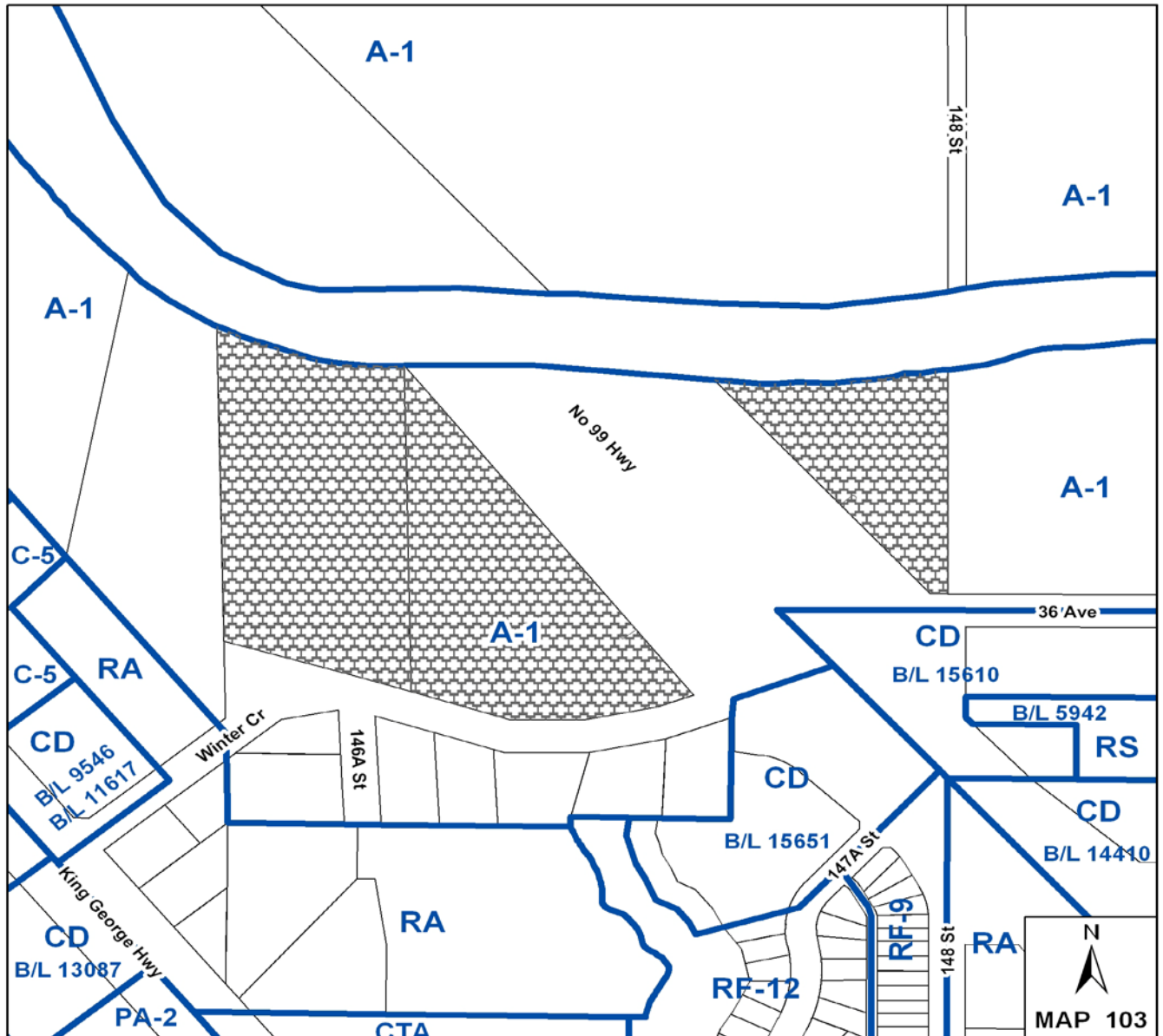


Proposal: OCP Amendment from Suburban to Urban and a rezoning from A-1 to CD to permit the development of 51 single family residential detached bare land strata lots.

