

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0281-00

Planning Report Date: May 9, 2022

PROPOSAL:

- **NCP Amendment** for changes to the road network
- **Rezoning** from RA to RF-10

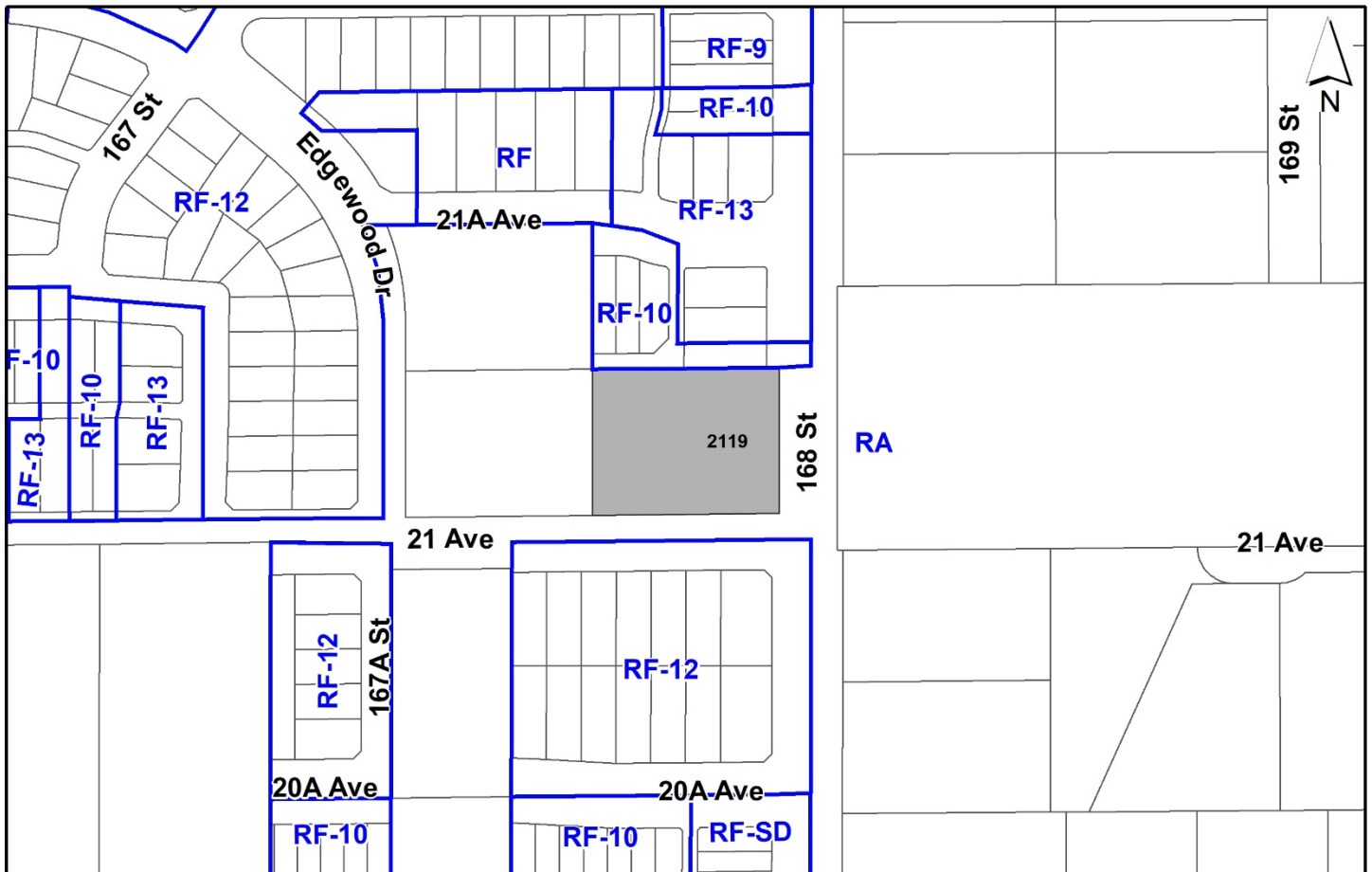
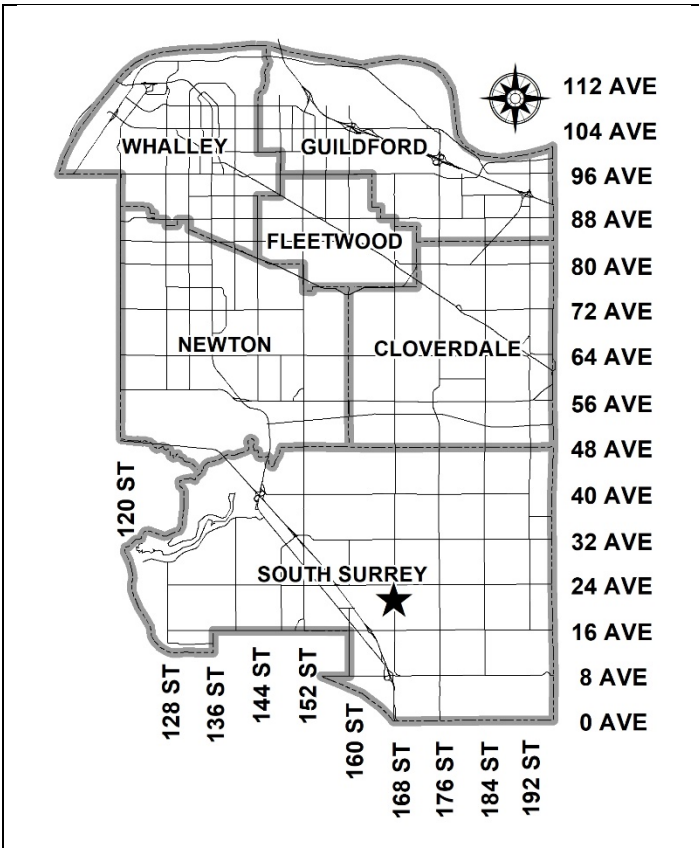
to allow subdivision into eight single family lots

