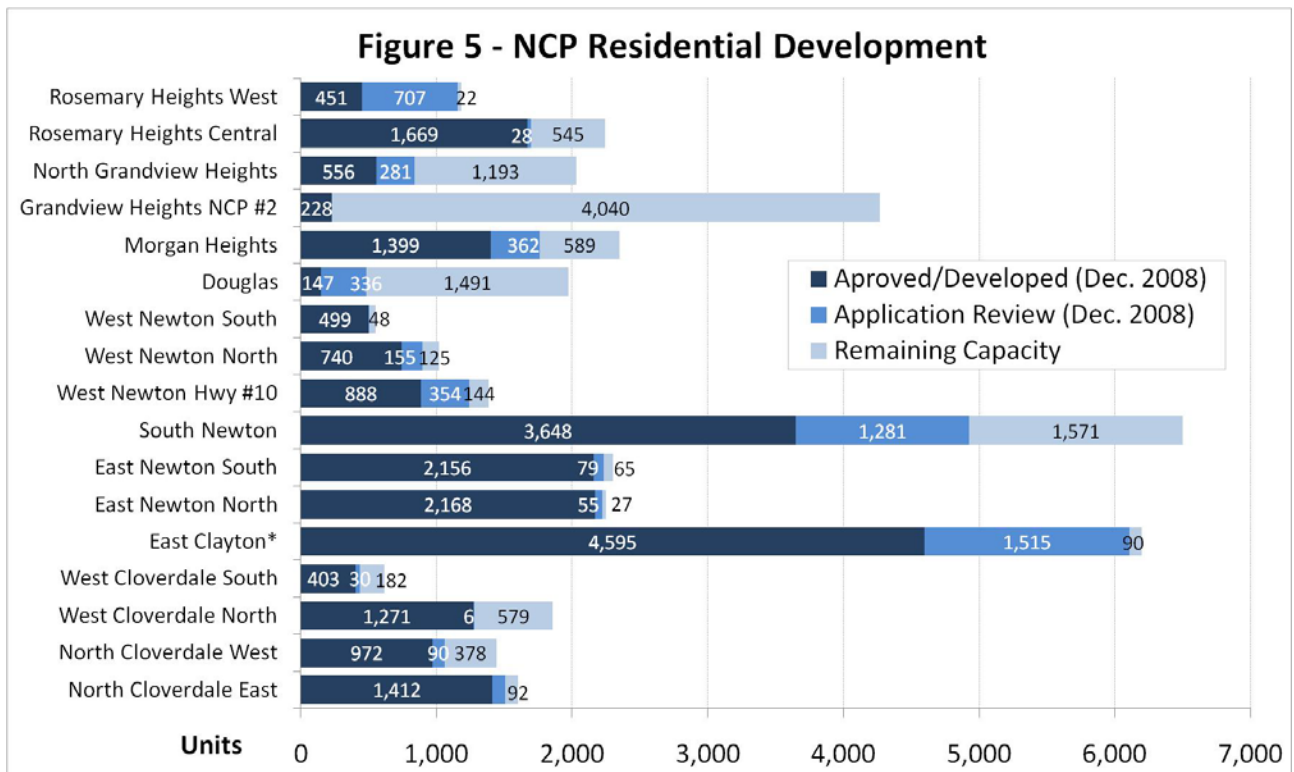
Surrey has a considerable amount of capacity for new dwelling units within approved NCP areas and NCP areas pending approval, the City Centre, Semiahmoo Town Centre and many other infill areas containing vacant or underutilized land.

### ***Surrey's Neighbourhood Concept 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 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 for which a building permit has been issued as of December 2008, 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 2008, 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 2008, approximately 61.3% (23,201 dwelling units) of the total capacity in approved NCPs had been either constructed, issued a building permit, or received development permit approval. About 22.5% or 5,378 dwelling units were proceeding through the development review process. The remaining capacity in approved NCPs, at the end of 2008, is estimated at approximately 11,182 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.

On July 28, 2008 Council approved the Terms of Reference for the preparation of a Neighbourhood Concept Plan for Grandview Heights Area 5A. City staff is presently working to develop a comprehensive land use and servicing plan for this community that may accommodate approximately 580 to 860 dwelling units.

In the fall of 2008, Surrey entered into a Memorandum of Understanding with TransLink to undertake a land use planning, transit and urban design study that will lead to a plan to increase density and create a transit oriented development in the Newton Town Centre, in the area to the south of 72 Avenue east and west of King George Highway.

As well, staff will be bringing forward for Council’s consideration a report on resuming work on NCPs in the South Port Kells neighbourhoods of Anniedale and Tynehead as well as Grandview Area #4.

Significant residential capacity is 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 2008, development applications that are under review for sites in the City Centre would, if approved, result in 5,828 new dwelling units;
- The Semiahmoo Town Centre has a development capacity of approximately 3,000 dwelling units. There are currently approximately 835 dwelling units in the development permit review stage; and
- It is expected that approximately 1,370 dwelling units will be developed annually in infill areas of the City.

### ***Remaining Residential Development Capacity***

Despite the current slowdown in residential construction activity, it is estimated that there will be approximately 3,892 dwelling units added to Surrey's housing stock in each of the next 5 years, accommodated as follows

- NCP areas = 35% (1,400 dwelling units per year);
- City Centre and Town Centres = 23% (900 dwelling units per year); and
- Infill residential development = 39% (1,500 dwelling units per year).

