

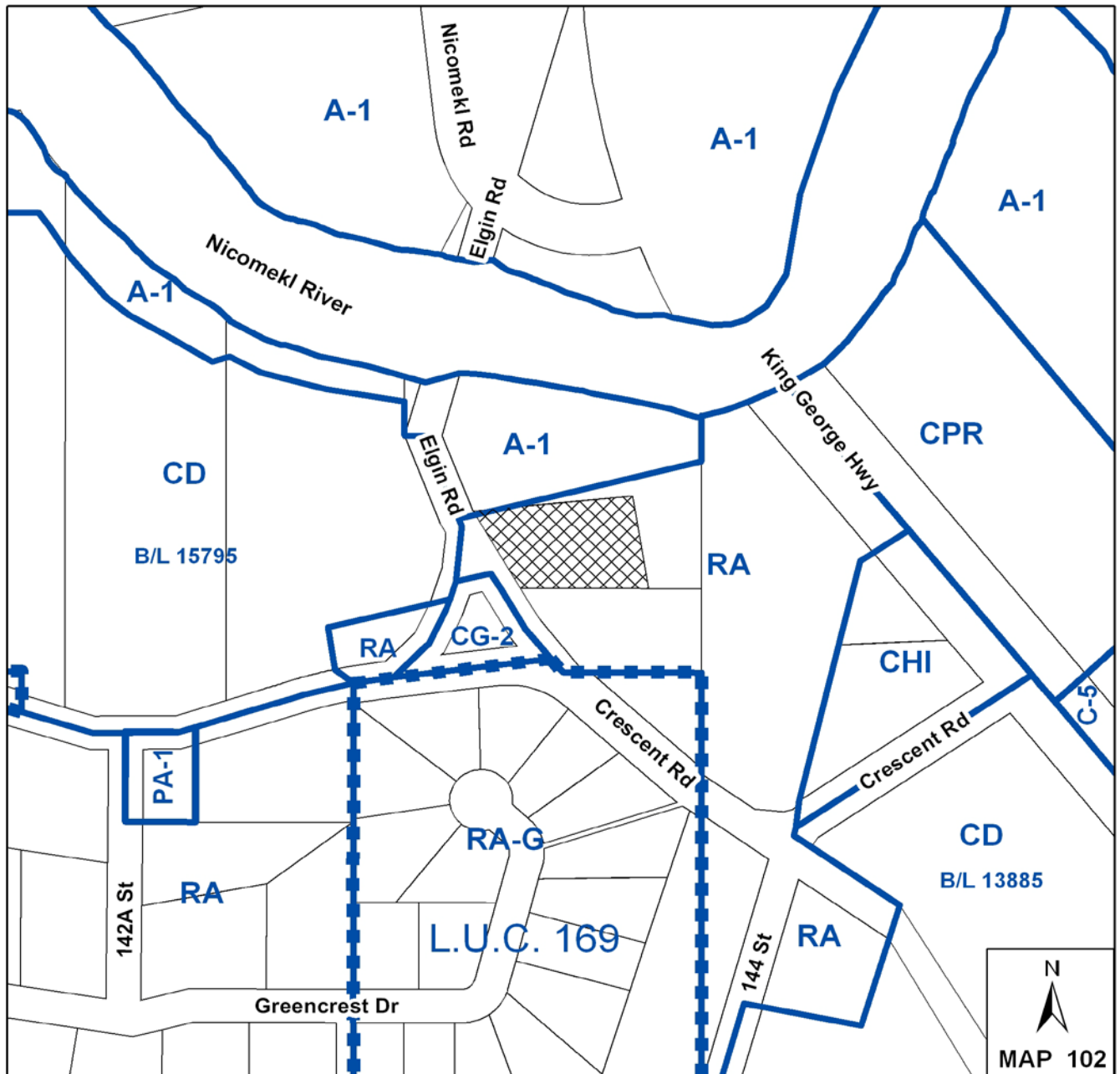
Proposal: A Heritage Alteration Permit to allow a street crossing and services on heritage designated Elgin Road (Semiahmoo Trail).

Recommendation: Approval to Proceed

Location: 3632 Elgin Road **Zoning:** RA and A-1

OCP Designation: Urban

LAP Designation: Comm/Res/
Clustering at SF
Density (8 upa) **Owner:** Ashland Holdings Ltd. et al



PROJECT TIMELINE

Completed Application Submission Date: July 5, 2005
Application Revision & Re-submission Date: January 18, 2007
Planning Report Date: June 11, 2007

PROPOSAL

The applicant is proposing:

- a Heritage Alteration Permit

in order to allow a street crossing and underground services to the development site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Heritage Alteration Permit No. 7905-0211-00 (Appendix IV) varying the following to proceed to Public Notification:
 - (a) to alter the Surrey Semiahmoo Trail heritage Designation By-law, 2004, No. 15280, as amended:
 - (i) to allow one street access for Development Application No. 7905-0211-00; and
 - (ii) to allow underground services for application No. 7905-0211-00.

REFERRALS

Heritage Advisory Commission: The Heritage Advisory Commission supported the development application and supports the Heritage Alteration Permit proceeding to Council with one alteration to ensure overhead utility lines are placed underground.

DEVELOPMENT CONSIDERATIONS

Proposed Development and Elgin Road (Semiahmoo Trail)

- The subject site (0.46 has/1.13 acres) is zoned RA and located south of the Nicomekl River, west of King George Highway and Elgin Creek, south of Crescent Road and directly east of Elgin Road at 3632 Elgin Road.
- The site interfaces with Heritage-designated Elgin Road, considered to be the Semiahmoo Trail along the site.

