

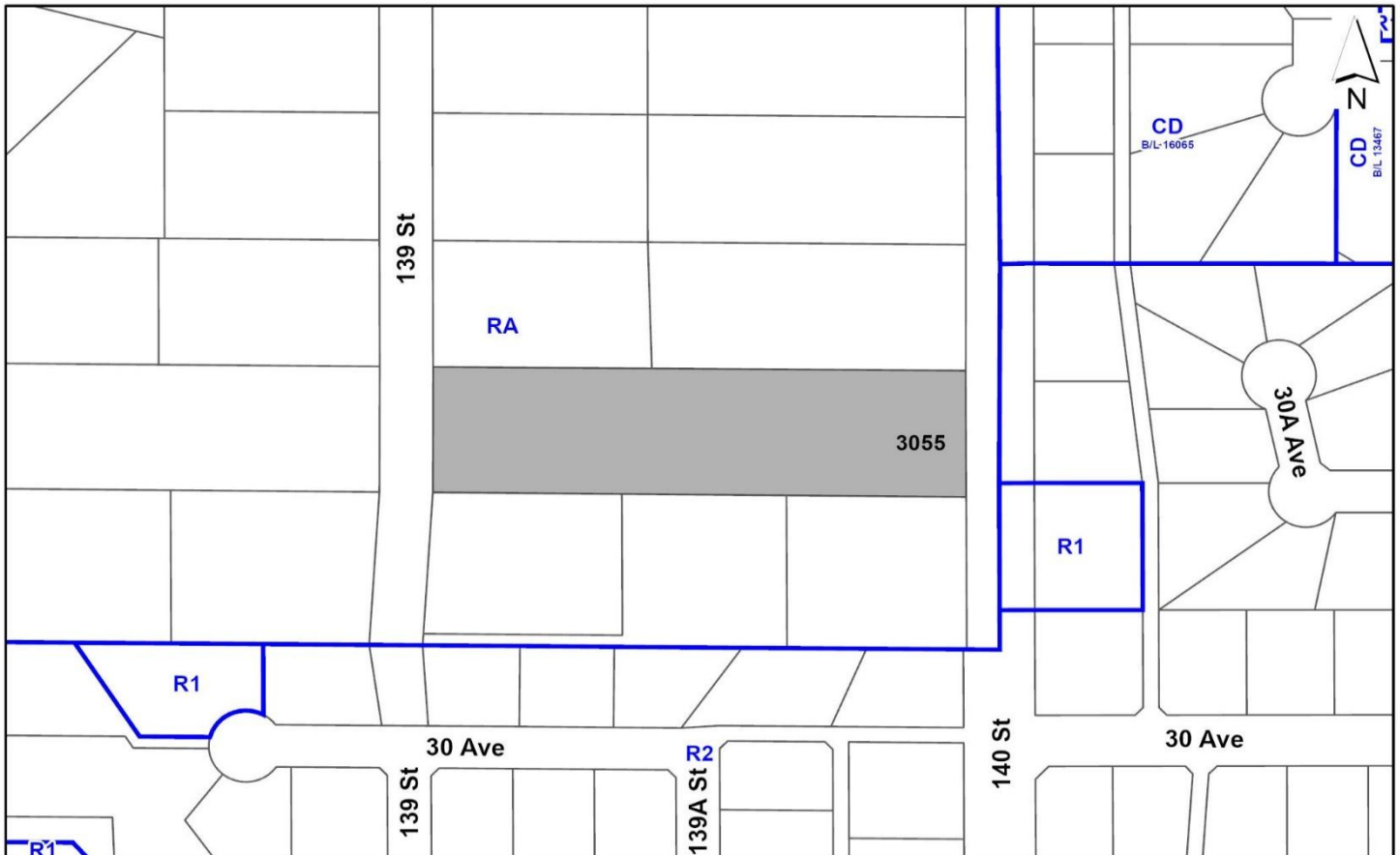
PROPOSAL:

Subdivision from one residential lot into eight residential lots.

