

NO: R062

COUNCIL DATE: April 18, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **April 18, 2011**

FROM: **General Manager, Planning and Development** FILE: **6440-01**

SUBJECT: **Annual (2010) 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 for 2010.

DISCUSSION

The City's OCP is a comprehensive plan guiding the planning and development of the City. The OCP includes a wide range of policy directions, as well as map-based plans indicating how land use, growth and development will be managed and directed to ensure the orderly development of the community. By legislation, the OCP is required to show how anticipated demand for new housing will be met. This annual review updates Council on growth, development and land use change over the past year, with an emphasis on tracking population change, housing stock, employment, and business-related land development.

A major review of the OCP is under way, and is expected to be brought to Council for consideration in 2011. This annual report is based on the current OCP.

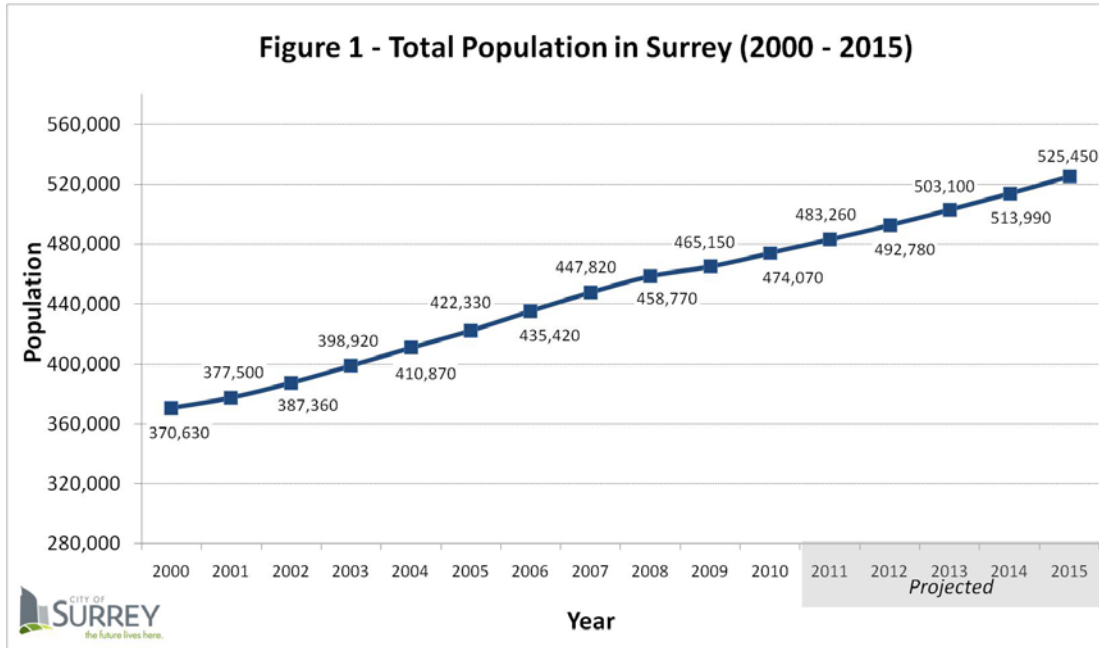
Development Overview

Population Growth

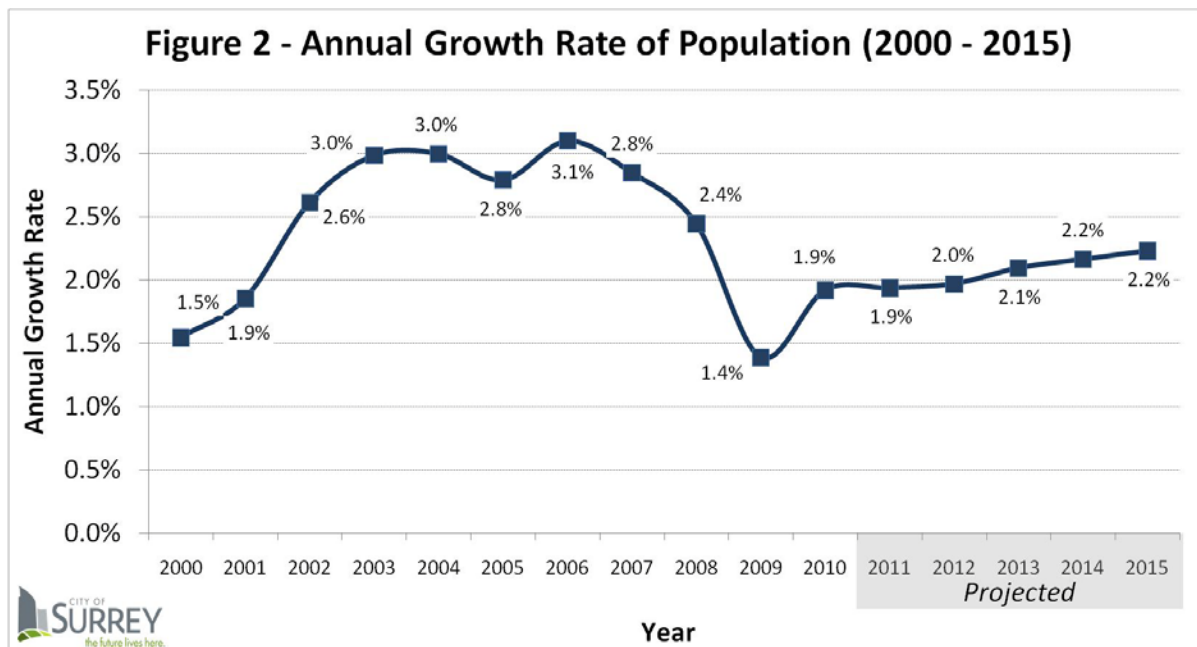
Surrey's population, as of December 2010, is estimated at 474,070 residents. This estimate is based on the City's residential building inventory, created using a combination of data sources that include:

- 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 2000 through 2015. Over the last 10 years, Surrey's population has grown by over 103,440 residents, representing an average annual growth rate of 2.8%. Further population growth of approximately 51,380 residents is projected for the five years between 2010 and 2015, for an estimated 2015 population of 525,450. The City's current population comprises approximately 19.8% of the total population of Metro Vancouver; this percentage is expected to rise to approximately 20.5% by 2015.

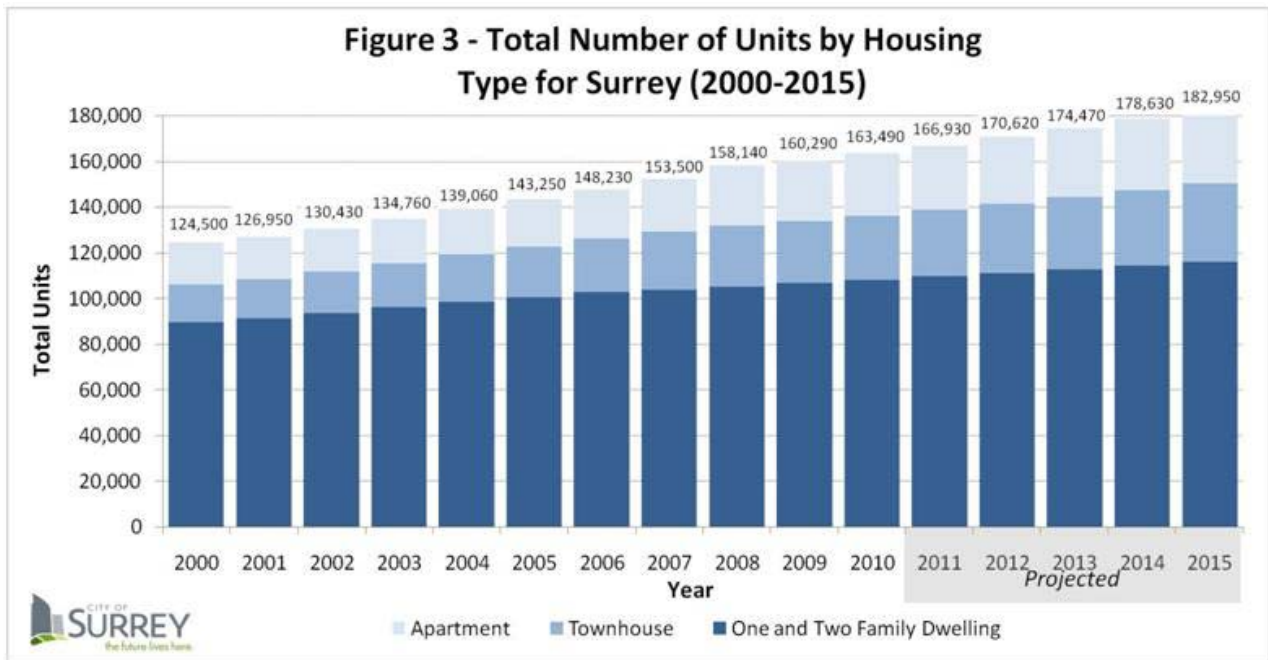


Surrey's actual and projected annual population growth rate for each of the years from 2000 to 2015 is illustrated in Figure 2. While some annual fluctuation is likely, it is expected that Surrey's population growth rate will average just over 2% per year over the next few years. This level of growth is considered to be robust, but manageable.



