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CORPORATE REPORT

NO: R118 COUNCIL DATE: JUNE 23, 2014

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **June 23, 2014**

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

SUBJECT: **Annual (2013) 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, 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 2013.

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 new OCP has been prepared and it received Third Reading by Council on March 31, 2014. Final Adoption of this new OCP Bylaw can occur following the acceptance of the Regional Context Statement, which forms a part of the OCP, by the Metro Vancouver Board. This is expected to be completed by fall, 2014. This annual report is based on the current OCP.

Population

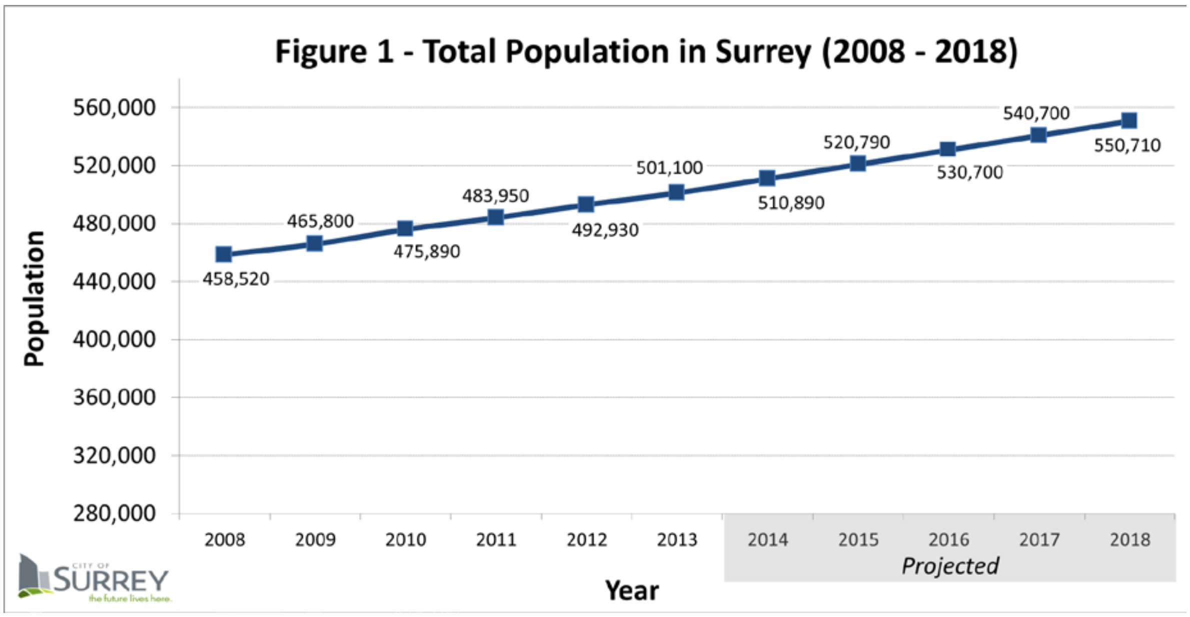
Surrey's total population, as of December 2013, is estimated at 501,100 residents. This estimate is based on the City's residential building inventory, created using a combination of data sources that include:

- 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.

The City's estimates are calibrated to the Census of Canada (including the estimated Census undercount) every five years as this data is released.

Figure 1 illustrates existing and projected total City population for the years 2008 through 2018. Over the last five years, Surrey's population grew by 42,580 residents, representing an average annual growth rate of 1.86%. Further population growth of approximately 49,610 residents is projected for the five years between 2013 and 2018, for an estimated 2018 population of 550,710. This estimate represents an average annual growth rate of approximately 2.0% over the next five years.



This expected growth is consistent with Metro Vancouver's Regional Growth Strategy estimates for Surrey's growth rate, and is slightly lower than the growth rate experienced in Surrey over the past decade. This level of growth is considered to be robust, but manageable.

Surrey's population at the end of 2013 comprised approximately 20.5% of the population of Metro Vancouver. Over the next five years this will rise to 21.0%, as Surrey's share of regional population growth in this time period is expected to be between 26-28%.

Housing Stock

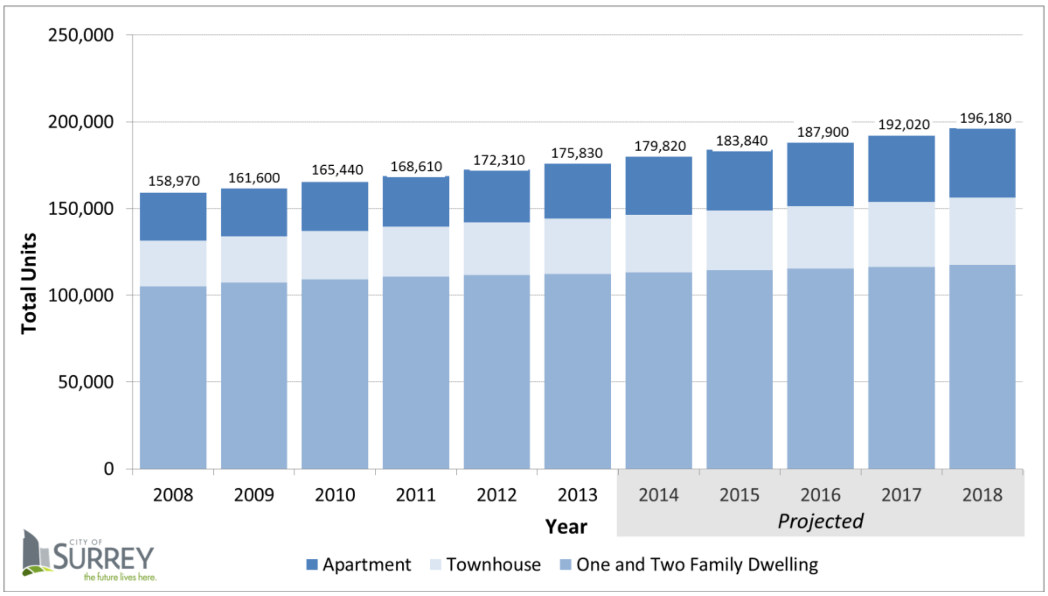
At the end of 2013 there were an estimated 175,800 dwelling units in Surrey, including secondary suites. Of this total, 112,350 (63.9%) were one-family or two-family units in detached homes (including suites), 29,050 (16.5%) were townhouse units, and 34,400 (19.6%) were apartments.