Between NCP, the City Centre, Town Centres and infill areas the City has current planned capacity for over 15 years of residential growth.

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 2008, 393 single-family homes were demolished to make way for new 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 is available at appropriate locations to provide for business development. Policies in the OCP, and in the recently adopted Economic Development Strategy and Employment Land Strategy, seek to establish 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 2008 there was approximately \$216 million in industrial and commercial building construction value issued in the form of building permits, amounting to approximately 1.7 million square feet of new business floor area. Appendix II illustrates the location of building permits that were issued in 2008 for commercial and industrial development.

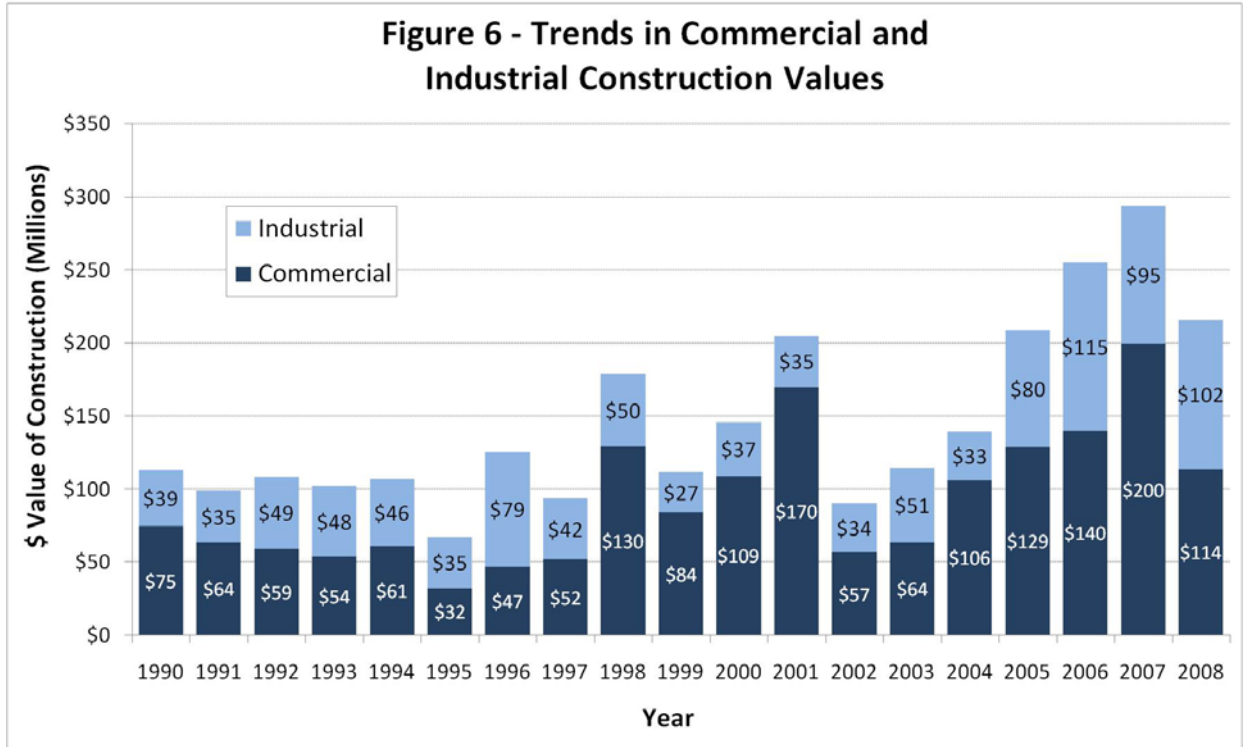
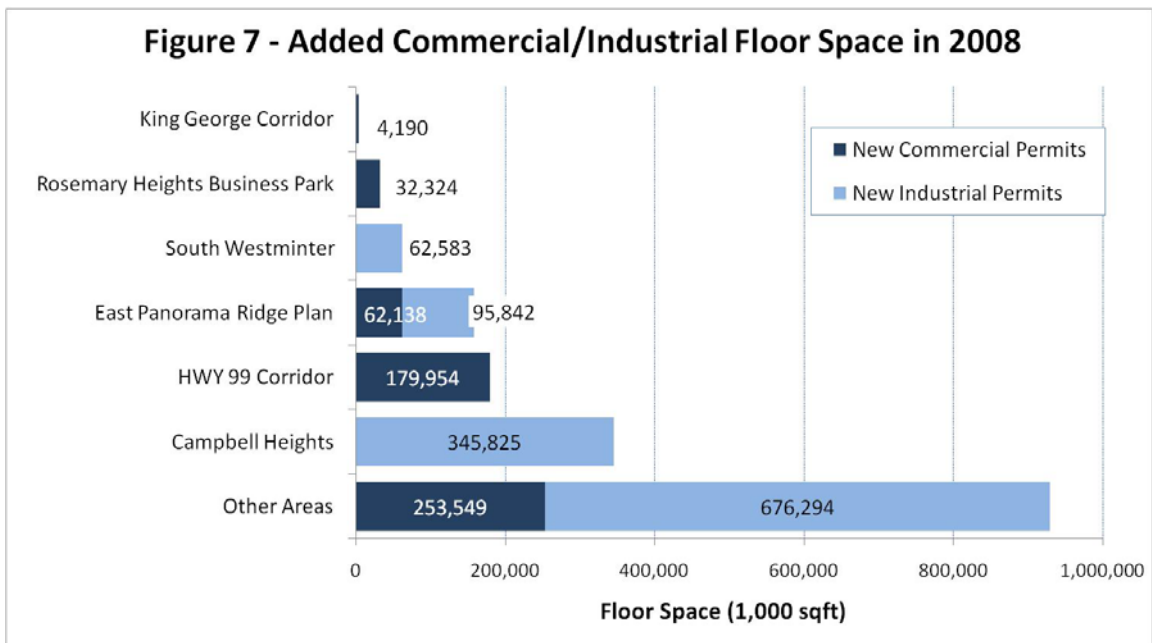


Figure 7 illustrates the commercial and industrial floor space added throughout the City in 2008. Campbell Heights and the Highway 99 Corridor accounted for approximately 315 of the total new industrial and commercial square feet added in 2008.