- **OCP Amendment** to remove the site from the Suburban Density Exception Area
- **LAP Amendment** to introduce a new land use designation: Quarter Acre Gross Density
- **LAP Amendment** from One Acre and Half Acre Gross Density to Quarter Acre Gross Density
- **Rezoning** from RA to R2
- **Development Permit**
- **Development Variance Permit**

LOCATION: 3055 - 140 Street

SECONDARY LAND USE PLAN: Central Semiahmoo Peninsula Local Area Plan (LAP)



RATIONALE SUMMARY

The proposed development complies with the Suburban designation in the Official Community Plan (OCP) but does not comply with the density limitation of 5 units per hectare associated with the Suburban Density Exception Area. Despite the higher density at 8.1 units per hectare, the proposal is generally compatible with the broader suburban character of the neighbourhood which includes a mix of lot sizes and low-density residential zones. The proposal aligns with the OCP policies for sensitive infill housing within established neighbourhoods. As such, staff support the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to amend the Official Community Plan, Figure 5: Suburban Density Exception Areas, to remove the subject site from the Suburban Density Exception Area (max 2 upa) and a date be set for Public Hearing (Appendix A).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A Bylaw be introduced to rezone the subject site from Acreage Residential Zone (RA) to Quarter Acre Residential Zone (R2) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7925-0390-00 generally in accordance with the finalized Ecosystem Development Plan.
5. Council endorse Development Variance Permit No. 7925-0390-00 (Appendix C), varying the following in the Zoning By-law, to proceed to Public Notification and bring the Development Variance Permit forward for an indication of support by Council:
 - (a) in Section F.1 “Yards and Setbacks” of the Quarter Acre Residential (R2) zone reduce the minimum front yard setback from 7.5 metres to 6.5 metres.

If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated rezoning and Official Community Plan amendment bylaws.

6. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix D);
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer (Appendix E);

- (c) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement and off-site removal permissions, to the satisfaction of the Planning and Development Department;
 - (d) submission and acceptance of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of the Planning and Development Department;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) provision of a cash-in-lieu contribution pursuant to Section 510 of the Local Government Act that equals 5% of the market value of the Land, as accepted by the City, at the date of Preliminary Layout Approval (PLA) or most recent PLA extension;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) registration of a 7.0 metre wide combined Statutory Right-of-Way/Section 219 Restrictive Covenant over the designated Streamside Protection Area for the Class B ditch.
7. Council pass a resolution to introduce a new land use designation within the Central Semiahmoo Peninsula Local Area Plan (LAP): “Quarter Acre Gross Density,” and then to redesignate the land from “One Acre Gross Density” and “Half Acre Gross Density” to “Quarter Acre Gross Density,” when the project is considered for final adoption (Appendix B).

DEVELOPMENT PROPOSAL

- The applicant is proposing to develop eight residential, R2 lots. The proposal includes a unit density of 8.1 units per hectare, which exceeds the 5 units per hectare permitted in the Suburban Density Exception Area and therefore requires an OCP amendment.
- The application includes the following:
 - **Official Community Plan Amendment** to remove the site from the Suburban Density Exception Area.
 - **LAP Amendment** to introduce Quarter Acre Gross Density as a new land use designation.
 - **LAP Amendment** to redesignate the site to Quarter Acre Gross Density.
 - **Rezoning** from RA to R2.
 - **Subdivision** into eight residential lots.
 - **Development Permit** for Sensitive Ecosystems.
 - **Development Variance Permit** to reduce the front yard setback in the R2 zone.

- The table below provides a summary of the proposed development.

Proposal	
Lot Area	
Gross Site Area:	9,912 sq. m.
Road Dedication:	2,425 sq. m.
Net Site Area:	7,487 sq. m.
Density (net)	8.1 lots per hectare
Number of Lots	8
Lot Sizes	
Range of Lot Sizes:	931 - 940 sq. m
Range of Lot Widths:	24.5 - 24.9 m
Range of Lot Depths:	37.7 - 38 m
Yards and Setbacks:	
Front:	6.5 m*
Side:	2.4 m
Side Flanking:	3.6 m
Rear:	11.5 m

*Development Variance Permit required

SITE CONTEXT & BACKGROUND

- The subject site is approximately 0.99 hectares in size and is a through lot located between 139 Street and 140 Street, south of 32 Avenue.
- The subject site is designated Suburban (Density Exception Area – max 5 uph) in the Official Community Plan (OCP), One Acre Gross Density and Half Acre Gross Density in the Central Semiahmoo Peninsula Local Area Plan (LAP), and is zoned Acreage Residential Zone (RA).
- The site currently contains a single-family dwelling. There is a Class B ditch running along the southern property line. A 4.9 metre-wide drainage right-of-way is registered on the site, overlapping the ditch along the south property line.

