

City of Surrey
PLANNING & DEVELOPMENT REPORT

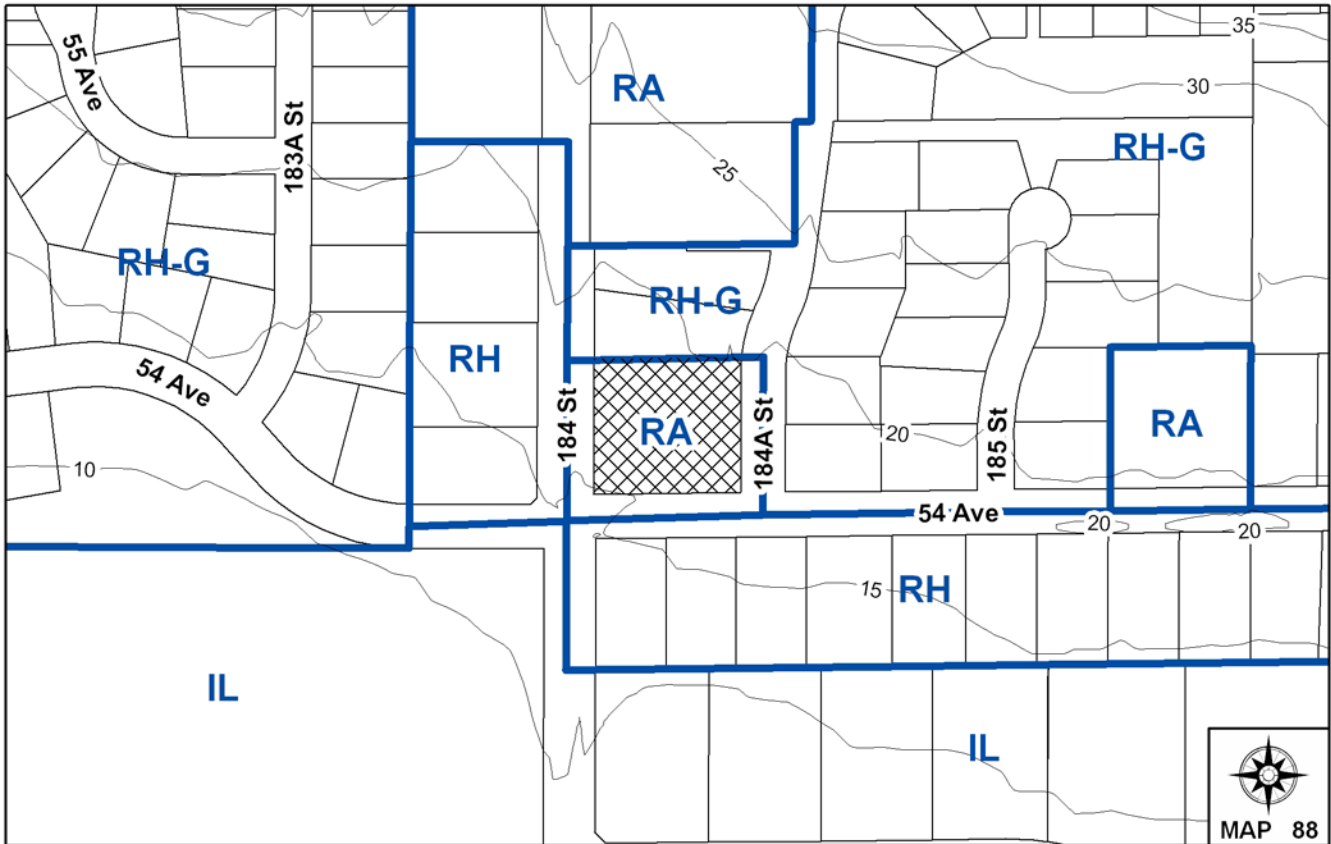
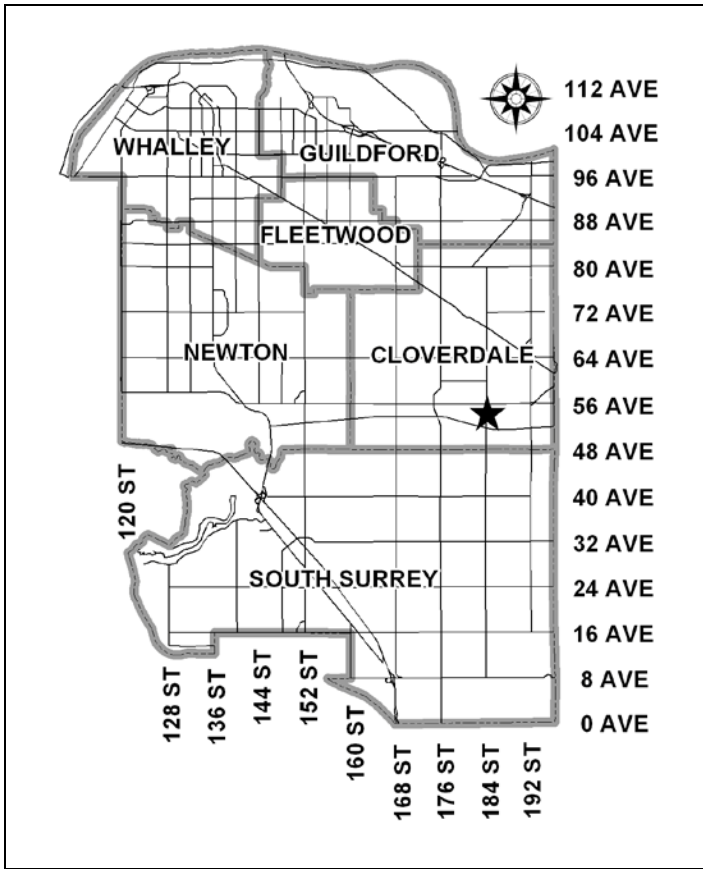
File: 7907-0114-00

