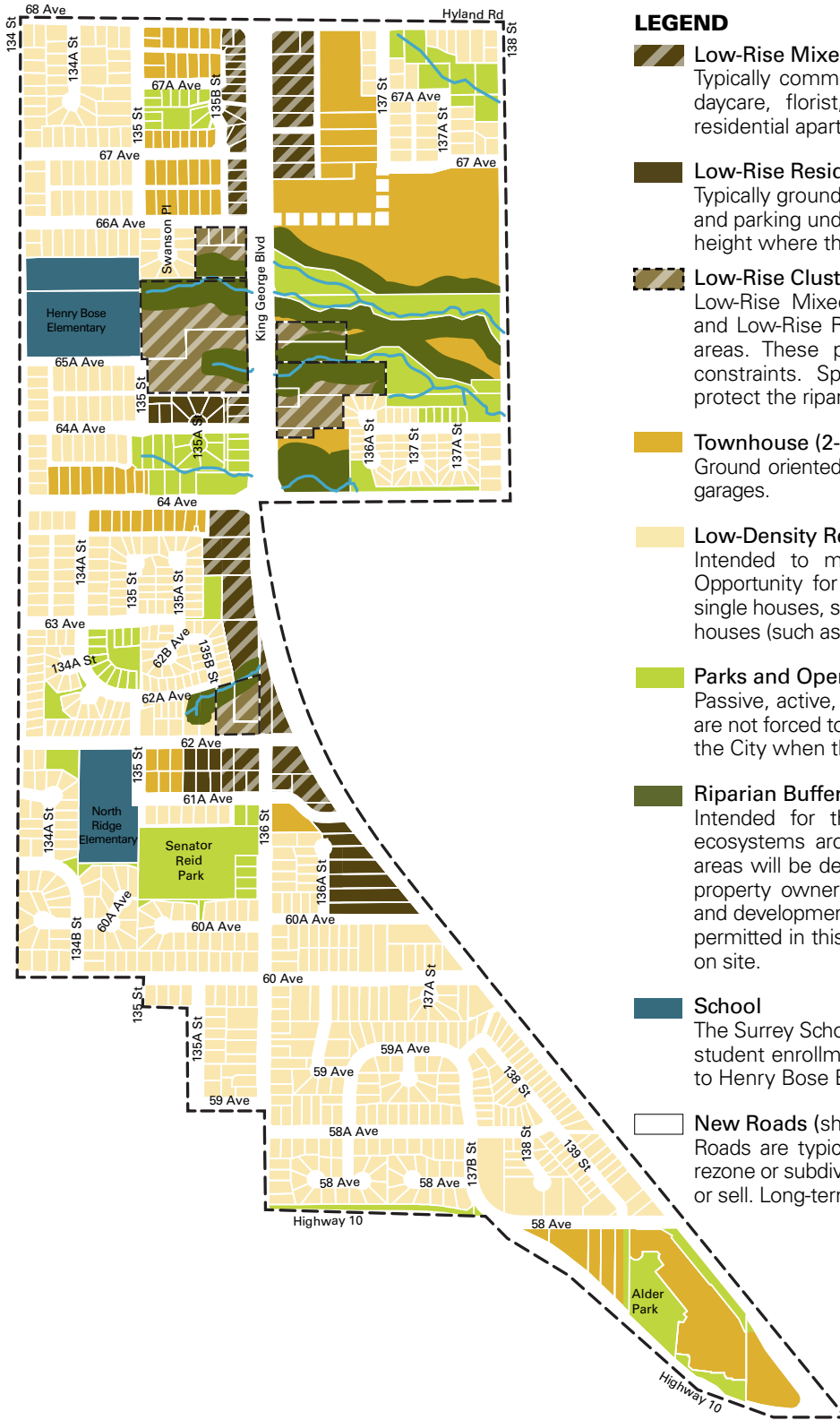











Proposed Land Use Strategy



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.
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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.
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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
 Passive, active, and natural area parkland. Property owners are not forced to move or sell. Properties will be pursued by the City when they become available for purchase.
- 
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.
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School
 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.
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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.