

NO: **R084**

COUNCIL DATE: **April 23, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **April 23, 2012**

FROM: **General Manager, Planning and Development**

FILE: **6440-01**

SUBJECT: **Annual (2011) Review of the Surrey Official Community Plan**

RECOMMENDATION

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

INTENT

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 2011.

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 City. 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 changes 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 the fall of 2012. This annual report is based on the current OCP.

Development Overview

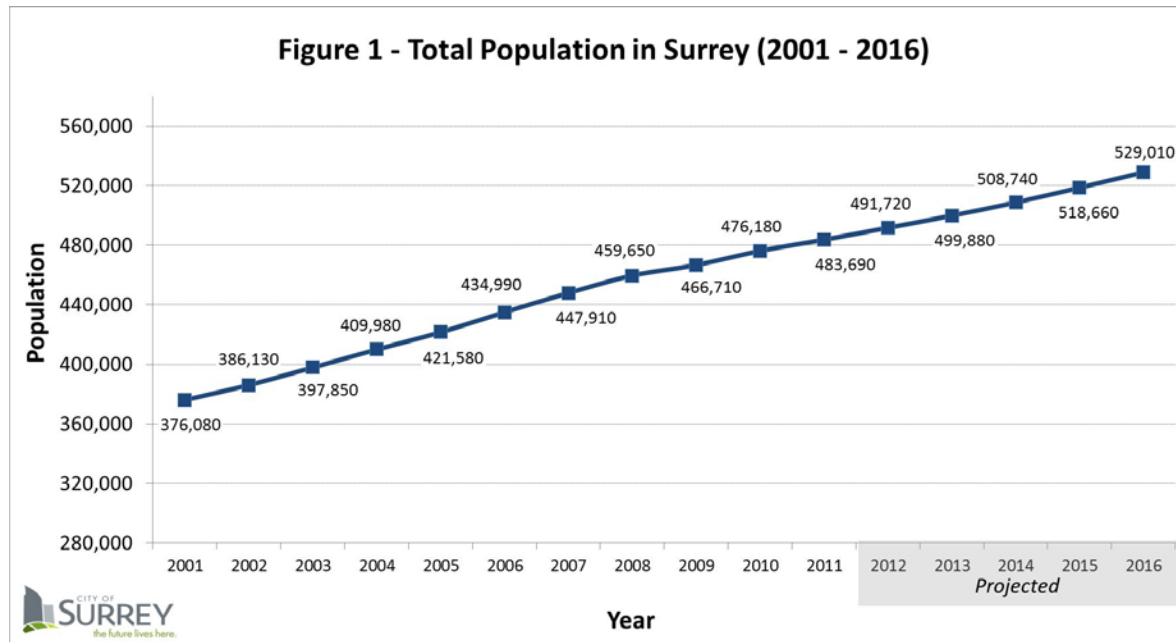
Population Growth

Surrey's population, as of December 2011, is estimated at 483,690 residents. This estimate is based on the City's residential building inventory, created using a combination of data sources that include:

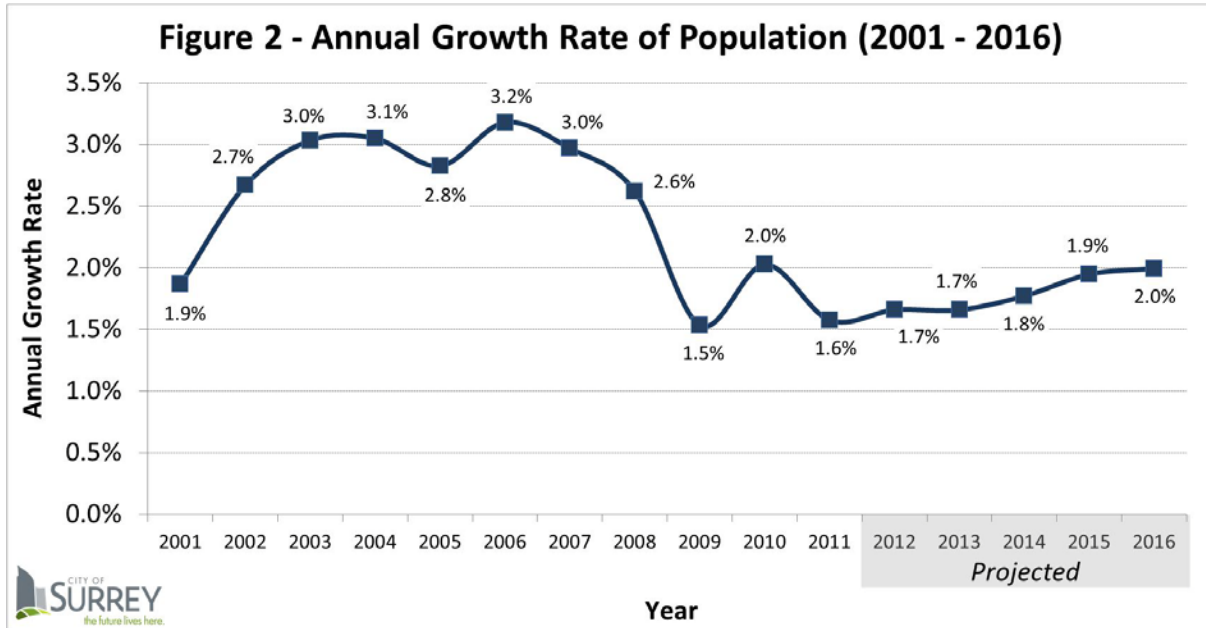
- BC Assessment Authority data;
- Surrey Building Permit information;

- 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 2001 through 2016. Over the last 10 years, Surrey's population has grown by over 107,610 residents, representing an average annual growth rate of 2.86%. Over this same period, the Census of Canada showed a population growth of 120,426 for Surrey. This discrepancy is due to the large "undercount" of 3.9% for the 2001 and 2006 Census. When this correction is applied to the Census figures, the result is a growth estimate of 106,000 for Surrey over the past decade. This is in line with the City's internal estimates. Further population growth of approximately 45,320 residents is projected for the five years between 2011 and 2016, for an estimated 2016 population of 529,010. The City's current population comprises approximately 20% of the total population of Metro Vancouver; this percentage is expected to rise to approximately 21% by 2016.



Surrey's actual and projected annual population growth rate for each of the years from 2001 to 2016 is illustrated in Figure 2. While some annual fluctuation is expected, Surrey's population growth rate will average 1.9% per year over the next few years. This is consistent with Metro Vancouver's Regional Growth Strategy estimates for Surrey's growth rate. Surrey's share of regional growth is expected to be approximately 25% to 28% over the next five years. (Source: Metro Vancouver Region, Regional Growth Strategy January 2011). This level of growth is considered to be robust, but manageable.

