

NO: R130

COUNCIL DATE: June 7, 2010

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 7, 2010**
FROM: **General Manager, Planning and Development** FILE: **6440-01**
SUBJECT: **Annual Review of the Surrey Official Community Plan**

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

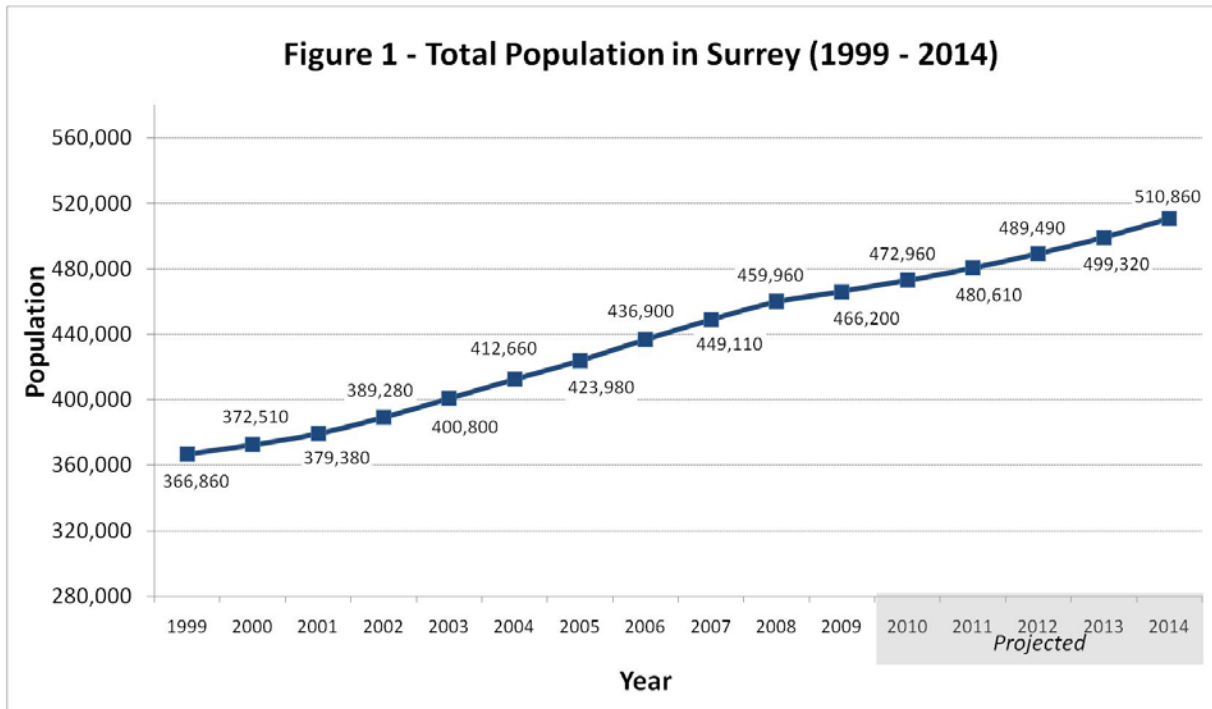
Surrey's population, as of December 2009, is estimated at 466,200 residents. This estimate is based on the City's residential building inventory, created from a combination of data sources that include:

- 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 1999 through 2014. Over the last 10 years, Surrey's population has grown by an estimated 99,340 residents. During this period, the average annual growth rate has been 2.71%.

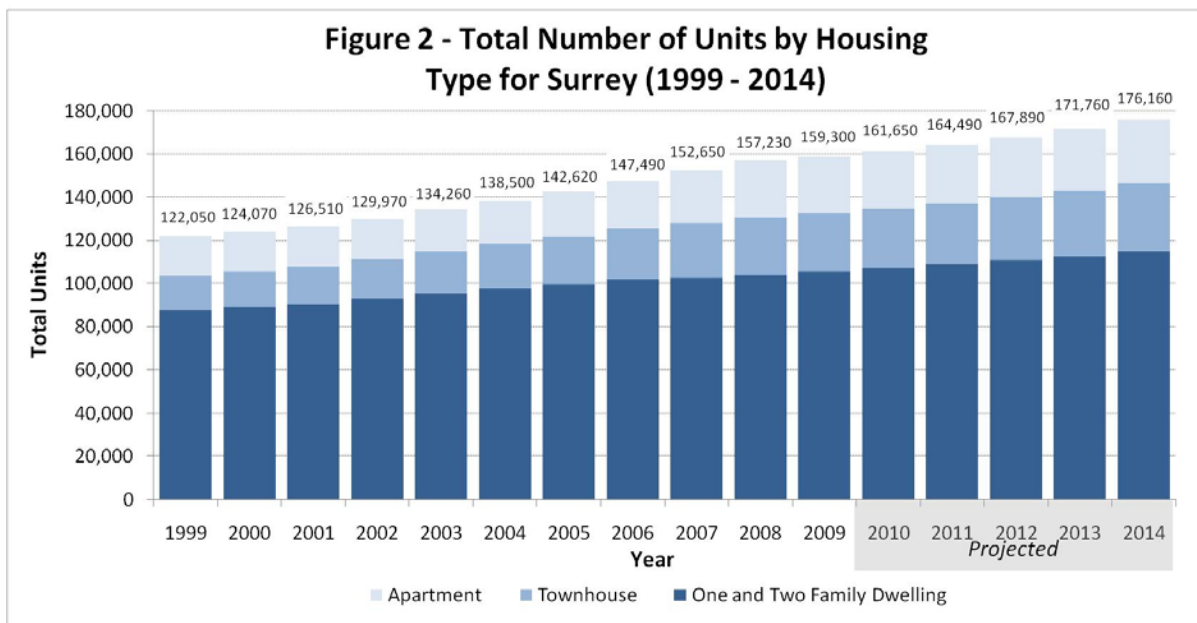
The City's population represents approximately 19.3% of the total population of Metro Vancouver.

Further population growth of approximately 44,660 residents is projected for the five years between 2010 and 2014. The City's estimated 2014 population is 510,860.



Dwelling Units

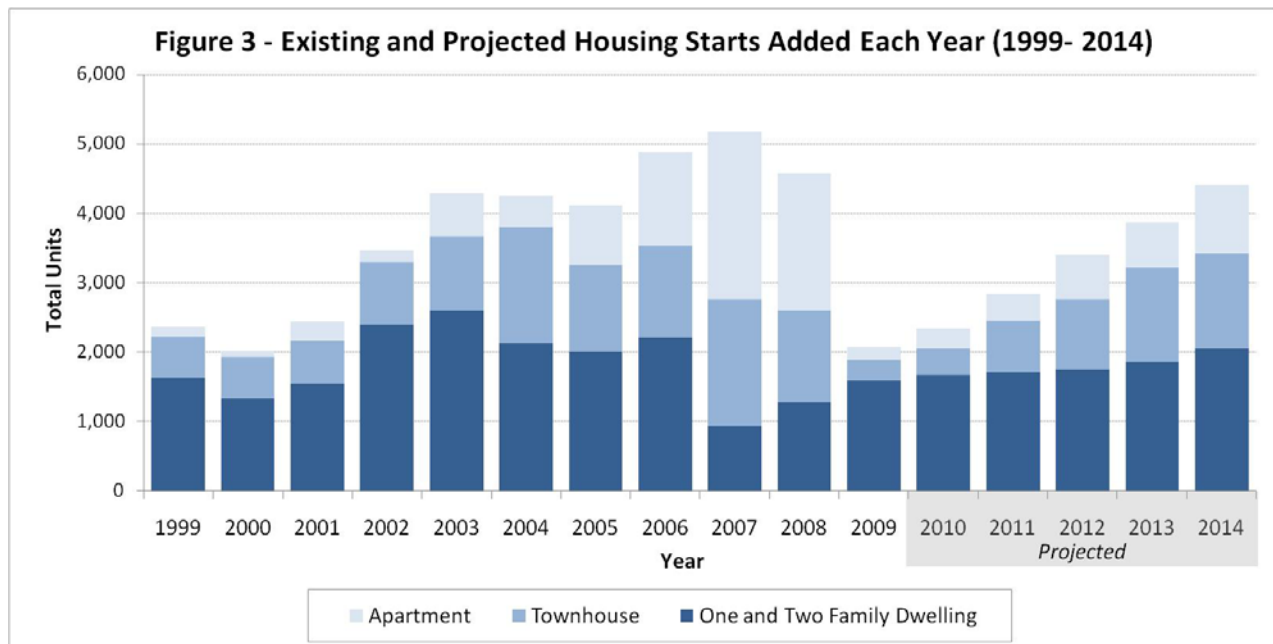
Figure 2 illustrates the number of dwelling units in Surrey by dwelling unit type, both existing and projected, for the years 1999 through 2014. Over the last 10 years, approximately 37,250 units have been constructed in Surrey. The total number of residential units, including secondary suites, is estimated at 159,300 as of the end of December 2009. It is estimated that approximately 16,860 units will be added in the next five years for a total of approximately 176,160 dwelling units projected for 2014.



