

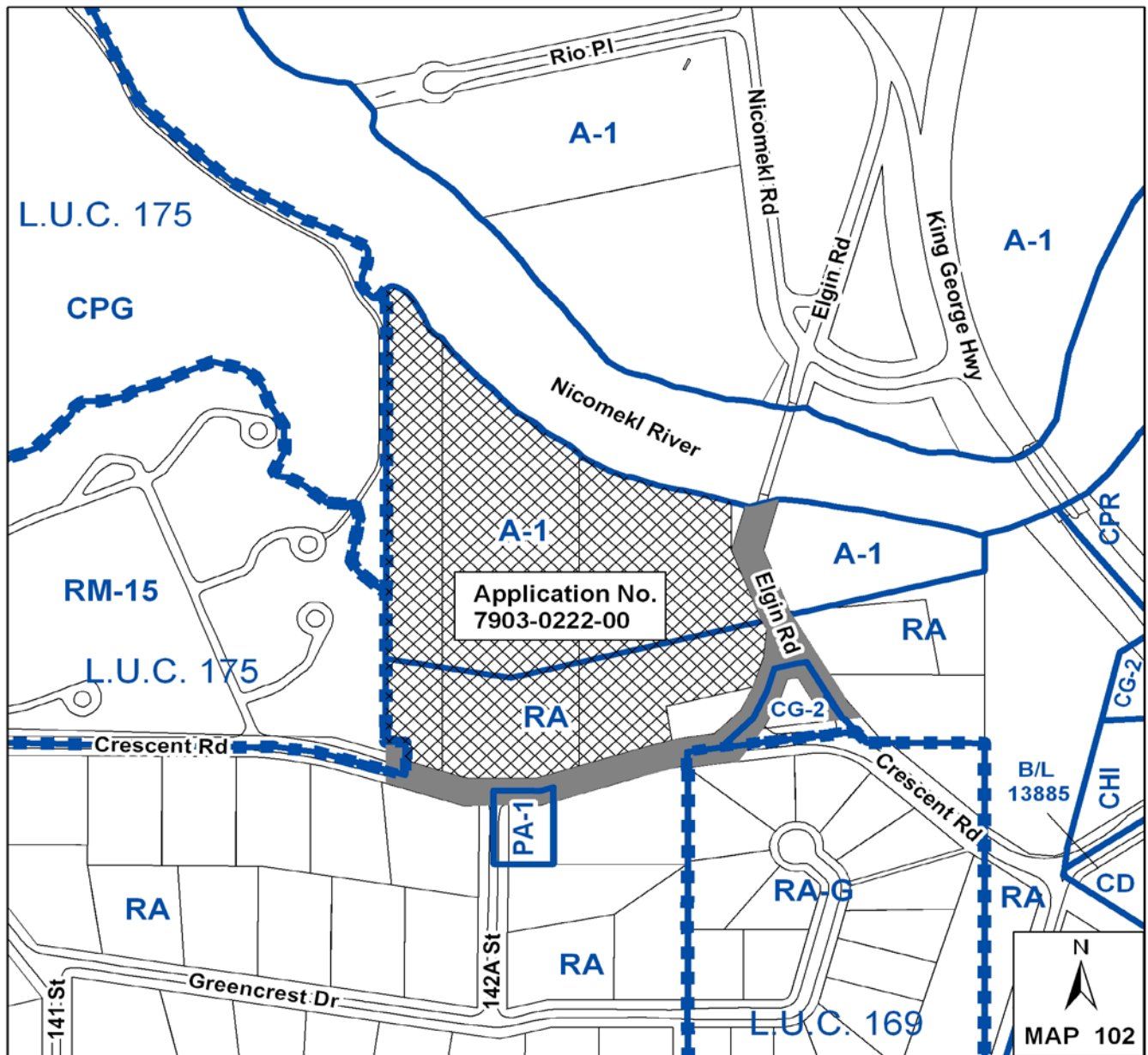
Proposal: Heritage Alteration Permit to allow the installation of a single driveway to Elgin Road and engineering services within Elgin Road (Semiahmoo Trail) and Crescent Road.

Recommendation: Approval

Location: 14215/31 Crescent Road and 3651 Elgin Road **Zoning:** A-1 and RA

OCP Designation: Urban

LAP Designation: Comm/Res & Clustering @ SF Res (8 upa) **Owner:** Park Lane Ventures (Elgin) Ltd.



PROJECT TIMELINE

Completed Application Submission Date: June 18, 2006
Planning Report Date: July 10, 2006

PROPOSAL

The applicant is proposing:

- installation of a single driveway; and
- installation of underground engineering servicing works

in order to permit development of 70 bareland strata lots approved by Council to proceed on July 2005 and granted Third Reading under Project No. 7903-0222-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Heritage Alteration Permit No. 7903-0222-00 (Appendix IV), authorize the Mayor and Clerk to sign the Heritage Alteration Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the Permit.

REFERRALS

Heritage Advisory Commission: Support. Draft Heritage Advisory Commission minutes are available in Council's package.

