

NO: R237

COUNCIL DATE: November 15, 2010

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## REGULAR COUNCIL

TO: **Mayor & Council** DATE: **November 15, 2010**

FROM: **General Manager, Planning and Development** FILE: **6520-20**  
**(GH#2/Sunnyside)**

SUBJECT: **Sunnyside Heights (Grandview Heights Neighbourhood #2) -**  
**Stage 2 Final Report – Approval of NCP**

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## RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Approve the Neighbourhood Concept Plan ("NCP") for Sunnyside Heights, which is attached as Appendix I to this report;
2. Approve the design guidelines specified in the NCP for managing the development of and the servicing and financing strategy contained in the NCP for providing services, amenities and facilities for the Sunnyside Heights neighbourhood; and
3. Instruct the City Clerk to introduce the necessary by-law to amend Surrey Zoning By-law, 1993, No. 12000 (the "Zoning By-law"), as documented in Appendix II to this report, which will require the payment of amenity contributions by new development in the Sunnyside Heights NCP area, based on the density bonus concept.

## PURPOSE

The purpose of this report is to advise Council about and obtain Council approval for the:

- complete and final NCP for the Sunnyside Heights area;
- adjustments to the Stage 1 Land Use Plan; and
- funding mechanisms for amenities proposed for the Sunnyside Heights NCP area and the associated Zoning By-law amendment.

A separate report from the Engineering Department describes the engineering servicing infrastructure required for and the related funding arrangements associated with the development concept contained in this report.

## **BACKGROUND**

The area covered by Sunnyside Heights NCP is the triangle of land bounded by 24 Avenue to the north, 168 Street to the east and the Highway 99 Corridor Local Area Plan area to the west. It contains 206 individual properties and comprises some 163 hectares (402 acres).

On June 20, 2005, Council approved the Grandview Heights General Land Use Plan (Corporate Report No. Co12), which provided the broad land use and servicing concept for the overall Grandview Heights area. That Plan set out a vision for Grandview Heights as a complete community with a mix of residential densities, small commercial nodes, community facilities, schools, parks, pathways and clusters of trees and other protected areas.

The General Land Use Plan defined the boundaries for five separate NCP areas. On April 4, 2005, Council authorized staff to prepare a Terms of Reference for the development of an NCP for the area known as NCP#2 (Corporate Report No. Ro67), which has since been renamed as the Sunnyside Heights Neighbourhood.

On July 26, 2007, Council approved, the Stage 1 Land Use Plan for the Sunnyside Heights NCP (this Land Use Plan is attached as Appendix III) and authorized staff to proceed with the Stage 2 detailed planning of the NCP (Corporate Report No. R194).

## **DISCUSSION**

### **Overview of the Land Use Concept Plan**

The proposed Stage 2 Land Use Concept Plan (attached as Appendix IV) features a mix of land uses, including a range of residential housing densities, commercial and plaza areas, neighbourhood parks, trail and pathways, a riparian area and an elementary school.

The residential densities shown in the concept plan range from apartments and townhouses to single family dwellings. The highest densities are located on the west side of the plan, adjacent to the Grandview Corners commercial area at 160 Street & 24 Avenue and the planned Business Park Uses in the Highway 99 Corridor Plan area. Cluster Housing designations have been used in key areas of the plan to allow for the retention of valuable trees stands. The majority of proposed single family residential development is located in the central and easterly parts of the plan, with larger sized lots closer to the Agricultural Land Reserve ("ALR") to the south.

Two neighbourhood commercial areas are proposed in the plan area. One small neighbourhood centre is proposed on the southwest corner of 20 Avenue and 164 Street. The second commercial area, located at the south east corner of 168 Street and 24 Avenue, is proposed as a mixed-use development with commercial at ground level and residential above. The commercial area at this second site will include a public plaza, public seating, public art features, and a central open space to accommodate public gatherings or a farmer's market.

Three neighbourhood parks are proposed in key locations to provide residents with recreational areas that offer both active and natural space. An elementary school site is proposed adjacent to the larger, centrally located park.

The Grandview Ridge Trail, a continuous two kilometre recreational trail situated at the top of the slope, will connect the northerly and southerly parts of the neighbourhood. The trail will accommodate a range of users, provide significant viewpoints, and connect two of the three parks. Seating areas, signage and trail markers will be provided at key points along the trail.

A riparian area is located along the 164 Street unopened road right-of-way. A Class B watercourse is located within the riparian area and a segment of the proposed Grandview Ridge Trail runs along this riparian area.

The overall street structure of the plan is based on a modified grid pattern to promote connectivity for pedestrians, cyclists, and automobiles. All streets will include sidewalks and provide on-street parking opportunities. A special standard of street cross-section, a "flexible" street, has been introduced to allow changes in alignment for tree preservation and pedestrian connectivity.

The NCP area features a sustainable, low impact storm water management system. A series of drainage corridors designed to mimic natural infiltration will be constructed in the boulevards and medians of key roads. These corridors will be constructed in the form of bio-swales on local road boulevards and planted median strips on portions of key collector roads.

### **Public Consultation**

An integrated, multi-stakeholder approach to the planning process was used to arrive at the preferred Stage 1 Land Use Concept, which formed the basis for the Stage 2 Land Use Concept Plan. The following provides a brief overview of the consultation that was undertaken in relation to the development of the NCP:

#### ***The Sunnyside Heights Citizen Advisory Committee***

A Citizen Advisory Committee ("CAC") was established early in the NCP planning process. The objective of the CAC, consisting of 27 individuals, some being owners of property located within the plan area and some being residents of the surrounding neighbourhoods, was to bring local knowledge and community concerns to the planning process and to involve residents in addressing concerns. The CAC met monthly through the Stage 1 planning process to provide input into the development of the Land Use Concept and at key points during Stage 2 as Engineering servicing and financing strategies were being finalized.

#### ***Public Meetings***

Public meetings/open houses were held at key milestones during the NCP planning process to provide opportunities for interested parties to comment on development concepts and preliminary sustainable development standards for drainage, utilities, and transportation infrastructure.

### **Modifications to the Stage 1 Land Use Concept Plan**

While the proposed Stage 2 Land Use Plan is similar to the approved Stage 1 Land Use Concept Plan, there are a few key changes. A number of issues were to be resolved prior to Stage 2 completion; some of these issues involved modifications to the Stage 1 Land Use Plan. A modified Land Use Plan was presented at an Open House on May 18, 2010 (Appendix V).

The comments received from the public at and after the Open House were taken into consideration by Planning staff in completing the Stage 2 Land Use Plan for the NCP. The major changes between the Stage 1 Land Use Plan (Appendix III) and the proposed final (Stage 2) Land Use Plan (Appendix IV) are described in the following sections. The heading on each of the following sections identifies the respective appendix to this report that illustrates the area to which the section is referring.

### ***Residential and Commercial Land Use Changes (Appendix VI)***

#### Cluster Residential

One of the issues to be resolved in Stage 2 of the NCP process was identification of "Cluster Residential" areas with a view to preserving valuable stands of trees identified in the Environmental Study for the NCP.

