

Proposal: Amend CD Zone and a Development Permit to permit the construction of four detached single family strata units.

Recommendation: Approval to Proceed

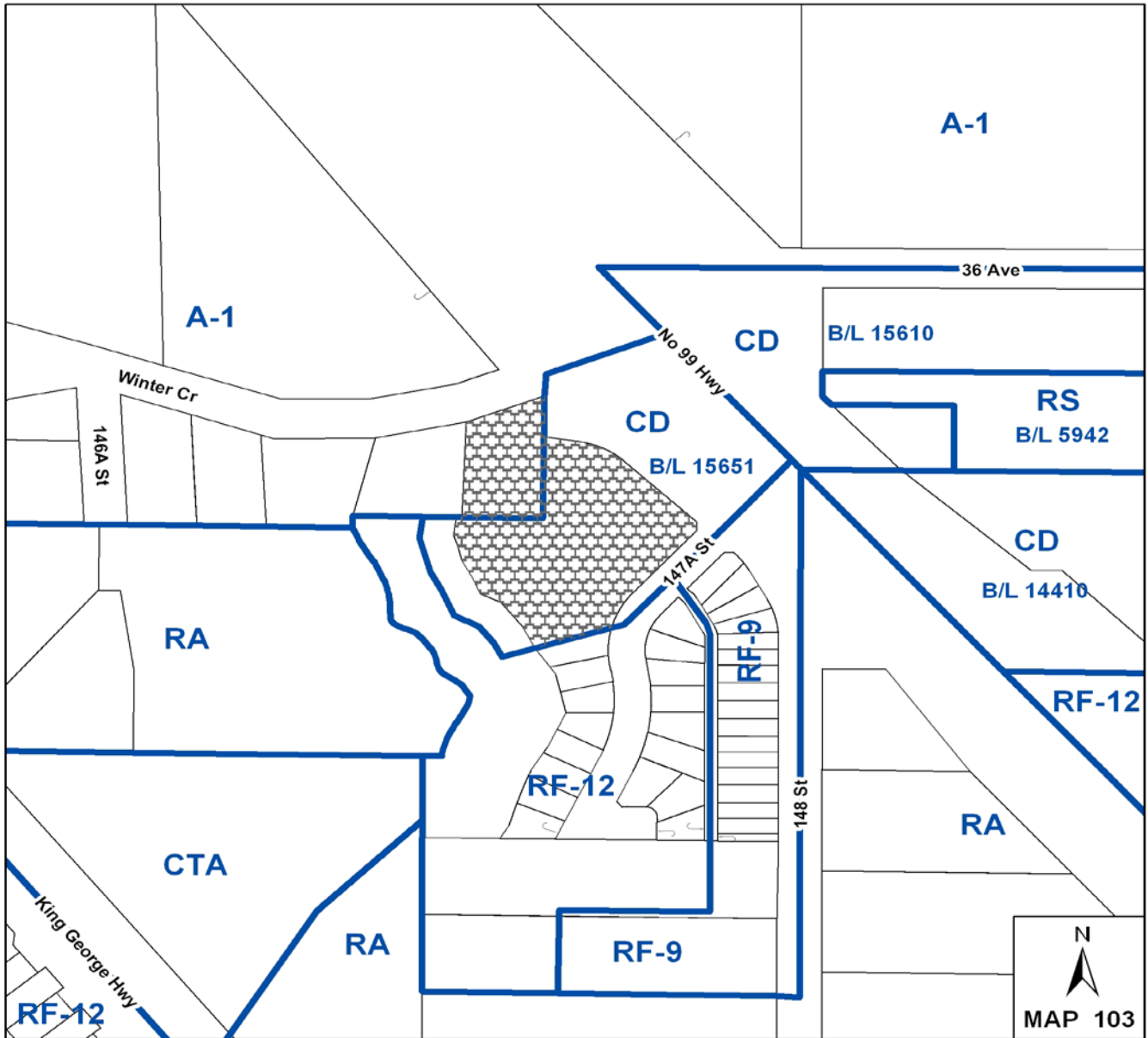
Location: 14732 Winter Crescent & 3495 - 147A Street

Zoning: A-1 and CD (By-law No. 15651)

OCP Designation: Urban

LAP Designation: Clustering @ 8 upa

Owner: No. 262 Seabright Holdings Ltd.



