

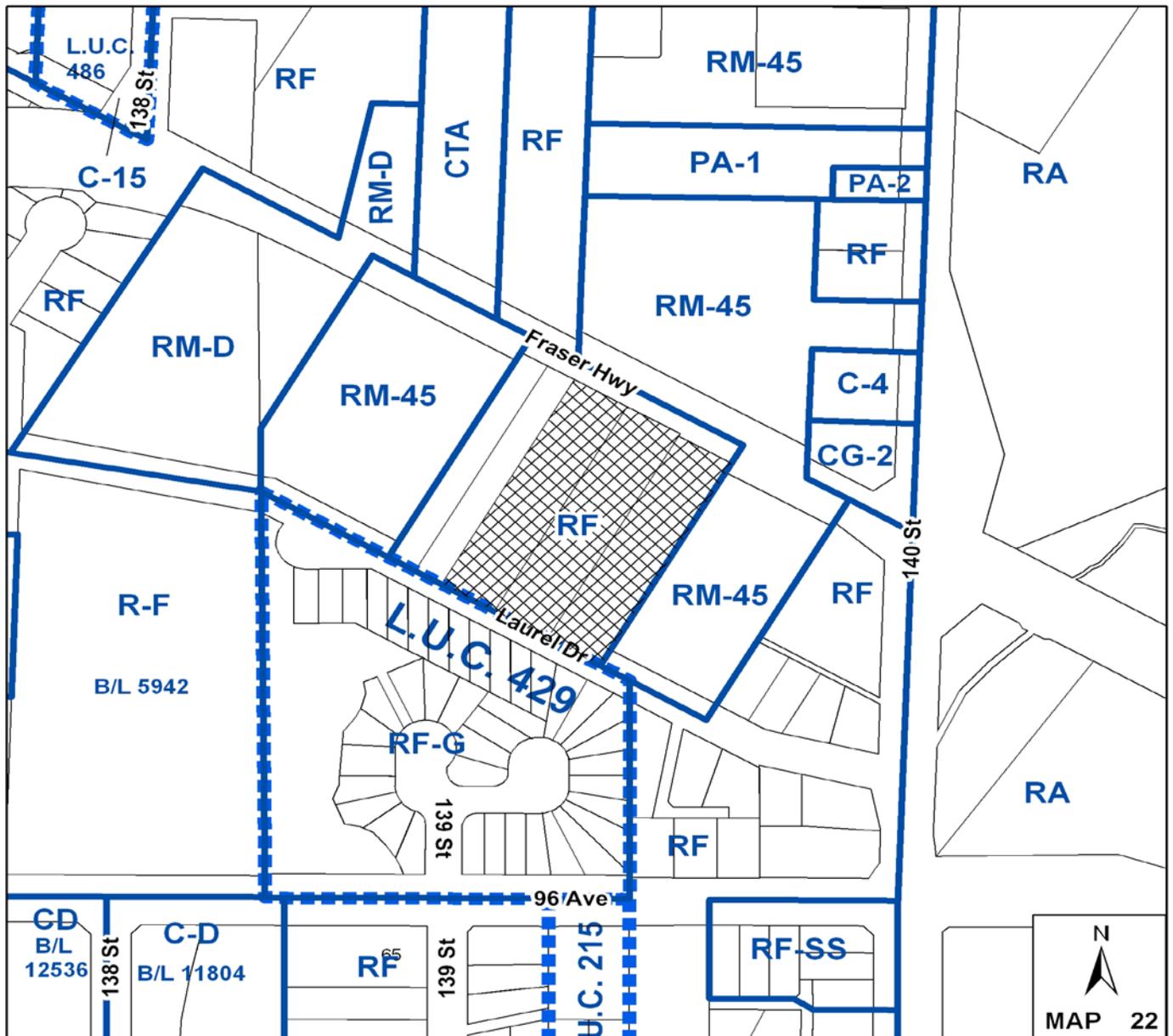
Proposal: Rezone from RF to RM-30. Development Permit to permit the development of 61 townhouse units. Development Variance Permit to vary front and side yard setbacks. Heritage Revitalization Agreement to retain Rolls Carpenter Shop.