Figure 2 shows the estimated number of dwelling units in Surrey by dwelling unit type, both existing and projected, for the years 2008 through 2018. Over the last five years, approximately 18,600 new dwelling units (including secondary suites and coach houses) have been constructed in Surrey, an average of 3,720 per year. During this same period 1,740 units were demolished, resulting in a net increase of 16,860 dwellings (an average of 3,372 per year).

In 2013, 3,938 new dwelling units were constructed, including 1,037 (26.3%) one and two-family homes, 1,369 (31.4%) townhouses, and 1,532 (42.3%) apartments. In 2013, 436 dwelling units were demolished resulting in a net increase of 3,502 units for the year. This is slightly above the five-year average.

Projecting forward, it is estimated that a net total of approximately 20,350 units will be added over the next five years (an annual average of 4,070 units) for a total of approximately 196,180 dwelling units in 2018.

Figure 2: Total Number of Units by Housing Type (2008 – 2018)

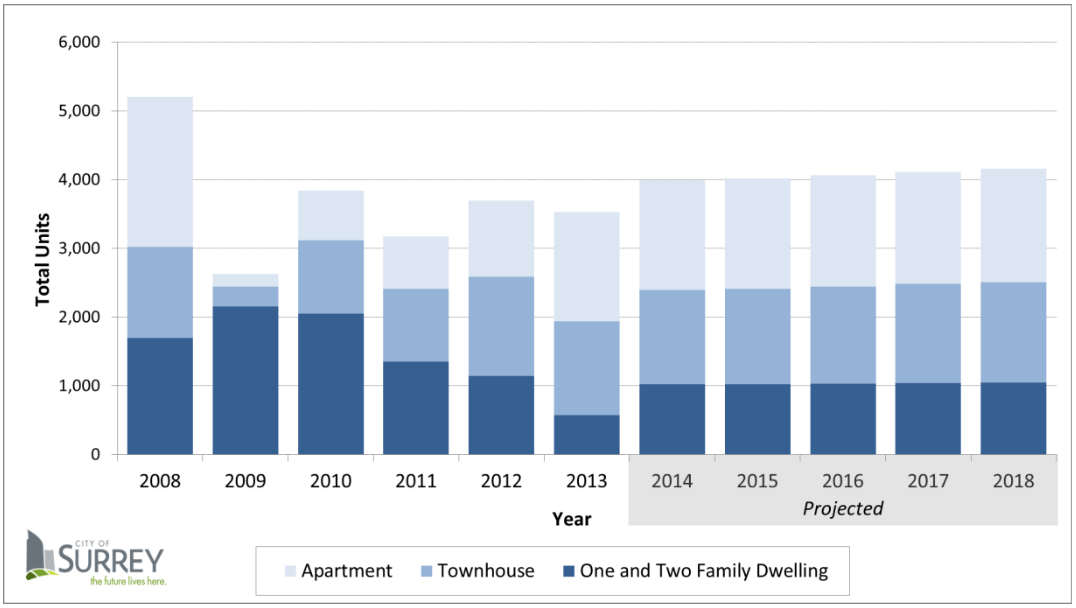


While the majority of existing residential units in the City are single-family dwellings, the percentage of multi-family units has increased from 33.9% to 36.1% over the past five years. By 2018, approximately 40.1% of Surrey's housing stock is expected to consist of multi-family dwelling units.

As shown in Figure 3, the trend toward multi-family housing was particularly pronounced in 2013, when approximately 73.7% of housing starts in 2013 were townhouses or apartments. This figure is considered to be an anomaly; however, and the five-year average of multi-family starts is projected to be 60-65% of total new units, rising over time. The trend toward 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 and housing stock, the overall average persons per dwelling unit (ppu) is approximately 2.8, which has decreased from 3.0 ppu over the past decade. However, the average household size varies considerably within Surrey, ranging from an average household size of 3.1 ppu in Fleetwood to 2.5 ppu in South Surrey. Over the next five to 10 years, average household size is expected to continue to trend in a downward direction as the population ages and as family size in the urban areas of Canada continues to decline.

Figure 3: Existing and Projected Annual Net Housing Units (2008 – 2018)



In 2013, approximately 27% of the growth in dwelling units in Metro Vancouver occurred in Surrey. Continued 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, particularly "ground-oriented" units such as townhouses and detached houses including secondary suites.