Housing Stock

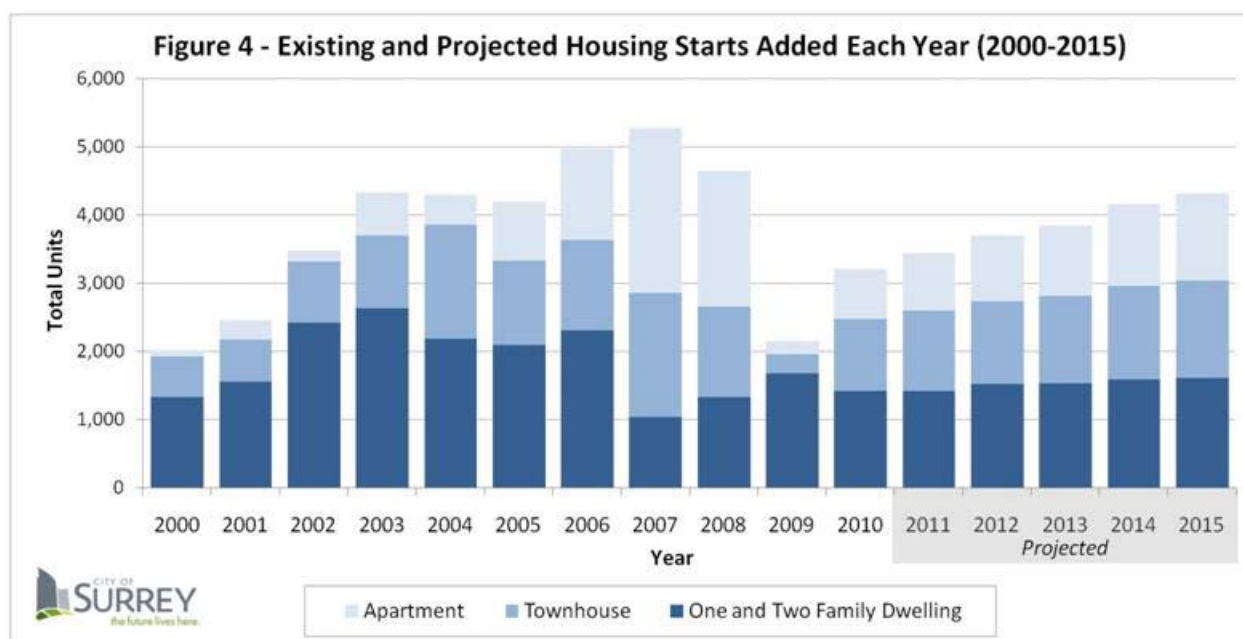
Figure 3 illustrates the estimated number of dwelling units in Surrey by dwelling unit type, both existing and projected, for the years 2000 through 2015. Over the last 10 years, approximately 38,990 dwelling units have been constructed in Surrey. The total number of residential units, including secondary suites, is estimated at 163,490 as of December 2010. It is estimated that approximately 19,460 units will be added in the next five years for a total of approximately 182,950 dwelling units projected for 2015.



While the majority of residential units in the City are single-family dwellings, the percentage of multi-family units has increased from 28.1% to 33.8% between 2000 and 2010. It is projected that by 2015, approximately 36.7% 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, in response to housing affordability challenges in the region, and to fewer people in the average household.

Based on Surrey's current population, the overall average persons per unit (ppu) is approximately 3.0, which has remained fairly constant citywide since 2000. However, throughout Surrey the average household size varies considerably from an average household size of 3.2 in Newton to 2.5 in South Surrey. Over the next five to 10 years, average household size is expected to trend slightly downward.

Figure 4 illustrates actual and projected housing starts for the years 2000 through 2015. In 2010, approximately 3,200 new units were created. This represents the equivalent of approximately 8,930 new residents. Approximately 55.6% of these new housing starts in 2010 were multi-family (1,775 units); the average household occupying these new multi-family units is estimated at 2.8 persons per unit. Appendix I of this report illustrates the location of housing starts in 2010. Based on population growth trends and forecasts, it is expected that an average of approximately 3,900 dwelling units will be added annually over the next five years.



It should be noted that in 2010, multi-family starts rebounded significantly compared with 2009, while the number of single-family starts decreased slightly. This trend is expected to continue as the global and local economies strengthen and the housing market picks up. It is expected that in future years a greater percentage of housing starts will consist of townhouses and apartments, due to demographic trends towards smaller household sizes and housing affordability issues driven by strong in-migration to the region and the limited land base available for development in the Lower Mainland. In 2010, approximately 32.9% of growth in Metro Vancouver took place in Surrey. Continuing regional growth, combined with the relatively large supply of developable land in Surrey in comparison to other parts of the Lower Mainland suggests that Surrey will continue to be a primary supplier of housing in the region.

As of December 2010, there are approximately 21,584 dwelling units in the development application review process. Approximately 83% of these units are multi-family. While not all of these development applications will be completed, this statistic indicates the trend towards higher density development in Surrey.

Development Demand and Supply Capacities

A primary purpose of the annual OCP review is 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".

Residential Development

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

- High density development in Town Centre and City Centre locations well-served by transit;
- New community development in approved NCP areas; and
- Infill on vacant sites and redevelopment of aging housing stock in established urban neighbourhoods.

City staff monitors development trends to assist in balancing market demand with housing supply. The objective is to maintain a minimum of a three to five year supply of residential development capacity in the various areas of the City, and by housing type. 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.

Housing demand varies by housing type and location according to the needs and incomes of households. Some households prefer detached housing in suburban locations, while others seek townhouses or apartments in more central locations. The relative availability of these different housing types in attractive locations, at prices that are affordable determines the housing market.

It is estimated that housing demand for Surrey will be approximately 3,900 dwelling units per year over the next five years, comprised as follows:

- Secondary Land Use Plans that include approved and proposed NCPs and other approved Local Area Plan areas = 63% (2,400 dwelling units per year);
- City Centre and Town Centres = 22% (900 dwelling units per year); and
- Remaining infill residential development = 15% (600 dwelling units per year).

In terms of housing types, it is estimated that annual demand in each of the next five years will be comprised of 1,600 units of single-family and two-family houses, 1,300 townhouse units and 1,000 apartment units. The distribution of this demand is likely to shift over time, as new neighbourhood areas are built out, with a higher percentage of demand for multi-family units in City Centre, Town Centres and infill locations.

The following section of the report addresses housing supply and capacity for additional housing in Town Centres/City Centre, new NCP neighbourhoods, and infill locations.