While the majority of residential units in the City are single-family dwellings, it is noted that between 1999 and 2009, the number of multi-family units, as a percentage of total units, has increased from 28.1% to 33.6%. It is estimated that by 2014, approximately 34.8% 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.

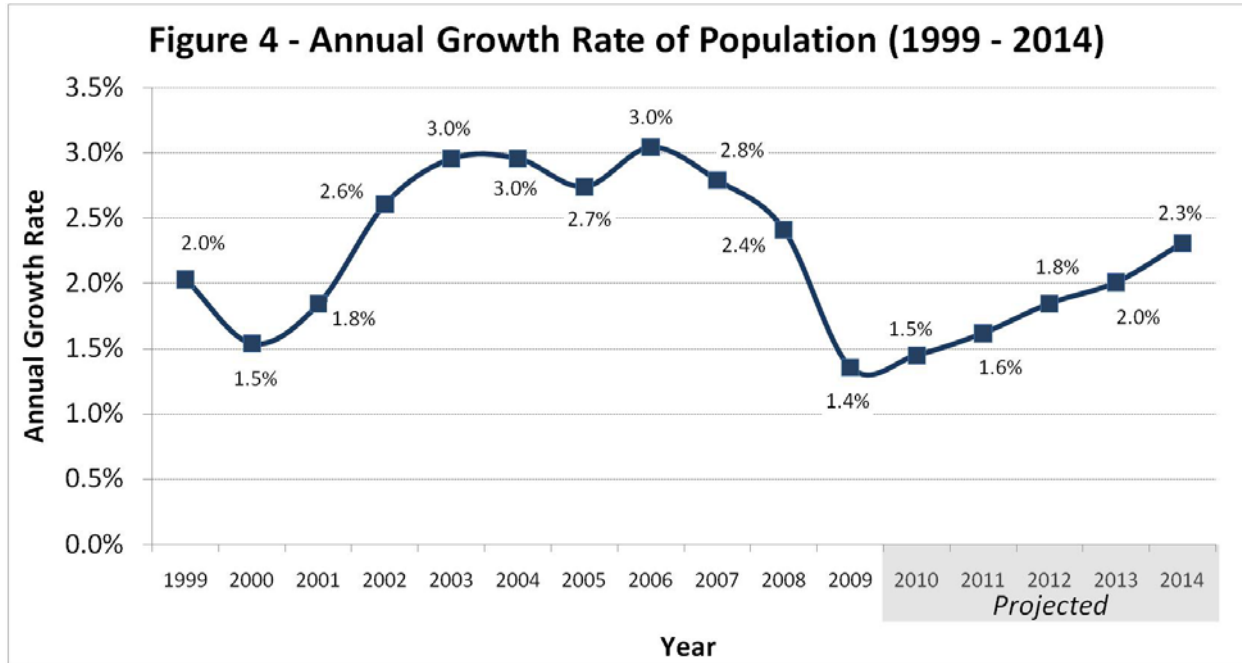
The average occupancy rate per dwelling unit across the City is 3.0 persons per dwelling unit (ppu), which has remained fairly constant since 1999. However, the average household size varies considerably between communities within the City, from an average household size of 3.2 in Newton to 2.6 in South Surrey. It is expected that over the next 10 years, average household size will trend slightly downward as more multi-family units are constructed. Multi-family units on average have fewer occupants than single family detached homes.

Figure 3 illustrates actual and projected housing starts for the years 1999 through 2014. In 2009, there were 2,070 new units created. This represents the equivalent of approximately 6,210 new residents. Appendix I of this report illustrates by location the housing starts in 2009 in Surrey. It is expected that an average of approximately 3,370 dwelling units will be added annually over the next five years.



It should be noted that multi-family starts decreased significantly between 2008 and 2009, although the number of single family starts increased. This trend is likely to change as the housing market recovers. As of December 2009, there are approximately 22,530 units in the development permit process; of these, approximately 85% are multi-family units.

Surrey's actual or projected annual population growth rate for each of the years from 1999 to 2014 is illustrated in Figure 4. In comparison to 2009, Surrey's growth rate is expected to increase over the next five years as multi-family construction increases.



In 2009, approximately 26.5% of growth in Metro Vancouver took place in Surrey. Continued immigration to the region and interprovincial in-migration, combined with the relatively large supply of developable land in Surrey suggests that Surrey will continue to be one of the primary suppliers 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 within areas planned to accommodate future residential and business development to accommodate future growth. Residential growth policies are contained in Section 2.A of the OCP - "Manage Growth for Compact Communities". 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 on vacant or under-utilized land outside of NCP areas;
- New development in approved NCP areas;
- Redevelopment of ageing housing stock in Urban neighbourhoods; and
- Anticipated growth.

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 (NCPs). 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

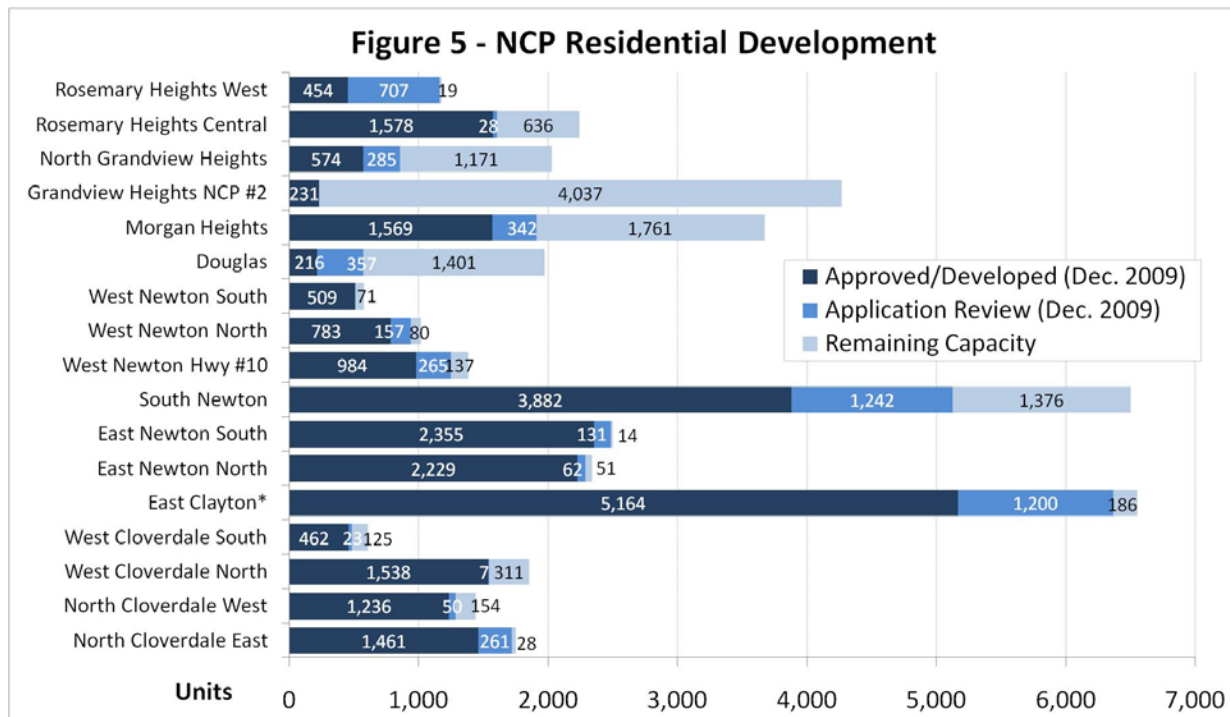
Surrey has a significant amount of capacity for new dwelling units within areas for which NCPs have been approved and in areas in the NCP planning process, such as Grandview Heights Area #2, Grandview Heights Area #4, Grandview Heights Area #5A, Anniedale-Tynehead, the City Centre Plan, Newton Town Centre Plan and Semiahmoo Town Centre Plan. Infill areas containing vacant or underutilized land also provide opportunities for new residential development.