To assist in determining the appropriate areas for the Cluster Residential development, a tree study was conducted by Fadum & Associates during the Stage 2 planning process. This study supplemented the Environmental Study prepared by Enkon Environmental Services in during the Stage 1 component. While the Enkon study identified important treed areas for wildlife and habitat, the Fadum report built on these findings and also identified valuable trees with individual specimen value.

The Cluster Residential Designations have been identified on the Stage 2 Land Use Concept and are highlighted in Appendix VI as Areas "A." These sites will provide between 30% and 40% open space. In exchange, the density from the land provided for open space will be transferred to the remaining portion of the site area, thus creating a higher net density on this remaining portion of each such site.

#### Multiple Residential 10-15 upa

The Stage 1 Plan identified an area along 165A Street to the east of the Grandview Ridge Trail (shown as Area "B" in Appendix VI) as "Medium Density 10-15 Units per acre." Further analysis of the plan during Stage 2 showed that single family development on these properties would be problematic due to the irregular shape and shallow depth of the existing lots. As a result, the designation was changed to "Multiple Residential 10-15 units per acre," to encourage a strata type of development on these sites. The multi-family built form also improves the transition between the apartments that are proposed to the west and the single family detached dwellings that are proposed to the east.

#### Transition Density Area

After the Public Open House in May 2010, some of the owners of the properties located along 168 Street, north of 20 Avenue, requested that the transition density designation of "up to 8 units per acre" be re-examined. They suggested that higher densities are appropriate along an arterial street (168 Street), and adjacent to the "Mixed Use Commercial 15-25 units per acre" designation that is proposed at 24 Avenue and 168 Street.

The original intent of the transitional density ("up to 8 units per acre") was to provide a reasonable interface between the "Low Density Residential 6-10 units per acre" to the west of 168 Street and the suburban-sized lots on the east side of 168 Street. During Stage 1 of the NCP process, some of the residents from the east side of 168 Street, expressed concern about the interface between the smaller lot sizes proposed in the NCP area along the west side of 168 Street and their larger sized lots on the east side of the plan area. Specifically, they indicated that that situating smaller lot sizes across the west side of 168 Street would impact their property values.

To determine opinion of the owners of the properties on the east side of 168 Street about higher density residential development on the west side of 168 Street, staff undertook a telephone survey of the owners of the properties on the east side of 168 Street to the north of 20 Avenue. The survey results showed that four of the nine households surveyed preferred to see the density increased, two households did not want to see the density increased, and two expressed no preference. One property owner did not respond.

Based on the survey, the density between 24 Avenue and 20 Avenue along 168 Street, (shown as area "C" on Appendix VI) has been increased from "Up to 8 units per acre" to "6-10 units per acre". The densities between 20 Avenue and 16 Avenue along 168 Street have not been adjusted because of their closer proximity to the ALR boundary. The requirement for a 5 metre planted buffer along the frontage of the lots facing 168 Street will remain to help reduce the impact of traffic noise along the arterial.

#### Neighbourhood Commercial at 20 Avenue and 164 Street

A "Neighbourhood Commercial" land use designation for a triangle portion of a lot located at the southwest corner of 20 Avenue and 164 Street was to be explored during Stage 2 of the NCP planning process (shown as area "D" on Appendix VI). The western portion of this site is encumbered by a BC Hydro right-of-way, leaving the remainder, a small triangular-shaped portion, for development. After examining the site in more detail it was determined that a commercial building could be located on the property and parking could be accommodated on the Hydro right-of-way area. As a result, the designation for this site has been changed to Neighbourhood Commercial.

#### ***Parks and Trail Changes (as shown on Appendix VII)***

#### Neighbourhood Park at 162 Street and 23 Avenue

The Stage 1 Land Use Plan showed one of the Neighbourhood Park sites located on the southeast corner of 162 Street and 23 Avenue. The Tree Study revealed that trees on this site were mainly Cottonwood and Alder and would not have a long life span. A stand of Douglas-Fir trees were identified on the adjacent site to the east (shown as area "E" on Appendix VII). This particular tree stand was located in the open and would, therefore, be more likely to be wind firm. The topography of the easterly site is also sufficiently flat to accommodate a playground. As a result, the Neighbourhood Park has been relocated to the easterly site.

For this park site, the alignment and cross section of the proposed road straddling the property line has been shifted slightly to the east to ensure that the tree stand is not disturbed by road construction; however, the final alignment of the proposed road will be determined at the development application stage.

### Neighbourhood Park south of 18 Avenue

The Neighbourhood Park located along the south side of 18 Avenue has been reconfigured to an "L" shape to better protect Maple Trees that were identified in the Tree Study (Park shown as area "F" on Appendix VII). The new shape allows for the preservation of the Maples on the west side of the Park, and includes a relatively flat and open area for programmable space on the easterly side of the proposed park.

### Grandview Ridge Trail

Modifications to the alignment and cross section of the Grandview Ridge Trail were made during Stage 2 of the NCP process. These areas are shown as areas "G" on Appendix VII. The northerly portion of the trail has been shifted and combined with the road right-of-way along portions of 163 Street, 22 Avenue, and 20 Avenue. Since the road allowance provides five metres for a sidewalk and planted tree boulevard, the Grandview Ridge Trail cross-section has been modified at these locations. In these areas, the additional right-of-way for the Grandview Ridge Trail will be 10 metres.

Area "H" shows the Grandview Ridge Trail adjacent to road and drainage corridor at 22 Avenue, between 163 Street and 164 Street. The road allowance at this location includes a five metre drainage corridor, two metre sidewalk and two metres for boulevard. As a result, the required Trail right-of way will be reduced to five metres at this location. This allowance will allow for additional landscaping and tree planting.

Along the unopened 164 Street riparian area, the Trail alignment has been shifted to the east so that the trail now runs through almost the entire length of the riparian area in the 164 Street unopened road-right-of-way (shown as area "I" on Appendix VII). The right-of-way currently contains a gravel path over a newly installed water main. Since the right-of-way currently exists, additional lands will not be required to accommodate the Trail in this area.

## ***Placemaking Update***

### Design Guidelines

During Stage 2 of the NCP process, a set of Design and Development Guidelines was established to help guide development in the NCP. Section 3 of the NCP (Appendix I) contains Design Guidelines for the Residential, Neighbourhood Commercial, Mixed Use Commercial, and Grandview Ridge Trail. The purpose of the Design Guidelines is to achieve a pedestrian-friendly, high quality and co-coordinated neighbourhood that is consistent with the principles and objectives of sustainable development. The Design Guidelines describe the dominant characteristics that will be encouraged in these areas. Issues addressed by the Design Guidelines include the relationship of buildings to streets, built form and character, parking, and design considerations for crime prevention.

### Character Plan

The Stage 1 Land Use Concept identified several elements that would contribute to the creation of a sense of place within the NCP. These included community landmarks, entrance features, trail markers, seating areas and a public square. As part of the Stage 2 work, these elements have been further refined and detailed in the Design Guidelines and are highlighted in the Character Plan (attached as Appendix VIII).

The following features are included in the Character Plan:

- Gateway features at key entrance points into the community;
- Trail markers at the entrances to the Grandview Ridge Trail and viewpoints with seating areas where the south western exposure grants views toward the ocean and the Semiahmoo Peninsula;
- A public square/gathering place integrated into the mixed use commercial development at 24 Avenue and 168 Street; and
- Public spaces in the mixed use commercial area containing street furniture, special decorative light standards, walkways, and special landscaped areas.