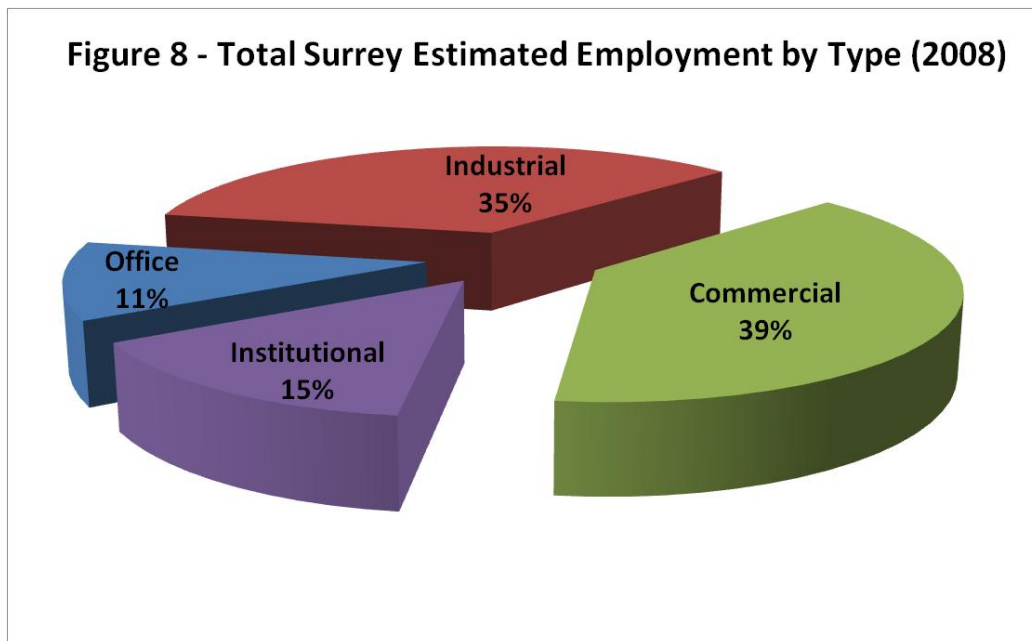




It is expected that the industrial and commercial development in the City Centre, Town Centres, Campbell Heights, South Westminster, and the Highway 99 Corridor will contribute significantly to Surrey's business growth in the next few years.

### ***Employment***

Current total employment in Surrey (December 2008) is estimated to be 157,000 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 job to workforce ratio for the City is estimated to be 0.68 jobs to one resident worker. Figure 8 illustrates the breakdown of Surrey employment by type.



- Source: City of Surrey Planning and Development Department (*Dec. 2008*)
- 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 breakdown of employment by type in each Surrey Community.

Year	Use	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	Total
2008	Office	650	1,283	3,196	4,051	2,280	6,341	17,801
	Industrial	6,467	315	12,256	23,785	4,202	8,169	55,194
	Commercial	9,645	5,404	7,155	11,655	16,353	10,883	61,095
	Institutional	1,552	1,371	2,206	7,053	3,838	6,890	22,910
2008 Total		18,314	8,373	24,813	46,544	26,673	32,283	157,000

### *Surrey's Industrial Land Inventory*

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

On November 24, 2008, Council approved the Employments Lands Strategy (the "ELS"). The objective of the ELS is to provide for an adequate and well-located supply of employment lands, in the short and long term, and to provide for a diverse range of jobs for Surrey residents. The ELS also seeks to achieve a balanced ratio of residential to non-residential land uses.

Table II provides a summary of Surrey's developable serviced industrial land by type. As of December 2008, approximately 1,055 acres of industrial land were available for development. This included serviced land, lands within reasonable distance of infrastructure/utility corridors to allow relatively economical servicing, and industrial land that will be developable in the longer term. Of this total, approximately 172 acres or approximately 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 Campbell Heights, Newton, Cloverdale and South Westminster.

**Table II –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	4,177	591	938	1,437	288	7,431
Area of Industrial-Designated Land and within Infrastructure/Utility Corridors	843	3	29	192	103	1,170
Total Area of Industrial-Designated Land Occupied with Industrial and Non-Industrial Uses	3,103	325	678	675	4	4,785
Vacant Industrial-Designated Land	202	263	231	571	0	1,267
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	181	211
Vacant Potentially Developable Industrial-Designated Land	172	263	231	571	-	1,237

**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 2008, Council approved 15 amendments to approved NCPs. There are 65 applications currently under review. About 20% of the approved and 32% of the pending amendments are to allow additional small lot single-family residential development.