Town Centres and the City Centre

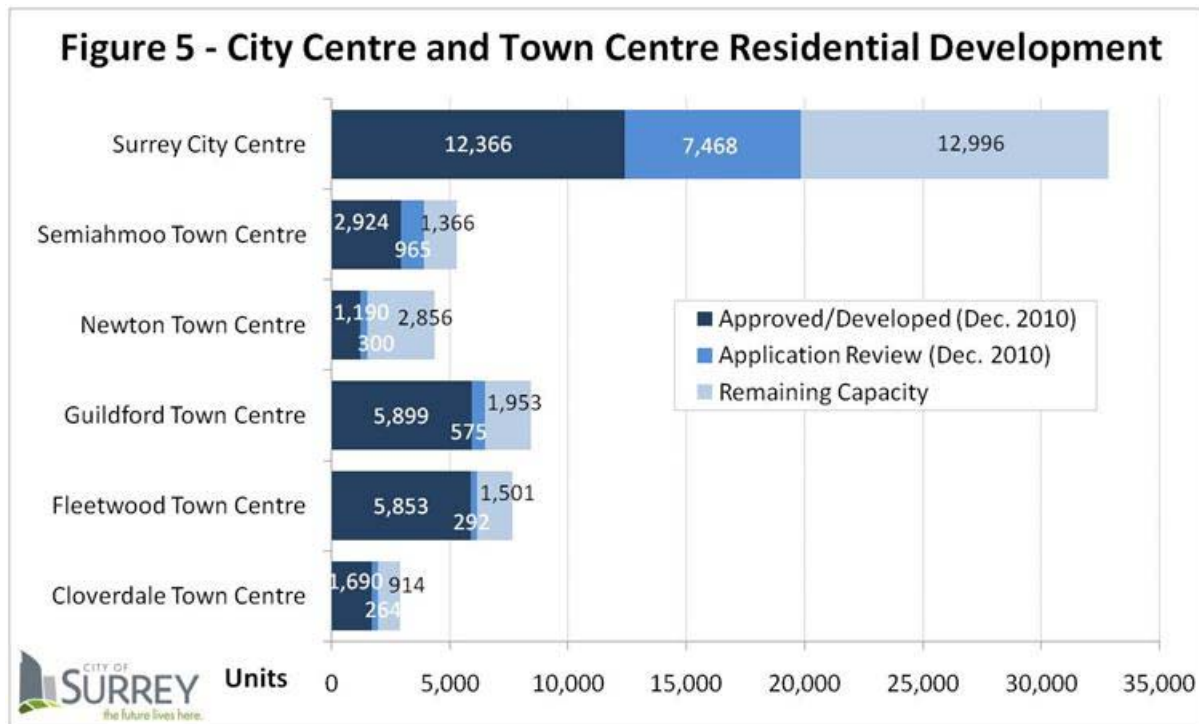
The OCP, along with a number of supporting City policies, encourages the growth and development of Town Centres and the City Centre as higher-density, mixed use centres that serve as the commercial, cultural and residential heart for Surrey's six communities. In recent years Town Centre plans have been approved or are in the planning process for the City Centre and the Semiahmoo, Newton, Cloverdale and Fleetwood Town Centres.

Figure 5 illustrates residential development and remaining capacities in Surrey City Centre and in each of the Town Centres. These areas collectively provide a total remaining capacity of 61,372 residential dwelling units, which will accommodate approximately 139,268 residents.

The "Approved/Developed" component of each bar in the Figure 5 graph includes occupied units, units under construction, units for which a building permit has been issued as of December 2010, and units that have been approved through a rezoning/development permit process.

As of December 2010, approximately 48.8% (29,922 dwelling units) of the total capacity in Surrey's City Centre and Town Centres had either been constructed, issued a building permit, or received development permit approval. An additional 16.1% or 9,864 dwelling units were proceeding through the development review process. The remaining capacity in the City Centre and Town Centres at the end of 2010 is estimated at 21,586 dwelling units or 35.1%. This capacity is expected to be sufficient to

meet the demand for multifamily housing in Town Centre and City Centre locations for at least the next 15 years.



The majority of existing residential units in Surrey's City Centre and Town Centres consist of apartments (60.1%). Approximately 21.4% consists of townhouses and 18.5% are single family dwellings. Of the 9,864 dwelling units that are proceeding through the development permit process, approximately 96% are apartments, 3.5% are townhouse units and 0.5% are single family dwellings. The remaining capacity of approximately 21,586 units in the City Centre and Town Centres is estimated to consist of 70% apartment units and 30% townhouses.

City Centre

By itself, the City Centre has a total capacity for approximately 32,830 dwelling units, which could accommodate approximately 65,000 residents. The vast majority of residential development will consist of multi-family units. As of December 2010, development applications that are under review for sites in the City Centre would, if approved, result in 7,468 new dwelling units. In 2010, construction started on 274 residential units in the City Centre.

Civic investment in public facilities and amenities in the City Centre, along with improvements in transit are expected to increase demand for residential development in the City Centre in future years.

Semiahmoo Town Centre

The Semiahmoo Town Centre has a total capacity of approximately 6,242 dwelling units under the approved (Stage 1) Town Centre plan. As of December 2010, 2,924 dwelling units were developed and occupied in this area, and a further 965 dwelling units were under development review, leaving a residual capacity of approximately 1,366 units.

Newton Town Centre

The original Newton Town Centre Plan was approved by Council in 1990, with an estimated residential capacity of 4,346 units, comprised mostly of apartments and townhouses. In the fall of 2008, Surrey and TransLink initiated a joint land use planning, transit and urban design study in a part of the Town Centre Plan area south of 72 Avenue. This plan is a key component of TransLink and Surrey's plans to significantly enhance transit services and facilities in Surrey, and to support these enhancements with higher density, transit-oriented development. In May 2010, Council approved Stage 1 of this plan, which will add an estimated 1,524 residential units to the capacity in the Newton Town Centre Plan area. The proposed increase in density within the study area resulted in a revised total projected build-out of the Newton Town Centre of approximately 5,870 units. There are currently 1,190 units developed in the area, and another 300 dwelling units in the development review stage, leaving a residual capacity of approximately 2,856 units.

Fleetwood Town Centre

The Fleetwood Town Centre Plan was approved by Council in 2000, covering a relatively large area bounded by 156 Street, 88 Avenue, 168 Street and 80 Avenue. The Plan anticipated a total of 7,650 dwelling units. Much of the housing that has been constructed in the plan area over the past decade has been in the form of townhouses. The remaining capacity of approximately 1,500 units is comprised mostly of townhouses and apartments along Fraser Highway near the core of the Town Centre.

Cloverdale Town Centre

The Cloverdale Town Centre Plan was approved by Council in 2000. This plan envisioned a total residential capacity of 2,868 units in the Town Centre. There are currently 1,690 units in this area, and a further 264 under development review, leaving a residual capacity of approximately 914 units. A City-initiated redevelopment of the former Cloverdale Mall site as a mixed-use development is expected to yield approximately 440 units in a multifamily form at full build-out.

Guildford Town Centre

Guildford Town Centre is the only Town Centre that has not had a secondary plan prepared since 2000. Guildford has been identified as a candidate area to receive rapid transit service in the Surrey Rapid Transit Study. This factor, along with evidence of development interest around this Town Centre provides impetus to initiate a Town Centre Plan for Guildford. Staff is expecting to seek Council authorization to initiate a planning process for Guildford once the City Centre Plan is completed later in 2011. This planning process may be a collaborative effort with TransLink, similar to the Newton Town Centre plan that is currently in process. Under the current OCP, there is a capacity for approximately 1,950 residential units in the Guildford Town Centre. This capacity may be substantially increased through a Town Centre Plan updating process.

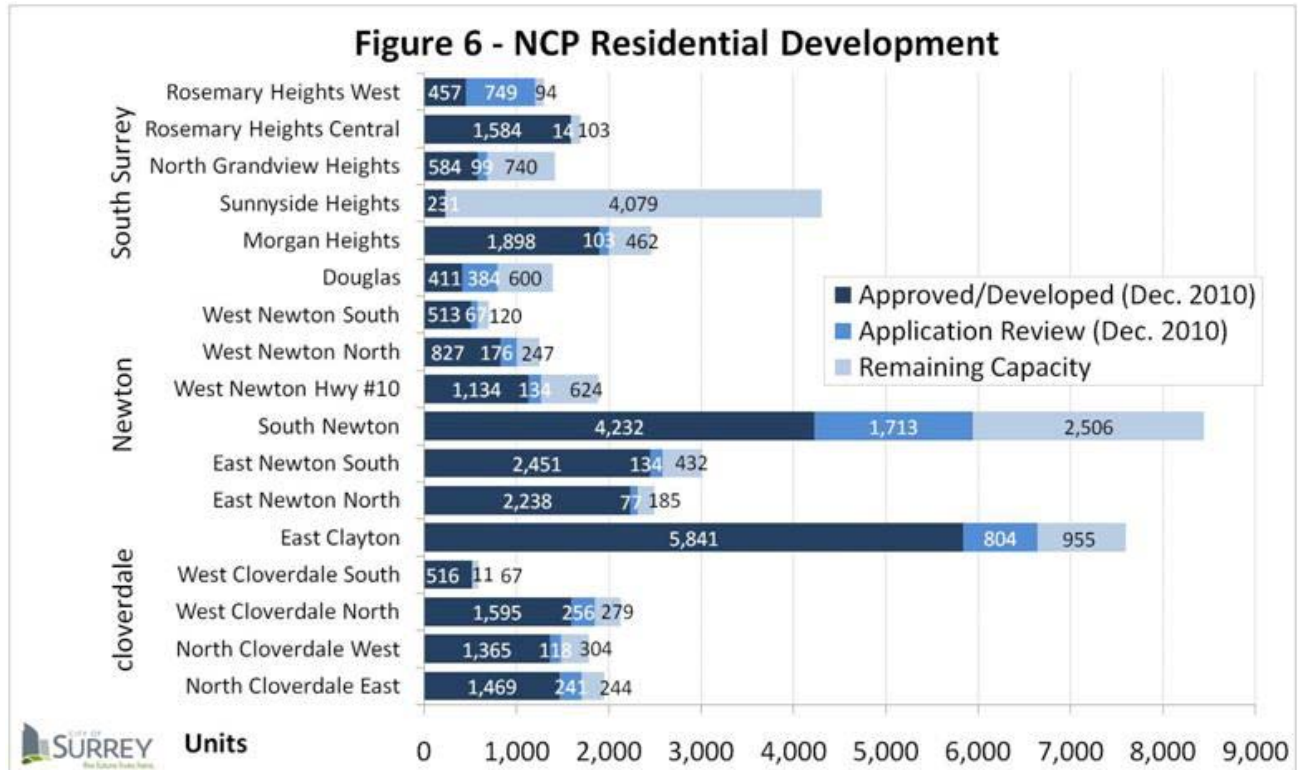
New Neighbourhoods - Neighbourhood Concept Plans (NCPs)

Figure 6 illustrates the development potential of each of the City's approved NCPs. These neighbourhoods provide a total capacity of approximately 44,467 dwelling units, which will accommodate approximately 133,400 residents.

