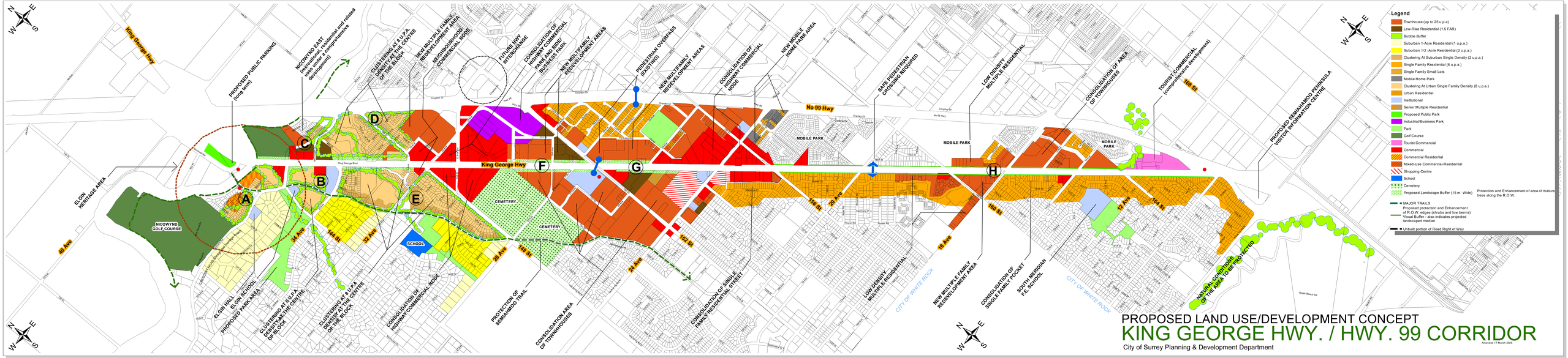
PROPOSED LAND USE/DEVELOPMENT CONCEPT
KING GEORGE HWY. / HWY. 99 CORRIDOR
City of Surrey Planning & Development Department
Amended 17 March 2025
Legend
Townhouse (up to 25 u.p.a)
Low-Rise Residential (1.5 FAR)
Bubble Buffer
Suburban 1-Acre Residential (1 u.p.a.)
Suburban 1/2 -Acre Residential (2 u.p.a.)
Clustering At Suburban Single Density (2 u.p.a.)
Single Family Residential (6 u.p.a.)
Single Family Small Lots
Mobile Home Park
Clustering At Urban Single Family Density (8 u.p.a.)
Urban Residential
Institutional
Senior Multiple Residential
Proposed Public Park
Industrial/Business Park
Park
Golf Course
Tourist Commercial
Commercial
Commercial Residential
Mixed-Use Commercial-Residential
Shopping Centre
School
Cemetery
Proposed Landscape Buffer (15 m. Wide)
Protection and Enhancement of area of mature trees along the R.O.W.
MAJOR TRAILS
Proposed protection and Enhancement of R.O.W. edges (shrubs and low berms)
Visual Buffer - also indicates projected landscaped median
Unbuilt portion of Road Right of Way
King George Hwy
No 99 Hwy
PROPOSED PUBLIC PARKING (long term)
NICOWYND EAST (recreational, residential and related uses under a comprehensive development)
CLUSTERING AT 5 U.P.A. DENSITY AT THE CENTRE OF THE BLOCK
NEW MULTIPLE FAMILY REDEVELOPMENT AREA
NEIGHBOURHOOD COMMERCIAL NODE
FUTURE HWY 99 INTERCHANGE
CONSOLIDATION OF HIGHWAY COMMERCIAL PARK AND RIDE/ BUSINESS PARK
NEW MULTI-FAMILY REDEVELOPMENT AREAS
PEDESTRIAN OVERPASS (EXISTING)
NEW MULTI-FAMILY REDEVELOPMENT AREAS
CONSOLIDATION OF HIGHWAY COMMERCIAL NODE
NEW MOBILE HOME PARK AREA
SAFE PEDESTRIAN CROSSING REQUIRED
LOW DENSITY MULTIPLE RESIDENTIAL
CONSOLIDATION OF AREA OF TOWNHOUSES
TOURIST COMMERCIAL (comprehensive development)
PROPOSED SEMIAHMOO PENINSULA VISITOR INFORMATION CENTRE
ELGIN HERITAGE AREA
NICOWYND GOLF COURSE
ELGIN HALL
ELGIN SCHOOL
PROPOSED PARK AREA
CLUSTERING AT 5 U.P.A. DENSITY AT THE CENTRE OF THE BLOCK
CLUSTERING AT 5 U.P.A. DENSITY AT THE CENTRE OF THE BLOCK
CONSOLIDATION OF HIGHWAY COMMERCIAL NODE
PROTECTION OF SEMIAHMOO TRAIL
CONSOLIDATION AREA OF TOWNHOUSES
CONSOLIDATION OF SINGLE FAMILY RESIDENTIAL STREET
LOW DENSITY MULTIPLE RESIDENTIAL
NEW MULTIPLE FAMILY REDEVELOPMENT AREA
CONSOLIDATION OF SINGLE FAMILY POCKET
SOUTH MERIDIAN P.E. SCHOOL
NATURAL CONDITIONS OF THE AREA TO BE PROTECTED
CITY OF WHITE ROCK
CEMETERY
SCHOOL
MOBILE PARK
40 Ave
34 Ave
32 Ave
28 Ave
24 Ave
16 Ave
144 St
148 St
152 St
156 St
160 St
164 St
168 St