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

During 2008, Council approved 17 amendments to the OCP Land Use Designation Map. There are 120 applications currently under review. Amendments approved in 2008 involved approximately 42 hectares (104 acres) of land, as follows:

- 6 hectares (15 acres) for Commercial development;
- 15 hectares (37 acres) for Urban development;
- 7 hectares (18 acres) for Multiple Residential development;
- 6 hectares (15 acres) for Industrial development; and
- 8 hectares (19 acres) to provide for Temporary Use Permits.

All OCP amendment applications currently in process are proceeding concurrently with companion rezoning applications and the vast majority implement Council-adopted NCP land use designations. Appendix III lists and illustrates the location of each OCP amendment application that was approved during 2008 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. It is recommended that Council receive this report as information.

*Original signed by*  
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

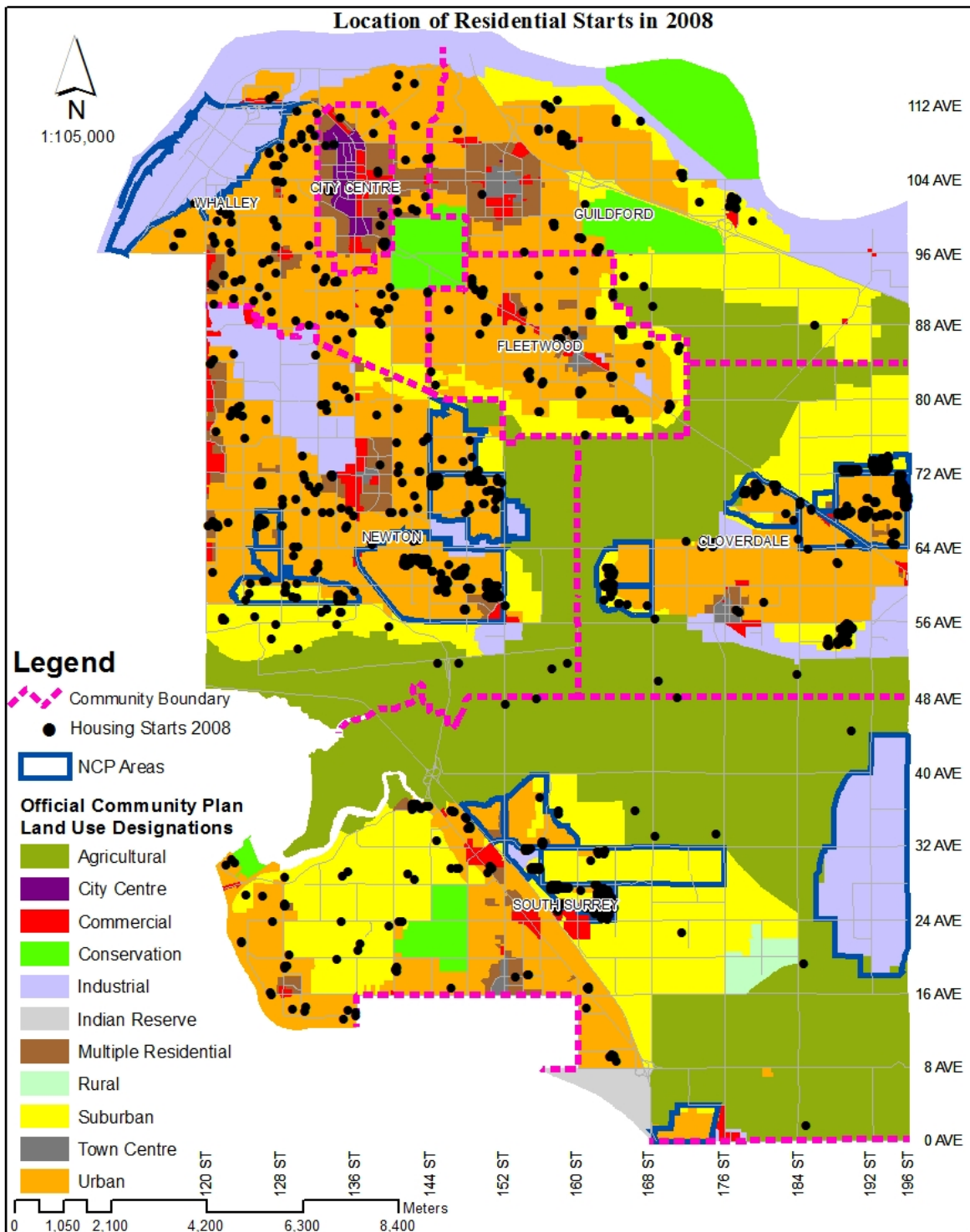
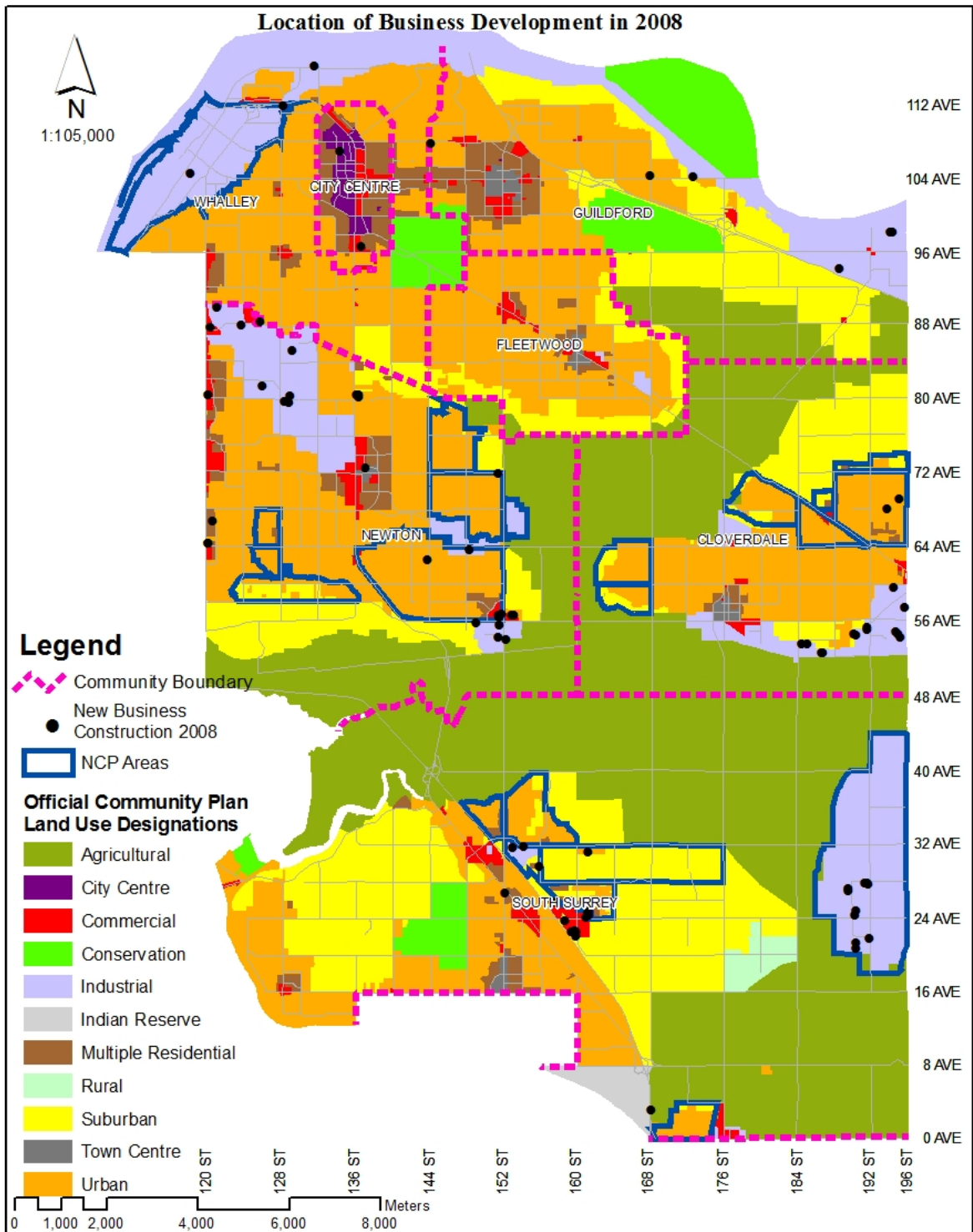