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 2010, 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 2010, 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.

As of December 2010, approximately 61.5% (27,346 dwelling units) of the total capacity in approved NCPs has been either constructed, issued a building permit, or received development permit approval. About 11.4% or 5,080 dwelling units were proceeding through the development review process. The remaining capacity in approved NCPs at the end of 2010 is estimated at 12,041 dwelling units, representing a supply sufficient to meet five years of demand for new housing in NCP areas.

Approximately 64.1% of approved / developed residential units in approved NCPs consist of single family units. Approximately 30.3% consists of townhouses and 5.6% are apartments. Of the 5,080 dwelling units that are proceeding through the development permit process, approximately 35.2% are single family units, 35% are townhouse units and 29.8% are apartment units. The remaining capacity of 12,041 units in approved NCPs consists of approximately 40.3% single family, 37.6% townhouse and 22.1% apartment units.

Neighbourhood Concept Plans (NCPs) in Progress

Orchard Grove (Grandview Heights NCP #5A)

On September 13, 2010 Council approved the Stage 1 Land Use Concept for the Grandview Heights Neighbourhood Concept Plan ("NCP") Area 5A - Orchard Grove, which is located in the northeast quadrant of the intersection of 164 Street and 24 Avenue. Staff are currently completing the Stage 2

component of the NCP planning process on the basis of the Stage 1 Land Use Concept, including the preparation of design and development guidelines, the completion of an engineering servicing plan and the development of a comprehensive financial plan that will provide adequate funding for servicing infrastructure, phasing of development and the provision of community amenities. The plan is expected to accommodate approximately 800 to 1,075 dwelling units.

Anniedale-Tynehead NCP

On October 4, 2010 Council approved the Stage 1 Land Use Concept for the Anniedale-Tynehead NCP within South Port Kells. The Stage 2 component of the NCP planning process is currently underway. The build out projection for this NCP is from 4,934 to 7,890 dwelling units.

Grandview Heights NCP #4

An NCP is being prepared for the Grandview Heights NCP Area #4, which is located on the east side of Highway 15 (176 Street) north and south of 24 Avenue. Work on this NCP has begun, with a land use concept expected to be brought to Council for Stage 1 approval in 2011. The current projections for this NCP based on the existing General Land Use Plan for this area range from 1,700 to 2,750 dwelling units. These figures may be adjusted as land uses and densities are refined, as the NCP development process moves forward.

West Clayton NCP

On February 28, 2011, Council approved the Terms of Reference for the preparation of an NCP for each of West Clayton Neighbourhood #1 and Neighbourhood #2. It is expected that a land use concept for these neighbourhoods will be brought to council for approval in 2011. It is too early in the plan development process to estimate dwelling unit yield potential for these neighbourhoods.

Infill Development and Remaining Residential Development Capacity

Infill residential development is defined as new, additional residential units constructed in established urban neighbourhoods that are not part of NCP areas, Town Centres or the City Centre. These units do not include "one-for-one" replacement of existing single family homes, but rather are additional units achieved through development on vacant lots or through densification.

As NCP areas near capacity, there will be increasing pressure for redevelopment of lands occupied by older housing stock in some of Surrey's established neighbourhoods. This trend has already begun in some neighbourhoods, as older single-family homes on larger lots are being replaced with small lot subdivisions, duplexes, townhouses, and apartments. It is expected that the trend toward infill development will increase as people seek affordable ground-oriented housing in locations that are central and well-served by transit. As mandated by the new Metro Vancouver Regional Growth Strategy, staff will be identifying Frequent Transit Development Areas over the next two years in consultation with the community. These are areas outside of Town Centres where higher density development may be encouraged in association with improved transit service. Some of these areas may include established neighbourhoods where infill development may be appropriate.

Over the next five years, it is expected that an average of 600 new dwelling units per year will be developed in infill areas of the City, based on current trends.

The component of infill development that can be difficult to accurately track is the number of secondary suites that are developed in single family homes. In 2010 the City significantly expanded

the areas within which secondary suites are permitted, and has focused on accurately accounting for existing and new suites. Population and dwelling unit projections take secondary suites into account, based on data that the City has collected for utility billing purposes. While there are currently approximately 17,000 secondary suites known in the City; it is expected that this number will increase as new suites are constructed and existing suites are identified in the City.

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, the Economic Development Strategy and the Employment Land Strategy seek to encourage economic development that will allow Surrey to achieve a ratio of one job in Surrey for each resident in the labour force. This means 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 residents and businesses.

Figure 7 illustrates total annual industrial and commercial building construction value since 2000. In 2010 there was approximately \$313 million in industrial and commercial building construction value issued in the form of building permits, amounting to approximately 1.2 million square feet of new business floor area. The 2010 construction value for new commercial and industrial development is the highest in the City's history. Appendix II illustrates the location of building permits that were issued in 2010 for commercial and industrial development.