Recommendation: Approval to Proceed

Location: 14655 and 14685 Winter Crescent	Zoning: A-1
OCP Designation: Suburban and Urban	
LAP Designation: "Nicowynd East", Clustering (8 upa) & Recreation Res. & Related Uses	Owner: Edward Grant Gill et al



PROJECT TIMELINE

Completed Application Submission Date: December 22, 2005
Planning Report Date: April 10, 2006

PROPOSAL

The applicant is proposing:

- an OCP amendment from Suburban and Urban to Urban; and
- a rezoning from A-1 to CD

in order to permit the development of 51 single family residential detached bare land strata lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to redesignate the property from Suburban and Urban to Urban in the Official Community Plan and a date be set for Public Hearing (Appendix XIII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone the property from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) submission of a landscaping cost estimate and securities for landscaping within the proposed private amenity spaces to the specifications and satisfaction of the City Landscape Architect;

- (e) final endorsement from the BC Ministry of Water, Land & Air Protection regarding the flood plain issue;
 - (f) final approval from the Department of Fisheries & Oceans (DFO) regarding watercourse preservation;
 - (g) finalized design guidelines to the satisfaction of the City to be registered on title;
 - (h) final endorsement from the Inspector of Dykes (Ministry of Environment - MOE);
 - (i) final endorsement from the Surrey Dyking District;
 - (j) the location and design of the multi-use pathways (Greenway) are to be provided and adequate funds for construction of the multi-use pathways (Greenway) and enhancement of the riparian forest area to be submitted to the satisfaction of the Parks, Recreation & Culture Department;
 - (k) detailed designs for habitat compensation works within existing and proposed parkland and adequate maintenance monies for these works, are to be submitted to the satisfaction of the Parks, Recreation & Culture Department;
 - (l) adequately address the City's concerns about the use of existing or proposed public lands for private development compensation works, to the satisfaction of the Parks, Recreation & Culture Department and the Realty Services Division;
 - (m) adequately address concerns about the increase in population density for the area proposed through this OCP amendment, to the satisfaction of the Parks, Recreation & Culture Department; and
 - (n) final approval from BC Hydro.
5. Council pass a resolution to amend the King George Highway Corridor Land Use Development Concept Plan designation from "Nicowynd East (recreational residential and related uses under a comprehensive development" to "Clustering at Urban Single Family Density (8 upa)" for the entire site.

REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the acceptance of these lands into the Fraser Sewerage Areas by the GVS&DD and the completion of Engineering servicing requirements as identified in the attached (Appendix IV).

Parks:

Parks can support the proposal, provided that the following issues are satisfactorily addressed prior to final approval.

- final design and funding for construction of the Greenway (multi-use pathways);

- detailed designs and maintenance monies for habitat compensation works on parkland;
- landscaping and design features of dwellings adjacent to the greenways for Crime Prevention through Environmental Design Principles;
- the use of existing or proposed public lands for private development compensation works; and
- the increase in population density for the area proposed through this OCP amendment

(Appendix V).

School District:

School Impacts:

Projected number of students from this development:

Elementary students = 16 students
 Secondary students = 8 students
 Total new students = 24 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 = 62 students
 Secondary students = 36 students
 Total new students = 98 students

Approved Capacity Projects and Future Space Considerations

A boundary change from Semiahmoo Trail to Chantrell Creek is being implemented. The declining enrollment shown at Semiahmoo Secondary illustrates the impact of major boundary moves to Earl Marriott and Elgin Park secondary schools two years ago.

A portion of another Semiahmoo secondary feeder school catchment for Sunyside elementary includes part of the NW Grandview NCP Area east of Highway No. 99. This area will have high student yields due to development driven changes to the NCP by the City. This growth in NW Grandview is not shown in the table for Semiahmoo Secondary below. It is assumed that students east of Highway No. 99 would attend a planned new NW Grandview elementary school feeding a proposed new Grandview

Heights Secondary (envisioned in the Grandview Heights General Land Use Plan Area). Pending residential build out and student yield determination for NCPs supporting a new secondary school for South Surrey.

(Appendix VI)

Department of Fisheries and Oceans (DFO):

Preliminary approval obtained on March 15, 2006.

Ministry of Transportation:

Support. Preliminary approval granted for one year (Appendix).

Dyking Authority:

Endorsement from the Inspector of Dykes (MOE) and the Surrey Dyking District is required prior to final adoption of the rezoning by-law.

B.C. Hydro:

The application has been referred to BC Hydro due to the portion of property across Highway 99 abutting the BC Hydro corridor. Approval is required prior to final adoption of the Rezoning By-law. Significant concerns are not anticipated because the portion of property impacted by the Hydro corridor is proposed to be conveyed to the City for park purposes.

SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling to be demolished.
- **Significant Site Attributes** The site lies immediately south of the Nicomekl River. The Anderson Creek runs through the easterly property (14685 Winter Crescent). A large part of the site is within the designated floodplain. A portion of the site is located north of Highway 99 and is hooked to the main parcel. This land is within the floodplain.
- **East:** Vacant land within the floodplain, zoned A-1 and RA, designated Urban in the OCP and Preservation Area/Open Space in the Rosemary Heights West NCP.
- **South:** Across Winter Crescent, single family dwellings, zoned A-1, designated Urban in the OCP and Clustering at Urban Single Family Density (8 upa) in the King George Highway Corridor Study.
- **West:** Single family dwelling, zoned A-1, designated Suburban & Urban in the OCP and "Clustering at Urban Single Family Density (8 upa)" in the King George Highway Corridor Study.
- **North:** The Nicomekl River, Highway No. 99 and large agricultural parcels within the Agricultural Land Reserve, zoned A-1, designated Agricultural in the OCP.

PLAN AND POLICY COMPLIANCE

- OCP Designation: Partially complies. Needs amendment from Suburban to Urban for the northerly portion of the site.
- LAP Designation: Partially complies. An amendment to the King George Corridor Land Use Development Concept Plan is required to designate the entire site for "Clustering at Urban Single Family Density (8 upa)."

JUSTIFICATION FOR PLAN AMENDMENT

- The site, which is located both on the north and south side of Highway 99, is split designated in the Official Community Plan (OCP). The triangular portion of property on the north side of Highway 99 is designated Urban in the OCP. The larger portion of property on the south side of Highway 99 is designated a combination of Urban and Suburban. The reason for the split-designation is that the northerly portion of the site is within the 200-year flood plain of the Nicomekl River and was not anticipated to be developed. This portion of the site is therefore primarily designated Suburban.
- The portion of site on the south side of Highway 99 is situated within the King George Corridor Land Use Development Concept plan area and is part of Area 'C' described as 'Nicowynd East'. The southernmost portion of the site is more specifically designated, in the King George Corridor plan for "Clustering at Urban Single Family Density (8 upa)" (Appendix XI). The portion of the site on the north side of Highway 99 is designated Preservation Area/Open Space in the Rosemary Heights West Neighbourhood Concept Plan.
- The proposal is for a bare land strata comprising 51 single family residential lots at a density of slightly over 6 upa, and therefore complies with the Area Plan. The proposal requires an amendment to the OCP from Suburban to Urban for the northwest portion of the site, and an amendment to the King George Corridor Land Use Development Concept Plan to allow Clustering at Urban Single Family Density (8 upa) for the entire site on the south side of Highway 99, not just the southernmost portion.
- The applicants have hired an engineering consultant (UMA Engineering Ltd.) to prepare a fill placement impact study for the subject lowland properties. The report concludes that the proposal can be accommodated in the flood plain area through fill-placement to a minimum elevation of 2.52 metres, in addition to a variety of drainage improvements. The City's Engineering Department and Building Division will ensure that the necessary steps are taken to achieve the necessary level of flood protection.
- The density proposed is well under the 8 upa density prescribed for the surrounding area in the King George Corridor Land use Development Concept Plan. The proposal offers recreational benefits to the surrounding community with elements including a public Dyke trail along the Nicomekl River and a public nature trail along the east perimeter of the site close to Anderson Creek.

DEVELOPMENT CONSIDERATIONS

- The subject site comprises 2 parcels of land and a total area of approximately 4.6 hectares (11.3 acres). The site is directly south of the Nicomekl River. The majority of the site is located south of Highway 99 along Winter Crescent; however, there is a triangular portion of property that is hooked across Highway 99. This triangular portion, on the north side of Highway 99, is impacted by a BC Hydro Corridor. The red coded Anderson Creek runs through the centre of the most easterly lot (14685 Winter Crescent).