Direction	Existing Use	OCP/Secondary Land Use Plan Designation	Existing Zone
North:	Single Family Residential	<u>OCP</u> : Suburban (Density Exception Area – max 5 uph) <u>LAP</u> : One Acre and Half Acre Gross Density	RA

Direction	Existing Use	OCP/Secondary Land Use Plan Designation	Existing Zone
East (Across 140 Street):	Single Family Residential	<u>OCP</u> : Suburban (Density Exception Area – max 5 uph) <u>LAP</u> : Half Acre Gross Density	R2
South:	Single Family Residential	<u>OCP</u> : Suburban (Density Exception Area – max 5 uph) <u>LAP</u> : One Acre and Half Acre Gross Density	RA
West (Across 139 Street):	Single Family Residential	<u>OCP</u> : Suburban (Density Exception Area – max 5 uph) <u>LAP</u> : One Acre Gross Density	RA

POLICY & BYLAW CONSIDERATIONS

Official Community Plan Amendment

- The subject site is designated Suburban and falls within the Suburban Density Exception Area. The proposal does not comply with the 5 units per hectare maximum permitted density of the Suburban Density Exception Area but complies with the base Suburban designation (max 10 units per hectare).
- The proposal will create a unit density of 8.1 units per hectare, as such an OCP amendment is proposed to remove the site from the Suburban Density Exception Area.
- The proposed OCP amendment will allow subdivision into eight R2 zoned lots which are compatible lot sizes with the surrounding neighbourhood.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

Secondary Land Use Plan Amendment

- The subject site is designated One Acre and Half Acre Gross Density in the Central Semiahmoo Peninsula Local Area Plan (LAP).

- The proposal includes the introduction of a new land use designation “Quarter Acre Gross Density” in the Central Semiahmoo Local Area Plan (LAP) and an amendment to redesignate the subject site to Quarter Acre Gross Density.
- Properties to the east are currently designated Half Acre Gross Density while properties to the west are designated One Acre Gross Density. Properties to both the north and south are designated One Acre Gross Density and Half Acre Gross Density.
- The proposed lot sizes are compatible with Quarter Acre Residential (R2) zoned lots within 60 metres of the subject site and represent sensitive intensification within the established neighbourhood.

Zoning Bylaw Proposed Variances

- The applicant is requesting variances to the front yard setback of the Quarter Acre Residential (R2) Zone as described in the Recommendation section.
- Staff support the proposed front yard setback variance as the streamside setback in the rear yard reduces the buildable area and useable yard space.

DEVELOPMENT CONSIDERATIONS

Engineering & Transportation Considerations

- The project is subject to all conditions listed in the engineering requirements in Appendix D.
- The application requires approximately 2.8 metres of road dedication to achieve the necessary arterial road standard along 140 Street.
- Vehicular access to each lot will be from a new east-west road that will connect 139 Street and 140 Street along the north property line of the subject site. The applicant will be required to dedicate approximately 11.5 metres of land and construct 30B Avenue to Half Road Standard.
- Future dwelling units on the proposed lots are required to meet the parking requirements of the zoning bylaw at the time of building permit.
- There are no regular service bus routes within walking distance of the development.

Tree Considerations

- The applicant has submitted an arborist report, which identifies onsite, off-site, and City tree species. A summary of the proposed tree retention, removal, and proposed replacement is found in Appendix F.
- There are 99 trees on the subject property, 98 of which are proposed to be removed. There are also 19 off-site and 12 boulevard trees proposal to be removed. The applicant is required to plant replacement trees and/or provide cash-in-lieu of replacement trees to the Green City Program in accordance with Surrey Tree Protection Bylaw, No. 16100, as amended.

- A significant number of trees are required to be removed to facilitate the delivery of the new east west road.
- The removal of off-site trees is subject to a Tree Cutting Permit and written approval from the respective landowners.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

Parks Considerations

- The 5% unencumbered parkland subdivision dedication requirement under the Local Government Act (required with the creation of three or more new lots) will be accepted as cash-in-lieu for this development application. The land valuation is to be based on the most recent PLA or PLA extension date.
- The closest active park is Bayview Woods Park with amenities including picnic areas and is 625 metres walking distance from the development. Access involves crossing 32 Avenue, an arterial road. The 112A Greenbelt which is 200 metres walking distance from the subject site.

School Capacity Considerations

- The School District has advised that there will be approximately 8 school-age children generated by this development. The School District has provided the following expected student enrollment:
 - 4 Elementary students at Chantrell Creek Elementary School; and
 - 3 Secondary students at Elgin Park Secondary School.
- The number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts. (Appendix G)

Sensitive Ecosystem Development Permit Considerations

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas. An Ecosystem Development Plan was submitted and reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the development permit.
- The applicant will need to submit a Riparian Restoration Plan prior to receiving conditional approval
- In accordance with Part 7A “Streamside Protection” of the Zoning Bylaw, setbacks for a Class B ditch are required to be a minimum of 7 metres, as measured from Top of Bank. The proposed setbacks comply with the requirements outlined in the Zoning Bylaw.