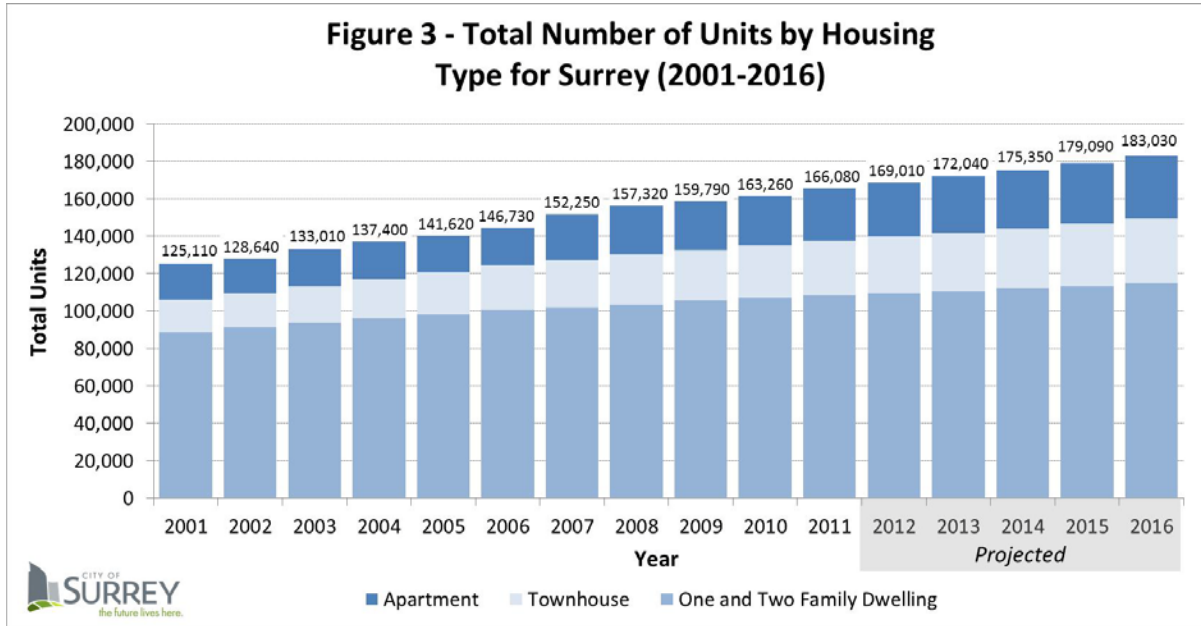


Comparison of Population Estimates with 2011 Census

In May of 2011, Surrey's population was estimated at 479,550. Compared to the May 2011 Census population figure (468,251), there is a difference of 11,299, or 2.4%. The initial Statistics Canada Census release does not take into account the people who did not respond to the Census (the undercount) or where double counting may have taken place. Statistics Canada will release corrected estimates for the 2011 Census in September 2013. It is anticipated that the Census undercount correction will address the above-referenced difference between the City of Surrey's population estimates and the current 2011 Census population for Surrey. The convergence of the 2011 Census population figure for Surrey with the City's estimate for 2011 indicates a more accurate and complete population count of Surrey residents in the latest Census, as compared with the 2006 Census when the difference between the Census and the population estimates by Surrey was greater.

Housing Stock

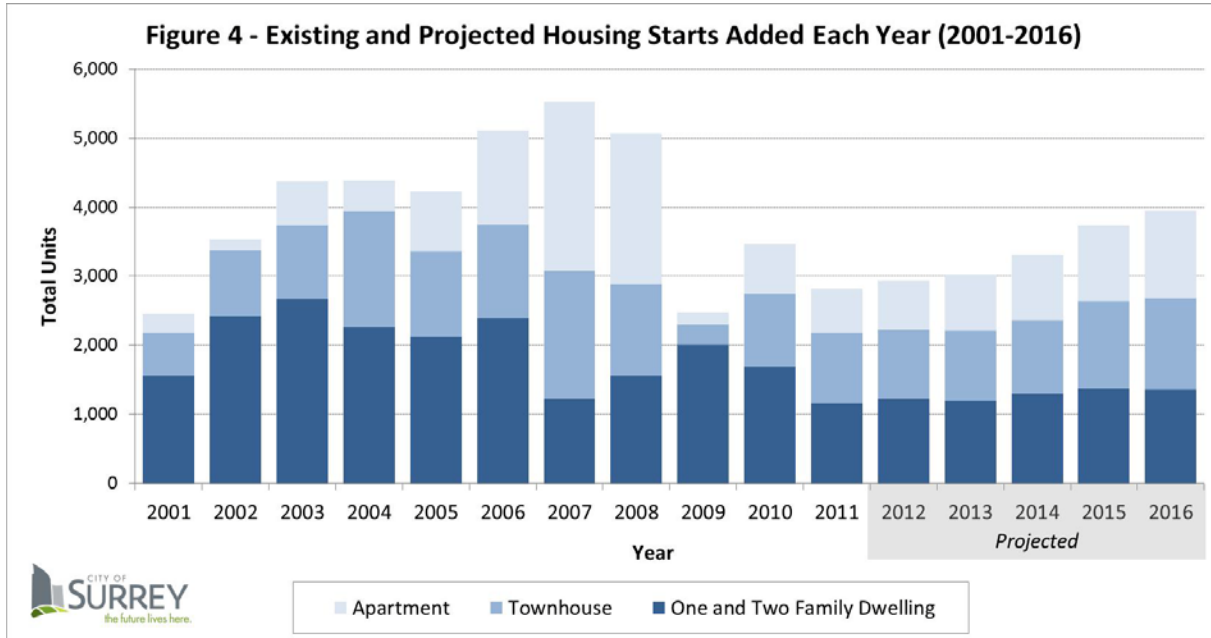
Figure 3 illustrates the estimated number of dwelling units in Surrey by dwelling unit type, both existing and projected, for the years 2001 through 2016. Over the last 10 years, approximately 40,970 dwelling units have been constructed in Surrey. The total number of residential units, including secondary suites, is estimated at 166,080 as of December 2011. It is estimated that approximately 16,950 units will be added in the next five years for a total of approximately 183,030 dwelling units projected for 2016.



While the majority of existing residential units in the City are single-family dwellings, the percentage of multi-family units has increased from 29.0% to 34.8% between 2001 and 2011. It is projected that by 2016, approximately 37.3% of Surrey's housing stock will consist of multi-family dwelling units. Approximately 59.0% of housing starts in 2011 were multi-family. 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 the average household shrinking in terms of number of occupants.

Based on Surrey's current population, the overall average persons per dwelling unit (ppu) is approximately 2.9, which has decreased slightly from 3.0 ppu in 2001. However, throughout Surrey, the average household size varies considerably from an average household size of 3.1 ppu in Newton to 2.5 ppu in South Surrey. Over the next five to 10 years, average household size is expected to continue to trend in downward direction.

In 2011, there were 3,298 dwelling unit starts in Surrey. Appendix I of this report illustrates the location of the housing starts in 2011. This figure does not take into account demolitions, which totalled 478 in 2011. Therefore, the net increase in housing stock for 2011 is 2,820 new units, representing approximately 7,510 residents. Figure 4 illustrates the net construction value of actual and projected housing starts for the years 2001 through 2016. Based on population growth trends and forecasts, it is expected that an average of approximately 3,400 dwelling units will be added annually over the next five years.



Single family and multi-family starts declined slightly in 2011, compared with 2010. This trend is expected to reverse as the housing market picks up in Surrey. In the first two months of 2012 based on building permits that have been issued, there has been a 59% increase in housing starts over the same period in 2011. It is expected that in future years a greater percentage of housing starts will be townhouses and apartments. In 2011, approximately 27.1% of the growth in dwelling units in Metro Vancouver occurred in Surrey. Continuing regional growth, combined with a relatively large supply of developable land in Surrey in comparison to other parts of the Lower Mainland indicates that Surrey will continue to be a primary supplier of housing in the region.

As of December 2011, there are approximately 21,335 dwelling units in the development application review process. Approximately 81.5% of these units are multi-family units. While not all of these development applications will be completed, this supports the projection that more of the City's new housing stock in the future will be related to higher density forms.

Development Demand and Supply Capacities

A primary purpose of the annual OCP review is to assess the capacity available within the City to accommodate 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 the City Centre locations well-served by transit;
- New community development in approved NCP areas; and
- Infill development 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 3,400 dwelling units per year over the next five years, comprised as follows:

- City Centre and Town Centres = 29% (1,000 dwelling units per year);
- Secondary Land Use Plans that include approved and proposed NCPs and other approved Local Area Plan areas = 50% (1,700 dwelling units per year); and
- Remaining infill residential development = 21% (700 dwelling units per year).

In terms of housing types, Table 1 illustrates the estimated average annual demand of each type in the next five years in local area plans, the City Centre and Town Centres and in infill areas.

Table 1 – Average Number of Units Added Annually

Housing Type	NCP (<i>Approved and Proposed</i>), LAP, DCP, and GLUP Areas	CC and TC Areas	Infill Areas Outside NCP (<i>Approved and Proposed</i>) LAP, DCP, GLUP, CC and TC Areas
One and Two Family Dwellings	865	0	450
Townhouse	710	300	200
Apartment	125	700	150
Total	1,700	1,000	800

Over the last 10 years, the proportion of single-family and two-family houses has decreased. The distribution of this demand is likely to increase over time, as new neighbourhood areas are built out, with a higher percentage of demand being related to multi-family units in City Centre, Town Centres and infill locations.

