

Newton-King George Blvd.

I Draft Stage 1 Plan April 2021

A Plan for Newton-King George Boulevard

The City of Surrey is developing a new land use plan in Newton. The plan is for the neighbourhood along King George Boulevard between Newton Town Centre and Highway 10. Newton is growing and this is the only urban area between Newton Town Centre and Highway 10 currently without a plan.

Why do we need a plan?

The City creates land use plans for areas that are experiencing growth and development pressure. A plan determines what can be built and where. It guides the City when considering future development applications. It may seem like a lot of change but it is important to remember these plans are long range (15-30 years).

What does this mean for me?

The plan will give every property a **land use designation**. This is in addition to the existing zoning, which will not change. This means, you will still be permitted to build under your property's existing zoning regardless of the land use designation. The land use designation is simply an indication of what could potentially be built one day if you or a developer wanted to go through a rezoning and development application process.

This **designation**:

- could be the same as what exists on your property today, or
- it could allow for new construction in the future (ex: apartment or townhouse), or
- it could be noted as a property the City would be interested in for parks or roads.

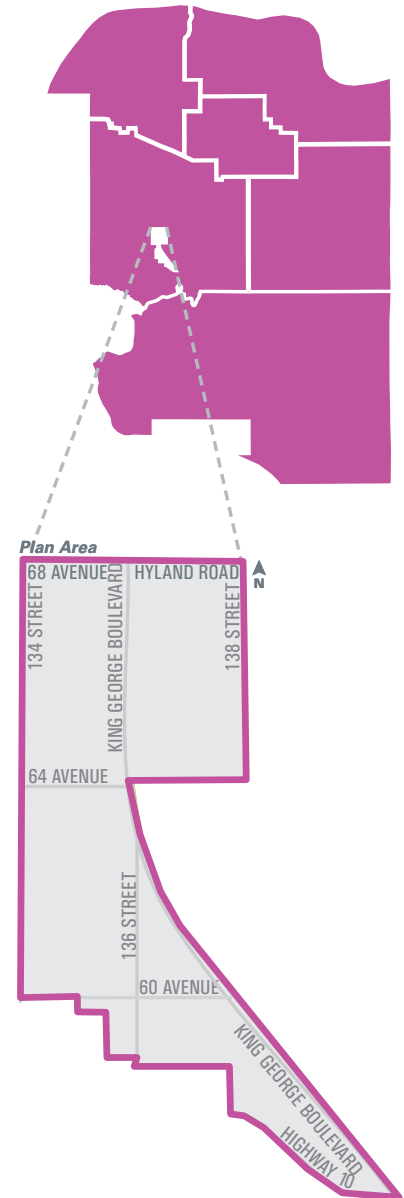
In all cases, this does not mean you need to redevelop, move, or sell your property. The plan builds out slowly over many decades when there are willing buyers, sellers, and developers. No one is forced to move or sell to make room for roads and parks. Developers must also demonstrate they are not leaving adjacent lots undevelopable. The City protects every property's development potential until the owners are ready to sell or redevelop.

Where We are in the Process

We are currently in Stage 1 of the plan development process. We are hoping to bring a draft stage 1 land use plan to Council for approval this Spring. Once approved we will move into Stage 2. Stage 1 develops the land use concept and seeks Council's approval of it. In Stage 2, we will refine the land use concept and work out the detailed policies and implementation of the plan.



We will stay in touch with you throughout the planning process. There will be more opportunities to engage and provide your input.



For More Information

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Newton-KGB Plan | Draft Stage 1 Plan

Vision

Approximately 1,200 people provided input through the online survey that was conducted in July 2020. Participants had lots to say about what makes the neighbourhood great and what needs improvement. From these comments we have drafted the following vision statement. This statement describes the City and the Community's shared vision for the area's future:

Newton is celebrated as a safe, family-oriented community, home to people of all ages, cultures and backgrounds. It is an accessible neighbourhood where all residents have access to convenient public transportation and an affordable range of housing choices. Residents can meet most of their daily needs close to home, with a variety of shops, gathering spaces, parks, and natural areas a short walk or bike ride away.

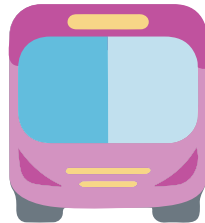
Planning Principles

To work towards the vision, the Plan has more specific planning principles. The principles support the vision and guide the planning process. They reflect the key objectives for the area as it develops over the next 15-30 years. They will also help shape the more detailed components of the plan. These principles were derived from themes we found in the July 2020 survey.