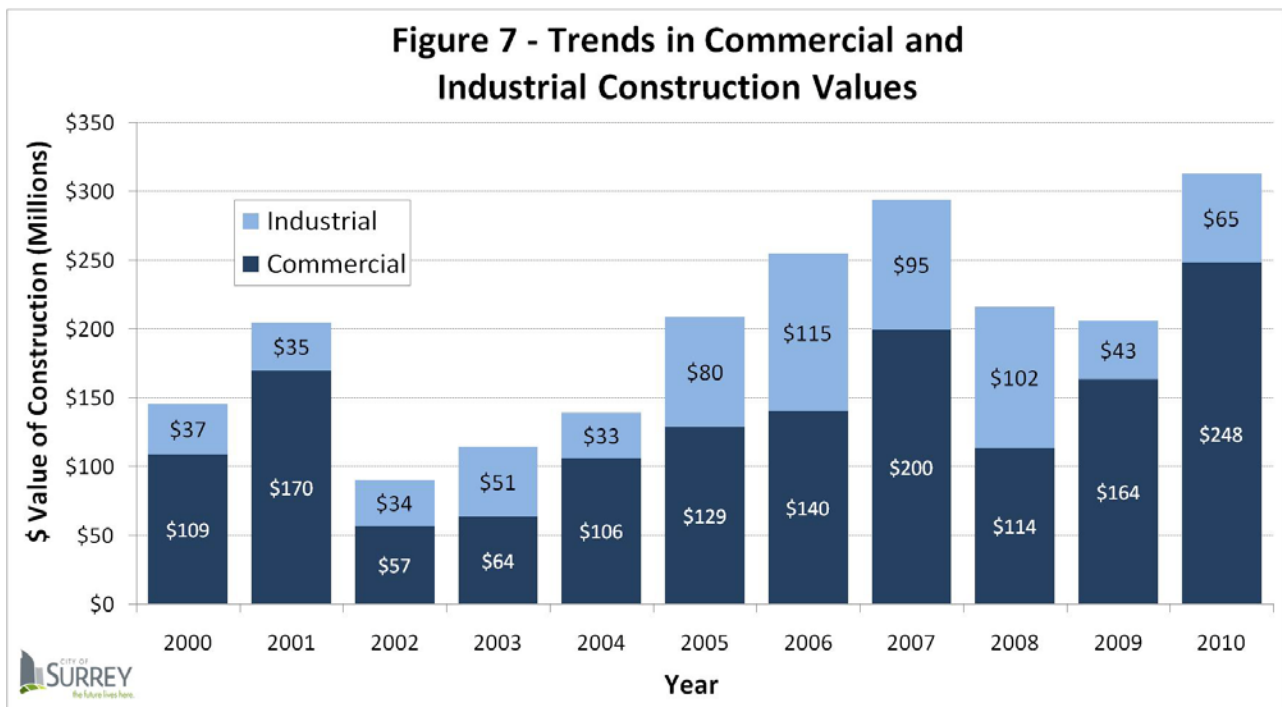
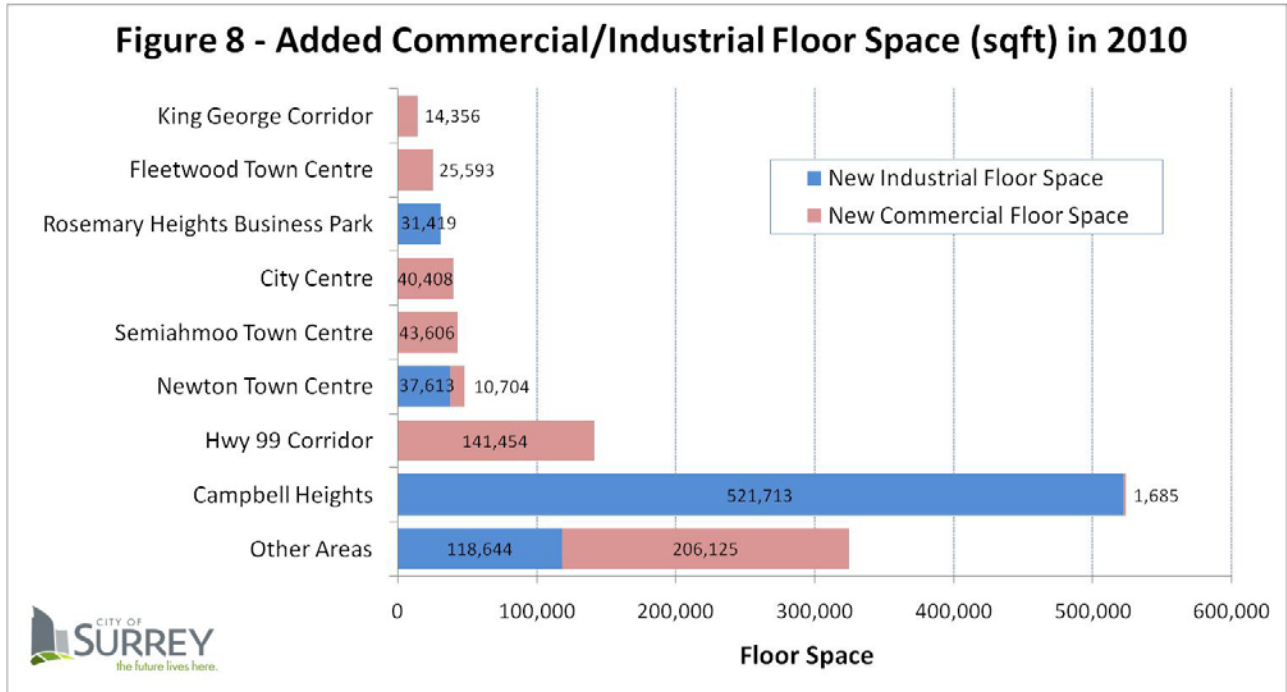


Figure 8 illustrates the commercial and industrial floor space added throughout the City in 2010. Campbell Heights and the Highway 99 Corridor in South Surrey accounted for approximately 55.7% or 664,852 square feet of the total new industrial and commercial floor space added in 2010.



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

Employment

Current total employment in Surrey (December 2010) is estimated to be 170,320 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 0.7 jobs per resident worker. Figure 9 illustrates the breakdown of Surrey employment by type.

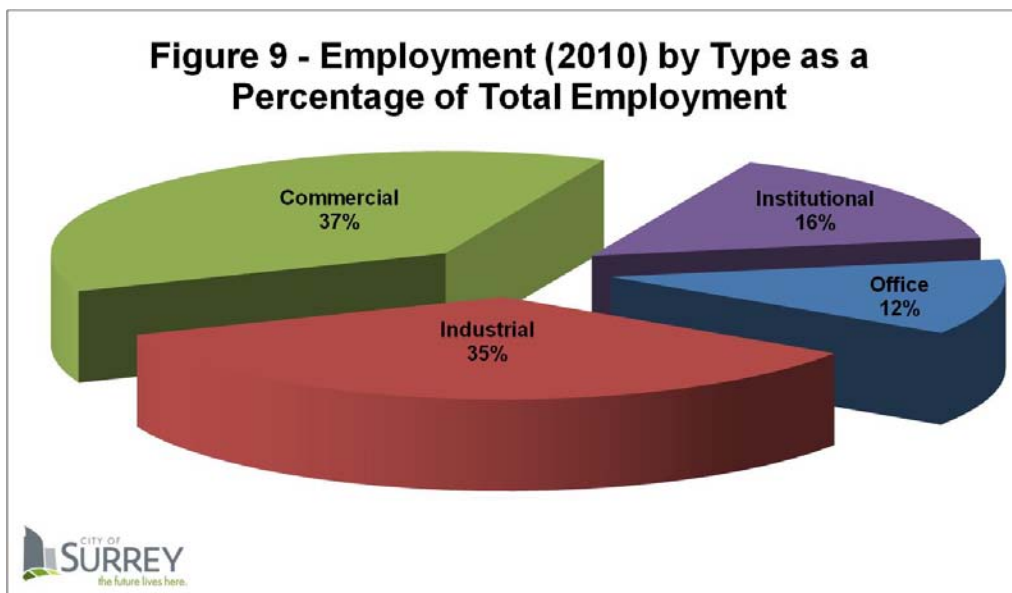


Table 1 – Estimated Employment by Type in Surrey’s Communities (2010)

Use	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	Total
Office	730	1,540	3,320	5,090	2,770	7,080	20,530
Industrial	6,910	330	12,670	25,010	5,710	8,420	59,050
Commercial	10,260	5,720	7,500	12,030	17,210	11,370	64,090
Institutional	1,850	1,730	2,310	7,440	4,530	8,790	26,650
Total	19,750	9,320	25,800	49,570	30,220	35,660	170,320

- Source: *Employment figures and job to work force ratio* come from City of Surrey Planning and Development Department (December 2010)
- 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.

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 46% of Metro Vancouver's remaining industrial land development capacity. The City has adopted policies that require careful monitoring of the City's employment land base and protection of that land base for employment uses.

On November 24, 2008, Council approved the Employment 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 2 provides a summary of Surrey's developable serviced industrial land by type. As of December 2010, approximately 1,410 acres (or 18.8%) of industrial land was available for development. This includes 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 572 acres or approximately 7.6% 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 2 – 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	7,508	2,749	1,509	1,227	883	1,140	3,250
Total Area of Industrial-Designated Land Occupied with Industrial Uses	3,163	2,749	0	215	127	72	414
Area of Industrial-Designated Land within Infrastructure/Utility Corridors	1,272	0	1,272	0	0	0	0
Total Area of Industrial-Designated Land Occupied with Non-Industrial Uses	1,426	0	0	440	560	426	1,426
Vacant Industrial-Designated Land	1,647	0	237	572	196	642	1,410

Definitions

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

Market Ready - vacant and zoned 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-designated 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 the City’s 10-year servicing plans.

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

There was an increase in total 'Industrial-Designated' land from 7,401 acres in 2009 to 7,508 acres in 2010. This was mainly attributable to 'Industrial-Designated' land that was approved as part of the Stage 1 Land Use Concept for the Anniedale-Tynehead NCP. Some industrial-designated land was lost due to construction of the new Port Mann Bridge and South Fraser Perimeter road.

NCP and OCP Land Use Amendments

NCP Implementation and Amendment

In 2010, Council approved 14 amendments to approved NCPs. There are 64 applications currently under review. About 29% of the approved and 11% of the pending amendments are to allow additional small lot single-family residential development.

OCP Land Use Amendments

During 2010, Council approved 34 amendments to the OCP Land Use Designation Map. There are 93 applications currently under review. Amendments approved in 2010 involved approximately 110 hectares (273 acres) of land, as follows:

- 13.8 hectares (34.1 acres) for Urban development;
- 7.5 hectares (18.5 acres) for Multiple Residential development;
- 0.5 hectares (1.3 acres) for Commercial development;
- 4.7 hectares (11.6 acres) for Industrial development; and
- 7.0 hectares (17.3 acres) to provide for Temporary Use Permits.