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

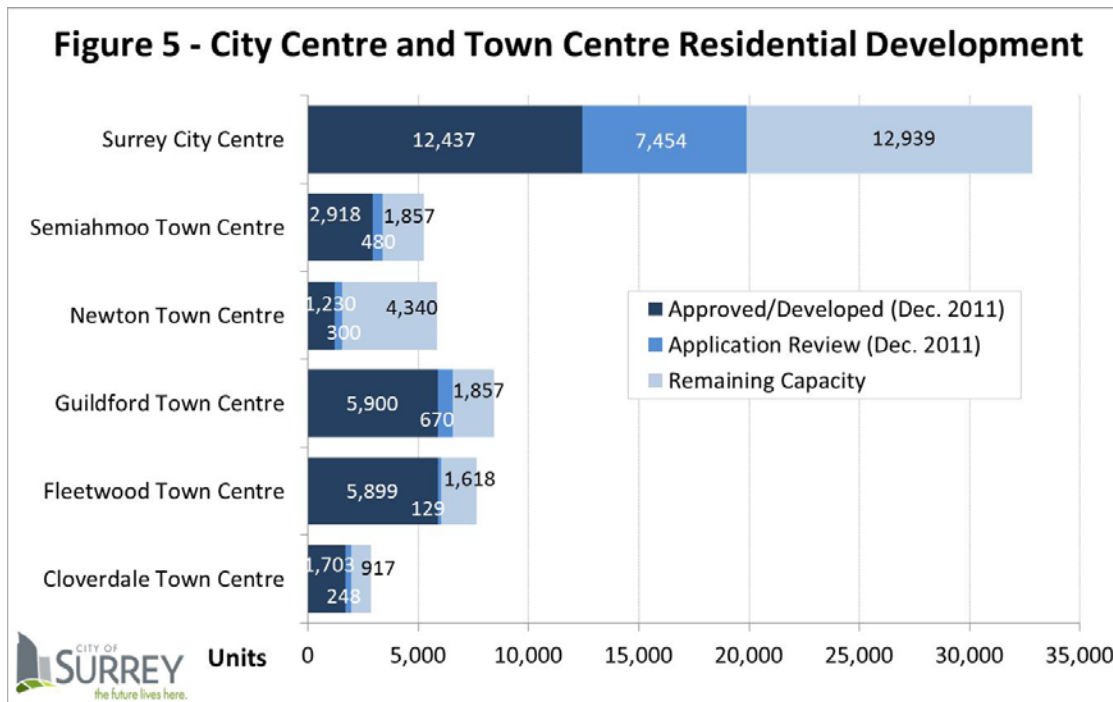
Town Centres and the City Centre

The OCP, along with supporting 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 each of Surrey's six communities. In recent years, Town Centre

plans have been approved or are in the planning process for each of the City Centre and the Semiahmoo, Newton, Cloverdale and Fleetwood Town Centres.

Figure 5 illustrates residential development and remaining capacity in the Surrey City Centre and in each of the Town Centres. These areas collectively provide a total "build-out" capacity of 62,896 residential dwelling units, accommodating approximately 142,164 residents. The "Approved/Developed" component of the bar in the graph labelled Figure 5 includes occupied units, units under construction, and units that have been approved through a rezoning/development permit process units and for which a building permit has been issued as of December 2011.

As of December 2011, approximately 47.8% (30,087 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 14.8% or 9,281 dwelling units were proceeding through the development review process. The remaining capacity in the City Centre and Town Centres at the end of 2011 is estimated at 23,528 dwelling units or 37.4%. 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 (61.4%). Approximately 21.0% consists of townhouses and 17.6% are single family dwellings. Of the 9,281 dwelling units that are proceeding through the development permit process, approximately 86.5% are apartments, 11.8% are townhouse units and 1.7% are single family dwellings. The remaining capacity of approximately 23,528 units in the City Centre and Town Centres is estimated to consist of 71% apartment units and 29% townhouses.

City Centre

City Centre has a total "build-out" capacity for approximately 32,830 dwelling units, which could accommodate approximately 65,000 residents. The vast majority of residential development in City Centre will consist of multi-family units. As of December 2011, development applications that are under review for sites in the City Centre would, if approved, result in 7,454 new dwelling units. In 2011, construction started on 537 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 "build-out" capacity of approximately 5,255 dwelling units under the approved (Stage 1) Town Centre plan. As of December 2011, 2,918 dwelling units were developed and occupied in this area, and a further 480 dwelling units were under development review, leaving a residual capacity of approximately 1,857 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 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'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. 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 results in a revised total projected build-out of the Newton Town Centre of approximately 5,870 dwelling units. There are currently 1,230 units developed in the area, and another 300 dwelling units in the development review stage, leaving a residual capacity of approximately 4,340 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 anticipates a total of 7,646 dwelling units. Most 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 1,618 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 dwelling units in the Town Centre. There are currently 1,703 units in this area, and a further 248 under development review, leaving a residual capacity of approximately 917 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 2012. This planning process will likely 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 the above-referenced Town Centre Plan update.

New Neighbourhoods – Neighbourhood Concept Plans (NCPs)

The graph labeled Figure 6 illustrates the development potential of each of the City's approved NCPs. These neighbourhoods provide a total capacity of approximately 53,887 dwelling units, which will accommodate approximately 157,308 residents.

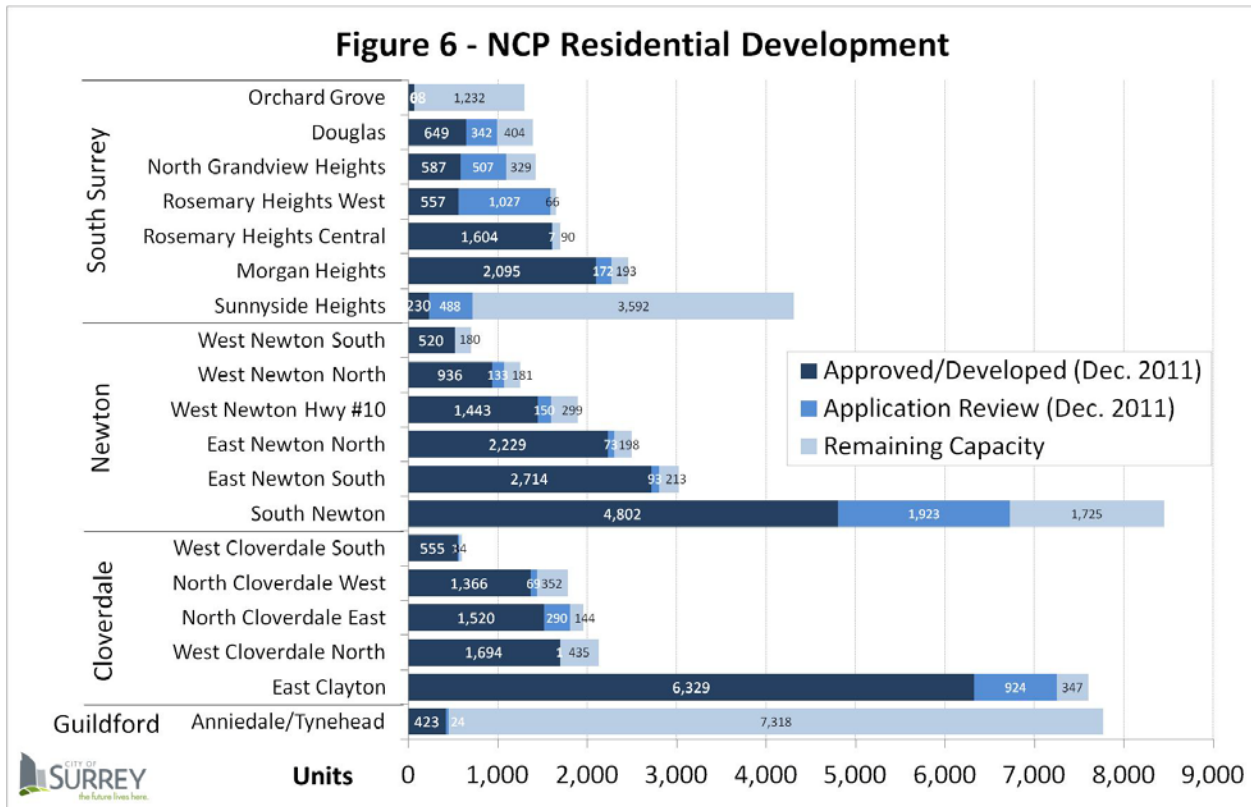
The "Approved/Developed" component of each bar in the graph includes occupied units, units under construction, units under building permit application or for which a building permit has been issued as of December 2011, and units that have been approved through a rezoning/development permit process.