Figure A1 - Surrey Housing Starts 2008



**Figure A2 - Surrey Business Development 2008**

## OCP Land Use Designation Amendments Tables and Maps

### OCP Land Use Amendments Approved By Council During 2008

Council approved 17 applications to amend the Official Community Plan Land Use designation map in 2008, affecting 42 hectares (104 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
06-0123-00-OP-2360 154 St	Urban to Commercial
06-0311-00-OP-16238 28 Ave	Suburban to Urban
05-0037-00-OP-19033 54 Ave	Suburban to Industrial
07-0090-00-OP-17912 Old Yale Rd E	Suburban/Urban to Suburban/Urban
06-0500-00-OP-14928 No 10 (56 Ave) Hwy	Suburban to Industrial
07-0005-00-OP-18879 72 Ave	Suburban and Urban to Multiple Residential
06-0086-00-OP-13166 60 Ave	Suburban to Urban
06-0030-00-OP-5326 188 St	Suburban to Urban
06-0269-00-OP-17334 104 Ave	Suburban to Urban
05-0044-00-OP-5872 126 St	Suburban to Urban
06-0066-00-OP-7254 194 St	Suburban to Urban
07-0028-00-OP-2660 Croydon Dr	Suburban to Temporary Use Permit
05-0136-00-OP-19461 64 Ave	Urban to Multiple Residential
07-0237-00-OP-7127 King George Hwy	Commercial to Temporary Use Permit
07-0263-00-OP-14650 104 Ave	Multiple Residential to Commercial
08-0002-00-OP-9640 137A St	Commercial to Multiple Residential
07-0123-00-OP-6758 188 St	Urban to Multiple Residential