Proposed Development Overview

- The applicant is proposing a bare land strata with 51 single family detached residential units.
- The subject site is proposed to be rezoned to a "Comprehensive Development" (CD) Zone. The size of the lots generally conforms to the Single Family Residential (12) (RF-12)" Zone on the north side of the development for approximately 22 lots and to the "Single Family Residential (9) (RF-9)" Zone on the south side of the development for approximately 29 lots.
- The proposed lot pattern consisting of 2 rows of RF-9 lots, with rear lane access, along Winter Crescent, and RF-12 lots in behind, is consistent with recently approved applications located along Winter Crescent and 148 Street, to the immediate south of the subject site.
- Restrictions are being imposed by way of design guidelines and detailed landscaping plans to ensure development is sensitive to the public interfaces.
- The proposed road widths within the bare land strata range from 7.5 metres (25 ft.) to 12.0 metres (39 ft.). The Fire Department has reviewed the proposed internal road widths and road pattern and has found them acceptable. Parking will be restricted to one side of the street on these internal roads.
- An adjacent property to the west that has a similar land use designation is not part of this development. However, road access and connectivity of internal roads have been provided. Cross easement arrangements will be required as a condition of this proposal.
- As part of the strata development and clustering concept, the applicant proposes to create different open space areas within the site for environmental protection and to be used as private amenity space for residents of the development. The open spaces proposed will provide linkages to the public trail system. Restrictions will be imposed to ensure the transition from public to private open space is sensitive. The applicants have provided a preliminary landscaping plan for these private open space areas. A finalized landscaping plan, cost estimate, and securities to ensure the landscaping is installed and maintained will be required prior to final adoption.

Environmental Habitat, Floodplain, and Creek Protection

- The applicants retained Phoenix Environmental Services to prepare an environmental report to propose setback protection for the Nicomekl River and Anderson Creek as well as habitat compensation. The report proposes a 15 metre (49 ft.) setback from the top of bank for both the Nicomekl River and the Anderson Creek. The report also recommends dedication of all areas east of Anderson Creek including the entire triangular portion of property across Highway 99 for

habitat compensation. The report also identifies several proposed works that would result in significant qualitative gains in fish habitat productivity. The environmental package received preliminary approval from the Department of Fisheries and Oceans (DFO) on March 15, 2006. Final approval from DFO will be required prior to final adoption of the Rezoning By-law.

- The application has been referred to the BC Ministry of Water, Land & Air Protection for comments on the development of the floodplain. The application has also been referred to dyking authorities including the Inspector of Dykes at the Ministry of Environment and the Surrey Dyking District. Final approval from all of these bodies will be required prior to final adoption of the Rezoning By-law. The applicant has been made aware that final resolution of these issues has the potential to reduce the available developable site area and corresponding lot yield, and has agreed to proceed on this basis.

Parks, Open Space, and Public Trails

- In addition to open space proposed to be dedicated as part of the environmental compensation package, additional public amenities are proposed, including the following:
 - Development of a pedestrian waterfront walkway (greenway) along the Nicomekl River. This public dyke trail will become part of the Parks, Recreation & Culture Department's proposed waterfront trail network along the Nicomekl River. The Department of Fisheries and Oceans (DFO) has approved the concept of a public walkway along the Nicomekl River dyke.
 - A 10 metre (33 ft.) wide nature trail along the east perimeter of the development just outside the Anderson Creek environmental setback protection area. This trail will provide pedestrian access from Winter Crescent to the Nicomekl waterfront trail.
- The location and design of the public trail system will be finalized in conjunction with the Parks, Recreation and Culture Department prior to final adoption of the Rezoning By-law. The applicant will be required to submit adequate funding for the construction of the pathways as well as for enhancement of the riparian forest prior to final adoption of the Rezoning By-law.
- Additional requirements related to the shortage of park amenities have been identified by the Parks, Recreation, and Culture Department, and will be required to be resolved prior to final adoption of the Rezoning By-law.

Proposed CD By-law

- The proposed CD By-law is based on the RF-12 and RF-9 Zones, and is developed specifically for a bare land strata development. The proposed CD By-law differs from the RF-12 Zone as follows:
 - There is reference to a bare lane strata;
 - The only permitted uses are single family dwellings and open space;
 - The minimum lot width for RF-12 sized interior lots is 13.4 metres (44 ft.). Unlike RF-12, which permits lot widths of 12 metres (40 ft.), the proposed CD zone will not permit a

lot width less than 13.4 metres (44 ft.). All homes constructed on the RF-12 sized lots will be required to have front access double car garages;

- The minimum lot width for RF-12 sized corner lots (proposed lots 11, 12, 48 and 51) is proposed to be reduced from 15.4 metres (51 feet) to 13.4 metres (44 ft.). The corresponding minimum lot area of an RF-12 sized corner lot is also reduced on these lots from 375 sq.m (4,037 sq.ft.) to 320 sq.m (3,445 sq.ft). The purpose of reducing the lot width and lot area on these 4 corner lots is to maximize the entrance to the proposed private amenity space. A 1.8 metre (6 ft.) minimum side yard setback on a flanking street is proposed on these lots, which is slightly less than the 2.4 metre (8 ft.) side yard setback on a flanking street required for a corner lot under the RF-12 Zone. The impact of the reduction should be minor because abutting roads are private and will not be heavily traveled.
- Private outdoor amenity space in the amount of 37 m² (400 sq.ft.) per lot is required to be provided.