- The riparian area will be protected through the registration of a 7.0 metre wide combined Restrictive Covenant/Right-of-Way against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.

Additional Considerations

- The applicant retained Tejeshwar Singh of Simplex Home Design as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines.
- A preliminary lot grading plan has been reviewed by staff and found to be generally acceptable. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PUBLIC ENGAGEMENT

- The applicant engaged 11 area residents on November 28, 2025 and received one response in support and one neutral response. The remaining nine residents did not respond.
- Development proposal signs were installed on January 12, 2026 and pre-notification letters were sent on January 13, 2026. Staff received 25 responses from area residents. A summary of the feedback received is listed below (*staff comments in italics*):
 - Concerns about increased traffic generated by the new lots making 139 Street unsafe for pedestrians and children who frequently walk and play in the area.

A new east-west road connecting 139 Street and 140 Street is required to provide access to the proposed lots, while also providing an additional point of access to properties to the west. The proposed east-west road will improve access for emergency services to the neighbourhood. Should speeding be an issue for the new road, or existing 139 Street, staff can consider traffic calming devices through a resident request to the Engineering Department.

- Concerns about the loss of mature trees and impacts on wildlife. Additional environmental concerns focus on the impact of the reduced streamside setback.

Many of the trees identified for removal are located along the north property line and conflict with the proposed east-west road. Staff explored locating the road along the south property line. However, a Class B watercourse is located to the south, and the roadway would conflict with the streamside setback. Trees will be retained where possible.

The streamside setback provides a 7 metre riparian buffer between future homes and the watercourse. The applicant has provided an Ecosystem Development Plan and will provide a Planting Plan. The proposed setback complies with Part 7A "Streamside Protection" in the Zoning Bylaw.

- Concerns about the proposed Quarter Acre Gross Density being incompatible with the existing low-density neighbourhood character, negatively impacting property values, and setting a precedent for similar developments in the surrounding area.

The proposed Quarter Acre Residential (R2) Zone aligns with the Suburban designation in the OCP and is intended to support low-density residential uses. There are R2-zoned lots to the south and R1-zoned lots to the east across 140 Street demonstrates that the proposal is generally consistent with the broader neighbourhood context.

- Concerns that the development will strain existing infrastructure and school capacity.

As of September 2025, Chantrell Creek Elementary School is at 88% capacity and Elgin Park Secondary School is at 119% capacity. The proposed development would bring approximately 8 school-age children to the neighbourhood with a projection of 4 elementary students and 3 secondary students. As part of the District's 2026/2027 Capital Plan, there is a request for a 800-capacity addition at Elgin Park Secondary School to address continued growth. No funding has been approved to date.

Infrastructure upgrades needed to meet the proposed density requirements have been identified by Engineering and will be included in the Servicing Agreement.

COMMUNITY AMENITY CONTRIBUTIONS

- The proposed development is subject to the following Community Amenity Contributions. All rates are current as of this date and are subject to change:

Contribution Type	Current Rate
Capital Projects Contributions (Tier 1 CAC)	\$4,455.70 per unit
Community Specific Capital Projects Contributions (Tier 2 CAC)	\$22,278.48 per unit
Affordable Housing Contribution	\$1,113.92 per unit

CONCLUSION

In summary, the proposed subdivision into eight residential lots demonstrates sound planning principles and aligns with the objectives of the Official Community Plan sensitive infill policies. Staff recommend approval based on the analysis and considerations outlined in this report.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A: Official Community Plan Amendment Map
- Appendix B: Secondary Land Use Plan Amendment Map
- Appendix C: Development Variance Permit No. 7925-0390-00
- Appendix D: Engineering Summary
- Appendix E: Subdivision Layout
- Appendix F: Summary of Tree Preservation, Removal and Replacement
- Appendix G: School District Comments

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

AT/ar

138A St

32 Ave

31A Ave

139 St

To remove the subject site from the Suburban Density Exception Area

SUB

138 St

30A Ave

140 St

30 Ave

30 Ave

139 St

139A St

29A Ave

140A St

138 St

29 Ave

29 Ave



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7925-0390-00

Issued To:

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-742-579
Lot 58 Section 21 Township 1 New Westminister District Plan 59324
3055 140 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

(b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) in Section F.1 “Yards and Setbacks” of the Quarter Acre Residential (R2) zone reduce the minimum front yard setback from 7.5 metres to 6.5 metres.
5. This development variance permit applies to only the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