Planning Report Date: April 28, 2008

PROPOSAL:

- **Heritage Revitalization Agreements**
 in order to allow subdivision into three single family residential lots and to allow for the restoration and maintenance of three heritage houses.

LOCATION: 5418 - 184 Street
OWNER: Fernanda Maria Rocha McClenaghan
ZONING: RA
OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction to repeal current Heritage Designation By-law on the property.
- By-law Introduction and set date for Public Hearing for three (3) Heritage Revitalization Agreement By-laws.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a variance to the maximum Suburban density allowed in the designation.
- The proposal requires variances to the RA Zone for lot size, building setbacks, accessory building height, lot area, lot width and lot depth.
- The proposal requires variances to the Subdivision and Development By-law to vary road standards and dedicated connections to fronting sanitary and storm sewer lines.

RATIONALE OF RECOMMENDATION

- The OCP (Section 3.5) allows for an increase to the density under an existing land use designation when an applicant is agreeable to entering into a Heritage Revitalization Agreement to restore and maintain a heritage house and/or property.
- The proposed Heritage Revitalization Agreements will permit permanent locations for the Currie and Henry Parr Houses, which currently are located at temporary locations and will allow for the restoration and maintenance of these houses.
- The Heritage Revitalization Agreements will allow for the OCP designation to remain as Suburban and the zone to remain as One-Acre Residential (RA).
- The proposed Heritage Revitalization Agreements will permit three heritage houses, which have historical significance in Surrey to remain within the community.
- Road variances will allow retention of portions of a hedge along 184 Street and 54 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to repeal Heritage Designation By-law, 1986, No. 8791.
2. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the subdivision and restoration and maintenance of the Robert Dougal MacKenzie House at 5418 - 184 Street.
3. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Henry Parr House at 5431 - 184A Street.
4. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Currie House at 5417 - 184A Street.
5. 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 finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (e) demolition of existing accessory structures, except for the Robert Dougal MacKenzie House, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure no build and no building permit issuance other than for the heritage houses and garages described in the respective HRAs.
6. Council give final reading of the By-law to repeal Heritage Designation By-law, 1986, No. 8791 when the project is considered for final adoption.
7. Council pass a resolution to amend the Surrey Heritage Register for 5418-184 Street to allow for the inclusion of all three heritage buildings when the project is considered for final adoption.
8. Council pass a resolution to remove 17724 - 57A Avenue (the previous location of the Parr House) from the Surrey Heritage Register, as a heritage property and to add 5431 - 184A Street (proposed Lot 2) as a heritage property on the Surrey Heritage Register, when the project is considered for final adoption.

9. Council pass a resolution to remove 5731 - 182 Street (the previous location of the Currie House) from the Surrey Heritage Register, as a heritage property and to add 5417 - 184A Street (proposed Lot 3) as a heritage property on the Surrey Heritage Register when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

Heritage Advisory Committee (HAC): At the March 26, 2008 HAC meeting, HAC indicated support with the three Heritage Revitalization Agreements, to allow for the creation of three single-family residential lots and for the restoration and maintenance of the three heritage houses.