### **Land Consolidation**

Within the plan area there are a number of smaller acreage parcels and irregular shaped lots. Lot consolidation is required to ensure efficient and feasible development of these properties. These land consolidation opportunities will be determined on a case-by-case basis at development application stage. In some cases; however, consolidation requirements are identified in the Land Use Plan to avoid creating remnant pieces that could not develop on their own. These areas have been identified in Appendix IX.

### **Land Use Statistics**

The area of land allocated within the Stage 2 Land Use Plan for each land use type, the estimated number of dwelling units, the population of the area and the potential commercial floor area at build out are summarized in the following sections:

#### ***Residential***

The Stage 2 Land Use Plan provides for 91 hectares (224 acres) of Residential-designated land. The Land Use Plan anticipates between 2,750 dwelling units and 4,250 dwelling units to be constructed in the area at build out. Based on an average ratio of 2.8 persons per dwelling unit, the build-out population of Sunnyside Heights will be between 7,400 and 11,500 persons.

#### ***Commercial***

The Land Use Plan allocates a total of 1.4 hectares (3.5 acres) to Commercial designations. At the build-out stage, approximately 930 square metres (10,000 square feet) of commercial space will be developed.

#### ***Institutional Uses and Schools***

The land designated for a school amounts to 2 hectares (5 acres).

#### ***Parks and Open Space***

Parks, greenways and riparian areas occupy 12 hectares (30 acres) of land within the plan area.

A table summarizing the land use statistics is attached as Appendix X.

## **Amenity Requirements**

To address the amenity needs of the development in Sunnyside Heights, all development proposals at the time of rezoning or building permit issuance will be required to make a monetary contribution toward the provision of new police, fire protection and library services and toward the development of the parks, open spaces and pathways.

The monetary contribution toward police, fire and library materials will offset the capital costs of providing these services to the new development and are applied on a standardized basis in all of Surrey's NCP areas. The monetary contributions toward parks, open spaces and pathway development are based upon an estimate of the capital costs of these improvements for this particular NCP area. The total cost is divided by the anticipated number of dwelling units and acreages in the case of non-residential development to ensure an equitable contribution arrangement.

### ***Parkland Development***

The Sunnyside Heights community will contain one neighbourhood school/park site, two neighbourhood park areas, and a riparian area. The Open Space areas include the Grandview Ridge Trail, a 2 kilometre trail that runs at the top of a ridge line running north –south through the plan area. Portions of this trail run through park areas and portions run through multi-family sites.

The neighbourhood park areas will be designed in view of good place-making and will incorporate water features, public gathering spaces and other amenities that will make lively vibrant areas within the neighbourhood (see Figure 1).



*Figure 1 – Example of Place-making Elements in a Park*

Two gateway features are to be constructed at 20 Avenue and 168 Street at the eastern entrance to Sunnyside Heights from 168 Street. The remaining entrance features will be constructed through the development of multi- family sites.

The estimated cost of developing park and related amenities in the Sunnyside Heights community is approximately \$2,972,427.00. This amount includes the construction of the gateway features along 168 Street. This will require an amenity contribution of \$1,082.00 (in 2010 dollars) per dwelling unit.



### ***Library and Library Material***

A study of library requirements in Surrey's new neighbourhoods has established that a contribution of \$135.54 (in 2010 dollars) per dwelling unit (non-residential development is exempt) is necessary to cover the capital costs for library materials, which are sensitive to population growth. Consequently, a total of approximately \$372,463.92 will be collected from new development in Sunnyside Heights towards materials such as books, computers and CDs.

### ***Fire and Police Protection***

Future development in this neighbourhood will drive the need to upgrade existing fire and police protection facilities. A study of fire protection requirements in Surrey's new neighbourhoods has established that a contribution of \$260.24 per dwelling unit and \$1,040.96 per acre of non-residential development (in 2010 dollars) will cover the capital costs for fire protection. A contribution of \$60.25 per dwelling unit and \$240.92 per acre of non-residential development will cover the capital costs for police protection. This will result in a total capital contribution from Sunnyside Heights of approximately \$1,002,444.48 toward fire protection and \$232,060.92 toward police protection.

### ***Summary of Funding Arrangements***

A summary of the amenity contributions (per dwelling unit or hectare/acre) that will payable on new development and the estimated revenue the City can expect to receive from the Sunnyside Heights NCP area is documented in the following table.

<b>SUNNYSIDE HEIGHTS NEIGHBOURHOOD CONCEPT PLAN AMENITY CONTRIBUTIONS</b>			
	<b>Per Unit Contribution All Residential <i>Approx. 2748 dwelling units (@ base densities as per Table 5.1, Section 5 of the NCP)</i></b>	<b>Per Acre Contribution All Non-Residential <i>Approx. 276 acres 112 ha.)</i></b>	<b>Anticipated Revenue</b>
<b>Police Protection</b>	\$60.25 per dwelling	\$240.92 per acre	\$232,060.92
<b>Fire Protection</b>	\$260.24 per dwelling	\$1,040.96 per acre	\$1,002,444.48
<b>Development of Park/Pathways and Placemaking Features</b>	\$1,082.00 per dwelling	n/a	\$2,973,336.00
<b>Library Materials</b>	\$135.54 per dwelling	n/a	\$372,463.92
<b>Total Contribution (per unit or per acre)</b>	<b>\$1,538.03 per dwelling</b>	<b>\$1,281.88 per acre</b>	
<b>Total Anticipated Revenue</b>	\$4,226,506.44	\$353,798.88	\$4,580,305.32

The above-noted per unit amenity contributions are derived from estimated base densities in the residential designations and the number of anticipated dwelling units (excluding any coach houses and secondary suites) (Table 5.1 in Section 5 of Appendix I). The estimated costs of the various amenities are distributed evenly to each dwelling unit. Therefore, if the number of dwelling units in a proposed development is lower than that anticipated by the NCP, the applicant will be expected to "top up" the amenity fees based on the number of the dwelling units used to calculate the amenity charge to ensure that there is no shortfall in the funding for the proposed amenities.

## **Implementation of the NCP**

### ***Official Community Plan Amendments***

The entire area covered by the Sunnyside Heights NCP is currently designated Suburban in the Official Community Plan ("OCP"). Although the NCP Land Use Plan anticipates changes to the OCP designations in Sunnyside Heights, the determination of the precise boundaries of these changes cannot be established until a detailed survey plan is presented with each development application. It is, therefore, recommended that any necessary changes to the OCP designations in the Sunnyside Heights area proceed concurrently with site specific rezoning applications, as has been the City's convention over time.

### ***Design Guidelines***

In the case of single family residential developments, the Design Guidelines will be implemented through the process of reviewing and approving subdivision plans and in developing building schemes. In the case of row houses, town houses and other multiple family residential developments, and commercial developments, the Design Guidelines will be implemented through the process of reviewing and approving the related Development Permits.

### ***Zoning By-law Amendment***

To enact the amenity contribution requirements, the Zoning By-law requires an amendment to add Sunnyside Heights to the list of NCPs within which monetary contributions are required from new development. The proposed amendment to Schedule G of the Zoning By-law, to incorporate the amenity fees for Sunnyside Heights, is contained in Appendix II.