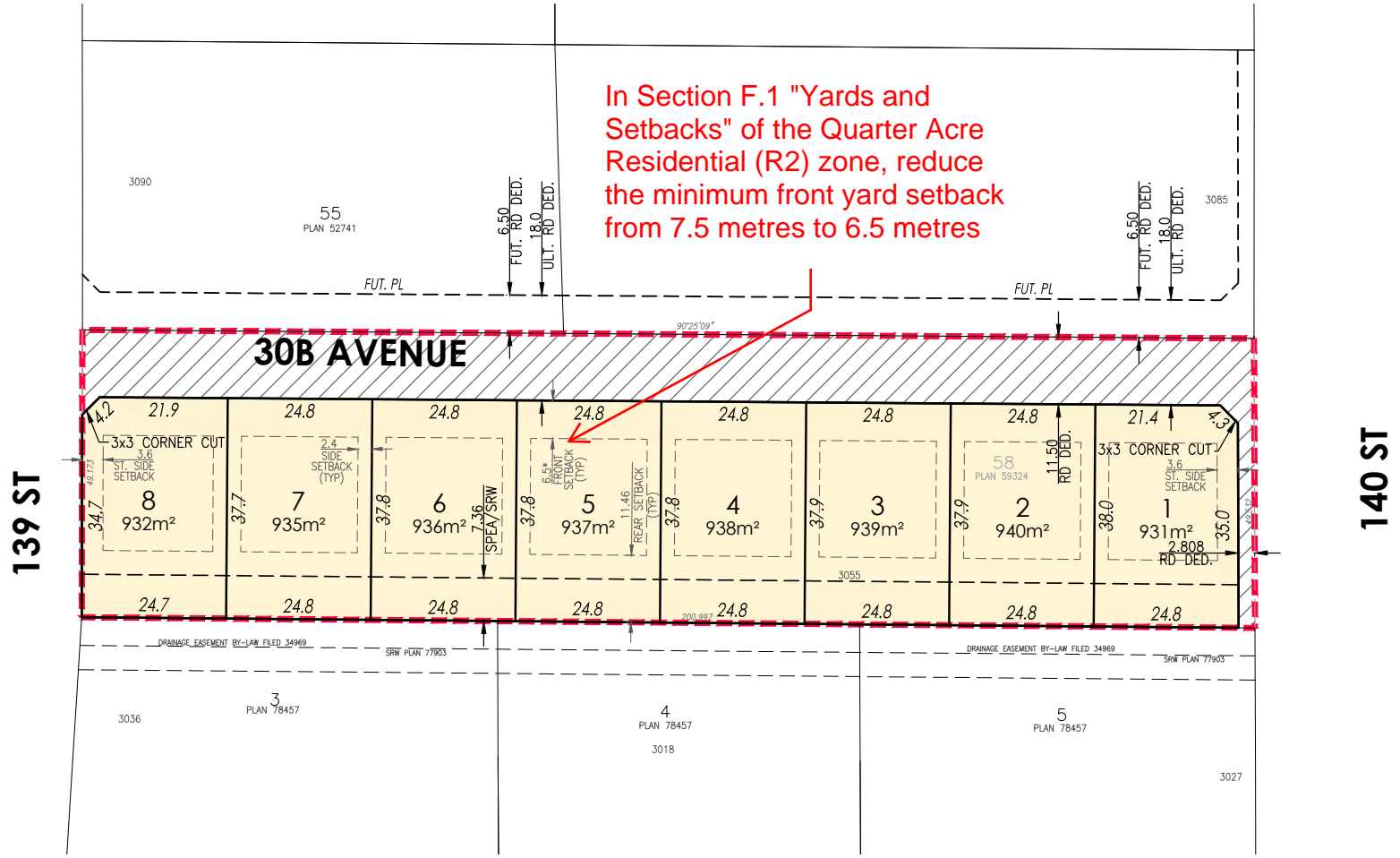
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor, Brenda Locke

City Clerk and Director Legislative Services,
Jennifer Ficocelli

Schedule A

In Section F.1 "Yards and Setbacks" of the Quarter Acre Residential (R2) zone, reduce the minimum front yard setback from 7.5 metres to 6.5 metres



- * DEVELOPMENT VARIANCE PERMIT (DVP):
- FRONT YARD SETBACK FROM 7.5m TO 6.5m
- LOCAL GOVERNMENT ACT 5% PARKLAND TO BE PAID THROUGH CASH-IN-LIEU

