

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7907-0192-00

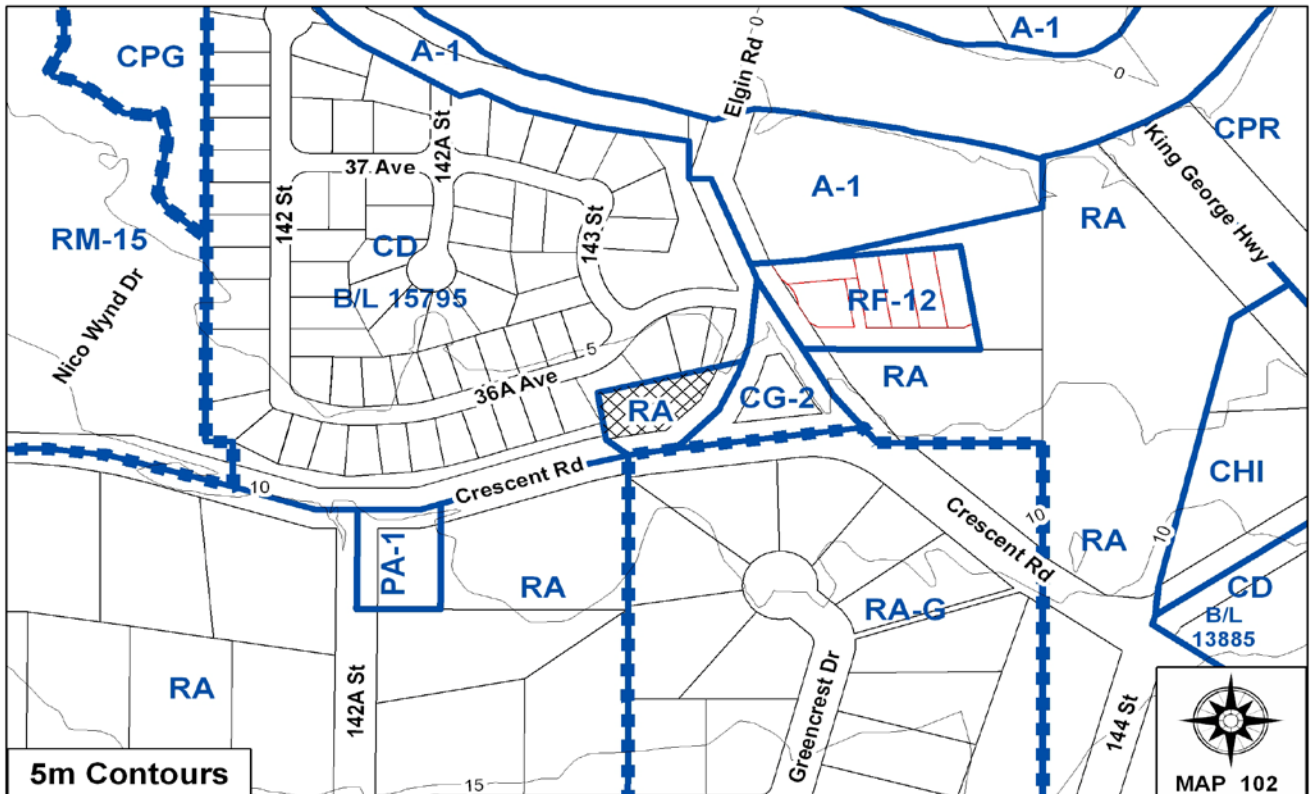
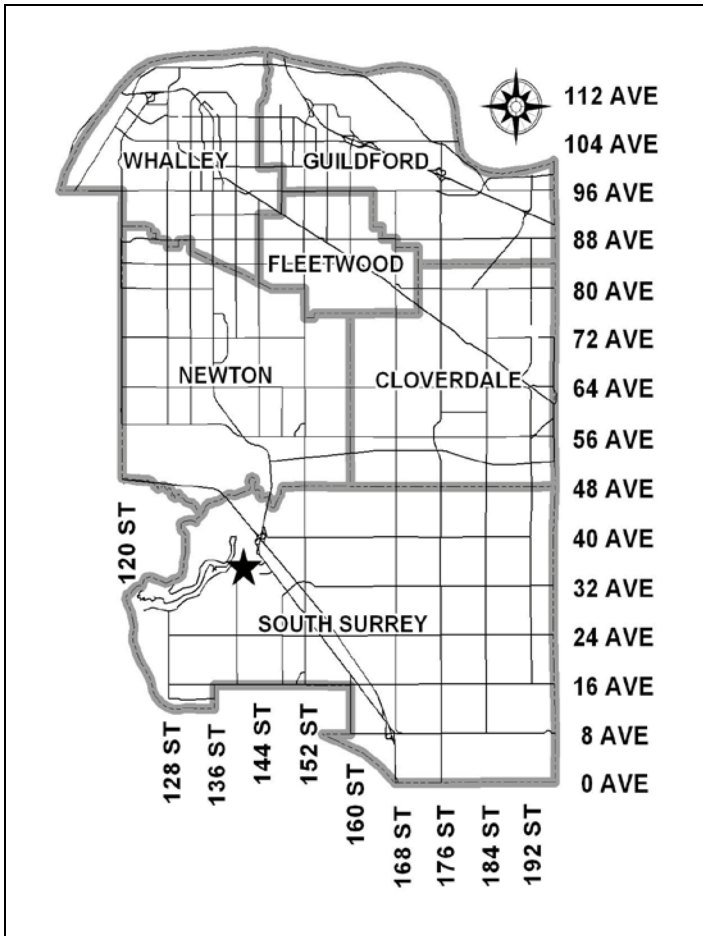
Planning Report Date: September 10, 2007

