

C009: 2003 Annual Review of the Official Community Plan (the "OCP")

COUNCIL-IN-COMMITTEE

TO: Mayor & Council DATE: April 2, 2003
FROM: General Manager, Planning & Development FILE: 6440-01
SUBJECT: 2003 Annual Review of the Official Community Plan (the "OCP")

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Direct the Planning and Development Department to prepare a Terms of Reference to commence the development of a *General Land Use Structure Plan for the Grandview Heights Community*;
3. Approve, in principle, amendments to the OCP Land Use Designation Map as proposed in Section 3B of this report and direct staff to undertake the necessary actions to implement these amendments including, among other actions, the notification of affected property owners;
4. Direct staff to study and prepare a Corporate Report, complete with recommendations on OCP policy and zoning amendments in relation to protecting and preserving the environmentally sensitive lands located within the Conservation Area designation in the OCP;
5. Approve the following amendments to the OCP By-law, as proposed in Section 4 of this report:
 - to Section 6.3 – Development Permits and Guidelines by exempting subdivisions in industrial, commercial and multiple family Development Permit areas from the requirement to receive a Development Permit approval prior to subdivision; and
 - to Temporary Industrial Use Permit Area No. 10 to prohibit the parking or storage of vehicles containing dangerous goods in temporary truck parking facilities; and
6. Direct the Acting City Clerk to bring forward the necessary OCP amendment by-law for the required readings and set a date for the required Public Hearing.

PURPOSE

The OCP By-law (Section 7.4. Administration and Procedures) provides that the City will conduct an Annual Review of the OCP to update relevant information and to evaluate and report to Council on the status of OCP implementation. This report is being forwarded to Council to fulfill this requirement.

DISCUSSION

The Annual OCP Review has been divided into four sections, each of which is summarized below and discussed in more detail later in this report.

1. **"Surrey Development Overview" Synopsis:** Surrey continues to be the fastest growing city in B.C. The City is experiencing a period of rapid residential growth comparable to the high rates seen in the late 1980's and early 1990's. Housing starts in 2002 increased by 38% over the previous year reaching a total of 3,000

new units. Residential growth is anticipated to increase slightly in 2003 and continue at a strong pace over the next 5 years. Industrial development activity maintained a consistent growth rate in 2002, while commercial development declined from the record level of construction, which occurred in 2001.

2. **"Status of OCP Growth and Land Use Policies" Synopsis:** At the current and projected rate of development, the City's capacity to accommodate residential development in infill and NCP areas is estimated at 5 to 8 years. To coordinate OCP development plans with market demand and to maintain a development capacity to accommodate a minimum of 5 years of residential growth (OCP Policy A-4.2.2), the City should initiate the planning process for future growth areas as identified in OCP Policy A-4.3.2 and the OCP Figure 3. Future Development Concept. On this basis, it is recommended that Council direct staff to prepare a Terms of Reference for a General Land Use Structure Plan for the Grandview Heights area.

The supply of serviced developable land has been a limiting factor to new commercial and industrial growth in the City. The 2002 OCP Major Review focused on "Building a Sustainable Local Economy in Surrey" and established policies to address Surrey's long-term economic viability. Over the past year, the City has undertaken major planning initiatives in Campbell Heights, the Grandview/Highway #99 Corridor, South Westminster, Panorama Business Park and the East Clayton Business Park (as part of the East Clayton NCP). These will provide additional lands in attractive locations for future economic/business development in the City.

3. **"OCP Land Use Amendment Applications" Synopsis:** During 2002 there were 13 amendments to the OCP Land Use Designation Map. Currently, there are 36 developer-initiated OCP amendment applications that are in process. Council will consider these applications in conjunction with the companion rezoning applications, which are proceeding through the normal approval process. This report recommends two City-initiated OCP Land Use designation amendments for Council's consideration.
4. **"OCP Policy Text Amendments" Synopsis:** This report recommends two text amendments:
 - to Temporary Industrial Use Area No. 10 - Temporary Truck Parking Facilities that will act to prohibit the parking or storage of vehicles containing Dangerous Goods on temporary truck parking lots; and
 - to exempt the requirement for a Development Permit for applications for subdivision in Industrial, Commercial and Multiple Family Development Permit areas.