Building Design Guidelines and Lot Grading

- The applicants retained Michael E. Tynan (Tynan Consulting Ltd.) to prepare Building Design Guidelines based on a Neighbourhood Character Study of the Area. The Character Study states that most of the homes in the area surrounding the subject site are 30-60 year old structures that do not meet modern design standards. This Old Urban character does not provide suitable context for a high-end compact lot development. A new character is therefore proposed that does not relate to the existing homes.
- The Building Scheme states that the new homes will be readily identifiable as "Traditional", "Neo-Traditional", "Neo-Heritage", or "Craftsman-Heritage" in style. The new homes will be constructed to a high architectural standard, meeting or exceeding standards found in most RF-12 and RF-9 subdivisions in South Surrey. Trim and detailing and finishing materials standards are to be "executive quality".
- The Building Scheme states that the exterior materials will consist of Stucco, Cedar, Hardiplank, Brick, and Stone only; no Vinyl is permitted. The colour scheme will consist of "Natural" or subdued "Heritage" colours; no "Warm" colours are permitted. The minimum roof pitch is 8:12 and only cedar shingles and shake profile concrete roof tiles are permitted as roofing materials.
- Basement entry homes and secondary suites are not permitted.
- The Building Scheme includes specific provisions for lots that back onto the public pathways and private amenity spaces. All sides of a dwelling facing a public space will be treated with architecturally significant common gable type feature projections, roof skirting, and feature windows, and shall be articulated to a high standard with quality feature wall cladding material and trim and detailing features commonly found on the front of executive quality homes. Additional landscaping is required in yard areas visible from public areas and will be secured as part of the Building Scheme. This landscaping is limited to dwarf varieties only (i.e. maturity height of less than 1.0 metres/3 ft.) in conformance with Crime Prevention Through Environmental Design (CPTED) principles. Fencing in areas visible from public areas will be of

a 3 rung split rail transparent type only, also in conformance with CPTED principles.

- To address the design interface of new dwellings on the public and private space, specific detailed elevations of dwellings along this interface will be required, including the provision of front-treatment façades for all lots along these interfaces.
- The applicants submitted a preliminary lot-grading plan and confirmed that in-ground basements are proposed for all of the lots. A significant amount of fill (up to 4.3 metres/ 14 ft.) is proposed throughout the site in order to achieve the necessary construction elevations.
- Temporary retaining walls will be necessary along the west property line to prevent fill from entering the site to the west, which is currently not being developed. These retaining walls would be buried when the neighbouring property to the west develops. The maximum retaining wall height will be 1.0 metres (3 ft.) with the possible exception of the retaining wall on the west side of proposed Lot 1. Construction on proposed Lot 1 requires a 3.6 metre (12 ft.) temporary retaining wall due to the significant grade differential between this lot and the neighbouring property to the west. The applicant is required to obtain written consent from the neighbouring property owner (14605 Winter Crescent) for this temporary retaining wall. If written permission cannot be secured, a No-Build Restrictive Covenant will be required to be registered on proposed Lot 1 until such time as the neighbouring property to the west develops and the grades can be matched.

Tree Preservation

- The applicants retained Michael J. Mills (Michael J. Mills Consulting Ltd.) to conduct a tree survey and prepare an arborist report. The arborist report identifies 200 protected trees on the site and concludes that 88 of these trees will have to be removed. Sixty-six (66) of the trees to be removed are located within the main body of the development area.
- Based on the need to fill most of the site, and the overall limited value of the existing trees, tree preservation within this area was not recommended. The arborist has identified limited potential to preserve some of the other 22 trees currently recommended for removal. These 22 trees are located along the Winter Crescent frontage and are in general good health. Tree preservation in this area will be challenging due to the extent of road improvements required along Winter Crescent. The applicant's arborist will coordinate with the civil engineer and the City's Engineering Department to determine whether any of these trees can logically be retained.
- The 112 trees proposed to be retained are located within the setback area to Anderson Creek and in the un-developable portion of the site between Anderson Creek and Highway 99. The arborist assessment does not include any of the trees located in the triangular portion of property across Highway 99, none of which are proposed to be removed as part of this development.
- The applicant proposes approximately 156 replacement trees on the site based on an average of 3 trees per lot. This does not include tree planting within the private amenity space areas. The preliminary landscaping plan shows approximately 66 trees in a variety of species within these private amenity space areas. A finalized landscaping plan, cost estimate, and securities for installation and maintenance of the landscaping, will be required prior to final adoption of the Rezoning By-law. The City's landscape architect has reviewed the arborist information and has found it acceptable to proceed.