However, HAC recommends that the development be expedited as quickly as possible once the plans have been finalized and the applicants are ready to submit building permit applications, in order to ensure that no further vandalism occurs to the heritage houses (Appendix IV).

SITE CHARACTERISTICS

Existing Land Use: The Robert Dougal MacKenzie House is currently located on the western portion of the subject property.

Significant Site Attributes: An existing Western Red Cedar hedge surrounds the property.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RH-G
East (Across 184A Street):	Single family dwellings.	Suburban	RH-G
South (Across 54 Avenue):	Single family dwellings.	Suburban	RH
West (Across 184 Street):	Single family dwelling and current application at 5441 - 184 Street (7907-0312-00) to allow for a two-lot subdivision and to allow for the historic John Sedgewick House to be located on one of the lots.	Suburban	RH

DEVELOPMENT CONSIDERATIONS

Land Use

- The subject property is located at 5418-184 Street in Cloverdale. The subject property is approximately 4,045 square metres (1 acre) in size, designated Suburban in the Official Community Plan (OCP) and zoned One-Acre Residential Zone (RA) and protected by Heritage Designation By-law, 1986, No. 8791.
- A combined heritage and subdivision application has been submitted in order to allow the 0.40 hectare (1.0 acre) parcel to be subdivided into 3 lots and to permit the Robert Dougal MacKenzie House to remain at its existing location and to allow the Henry Parr House and the Currie House to be relocated to the eastern two proposed lots and to allow for the houses to be restored and maintained.
- The western portion of the subject site will allow for the MacKenzie House to remain, whereas the eastern portion of the lot is intended to be subdivided to accommodate the relocation of two additional heritage buildings on proposed Lots 2 and 3, respectively the Henry Parr and Currie Houses.
- Division A, Part 3 Land Use Strategy, Section 3.5 Land Use Designations: General Provisions of the OCP, allows for Council to consider Heritage Revitalization Agreement (HRA) By-laws that vary or increase the density provisions of the OCP in instances where heritage conservation is the sole objective of the increase in density.
- The applicant is proposing three HRAs, one for each of the heritage houses, to vary the density, lot size and allowable floor area permitted over the existing Suburban OCP designation and RA zoning on the subject property in order to permit the subdivision of the property into 3 lots.
- The HRAs will be secured by separate by-laws and will specify the heritage value of the features or buildings on the properties, physical elements that express the heritage value, requirements to preserve, rehabilitate or restore the features of the buildings and general maintenance requirements for on-going heritage conservation.
- The proposed lots will be very similar to lots permitted under the Half-Acre Gross Density Residential Zone (RH-G). The proposed lots will range in size from 935 square metres (0.23 acre) for proposed Lot 2 (Henry Parr House) to 2,144 square metres (0.53 acre) for proposed Lot 1 (Robert Dougal MacKenzie House).
- The lot coverage of the lots will range from 20% for proposed Lots 1 and 3 to 22% for proposed Lot 2. The lot coverage and proposed floor area ratio (FAR) are within those prescribed under the RH-G Zone. Under the current RA Zone, the maximum density permitted is 2.5 units per hectare (1 upa). Based upon the overall site area, a density of 7.4 units per hectare (3 upa) is proposed, which also exceeds the maximum density of 5 units per hectare (2 upa) permitted in the RH-G Zone and the Suburban designation in the OCP.

- New in-ground basements are proposed for the Currie House and Henry Parr House (proposed Lots 2 and 3). Preliminary lot grading information has been submitted and has been reviewed by Building Division staff. The information provided has been found to be acceptable.

Background on the Three Heritage Houses

MacKenzie House

- The Robert Dougal MacKenzie House is currently situated on the western portion of the property and will remain at its existing location. The MacKenzie House is listed on the Surrey Heritage Register and the Canadian Register of Historic Places and the property is protected by Surrey Municipal Heritage Site Designation By-law, 1986, No. 8791.
- The MacKenzie House is a one and one-half storey Craftsmen inspired house, with a prominent half-hipped dormer and wrap-around porch, built in 1911.