## **CONCLUSION**

A City project team, assisted by Urban Systems Ltd. and in consultation with property owners, government agencies, utility companies, representatives of the land development industry and the public, has prepared an NCP, including a land use plan and a related engineering/funding/phasing strategy, for the Sunnyside Heights area.

The proposed NCP is consistent with the policy framework contained within Surrey's OCP. Strategies have been identified for funding various amenities required for the neighbourhood. Subject to Council approval of the recommendations of the report from the Engineering Department related to the engineering servicing and financing strategy, it is recommended that Council:

- Approve the NCP for Sunnyside Heights, which is attached as Appendix I to this report;
- Approve the design guidelines specified in the NCP for managing the development of and the financing strategy contained in the NCP for providing services, amenities and facilities for the Sunnyside Heights neighbourhood; and
- Instruct the City Clerk to introduce the necessary by-law to amend the Zoning By-law, as documented in Appendix II to this report, which will require the payment of amenity contributions by new development in the Sunnyside Heights area, based on the density bonus concept.

*Original signed by*

Jean Lamontagne

General Manager

Planning and Development

PH:saw

Appendices

Appendix I Final and Complete Sunnyside Heights Neighbourhood Concept Plan (Stage 2)

Appendix II Proposed Amendment to Schedule G of the Zoning By-law

Appendix III Approved Stage 1 Sunnyside Heights Land Use Plan

Appendix IV Stage 2 Sunnyside Heights Land Use Plan

Appendix V Revised Stage 1 Land Use Plan presented at May 18, 2010 Open House

Appendix VI Changes to Residential and Commercial Land Use

Appendix VII Changes to Parks and Trail

Appendix VIII Character Plan

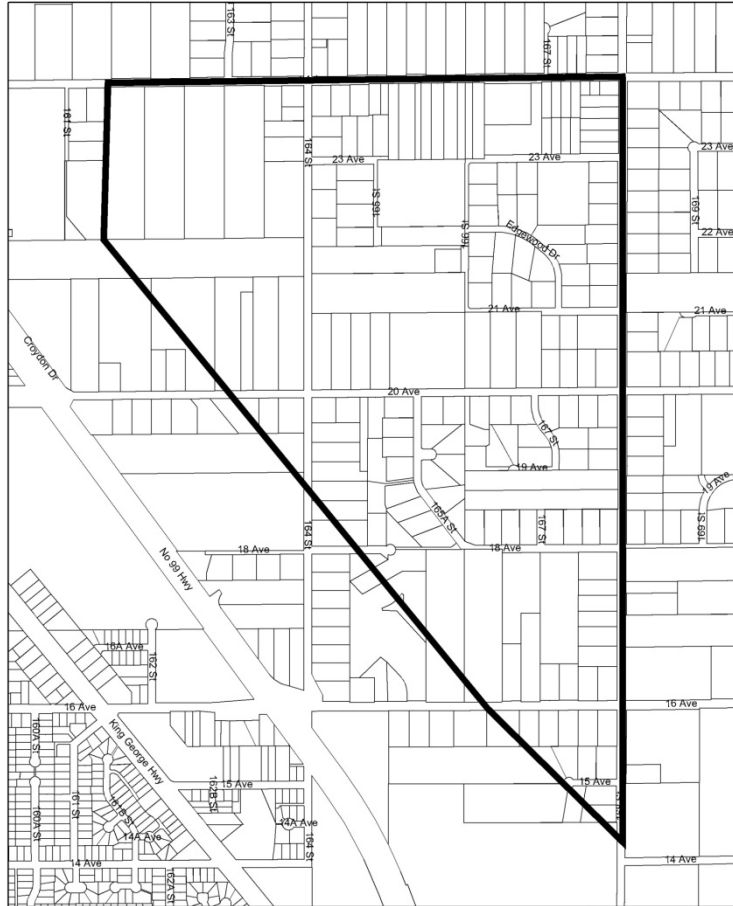
Appendix IX Land Consolidation Areas

Appendix X Summary of Land Use Statistics

### Proposed Amendments to Surrey Zoning By-law, 1993, No. 12000, as amended

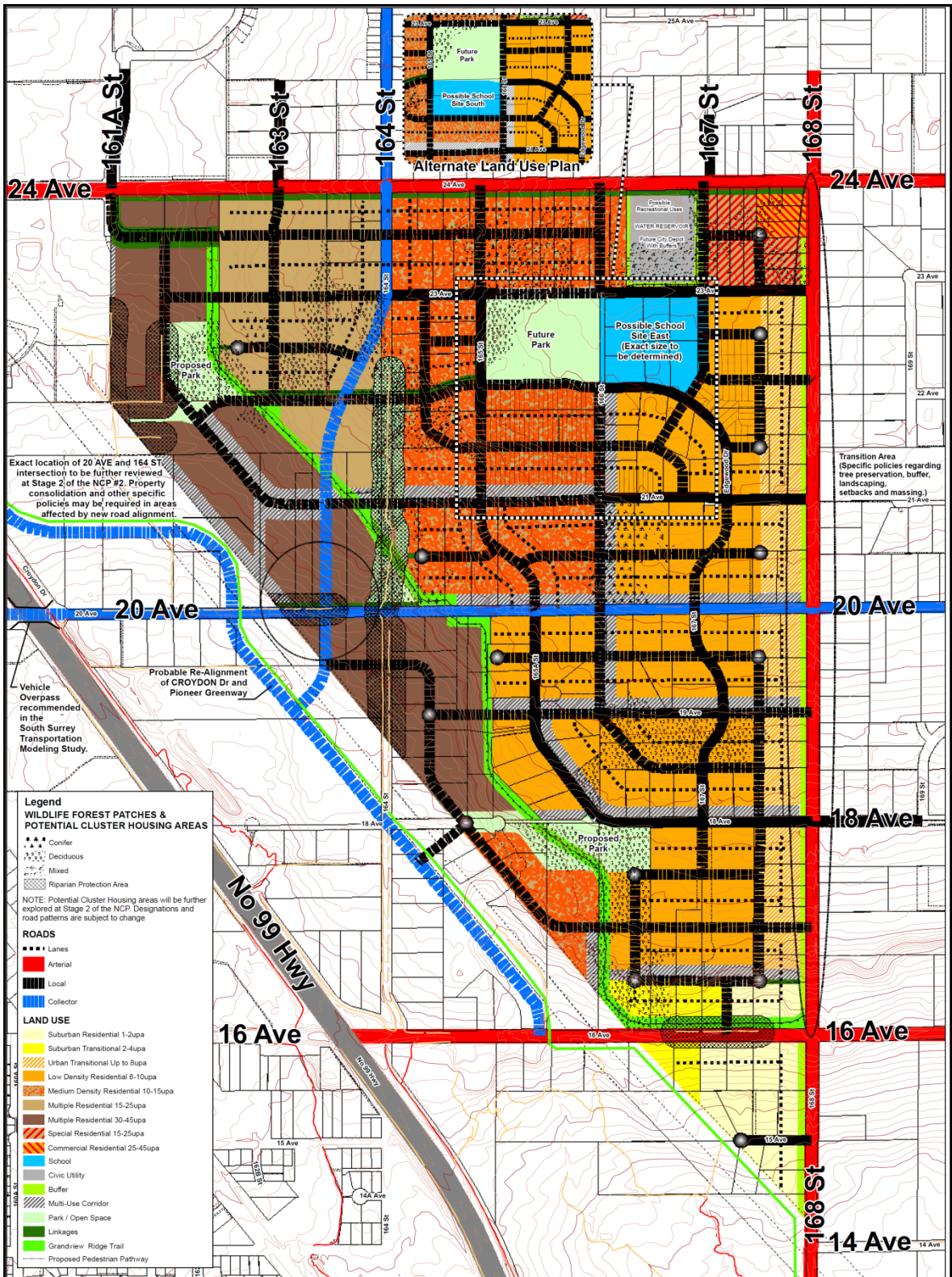
The following amendments are proposed to Surrey Zoning By-law, 1993, No. 12000, as amended:

1. Schedule F – Map of Neighbourhood Concept Plan and Infill Areas is amended by inserting Map 25. - Area XXV for Sunnyside Heights (Grandview Heights Neighbourhood #2), as follows:



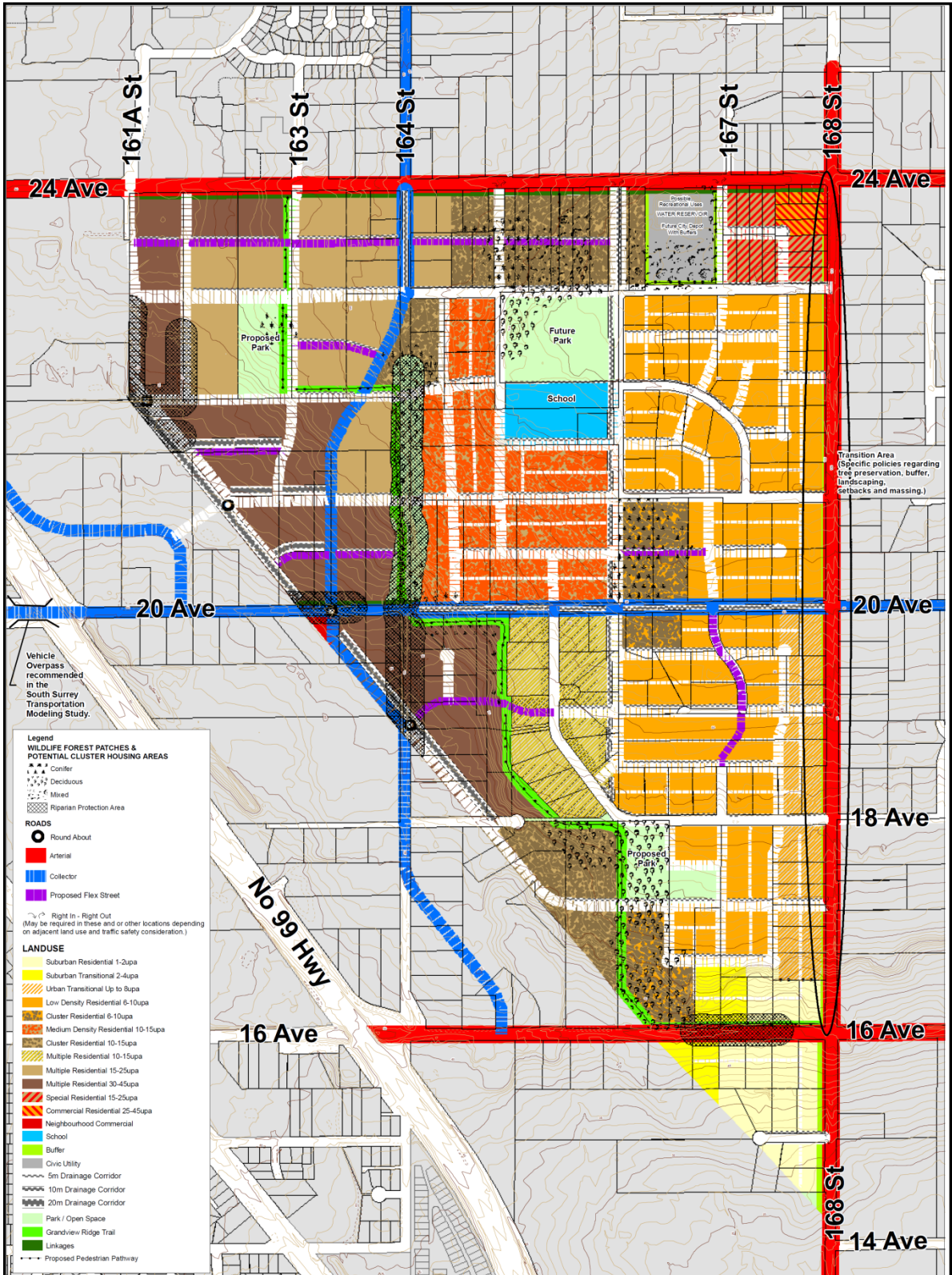
2. Schedule G - Amenity Requirements in Neighbourhood Concept Plan (NCP) and Infill Areas is amended by inserting a new Item 25 after Item 24, as follows:

NCP and Infill Areas		Amenity	Contributions Per Dwelling Unit	Contributions For All Other Land Uses
25.	Area XXV on Schedule F of this By-law	Parks and Pathways Development	\$1,082.00	N/A
		Library materials	\$135.54	N/A
		Fire Protection	\$260.24	\$1040.96 per acre
		Police Protection	\$60.25	\$240.92 per acre
		<i>Total Amenity Contributions</i>	\$1538.03	\$1281.88 per acre



**Grandview Heights NCP Area #2**  
**"DRAFT" PREFERRED LAND USE CONCEPT (Stage 1)**  
 City of Surrey Planning & Development Department

*NOTE: Multi-Use Corridor locations and dimensions are preliminary and will be finalized at Stage 2 of the NCP.*  
*NOTE: This Land Use Map is for discussion purposes only.*



Transition Area  
(Specific policies regarding tree preservation, buffer, landscaping, setbacks and massing.)

Vehicle Overpass recommended in the South Surrey Transportation Modeling Study.

**Legend**  
**WILDLIFE FOREST PATCHES & POTENTIAL CLUSTER HOUSING AREAS**

- ▲▲▲ Conifer
  - Deciduous
  - Mixed
  - ▨ Riparian Protection Area
- ROADS**
- Round About
  - Arterial
  - Collector
  - Proposed Flex Street
- ↔ Right In - Right Out  
(May be required in these and/or other locations depending on adjacent land use and traffic safety consideration.)