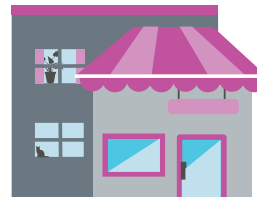
ACTIVE

Enhance neighbourhood connectivity and pedestrian/cyclist experience to ensure that everyone can access everything their neighbourhood has to offer.



TRANSIT SUPPORTIVE

Support future RapidBus expansion by bringing residents and destinations to the areas nearest transit stops.



LOCAL NECESSITIES

Make sure food and basic necessities are available locally.



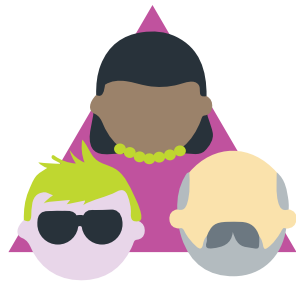
AFFORDABLE

Provide a mix of housing types to address housing affordability and need, while protecting the character of existing neighbourhoods.



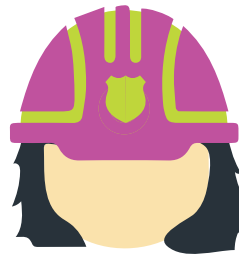
GREEN SPACES

Protect, create and enhance biodiversity, parks, and natural areas.



INCLUSIVE

Foster a welcoming and inclusive community with local amenities and spaces for all cultures, ages, and abilities.



SAFE

Encourage a safe neighbourhood with Crime Prevention through Environmental Design ("CPTED").