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 2011, but have not yet been approved.

As of December 2011, approximately 56.3% (30,321 dwelling units) of the total capacity in approved NCPs has been either constructed, issued a building permit, or received development permit approval. About 11.6% or 6,234 dwelling units are proceeding through the development review process. The remaining capacity in approved NCPs at the end of 2011 is estimated at 17,332 dwelling units, representing a supply sufficient to meet five years of demand for new housing in NCP areas.

The remaining capacity in NCP areas varies across different parts of the City. As shown in Figure 6, recently approved NCPs in Sunnyside Heights and Orchard Grove contribute significantly to the remaining capacity in South Surrey. The Anniedale-Tynehead NCP provides new capacity in the North Surrey/Guildford area. In Newton, the South Newton NCP is rapidly developing, with a remaining capacity of just over 1,700 units. In the Cloverdale area, capacity in NCP areas is constrained. This is being addressed through the planning process that is underway in relation to the West Clayton NCPs.

Approximately 64.6% of approved/developed residential units in approved NCPs consist of single-family units. Approximately 29.6% consists of townhouses and 5.8% are apartments. Of the 6,234 dwelling units that are proceeding through the development permit process, approximately 32.4% are single-family units, 41.3% are townhouse units and 26.3% are apartment units. The remaining capacity of 17,332 units in approved NCPs consists of approximately 35.7% single-family units, 41.3% townhouses and 23.0% apartment units.



*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.

Neighbourhood Concept Plans (NCPs) in Progress

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 nearing completion. The build out projection for this NCP is for up to 7,765 dwelling units, which will accommodate approximately 21,000 residents.

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 presented to Council for Stage 1 approval in 2012. The current projections for this NCP, based on preliminary land use concepts, range from 3,500 to 4,500 dwelling units, which will accommodate between 9,000 and 12,000 residents. These figures will be adjusted as land uses and densities are refined as the NCP preparation 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 each of these neighbourhoods will be brought to council for approval in 2012. The build out projection for these NCPs is approximately 5,000 to 6,500 dwelling units, which will

accommodate approximately 15,000 to 18,000 residents. These figures will be adjusted as land uses and densities are refined as the NCP preparation process moves forward.

Southwest Fleetwood Enclave Land Use Plan

On December 12, 2011, Council approved a rezoning for a site located at 7626 – 155 Street and 7628 – 156 Street to permit the development of 24 single-family lots. As part of the development approval, Council requested that City staff develop a Concept Plan for the larger Southwest Fleetwood neighbourhood to address questions regarding the overall development of the area. It is too early in the plan development process to estimate dwelling unit yield potential for this area, but it is expected that residential development will be single-family units based on traffic management and interface needs related to the adjacent neighbourhoods and the Agricultural Land Reserve.

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 redevelopment that results in densification.

As NCP areas near capacity, there is likely to 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 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 portions of established neighbourhoods where infill development may be appropriate.

In 2011, there was a net of 769 housing starts in infill areas. Of these infill units, 311 were one and two family dwellings, 178 were townhouse units and the remainder was 280 apartment units. The multi-family units were generally located along main roads with frequent transit service such as along 120 Street, King George Boulevard and 104 Avenue. Over the next five years, it is expected that an average of 800 new dwelling units per year will be developed in infill areas of the City, based on current trends.

A 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 by way of an amendment to the Zoning By-law the areas of the City 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 20,231 identified secondary suites in Surrey, it is expected that this number will increase as new suites are constructed and as more existing suites are identified.

Business and Employment

Business

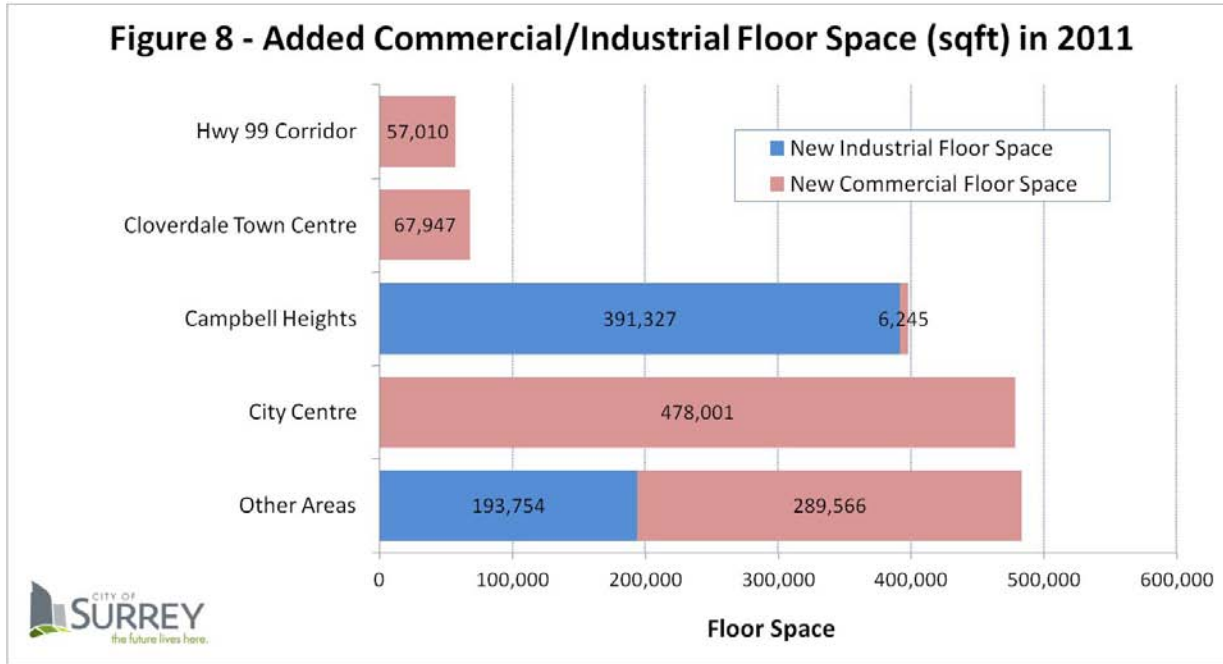
A strong economic base is an essential component of a complete city. OCP Section B, "Building a Sustainable Local Economy," includes Surrey's economic land use and development policies. These policies are focused on ensuring that sufficient land is available at appropriate locations to provide for balanced 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 Surrey resident in the labour force. This will also bring with it a better balance between residential and business assessment from the perspective of the City's tax base. This property assessment balance is important to ensure a strong financial base on which to support the delivery of services to the City's residents and businesses.

Figure 7 illustrates on a year by year basis the total construction value of building permits that were issued for industrial and commercial building projects since 2001. In 2011, there was approximately \$342 million in industrial and commercial building construction value issued in the form of building permits, amounting to approximately 1.5 million square feet of new business floor area. The 2011 construction value for new commercial and industrial development sets a new annual record for the City. Appendix II illustrates the location of building permits that were issued in 2011 for commercial and industrial development.