LOCATION: 2119 - 168 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential (6 to 10 upa), Buffer, Drainage Corridor



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Low Density Residential (6 to 10 upa) designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The applicant is proposing an NCP Amendment to accommodate a modified road network arising from amendments proposed under Developments Application No. 7917-0100-00 to the north.
- The proposed land use, density, and building form are consistent with the pattern of single-family development established in the area surrounding the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/ NCP Designation	Existing Zone
Subject Site	Single Family Residential	NCP: Low Density Residential (6 to 10 upa)	RA
North:	Single Family Residential	NCP: Low Density Residential (6 to 10 upa)	RF-10/RF-13

Direction	Existing Use	OCP/ NCP Designation	Existing Zone
East (Across 168 Street):	Single Family Residential	OCP: Suburban-Urban Reserve	RA
South (Across 21 Avenue):	Single Family Residential	NCP: Low Density Residential (6 to 10 upa)	RF-12
West:	Single Family Residential; Development Application No. 7922-0032-00	NCP: Low Density Residential (6 to 10 upa)	RA

Context & Background

- The subject 0.4 hectare site is located at the northwest corner of the intersection of 21 Avenue and 168 Street.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Low Density Residential (6 to 10 upa)" in the Sunnyside Heights Neighbourhood Concept Plan (NCP) and is zoned "One-Acre Residential Zone (RA)".
- To the south of the subject site, Development Application No. 7915-0143-00 received final adoption at the May 7, 2018, Regular Council Land Use Meeting for rezoning from RA to "Single Family Residential (12) Zone (RF-12)", in order to permit subdivision into 14 single family lots.
- To the north of the subject site, Development Application No. 7917-0100-00 received final adoption at the May 25, 2020, Regular Council Land Use Meeting for rezoning from RA to "Single Family Residential Zone (RF)", "Single Family Residential (10) Zone (RF-10)", and "Single Family Residential (13) Zone (RF-13)", to facilitate subdivision into 13 single family lots.
- Development Application No. 7917-0100-00 proceeded with a modified road network from what was proposed in the Sunnyside Heights NCP.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) for changes to the road network, to facilitate subdivision into 8 single family lots.

	Proposed
Lot Area	
Gross Site Area:	4,046 square metres
Road Dedication:	860 square metres
Net Site Area:	3,186 square metres
Number of Lots:	8
Unit Density:	25 units per hectare
Range of Lot Sizes	315 square metres to 574 square metres
Range of Lot Widths	9.0 metres to 13.0 metres
Range of Lot Depths	31.8 metres to 52.7 metres

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: **The School District has advised that there will be approximately 8 of school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

3 Elementary students at Edgewood Elementary School
1 Secondary students at Grandview Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer of 2023.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% unencumbered parkland dedication requirement.