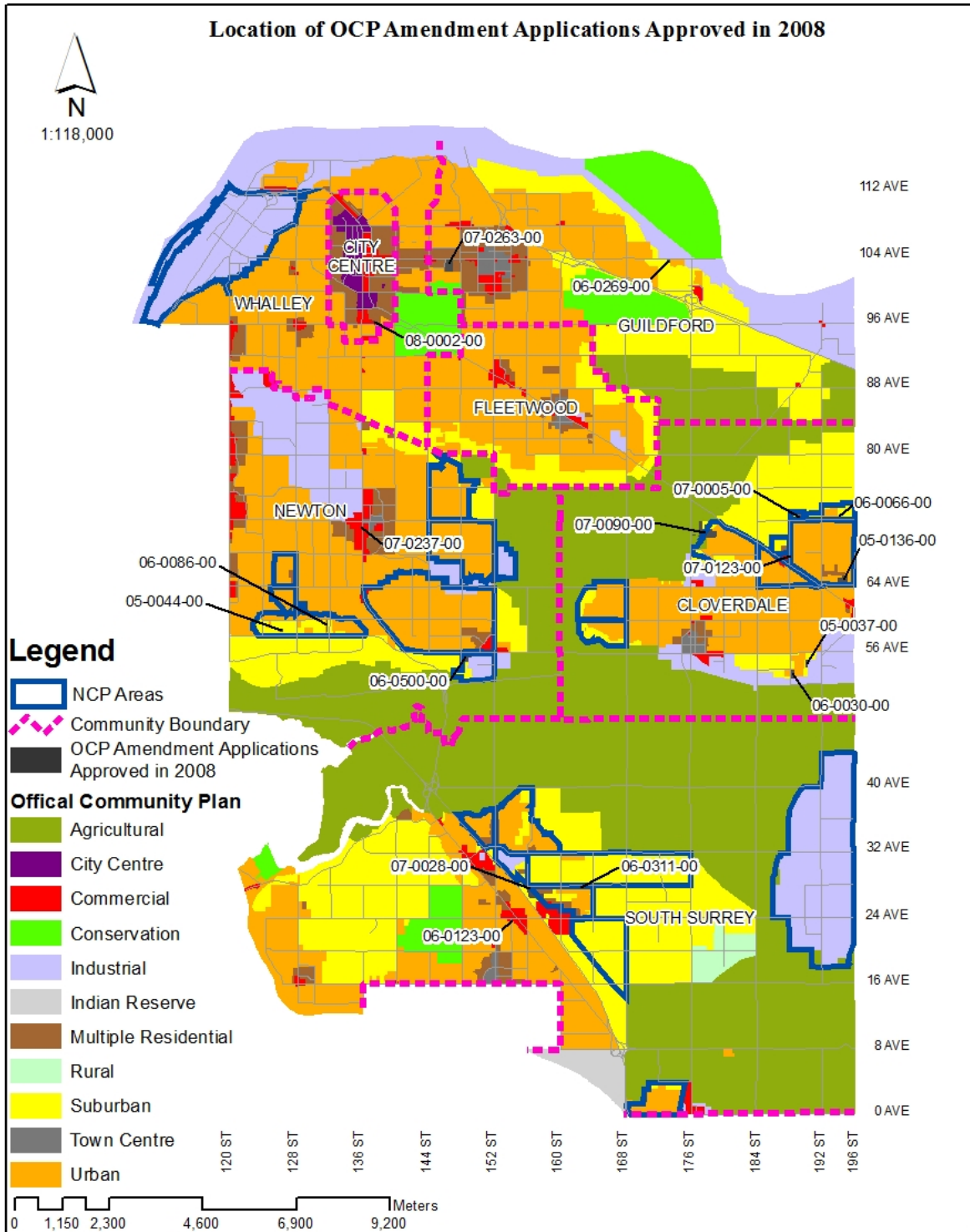


Figure B1 - OCP Amendment Applications Approved in 2008



## 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	Amendment
08-0039-00-OP-15750 104 Ave	Urban to Multiple Residential
08-0043-00-OP-10472 Scott Rd	Industrial to Temporary Use Permit
06-0118-00-OP-2092 128 St	Suburban to Urban
06-0332-00-OP-12389 104 Ave	Industrial to Multiple Residential
08-0185-00-OP-7287 192 St	Suburban to Urban
06-0271-00-OP-13131 No 10 (58 Ave) Hwy	Suburban to Urban
08-0034-00-OP-18660 Fraser Hwy	Urban to Commercial
08-0237-00-OP-10824 125 St	Industrial to Industrial
08-0215-00-OP-16313 84 Ave	Urban to Multiple Residential
05-0004-00-OP-17435 No 10 (56 Ave) Hwy	Industrial to Commercial
09-0001-00-OP-6480 152 St	Agricultural to Industrial
08-0080-00-OP-2939 156 St	Suburban to Multiple Residential
05-0406-00-OP-7353 196 St	Suburban to Urban
08-0254-00-OP-2827 156 St	Suburban to Multiple Residential
07-0389-00-OP-15650 28 Ave	Suburban to Multiple Residential
08-0050-00-OP-5916 126 St	Suburban to Urban
08-0046-00-OP-19061 54 Ave	Industrial to Industrial
07-0209-00-OP-18993 72 Ave	Suburban to Urban
07-0378-00-OP-12403 Old Yale Rd	Industrial to Temporary Use Permit
08-0052-00-OP-9998 176 St	Suburban, Commercial to Commercial, Urban
08-0062-00-OP-10669 Fir Rd	Industrial to Temporary Use Permit
08-0202-00-OP-1881 152 St	Town Centre to Town Centre
08-0212-00-OP-12310 114 Ave	Industrial to Industrial
08-0238-00-OP-5834 124A St	Suburban to Urban
08-0099-00-OP-13020 60 Ave	Suburban to Urban
02-0075-00-OP-17236 No 10 (56 Ave) Hwy	Agricultural, Industrial to Industrial, Agricultural
06-0230-00-OP-12052 102 Ave	Industrial to Temporary Use Permit
05-0338-00-OP-12856 60 Ave	Suburban to Urban and Suburban
06-0247-00-OP-12455 105A Ave	Industrial to Urban
04-0058-00-OP-5811 126 St	Suburban to Urban
05-0079-00-OP-17565 2 Ave	Commercial to Industrial
05-0280-00-OP-14653 104 Ave	Multiple Residential to Multiple Residential
04-0215-00-OP-15448 No 10 (56 Ave) Hwy	Agricultural to Industrial
06-0472-00-OP-15829 24 Ave	Suburban to Commercial
02-0078-00-OP-19209 80 Ave	Suburban to Temporary Use Permit
06-0319-00-OP-17340 4 Ave	Suburban to Urban
06-0351-00-OP-18431 Fraser Hwy	Suburban to Multiple Residential
07-0021-00-OP-14458 82A Ave	Suburban to Urban
91-0104-00-OP-13910 Trites Rd	Agricultural, Suburban to Suburban
06-0389-00-OP-8247 161 St	Urban to Multiple Residential
06-0400-00-OP-5968 124A St	Suburban to Urban