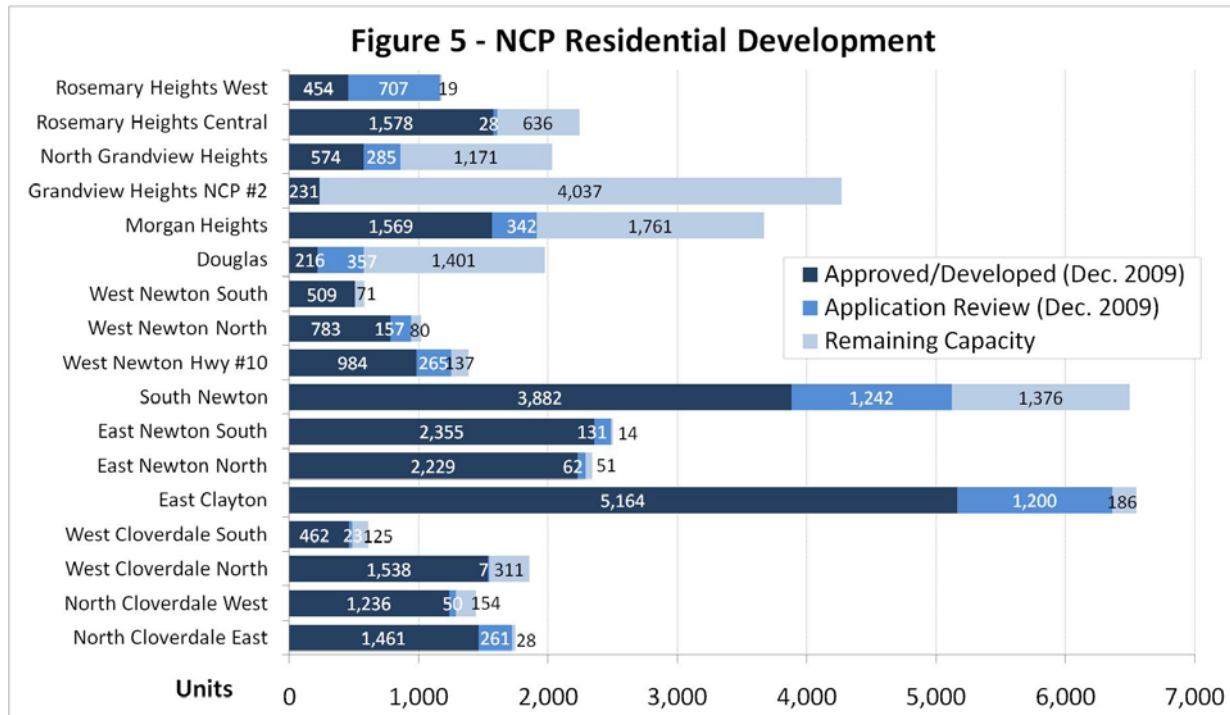
Surrey's Neighbourhood Concept Plans (NCPs)

Figure 5 provides information about all currently approved NCP areas as well as Grandview Heights Neighbourhood #2 which has received Stage 1 approval. These NCP areas provide a total capacity of 41,900 dwelling units, which will accommodate up to approximately 125,700 residents, assuming an occupancy rate of 3.0 persons per unit.

The "Approved/Developed" component of each bar in the graph includes occupied dwelling units, units under construction, units for which a building permit application has been received or for which a building permit has been issued as of December 2009, and units that have been approved through a rezoning/development permit process.

The "Application Review" component of each bar in the graph includes dwelling units that would result from development applications that are currently under review as of December 2009 but which have not yet been approved.





Note: Grandview Heights NCP#2 has Stage 1 (Land Use Plan) approval; Stage 2 is nearing completion

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.

As of the end of December 2009, approximately 66.4% (24,994 dwelling units) of the total capacity in areas covered by approved NCPs (not including Grandview Heights NCP #2) had been either constructed, issued a building permit, or received development permit approval. About 13.6% of the total capacity or 5,117 dwelling units were proceeding through the development review process. The remaining capacity in approved NCPs at the end of 2009 is estimated at 7,521 dwelling units.

Grandview Heights Neighbourhood #2 (Sunnyside Heights) NCP has received Stage 1 NCP approval with Stage 2 adoption expected in 2010. It will provide additional capacity of 4,268 dwelling units. It is expected that a portion of the lands in this NCP will be challenging to service in a cost-effective way. Staff will report to Council in the near future with a proposed approach to financing the engineering servicing requirements for these lands.

On July 28, 2008 Council approved the Terms of Reference for the preparation of a Neighbourhood Concept Plan for Grandview Heights NCP #5A. City staff is presently working on a comprehensive land use plan and servicing strategy for this community that is expected to accommodate approximately 800 to 1,075 dwelling units.

On March 30, 2009, Council approved a Terms of Reference for the preparation of an NCP for the Anniedale-Tynehead area. At build-out the area covered by this NCP is expected to contain between 4,934 and 7,890 dwelling units.

On September 14, 2009 Council approved the Terms of Reference for the preparation of an NCP for Grandview Heights Area #4. Work on this NCP has begun, with a Stage 1 land use concept expected to be forwarded to Council for approval by early 2011. Grandview Heights Area #4 is expected to contain between 1,700 and 2,750 dwelling units. These figures may increase as the NCP process moves forward.

On April 12, 2010 Council directed staff to conduct a survey of property owners within the West Clayton area to determine the level of local support for initiating an NCP preparation process in that area of the City.

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 an occupancy rate of 2.0 ppu). As of December 2009, development applications that are under review for sites in the City Centre will, if approved, result in 6,782 new dwelling units;
- The Semiahmoo Town Centre has a total capacity of approximately 6,242 dwelling units under the approved Stage 1 Plan. As of December 2009, 2,889 dwelling units were developed and occupied in this area, and a further 1,060 dwelling units were under development review;
- In the fall of 2008, Surrey entered into a Memorandum of Understanding with TransLink to undertake a land use planning and transit and urban design study. This will result in a plan for a transit-oriented form of development in a portion of the Newton Town Centre south of 72 Avenue both east and west of King George Boulevard. This plan is a key component of TransLink's and Surrey's plans to significantly enhance transit services and facilities in Surrey and to support these enhancements with higher density, transit-oriented development along major corridors. The area of the Newton Town Centre that is being studied will accommodate approximately 1,524 dwelling units. Total projected build-out of the Newton Town Centre is approximately 4,346 units. As of December 2009, there were 1,119 completed and occupied dwelling units in the Newton Town Centre and 745 dwelling units in the development review stage.

It is estimated that approximately 520 dwelling units will be developed annually in infill areas of the City.