Transportation Considerations

- Vehicle access is proposed from a rear lane for all proposed Lots 1 to 8. No driveways are permitted from 168 Street or 21 Avenue.
- The applicant is proposing a 5.008 metres wide dedication for 168 Street, a 3.5 metre wide dedication for 21 Avenue, and a 6.0 metre wide dedication for a residential lane.
- A landscape buffer and multi-use pathway (as identified in the Sunnyside Heights NCP and Surrey Greenways Plan) will be constructed as part of the current application and be located along the west side of 168 Street.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

School Capacity Considerations

- The School District has advised a new elementary school is proposed for the Grandview Heights community in order to address capacity issues at Edgewood Elementary School. The new school, Ta'atalu Elementary School will be located south of 20th Avenue and is targeting opening in early 2024. In the interim, the School District will rely on portables to make up for the seat shortfall.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).

Themes/Policies

- The proposal is supported by the following OCP policies:
 - A1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver RGS.
 - A1.2 – Ensure that urban development occurs within the Urban Containment Boundary.
 - A1.3.d – Accommodate urban land development in comprehensively-planned new neighbourhoods within Secondary Plan areas.
 - A4.2 – encourage the full and efficient build-out of existing planned urban areas.

(The proposed development is located in the planned Sunnyside Heights Neighbourhood Concept Plan (NCP) area. Implementation of the secondary plan works towards the City's growth management priorities by locating urban densities in planned areas.)

- A3.3 – require redevelopment to contribute to neighbourhood connectivity and walkability

(The proposed development will include construction of a multi-use pathway along 168 Street. It will also include widening on the north side of 21 Avenue, as well as a 1.5 metres side walk and boulevard with street lighting and trees along lot frontages.)

- A3.5 – support infill development that is appropriate in scale and density to its neighbourhood concept and uses compatible design to reinforce neighbourhood character.

(The applicant has provided a Building Scheme and Design Guidelines for the proposed development based on a Character Study evaluating form and character of the residential neighbourhood surrounding the subject site. The proposed density is appropriate to the surrounding neighbourhood context.)

Secondary Plans

Land Use Designation

- The proposal generally meets the intent of the “Low Density Residential (6 to 10 upa)” designation in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

Amendment Rationale

- The current proposal includes an amendment to the Sunnyside Heights NCP for changes to the road network as a result of redevelopment to the north of the subject site which deviated from the road network proposed in the NCP. The proposed amendments include shifting a rear lane system to the northeast and providing an additional lane outlet onto 21 Avenue.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)" and parking requirements.

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 units per hectare	25 units per hectare
Lot Size		
Lot Size: Corner Lot or Lot on Flanking Lane (Type I/III): Interior Lot (Type I/III): Lot Width: Corner Lot or Lot on Flanking Lane (Type I/III): Interior Lot (Type I/III): Lot Depth (I/III):	369/363 square metres 291/324 square metres 12.8/10.5 metres 9.7/9 metres 30/36 metres	404 to 574 square metres 315 to 474 square metres 11.1 to 13.0 metres 9.0 to 9.9 metres 31.8 to 52.7 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	Minimum 3 spaces per lot	Minimum 3 spaces per lot

Lot Grading

- A preliminary lot grading plan, submitted by Hub Engineering Ltd., and dated March 18, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit (2022 rate).
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Secondary Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on March 2, 2022, and the Development Proposal Signs were installed on March 9, 2022. Staff received one (1) request for information on the proposal, and comments from the Little Campbell Watershed Society stated no concerns with the proposal.

TREES

- Andrew Booth, ISA Certified Arborist of Stickleback Environmental prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Larch	2	2	0
Copper Beech	1	1	0
Coniferous Trees			
Western Red Cedar	2	2	0
Douglas Fir*	1	1	0
Total (excluding Alder and Cottonwood Trees)	6	5	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		10	
Contribution to the Green City Program		(\$1,100)	

*City-owned tree identified as Off-Site in Arborist Assessment

- The Arborist Assessment states that there are a total of five (5) mature trees on the site, with no Alder or Cottonwood trees present. One (1) city-owned tree (Douglas Fir) was incorrectly identified in the report as being off-site, where as trees located within boulevards and proposed streets and lanes are to be identified as on-site trees. The applicant has been made aware of this error, and has agreed to have it addressed in a revised report. As such, there are a total of six (6) mature trees on the site, with no Alder or Cottonwood trees present. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 12 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site, the deficit of two (2) replacement trees will require cash-in-lieu payment of \$1,100, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- The new trees proposed to be planted within the landscape buffer along 168 Street on site will consist of a variety of trees including Skinny Genes Oak and Red Shine Maple.
- In summary, a total of 10 trees are proposed to be retained or replaced on the site with a contribution of \$1,100 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Landscape Plan
- Appendix V. NCP Plan