Lands that for which OCP Amendments were approved that have more than one Land Use Designation includes:

- 2.9 hectares (7.1 acres) for Multiple Residential and Urban development;
- 6.2 hectares (15.4 acres) for Suburban and Urban development;
- 65.4 hectares (161.6 acres) for Urban and Agricultural development; and
- 2.5 hectares (6.2 acres) for Urban and Suburban development.

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 2010 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

DL:saw

Attachments:

Appendix I Location of 2010 Housing Starts in Surrey

Appendix II Location of 2010 Business Starts

Appendix III Location of 2010 OCP Amendments and Amendment Applications

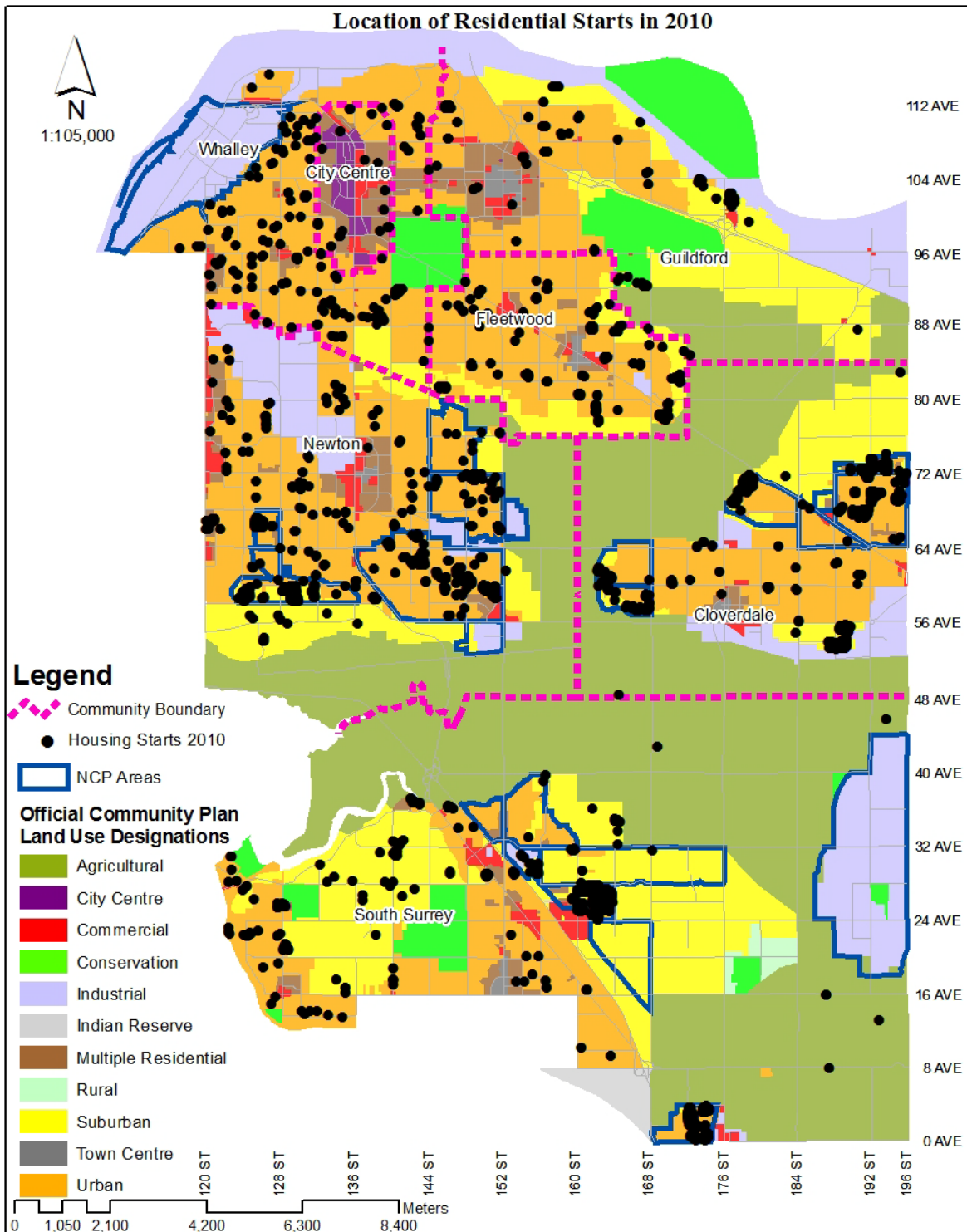


Figure A1 - Surrey Housing Starts 2010

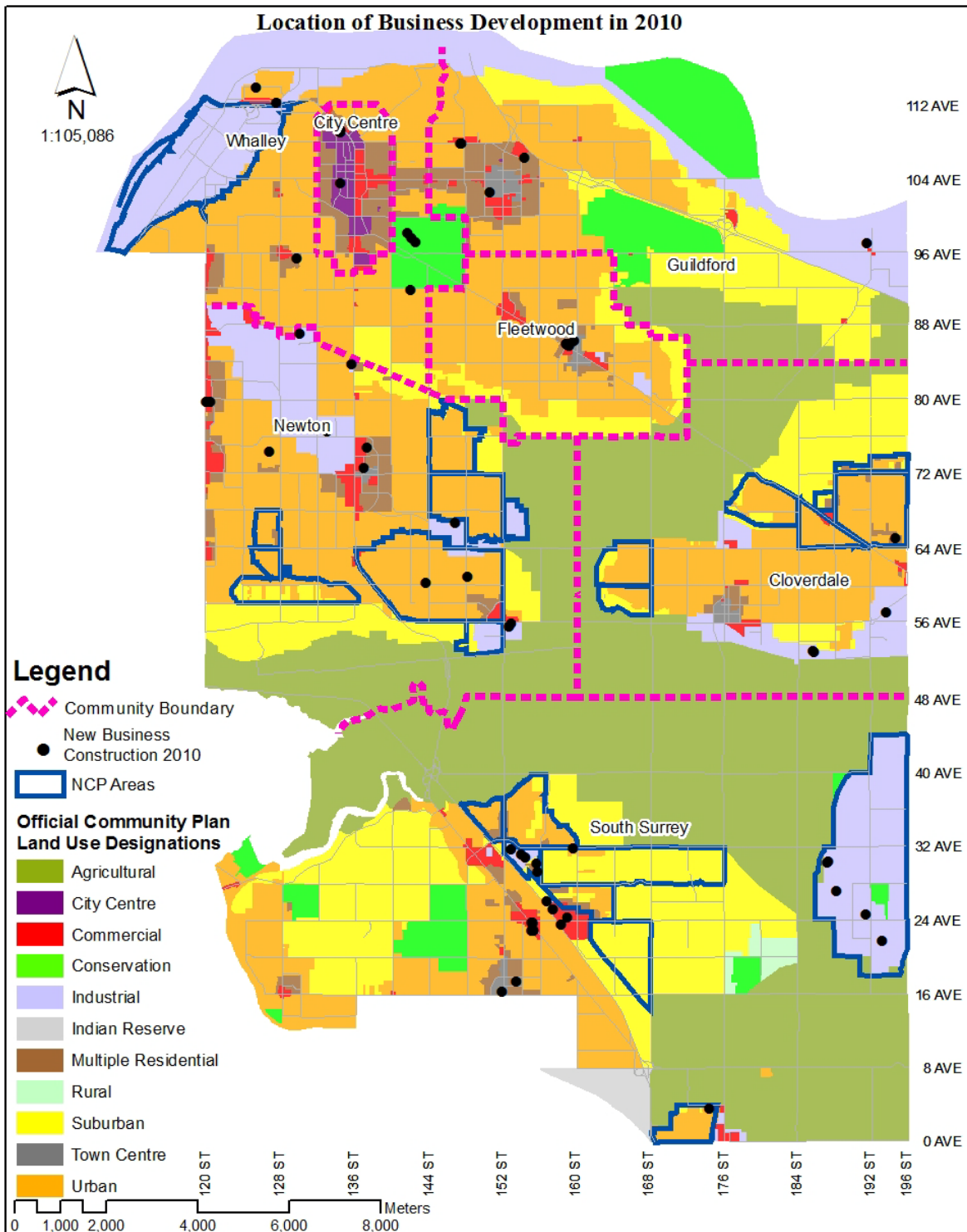


Figure A2 - Surrey Business Development 2010

OCP Land Use Designation Amendments Tables and Maps

OCP Land Use Amendments Approved By Council During 2010

Council approved 34 applications to amend the Official Community Plan Land Use designation map in 2010, affecting approximately 110 hectares (273 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
09-0061-00-OP-2128 152 St	Urban to Multiple Residential
09-0018-00-OP-1661 156 St	Temporary Use Area
07-0021-00-OP-14458 82A Ave	Suburban to Urban
05-0338-00-OP-12856 60 Ave	Suburban to Urban
06-0332-00-OP-12389 104 Ave	Industrial to Multiple Residential
06-0319-00-OP-17340 4 Ave	Suburban to Urban
08-0080-00-OP-2955 156 St	Suburban to Multiple Residential
08-0050-00-OP-5916 126 St	Suburban to Urban
08-0046-00-OP-19061 54 Ave	Temporary Commercial Use Area
08-0238-00-OP-5834 124A St	Suburban to Urban.
10-0041-00-OP-2497 156 St	Urban to Multiple Residential
10-0046-00-OP-9620 137A St	Temporary Commercial Use Area
07-0175-00-OP-12045 64 Ave	Commercial to Multiple Residential
07-0116-00-OP-15850 24 Ave	Suburban to Commercial
07-0243-00-OP-6905 188 St	Suburban to Multiple Residential
07-0105-00-OP-15908 32 Ave	Suburban to Urban
09-0103-00-OP-7177 179 St	Suburban to Urban
05-0406-00-OP-7353 196 St	Suburban to Urban
09-0018-00-OP-1661 156 St	Temporary Use Area
10-0228-00-OP-8868 128 St	Temporary Use Area
05-0230-00-OP-19109 72 Ave	Suburban to Urban
06-0317-00-OP-16982 Fraser Hwy	Suburban and Agricultural to Urban and from Suburban to Agricultural
10-0077-00-OP-5939 180 St	Temporary Commercial Use Area
08-0268-00-OP-12490 66 Ave	Temporary Use Area
09-0099-00-OP-17565 2 Ave	Commercial to Industrial
09-0193-00-OP-19533 64 Ave	Urban to Multiple Residential
09-0018-00-OP-1661 156 St	Temporary Use Area
07-0113-00-OP-15535 28 Ave	Suburban to Multiple Residential
07-0174-00-OP-17241 64 Ave	Suburban and Urban to Urban
04-0201-00-OP-6890 176 St	Agriculture and Urban to Suburban and Urban