Remaining Residential Development Capacity

Despite the slowdown in residential construction activity in 2009 single family starts increased in comparison to the starts that were recorded in 2008 (see Figure 3) while multi-family construction declined in comparison to 2008 (see Figure 3). It is estimated that there will be approximately 3,370 dwelling units added annually to Surrey's housing stock over the next five years, as follows:

- Secondary Land Use Plans that include approved and proposed NCP and other approved Local Area Plan areas = 62% (2,074 dwelling units per year);
- City Centre and Town Centres = 23% (776 dwelling units per year); and
- Remaining infill residential development = 15% (520 dwelling units per year).

As NCP areas approach build-out, 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 small lot subdivisions, duplexes, townhouses, and apartments. In 2009, 254 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. Section B of the OCP, "Building a Sustainable Local Economy", includes 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, Economic Development Strategy and Employment Lands 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.

In 2009 the City responded to the global economic downturn by creating an Economic Investment Action Plan to stimulate business development, investment and employment in Surrey. Phase 1 of this Action Plan included the establishment of Economic Investment Zones in the City Centre and the Bridgeview-South Westminster areas. Incentives including eliminating property taxes for 3 years and reductions in development fees and charges were made available in these areas. These incentives have resulted in applications for new development in these areas.

Phase 2 of the Economic Investment Action Plan was announced in April 2010. This phase includes a significant program of capital project investment, tax and fee incentives for clean energy business development, strategic partnerships with Kwantlen Polytechnic University and Simon Fraser University in research and technology development as well as the extension of the Phase 1 Economic Investment Zone incentives through March, 2011.

Figure 6 illustrates total annual industrial and commercial building construction value since 1990. In 2009 there was approximately \$207 million in industrial and commercial building construction value issued in the form of building permits, amounting to approximately 1.08 million square feet of new business floor area. Appendix II illustrates the location of building permits that were issued in 2009 for commercial and industrial development.

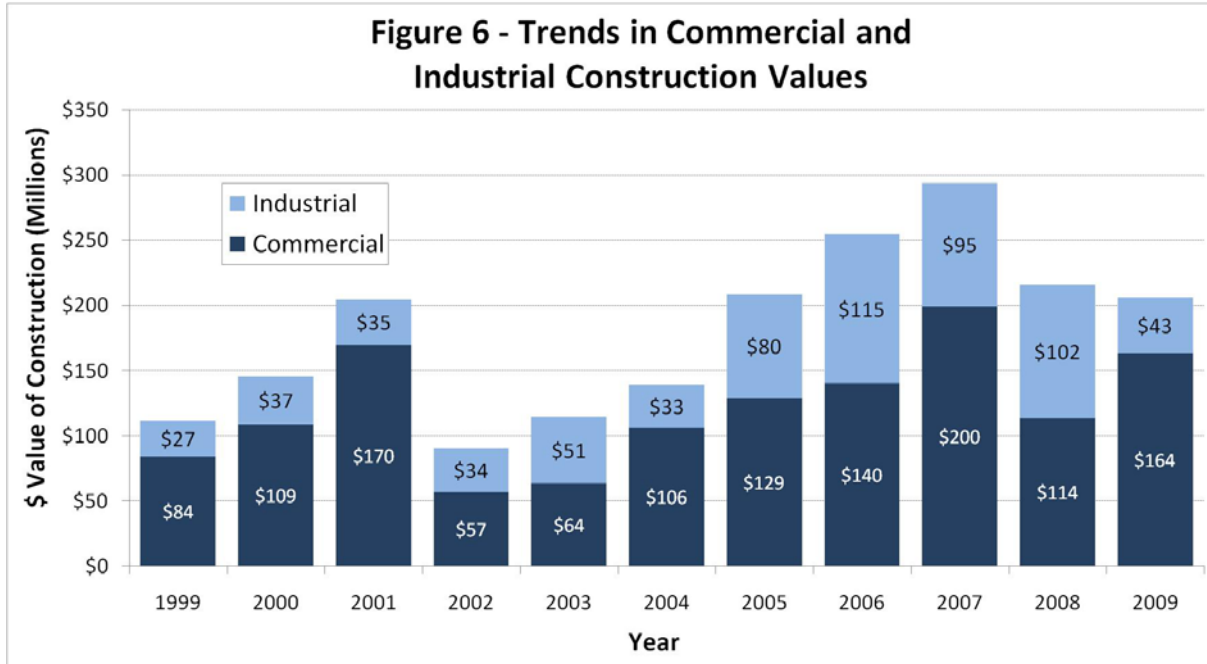
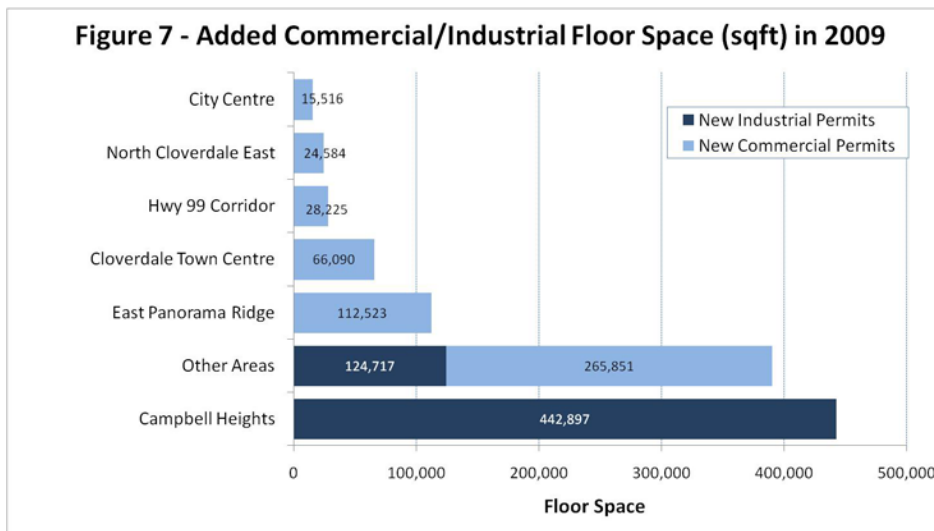


Figure 7 illustrates the commercial and industrial floor space added throughout the City in 2009. Campbell Heights and East Panorama Ridge accounted for approximately 51.4 % or 555,420 square feet of the total new industrial and commercial added in 2009.

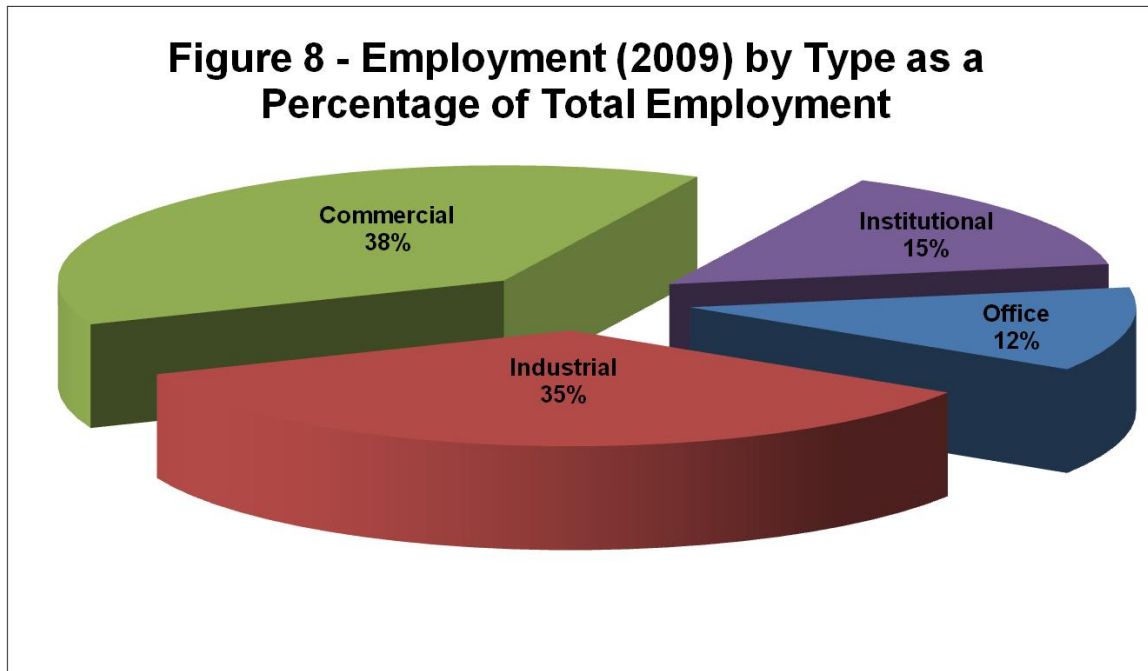


It is expected that industrial and commercial development in the City Centre, Town Centres, Campbell Heights, South Westminster, and the Highway 99 Corridor will contribute significantly to Surrey's business growth in the next few years.