PRELIMINARY
FOR DISCUSSION PURPOSES



CROYDON BUSINESS CENTRE
#306-2630 CROYDON DRIVE,
SURREY, BC V3Z 6T3
PHONE: 604-283-2240
EMAIL: info@centras.ca

PROJECT TITLE	REISENTIAL SUBDIVISION			PROJECT ADDRESS	3055 - 140 STREET, SURREY		
CLIENT	-			LEGAL	-		
PROJECT No.	24030	MUNICIPAL PROJECT No.	-	DATE	MAR 2026	SCALE	1:750

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **February 23, 2026**

PROJECT FILE: **7825-0390-00**

RE: **Engineering Requirements**

Location: 3055 140 St

OCP AMENDMENT/LAP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/LAP Amendment.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit for Sensitive Ecosystems (Streamside):

- Provide a 7.0 m wide combined statutory right-of-way/restrictive covenant (SRW/RC) for the class “B” watercourse located along the south side of the site boundary. The SRW/RC is to be registered over Part 7A setback from the top of bank.

There are no engineering requirements relative to issuance of the Development Variance Permit.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 140 Street to achieve 15.0 m road allowance from road centreline.
- Dedicate 11.5 m for 30B Ave and corner cuts as required.

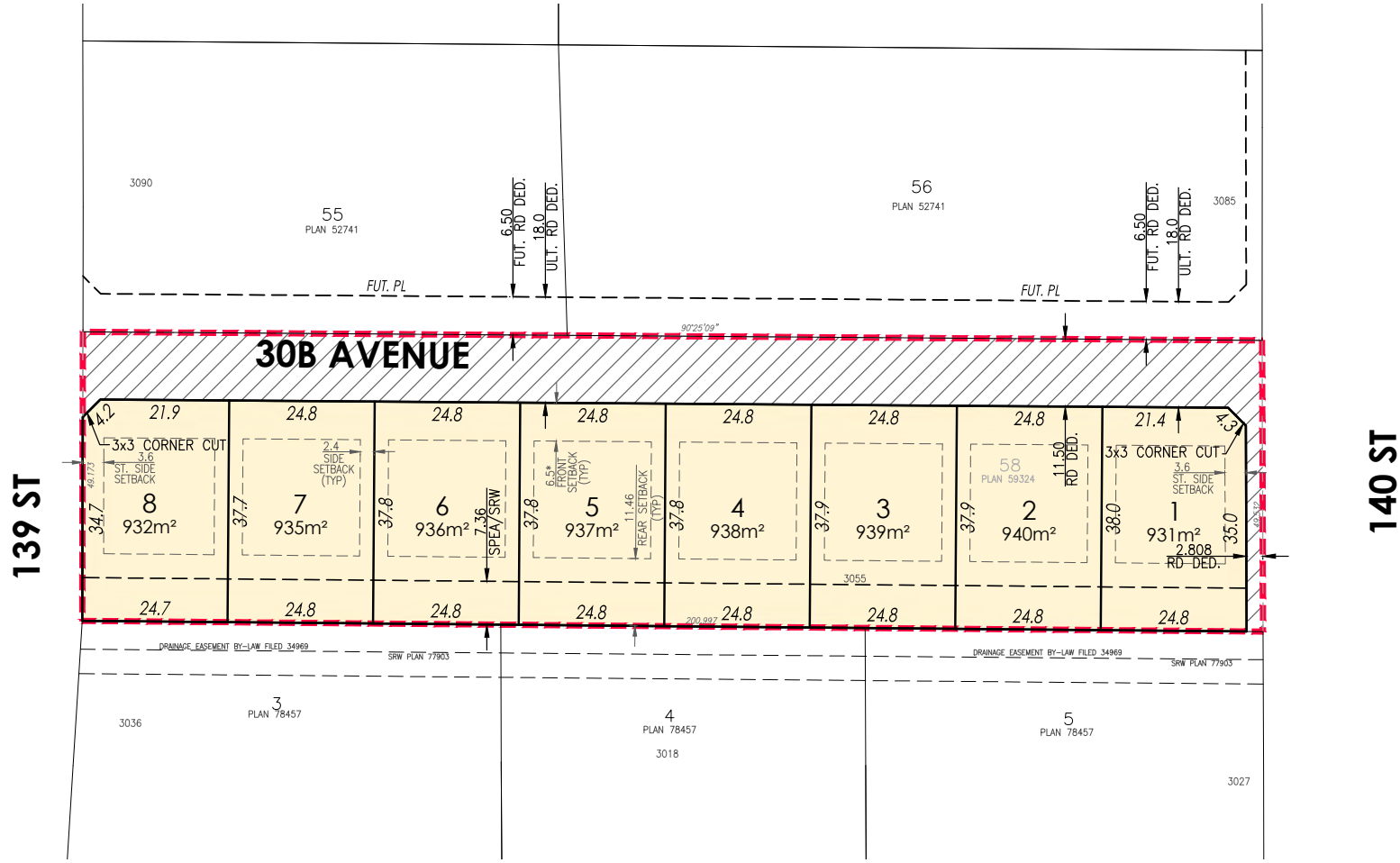
Works and Services

- Construct west side of 140 Street and east side of 139 Street.
- Construct 30B Ave to Half Road standard.
- Construct fronting utility mains to service the development.
- Construct new service connections (water, sanitary, storm), and driveway letdowns for each lot and abandon surplus connections, if any.
- Submit revised arborist report to address tree retention requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.

Jeff Pang, P.Eng.
Director, Land Development
JH

APPENDIX E



* DEVELOPMENT VARIANCE PERMIT (DVP):
 • FRONT YARD SETBACK FROM 7.5m TO 6.5m
 • LOCAL GOVERNMENT ACT 5% PARKLAND TO BE PAID THROUGH CASH-IN-LIEU

PRELIMINARY
FOR DISCUSSION PURPOSES



CROYDON BUSINESS CENTRE
#306-2630 CROYDON DRIVE,
SURREY, BC V3Z 6T3
PHONE: 604-283-2240
EMAIL: info@centras.ca

PROJECT TITLE	REISENTIAL SUBDIVISION			PROJECT ADDRESS	3055 - 140 STREET, SURREY		
CLIENT	-			LEGAL	-		
PROJECT No.	24030	MUNICIPAL PROJECT No.	-	DATE	MAR 2026	SCALE	1:750

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

APPENDIX F

TREE PRESERVATION SUMMARY

Surrey File Number:

Address: 3055 140 Street Surrey

Arborist: Adrian Szabunio

Date of Report/Revision: Feb 20, 2025

Arborist Signature



*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report

<u>ONSITE TREES</u>	# of Trees
Existing Bylaw Trees	92 & 7 dead