- LANDUSE**
- Suburban Residential 1-2upa
  - Suburban Transitional 2-4upa
  - Urban Transitional Up to 5upa
  - Low Density Residential 6-10upa
  - Cluster Residential 6-10upa
  - Medium Density Residential 10-15upa
  - Cluster Residential 10-15upa
  - Multiple Residential 10-15upa
  - Multiple Residential 15-25upa
  - Multiple Residential 30-45upa
  - Special Residential 15-25upa
  - Commercial Residential 25-45upa
  - Neighbourhood Commercial
  - School
  - Buffer
  - Civic Utility
  - ~ 5m Drainage Corridor
  - ~ 10m Drainage Corridor
  - ~ 20m Drainage Corridor
  - Park / Open Space
  - Grandview Ridge Trail
  - Linkages
  - Proposed Pedestrian Pathway

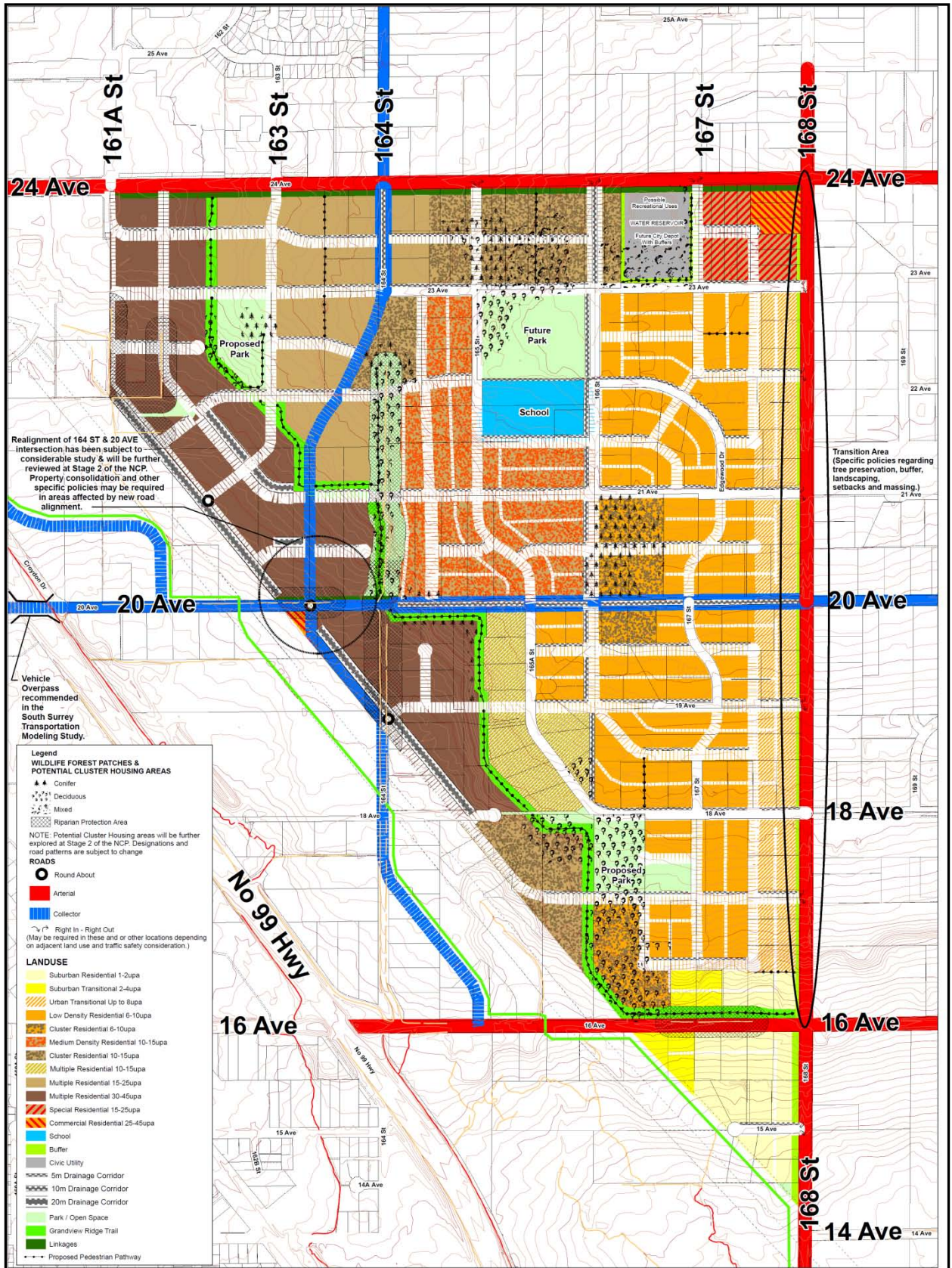
**Grandview Heights NCP Area #2 (Sunny Side Heights)**  
**DRAFT Stage 2 Land Use Concept**  
City of Surrey Planning & Development Department

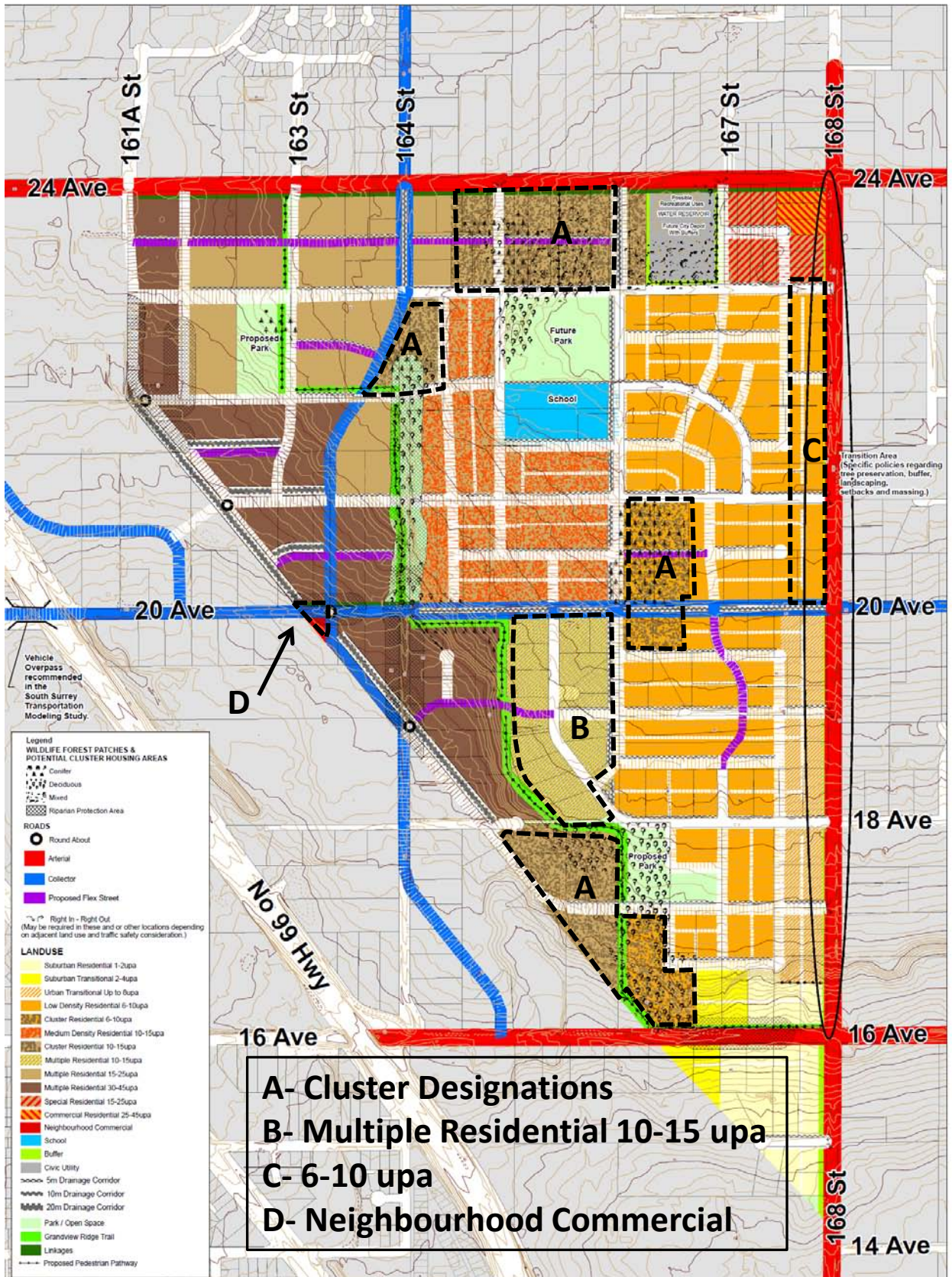
**NOTE: Multi-Use Corridor locations and dimensions are preliminary and will be finalized at Stage 2 of the NCP.**