1. Development Overview

The new housing market in the Lower Mainland, including Surrey, was very active over the past year. Surrey's residential activity returned to the high levels seen during the late 1980's and early 1990's. Surrey housing starts increased by 38% over 2001 and accounted for a 22% share of GVRD housing starts in 2002. However, while the Surrey market was responsible for a large percentage of the regional single-family market (37%) and townhouse market (41%), Surrey took less than 5% of apartment starts in the region.

Development activity in Surrey continues to be dominated by ground entry oriented single family detached and townhouse dwelling unit construction. Single family starts in 2002 increased by 700 units (50%) over 2001, reaching a total of about 2,000 units. Townhouse starts in 2002 also surpassed 2001 totals, reaching about 900 units, an increase of 250 units (37%) over 2001. Apartment starts continue at historically low levels with only 160 units created in 2002.

CMHC forecasts suggest that regional housing market activity will increase by about 9% during 2003. In the GVRD, all housing categories are expected to see an increase in starts over 2002, with multi-family development taking on a larger share of the new unit growth. Housing start projections for Surrey,

for the next 5 years, are illustrated in Figure 1.

Figure 1 -Trends and Projections in Surrey Housing Starts

This projection assumes that the housing market in Surrey and the region will remain active through the next 5 years, as growth in the BC economy will stimulate population growth. It is expected that Surrey will continue to be a primary supplier of housing within the region. It is also assumed that single family housing starts will begin to decrease as the current wave of pent-up demand is absorbed and that multi-family unit starts will increase to more closely reflect the increasing regional demand for multi-family housing.

Surrey's population grew by about 10,000 residents in 2002 for a projected June 2003 total of 366,000. This accounts for approximately 18% of the GVRD population. Population growth is projected to increase by between 9,000 and 11,000 per year over the next 5 years.

The GVRD experienced a decrease in commercial and industrial construction activity during 2002. Surrey's commercial and industrial construction values also decreased in 2002 as Surrey reached \$90 million in total construction value, 12% of the GVRD total. Large-scale developments can cause business construction values to fluctuate considerably from year to year. It is expected that Surrey's activity will accelerate as new planning initiatives provide additional lands and attractive locations for future business development (i.e., Campbell Heights, Grandview/Highway 99 Corridor, South Westminster, East Clayton, etc.).

1. Status of OCP Growth and Land Use Policies

The primary purpose of the OCP Annual Review is to study development trends and to assess the capacity available within planned areas to accommodate future residential and business development. Residential growth policies, as articulated in the OCP, are contained in Section 2.A. - Manage Growth for Compact Communities. OCP business development policies are contained in Section 2.B. - Build a Sustainable Local Economy.

2.A. OCP Residential Growth Strategy

The OCP residential growth strategy (OCP Section A) addresses land supply and housing demand according to the following categories:

- **Infill development** of remaining vacant land within the pre-NCP residential areas;
- New community development within the approved **Neighbourhood Concept Plan areas**;
- **Redevelopment of the ageing housing stock** within older Urban neighbourhoods;
- **Anticipating the need to begin planning for new growth** within those areas identified in the OCP as Suburban areas having future development potential.

To balance market demands with housing supply, the City monitors development trends to ensure that there is a minimum of 3 to 5 years of residential growth capacity within planned Urban neighbourhoods. OCP Section B., Policy 4.2 states that when residential growth capacity is less than 5 years, the City should begin planning for new growth capacity.

Urban Infill and Redevelopment

Since opening NCP areas for development in the mid 1990's, 31% of homes constructed in the City have been built within NCP areas, while the remaining 69% of the new housing in the City has been built within Infill areas (Figure 2).

Figure 2 - Project Housing Development



Through this period, the percentage of new housing

constructed within the NCP areas has increased on a year by year basis in comparison to the Infill areas as the supply of land in Infill areas diminishes and NCP areas are fully serviced to accommodate new development.