Business and Employment

Business

A strong economic base is an essential component of a complete city. OCP policies include ensuring that sufficient land is available at appropriate locations to provide for balanced business development, and encouraging economic development to achieve a ratio of one job in Surrey for each Surrey resident in the labour force. These policies will also bring with it a better balance between Surrey's residential and business 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. The current job to workforce ratio for the City is estimated to be 0.71 jobs per resident worker. This ratio has increased slightly since 2008 (0.69). The current percentage of Surrey's non-residential tax assessment base is 34%.

Figure 4 illustrates on a year by year basis the total construction value of building permits that were issued for institutional, industrial and commercial ("ICI") building projects since 2008. In 2013, there was approximately $352.0 million in new ICI building construction value amounting to approximately 1.3 million square feet of new business floor area. ICI construction value comprised 31% of the total construction value in the City in 2013.

Figure 4: Trends in Non-residential Construction Values (2008 – 2013)

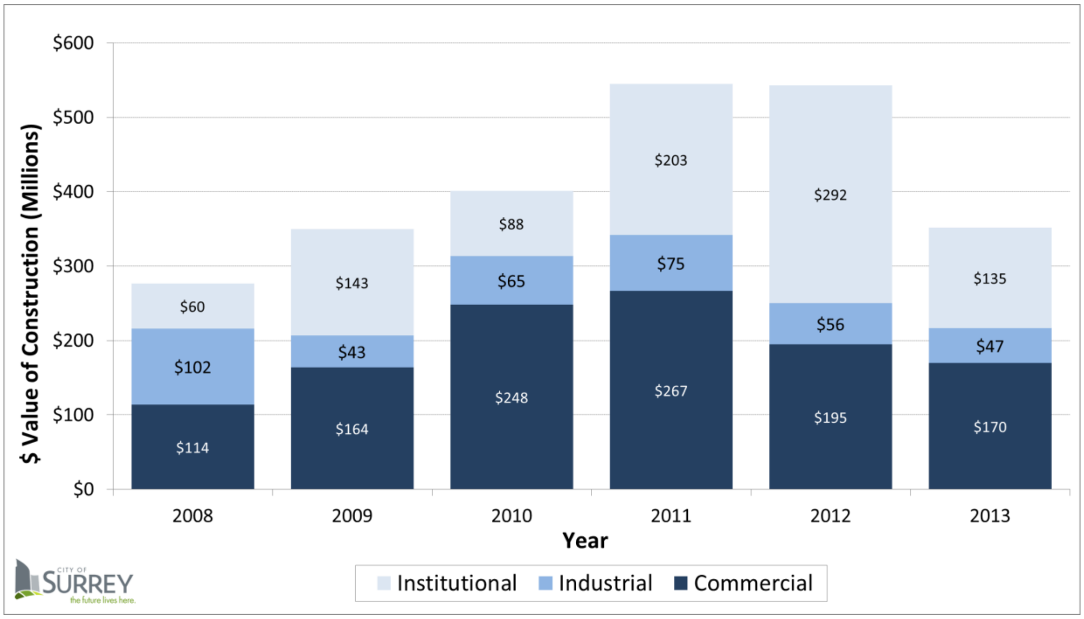
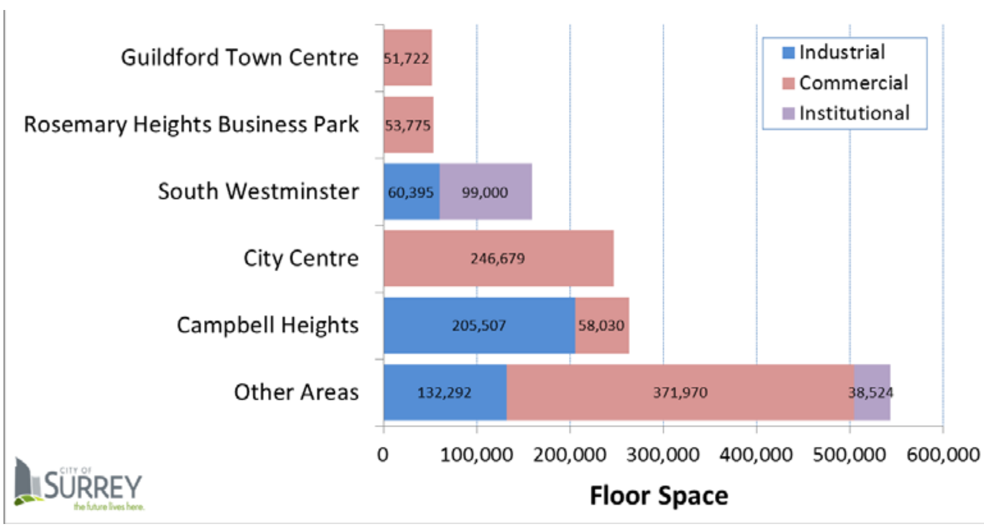


Figure 5 illustrates the new ICI floor space added throughout the City in 2013. Campbell Heights accounted for approximately 20% or 263,537 square feet of the total new industrial and commercial floor space added in 2013. Surrey's City Centre accounted for approximately 18.7% or 246,679 commercial square feet. South Westminster also experienced significant industrial (60,395 square feet) and institutional development (99,000 square feet). It is expected that the industrial and commercial development in the City Centre, Town Centres, Campbell Heights, and other employment areas will contribute significantly to Surrey's business growth over the next few years.