**PROPOSAL:**

- **Rezoning** by CD By-law Amendment from RA to CD (By-law No. 15795);
- **Development Variance Permit;** and
- **Heritage Alteration Permit**

in order to allow subdivision into 1 new bare land strata lot along Crescent and Elgin Roads and to relax the front yard for a column encroachment.

**LOCATION:** 14293 Crescent Road  
**OWNER:** Park Lane Ventures (Elgin) Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Clustering at Urban Single Family Density (8 upa)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Rezoning (amendment to CD (By-law No. 15795)).
- Approval for Heritage Alteration Permit to proceed to Public Notification.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed Development Variance Permit to allow a reduced front yard setback for a column encroachment only on the new lot.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The incorporation of the subject lot into the adjacent bareland strata development was anticipated as part of a future phase to complete the development.
- The proposed density and building form are appropriate for this area.
- The proposed Heritage Alteration Permit (HAP) is consistent with the original HAP approved for the adjacent bareland strata.
- The proposed DVP for a column encroachment is consistent with the DVP issued for various strata lots in the area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 15795) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7907-0192-00 (Appendix VII) varying the following to proceed to Public Notification:
  - (a) to reduce the minimum front yard setback of the CD Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) for a column or post only.
3. Council approve Heritage Alteration Permit No. 7907-0192-00 (Appendix VIII) to proceed to Public Notification.
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) input from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on the common property and the buffer area along Crescent Road.
5. Council pass a resolution to amend King George Highway Corridor Local Area Plan to redesignate the land from Clustering at Urban Single Family Density (8 upa) to Single Family Residential (6 upa).

REFERRALS

Engineering:	The Engineering Department has no objection to the project as outlined in Appendix III.
Min. of Transportation:	No concern. Preliminary approval for one year has been granted, pursuant to Section 52(3) of the Transportation Act.
Heritage Advisory Committee:	Recommendation that HAC supports a Heritage Alteration permit and the proposed tree removal (Appendix IV).

SITE CHARACTERISTICS

Existing Land Use: Large lot with vacant single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	<ul style="list-style-type: none"> <li>70 lot single family residential bare land</li> <li>Strata currently under construction.</li> </ul>	Urban / N/A	CD (By-law No. 15795)
East (Across Elgin Road):	<ul style="list-style-type: none"> <li>Gas station.</li> <li>Some acreage residential properties and new six lot RF-12 subdivision (vacant).</li> </ul>	Urban/Commercial/ Residential and Residential clustering at 8 upa	<ul style="list-style-type: none"> <li>CG-2</li> <li>A-1, RA and RF-12</li> </ul>
South (Across Crescent Road):	<ul style="list-style-type: none"> <li>Elgin Hall.</li> <li>Large lot residential properties.</li> </ul>	Suburban / N/A	<ul style="list-style-type: none"> <li>PA-1</li> <li>RA</li> <li>RA-G (LUC No. 169)</li> </ul>
West:	Nicowynd townhouses. Nicowynd Golf Course.	Multiple Residential and Agriculture /N/A	<ul style="list-style-type: none"> <li>RM-15</li> <li>CPG (LUC No. 175)</li> </ul>

DEVELOPMENT CONSIDERATIONSBackground

- The subject site for Development Application No. 7907-0192-00 is located at the intersection of Elgin and Crescent Roads, south of the Nicomekl River. The subject site is comprised of one lot (14293 Crescent Road) which is adjacent to a 70 lot single family bare land strata subdivision currently under construction and under full ownership of the developer, Park Lane.

- The 70 single family bare land strata lots were recently rezoned and subdivided as part of Development Application No. 7903-0222-00, which was approved in 2006. This application also included a Heritage Alteration Permit (HAP) to allow the driveway and works along Crescent Road, which is a heritage-designated road. The subject lot is a parcel that could not be included in the original application, but abutted the lands of the bare land strata subdivision (7903-0222-00).