Over the next 5 years, about 7,000 new dwelling units (41% of the total dwelling units projected to be constructed in the City) (Figure 2) are projected to be built in existing Urban and Multiple Residential Infill areas. On this basis, most of the remaining Urban designated land (i.e., Urban designated lands accommodate ground-oriented forms of housing, including single detached houses and townhouses) in Infill areas will be developed. Although new small lot zoning policies will assist the market to efficiently utilize the remaining Urban Infill lands, much of the remaining vacant land consists of small parcels that are difficult to assemble and develop. Consequently, the rate of Infill development for single-family houses and townhouse units will diminish considerably on a year by year basis over the next 5 years and NCP areas will accommodate most of the new ground-oriented housing in the City. Multiple Residential areas, including City Centre, have significant capacity to accommodate projected development in apartment housing into the more distant future.

OCP policies anticipate that, as Infill and NCP areas near capacity, the market will put increasing redevelopment pressure on the ageing housing stock in some of Surrey's older neighbourhoods. In some areas, this could mean one to one replacement of dwelling units, but in most areas this will mean increased densities by replacing existing housing with higher density small lot housing, duplexes, multi-plexes, townhouses, walk-up apartments and high rise apartments. Even now, the City is experiencing an increasing rate of redevelopment in older neighbourhoods as traditional single family homes are being demolished and replaced with new larger dwellings. During 2002, single-family dwelling demolition and replacement accounted for about 38% of single family home building permits issued outside of NCP areas.

Capacity of Neighbourhood Concept Plan Areas

The majority of residential growth over the next 5 to 10 years will be located within the City's approved NCP areas. These 14 NCP areas have a combined total capacity to accommodate about 23,000 dwelling units and 66,000 residents. By June 2003, about 20% (4,600 units) of the City's total NCP capacity will be built out and a significant area of the remaining land within the NCPs is currently under application.

Growth projections for the next 5 years suggest that about 59% (about 10,000 units) of the new Urban growth will be located within the

NCP areas. With the exception of Douglas, all NCP areas will see substantial growth. Douglas has a relatively small residential capacity (about 900 units) and is not expected to see significant development within the next 10 years, due to location and servicing constraints.



Figure 3. Projected Development in Surrey's NCP Areas

Since development in the NCP areas is proceeding rapidly, the remaining capacity, in particular NCP areas, will diminish significantly over the next 5 years. By the year 2008, it is estimated that the total combined NCP build-out will reach about 60% of capacity. However,

many of the NCP areas will be reach 70% to 90% build out of their development capacity by 2008.

The NCPs most affected are in the South Surrey area, as both the Rosemary Heights Central and Rosemary Heights West NCPs are expected to reach 90% of their capacity by 2008. The majority of remaining NCP development capacity by 2008, will be in the South Newton and East Clayton areas.

As NCP areas reach 70% to 80% saturation, land assembly becomes more difficult to accomplish and developments become smaller in scale. With continuing market demand, there will be increasing pressures from the development industry for redevelopment in older established neighbourhoods of the City and for the opening of new growth areas.

Anticipating New Growth Areas

Many NCP areas will be reaching 70% to 90% of their capacity in 5 years. As such, it is considered necessary to start planning for new growth areas. OCP Policy A-3.2 identifies the areas of Clayton, Grandview Heights and South Port Kells as the areas considered most suitable for future urban, commercial and business development (see Appendix I).

A General Land Use Concept Plan was prepared for the Clayton area in 1998 and was the basis for preparing the East Clayton NCP that was recently approved by Council. Based on the Clayton General Land Use Concept Plan, other areas of Clayton will proceed to the stage of NCP preparation in the future.

In 2002, Council authorized staff to prepare a Terms of Reference for the preparation of a General Land Use Structure Plan for the South Port Kells area. The Corporate Report, containing a draft Terms of Reference for the preparation of such a plan for South Port Kells, will be forwarded for Council's consideration shortly.