Recommendation: Approval to Proceed

Location: 13924/38/50 Fraser Hwy **Zoning:** RF (at Third Reading for RM-30)

OCP Designation: Multiple Residential

Owner: 13938 Holdings Corp.



PROJECT TIMELINE

Completed Application Submission Date:	August 29, 2002
Original Planning Report Date:	January 6, 2003
Reactivation of Project Date:	September 2006
Planning Report Date:	April 2, 2007

PROPOSAL

The applicant is proposing:

- a rezoning from RF to RM-30;
- a Development Permit;
- a Development Variance Permit; and
- a Heritage Revitalization Agreement

in order to permit the development of 61 townhouse units in Surrey City Centre.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council introduce a Heritage Revitalization Agreement By-law to regulate the design and conservation of Rolls Carpenter Shop (existing heritage building).

SITE CHARACTERISTICS

- **Existing Land Use** Two lots are vacant and one lot contains a single family dwelling and a Heritage Building (Rolls Carpenter Shop).
- **Significant Site Attributes** The site slopes substantially from north to south and is heavily treed with native vegetations, most of which will not be preserved.
- **East:** Four-storey apartment building, zoned RM-45, designated Multiple Residential.
- **South:** Across Laurel Drive, compact single family lots, regulated under Land Use Contract No. 429, (underlying zoning RF-G), designated Urban.
- **West:** Two vacant single family lots, zoned RF, designated Multiple Residential, currently under application (No. 7906-0336-00) for a four-storey apartment building (Pre-Council).
- **North:** Across Fraser Highway, three-storey apartment building, zoned RM-45, designated Multiple Residential.

DEVELOPMENT CONSIDERATIONS

Background

- On August 29, 2002 an application was submitted to consolidate the three subject lots on Fraser Highway in Surrey City Centre into one lot and to rezone from RF to RM-30 in order to permit the development of 61 townhouse units.
- Public Hearing for the project was held on January 20, 2003. City Council granted Third Reading to the proposed Rezoning By-law the same evening.
- Since the Public Hearing, the subject site has changed ownership several times.
- The current landowner now wishes to proceed with the project as originally proposed.
- Rolls Carpenter Shop, which is listed on Surrey's Heritage Register, is located on the north side of the site adjacent to Fraser Highway.

Current Proposal

- Under the original proposal, the applicant proposed to convert the Heritage Building into the indoor amenity building for the project.
- The proposal to convert Rolls Carpenter Shop into indoor amenity space was referred to the Heritage Advisory Committee (HAC). HAC supported the proposed modifications to the building subject to the registration of a Heritage Conservation Restrictive Covenant (HCRC) to regulate the design and to ensure that the conservation efforts are in accordance with the BC Heritage Trust Standards.
- Registration of the HCRC to regulate the design and conservation of Rolls Carpenter Shop was listed in the January 6, 2003 Planning Report to Council as a condition that must be fulfilled prior to the final approval of the project.
- A detailed architectural and engineering assessment of Rolls Carpenter Shop was not undertaken by the applicant prior to the January 6, 2003 Planning Report being forwarded to Council and the decision to require a HCRC was based on certain assumptions as to how much of Rolls Carpenter Shop needed to be replaced.
- Once the current owner of the land decided to proceed with the project, a detailed architectural and structural engineering assessment of the Rolls Carpenter Shop was undertaken by the applicant.
- This detailed assessment revealed that, due to the deteriorated state of Rolls Carpenter Shop, in order to retain the heritage building, much more extensive and complicated renovations need to be undertaken than was originally envisioned.