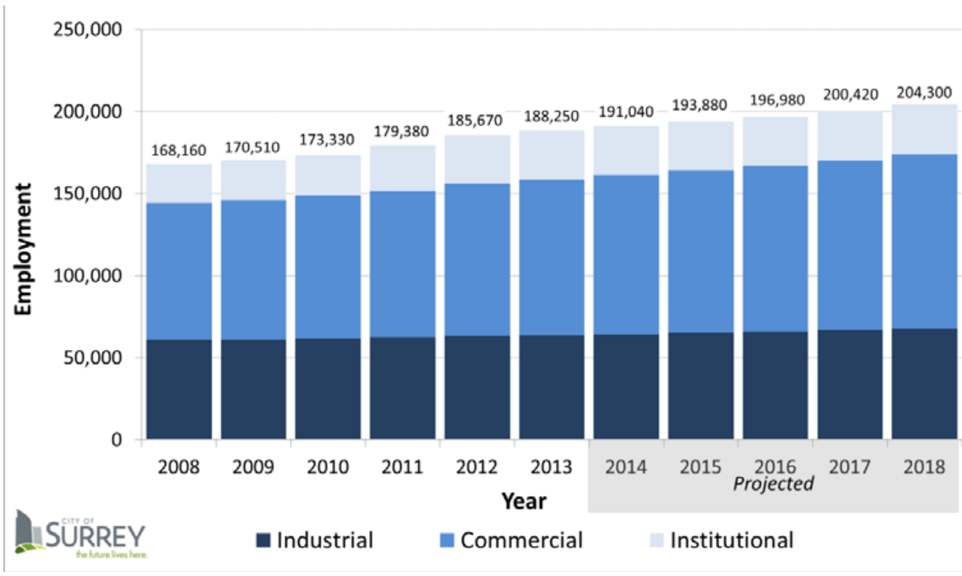
Figure 5: Non-residential Floor Area Added in 2013



Employment

Current total employment in Surrey (December 2013) is estimated to be 188,250 jobs. Figure 6 illustrates existing and projected total employment for the years 2008 through 2018. Over the last five years, 20,090 jobs have been added in Surrey, representing an average annual growth rate of 2.28%, which exceeds the rate of population growth of 1.86% over this same period. Further employment growth of approximately 16,050 jobs is projected for the five years between 2013 and 2018, for an estimated 204,300 jobs. The City's current employment comprises approximately 13.8% of the total employment of Metro Vancouver; this percentage is expected to rise to approximately 14.6% by 2018.

Figure 6: Existing and Projected Employment in Surrey



The majority of employment in the City is commercial (50%), including retail, office and service-sector jobs. Institutional jobs comprise approximately 16% of total Surrey employment, with industrial jobs accounting for 34%. The Industrial sector includes manufacturing jobs as well as transportation/trucking and construction jobs. Table 1 illustrates estimated employment by sector in each of Surrey's communities. A trend toward an increasing percentage of commercial and institutional jobs is expected to continue to increase into the foreseeable future in response to growth of Surrey's City Centre and other business districts.

Table 1 – Estimated Employment by Sector in Surrey's Communities (2013)

Use	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	Total
Industrial	7,900	300	13,580	26,570	6,490	8,990	63,830
Commercial	9,240	7,130	10,130	19,480	22,730	25,980	94,690
Institutional	1,730	1,610	2,170	7,610	4,030	12,580	29,730
Total	18,870	9,040	25,880	53,660	33,250	47,550	188,250

- *Source: Employment figures and job to work force ratio come from City of Surrey Planning and Development Department (December 2013).*
- *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.*
- ***Commercial** related employment includes office (business, finance and professional occupations), 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.*

It is expected that Surrey's employment figures will continue to grow at a rate that exceeds population growth as planning initiatives provide additional lands and attractive locations for business development.

Schools

The Surrey School District is the largest in British Columbia with 102 elementary schools, 21 secondary schools, and nine Adult/Continuing Education and District Program facilities. Total current enrolment is approximately 70,000 students.

One of Surrey's challenges as a rapidly growing city is to anticipate and keep pace with the adequate and timely provision of facilities and services. With population increases averaging about 9,000 new residents per year, many of whom are families with school-aged children, a key challenge is anticipating the student demand on school enrolment. While the School District has well established practices for projecting student enrolment growth, and in capital planning for new facilities, it is an on-going challenge to gauge the potential number of students associated with particular land development application approvals, and to be certain of how land development decisions may affect school enrolment.

In 2013, three new elementary schools where constructed in high growth NCP areas. Appendix 1 illustrates the location of these new schools, namely Goldstone Park in the Panorama-Sullivan area, Sunnyside in the Grandview Heights area and Katzie in East Clayton. As new NCPs are planned, school sites are designated to ensure that land is available for new schools as the population of these areas grows through new development.

Development Demand Capacities

A primary purpose of the annual OCP review is to assess the capacity available within the City to accommodate residential and business development, in order to ensure orderly long-range planning for growth.

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.