Figure 8 illustrates the commercial and industrial floor space added throughout the City in 2011. Campbell Heights in South Surrey and the City Centre accounted for approximately 58.3% or 875,573 square feet of the total new industrial and commercial floor space added in 2011.

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 2011) is estimated to be 176,640 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 sector.

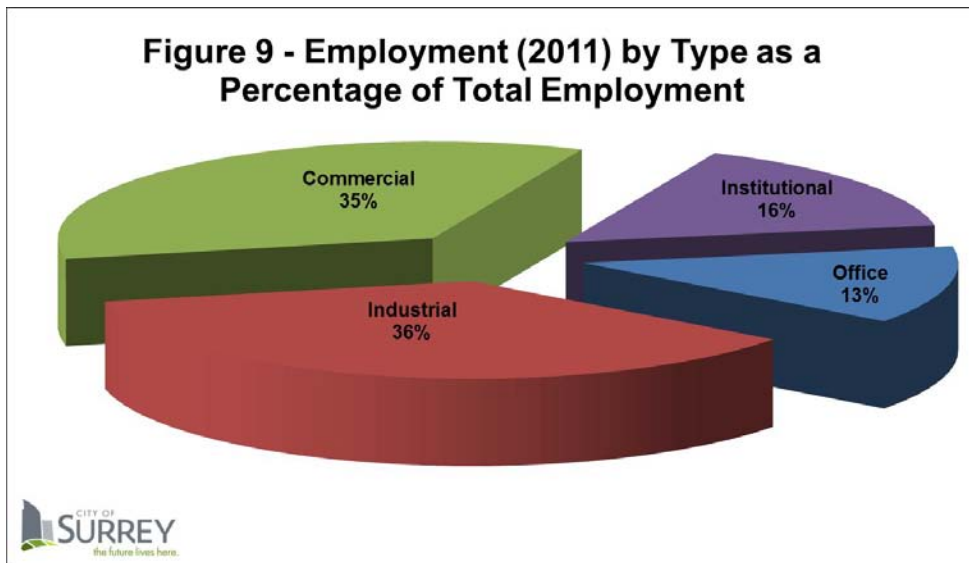


Table 2 – Estimated Employment by Sector in Surrey's Communities (2011)

Use	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	Total
Office	920	1,520	1,870	6,010	3,510	9,110	22,940
Industrial	8,060	340	14,090	27,080	5,910	8,850	64,330
Commercial	7,320	5,570	7,040	12,900	16,630	12,170	61,630
Institutional	1,740	1,570	2,120	6,600	3,810	11,900	27,740
Total	18,040	9,000	25,120	52,590	29,860	42,030	176,640

- Source: Employment figures and job to work force ratio come from City of Surrey Planning and Development Department (December 2011)
- 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 developable industrial land (*Metro Vancouver Industrial Land Supply and Demand Regional Growth Strategy Implementation, 2010*). 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.

In 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 for both the near and longer 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 3 provides a summary of Surrey's developable serviced industrial land by type. As of December 2011, approximately 1,446 acres (or 20%) 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 554 acres or approximately 7.6% of the City's 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 3 –Industrial Land Inventory (Acres)

Type of Industrial-Designated Land Use Type	Serviced and Developed with Industrial	Land That is Unserviceable or Protected	Serviceable				Grand Total
			Market Ready	Medium -Term	Long-Term	Total	
Total Area of Industrial-Designated Land Occupied with Industrial Uses	2,865	0	0	139	11	150	3,015
Area of Industrial-Designated Land within Infrastructure/Utility Corridors	0	1,349	0	0	0	0	1,349
Total Area of Industrial-Designated Land Occupied with Non-Industrial Uses	0	0	892	292	70	1,254	1,254
Vacant Industrial-Designated Land	0	193	554	735	157	1,446	1,639
Total Industrial-Designated Land	2,865	1,542	1,446	1,166	238	2,850	7,257

<p>Definitions</p> <p>Serviced and Developed – Industrial-designated land that has been fully serviced and developed.</p> <p>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.</p> <p>Medium-Term - Industrial-designated lands that are anticipated to be available beyond one year but within a 10-year horizon. These lands are not serviced but are expected to be serviced within the next 10 years under the City's 10-year servicing plans.</p> <p>Long-Term – These are vacant industrial-designated lands that are not likely to be serviced within the next 10 years.</p>

There was a decrease in total 'Industrial-Designated' land from 7,508 acres in 2010 to 7,257 acres in 2011. This is mainly attributable to industrial-designated land that has been absorbed by the new Port Mann Bridge and South Fraser Perimeter Road.

Land Use Amendments

NCP Implementation and Amendment

In 2011, Council approved 14 amendments to approved NCPs. There are 75 applications currently under review. About 43% of the approved and 23% of the pending amendments are to allow additional small-lot single-family residential development.

OCP Land Use Amendments

During 2011, Council approved 32 amendments to the OCP Land Use Designation Map. There are 103 applications currently under review. Amendments approved in 2011 involved approximately 62 hectares (153.1 acres) of land, as follows:

- 5.8 hectares (14.4 acres) for Commercial development
- 1.3 hectares (3.1 acres) for Industrial development

- 26.1 hectares (64.5 acres) for Multiple Residential development
- 24.3 hectares (60.1 acres) for Urban development
- 1.5 hectares (3.6 acres) for Temporary Industrial Use development
- 3.0 hectares (7.4 acres) for Temporary Commercial Use 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, which is the City's conventional approach to implementing NCPs. Appendix III lists and illustrates the location of each OCP amendment application that was approved during 2011 and those currently in process.

CONCLUSION

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

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

SJ:saw

Attachments:

- Appendix I Location of 2011 Housing Starts in Surrey
- AppendixII Location of 2011 Business Starts
- AppendixIII Location of 2011 OCP Amendments and Amendment Applications