- The applicant is proposing to rezone the subject site from RA to RF-12 in order to subdivide into six (6) single family residential lots. The density proposed, 5.3 upa, complies with the OCP and the residential component of the King George Highway Corridor Plan for this site.
- The lots that are adjacent to Elgin Road (Semiahmoo Trail) are proposed with rear lane access and a 10 metre (33 ft.) landscaped buffer between the lot line and the building envelope as per the Semiahmoo Trail Guidelines.
- The applicant is proposing a subdivision design and road location, as shown in Appendix III, that will provide the remaining development areas within this pocket an opportunity to connect with this road and redevelop as cluster housing to retain existing trees and minimize encroachment on Elgin Creek as intended by the King George Corridor Land Use Plan/Development Concept.
- The proposed new road is to be the only road access to this pocket; no additional Trail crossings would be proposed. The existing access from Elgin Road will be closed. Vehicular access to the subject development and the cluster housing area beyond this subject site is intended to be only from this location at Elgin Road, south of the location of the current access to this site. Once the remainder of the constrained area redevelops, the existing access roads onto Crescent and Elgin Roads can be closed as the internal road system connects to this one location.
- The applicant examined several possible locations for this roadway. Due to the flood plain location, the sight-line constraints and the presence of the roundabout where access to the Park Lane project is located, the proposal represents the optimal location for the access road. This access road is intended to serve all future redevelopment in this area between Elgin Road and Elgin Creek.

Heritage Considerations

- Elgin Road is the designated extension of Semiahmoo Trail Heritage Road, as it exists in alignments that have been established through the original development of the Elgin area. In the area of the proposed development, the physical extension of the trail itself is proposed to cross in front of the subject site and then cross Elgin Road to the west side. The trail will then intersect with the trail along the Nicomekl River (Appendix III).
- The project interfaces with Semiahmoo Trail along its western boundary. The interface issues include the proposed new road crossing the Trail, the proposed landscaping and path development, and the building design and location along the Trail.
- City By-laws and the Semiahmoo Trail Guidelines restrict direct vehicular access for new developments along the Semiahmoo Trail. However, Council approval, through the form of the Heritage Alteration Permit (HAP), is required for all roadways and servicing that has the potential to change this Heritage resource.
- The applicant will be required to treat the Trail crossing as specified by Parks and Recreation with raised intersection and treated paving. Trail markers and signage may also be required at this location.

Semiahmoo Trail Design Guidelines

- As indicated earlier, the proposed lot layout does not allow any direct access to Elgin Road (Semiahmoo Trail) for individual lots. The two lots that have frontage on Elgin Road (Semiahmoo Trail) are accessed by a laneway internal to the proposed development. Direct access to Elgin Trail will be prohibited by Restrictive Covenant and the development of the landscaped buffer.
- In order to comply with the Heritage designations and the Semiahmoo Trail Design Guidelines, the applicant is proposing the following:
 - A 10 metre (33 ft.) landscape buffer in accordance with the established guidelines on the lots adjacent to Elgin Road (Semiahmoo Trail) (secured by Section 219 Restrictive Covenant and financial security);
 - Perimeter landscaping (buffer) on Elgin Road to screen building massing for the site;
 - Mounding for a low berm will be provided where possible to define the internal side of the buffer;
 - Split rail fencing along the buffer no more than 1.2 metres (4 ft.) in height, similar to that already existing along other parts of Semiahmoo Trail; and
 - Plant materials in accordance with the standards indicated in the guidelines.
- The proposed design of new dwellings is intended to ensure compatible development to the Semiahmoo Trail, as follows:
 - All dwellings will be designed to face the Trail and to recognize the importance of Semiahmoo Trail, enhance the character of the community and respond to the housing proposed by Park Lane across Elgin Road;
 - A minimum building setback of 11 metres (36 ft.) will be required to ensure a functional yard for new dwellings along the Trail, and the design of this interface will be detailed in the proposed Design Guidelines; and
 - The dwellings will generally be articulated Cape Cod, West Coast Cottage and Craftsman style, with a well-identified front entrance element and strong, simple roof elements with higher pitched gable and hip roof lines, and diminished massing through dominant one storey eave lines and set back second storey treatment.

Heritage Advisory Commission

- The Heritage Advisory Commission (HAC) reviewed the application at their January 31, 2007 meeting and made the following comments (Appendix IV):
 - The HAC supports the proposed single road crossing for vehicular access to all the proposed lots in the proposed subdivision and future development of the other surrounding lands;

- The HAC supports the landscape buffer and interface treatment including stepping back of the second building storey, between Elgin Road and the proposed development; and
- The HAP (detailing the proposed new road to Elgin Road that will cross and interface with Semiahmoo Trail) was submitted to the HAC for review and comment at their May 30, 2007 meeting. They have requested one change to ensure that overhead lines are undergrounded. This change has been incorporated into the HAP.

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, Floodplain Location and Landscape Plans
Appendix IV.	Heritage Alteration Permit

How Yin Leung
Acting General Manager
Planning and Development

TW/kms

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Mike Helle, Coastland Engineering & Surveying Ltd.
 Address: #101, 19292 – 60 Avenue
 Surrey, BC V3S 3M2
 Tel: 604-532-9700

2. Properties involved in the Application

(a) Civic Address: 3632 Elgin Road

(b) Civic Address: 3632 Elgin Road
 Owners: Ashland Holdings Ltd. and Pacific Kingfisher Properties
 Ltd.

PID: 006-180-485

Lot 2 Except: Part Subdivided by Plan 57887; Section 28 Township 1 New
Westminster District Plan 47318

3. Summary of Actions for City Clerks Office

(a) Introduce the Heritage Alteration Permit.

(b) Notify the adjacent landowners about the Heritage Alteration Permit.

CONTOUR MAP FOR SUBJECT SITE