These initiatives will assist in addressing the need for planning for future growth in the north areas of the City. However, based on the assessment of residential growth, the projected build out of NCPs in South Surrey and the need to ensure that the City maintains a 5 year residential growth capacity in all areas of the City, it is recommended that Council direct the Planning and Development Department to prepare a Terms of Reference for the preparation of a General Land Use Structure Plan for the Grandview Heights area. This plan will provide a general land use concept for Grandview Heights and form the foundation for the preparation of NCPs for the future neighbourhoods that will take shape in the Grandview Heights area. The attached Appendix I illustrates the Grandview Heights area.

2.B. Building a Sustainable Local Economy

A strong economic base is an essential component of a complete community. OCP Section B. Building a Sustainable Local Economy, includes Surrey's economic land use and development policies. The intent of the OCP policies is to allocate sufficient amounts of land in appropriate locations and to establish land development strategies that will allow Surrey to achieve a ratio of one job in Surrey for each resident in the labour force and to achieve a better balance of residential and business assessment that will generate a strong tax base on which to support the delivery of a full range of services to the City's citizens.

The supply of suitably located vacant and serviced land has been a limiting factor to new commercial and industrial growth in the City. The 2002 OCP Major Review established policies to address Surrey's long-term economic land use and development capacity. In pursuit of the economic development goals in the OCP, the City is undertaking major planning initiatives in Campbell Heights, the Grandview Highway 99 Corridor, South Westminster, Panorama Business Park and the East Clayton Business Park that will provide additional lands and attractive locations for business development.

1. OCP Amendment Applications

3.A. Developer Initiated Applications

During 2002, Council approved 13 amendments to the OCP Land Use Designation Map and 5 new applications were submitted to the City for consideration. As of March 2003, there is a total of 36 OCP land use amendment applications in process. OCP land use designation amendments fall into one of the following four categories:

- Type 1 - Minor Applications proceed concurrently along with a companion rezoning application;
- Type 2 - Major Amendment applications include a significant community benefit and proceed concurrently with a companion rezoning application;
- Type 3 - Major Amendment applications that do not include a significant community benefit are referred to the OCP Annual Review; and
- Type 4 - Major Amendment applications that propose a significant economic benefit to the City and proceed concurrently along with a companion rezoning application.

All 36 of the applications currently in process are Types 1, 2 or 4 and, therefore, are proceeding in conjunction with a companion rezoning application.

On February 26, 2001, Council tabled and referred OCP Amendment Application No. 7900 0225-00 for consideration as part of the OCP Annual Review. The application proposes to redesignate land in the vicinity of 128 Street and 20 Avenue from Suburban to Urban for residential development. Although this would be an OCP Type 3 application, the applicant has indicated to the Planning and Development Department that they are contemplating amendments to the application and, therefore, they are not in a position to proceed at this time. Once the application has been finalized, a Land Use Report, complete with recommendations, will be prepared for Council's consideration. Consequently, there are no Type 3 OCP Amendments for consideration in the 2003 OCP Annual Review.

Appendix II provides a list of OCP amendment applications that were approved between January 2002 and March 2003 and those OCP amendment applications that are currently in process.

3.B. City Initiated Amendment Proposals

Two City-initiated amendments to the OCP Land Use Designation Map are considered necessary. The purpose of the proposed amendments is to make the OCP Land Use Designation map consistent with land uses that are well established and/or are appropriate for the subject areas of the City. These two proposed OCP amendments are summarized on the following two pages:

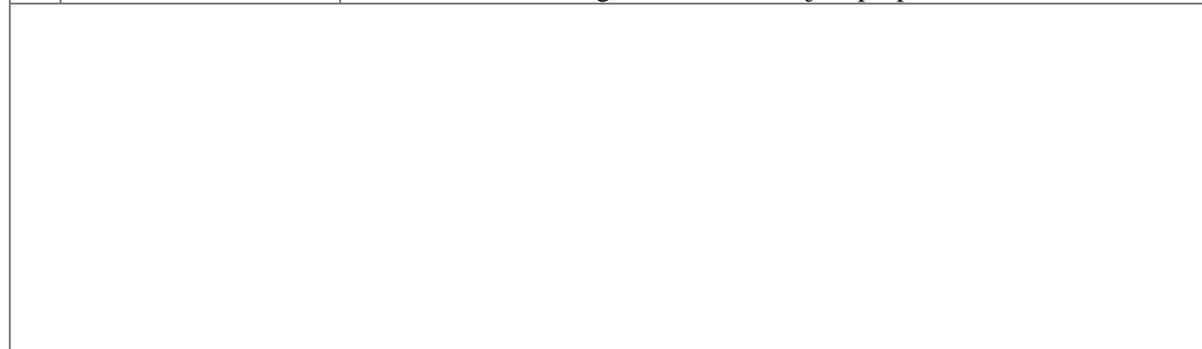
OCP Land Use Amendment No. C1

C1	13864 – 104 Avenue City Centre	<p>It is proposed that the south portion of the subject property be redesignated from Multiple Residential to Commercial. This property currently has a split Commercial / Multiple Residential designation but is zoned Commercial (CHI). The property is currently vacant and is considered appropriate for future commercial development within the Surrey City Centre.</p> <p>It is recommended that Council approve, in principle, the proposed OCP land use designation amendment and direct staff to proceed with notifying the owner and the introduction of an OCP by-law amendment for redesignation of the subject property.</p>
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OCP Land Use Amendment No. C2

<p>C2</p>	<p>Properties located between 80 and 82 Avenues and between 120A and 121A Streets – Newton</p>	<p>Ten properties, with a total land area of 4.5 hectares, are proposed to be amended from the Commercial to the Multiple Residential designation. The subject properties are currently zoned CD (By-laws No. 12312 and 8234, 9634) and are occupied or planned for multiple residential development. Multiple residential uses are well established in this location and are appropriate long-term uses.</p> <p>It is recommended that Council approve, in principle, the proposed OCP land use designation amendment and direct staff to proceed with notifying the owners and introducing the necessary OCP by-law amendment for redesignation of the subject properties.</p>
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1. OCP Policy and Text Amendment

4.A. Amendment to Temporary Industrial Use Permit Area No. 10

This amendment is simply to formalize a condition that is already being imposed by Restrictive Covenant on all temporary truck parking lots where there is inadequate water supply to deal with fire suppression for fires related to dangerous goods. The amendment will act to prohibit the parking of vehicles that contain dangerous goods on temporary truck parking lots processed under the provisions of Temporary Industrial Use Permit Area No. 10.

It is recommended that Council approve the following clause 5.(a) to replace the current clause 5.(a) in the General Requirements Section (page 224b) of the OCP, related to Temporary Industrial Use Area No. 10, as contained in Schedule B. Temporary Use Permit Areas of OCP. The words that are bolded and italicized are being added to the current clause.

"5. General Requirements

- (a) A Restrictive Covenant shall be registered on the title of the lot and shall include a clause that will prohibit truck washing, truck fuel storage or refueling, storage of waste petroleum fluids, ***parking or storage of vehicles containing Dangerous Goods as defined by the Transport of Dangerous Goods Act*** and vehicle maintenance on the lot. This requirement shall be in addition to a similar clause included in the Temporary Use Permit for the lot;"

4.B. Exemption from Development Permit Requirement Prior to Subdivision

The intent of this proposed OCP text amendment is to provide a general exemption from the need for Development Permit approval, prior subdivision approval, in multiple family, commercial and industrial Development Permit areas.

Section 920 of the *Local Government Act* (the "Act") states that, where a Development Permit Area is designated in the Official Community Plan, unless a Development Permit is issued or an exemption is in effect:

- (a) land within the area must not be subdivided;
- (b) construction of, addition to or alteration of a building or structure must not be started;
- (c) land within an area must not be altered;
- (d) land within an area, or a building or structure on that land, must not be altered.