**NOTE: This Land Use Map is for discussion purposes only.**

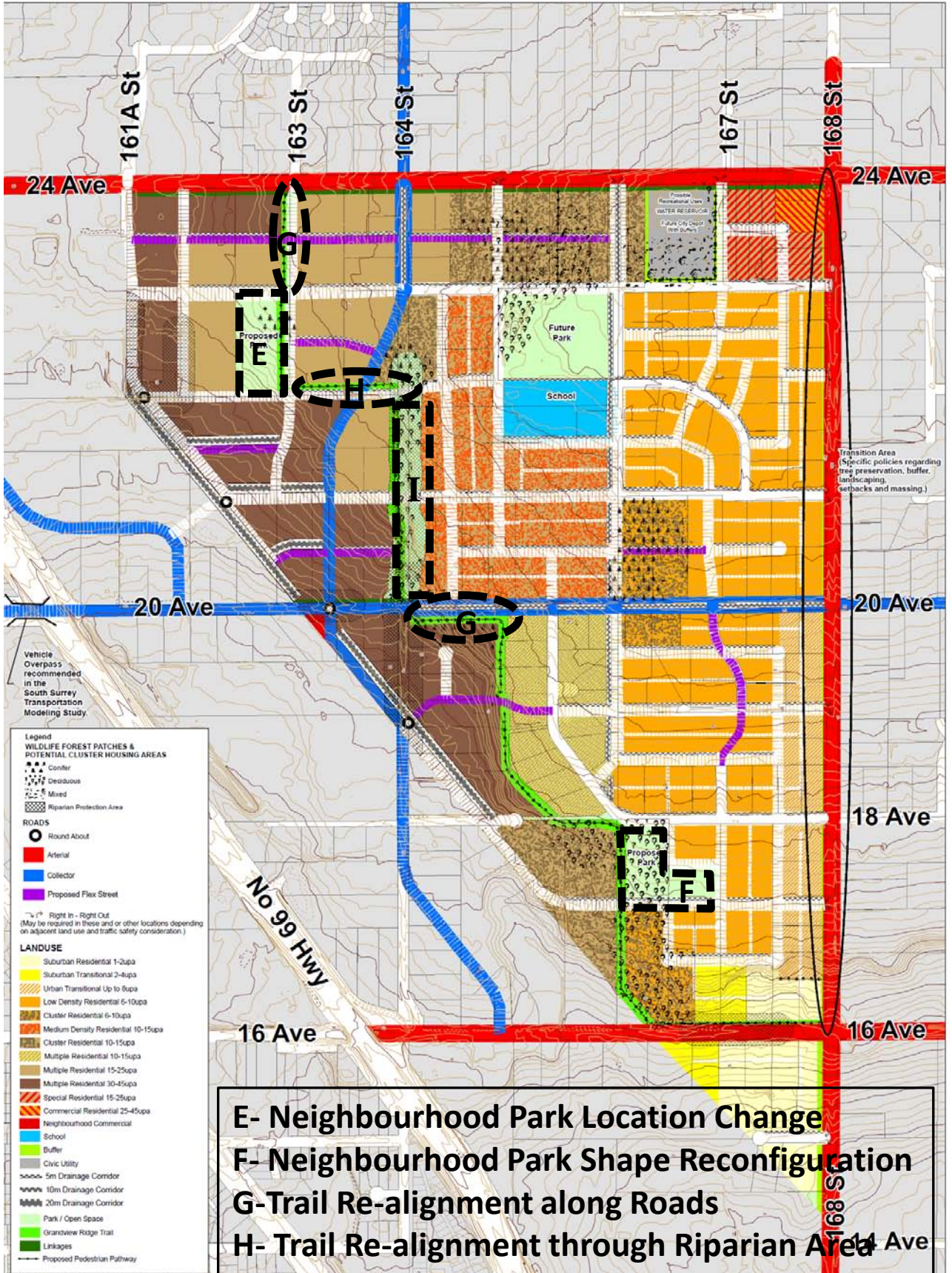


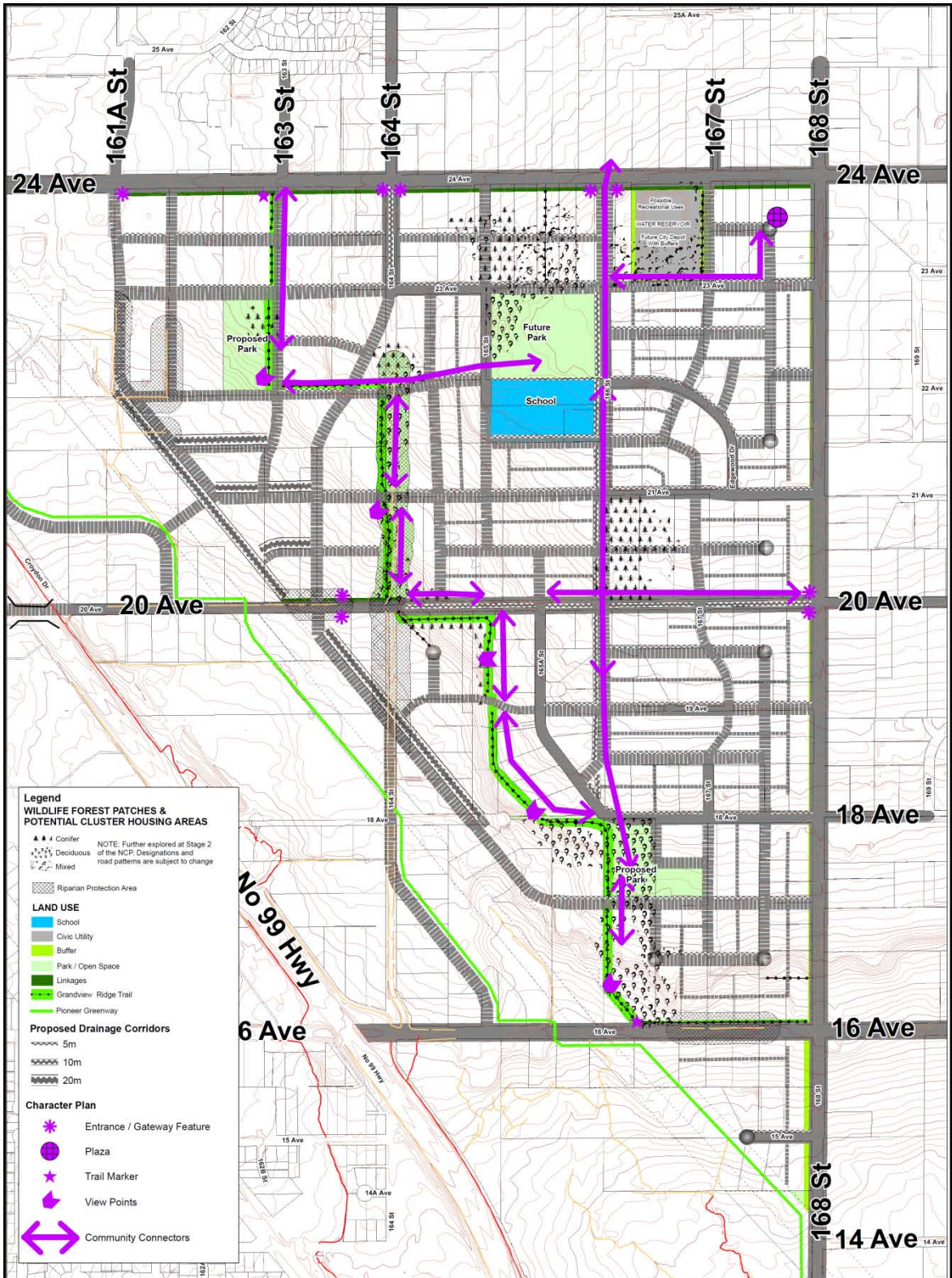
# Revised Stage 1 Land Use Plan presented at May 18, 2010 Open House