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 4,070 dwelling units per year over the next five years, comprised as follows:

- City Centre and Town Centres = 33% (1,330 dwelling units per year);
- Secondary Land Use Plans that include approved and proposed NCPs and other approved Local Area Plan areas = 56% (2,300 dwelling units per year); and
- Remaining infill residential development = 11% (440 dwelling units per year).

In terms of housing types, Table 2 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 2 – Average Number of Units Added Annually

Housing Type	NCP (*Approved and Proposed*), LAP, DCP, and GLUP Areas	CC and TC Areas	Infill Areas Outside NCP (*Approved and Proposed*) LAP, DCP, GLUP,CC and TC Areas
One and Two Family Dwellings	840	0	210
Townhouse	1,080	220	110
Apartment	370	1,110	130
Total	**2,290**	**1330**	**430**

Over the last 10 years, the proportion of single-family and two-family houses has decreased. This trend is likely to increase over time, as new neighbourhood areas are built out, and 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.

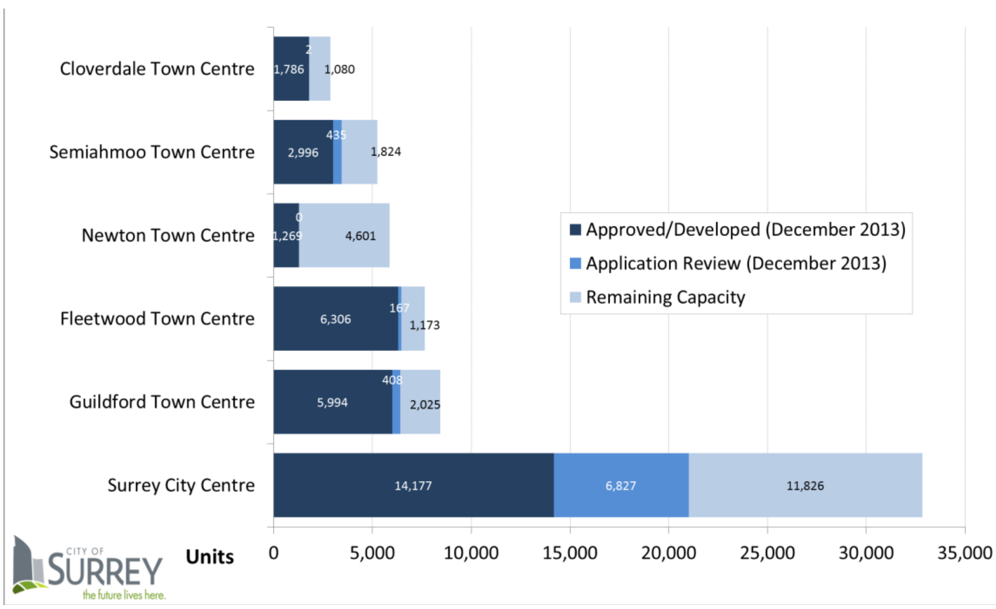
A key objective of the OCP is to focus high density residential, commercial and institutional development in the City Centre and the five Town Centres in order to support the evolution of vibrant, pedestrian-friendly and transit-oriented places. Staff tracks the proportion of the City's total residential and non-residential development that is located within City Centre and the Town Centres on a rolling three year basis, and monitor the remaining development capacity in these centres.

Over the past two years (2012-2013) 1,740 dwelling units were constructed within City Centre. This represents 24.4% of the total dwelling units constructed in Surrey. Over this same period 690 units were constructed in the Town Centres, representing 9.7% of the total units constructed in Surrey. Taken together, 34.1% of total units constructed over the past two years in the City were in urban centres. The OCP establishes a long-range target of 35% of total growth within these centres. It is expected that as NCP areas are built out over the coming decades, a growing proportion of growth will occur in Surrey's City and Town Centres.

Figure 7 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 140,380 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 2013.

As of December 2013, approximately 51.7% (32,528 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 12.5% or 7,839 dwelling units were proceeding through the development review process. The remaining capacity in the City Centre and Town Centres at the end of 2013 is estimated at 22,529 dwelling units or 35.8%. This capacity is expected to be sufficient to meet the demand for multifamily housing in Town Centre and City Centre locations for the next 20 years.

Figure 7: City Centre and Town Centre Residential Development



The majority of existing residential units in Surrey's City Centre and Town Centres consist of apartments (63.4%). Approximately 20.1% consists of townhouses and 16.4% are single family dwellings. Of the 7,839 dwelling units that are proceeding through the development permit process, approximately 73.9% are apartments, 25.7% are townhouse units and 0.3% are single family dwellings. The remaining capacity of approximately 22,529 units in the City Centre and Town Centres is estimated to consist of 63.9% apartment units and 36.1% 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 2013, development applications that are under review for sites in the City Centre would, if approved, result in 6,827 new dwelling units. In 2013, construction started on 1,245 residential units in the City Centre. This number is above the expected long-term average, and is expected to moderate somewhat over the next few years as these newly constructed units are absorbed by the market.

In the longer term, recent 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.

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 2013, 2,996 dwelling units were developed and occupied in this area, and a further 435 dwelling units were under development review, leaving a residual capacity of approximately 1,824 units. Much of this capacity is located on a single large site, the Semiahmoo Mall. Realization of the estimated "build-out" capacity of Semiahmoo Town Centre will depend on future redevelopment plans for this site.