PROJECT TIMELINE

Completed Application Submission Date: November 2, 2005
Planning Report Date: May 8, 2006

PROPOSAL

The applicant is proposing:

- to amend CD By-law No. 15651; and
- a Development Permit

in order to permit the development of the second phase of a strata development comprising four detached single family strata units.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Comprehensive Development By-law No. 15651 and a date be set for Public Hearing.
2. Council approve the applicant's request to eliminate the required indoor amenity space.
3. Council authorize staff to draft Development Permit No. 7905-0351-00 in accordance with the attached drawings (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a consolidation plan for properties 14732 Winter Crescent and 3495 - 147A Street to the satisfaction of the Approving Officer;
 - (c) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect; and
 - (d) the applicant adequately address the impact of no indoor amenity space.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

No concerns.

Parks: The Parks Recreation and Culture Department commented that this application should:

- include design and construction, or a contribution towards future construction by others, of the Nicomekl Greenway on the Winter Crescent and 148 Street frontages;
- include low, permeable fencing on the private property line;
- include a 'front door' to the greenway and gates to the path where possible;
- ensure that windows, patios, and decks have views to the pathway system;
- ensure that plant material/types does not block sight lines to the public space when mature; and
- include a voluntary contribution Park, Recreation, and Culture facilities in the South Surrey area, which is tied to the development application.

(Appendix V).

School District:

School Impacts:**Projected number of students from this development:**

Elementary students = 1 student
 Secondary students = 1 student
 Total new students = 2 students

School Catchment Area/Current Enrollment/School Capacity:

Semiahmoo Trail Elementary School = 346 enrolled/315 capacity
 Semiahmoo Secondary School = 1,726 enrolled/1,300 capacity

Projected number of students from development approvals in the last 12 months (not including subject project) in the subject school catchment areas:

Elementary students = 53 students
 Secondary students = 31 students
 Total new students = 84 students

Approved Capacity Projects and Future Space Considerations

A boundary change is proposed from Semiahmoo Trail Elementary to Chantrell Creek elementary phased-in beginning 2006 to avoid projected overcrowding at Semiahmoo trail and help fill Chantrell Creek Elementary.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school.

A future secondary school site in the South Surrey area is envisioned in the Grandview Heights area, pending general land use plan and residential build out determination for Grandview Heights area.

(Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Vacant. The single family dwelling has been demolished.
- **Significant Site Attributes** There are several mature trees on the property.
- **East and South:** Single family detached strata units (Phase I) recently approved under file No. 7904-0244-00, zoned CD (By-law No. 15651), designated "Urban" in the OCP and "Clustering at Single Family Density (8 upa)" in the King George Highway Study..
- **West:** Single family dwelling with a creek on the east side of this property, zoned A-1, designated Urban in the OCP.
- **North:** Currently vacant lot under Application No. 7905-0402-00 on the north side of Winter Crescent, zoned A-1, designated "Urban" and "Suburban" in the OCP and "Clustering at Single Family Densities (8 upa)" in the King George Highway Corridor Study. The proposed 51-unit bare land strata project received Third Reading on April 24, 2006.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is designated Urban in the OCP and identified for clustering at 8 upa (gross) density in the King George Highway Corridor Land Use Plan, approved in December 1995.
- The subject property, 14732 Winter Crescent, is being developed as Phase 2 of a strata development, recently approved under File No. 7904-0244-00 immediately to the south and east. Phase 1 approved the construction of 14 single family detached strata units, and Phase 2 will complete the development with four additional units.

Proposed Land Use

- The applicant proposes to consolidate 14732 Winter Crescent (Lot 19) and 3495 – 147A Street (Lot 33) into one strata development with a total site area of 2.2 acres and a density of 7 upa.
- The proposed units in Phase 2 will have access through Phase 1 as the lots will be consolidated and services will be extended within the development.

Proposed CD By-law (No. 15651) Amendment

- The existing CD By-law (Appendix VIII) applies to Phase 1 (Lot 33) of this development and is based on the RM-10 Zone.
- In order to develop the additional 4 units under the same strata, the applicant proposes to consolidate Lots 19 and 33 and to amend the CD By-law to include Lot 19 for the same uses based on the RM-10 Zone. All restrictions of the existing CD By-law for Lot 19 remain the same for this new phase.
- The requirements of the existing CD By-law in place for Phase I with regard to outdoor amenity space and visitor parking are satisfied through the consolidation of the two parcels. There is an outdoor play area and four visitor parking spaces provided through that phase.
- The applicant will be required to provide compensation in lieu of not providing any indoor amenity space.