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

SR/cm

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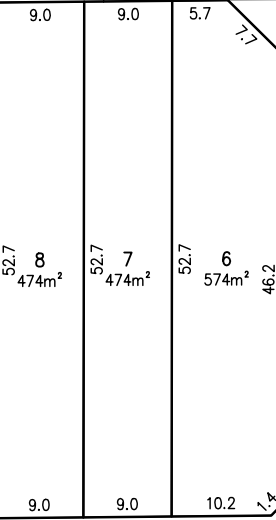
Appendix I

EDGEWOOD DRIVE

1673
EDGEWOOD DRIVE

**PRELIMINARY SUBJECT TO
REVIEW AND APPROVAL**

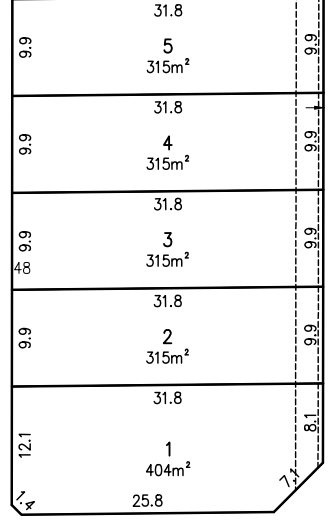
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21 AVENUE

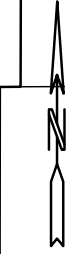
6.0

0.50
R.O.W.
2.30
LANDSCAPE
BUFFER



5.008
RD DED.

168 STREET



CLIENT:		PROJECT: 2119 168 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	21043	DATE:	MAY 2022	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

TO: **Manager, Area Planning & Development
- South Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **May 03, 2022** PROJECT FILE: **7821-0281-00**

RE: **Engineering Requirements
Location: 2119 168 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 5.008 metres along 168 Street;
- Dedicate 3.5 metres along 21 Avenue;
- Dedicate 6.0 metres for Residential Lane;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services

- Construct all road frontages;
- Construct 200 mm watermain along 21 Avenue;
- Construct adequately-sized drainage, water, and sanitary service connections.
Abandonment of surplus connection(s), if any, is also required;

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.
Development Services Manager

AJ

School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The new Edgewood Elementary opened January 2021. As part of the District's boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta'atalu Elementary, located below 20th avenue, is targeted to open early 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0281 00

SUMMARY

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	3
Secondary Students:	1

September 2021 Enrolment/School Capacity

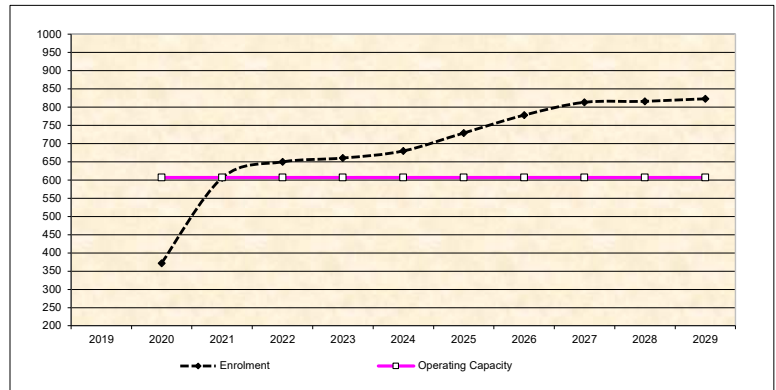
Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Grandview Heights Secondary	
Enrolment (8-12):	1143
Capacity (8-12):	1500

Projected population of school-age children for this development:	6
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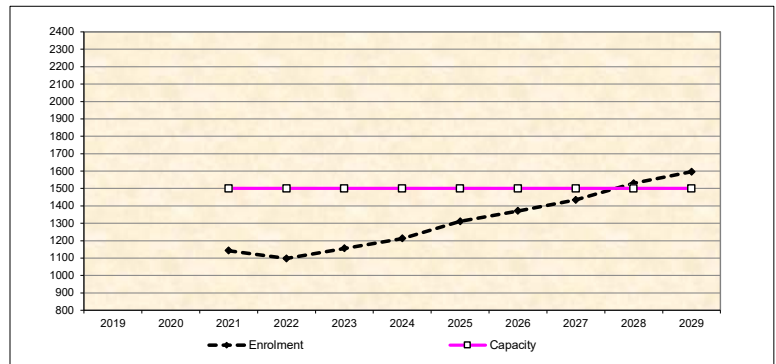
Population: The projected population of children aged 0-19 Impacted by the development.