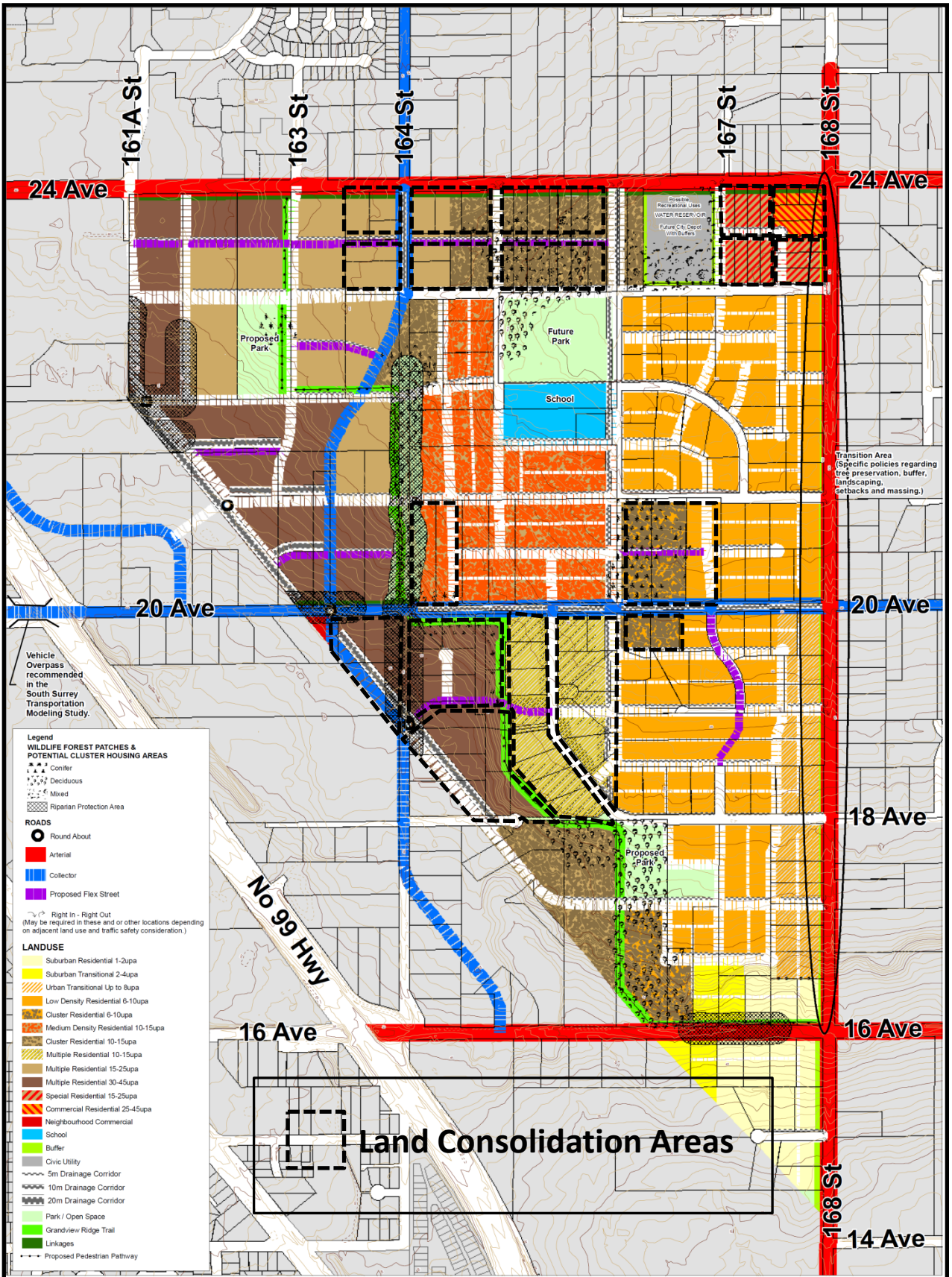






**Grandview Heights NCP Area #2**  
**CHARACTER PLAN - Stage 2 (Option C) REVISED**  
 City of Surrey Planning & Development Department





## Summary Of Land Use Statistics

Land Use	Acres	Low Projected Units	High Projected Units	Low Projected Population	High Projected Population
Neighbourhood Commercial	0.2	0	0	0	0
Commercial Residential 25-45upa	1.8	45	82	97	175
Suburban Residential 1-2upa	11.6	12	23	37	75
Suburban Transitional 2-4upa	4.0	8	16	26	52
Urban Transitional Up to 8upa	10.2	82	82	264	264
Low Density Residential 6-10upa	58.9	354	589	1,142	1,903
Cluster Residential 10-15upa	23.0	230	645	710	1,996
Cluster Residential 6-10upa	11.4	68	114	220	366
Medium Density Residential 10-15upa	22.7	227	341	704	1,056
Special Residential 15-25upa	4.8	71	119	221	368
Multiple Residential 10-15upa	9.7	97	146	300	451
Multiple Residential 15-25upa	26.3	394	657	1,220	2,033
Multiple Residential 30-45upa	38.6	1,158	1,737	2,479	3,719
Buffer	3.8	0	0	0	0
Linkages	3.4	0	0	0	0
School	5.2	0	0	0	0
Civic Utility	5.0	0	0	0	0
Park / Open Space	19.9	0	0	0	0
Grandview Ridge Trail	8.4	0	0	0	0
Drainage Corridors	19.5	0	0	0	0
Roads	112.1	0	0	0	0
<b>Total</b>	<b>400.8</b>	<b>2,746</b>	<b>4,551</b>	<b>7,421</b>	<b>12,458</b>