### Proposed Rezoning

- The purpose of the development proposal is to bring the subject lot (14293 Crescent Road) into the bare land strata subdivision and create one additional single family residential lot in the strata, in order to complete the redevelopment of the corner without isolating the remainder piece.
- As part of the original Park Lane application, the applicant was required to address the access to the remainder piece and have pursued the purchase of the lot and its inclusion into the bare land strata subdivision (No. 7903-0222-00), which has been approved and is currently under construction.
- The proposed rezoning is to rezone the remainder piece from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (By-law No. 15795)" by amending the CD By-law No. 15795. This will allow the remainder parcel to be consolidated with the bare land strata subdivision, and by adjusting four (4) existing bare land strata lot lines, will create one additional lot, bringing the total number of lots to 71. Plans are shown in Appendix II.

### Proposed CD Zone Amendment

- The CD Zone (By-law No. 15795) for the original application (No. 7903-0222-00) requires amendment to rezone 14293 Crescent Road by including the legal description and replacing Schedule A which shows the boundaries of the by-law area. No other changes are proposed to the CD Zone (By-law No. 157950).
- The CD By-law No. 15795 Amendment is attached in Appendix VI.

### Heritage Alteration Permit

- Elgin and Crescent Roads are designated Heritage roads. The interface between this development application and the heritage roads is intended to be multi-fold:
  - A minimum 10-metre landscaped buffer is required between the buildings and Elgin Road (Semiahmoo Trail);
  - A 15-metre buffer is required between the buildings and Crescent Road;
  - Buildings along Elgin are to be sensitive to the overall historical character of the area and remove direct access.
- Under Development Application No. 7903-0222-00, Park Lane (the developer for that application and this application) established the buffer zones and placed the majority of the buffer areas within the common property of the strata with covenants to ensure maintenance of the existing and planted trees.

- This development application completes the corner of the development area and treats the buffers in the same manner. This will provide a consistent landscaped and pedestrian linkage from Crescent to Elgin Roads.
- In addition, this development proposal removes the existing access onto Crescent Road from 14293 Crescent Road. This access is one that could be dangerous in the future as traffic volumes increased around the area.
- The new building lots will have the same Building Scheme as the original application (7903-0222-00) that was found to be appropriate to the heritage character of the area.
- The proposed development requires Heritage Alteration Permit (HAP) to protect the character of the roadways. The HAP is intended to allow specific approvals for any alteration of the lands within Crescent and Elgin Road rights-of-way.
- The proposed development will require the HAP to remove and reinstate the driveway on Elgin Road as well as complete servicing and landscaping on Crescent/Elgin Roads.
- The City's Heritage Advisory Committee (HAC) reviewed the project at their July 25, 2007 Meeting. They were asked to consider the interface condition and the Heritage Alteration Permit for works within the heritage-designated roads.
- The HAC had no concerns, and their recommendation to the General Manager of Planning and Development are as follows:
  - That the Commission receive this memo as information and recommends to the Acting General Manager, Planning and Development, that it supports the proposed amendment to the Heritage Alteration Permit and the proposed tree removal. (Minutes in Appendix IV).
- The Heritage Alteration Permit (HAP) will be treated similarly to a Development Variance Permit and will proceed to Public Notification for adjacent landowners if Council approves the project to proceed (Appendix VIII).

### Tree Retention

- The subject site has 14 mature trees. The applicant proposed to remove 5 of the trees to accommodate the new lot.
- The mature trees proposed to removed are a Cherry, two (2) red alder and two (2) Sitka Spruce. The five (5) trees are all considered in poor or very poor condition. The Sitka Spruce are being proposed for removal due to their location within a building envelope, however, their condition is poor and deteriorating and they may not be valued for long-term retention if they were to be retained.
- The original application did show the Sitka Spruce as being retained as part of Park Lane's tree retention strategy. However, these trees were located mainly on the adjacent lot and were not fully reviewed prior to the completion of the 7903-0222-00 application.

- The applicant is proposing to plant in excess of 31 trees on the site and in the buffer, far outnumbering the replanting required with this amount of tree removal.
- The Friends of the Semiahmoo Trail reviewed the proposal and the tree retention and replacement plan. Their initial concerns about the removal of two (2) Sitka Spruce have been addressed and they support the alternative of the developer maximizing and up-sizing the trees to properly screen the site.

### Lot Grading

- Grades were established in the original application for this area (7903-0222-00) and the subject site will be graded to match those under the original application.