09-0204-00-OP-19487 72 Ave	Suburban to Multiple Residential and Urban
09-0044-00-OP-5986 124A St	Suburban to Urban
09-0130-00-OP-10459 144 St	Temporary Commercial Use Area
09-0200-00-OP-10128 172 St	Suburban to Urban

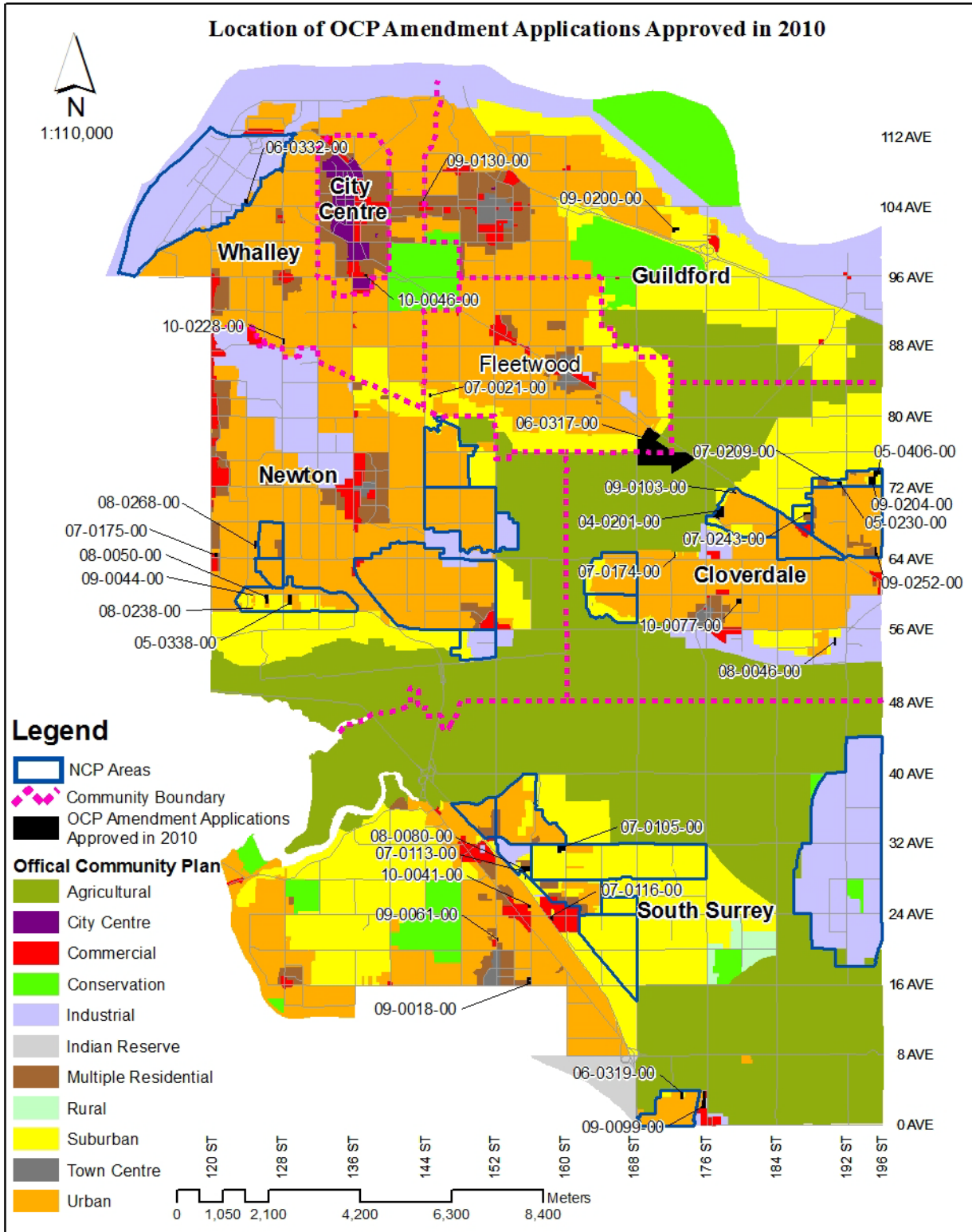


Figure B1 - OCP Amendment Applications Approved in 2010

OCP Land Use Designation Amendment Applications Currently in Process

The Planning and Development Department is currently processing 93 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
05-0280-00-OP-14653 104 Ave	Multiple Residential to Multiple Residential
09-0170-00-OP-5877 131A St	Suburban to Urban
09-0087-00-OP-12674 King George Blvd	Industrial to Temporary Use Permit
91-0104-00-OP-13910 Trites Rd	Agricultural and Suburban to Suburban
04-0215-00-OP-15448 No 10 (56 Ave) Hwy	Agricultural to Industrial
02-0075-00-OP-17236 No 10 (56 Ave) Hwy	Agricultural and Industrial to Industrial and Agricultural
10-0292-00-OP-17108 4 Ave	Suburban to Urban and Suburban
08-0039-00-OP-15750 104 Ave	Urban to Multiple Residential
08-0237-00-OP-10824 125 St	Industrial to Industrial
06-0247-00-OP-12455 105A Ave	Industrial to Urban
06-0400-00-OP-5968 124A St	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 Blvd	Commercial to City Centre
08-0052-00-OP-9998 176 St	Suburban and Commercial to Multiple Residential
08-0202-00-OP-1881 152 St	Town Centre to Town Centre
04-0058-00-OP-5811 126 St	Suburban to Urban
09-0161-00-OP-5695 168 St	Agricultural and Suburban to Industrial
07-0378-00-OP-12403 Old Yale Rd	Industrial to Temporary Use Permit
08-0212-00-OP-12310 114 Ave	Industrial to Industrial
08-0099-00-OP-13020 60 Ave	Suburban to Urban
10-0272-00-OP-12068 88 Ave	Industrial to Commercial
06-0472-00-OP-15829 24 Ave	Suburban to Commercial
06-0351-00-OP-18431 Fraser Hwy	Suburban to Multiple Residential
05-0014-00-OP-18998 54 Ave	Suburban to Industrial
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
06-0429-00-OP-6706 188 St	Urban to Industrial
10-0193-00-OP-13954 104 Ave	Multiple Residential to Commercial
10-0014-00-OP-3685 152 St	Urban to Multiple Residential
06-0301-00-OP-13111 King George Blvd	Urban to Multiple Residential
10-0061-00-OP-2350 153 St	Urban to Multiple Residential
09-0036-01-OP-14844 No 10 (56 Ave) Hwy	Suburban to Industrial
10-0117-00-OP-9656 137 St	Commercial and Multiple Residential to Temporary Use Permit
07-0129-00-OP-6861 King George Blvd	Urban, Commercial to Multiple Residential, Urban
07-0127-00-OP-2594 Croydon Dr	Suburban to Industrial
10-0182-00-OP-17350 4 Ave	Suburban to Urban
10-0237-00-OP-5829 132 St	Suburban to Urban
06-0376-00-OP-6976 120 St	Commercial and Urban to Commercial and Multiple Residential
07-0363-00-OP-2960 156 St	Suburban to Urban
05-0382-00-OP-7329 192 St	Suburban to Urban