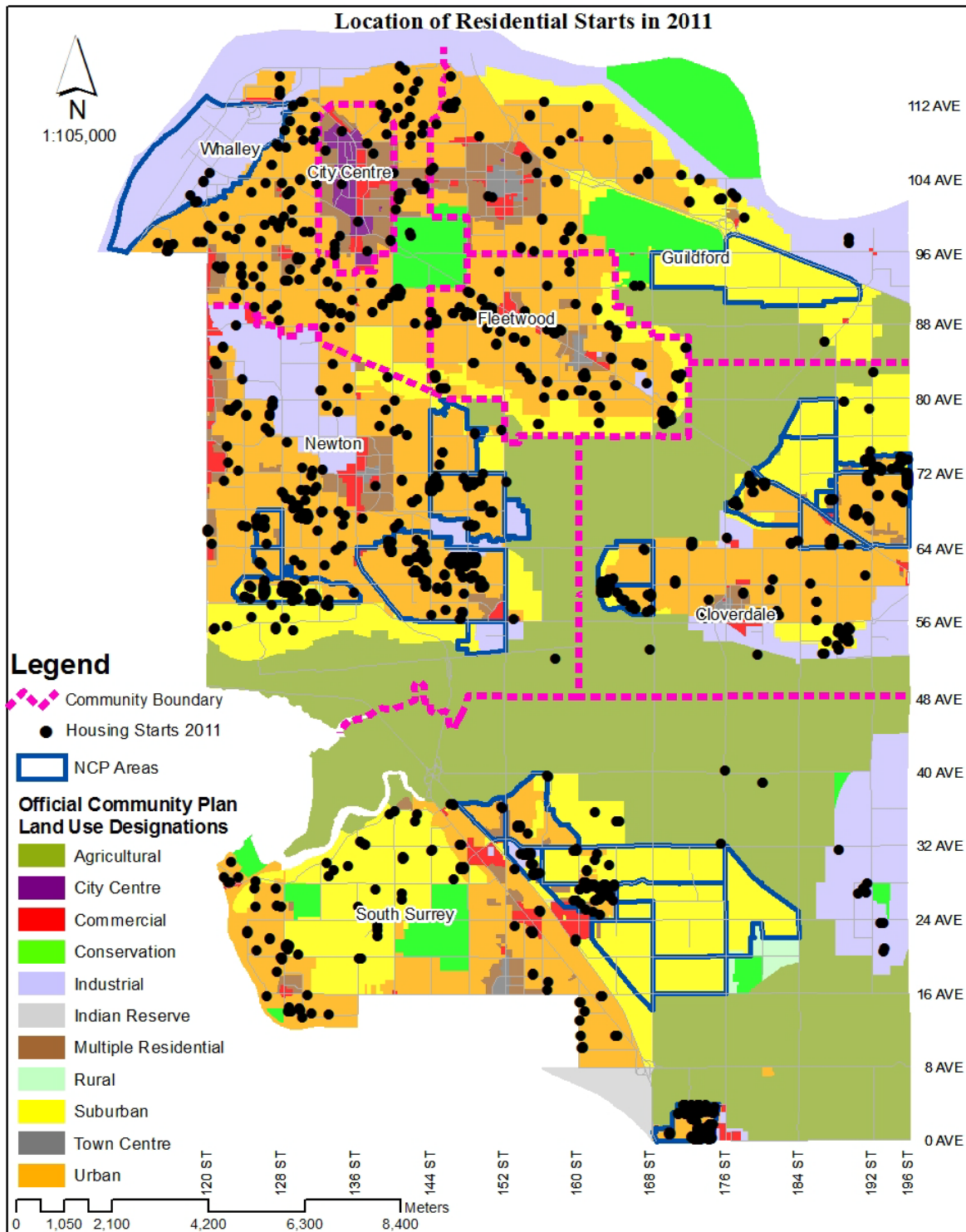


Figure A1 - Surrey Housing Starts 2011

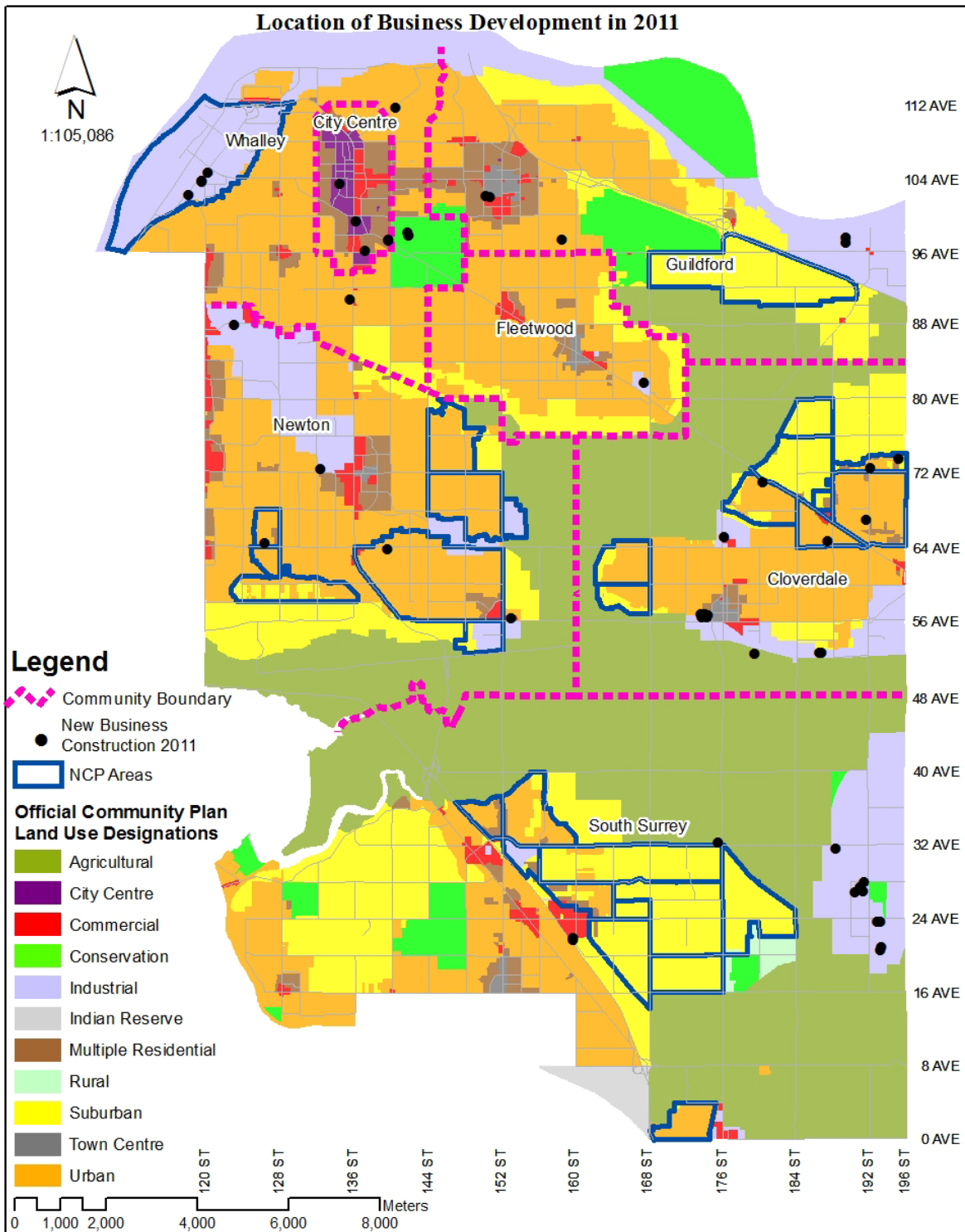


Figure A2 - Surrey Business Development 2011

OCP Land Use Designation Amendments Tables and Maps

OCP Land Use Amendments Approved By Council During 2011

Council approved 32 applications to amend the Official Community Plan Land Use designation map in 2011, affecting approximately 62 hectares (153.1 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
09-0045-00-OP-10198 Grace Rd	Industrial to Industrial
09-0138-00-OP-10716 Scott Rd	Industrial to Temporary Industrial Use Area
05-0004-00-OP-17435 No 10 (56 Ave) Hwy	Industrial to Commercial
11-0105-00-OP-13260 Old Yale Rd	Multiple Residential to Temporary Use Commercial Area
10-0037-00-OP-8713 158 St	Urban to Multiple Residential
07-0204-00-OP-6685 192 St	Urban to Multiple Residential
06-0351-00-OP-18431 Fraser Hwy	Suburban to Multiple Residential
11-0205-00-OP-16241 84 Ave	Industrial, Commercial to Temporary Use Commercial Area
10-0051-00-OP-5482 188 St	Suburban to Urban
10-0020-00-OP-2864 160 St	Suburban to Urban
10-0014-00-OP-3685 152 St	Urban to Multiple Residential
10-0182-00-OP-17350 4 Ave	Suburban to Urban
10-0320-00-OP-16226 24 Ave	Suburban to Multiple Residential
10-0314-00-OP-6529 192 St	Urban to Multiple Residential
08-0039-00-OP-15750 104 Ave	Urban to Multiple Residential
06-0400-00-OP-5968 124A St	Suburban to Urban
11-0072-00-OP-8431 164 St	Urban to Multiple Residential
09-0170-00-OP-5877 131A St	Suburban to Urban
11-0053-00-OP-9656 137 St	Multiple Residential, Commercial to Commercial
11-0035-00-OP-6477 196 St	Urban to Multiple Residential
07-0330-00-OP-7354 194 St	Suburban to Urban
11-0079-00-OP-16241 84 Ave	Industrial, Commercial to Multiple Residential
10-0177-00-OP-7287 192 St	Suburban to Urban
10-0310-00-OP-2482 163 St	Suburban to Urban
08-0052-00-OP-9998 176 St	Suburban, Commercial to Multiple Residential
05-0382-00-OP-7329 192 St	Suburban to Urban
06-0001-00-OP-310 171 St	Suburban to Urban
10-0090-00-OP-13131 No 10 (58 Ave) Hwy	Suburban to Urban
09-0261-00-OP-5848 125 St	Suburban to Urban
10-0254-00-OP-16288 28 Ave	Suburban to Urban
08-0154-00-OP-2121 160 St	Suburban to Commercial
10-0057-00-OP-2759 164 St	Suburban to Urban