Proposed Removed Bylaw Trees	91 & 7 dead
Proposed Retained Bylaw Trees	1
Total Replacement Trees Required	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
	Removed Subtotal
	14 x 1 14

Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio		
	Removed	Subtotal
	0	x 2 0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio		
	Removed	Subtotal
	77	x 2 154
Required Replacement Trees		168
Proposed Replacement Trees		<u>40</u>
Deficit of Replacement Trees		128
Total Onsite Retained and Replacement Trees		41

<u>OFFSITE TREES</u>	# of Trees
Existing Bylaw Trees	24
Proposed Removed Bylaw Trees	19
Proposed Retained Bylaw Trees	5
Total Replacement Trees Required	
<p>Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio</p> <p style="text-align: center;">Removed</p> <p style="text-align: center;">1 x1 1</p>	
<p>Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio</p> <p style="text-align: center;">Removed</p> <p style="text-align: center;">0 x2 0</p>	
<p>Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio</p> <p style="text-align: center;">Removed</p> <p style="text-align: center;">18 x2 36</p>	
Required Replacement Trees *To be taken as cash-in-lieu	37
Total Offsite Retained Trees	5

CITY TREES	Existing	Removed	Retained
Park/City Lot Trees	-	-	-
Boulevard Trees	20	12	8
Total	20	12	8

Conclusion

Property, plans and trees have been assessed by arborist to determine tree management recommendations for construction. Those recommendations follow:

Recommended Tree Protection:

- Tree barriers shown on the “Tree Plan for Construction” are to be installed and kept in place during the entire duration of construction.
 - Arborist to supervise;
 - Removal of trees 602, 603, & 694
 - Any proposed roadway installation within the TPZ of trees ci5 or ci19

Tree Replacement Plan:

- Replacement tree locations shown on the tree retention and replacement plan are suggestions only
- Replacement tree species are recommended to be selected from the City of Surrey Replacement Tree list
- Replacement trees to be 3cm CAL or greater if deciduous, and a minimum height of 1.75m if coniferous.
 - Replacement trees to conform to CSLA/CNLA Landscape Standards
 - Replacement trees to be planted according to ISA Best Management Practises

Offsite and shared tree removal;

-Permissions for offsite and shared tree removals to be arranged for by the applicant. Woodridge Tree does not arrange for consent for offsite and shared tree removal recommendations

Department: **Planning and Demographics**
Date: **January 8, 2026**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **25 0390 00**