In many cases, development proposals within Development Permit areas for multiple residential, commercial or industrial development proceed concurrently with a Rezoning, Development Permit and Subdivision application, prior to Building Permit application. In these cases, one Development Permit is submitted to Council. In other cases, applicants for development within a Development Permit area may submit only a Subdivision application to create new lots, with the intent that Building Permit applications for these lots will be submitted at a later date. In this latter situation, two Development Permits are required at different points in time – one as part of the initial subdivision application and another prior to building permit issuance. The requirement for a Development Permit, prior to subdivision, is spurious because the form and character (i.e., the matters addressed by a Development Permit) of the proposed development are not established at the subdivision stage since the building and site design work is not yet completed at this stage. The Development Permit application process is best left to a later point in time when the site design work is being done, just prior to the application for Building Permits. Section 919.1(4) of the *Act* provides Council with the authority to set conditions under which a Development Permit is not required. Therefore, to rectify the redundancy in the Development Permit process for those sites that are subdivided prior to development, it is recommended that Council approve an amendment to OCP Section 6.3 – Development Permits and Guidelines, by adding the following under the title *General Exemptions*:

- "Subdivision within a Development Permit Area for multiple residential, commercial or industrial development, for the purpose of creating additional lots for future land development and building construction".

2. OCP Policy Implementation – Land Uses Within The OCP Conservation Designation

The Conservation Designation was established in 1996 as an OCP Land Use Designation, with the intention of preserving major parks and certain open spaces and environmentally sensitive areas within the City in their natural state. OCP Section G. - Protect Natural Areas, articulates Surrey's objectives and policies to protect and enhance the natural environment. The attached Appendix III illustrates the location of land within the City designated "Conservation Area".

Presently, properties located within the Conservation Area designation of the OCP are covered by a wide range of zones that reflect the historic zones and uses of these properties. In some cases, existing zones are inconsistent with the environmental sensitivity of the site and the surrounding area and create a conflict with OCP policy and the Conservation Area designation objectives.

To ensure that properties located within the areas of the City designated as "Conservation Areas" are appropriately protected and preserved, it is proposed that staff prepare a Corporate Report, complete with recommendations for Council's consideration, regarding policy and zoning amendments related to these Conservation Area lands that would support the general OCP objectives in relation to conserving the natural environment of these areas.

3. Continuing Work On The OCP Implementation

Some policy initiatives were identified in the OCP Major Review in 2002 to be part of the continuing work program for OCP implementation. The tasks and current status of these initiatives are summarized below.

- **Implementation of New Business Zones:** It was proposed that some additional "business" zones be included in the City's Zoning By-law to allow additional flexibility for implementing commercial and industrial development while maintaining reasonable compatibility with surrounding land uses, particularly, residential land uses. Planning and Development staff have prepared a draft Business Park 2 (IB-2) zone and a draft Commercial Business (CB) zone and will be reviewing these drafts with stakeholder groups before forwarding them to Council for consideration.
- **New Business Designation Lands:** The Major review of the OCP identified the need to designate additional lands within the City for business development purposes so as to achieve the business development objectives of the OCP, as previously articulated within this report. Over the past year, staff has commenced or continued major planning initiatives in Campbell Heights, the Grandview Highway 99 Corridor, South Westminster, Panorama Business Park and the East Clayton Business Park that will provide additional lands and attractive locations for future business development. These plans will be forwarded for Council approval during 2003.
- **Image and Character:** City staff continues work on an "Image and Character" strategy for the City in support of the OCP policies dealing with image and character. A Corporate Report on this matter will be forwarded to Council for consideration in due course.
- **Alignment of Master Plans with OCP Policies:** The Planning and Development Department has been working with the Engineering Department, Parks, Recreation and Culture Department, Surrey Public Library, Fire Department, RCMP and the Economic Development Division in a process to align the Master Plans of these Departments with the economic policy thrusts of the OCP. The Surrey Public Library and the Engineering Department have amended their long-range planning documents to explicitly include language to support the economic development thrusts of the OCP. The Parks, Recreation and Culture Department, Fire Department and RCMP have indicated that, in their assessment, their strategic plans already support the OCP policy thrusts.
- **Engineering Pre-Servicing of Business Areas:** In support of the OCP, pre-servicing plans have been prepared in conjunction with specific development initiatives in Campbell Heights, Panorama Business Park and the Bridgeview Industrial area.
- **Plan for Surrey's Waterfronts:** The Parks, Recreation and Culture Department presented the Waterfront Access Strategy to Council in February, 2002. Council endorsed the strategy and that Department has incorporated the strategy into their departmental work plans. This is an important first step in addressing the opportunities available to the City by virtue of its extensive waterfronts. The Planning and Development Department will continue to work with other City Departments and outside agencies, with a view to developing an overall waterfront utilization strategy. This work is an important component of the draft image and character strategy under preparation for the City, as referenced above.