- In light of this new information, the applicant's architect prepared detailed plans for the restoration of Rolls Carpenter Shop which were forwarded to the HAC for their review and comments.
- After reviewing the plans, the HAC determined that, in light of the complexity of the changes now required to retain the building, and to ensure stricter controls over the details of the renovation process, it would be advisable for the applicant to enter into a Heritage Revitalization Agreement, rather than registering a HCRC on the site as was originally suggested.
- Normally, the requirement for, and discussion of, a Heritage Revitalization Agreement, would be outlined in the Planning Report to Council. However, when the Planning Report for this project was presented to Council on January 6, 2003, the need for a Heritage Revitalization Agreement was not anticipated and, as a result, was not included in the Planning Report.
- As a result, this Additional Planning Comments Report is required to apprise Council of the Heritage Revitalization Agreement and to request that Council enter into this agreement with the applicant.

Heritage Building Design Details

- The current proposal is still to convert Rolls Carpenter Shop into the indoor amenity space for the proposed 61-unit townhouse development.
- The one-storey heritage building is 7.5 metres (25 ft.) wide and 19.5 metres (64 ft.) long, containing an area of 148 square metres (1,600 sq. ft.).
- As part of the January 6, 2003 Planning Report, Council authorized reducing the amount of required indoor amenity space from 184 square metres (1,980 sq. ft.) to 148 square metres (1,600 sq. ft.).
- The applicant proposes to create a small (23 square metres/250 sq. ft.) lounge at the north end of the building facing Fraser Highway.
- Next to this lounge, the applicant proposed to create a kitchen, two washrooms and an electrical/mechanical room.
- The southern two-thirds of the building (93 square metres/1,000 sq. ft.) will be occupied by a large lounge that will contain a double-sided gas fireplace to break up the room.
- The exterior of the building will be clad in a combination of vertical galvanized metal cladding and horizontal red-brown coloured clapboard siding to match the existing clapboard siding on the building.
- The roof will be clad in cedar shakes.
- The large false plywood façade and parapet over the front door on the north side of the building that contains the words "Rolls Carpenter Shop Woodworking" will be retained and restored.

- A disabled access ramp will be added to the south side and a portion of the west side of the building in order for the structure to conform to current building code requirements.
- The proposed renovations to Rolls Carpenter Shop have been reviewed by HAC and the City Architect and have been found acceptable.

Heritage Advisory Commission (HAC)

- On November 20, 2002, the HAC reviewed and accepted the restoration plans for the Rolls Carpenter Shop, which included:
 - Keeping and restoring the front façade sign (i.e. façade visible from Fraser Highway);
 - Retaining existing building elements;
 - Using wood or wood-like elements for replacement windows;
 - Allowing the removal of the rear portion of the building, including a loading dock, and replacing it by a "rectangular façade option"; and
 - Using BC Heritage Trust standards for restorations.
- In late 2005, the City was advised that property ownership had changed. At the January 26, 2006 HAC meeting, HAC was apprised of this change of ownership by the Senior Planner (Heritage) who also advised HAC that no work had been undertaken on resolving the restoration of Rolls Carpenter Shop since 2002. In response to this new information, the HAC moved the following:

That the Heritage Advisory Commission request a meeting with the developer of the Rolls Carpenter Shop property to find out what the intentions are to preserve the Shop, and that the letter be sent by registered letter.

- The new owners of the site appeared as a delegation before the HAC on March 29, 2006. Discussion centred on the degree to which the building could be restored using original materials and what would be the appropriate replacement materials if substitution became necessary. Following these discussions, the HAC made the following recommendation:

That the Rolls Carpenter Shop issues be referred to staff to work with the developer and report back at the April meeting of Commission.

- Following the March 29, 2006 HAC meeting, City staff worked with the developer and the developer's architect on the plans for the restoration of Rolls Carpenter Shop. On September 27, 2006, a revised heritage management strategy for the subject building was submitted to the HAC by the Senior Planner (Heritage). The memo described the detailed structural analysis prepared for the developer, plans to remove the rear addition, lifting the main shop in order to pour a new foundation, and the restoration of the historic sign and the exterior of the shop. The HAC made the following recommendation:

That HAC advise the Acting General Manager of Planning and Development that HAC supports application 7902-0256-00, a Heritage Revitalization Agreement to protect the Rolls Carpenter Shop, subject to resolution of the items noted in the inter-office memo, dated September 19, 2006, regarding the Heritage Protection for the Rolls Carpenter Shop, to the satisfaction of the City Architect.