Application and Location	Amendment
06-0454-00-OP-15321 16 Ave	Multiple Residential to Town Centre
06-0122-00-OP-2124 128 St	Suburban to Urban
06-0301-00-OP-13111 King George Hwy	Urban to Multiple Residential
05-0014-00-OP-18998 54 Ave	Suburban to Industrial
06-0271-00-OP-13131 No 10 (58 Ave) Hwy	Suburban to Urban
05-0299-00-OP-10766 Scott Rd	Industrial to Temporary Use Permit
05-0375-00-OP-12327 Industrial Rd	Industrial to Temporary Use Permit
07-0069-00-OP-10128 Grace Rd	Industrial to Temporary Use Permit
05-0230-00-OP-19109 72 Ave	Suburban to Urban
06-0476-00-OP-2627 160 St	Suburban to Urban
05-0395-00-OP-8119 146 St	Suburban to Urban
06-0001-00-OP-310 171 St	Suburban to Urban
06-0044-00-OP-5482 188 St	Suburban to Urban
02-0373-00-OP-14933 Colebrook Rd	Suburban to Industrial
05-0207-00-OP-12964 60 Ave	Suburban to Urban
07-0078-00-OP-3005 160 St	Suburban to Urban
06-0320-00-OP-17414 4 Ave	Suburban to Urban
04-0201-00-OP-6890 176 St	Agriculture, Urban to Suburban, Urban
06-0103-00-OP-7069 188 St	Suburban to Urban
06-0264-00-OP-17480 4 Ave	Suburban to Urban
06-0372-00-OP-376 171 St	Suburban to Urban
06-0119-00-OP-18115 0 Ave	Agricultural to Suburban
06-0429-00-OP-6706 188 St	Urban to Industrial
07-0024-00-OP-13120 76 Ave	Industrial to Industrial
06-0376-00-OP-6976 120 St	Commercial, Urban to Commercial, Multiple Residential
06-0005-00-OP-2689 164 St	Suburban to Urban
04-0099-00-OP-5987 125 St	Suburban to Urban
04-0072-00-OP-5359 148 St	Suburban to Agriculture
06-0367-00-OP-8164 120A St	Commercial to Multiple Residential
07-0017-00-OP-10918 132 St	Multiple Residential to Urban
04-0329-00-OP-12916 60 Ave	Suburban to Urban
02-0182-00-OP-3817 152 St	Agricultural to Industrial
03-0241-00-OP-13845 96 Ave	Multiple Residential to Commercial
06-0463-00-OP-7105 192 St	Urban to Multiple Residential, Urban
07-0086-00-OP-7334 194 St	Suburban to Urban
08-0289-00-OP-8205 King George Hwy	Urban to Multiple Residential
07-0113-00-OP-15535 28 Ave	Suburban to Multiple Residential
07-0158-00-OP-5713 168 St	Suburban to Urban
07-0159-00-OP-17918 Old Yale Rd E	Suburban and Urban to Urban
07-0129-00-OP-6861 King George Hwy	Urban, Commercial to Multiple Residential
07-0115-00-OP-16390 64 Ave	Agricultural to Multiple Residential
07-0154-00-OP-3685 152 St	Urban to Multiple Residential
07-0175-00-OP-12045 64 Ave	Commercial to Multiple Residential
07-0127-00-OP-2594 Croydon Dr	Suburban to Mixed Use
07-0174-00-OP-17241 64 Ave	Suburban, Urban to Urban
07-0124-00-OP-5867 125 St	Suburban to Urban