Building Design

- The design of the proposed house types (A and C) will be consistent with those approved in Phase 1 (Appendix III).
- The proposed unit sizes range from 251 square metres (2,700 sq.ft.) to 268 square metres (2,884 sq.ft.).

Creek Preservation

- The applicant has confirmed that the proposed development does not encroach into the 15 metre (49 ft) top-of-bank setback requirement along the creek on the adjacent property to the west. Department of Fisheries and Oceans (DFO) approved the existing creek preservation under Phase 1 of this strata development (File No. 7904-0244-00) and the subject project matches the previous conditions of approval on Phase II.

Tree Retention and Landscaping

- The applicant's arborist has identified 16 mature trees on the subject property, including a mix of cedars, maples, alders, firs, a Chestnut tree and one Dogwood tree. The trees vary in condition, some with structural defects and others in good condition.
- The site slopes down to the north and the proposed development requires significant grade changes, so there are no opportunities for tree retention. As a result, the arborist recommends removing these 16 trees and planting 24 replacement trees within the site at a 1.5:1 replacement ratio (Appendix VII).
- The Landscape Plan prepared by DMG Group Ltd. includes the 24 replacement trees as well as lawn and shrubs with the majority of planting located along the frontage of Winter Crescent.

Development Potential of 14718 Winter Crescent

- The applicant has conducted a top-of-bank survey and advised that the development potential on the adjacent property to the west, 14718 Winter Crescent is significantly impacted by a creek. The existing single family dwelling is located within the 15 metre riparian setback area and any redevelopment will require the endorsement of the DFO.
- Access from the proposed development at 14732 Winter Crescent may be extended into 14718 Winter Crescent in the event that it is able to redevelop similar residential units. In order to protect this accessibility, a Restrictive Covenant will be registered as part of the consolidation of Lots 19 and 33 to ensure that this access is provide in the event that Lot 18 re-develops.

PRE-NOTIFICATION

Pre-notification letters were originally sent on December 19, 2005 and staff received the following comments:

- Concern about the impact of development near the creek.

(The applicant has demonstrated that this development will not encroach into the 15 metre (49 ft) top of bank riparian setback area that was approved by DFO under Phase 1 of this development. In addition, the applicant has demonstrated that future development of 14718 Winter Crescent, the adjacent property to the west, is largely encumbered by the top of bank setback area and any re-development of this property must be reviewed and approved by DFO under a separate development application).

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.	Site Plan, Typical Floor Plans and Elevations, Landscape Plans and Perspective
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Amendments to CD By-law No. 15651
Appendix IX.	Phase I Development Permit (File No. 7904-0244-00) Plan

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated March 31, 2006.
- Soil Contamination Review Questionnaire prepared by Robert McLeod dated November 1, 2005.

How Yin Leung
Acting General Manager
Planning and Development

LCR/kms

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DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		8,702.9sq.m.
Road Widening area		
Undevelopable area		247.1 sq.m.
Net Total		8,455.8 sq.m.
LOT COVERAGE (in % of net lot area)	40%	31%
Buildings & Structures		31%
Paved & Hard Surfaced Areas		20%
Total Site Coverage		50%
SETBACKS (in metres)		
Front (North)		5.5 m/6.0 m/7.5 m
Rear (South)		1.2/5.0 m
Side #1 (East)		6.0 m
Side #2 (West)		3.0 m/5.0 m
BUILDING HEIGHT (in metres/storeys)		
Principal		9.5 m
Accessory		
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +Four Bedroom		18
Total		18
FLOOR AREA: Residential		4,596.3 sq.m.
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA		4,596.3 sq.m.

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		8 units/ac
# of units/ha /# units/acre (net)		8.53 units/ac
FAR (gross)	0.60	0.52
FAR (net)		0.54
AMENITY SPACE (area in square metres)		
Indoor		
Outdoor	3 sq.m.	54 sq.m.
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed		
4-Bed	2/unit	36
Residential Visitors	0.2/unit	4
Institutional		
Total Number of Parking Spaces		41
Number of disabled stalls		1
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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CONTOUR MAP FOR SUBJECT SITE