- Plans acceptable to the City Architect have now been submitted and a Heritage Revitalization Agreement has now been executed by the owner of the property (Appendix IV).

Heritage Revitalization Agreement (HRA)

- The proposed HRA is in the standard HRA format and contains provisions with respect to:
 - Restoring the shop in accordance with an agreed to Conservation Plan;
 - Using the BC Heritage Trust Standards in doing restorations; and
 - Rebuilding and paying compensation to the City in the event the shop is destroyed.
- The Conservation Plan includes
 - An historical description about the shop;
 - A list of character defining elements;
 - A requirement for the owner to prepare and submit a strategy for the on-going maintenance of the shop;
 - A description of the required restorations respecting the foundation; roof structure and cladding; building envelope, exterior, wood detailing and trims; site features; and street interface;
 - Detailed restoration plans, similar to those usually attached to a Development Permit, to guide issuance of building permits; and
 - Parameters for determining whether other restorations and maintenance works can be undertaken with or without a heritage alteration permit.
- This HRA does not require a Public Hearing as no variances are proposed.
- Therefore, Council may consider giving the HRA by-law three readings. Council may consider adoption concurrently with the associated rezoning by-law.
- Within 30 days of the HRA By-law being adopted by Council, the City Clerk will file a notice with respect to the HRA at the Land Title Office, as the agreement will be binding on future property owners. The City Clerk will also give notice of the HRA to the Minister responsible.

CONCLUSION

- The adoption of an HRA By-law will be required as a condition of the proposed rezoning of the site to RM-30.

- The current developer is working on the project with a goal of achieving Final Reading of the Rezoning By-law and issuance of the Development Permit prior to June 26, 2007 in order to take advantage of the old Development Cost Charge rates.

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 Site Plan, Floor Plans and Elevations
Appendix IV.	Proposed Heritage Revitalization Agreement

How Yin Leung
Acting General Manager
Planning and Development

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DEVELOPMENT DATA SHEET

Proposed Zoning: RM-30

Required Development Data	Minimum Required / Maximum Allowed	Proposed
LOT AREA* (in square metres)		
Gross Total		1.207 ha
Road Widening area		0.154 ha
Undevelopable area		
Net Total		1.053 ha
LOT COVERAGE (in % of net lot area)		
Buildings & Structures	45%	32%
Paved & Hard Surfaced Areas		31%
Total Site Coverage		63%
SETBACKS (in metres)		
North Front Yard	7.5 m	1.2 m to Heritage Building
South Front Yard	7.5 m	3.65 m
Side #1 (East)	7.5 m	3.5 m
Side #2 (West)	7.5 m	3.5 m
BUILDING HEIGHT (in metres/storeys)		
Principal	13.0 m	10 m
Accessory	11.0 m	4.2 m
NUMBER OF RESIDENTIAL UNITS		
Bachelor		
One Bed		
Two Bedroom		47
Three Bedroom +		14
Total	79	61
FLOOR AREA: Residential	9,477 m ²	7,059.49 m ²
FLOOR AREA: Commercial		
Retail		
Office		
Total		
FLOOR AREA: Industrial		
FLOOR AREA: Institutional		
TOTAL BUILDING FLOOR AREA	9,477 m ²	7,207.99 m ²

** 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)	75 uph/30 upa	58 upha/23 upa
FAR (gross)	0.90	0.58
FAR (net)	0.90	0.67
AMENITY SPACE (area in square metres)		
Indoor	183 m ²	148 m ²
Outdoor	183 m ²	433 m ²
PARKING (number of stalls)		
Commercial		
Industrial		
Residential	98	122
2-Bed		
3-Bed		
Residential Visitors	10	12
Institutional		
Total Number of Parking Spaces	108	134
Number of disabled stalls		
Number of small cars		2
Tandem Parking Spaces: Number / % of Total Number of Units		122/100%
Size of Tandem Parking Spaces width/length		3.2 m x 12.2 m

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