Application and Location	Amendment
07-0204-00-OP-6685 192 St	Urban to Multiple Residential
07-0116-00-OP-15844 24 Ave	Suburban to Commercial
07-0181-00-OP-3009 156 St	Suburban to Multiple Residential, Industrial
07-0206-00-OP-5858 124A St	Suburban to Urban
07-0243-00-OP-6905 188 St	Suburban to Multiple Residential
07-0231-00-OP-2932 160 St	Suburban to Urban
06-0463-00-OP-7105 192 St	Urban to Multiple Residential, Urban
07-0273-00-OP-14933 Colebrook Rd	Suburban to Industrial
07-0296-00-OP-15755 28 Ave	Suburban to Urban
07-0363-00-OP-2960 156 St	Suburban to Urban
07-0105-00-OP-15908 32 Ave	Suburban to Urban
06-0005-00-OP-2689 164 St	Suburban to Urban
08-0011-00-OP-16166 88 Ave	Urban to Multiple Residential
08-0018-00-OP-12175 104 Ave	Industrial to Temporary Use Permit
07-0287-00-OP-15611 104 Ave	Urban to Suburban
07-0330-00-OP-7354 194 St	Suburban to Urban
05-0382-00-OP-7329 192 St	Suburban to Urban
08-0008-00-OP-2715 156 St	Suburban to Temporary Use Permit
07-0283-00-OP-19565 72 Ave	Suburban to Urban
07-0315-00-OP-10610 Span Rd	Industrial to Temporary Use Permit
07-0294-00-OP-14938 No 10 (56 Ave) Hwy	Suburban to Industrial
07-0297-00-OP-1109 168 St	Suburban to Industrial
07-0372-00-OP-8109 King George Hwy	Urban to Multiple Residential
07-0374-00-OP-15647 28 Ave	Suburban to Urban
07-0094-00-OP-11037 Ravine Rd	Urban to Multiple Residential
08-0036-00-OP-18865 72 Ave	Suburban to Multiple Residential
07-0310-00-OP-18642 Fraser Hwy	Urban to Commercial
08-0083-00-OP-12738 60 Ave	Suburban to Urban
06-0317-00-OP-16982 Fraser Hwy	Suburban, Agricultural to Urban, Agricultural
08-0154-00-OP-2121 160 St	Suburban to Commercial
08-0113-00-OP-2612 Croydon Dr	Suburban to Industrial, Suburban
08-0063-00-OP-7324 192 St	Suburban to Urban
08-0097-00-OP-7324 192 St	Suburban to Multiple Residential

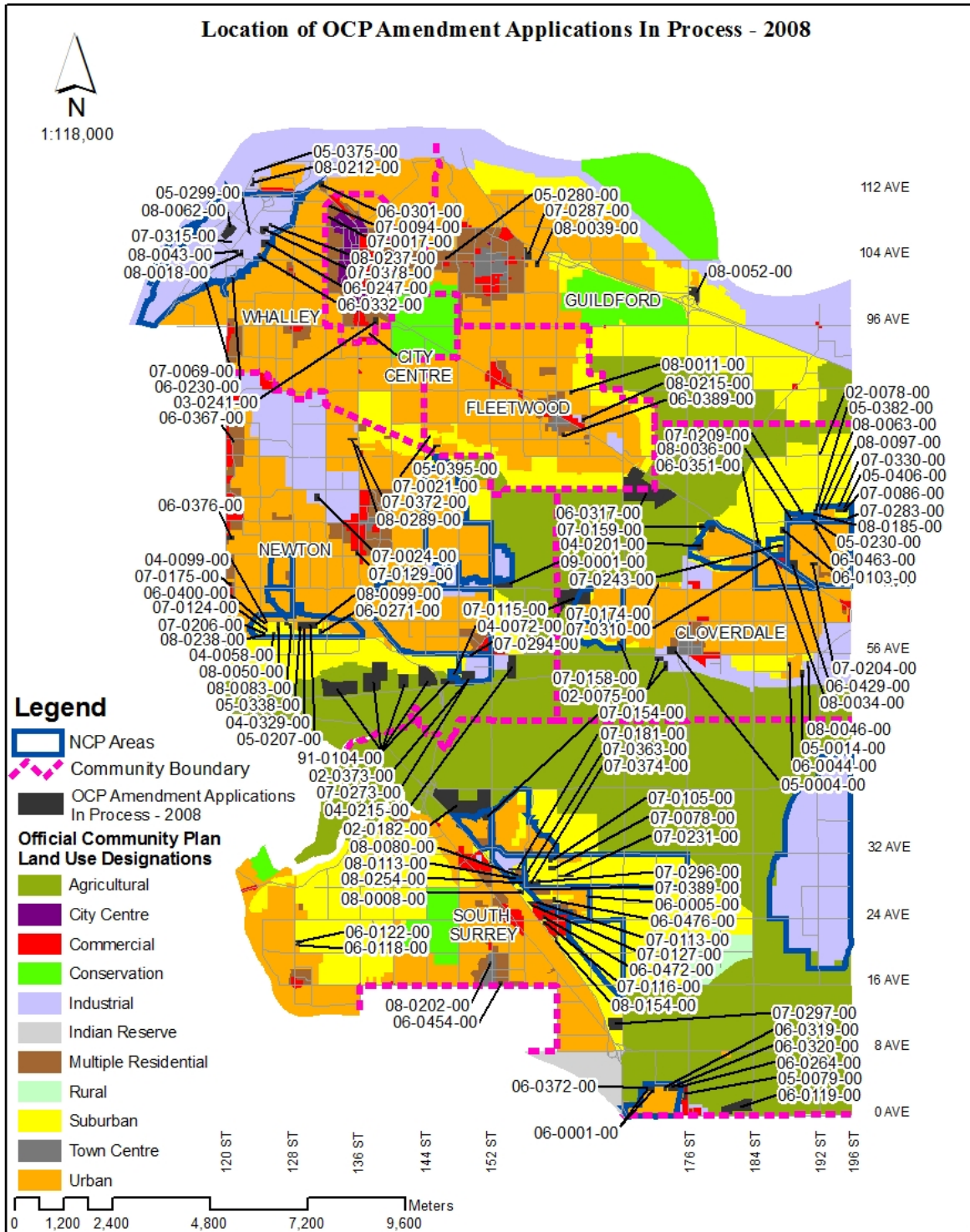


Figure B2 - OCP Amendment Application in Process - 2008