CONCLUSION

The purpose of the OCP Annual Review is to assess the progress, to date, in implementing the OCP and related policies and to make recommendations to Council regarding amendments to policies contained within the OCP. The primary finding of the 2003 Annual OCP Review is that current and projected residential growth rates will result in several NCP areas reaching 70% to 90% build out within 5 years. Based on market demand and in accordance with the OCP future development concept and policies, it is recommended that the Planning and Development Department

be authorized to bring forward a Terms of Reference to initiate the preparation of a General Land Use Structure Plan for the Grandview Heights area as a precursor to the preparation of an NCP in the area. This will assist in ensuring that there is a continuing supply of land available for urban residential development in the South Surrey community to address on-going market demands. Amendments to the OCP Land Use Designation Map and a text amendment regarding truck parking in Temporary Use Permit Areas and a text amendment to exempt certain subdivisions from the requirement for a Development Permit approval are also recommended, as documented in this report. To support OCP objectives in relation to protecting certain important natural areas within the City designated "Conservation Areas", it is further recommended that staff be directed to review the zoning of these areas and prepare recommendations for Council's consideration on possible OCP policy and zoning amendments that will act to protect these Conservation Areas more effectively.

Original signed by:

Murray Dinwoodie
 General Manager
 Planning and Development

TH/kms/saw

Attachments:

- Appendix I – Future Development Concept Map
- Appendix II - OCP Land Use Designation Amendments
- Appendix III – Conservation Areas

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Appendix I

Appendix II

OCP Land Use Designation Amendments

Amendments Approved By Council Since January 28, 2002

Council approved a total of thirteen (13) applications to amend the Official Community Plan Land Use designation map in 2002. Approved applications affected 31 hectares (77 acres) of land, resulting in the creation of 5 hectares (12 acres) of commercial land, 10 hectares (25 acres) of industrial land, the creation of 107 multi-family units and 102 single-family lots. Information regarding each of the amendments is documented in the following table.

Project Number	Address	Description	Approval Date
01-0154-00	10095 - 179 St	Suburban to Industrial	January 28, 2002
01-0011-00	8050 - 144 St	Suburban to Urban	April 8, 2002
96-0098-00	14446 - 84 Ave	Suburban to Urban	May 13, 2002
00-0033-00	8147 - 164 St	Urban to Multiple Residential	May 13, 2002
00-0192-00	12179 - 92 Ave	Multiple Residential to Urban	June 10, 2002
00-0342-00	5482 - 148 St	Suburban to Industrial	June 24, 2002
97-0209-00	17501 - 2 Ave	Commercial and Industrial to Urban	June 24, 2002
00-0307-00	16890 Fraser Hwy	Suburban to Urban	July 15, 2002
01-0251-00	6289 King George Hwy	Urban to Commercial	July 22, 2002
00-0247-00	10171 - 154 St	Commercial to Town Centre	July 22, 2002

00-0196-00	17637 - 58A Ave	Multiple Residential to Town Centre	July 22, 2002
02-0095-00	5712 - 192 St	Urban to Industrial	October 21, 2002
02-0085-00	18828 - 69 Ave	Urban to Multiple Residential	December 9, 2002

OCP Land Use Designation Amendment Applications Currently in Process

In addition to OCP land use designation amendment applications approved in 2002, the Planning & Development Department is currently processing 36 other amendment applications. Of these 36, 19 have been authorized to proceed by Council, and have 15 have proceeded to Third Reading of the related OCP amendment by-law. Information on each of the 36 applications is documented in the following table:

Project Number	Address	Description	Application Date	Status
91-0104-00	13910 Trites Rd	From Agricultural to Suburban	August 9, 1991	Third Reading
98-0190-00	8239 - 140 St	Suburban to Multiple Residential	August 4, 1998	Third Reading
99-0102-00	15303 Hwy #10=56 Ave	Suburban to Commercial and Urban	May 25, 1999	Third Reading
00-0211-00	19095 - 54 Ave	Suburban to Industrial	August 1, 2000	Third Reading
00-0225-00	12851 - 20 Ave	Suburban to Urban	August 16, 2000	Third Reading
00-0226-00	18735 Fraser Hwy	Suburban to Commercial	August 16, 2000	Third Reading
00-0245-00	6760 - 186 St	Urban to Commercial	April 26, 2002	Third Reading
00-0297-00	5706 - 152 St	Suburban to Urban	November 10, 2000	Third Reading
00-0305-00	10376 - 152 St	Town Centre to Commercial.	February 21, 2003	Pre-Council
00-0324-00	7655 - 152 St	Suburban to Urban	December 12, 2000	Third Reading
00-0358-00	17565 - 64 Ave	Urban to Industrial	January 16, 2002	Third Reading
01-0112-00	18998 - 54 Ave	Suburban to Industrial	April 12, 2001	Third Reading
01-0205-00	12388 - 58A Ave	Suburban to Urban	July 25, 2001	Third Reading
01-0234-00	7865 - 148 St	Suburban to Urban	September 7, 2001	Third Reading
01-0243-00	3696 - 156 St	Suburban to Urban.	December 6, 2002	Pre-Council
01-0332-00	144 - 176 St	Agricultural to Industrial	February 4, 2002	Pre-Council
02-0039-00	15155 - 76 Ave	Suburban to Urban.	February 20, 2002	Third Reading
02-0075-00	17236 Hwy #10=56 Ave	Industrial to Agriculture	June 10, 2002	Pre-Council
02-0078-00	19209 - 80 Ave	Temporary Use Permit Area.	April 19, 2002	Third Reading
02-0086-00	5940 - 176 St	Multiple Family to Commercial	April 3, 2002	
02-0105-00	10020 - 176 St	Suburban to Commercial	April 17, 2002	Third Reading
02-0142-00	7727 - 120A St	Multi-Family to Commercial	February 28, 2002	Third Reading
02-0155-00	3257 - 152 St	Suburban to Commercial	May 31, 2002	Pre-Council
02-0171-00	7865 - 148 St	Suburban to Urban	June 11, 2002	Third Reading
02-0182-00	3817 - 152 St	Agricultural to Industrial	June 18, 2002	Pre-Council
02-0204-00	15386 - 104 Ave	Town Centre to Commercial	July 8, 2002	Third Reading
02-0214-00	2780 King George Hwy	Multiple Residential to Commercial	July 15, 2002	Pre-Council
02-0280-00	14962 Hwy #10=56 Ave	Suburban to Industrial	September 19, 2002	Third Reading
02-0302-00	17119 - 104 Ave	Suburban to Urban	October 11, 2002	Pre-Council

02-0351-00	11251 - 132 St	Commercial to Multiple Residential	November 15, 2002	Pre-Council
02-0373-00	14933-Colebrook Rd	Suburban to Industrial	December 4, 2002	Pre-Council
03-0019-00	16948 - 66 Ave	Suburban to Urban	January 24, 2003	Pre-Council
03-0021-00	2090 - 152 St	Urban to Commercial	January 27, 2003	Pre-Council
03-0034-00	17433 - 64 Ave	Suburban to Urban	February 4, 2003	Pre-Council
03-0035-00	17211 - 64 Ave	Suburban to Urban	February 4, 2003	Pre-Council
03-0005-00	9010 - 192 St	Agriculture to Industrial	January 13, 2003	Pre-Council

Appendix III

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