Newton Town Centre

The Newton Town Centre Plan (1990) and the more recent Stage 1 update (approved by Council in 2010) includes an estimated build-out capacity of 5,870 dwelling units. Staff is currently working to finalize Stage 2 of the Plan, in consultation with the community. There are currently 1,270 units developed within the Town Centre Plan area, leaving a residual capacity of approximately 4,600 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. As of December 2013, 6,306 dwelling units were developed and occupied in this area. A further 167 dwelling units were under development review, leaving a residual capacity of approximately 1,173 units that is comprised mostly of townhouses and apartments along Fraser Highway near the core of the Town Centre. Staff is currently working on a revision to the Fleetwood Town Centre Plan, in consultation with the community. This revision may increase the planned capacity of the Town Centre, particularly in locations that are planned for rapid transit station areas along Fraser Highway.

Cloverdale Town Centre

The Cloverdale Town Centre Plan was approved by Council in 2000 and envisioned a total residential capacity of 2,866 dwelling units within the Town Centre. There are currently 1,786 units in this area, leaving a residual capacity of approximately 1,080 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. Staff is currently working on an update of the Cloverdale Town Centre Plan, in consultation with the community.

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 2014. 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

Figure 8 illustrates the development capacity within each of the City's approved NCPs. These neighbourhoods provide a total capacity of approximately 56,955 dwelling units, which will accommodate approximately 166,855 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 2013, and units that have been approved through 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 2013, but have not yet been approved.

As of December 2013, approximately 61.3% (34,899 dwelling units) of the total capacity in approved NCPs has been either constructed, issued a building permit, or received development permit approval. About 7.5% or 4,289 dwelling units are proceeding through the development review process. The remaining capacity in approved NCPs at the end of 2013 is estimated at 17,767 dwelling units, representing a supply sufficient to meet five years of demand for new housing in NCP areas.

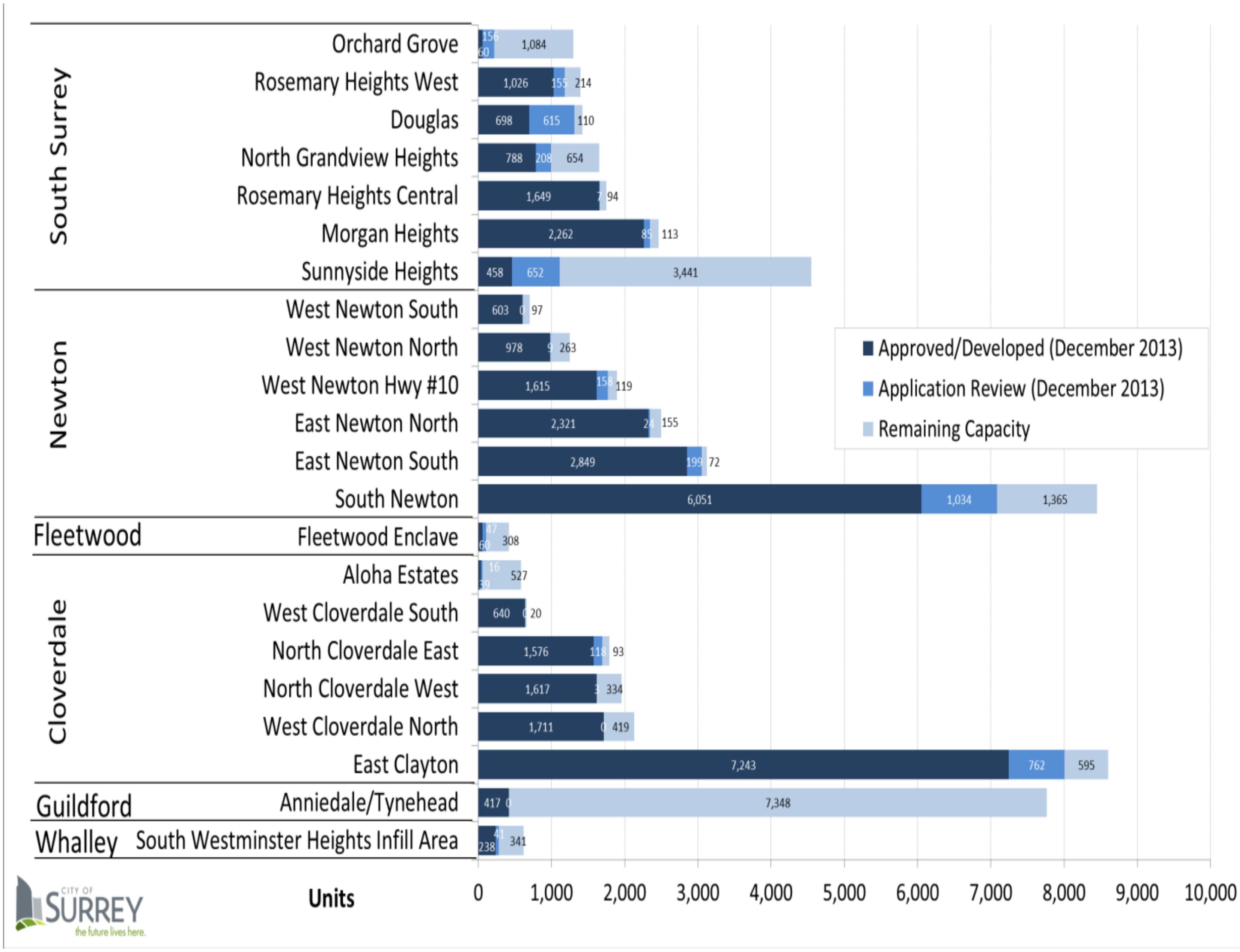
The remaining capacity in NCP areas varies across different parts of the City. As shown in Figure 8, significant capacity is available in the Anniedale-Tynehead NCP, South Newton NCP and several NCPs in South Surrey (North Grandview Heights, Sunnyside Heights and Orchard Grove). In 2013, additional capacity in planned areas was provided through the approval of the Fleetwood Enclave, South Westminster Heights and Aloha Estates Infill Areas