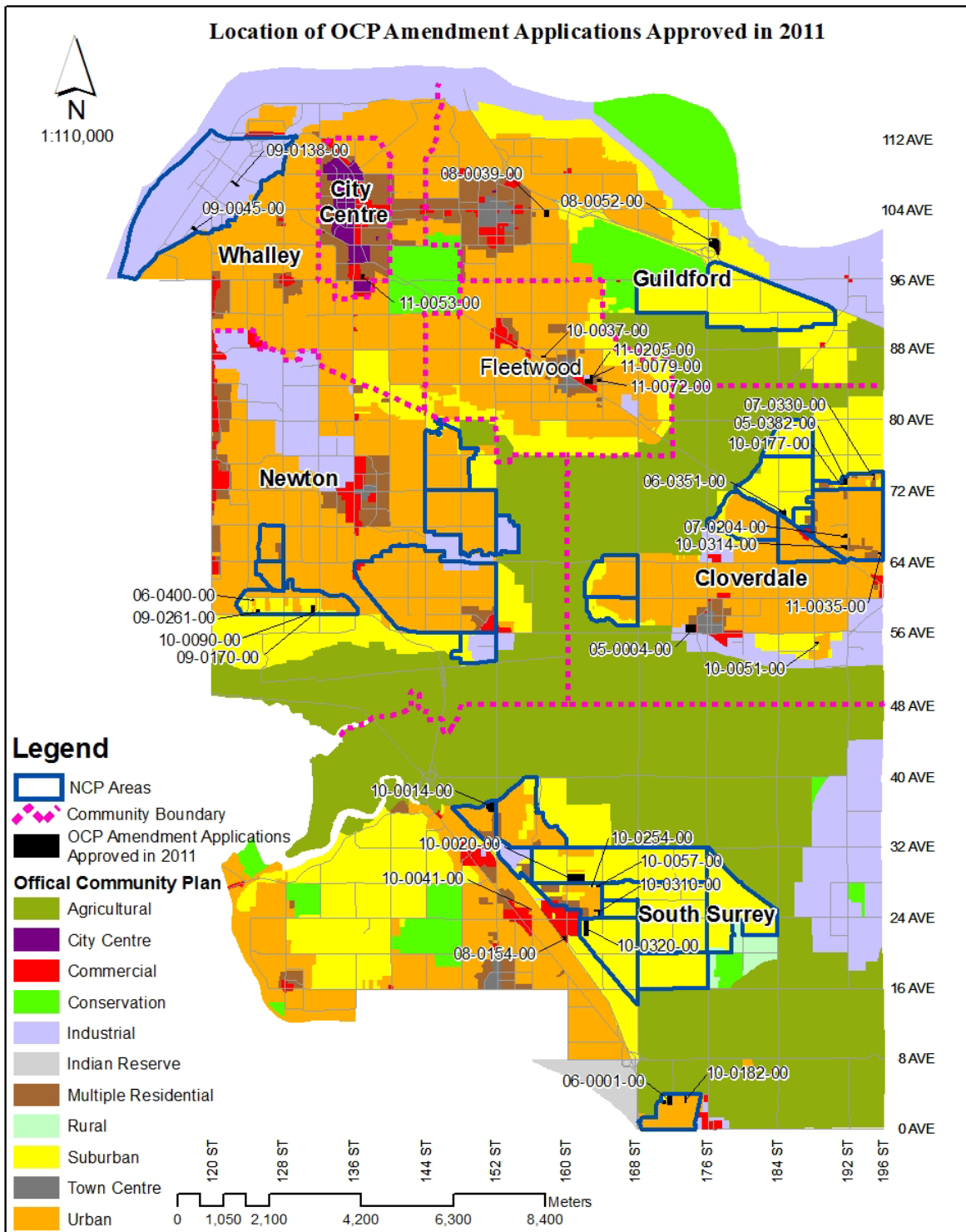


Figure B1 - OCP Amendment Applications Approved in 2011

OCP Land Use Designation Amendment Applications Currently in Process

The Planning and Development Department is currently processing 103 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
08-0018-00-OP-12175 104 Ave	Industrial to Temporary Industrial Use Area
09-0180-00-OP-19019 54 Ave	Suburban to Industrial
09-0036-00-OP-14844 No 10 (56 Ave) Hwy	Suburban to Urban, Industrial
07-0115-00-OP-16390 64 Ave	Agricultural, Suburban to Multiple Residential, Agricultural
10-0248-00-OP-3087 160 St	Suburban to Urban
09-0080-00-OP-19060 No 10 (56 Ave) Hwy	Suburban to Temporary Industrial Use Area
09-0189-00-OP-13777 103 Ave	Commercial to City Centre
03-0241-00-OP-13845 96 Ave	Multiple Residential to Commercial
05-0375-00-OP-12327 Industrial Rd	Industrial to Temporary Industrial Use Area
06-0119-00-OP-18115 0 Ave	Agricultural to Suburban
09-0127-00-OP-12052 102 Ave	Industrial to Temporary Industrial Use Area
10-0157-00-OP-13108 60 Ave	Suburban to Urban
06-0454-00-OP-15321 16 Ave	Multiple Residential to Town Centre
04-0099-00-OP-5987 125 St	Suburban to Urban
08-0200-00-OP-19078 Fraser Hwy	Urban to Multiple Residential
10-0088-00-OP-17735 1 Ave	Industrial to Commercial
11-0042-00-OP-12764 111A Ave	Industrial to Industrial
11-0165-00-OP-14605 Winter Cr	Suburban, Urban to Urban
11-0193-00-OP-11078 Bridge Rd	Industrial to Industrial
04-0072-00-OP-5359 148 St	Suburban to Agricultural
08-0036-00-OP-18865 72 Ave	Suburban to Multiple Residential
09-0169-00-OP-1109 168 St	Suburban to Commercial
11-0051-00-OP-2638 Croydon Dr	Suburban to Industrial, Suburban
11-0200-00-OP-1891 164 St	Suburban to Commercial
10-0237-00-OP-5829 132 St	Suburban to Urban
09-0254-00-OP-13674 Grosvenor Rd	Urban to Multiple Residential
11-0263-00-OP-7349 192 St	Urban, Suburban to Urban
11-0255-00-OP-15755 28 Ave	Suburban to Urban
05-0359-00-OP-18808 72 Ave	Urban to Commercial, Multiple Residential
07-0315-00-OP-10610 Span Rd	Industrial to Temporary Industrial Use Area
10-0061-00-OP-2350 153 St	Urban to Multiple Residential
07-0283-00-OP-19565 72 Ave	Suburban to Urban
07-0294-00-OP-14938 No 10 (56 Ave) Hwy	Suburban to Industrial
10-0018-00-OP-7481 184 St	Suburban to Urban
11-0180-00-OP-7405 196 St	Suburban to Urban
05-0014-00-OP-18998 54 Ave	Suburban to Industrial
08-0192-00-OP-6481 192 St	Urban to Multiple Residential

