

## 2025-268-DP, 23697 Fern Crescent, Multi-Family Development Permit

**Recommendation:**

**THAT the issuance of Multi-Family Development Permit 2025-268-DP for 23697 Fern Crescent be approved.**

**Report Purpose and Summary Statement:**

To recommend approval of Multi-Family Development Permit 2025-268-DP, to amend previously approved Multi-Family Development Permit 2018-430-DP, for the property located at 23697 Fern Crescent. The proposed amendment would permit the construction of 11 modified market strata dwelling units within Buildings 3, 4, 5, and 6 of Phase 2 of the townhouse development.

**Previous Council Action:**

Multi-Family Development Permit 2018-430-DP

Approved November 23, 2021

Development Variance Permit 2018-430-VP

Approved November 23, 2021

**Strategic Alignment:**

Liveable Community

To: Mayor and Council

File number: 2025-268-DP

## 2025-268-DP, 23697 Fern Crescent, Multi-Family Development Permit

### BACKGROUND:

Applicant:	Tal Mann (Woodlock Developments)		
Legal Description:	Lot 1 Section 28 Township 12 New Westminster District Plan EPP113344		
OCP Designation:	<i>Eco-Cluster, Medium/High Density Residential; Conservation</i> [no change]		
Within Urban Area Boundary:	Yes		
Area Plan:	Silver Valley Area Plan		
OCP Major Corridor:	Yes		
Zoning:	RM-1 (Low Density Townhouse Residential) [no change]		
Surrounding Uses:			
North:	Use:	Vacant Undeveloped (environmentally sensitive area)	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	<i>Conservation</i>	
South:	Use:	Recreation Commercial	
	Zone:	CS-3 (Recreation Commercial)	
	Designation:	<i>Park</i>	
East:	Use:	Vacant Undeveloped (environmentally sensitive area)	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	<i>Conservation</i>	
West:	Use:	Vacant Undeveloped (environmentally sensitive area), and Single Detached Suburban Residential	
	Zone:	RS-2 (Single Detached Suburban Residential)	
	Designation:	<i>Conservation, Eco-Cluster, and Medium/High Density Residential,</i>	

Existing Use of Property:	Multi-Unit Residential (Townhouse)
Site Area:	1.24 ha
Vehicular Access:	Fern Crescent
Servicing Requirement:	Urban Standard
Flood Plain:	No
Fraser Sewer Area:	Yes

## **ANALYSIS:**

### **Project Description:**

Rezoning application 2018-430-RZ and Development Permit 2018-430-DP were approved on November 23, 2021, for the development of the subject property (Attachments A and B). The approved development consists of two phases totalling 35 townhouse units, with street access from Fern Crescent (Attachments C and D). The site is bisected by West Millionaire Creek. Phase 1, located adjacent to Fern Crescent, is comprised of 21 townhouse units and is nearing construction completion. Phase 2, situated on the northern portion of the site, will include 14 townhouse units and will be accessed via a bridge spanning West Millionaire Creek.

### **Discussion:**

The applicant is proposing amendments to phase 2 of the approved Multi-Family Development Permit. The revisions involve changing the form of proposed Blocks 3, 4, 5, and 6 from rancher-style buildings with an at-grade main floor and a below-grade basement to two-storey buildings (Attachments E and F). The revised buildings, however, are still configured with 4-bedroom units and are generally in keeping with the character (e.g., materials, colour, windows, doors, etc.) of the previously-approved buildings. There are no changes proposed to the building footprint sizes and locations, zoning, site coverage, stormwater management, utilities, parking, amenity areas, setbacks, variances, landscaping, or parking.

### **Advisory Design Panel:**

The application is not required to be resubmitted to the Advisory Design Panel (ADP), as the form and character, and landscaping elements were previously reviewed by the Panel at its November 18, 2020, meeting, where the proposal was supported. The development retains the previously approved building footprint and overall design character. The primary change in Phase 2 is altering 11 townhouse units as two-storey buildings, with the form and character generally consistent with the buildings that were approved in Phase 1.

### **Public Engagement:**

There is no requirement under Section 490(2) of the *Local Government Act* to solicit public comments for a Development Permit application. Decisions must be based solely on the applicable Development Permit Area guidelines. For the previously approved Multi-Family Development Permit 2018-430-DP, public input was considered at the time of the associated

rezoning application, which included a ten-day public comment opportunity and a public hearing.

**Off-Street Parking and Loading Bylaw:**

No changes are proposed to the previously approved parking requirements.

**CONCLUSION:**

As the application is consistent with the Multi-Family Development Permit Guidelines requiring no variances, and a minor alteration from the previously approved Multi-Family Development Permit 2018-430-DP, it is recommended that Council approve Development Permit 2025-268-DP.

“Amy Hodgson”

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Prepared by: Amy Hodgson, Planning Technician

**Attachments:**

- (A) Location Map
- (B) Aerial Photo
- (C) Previously Approved 2018-430-RZ Site Plan
- (D) Previously Approved Phase 2 Building Elevations
- (E) Proposed Site Plan
- (F) Proposed Building Elevations
- (G) Draft Multi-Family Development Permit 2025-268-DP

## Report Approval Details

Document Title:	2025-268-DP, 23697 Fern Crescent, Multi-Family Development Permit.docx
Attachments:	<ul style="list-style-type: none"><li>- Attachment A - Location Map.pdf</li><li>- Attachment B - Aerial Photo.pdf</li><li>- Attachment C - Previously Approved 2018-430-RZ Site Plan.pdf</li><li>- Attachment D - Previously Approved Phase 2 Building Elevation.pdf</li><li>- Attachment E - Proposed Site Plan.pdf</li><li>- Attachment F - Proposed Building Elevations.pdf</li><li>- Attachment G - Draft Multi-Family Development Permit.docx</li></ul>
Final Approval Date:	Nov 12, 2025

This report and all of its attachments were approved and signed as outlined below:

David Purcell-Chung, Manager of Development and Environmental Services

Hasib Nadvi, Deputy Director of Planning and Building

James Stiver, Director of Planning and Building

Corinn Howes, Deputy Corporate Officer

Scott Hartman, Chief Administrative Officer