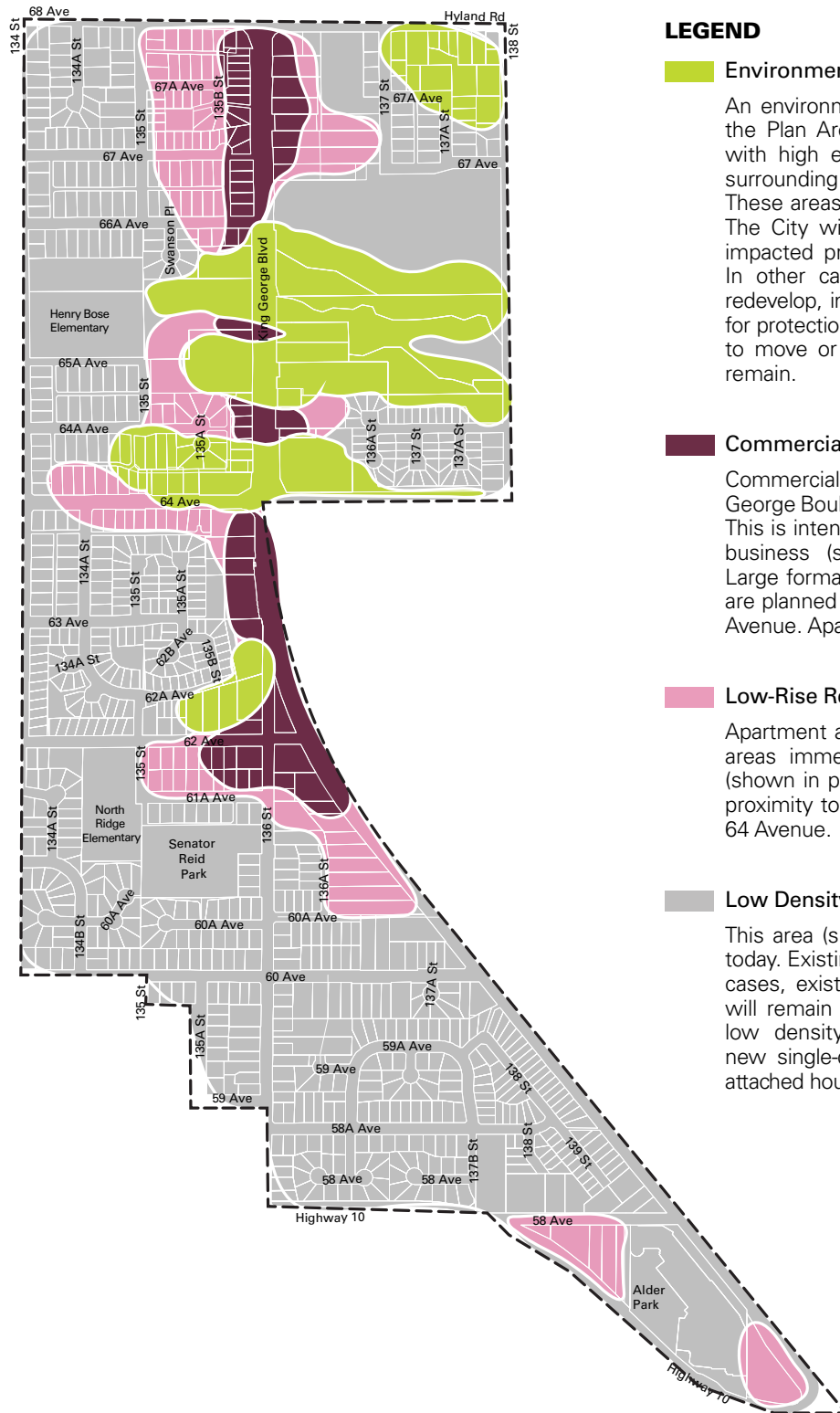


CLIMATE RESILIENT

Transition to a net zero carbon community that can adapt to climate change.

Growth Concept

A growth concept is a simplified version of the land use plan. It explains generally where we may see significant changes (or redevelopment) occur and where redevelopment is more modest and change is less likely.



LEGEND

- Environmental Protection**
 An environmental study indicated that a large portion of the Plan Area is impacted by fish-bearing watercourses with high ecological value. The watercourses and their surrounding habitats are recommended to be restored. These areas could include a natural park and trail system. The City will set aside funds to purchase some of the impacted properties when they become listed for sale. In other cases, when the property owner chooses to redevelop, impacted areas would be dedicated to the City for protection. In all cases, property owners are not forced to move or sell and existing structures and homes can remain.

- Commercial/Mixed Use Redevelopment Area**
 Commercial (shown in dark pink) is extended along King George Boulevard to a neighbourhood village at 62 Avenue. This is intended to be neighbourhood-serving, local, small business (shops, grocery, restaurants, and services). Large format big box stores and chain department stores are planned for the Newton Town Centre area north of 68 Avenue. Apartments would be allowed above.

- Low-Rise Residential Redevelopment Area**
 Apartment and townhouse development is limited to the areas immediately surrounding King George Boulevard (shown in pink). These areas were chosen for their close proximity to future RapidBus service on King George and 64 Avenue.

- Low Density Infill Area**
 This area (shown in grey) is likely to stay very similar to today. Existing townhouse complexes will remain. In most cases, existing single-detached houses in the grey area will remain as well. Property owners may also consider low density redevelopment options such as, building new single-detached houses, subdividing, or low-density attached houses (such as duplex and row-houses).










Newton-KGB Plan | Draft Stage 1 Plan

Proposed Land Use Strategy

The map shows where and how the proposed land uses fit together to create a coordinated plan for future growth. The legend provides a brief description of each land use.



LEGEND

-  **Low-Rise Mixed Use (4-6 storeys)**
Typically commercial on the ground floor (e.g. restaurant, daycare, florist, grocery market, hairdresser etc.) with residential apartments above and parking underground.
-  **Low-Rise Residential (4-6 storeys)**
Typically ground level townhouses with apartments above and parking underground. Buildings will step down in height where they interface with lower density housing.
-  **Low-Rise Cluster (4-6 storeys)**
Low-Rise Mixed Use closest to King George Boulevard and Low-Rise Residential interfacing with single-detached areas. These properties have significant environmental constraints. Specific lot consolidations are required to protect the riparian buffer area (shown in dark green).
-  **Townhouse (2-3 storeys)**
Ground oriented townhouses with internal private lanes and garages.
-  **Low-Density Residential**
Intended to maintain existing neighbourhood character. Opportunity for sensitive infill development, such as new single houses, small lot subdivisions, or low-density attached houses (such as duplex and row-houses).
-  **Parks and Open Space**
Active or natural area parkland that will be purchased by the City when properties become listed for sale. Property owners are not forced to move or sell.
-  **Riparian Buffer**
Intended for the protection and restoration of riparian ecosystems around watercourses (shown in blue). These areas will be dedicated to the City for protection when the property owner chooses to redevelop. Existing structures and development can remain. New development will not be permitted in this area. Density can be transferred elsewhere on site.
-  **Institutional**
The Surrey School District will use the Plan to project future student enrollment and prioritize expansions and upgrades to Henry Bose Elementary and North Ridge Elementary.
-  **New Roads (shown in white)**
Roads are typically dedicated to the City when properties rezone or subdivide. Property owners are not forced to move or sell. Long-term roads are shown with a dashed line.