PRE-NOTIFICATION

Pre-notification letters were sent on February 22, 2006 and staff received the following comment:

- Staff received 1 letter from a neighbouring property owner who was concerned about impacts on Anderson Creek and the Nicomekl River, availability of sewer service in the area; the shortage of schools and park amenities; and increased traffic.

(Protection of foreshore and creek riparian areas for Anderson Creek and the Nicomekl River is required and the applicant has retained an environmental consultant to address these environmental issues. The Department of Fisheries and Oceans (DFO) has given preliminary approval to the environmental consultant's report. Final approval from DFO, MOE, as well as the Dyking Authority will be required prior to final adoption of the Rezoning By-law. The City's Engineering Department will ensure satisfactory resolution of all drainage and floodplain issues as part of the development approvals.

The proposed development is required to extend Municipal infrastructure and connect to existing services, including sanitary sewers. The City's Engineering Department will review the servicing proposal and identify the servicing requirements for the development. All engineering requirements will be required to be addressed prior to final adoption of the Rezoning By-law.

The Surrey School Board has reviewed the proposal and has confirmed that the development will generate 16 elementary school students and 8 secondary school students. The School Board has confirmed that this increase can be accommodated.

The City's Parks, Recreation and Culture Department has reviewed the proposal and does have some concerns about the increase in population density for the area proposed through this OCP amendment. The applicant will be required to resolve these concerns with the Parks, Recreation and Culture Department prior to final adoption of the Rezoning By-law. The development proposal includes provision of public park amenities including a waterfront dyke trail and a nature trail.

Eventually the two existing sections of Winter Crescent and 148 Street will be connected providing vehicular access to the intersection at 148 Street and King George Highway. In addition, it is intended that 146A Street will be extended and a new signalized intersection created at 146A Street and King George Highway. The City's Engineering Department has confirmed that existing and future planned road networks will accommodate traffic generated from the proposal).

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the *Local Government Act*, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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, Landscape Plans and Cross Sections
Appendix IV.	Engineering Summary
Appendix V.	Parks Comments
Appendix VI.	School District Comments
Appendix VII.	Ministry of Transportation Comments
Appendix VIII.	Building Design Guidelines Summary
Appendix IX.	Summary of Tree Survey and Tree Preservation
Appendix X.	Tree Location Plan
Appendix XI.	King George Highway Corridor Land Use Development Concept Plan
Appendix XII.	CD By-law
Appendix XIII.	OCP Amendment Map

INFORMATION AVAILABLE ON FILE

- Detailed Engineering Comments dated April 4, 2006.
- Building Scheme dated April 4, 2006.
- Neighbourhood Character Study dated April 4, 2006.
- Tree Survey Plan dated March 27, 2006.
- Arborist Report dated March 21, 2006.
- Lot Grading Plan dated January 2006.
- Environmental Report prepared by Phoenix Environmental Services Ltd. dated March 8, 2006.
- Soil Contamination Review Questionnaire prepared by Alex Tsakumis dated December 22, 2005.

How Yin Leung
Acting General Manager
Planning and Development

RG/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	11.3 ac
Hectares	4.6 ha
NUMBER OF LOTS	
Existing	2
Proposed	51
SIZE OF LOTS	
Range of lot widths (metres)	9.4 m - 14.8 m
Range of lot areas (square metres)	253 sq.m. - 448 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.51 upa/11.1 uph
Lots/Hectare & Lots/Acre (Net)	6.1 upa/15.2 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	18%
Estimated Road, Lane & Driveway Coverage	9%
Total Site Coverage	27%
PARKLAND	
Area (square metres)	4,920 sq.m.
% of Gross Site	11%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

CONTOUR MAP FOR SUBJECT SITE