Application and Location	Amendment
07-0294-00-OP-14938 No 10 (56 Ave) Hwy	Suburban to Industrial
10-0271-00-OP-6915 142 St	Urban to Multiple Residential
07-0204-00-OP-6685 192 St	Urban to Multiple Residential
10-0203-00-OP-15650 28 Ave	Suburban to Multiple Residential
07-0330-00-OP-7354 194 St	Suburban to Urban
07-0283-00-OP-19565 72 Ave	Suburban to Urban
10-0090-00-OP-13131 No 10 (58 Ave) Hwy	Suburban to Urban
04-0072-00-OP-5359 148 St	Suburban to Agriculture
09-0161-00-OP-5695 168 St	Agricultural and Suburban to Industrial
10-0088-00-OP-17735 1 Ave	Industrial to Commercial
09-0254-00-OP-13674 Grosvenor Rd	Urban to Multiple Residential
10-0037-00-OP-8713 158 St	Urban to Multiple Residential
07-0372-00-OP-8109 King George Blvd	Urban to Multiple Residential
07-0094-00-OP-11037 Ravine Rd	Urban to Multiple Residential
08-0036-00-OP-18865 72 Ave	Suburban to Multiple Residential
08-0154-00-OP-2121 160 St	Suburban to Commercial
08-0192-00-OP-6481 192 St	Urban to Multiple Residential
10-0051-00-OP-5482 188 St	Suburban to Urban
09-0261-00-OP-5848 125 St	Suburban to Urban
10-0057-00-OP-2759 164 St	Suburban to Urban
08-0018-00-OP-12175 104 Ave	Industrial to Temporary Use Permit
10-0165-00-OP-2669 144 St	Suburban to Urban
07-0315-00-OP-10610 Span Rd	Industrial to Temporary Use Permit
10-0018-00-OP-7481 184 St	Suburban to Urban
10-0020-00-OP-2864 160 St	Suburban to Urban
10-0177-00-OP-7287 192 St	Suburban to Urban
10-0074-00-OP-10692 Scott Rd	Industrial to Commercial
08-0275-00-OP-10161 153 St	Commercial to Town Centre
10-0022-00-OP-2920 Croydon Dr	Suburban to Industrial
08-0200-00-OP-19078 Fraser Hwy	Urban to Multiple Residential
05-0004-00-OP-17435 No 10 (56 Ave) Hwy	Industrial to Commercial
10-0157-00-OP-13108 60 Ave	Suburban to Urban
09-0101-00-OP-8992 King George Blvd	Urban to Temporary Use Permit
09-0180-00-OP-19019 54 Ave	Suburban to Industrial
06-0119-00-OP-18115 0 Ave	Agricultural to Suburban
09-0080-00-OP-19060 No 10 (56 Ave) Hwy	Suburban to Temporary Use Permit
06-0372-00-OP-376 171 St	Suburban to Urban
09-0036-00-OP-14844 No 10 (56 Ave) Hwy	Suburban to Urban
07-0115-00-OP-16390 64 Ave	Agricultural and Suburban to Multiple Residential and Agricultural
09-0045-00-OP-10198 Grace Rd	Industrial to Temporary Use Permit
07-0017-00-OP-10918 132 St	Multiple Residential to Urban
06-0454-00-OP-15321 16 Ave	Multiple Residential to Town Centre
04-0099-00-OP-5987 125 St	Suburban to Urban
03-0241-00-OP-13845 96 Ave	Multiple Residential to Commercial
09-0169-00-OP-1109 168 St	Suburban to Commercial
09-0186-00-OP-6480 152 St	Agricultural to Industrial
09-0189-00-OP-13777 103 Ave	Commercial to City Centre

Application and Location	Amendment
06-0001-00-OP-310 171 St	Suburban to Urban
09-0172-00-OP-6515 176 St	Industrial and Agricultural to Industrial and Agricultural
09-0127-00-OP-12052 102 Ave	Industrial to Temporary Use Permit
09-0138-00-OP-10716 Scott Rd	Industrial to Temporary Use Permit

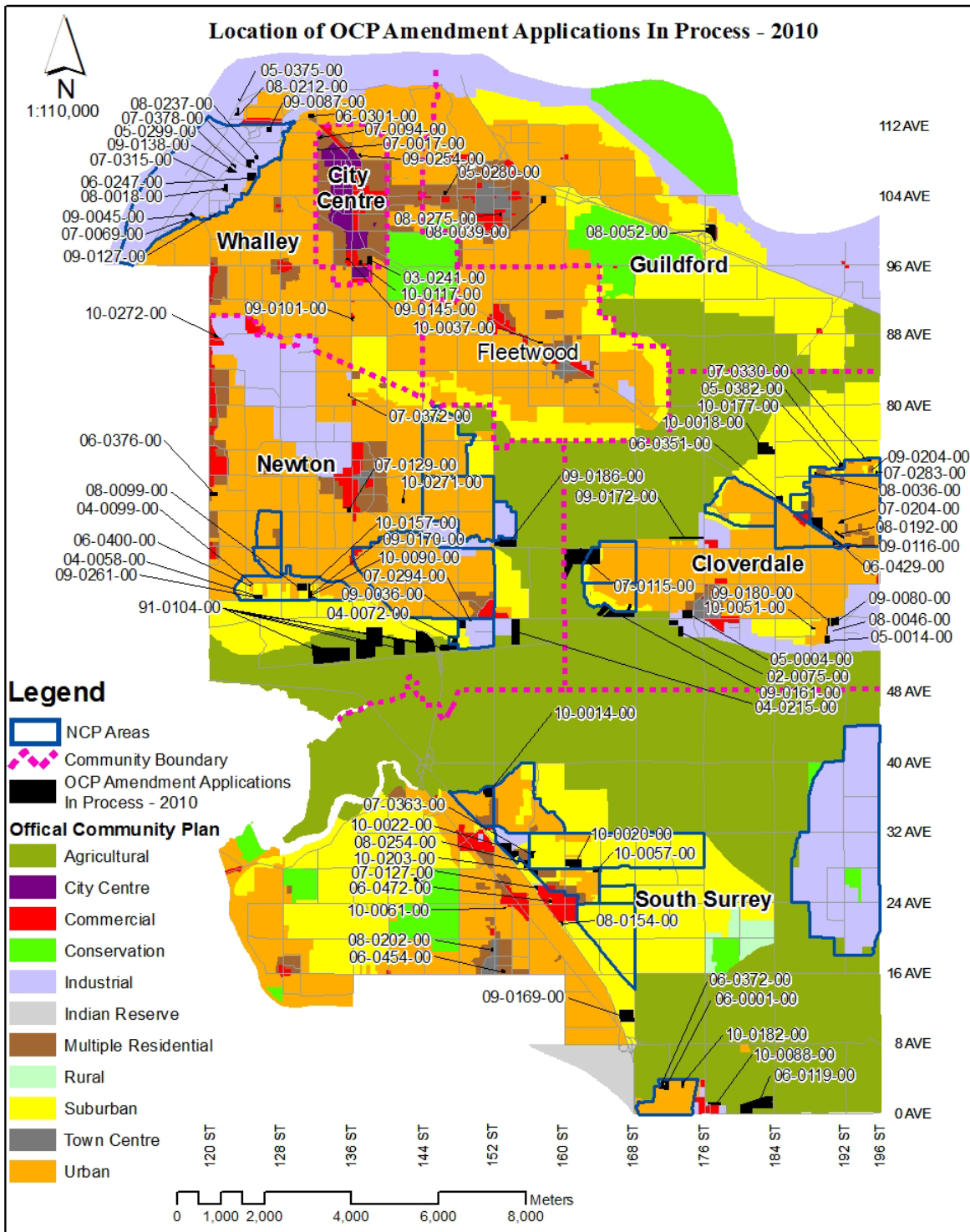


Figure B2 - OCP Amendment Applications In Process - 2010