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

Edgewood Elementary



Grandview Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

Tree Preservation Summary

Surrey Project No: 21-0281

Address: 2119-168 Street Surrey

Registered Arborist: Andrew Booth

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>zero (0) X one (1) = 0</u> - All other Trees Requiring 2 to 1 Replacement Ratio <u>five (5) X two (2) = 10</u>	10
Replacement Trees Proposed	10
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>zero (0) X one (1) = 0</u> - All other Trees Requiring 2 to 1 Replacement Ratio <u>one(1)X two (2) = 2</u>	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2



Summary, report and plan prepared and submitted by:

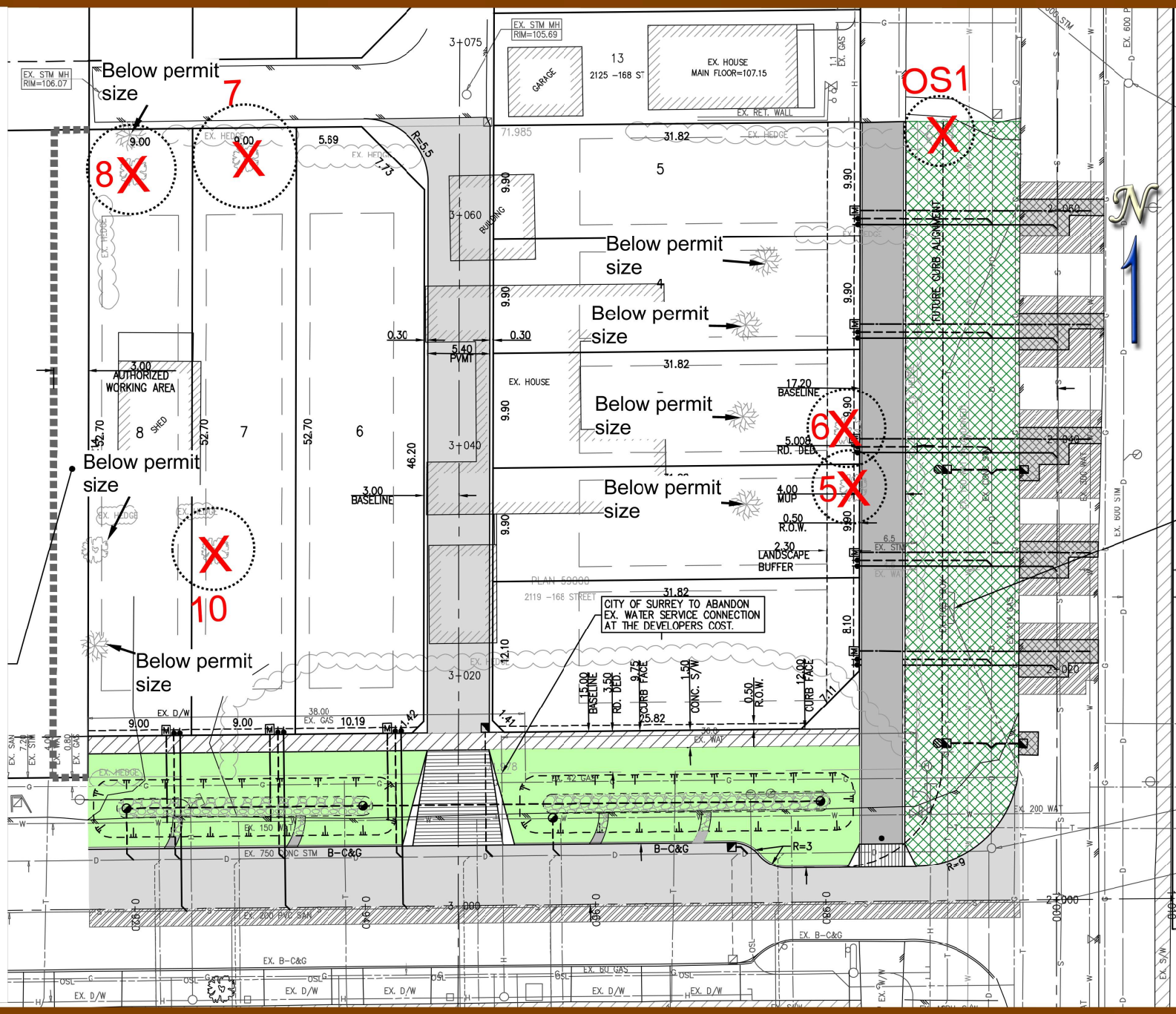


May 4, 2022

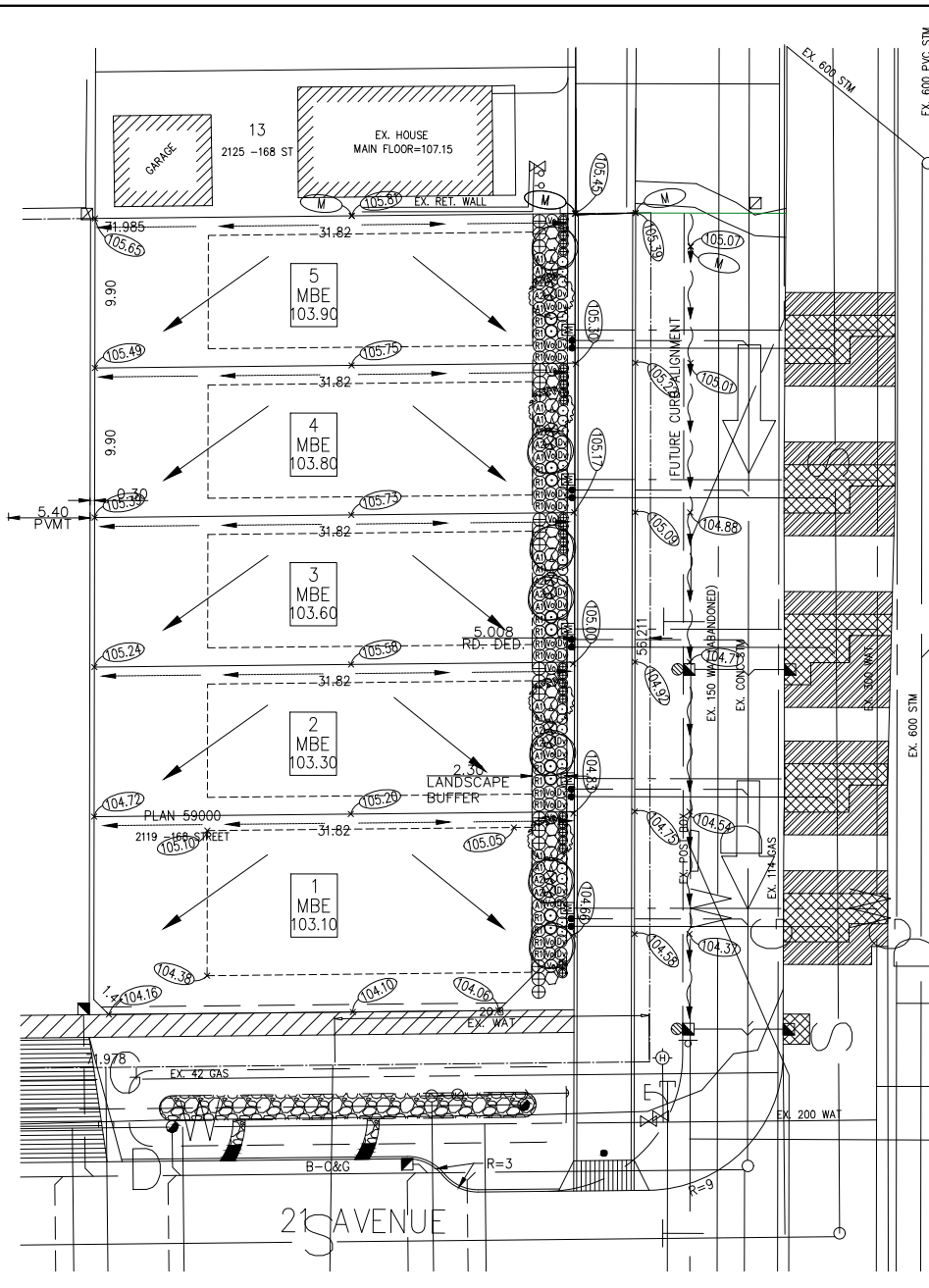
Tree Management Plan 2119-168 Street Surrey BC