The proposed development of **8** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	8
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Projected Number of Students From This Development In:	
Elementary School =	4
Secondary School =	3
Total Students =	7

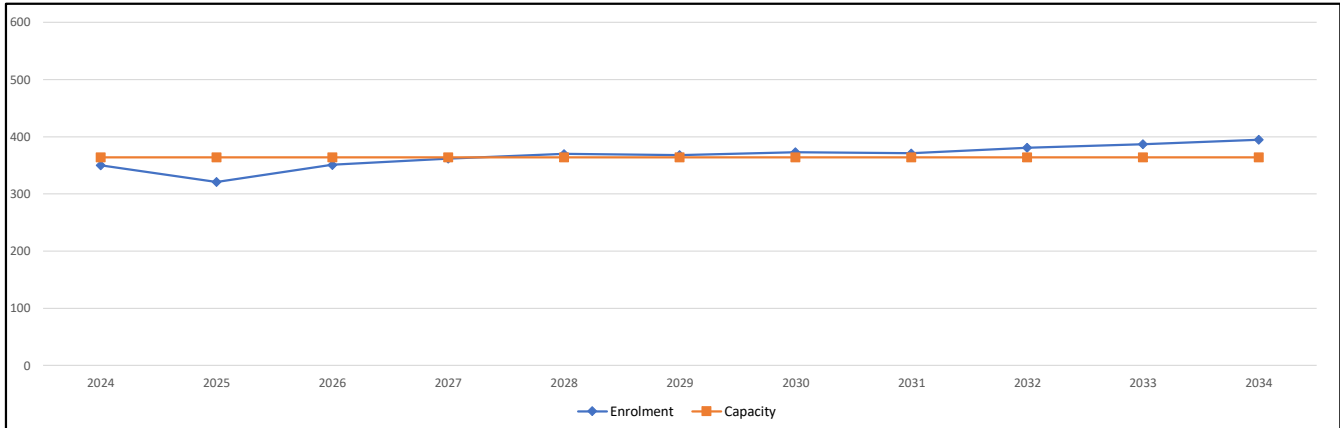
Current Enrolment and Capacities:	
Chantrell Creek Elem	
Enrolment	321
Operating Capacity	364
# of Portables	0
Elgin Park Sec	
Enrolment	1429
Operating Capacity	1200
# of Portables	4

Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

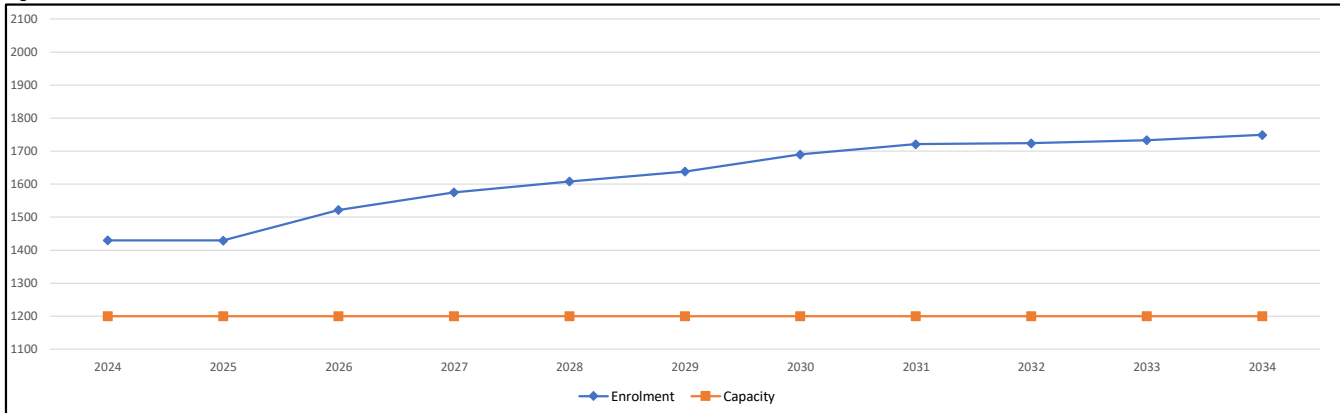
Chantrell Creek Elementary enrollment projections over the next 10 years will slightly exceed capacity. There are no current plans to expand the existing school.

As of September 2025, Elgin Park is at 119% capacity. Elgin Park Secondary enrolment is expected to grow over the next 10 years. As part of the District's 2026/2027 Capital Plan, there is a request for a 800-capacity addition to address continued growth. No funding has been approved to date.

Chantrell Creek Elem



Elgin Park Sec



Population: The projected population of children aged 0-17 impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.