Application and Location	Amendment
11-0269-00-OP-2987 160 St	Suburban to Urban
06-0301-00-OP-13111 King George Blvd	Urban to Multiple Residential
09-0172-00-OP-6515 176 St	Industrial, Agricultural to Industrial, Agricultural
10-0113-00-OP-3075 188 St	Agriculture, Industrial to Industrial
08-0275-00-OP-10161 153 St	Commercial to Town Centre
07-0129-00-OP-6861 King George Blvd	Urban, Commercial to Multiple Residential, Urban
07-0127-00-OP-2594 Croydon Dr	Suburban to Industrial
05-0280-00-OP-14653 104 Ave	Multiple Residential to Multiple Residential
11-0303-00-OP-5891 125 St	Suburban to Urban
11-0288-00-OP-13557 16 Ave	Suburban to Urban
08-0202-00-OP-1881 152 St	Town Centre to Town Centre
11-0098-00-OP-376 171 St	Suburban to Urban
08-0212-00-OP-12310 114 Ave	Industrial to Industrial
11-0153-00-OP-16264 28 Ave	Suburban to Urban
11-0127-00-OP-19439 72 Ave	Suburban to Urban
11-0160-00-OP-10453 154 St	Town Centre, Multiple Residential to Town Centre
11-0140-00-OP-6455 196 St	Urban to Multiple Residential
07-0069-00-OP-10128 Grace Rd	Industrial to Temporary Industrial Use Area
09-0116-00-OP-19209 Fraser Hwy	Urban to Commercial
09-0145-00-OP-9677 King George Blvd	Commercial to City Centre
10-0272-00-OP-12068 88 Ave	Industrial to Commercial
11-0124-00-OP-19194 67 Ave	Urban to Industrial
11-0126-00-OP-7289 196 St	Suburban to Urban
11-0136-00-OP-17339 64 Ave	Urban, Suburban to Urban
08-0099-00-OP-13020 60 Ave	Suburban to Urban
06-0429-00-OP-6706 188 St	Urban to Industrial
04-0058-00-OP-5811 126 St	Suburban to Urban
11-0119-00-OP-17333 Abbey Dr	Suburban to Urban
10-0317-00-OP-3812 156 St	Suburban to Urban
10-0074-00-OP-10692 Scott Rd	Industrial to Commercial
10-0292-00-OP-17108 4 Ave	Suburban to Urban
02-0075-00-OP-17236 No 10 (56 Ave) Hwy	Industrial, Agricultural to Industrial, Agricultural
07-0372-00-OP-8109 King George Blvd	Urban to Multiple Residential
11-0190-00-OP-10145 173 St	Suburban to Urban
11-0328-00-OP-15114 24 Ave	Urban to Multiple Residential
11-0270-00-OP-	Suburban to Urban
11-0291-00-OP-7241 192 St	Suburban to Urban
11-0113-00-OP-7264 194 St	Suburban to Urban
91-0104-00-OP-13910 Trites Rd	Agricultural, Suburban to Suburban
10-0203-00-OP-15650 28 Ave	Suburban to Multiple Residential
11-0019-00-OP-5451 188 St	Suburban to Urban
11-0014-00-OP-2172 165 St	Suburban to Urban
10-0247-00-OP-2687 158 St	Suburban to Multiple Residential
11-0282-00-OP-7414 194 St	Suburban to Urban
11-0287-00-OP-15712 Mountain View Dr	Suburban to Urban

Application and Location	Amendment
11-0243-00-OP-3033 156 St	Suburban, Industrial to Multiple Residential, Industrial
11-0244-00-OP-18625 Fraser Hwy	Suburban to Urban
09-0161-00-OP-5695 168 St	Agricultural, Suburban to Industrial
11-0265-00-OP-3142 164 St	Suburban to Urban
10-0193-00-OP-13954 104 Ave	Multiple Residential to Commercial
06-0376-00-OP-6976 120 St	Commercial, Urban to Commercial, Multiple Residential
11-0219-00-OP-16301 20 Ave	Suburban to Multiple Residential
10-0313-00-OP-6971 122 St	Urban to Multiple Residential
07-0378-00-OP-12403 Old Yale Rd	Industrial to Temporary Industrial Use Area
09-0087-00-OP-12674 King George Blvd	Industrial to Industrial
07-0363-00-OP-2960 156 St	Suburban to Urban
11-0325-00-OP-13952 32 Ave	Suburban to Urban, Suburban
10-0101-00-OP-5710 175 St	Town Centre to Town Centre
11-0213-00-OP-19070 51B Ave	Agricultural to Agricultural
11-0236-00-OP-10173 152A St	Commercial to Town Centre
05-0299-00-OP-10766 Scott Rd	Industrial to Temporary Industrial Use Area
11-0029-00-OP-2132 164 St	Suburban to Urban
06-0247-00-OP-12455 105A Ave	Industrial to Urban
07-0094-00-OP-11037 Ravine Rd	Urban to Multiple Residential
08-0237-00-OP-10824 125 St	Industrial to Industrial

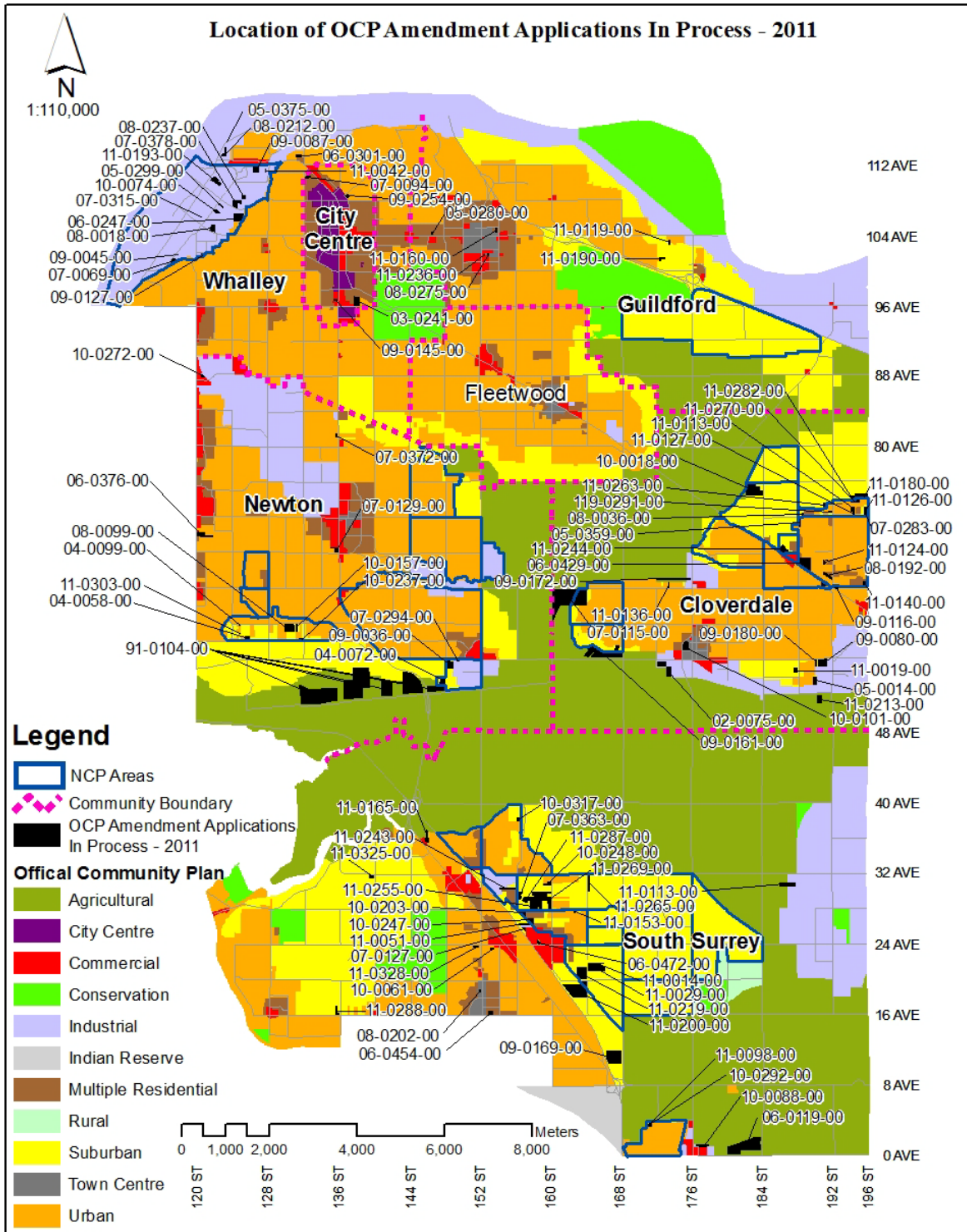


Figure B2 - OCP Amendment Applications In Process - 2011