Employment

Current total employment in Surrey (December 2009) is estimated to be 159,190 jobs. It is estimated that a total of 1,790 jobs were added in Surrey in 2009. It is expected that Surrey's employment figures will continue to grow as additional lands are serviced at attractive locations for business development. The current job to workforce ratio for the City is

estimated to be 0.68 jobs for each resident worker. Figure 8 illustrates the breakdown of jobs that are located within Surrey by type.



- Source: *Employment figures and job to work force ratio* from City of Surrey Planning and Development Department (Dec. 2009)
- Note: Data is estimated by using worker density ratios by land use type (i.e. commercial and industrial) for each non-residential building in Surrey.
- Data includes businesses with home-based business and no fixed address.
- **Office**-related employment includes business, finance and professional occupations.
- **Commercial**-related employment includes sales and services or retail and wholesale, and other related business types.
- **Institutional**-related employment includes government services, religion, education and health related facilities.
- **Industrial**-type employment includes construction, warehousing, transportation, manufacturing, lumber related industry, truck and auto storage, utilities, and other related industrial types.

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

| Year | Use | Cloverdale | Fleetwood | Guildford | Newton | South Surrey | Whalley | Total |
|------------|---------------|------------|-----------|-----------|--------|--------------|---------|---------|
| 2009 | Office | 700 | 1,460 | 3,180 | 4,430 | 2,270 | 6,730 | 18,770 |
| | Industrial | 6,520 | 310 | 12,180 | 23,620 | 4,790 | 8,000 | 55,420 |
| | Commercial | 9,780 | 5,400 | 7,140 | 11,560 | 16,280 | 10,830 | 60,990 |
| | Institutional | 1,660 | 1,500 | 2,330 | 7,080 | 4,300 | 7,140 | 24,010 |
| 2009 Total | | 18,660 | 8,670 | 24,830 | 46,690 | 27,640 | 32,700 | 159,190 |

Surrey's Industrial Land Inventory

Surrey has approximately 16% of the designated industrial land in Metro Vancouver. However, because much of the industrial land in other parts of the region is built out, Surrey has approximately 45% of Metro Vancouver's remaining developable industrial land. The City has adopted policies to protect its industrial land 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 both the short term and long term and to provide for a diverse range of jobs for Surrey residents. The ELS also seeks to achieve a balance between residential and non-residential land uses.

Table II provides a summary of Surrey's developable serviced industrial land by type. As of December 2009, approximately 1,295 acres or approximately 17.5% of vacant industrial land was 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 470 acres or approximately 6.3% of industrial land is market ready or vacant industrial land that could be building permit-ready within one year. The majority of this land is located in Campbell Heights, Newton, Cloverdale and South Westminster. In addition, approximately 1,403 acres of land designated as "Industrial" is currently used for other purposes and could be converted to industrial uses in the future. A further 485 acres is currently used for industrial purposes but not fully serviced. This land could be brought into more intensive industrial use if and when it is serviced.

Table II - Industrial Land Inventory (Acres)

| Type of Industrial-Designated Land | Grand Total | Serviced and Developed for Industrial | Land That is Unserviceable or Protected | Serviceable | | | |
|--|-------------|---------------------------------------|---|--------------|-------------|-----------|-------|
| | | | | Market Ready | Medium-Term | Long-Term | Total |
| Total Industrial-Designated Land | 7,401 | 2,710 | 1,508 | 1,156 | 957 | 1,070 | 3,183 |
| Total Area of Industrial-Designated Land Occupied with Industrial Uses | 4,608 | 2,710 | 1,413 | 294 | 125 | 66 | 485 |
| Total Area of Industrial-Designated Land Occupied with Non-Industrial Uses | 1,403 | 0 | 0 | 392 | 500 | 511 | 1,403 |
| Vacant Industrial-Designated Land | 1,390 | 0 | 95 | 470 | 332 | 493 | 1,295 |

Definitions

Serviced and Developed for Industrial - Industrial designated land that has been developed and fully serviced.

Market Ready - 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 - 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 - 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 2009, Council approved 11 amendments to approved NCPs. There are 60 applications currently under review. About 18% of the approved and 15% of the pending amendments are to allow additional small lot single-family residential development.

OCP Land Use Amendments

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 2009 and those currently in process.

During 2009, Council approved 33 amendments to the OCP Land Use Designation Map. There are 104 applications currently under review. Amendments approved in 2009 involved approximately 64 hectares (158 acres) of land, as follows:

- 11.4 hectares (28.1 acres) for City Centre and Town Centre development;
- 0.7 hectares (1.7 acres) for Commercial development;
- 2.9 hectares (7.1 acres) for Industrial development;
- 2.7 hectares (6.6 acres) for Multiple Residential development;
- 0.6 hectares (1.6 acres) for Suburban development;
- 27.8 hectares (68.8 acres) for Urban development; and
- 12.2 hectares (30.1 acres) to provide for temporary Use Permits.

OCP Amendments that have more than one Land Use Designation include:

- 1.5 hectares (3.6 acres) for Industrial/Suburban development;
- 2.0 hectares (4.9 acres) for Multiple Residential/Industrial development; and
- 2.1 hectares (5.1 acres) for Multiple Residential/Urban development.

CONCLUSION

The annual OCP review is undertaken to monitor progress in implementing the OCP land use plan and related policies. This report documents relevant information in relation to the review for 2009 of the OCP.

Original signed by

Jean Lamontagne

General Manager,

Planning and Development

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Attachments:

Appendix I Location of 2009 Housing Starts in Surrey

Appendix II Location of 2009 Business Starts

Appendix III Location of 2009 OCP Amendments and Amendment Applications

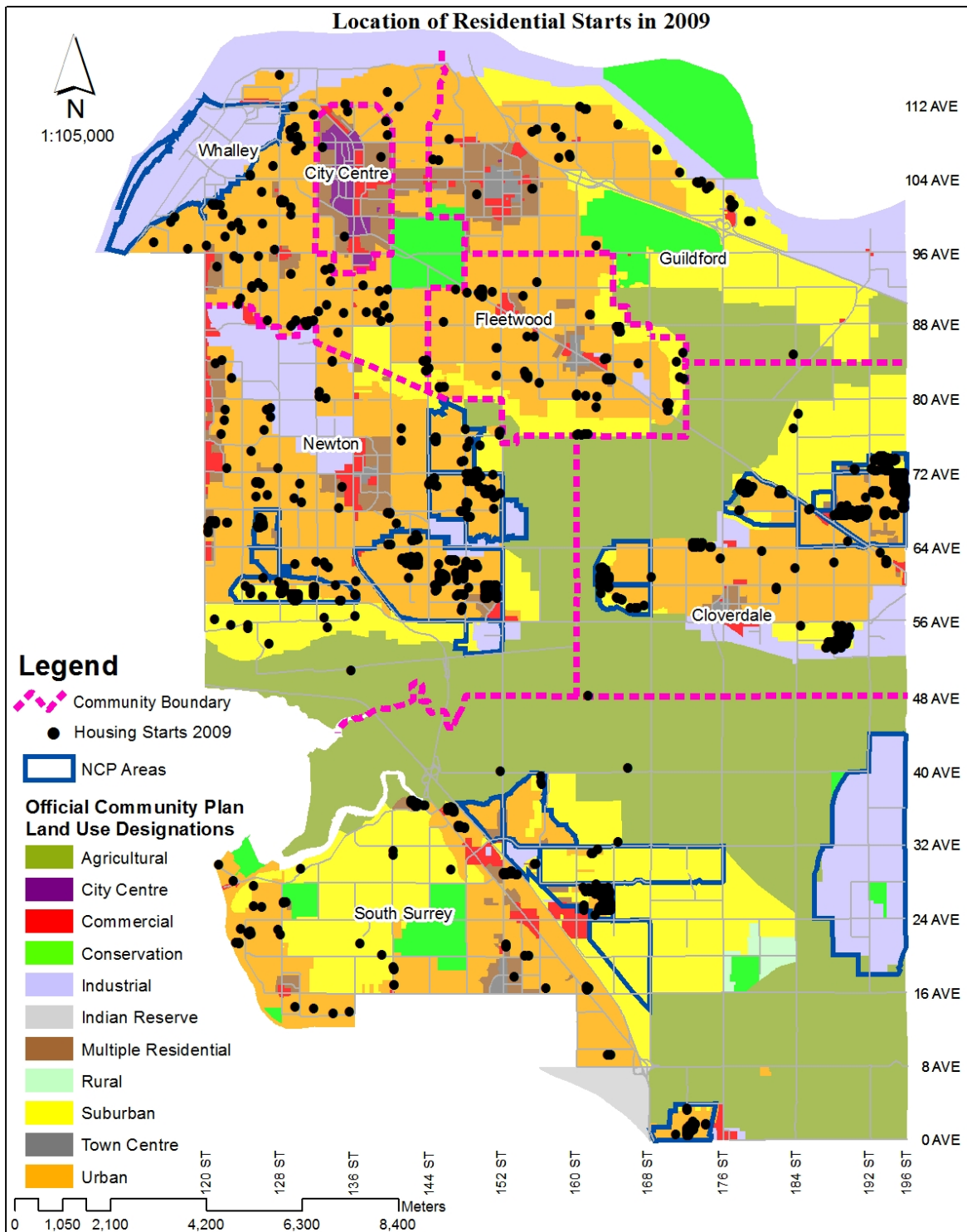


Figure A1 - Surrey Housing Starts 2009

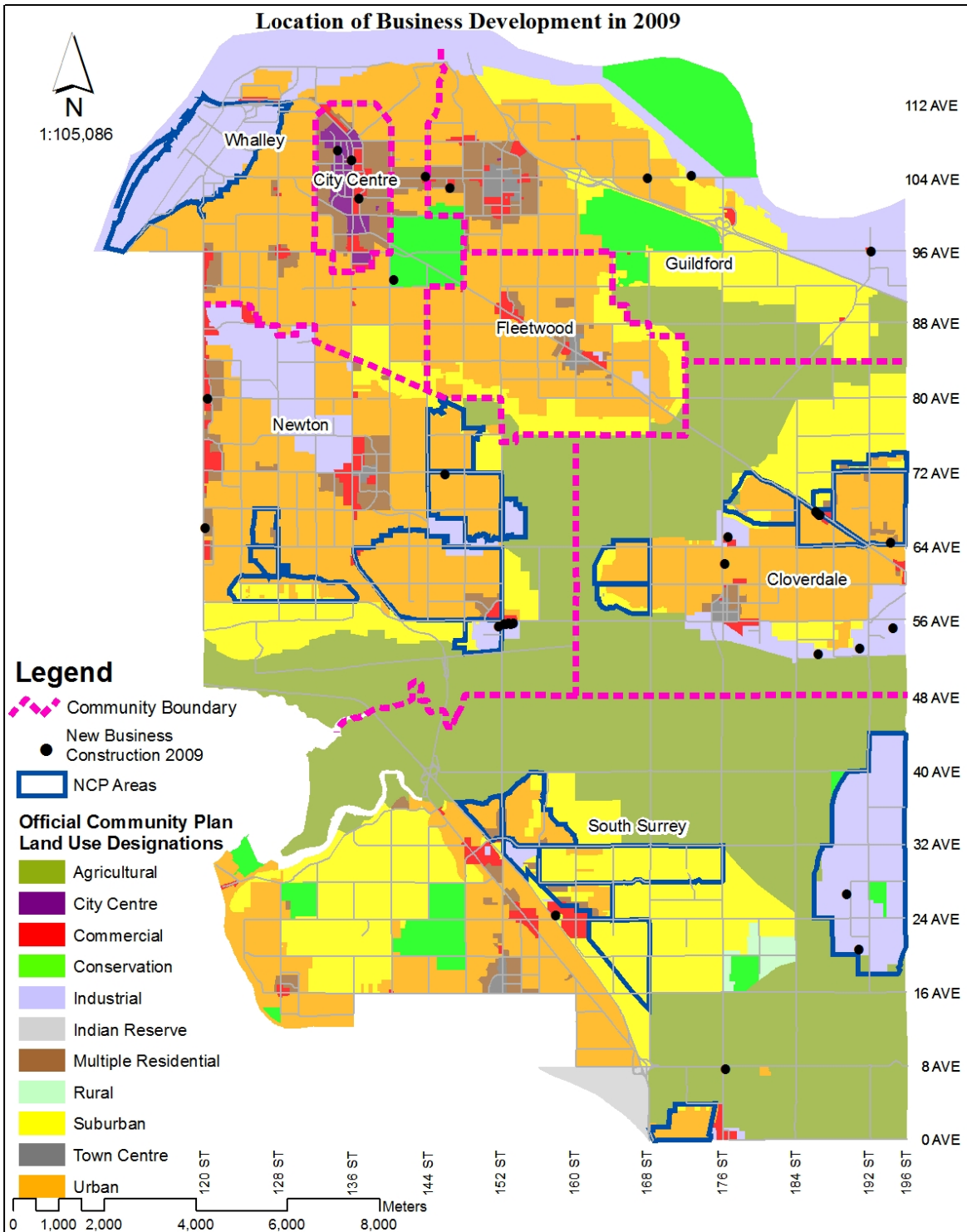


Figure A2 - Surrey Business Development 2009

OCP Land Use Designation Amendments Tables and Maps

OCP Land Use Amendments Approved By Council During 2009

Council approved 33 applications to amend the Official Community Plan Land Use designation map in 2009, affecting approximately 64 hectares (158 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 |
|------------------------------------|---|
| 06-0118-00-OP-2092 128 St | Suburban to Urban |
| 08-0034-00-OP-18660 Fraser Hwy | Urban to Commercial |
| 08-0215-00-OP-16313 84 Ave | Urban to Multiple Residential |
| 08-0279-00-OP-5710 175 St | Town Centre to Town Centre |
| 06-0122-00-OP-2124 128 St | Suburban to Urban |
| 07-0209-00-OP-18993 72 Ave | Suburban to Urban |
| 08-0062-00-OP-10669 Fir Rd | Industrial to Temporary Use Permit |
| 09-0027-00-OP-7127 King George Hwy | Commercial to Temporary Use Permit |
| 09-0120-00-OP-17637 1 Ave | Industrial to Temporary Use Permit |
| 05-0395-00-OP-8119 146 St | Suburban to Urban |
| 05-0207-00-OP-12964 60 Ave | Suburban to Urban |
| 06-0320-00-OP-17414 4 Ave | Suburban to Urban |
| 07-0158-00-OP-5713 168 St | Suburban to Urban |
| 07-0159-00-OP-17918 Old Yale Rd E | Suburban/Urban to Urban |
| 07-0124-00-OP-5867 125 St | Suburban to Urban |
| 07-0181-00-OP-3009 156 St | Suburban to Multiple Residential/Industrial |
| 07-0206-00-OP-5858 124A St | Suburban to Urban |
| 07-0231-00-OP-2932 160 St | Suburban to Urban |
| 06-0463-00-OP-7105 192 St | Urban to Multiple Residential/Urban |
| 06-0005-00-OP-2689 164 St | Suburban to Urban |
| 08-0011-00-OP-16166 88 Ave | Urban to Multiple Residential |
| 08-0008-00-OP-2715 156 St | Suburban to Temporary Use Permit |
| 07-0310-00-OP-18642 Fraser Hwy | Urban to Commercial |
| 08-0113-00-OP-2612 Croydon Dr | Suburban to Industrial/Suburban |
| 08-0161-00-OP-8982 162 St | Suburban to Suburban |
| 08-0063-00-OP-7324 192 St | Suburban to Urban |
| 08-0097-00-OP-7324 192 St | Suburban to Multiple Residential |
| 08-0252-00-OP-5454 Production Blvd | Industrial to Temporary Use Permit |
| 07-0024-00-OP-13120 76 Ave | Industrial to Industrial |
| 07-0086-00-OP-7334 194 St | Suburban to Urban |
| 04-0329-00-OP-12916 60 Ave | Suburban to Urban |
| 06-0367-00-OP-8164 120A St | Commercial to Multiple Residential |
| 09-0098-00-OP-13750 96 Ave | Urban to City Centre |