Legend

-  Critical Root Zone
-  Tree Removal

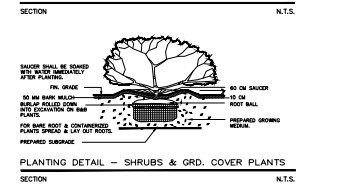
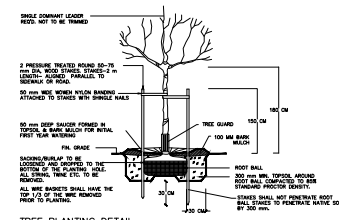


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KEY		BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	○	QUERCUS ROBUR 'SKINNY GENES'	SKINNY GENES OAK	4	6 CM. CAL.	AS SHOWN	B. & B.
○	○	ACER CAMPESTRIS 'RED SHINE'	RED SHINE MAPLE	6	6 CM. CAL.	AS SHOWN	B. & B.
⊕	⊕	AZALEA JAPONICA 'HINO CRIMSON'	CRIMSON AZALEA	18	#3 POT	90 CM. O.C.	
⊕	⊕	AZALEA NORTHERN LIGHTS 'MANDARIN LIGHTS'	NORTHERN LIGHTS AZALEA	15	#3 POT	90 CM. O.C.	
⊕	⊕	AZALEA JAPONICA (VARIOUS)	JAPANESE AZALEA	11	#3 POT	90 CM. O.C.	
○	○	ABELIA EDWARD GOUCHER	EDWARD GOUCHER ABELIA	10	#3 POT	90 CM. O.C.	
○	○	HYDRANGEA MACROPHYLLA 'NIKKO BLUE'	HYDRANGEA	10	#3 POT	90 CM. O.C.	
○	○	PIERIS JAPONICA 'FOREST FLAME'	LILY-OF-THE-VALLEY	10	#3 POT	90 CM. O.C.	
○	○	PHILADELPHUS LEWISII	MOCK ORANGE	30	#3 POT	70 CM. O.C.	
○	○	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	21	#3 POT	90 CM. O.C.	
○	○	MEDIUM RHODODENDRON (VARIOUS)	RHODODENDRON	20	#3 POT	90 CM. O.C.	
○	○	VIBURNUM DAVIDI	DAVID VIBURNUM	10	#3 POT	90 CM. O.C.	
○	○	SYRINGA VULGARIS 'MICHEL BUCHNER'	LLAC	10	#3 POT	90 CM. O.C.	
○	○	PRUNUS LAUROCERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	27	#3 POT	70 CM. O.C.	

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARDS 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER TYPICAL STANDARDS WITH PLANT SIZE AND CONTAINER SIZE BEING THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRAZER VALLEY. 'SUBSTITUTION' MUST BE MADE WITHIN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTION TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF 14 BUSINESS DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'BC LANDSCAPE STANDARDS'.
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'BC LANDSCAPE STANDARDS' PROPOSED CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS.
 - MIN. GROWING MEDIUM DEPTHS OVER PROPOSED SUBGRADE SHALL BE:
 - LAWN AREAS 450 mm
 - GROUND COVER AREAS 450 mm
 - SHRUB AREAS 450 mm
 - TREE PITS 300 mm AROUND ROOT BALL
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 1 AND LEVEL 2. HEDGES, EXCEPT FOR AREAS WITH TREES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND TESTING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MEDICAL SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPROVED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE WITHIN 150 mm FROM SURFACE, 100 mm FROM PLANT PARTS, WEED OR REPRODUCTION PARTS OF WEEDS, PLANT PATHOGENS, ORGANISMS, TOXIC MATERIALS, STONES OVER 20 mm AND FOREIGN OBJECTS.
 - ALL PLANTING BEDS SHALL RECEIVE MIN. 50 mm BARK MULCH.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE. UNLESS OTHERWISE SPECIFIED, ALL PLANT MATERIAL NOT SHIPPING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAN AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PLEASANT CONDITION, FREE FROM ALL OBSTRUCTIONS.



apr/22	revised road plan	1
DATE	REVISED	NO.
	REVISIONS	

C.KAVOLINAS & ASSOCIATES INC.
BCSA CSA

2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3Y 3E8
PHONE (604) 857-2378