In Newton, the South Newton NCP is rapidly developing, with a remaining capacity of just over 1,365 units. In the Cloverdale area, capacity within approved NCP areas is particularly constrained. This is being addressed through the West Clayton NCP planning process and the recently-approved East Clayton Transit-Oriented Area concept within the East Clayton NCP.

Approximately 62.2% of approved/developed residential units in approved NCPs consist of single-family units. Approximately 31.3% consists of townhouses and 6.5% are apartments. Of the 4,289 dwelling units that are proceeding through the development permit process, approximately

36.8% are single-family units, 29.8% are townhouse units and 33.4% are apartment units. The remaining capacity of 17,767 units in approved NCPs consists of approximately 17.9% single-family units, 53.9% townhouses and 28.2% apartment units, based on approved land use densities.

Figure 8: NCP Residential Development



*Note: East Clayton includes East Clayton, East Clayton Extension, West of 188 Street and East Clayton Extension, North of 72 Avenue. North Grandview Heights Area includes both the XIa and XIb area.

Neighbourhood Concept Plans in Progress

Grandview Heights NCP #4 (Redwood Heights)

On October 7, 2013, Council approved the land use concept for Grandview Heights NCP Area #4, (Redwood Heights), which completes Stage 1 of the NCP. Stage 2 will commence when the Owners' Group advises the City about their decision regarding proceeding with Stage 2. The total number of dwelling units anticipated at full build-out of this NCP area in accordance with the proposed Land Use Concept will range from approximately 3,200 to 5,050. This will result in a build out population of between 8,200 and 12,970 individuals.

West Clayton NCP

On December 16, 2013, Council approved the Stage 1 Land Use Concept for the West Clayton NCPs that include each of Area #1, Area #2, and an Extension Area of the West Clayton neighbourhood. The total number of dwelling units anticipated at full build-out of the West Clayton area, in accordance with the proposed Stage 1 Land Use Concept, will range from approximately 3,545 to 5,875 units. This will result in a build-out population of between 9,925 and 16,500. These projections will be refined through the Stage 2 planning process, which is under way.

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 has identified several Frequent Transit Development Areas (FTDAs) in key locations along planned rapid transit corridors. Additional FTDAs may be identified 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 2013, there was a net of 406 housing starts in infill areas. Of these infill units, 175 were one and two family dwellings, 164 were townhouse units and the remainder were 67 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 600 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 23,272 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 Development

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.

Tables 3, 4 and 5 provide a summary of Surrey's developable industrial, commercial and mixed-use land. As of December 2013, approximately 1,376 acres (or 18.7%) of industrial, 373 acres (or 22.1%) of commercial and 29 acres (or 12.4%) of mixed-use land is vacant or available for development. This includes serviced land, lands within reasonable distance of infrastructure/utility corridors to allow relatively economical servicing, and land that will be developable in the longer term. The majority of vacant industrial land is located in Campbell Heights. Commercial land available for development is spread throughout Surrey including Newton, Cloverdale and South Surrey (King George and Hwy 99 Corridors). At the current rate of development (absorption) of industrial land of approximately 80 acres (33 hectares) per year, the capacity of Surrey's industrial areas is sufficient to meet demand over the next 25 years.

A further 23.5% of industrial, 14.0% of commercial and 47.1% of mixed-use land is currently underdeveloped. Surrey's City Centre contains the bulk of mixed-use land that will allow for redevelopment over the next several decades.

Table 3 - Utilized Land within Industrial-Designated Lands (Acres)

	Developed	Underdeveloped	Undevelopable	Undeveloped /Vacant	Total
Industrial-Designated Land Occupied with Industrial Uses	2,407	843			3,250
Industrial-Designated Land Occupied with Non-Industrial Uses	355	889			1,244
Industrial-Designated Land Within Infrastructure/Utility Corridors, Severe Slope and Park/Open Space			1,500		1,500
Vacant Industrial-Designated Land				1,376	1,376
Total	2,762	1,732	1,500	1,376	7,370

Table 4 - Utilized Land within Commercial-Designated Lands (Acres)

	Developed	Underdeveloped	Undevelopable	Undeveloped /Vacant	Total
Commercial and Town Centre-Designated Land Occupied with Commercial	951	46			997
Commercial and Town Centre-Designated Land Occupied with Non-Commercial	98	191			289
Commercial and Town Centre-Designated Land Within Infrastructure/Utility Corridors, Severe Slope and Park/Open Space			33		33
Vacant Commercial and Town Centre-Designated Land				373	373
Total	1,049	237	33	373	1,692

Table 5 - Utilized Land within Mixed-Use Designated Land (Acres)

