



Vehicle Overpass recommended in the South Surrey Transportation Modeling Study.

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

- 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**
- Urban Transitional Up to 8 u.p.a.
 - Low Density Residential 6-10 u.p.a.
 - Cluster Residential 6-10 u.p.a.
 - Medium Density Residential 10-15 u.p.a.
 - Cluster Residential 10-15 u.p.a.
 - Cluster Residential 10-25 u.p.a.
 - Multiple Residential 10-15 u.p.a.
 - Multiple Residential 15-25 u.p.a.
 - Multiple Residential 30-45 u.p.a.
 - Special Residential 15-25 u.p.a.
 - Commercial Residential 25-45 u.p.a.
 - Neighbourhood Commercial
 - School
 - Buffer
 - Civic Utility
 - 5m Drainage Corridor
 - 10m Drainage Corridor
 - 20m Drainage Corridor
 - Park / Open Space
 - Grandview Ridge Trail
 - Habitat Preservation Area
 - Linkages
 - Proposed Pedestrian Pathway

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 25 March 2024