CLIENT

VICK MANDOT
c/o HUB ENGINEERING INC.
SUITE #212
12992 - 75 AVENUE
SURREY, B.C.
V3W 5G7
604-472-4328

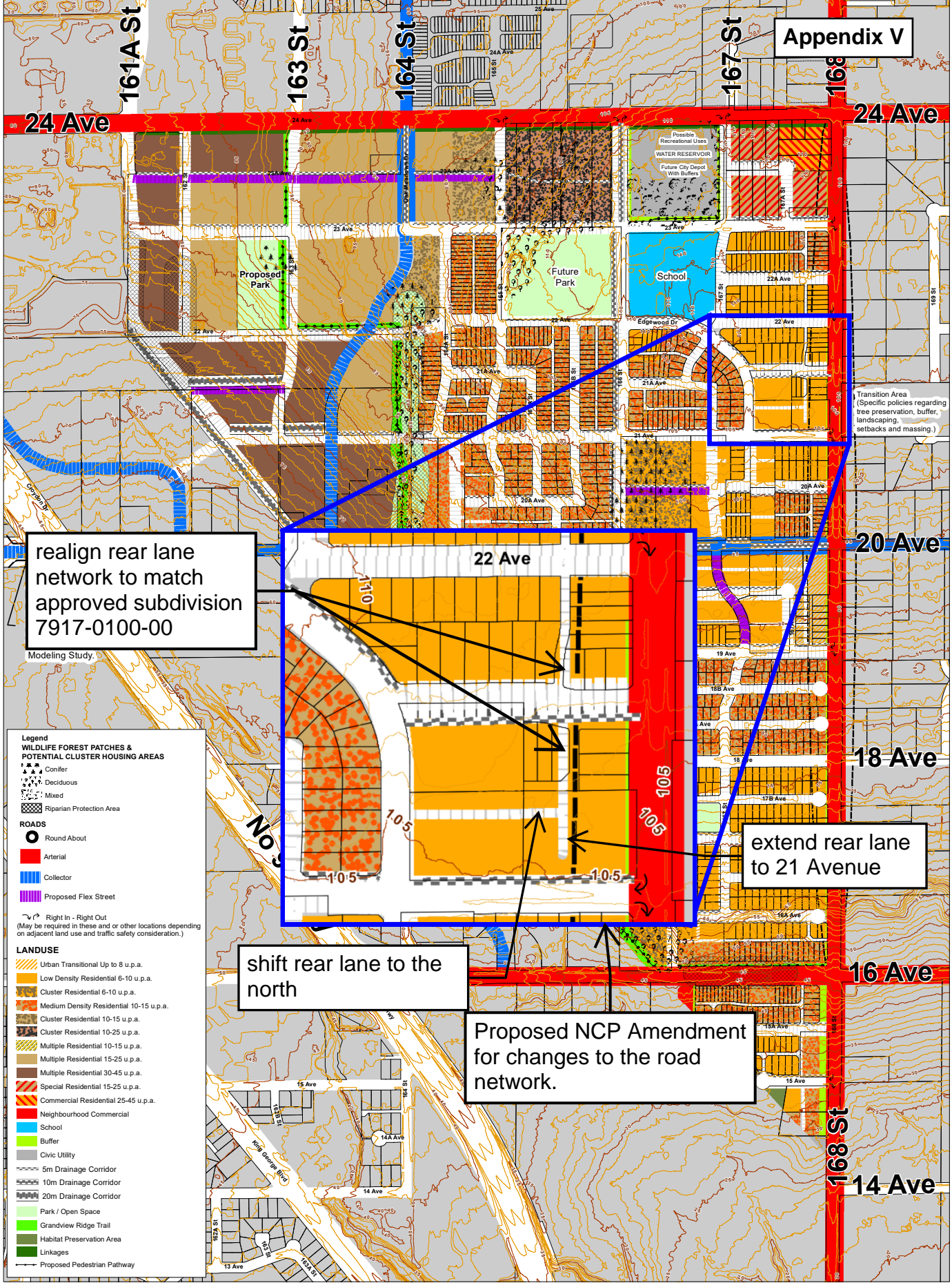
TITLE

PLAN VIEW

**LANDSCAPE PLAN
PROPOSED
LANDSCAPE BUFFER**

RESIDENTIAL DEVELOPMENT
2119 - 168 STREET
SURREY, B.C.

SCALE 1:150	DATE MAR/22
DRAWN CMC	CHECKED CMC
DESIGNED CMC	APPROVED AS SHOWN
PRINTED	JOB NO.
	DRAWING NO.
	L-1



realign rear lane network to match approved subdivision 7917-0100-00

extend rear lane to 21 Avenue

shift rear lane to the north

Proposed NCP Amendment for changes to the road network.

- 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 Jan 4 2022