SITE CHARACTERISTICS

- **Existing Land Use** Elgin Road and Crescent Road roadway and right-of-way.
- **Significant Site Attributes** Existing roads open to vehicle traffic. Significant trees on the south side of Crescent Road.
- **East:** Single family holdings on large lots adjacent to the Nicomekl River. A gas station is located at the intersection of these roadways. The properties are zoned A-1, RA-G and CG-2 in the road right-of-way, designated Urban/Suburban in the OCP.
- **South:** One-acre and one-acre gross density lots, zoned RA and RA-G, designated Suburban in the OCP.

- **West and North:** The Parklane development site is located west and north of the subject roadways. The application is for 70 bare land strata lots and is at Third Reading. The proposed CD Zone is based on RF and RF-12 Zoning, zoned RA and A-1, designated Urban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The rezoning by-law related to development application No. 7903-0222-00 was given third reading on July 25, 2005. The application is to rezone the site to a Comprehensive Development Zone to allow development of 70 single-family bare land strata lots, based on the RF and RF-12 Zones in the Surrey Zoning By-law.

Discussion

- Surrey Semiahmoo Trail Heritage Designation By-law, 2004, No. 15280, as amended and Surrey Municipal Heritage Site Designation By-law 1983, No. 7716, prohibit utilities and services to be constructed under, over, or on Heritage-designated sites with the following exception:
 - Subject to Council considering and issuing a Heritage Alteration Permit to insure the works are done sensitively.
- A Heritage Alteration Permit is, therefore, required to alter the Heritage-designated Crescent and Elgin Road conditions in order to install a driveway and underground works that will serve development application No. 7903-0222-00.
- The servicing requirements for development application No. 7903-0222-00 to be included in the Heritage Alteration Permit include:
 - (a) one driveway for vehicular access to the Lands;
 - (b) one fire hydrant and associated connections to underground pipes or mains on or under the Lands;
 - (c) a water connection to the Lands;

- (d) storm sewer main lines, manholes and associated appurtenances on Elgin Road and the Elgin Road Diversion;
- (e) storm sewer main lines, manholes, catch basin and lead, one (1) crossing of Crescent Road (from the north side to the south side) and associated appurtenances on Crescent Road;
- (f) a naturally surfaced pathway along the north side of Crescent Road; and
- (g) incidental actions such as storage of pipe and operation of excavation machinery necessary to undertake the Works.

The following conditions have been identified in conjunction with the proposed Heritage Alteration Permit:

- (a) There shall only be one vehicular access point to the Lands located along Elgin Road (Semiahmoo Trail) as provided in Section 4 (a) and designed as shown in Drawing No. 7903-0222-00 (C) attached to and forming part of the Permit as described in the Permit,
- (b) For paved road surfaces of the Lands that are disturbed by the Works, the Permittee shall use as replacement paving an asphalt that matches as closely as possible the existing paved road surface of the Lands in terms of coarseness and finish.
- (c) The Permittee shall be responsible for mitigating physical damage to trees, shrubs, lawns or road surfaces of the Lands due to the Works caused by the Permittee, its agents or subcontractors, and for restoration to their original or better condition and to the satisfaction of the City.
- (d) Notwithstanding the condition above, no trees designated for retention according to the tree retention plan for the Lands, shall be removed, pruned or damaged.

The applicant will submit security under the Servicing Agreement to ensure compliance.

HERITAGE ADVISORY COMMISSION (HAC) REVIEW

- The Heritage Advisory Commission (HAC) reviewed the rezoning proposal for development application No. 7903-0222-00 on July 21, 2004, April 27, 2005, May 25, 2005 and June 29, 2005 in order to assess the interface of the development proposal with the Heritage-designated roadways and Semiahmoo Trail. At the final meeting, the HAC recommended support for the project to the General Manager of Planning and Development, and included supporting the removal of four diseased trees in the Elgin Road right of way, and one tree on private property.
- On June 28, 2006, the HAC considered the submission of a Heritage Alteration Permit pursuant to the servicing requirements for development application No. 7903-0222-00. The HAC reviewed the Heritage Alteration Permit submission and made the following recommendation to the General Manager of Planning and Development to alter the Heritage Alteration Permit prior to consideration by Council to include the following as conditions:

That the HAC recommend to the General Manager of Planning and Development that no trees designated on the tree retention plan be removed or damaged beyond repair, notwithstanding clause 5 (c), which is now amended to read, 'The Permittee shall be responsible for mitigating physical damage to trees, shrubs or lawns due to the Works caused by the Permittee, of its agents or subcontractors and for restoration to its original or better condition an to the satisfaction of the City. (Draft minutes)

The Permit has been amended to reflect this condition in S. 5.(c) and (d).