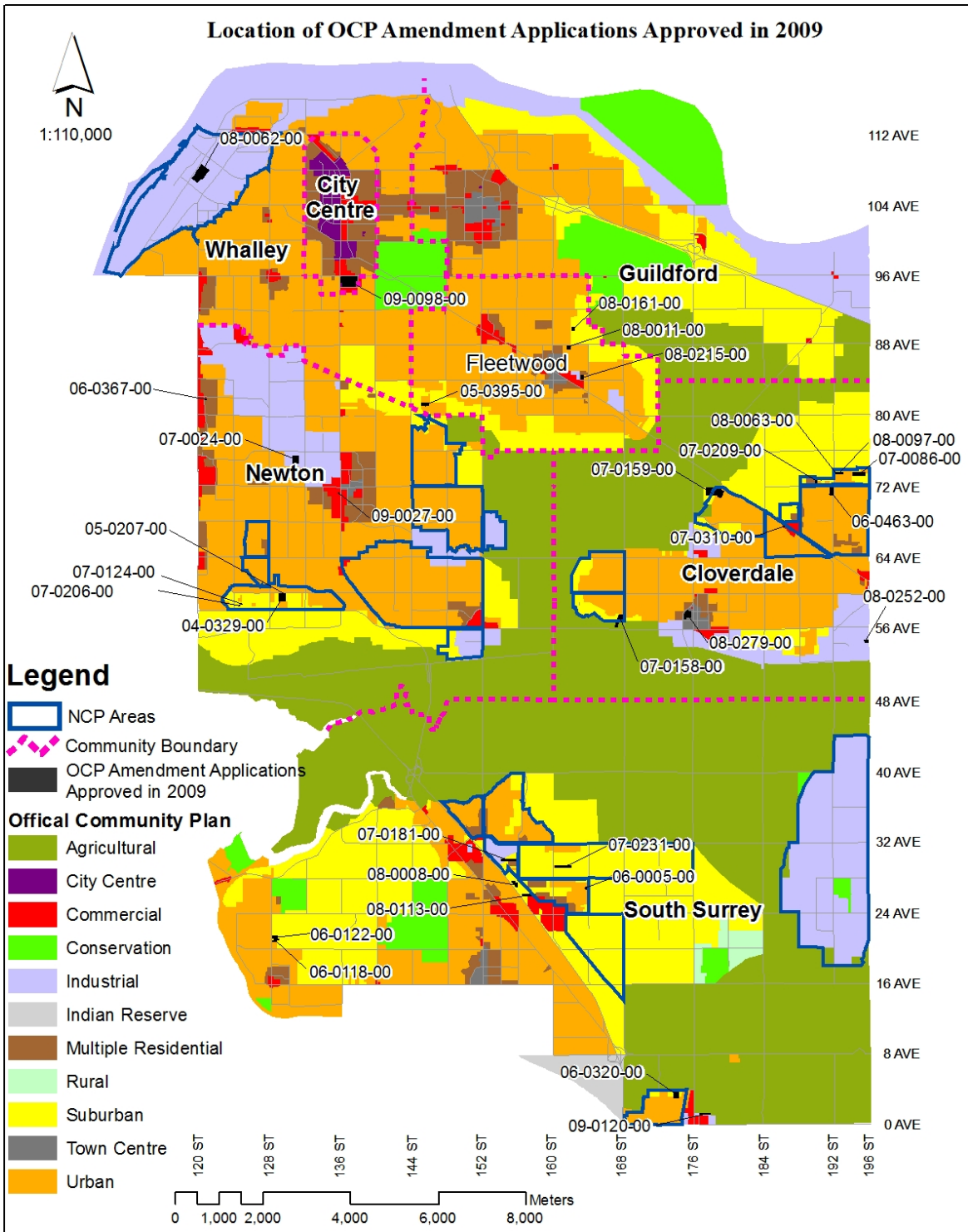


Figure B1 - OCP Amendment Applications Approved in 2009

OCP Land Use Designation Amendment Applications Currently in Process

The Planning and Development Department is currently processing 104 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 |
|--|--|
| 06-0472-00-OP-15829 24 Ave | Suburban to Commercial |
| 05-0338-00-OP-12856 60 Ave | Suburban to Urban and Suburban |
| 06-0400-00-OP-5968 124A St | Suburban to Urban |
| 06-0247-00-OP-12455 105A Ave | Industrial to Urban |
| 06-0319-00-OP-17340 4 Ave | Suburban to Urban |
| 04-0058-00-OP-5811 126 St | Suburban to Urban |
| 06-0454-00-OP-15321 16 Ave | Multiple Residential to Town Centre |
| 08-0039-00-OP-15750 104 Ave | Urban to Multiple Residential |
| 06-0332-00-OP-12389 104 Ave | Industrial to Multiple Residential |
| 08-0185-00-OP-7287 192 St | Suburban to Urban |
| 08-0237-00-OP-10824 125 St | Industrial to Industrial |
| 08-0080-00-OP-2939 156 St | Suburban to Multiple Residential |
| 07-0021-00-OP-14458 82A Ave | Suburban to Urban |
| 08-0254-00-OP-2827 156 St | Suburban to Multiple Residential |
| 09-0116-00-OP-19209 Fraser Hwy | Urban to Commercial |
| 09-0145-00-OP-9677 King George Hwy | Commercial to City Centre |
| 05-0280-00-OP-14653 104 Ave | Multiple Residential to Multiple Residential |
| 91-0104-00-OP-13910 Trites Rd | Agricultural/Suburban to Suburban |
| 09-0161-00-OP-5695 168 St | Agricultural/Suburban to Industrial |
| 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 |
| 07-0378-00-OP-12403 Old Yale Rd | Industrial to Temporary Use Permit |
| 08-0052-00-OP-9998 176 St | Suburban/Commercial to Multiple Residential |
| 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 |
| 09-0061-00-OP-2128 152 St | Urban to Multiple Residential |
| 06-0351-00-OP-18431 Fraser Hwy | Suburban to Multiple Residential |
| 09-0170-00-OP-5877 131A St | Suburban to Urban |
| 09-0069-00-OP-18875 84 Ave | Suburban to Suburban |
| 02-0075-00-OP-17236 No 10 (56 Ave) Hwy | Industrial/Agricultural to Industrial/Agricultural |
| 09-0087-00-OP-12674 King George Hwy | Industrial to Industrial |
| 09-0171-00-OP-17480 4 Ave | Suburban to Urban |
| 04-0215-00-OP-15448 No 10 (56 Ave) Hwy | Agricultural to Industrial |
| 05-0375-00-OP-12327 Industrial Rd | Industrial to Temporary Use Permit |
| 07-0069-00-OP-10128 Grace Rd | Industrial to Temporary Use Permit |
| 06-0119-00-OP-18115 0 Ave | Agricultural to Suburban |
| 06-0429-00-OP-6706 188 St | Urban to Industrial |
| 02-0373-00-OP-14933 Colebrook Rd | Suburban to Industrial |