	Developed	Underdeveloped	Undevelopable	Undeveloped /Vacant	Total
Mixed-Use Designated Land Occupied with Mixed-Use	83	4			87
Mixed-Use Designated Land Occupied with Non-Mixed-Uses	13	108			121
Area of Mixed-Use Designated Land Located Within Infrastructure/Utility Corridors			1		1
Vacant Mixed-Use Designated Land				29	29
Total	96	112	1	29	238

CONCLUSION

The annual OCP review is undertaken to monitor and record progress in implementing the City's OCP land use plan and related policies. This report is based on the existing OCP, adopted in 1996 and substantially updated in 2002. In fall 2014 it is expected that a new OCP will be adopted by Council. This new OCP includes a broader set of key indicators that will be monitored and reported annually in order to measure success in meeting key planning objectives.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

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Attachment:
Appendix I Location of New Elementary Schools in 2013

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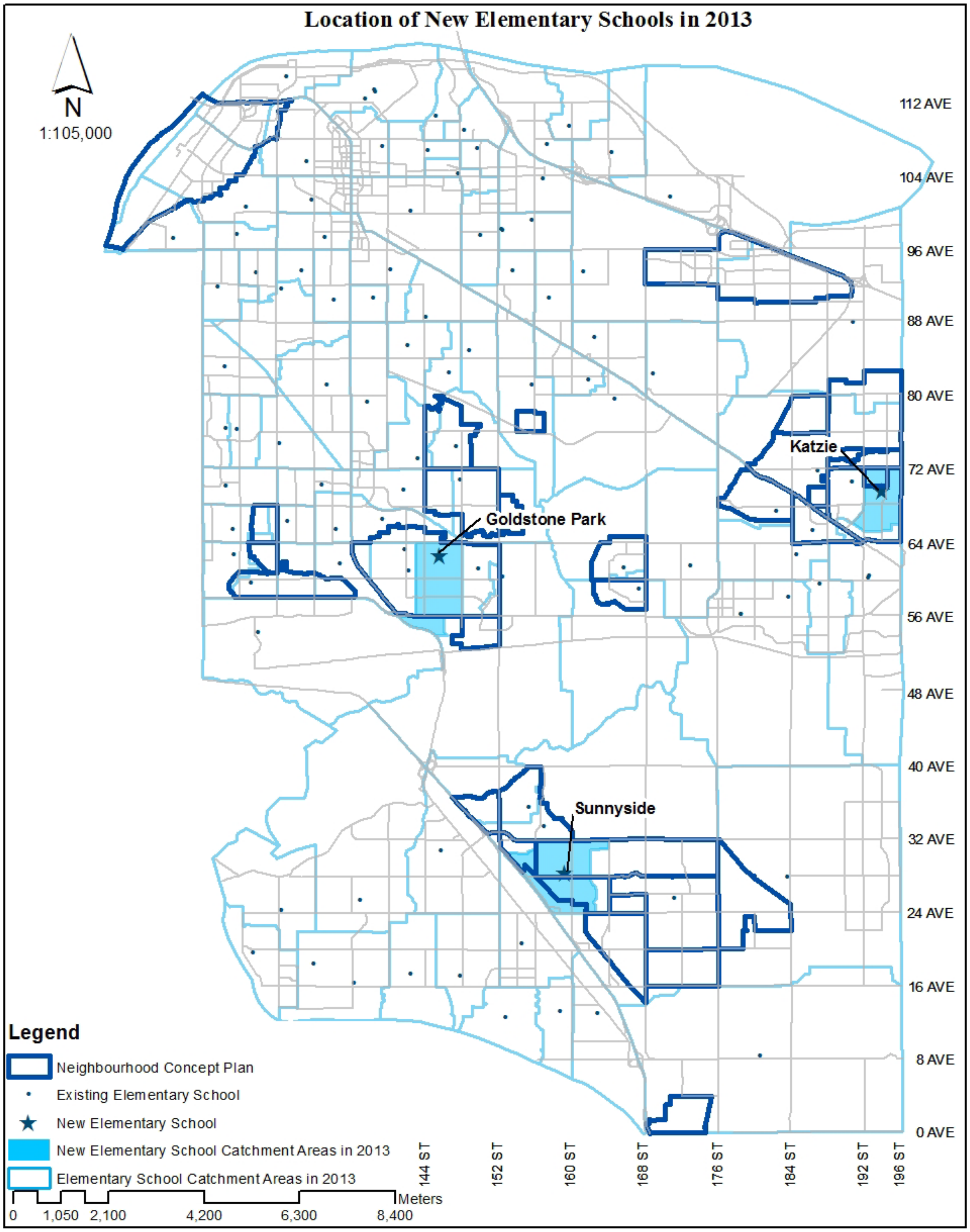
Location of New Elementary Schools in 2013
N
1:105,000
112 AVE
104 AVE
96 AVE
88 AVE
80 AVE
72 AVE
64 AVE
56 AVE
48 AVE
40 AVE
32 AVE
24 AVE
16 AVE
8 AVE
0 AVE
144 ST
152 ST
160 ST
168 ST
176 ST
184 ST
192 ST
196 ST
Goldstone Park
Katzie
Sunnyside
Legend
Neighbourhood Concept Plan
Existing Elementary School
New Elementary School
New Elementary School Catchment Areas in 2013
Elementary School Catchment Areas in 2013
0
1,050
2,100
4,200
6,300
8,400
Meters