PROPOSED HERITAGE ALTERATION PERMIT (HAP)

- A Heritage Alteration Permit is required to accommodate construction of the necessary underground services and driveway as per the requirements identified by the HAC and the City of Surrey as part of development application No. 7903-0222-00. The proposed Heritage Alteration Permit is attached as Appendix IV to this report. The Permit includes:
 - A map showing the location of the roadway, the proposed services, and the driveway;
 - A list of all the works to be undertaken; and
 - The conditions respecting landscaping and other restoration require after the construction has occurred.
- Works are to be constructed in accordance with a Servicing Agreement satisfactory to the City that includes sufficient securities for the works, disconnections and restorations including preventing any damage to trees to be retained and mitigating any physical damage to the existing landscaping, including installation of proposed landscaping according to development application No. 7903-0222-00.
- Trucks and construction equipment are allowed to use Crescent Road and Elgin Road roadways for the construction of works.
- The Tree Retention Plan shows that no trees proposed for retention are located in the area where excavation and construction work are to occur.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Contour Map
- Appendix III. Proposed Subdivision Layout, Site Plan, Tree Preservation Plan and Landscape Plans
- Appendix IV. Heritage Alteration Permit No. 7903-0222-00

How Yin Leung
Acting General Manager
Planning and Development

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Road,

Thence Easterly along Southerly Boundary of said Crescent Road 16.331 metres, more or less, being a curve to the right with a 231.555 metres radius and having a radial bearing of 168°59'00" to the centre of said curve and a radial bearing of 353°01'28" to the end of said curve,

Thence 82°59'01" a distance 23.325 metres, more or less, following in the Southerly boundary of said Crescent Road,

Thence 25°17'29" a distance 26.792 metres, more or less, to the point on the Easterly boundary of said Crescent Road,

Thence 45°34'18" a distance 1.460 metres, more or less, following in the Easterly boundary of Crescent Road,

Thence 26°19'15" a distance 24.229 metres, more or less, following in the Easterly boundary of said Crescent Road,

Thence 18°41'22" a distance 13.902 metres, more or less, following in the Easterly boundary of said Crescent Road,

Thence 76°33'29" a distance 7.320 metres, more or less, following in the Easterly boundary of said Crescent Road to a point of intersection with the Westerly boundary of Elgin Road,

Thence 149°24'14" a distance 32.709 metres, more or less, following in the Westerly boundary of said Elgin Road,

Thence 141°13'49" a distance 5.288 metres, more or less, following in the Westerly boundary of said Elgin Road,

Thence 82°59'01" a distance 23.666 metres, more or less, to a point of intersection with the Easterly boundary of Elgin Road,

Thence 321°09'45" a distance 16.261 metres, more or less, following in the Easterly boundary of Elgin Road,

Thence 329°22'00" a distance 75.625 metres, more or less, following in the Easterly boundary of Elgin Road,

Thence 338°23'01" a distance 48.466 metres, more or less, following in the Easterly boundary of Elgin Road,

Thence 15°39'23" a distance 39.047 metres, more or less, following in the Easterly boundary of Elgin Road, to a point of intersection with the Natural Boundary of Nicomekl River,

Thence Westerly following in the Natural Boundary of said Nicomekl River 259°28'19" a distance 22.889 metres, more or less, to a point of intersection with the Westerly boundary of Elgin Road,

Thence 195°57'05" a distance 34.725 metres, more or less, following in the Westerly boundary of Elgin Road,

Thence 158°36'10" a distance 56.865 metres, more or less, following in the Westerly boundary of Elgin Road,

Thence 149°24'34" a distance 6.097 metres, more or less,

following in the Westerly boundary of Elgin Road,
 Thence 185°54'14" a distance 21.103 metres, more or
 less, following in the Westerly boundary of Elgin Road,
 Thence 198°34'14" a distance 22.653 metres, more or
 less, following in the Westerly boundary of Elgin Road,
 Thence 216°41'25" a distance 43.083 metres, more or
 less, following in the Westerly boundary of Elgin Road,
 Thence 263°05'10" a distance 4.706 metres, more or less,
 following in the Northerly boundary of Elgin Road,
 Thence Westerly following in the Northerly boundary of
 Crescent Road 24.845 metres, more or less, being a curve
 to the left with a 253.898 radius and having a radial
 bearing of 173°20'41" to the centre of said curve and a
 radial bearing of 347°44'17" to the end of said curve,
 Thence 350°57'10" a distance 1.945 metres, more or less,
 following in the Northerly boundary of Elgin Road,
 Thence Westerly following in the Northerly boundary of
 Crescent Road 22.465 metres, more or less, being a curve
 to the left with a 255.840 metre radius and having a
 radial bearing of 167°45'45" to the centre of said curve
 and a radial bearing of 342°43'53" to the end of said
 curve,
 Thence 252°25'27" a distance 73.150 metres, more or
 less, following in the Northerly boundary of said Elgin
 Road,
 Thence 287°06'28" a distance 17.740 metres, more or
 less, following in the Northerly boundary of said Elgin
 Road,
 Thence 287°11'31" a distance 26.439 metres, more or
 less, following in the Northerly boundary of said Elgin
 Road,
 Thence 0°04'45" a distance 11.843 metres, more or less,
 following in the Northerly boundary of said Elgin Road,
 Thence 270°02'07" a distance 13.350 metres, more or
 less, following in the Northerly boundary of said Elgin
 Road to the point of commencement, said area containing
 1.09 ha, more or less.

3. Summary

CONTOUR MAP FOR SUBJECT SITE