| Application and Location | Amendment |
|--|--|
| 07-0078-00-OP-3005 160 St | Suburban to Urban |
| 06-0476-00-OP-2627 160 St | Suburban to Urban |
| 05-0299-00-OP-10766 Scott Rd | Industrial to Temporary Use Permit |
| 05-0014-00-OP-18998 54 Ave | Suburban to Industrial |
| 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 |
| 08-0289-00-OP-8205 King George Hwy | Urban to Multiple Residential |
| 09-0045-00-OP-10198 Grace Rd | Industrial to Industrial |
| 07-0129-00-OP-6861 King George Hwy | Urban/Commercial to Multiple Residential/Urban |
| 07-0115-00-OP-16390 64 Ave | Agricultural/Suburban to Multiple Residential/Agricultural |
| 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 Commercial |
| 07-0174-00-OP-17241 64 Ave | Suburban/Urban to Urban |
| 07-0017-00-OP-10918 132 St | Multiple Residential to Urban |
| 07-0204-00-OP-6685 192 St | Urban to Multiple Residential |
| 07-0116-00-OP-15844 24 Ave | Suburban to Commercial |
| 07-0243-00-OP-6905 188 St | Suburban to Multiple Residential |
| 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 |
| 08-0018-00-OP-12175 104 Ave | Industrial to Temporary Use Permit |
| 07-0330-00-OP-7354 194 St | Suburban to Urban |
| 05-0382-00-OP-7329 192 St | Suburban to Urban |
| 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 |
| 07-0372-00-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 |
| 08-0083-00-OP-12738 60 Ave | Suburban to Urban |
| 08-0154-00-OP-2121 160 St | Suburban to Commercial |
| 08-0275-00-OP-10161 153 St | Commercial to Town Centre |
| 09-0097-00-OP-10752 Timberland Rd | Industrial to Temporary Use Permit |
| 03-0241-00-OP-13845 96 Ave | Multiple Residential to Commercial |
| 04-0099-00-OP-5987 125 St | Suburban to Urban |
| 04-0072-00-OP-5359 148 St | Suburban to Agriculture |
| 09-0169-00-OP-1109 168 St | Suburban to Commercial |
| 09-0186-00-OP-6480 152 St | Agricultural to Industrial |
| 09-0172-00-OP-6515 176 St | Industrial/Agricultural to Industrial/Agricultural |
| 09-0196-00-OP-14409 Ridge Cr | Suburban to Suburban |
| 09-0189-00-OP-13777 103 Ave | Commercial to City Centre |

| Application and Location | Amendment |
|--|--|
| 09-0127-00-OP-12052 102 Ave | Industrial to Temporary Use Permit |
| 09-0138-00-OP-10716 Scott Rd | Industrial to Temporary Use Permit |
| 09-0044-00-OP-5986 124A St | Suburban to Urban |
| 09-0130-00-OP-10459 144 St | Multiple Residential to Temporary Use Permit |
| 09-0200-00-OP-10128 172 St | Suburban to Urban |
| 09-0204-00-OP-19487 72 Ave | Suburban to Multiple Residential/Urban |
| 06-0001-00-OP-310 171 St | Suburban to Urban |
| 09-0099-00-OP-17565 2 Ave | Commercial to Industrial |
| 09-0101-00-OP-8992 King George Hwy | Urban to Temporary Use Permit |
| 09-0180-00-OP-19019 54 Ave | Suburban to Industrial |
| 09-0193-00-OP-19533 64 Ave | Urban to Multiple Residential |
| 09-0080-00-OP-19060 No 10 (56 Ave) Hwy | Suburban to Temporary Use Permit |
| 09-0036-00-OP-14844 No 10 (56 Ave) Hwy | Suburban to Urban |
| 05-0004-00-OP-17435 No 10 (56 Ave) Hwy | Industrial to Commercial |
| 06-0376-00-OP-6976 120 St | Commercial and Urban to Commercial/Multiple Residential |
| 09-0254-00-OP-13674 Grosvenor Rd | Urban to Multiple Residential |
| 09-0261-00-OP-5848 125 St | Suburban to Urban |
| 09-0103-00-OP-7177 179 St | Suburban/Urban to Urban |

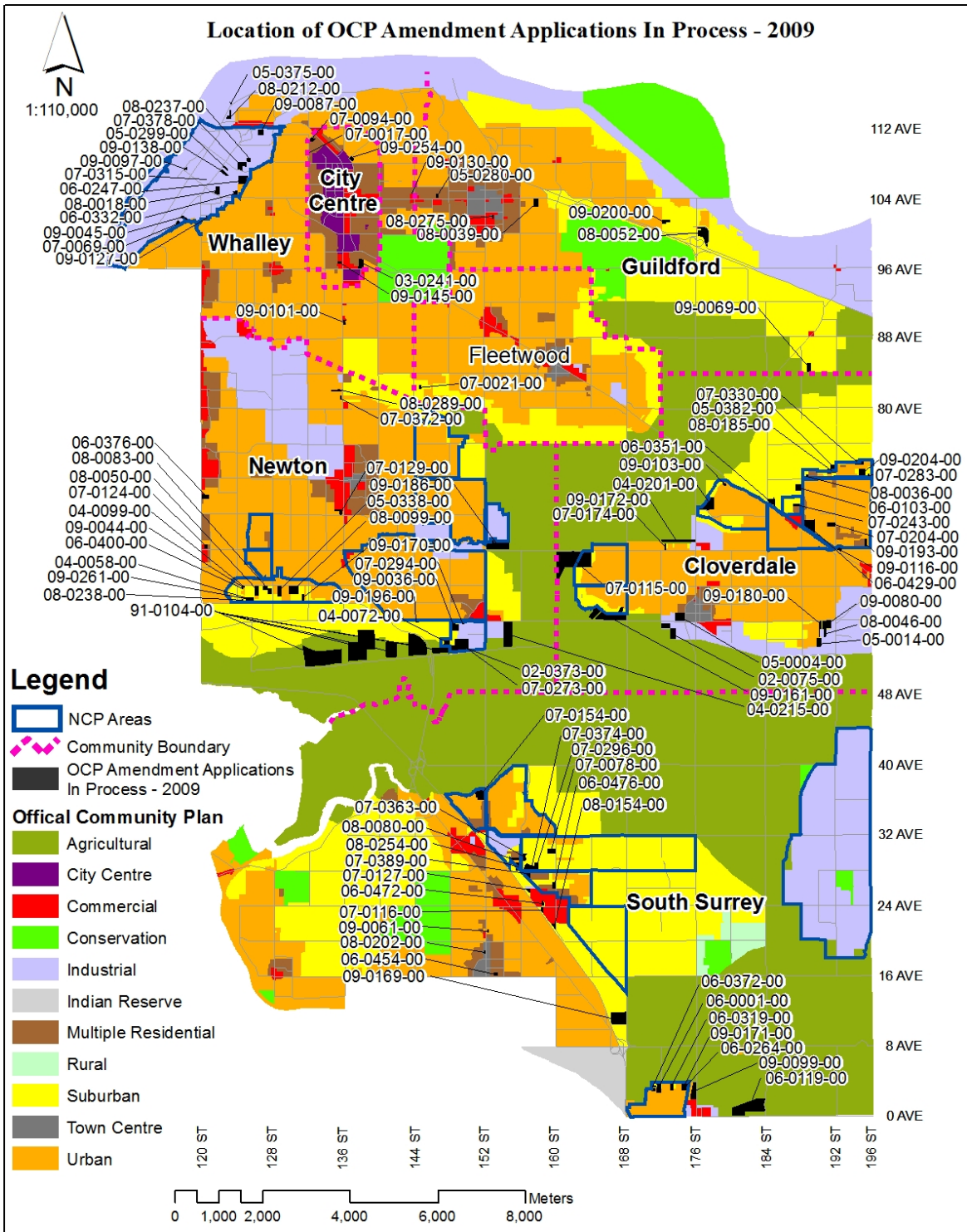


Figure B2 - OCP Amendment Applications In Process - 2009