### Building Scheme

- The applicant for the subject site has retained Mark Ankenman as the Design consultant.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. Basements are proposed for the subject lots. No basement-entry style homes are proposed.
- The homes have a waterfront/heritage theme with second storey set into first storey roof line for a reduction in massing, massing to reflect the dominant roof form and one-storey porches and heritage colours.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 23, 2007 and Planning received one letter of concern. This letter came from Friends of the Semiahmoo Trail and their concerns is as follows:

- "The proposal is not consistent with the tree retention plan agreed to by the developer, the City and the Friends of the Semiahmoo Trail for Development Application No. 7903-0222-00. The Friends of the Semiahmoo Trail do not support removing the two Sitka Spruce to accommodate a new building lot."

*(Park Lane studied several lot layouts in an effort to address tree retention and provide for the best neighbourhood design. Other plans presented to staff resulted in greater encroachment on the heritage roads buffer areas due to managing garage and vehicle access to rear yards when considering the trees on site. However, encroachment required into the tree protection area would have negatively impacted the viability of the 2 Sitka spruce. The proposed plan appears to meet more of the community objectives and deals most effectively with the remnant Lot A. Tree compensation is supported in our proposal in order to populate the buffer with a selection of native species and mature trees. Required tree replacement is 2:1 for some species and 1:1 for others, resulting in 8 trees required for the 5 recommended for removal from Lot A. The proposed plan would provide for 31 new trees within the buffer area proposed. Park Lane's perception was that this change would be welcome overall given the improvement to the intersection, the buffer area and tree compensation provided.)*

- The Friends of the Semiahmoo Trail's concerns about the removal of the trees on September 6, 2007 have been addressed. They support the alternative of maximizing the replanting.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- The requested variance applies specifically to proposed new strata lot 71 in Area B of the CD By-law No. 15795.

Applicant's Reasons:

- Vary section F.2 to permit an encroachment into the required front yard setback for strata lot 71 (Area B) for a column or post only, which supports a roof overhanging the garage and forms an integral part of the dwelling.
- The applicant's rationale is that this same standard has already been applied to strata lots 49 through 80 (Development Variance Permit No. 7906-0460-00) due to the acceptance that continuing the proposed porch roofline over the garage minimizes the impact of the garage and enhances the traditional massing. The garage remains set back 6.0 metres (20 feet) from the front property line but the post would be allowed at 5.5 metres (18 ft).

Staff Comments:

- Staff concur that the proposed variance serves to enhance the traditional character of the building facade while maintaining the setback for the garage.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Heritage Advisory Committee Minutes
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Development Variance Permit No. 7907-0192-00
Appendix VII.	Proposed CD By-law Amendment
Appendix VIII.	Heritage Alteration Permit No. 7907-0192-00

Jean Lamontagne  
General Manager, Planning and Development

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## SUBDIVISION DATA SHEET

**Proposed Zoning: CD**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.29 ac
Hectares	0.120 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	1
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	
Range of lot areas (square metres)	432.10 - 784.0 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	14.2 upha (5.74 upa)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	37.9%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	YES
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES

## DEVELOPMENT DATA SHEET

Proposed/Existing Zoning: CD

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total	min. 320 m <sup>2</sup>	432.1-784.0 m <sup>2</sup>
Road Widening area		
Undevelopable area		
Net Total	min. 320 m <sup>2</sup>	432.1 - 784.0 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	max. 50%	24.4 - 37.9%
Paved & Hard Surfaced Areas		
Total Site Coverage	max. 50%	
<b>SETBACKS</b> ( in metres)		
Front	6.0 m	6.0 - 7.5 m
Rear	7.5 m	min. 7.5 m
Side #1 (West)	1.2 m	1.2 - 2.4 m
Side #2 (East)	1.2 m	1.2 m
Side #3 (Flanking Street)	2.4 m	2.4 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	max. 9.0 m	max. 9.0 m
Accessory		
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +	4	4
Total		
<b>FLOOR AREA: Residential</b>		-
<b>FLOOR AREA: Commercial</b>		-
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		-
<b>FLOOR AREA: Institutional</b>		-
<b>TOTAL BUILDING FLOOR AREA</b>		-

*\* 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)		
# of units/ha /# units/acre (net)	5.8 max	5.74 upa
FAR (gross)		
FAR (net)		
AMENITY SPACE (area in square metres)		n/a
Indoor		
Outdoor		
PARKING (number of stalls)		n/a
Commercial		-
Industrial		-
Residential Bachelor + 1 Bedroom		
2-Bed		
3-Bed	2/unit	2/unit
Residential Visitors		
Institutional		
Total Number of Parking Spaces		-
Number of disabled stalls		-
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		-
Size of Tandem Parking Spaces width/length		-

Heritage Site	YES	Tree Survey/Assessment Provided	YES
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