Henry Parr House

- Also built in 1911, the Henry Parr House is a modest one and one-half storey wood-frame house clad in horizontal wood lapped siding with a plain trim. The house is in a Victorian style with symmetrical façade and a small covered entry porch with spindle work on the columns. The design borrowed from the Queen Anne style, is similar to those found in published plans and mail order catalogues.
- The property which the Henry Parr House was located (17724-57A Avenue) is listed on the Surrey Heritage Register. As the property at 17724-57A Avenue was included in a development for a 4-storey apartment building developed by Wallmark Homes (Application No. 7906-0018-00), the Henry Parr House was relocated to a City-owned property at 17684-57A Avenue, as a temporary location.
- Council will be required to pass a resolution to remove 17724-57A Avenue from the Surrey Heritage Register as a heritage property and to add 5431-184A Street (proposed Lot 2), which is the new location for the Parr House, as a heritage property to the Surrey Heritage Register.

Currie House

- The Currie House, built some time in the 1930s, is a one and one-half storey wood-frame house with stucco cladding and "storybook" period revival influences. The Currie House also features a steep pitched side gabled roof with a front gabled roof projection with a cat slide extension over a curved doorway.
- The Currie House was previously located at 5731-182 Street and was relocated to Claude Harvey Park (at 5780 - 182 Street). The property at 5731-182 Street is still listed on the Surrey Heritage Register as a heritage property.
- Council will be required to pass a resolution to remove 5731-182 Street from the Surrey Heritage Register and to add 5417-184A Street (proposed Lot 3), the new location for the Currie House, as a heritage property to the Surrey Heritage Register.

Tree Preservation, Replacement and Landscaping

- The applicant has submitted an arborist assessment prepared by Mike Fadum of Mike Fadum and Associates Ltd. The report identifies seventeen (17) protected trees on site. Twelve (12) of the seventeen (17) trees are proposed for retention, with 5 proposed for removal (Appendix V).

Tree Species	Total Number of Trees	Total to be Retained	Total Proposed for Removal
Sycamore Maple	7	5	2
Leyland Cypress	2	1	1
Scotch Elm	3	3	0
Bigleaf Maple	1	1	0
Weeping Willow	1	1	0
Ash	1	1	0
Tulip Tree	1	0	1
Honeylocust	1	0	1
Total	17	12	5

- The applicant's proposal reflects 10 replacement trees, which complies with the minimum required replacement trees. The proposed replacement trees include: Scarlet Maple, Eastern Redbug, Kousa Dogwood, Honeylocust, Colorado Spruce, Japanese Stewartia and Japanese Snowbell.
- There is an existing Western Red Cedar hedge which surrounds the property and is considered to be a heritage character-defining element of the Robert Dougal MacKenzie House and property. Although sections of the hedge will have to be removed to allow for the Currie House and Parr House relocations along 184A Street, it is proposed that a new hedge will be replanted along the western property lines of proposed Lots 2 and 3, due to the close proximity of the existing MacKenzie House and proposed rear patio adjacent the east property line of proposed Lot 1.
- The landscape plan was prepared by PD Group Landscape Architecture Ltd.
- For proposed Lot 1, the hedge is proposed to be retained along the west and south property lines. A replacement hedge will be planted along the west property lines of proposed Lots 2 and 3. Five (5) existing trees will be retained within the lot and new planting will include a mixture of Burning Bush, Barrenwort, Sweetbox, False Holly, Heather, Shrub Rose, Hebe, Japanese Skimmia and Doublefile Viburnum.
- For proposed Lot 2, a new hedge will be planted along the west and south property lines, with the front (east) of the lot to remain "open". One (1) existing tree is to be retained within the lot. Additional trees are proposed on this lot, along with planting including Feather Grass, Small-leaved Boxwood, Boxwood, Coneflower, Catmint, Sweetbox, Japanese Spirea, Japanese Skimmia, Shrub Spurge, Wintercreeper, Cinquefoil and Rose Mallow.

- The landscaping for proposed Lot 3 will incorporate a new hedge along the west and north property lines and will be left relatively open at the south and east (front of the lot), as per the original heritage character of the property where the Currie House was situated. One (1) existing tree is proposed to be retained within the lot. Additional trees and landscaping including Heather, Evergreen Azalea, Boxwood, Davids Viburnum, Van Houte Spirea, Hardy Fushcia, Big-Leaf Hydrangea, Leucothoe, Compact Cherry Laurel, Japanese Snowbell, Shrub Rose and Kerria are proposed.
- No fencing will be permitted within the front yard of proposed Lot 3 in order to ensure that the original "openness" of the Currie House lot is reinstated at this location.

PRE-NOTIFICATION

A pre-notification letter was mailed out on August 22, 2007 to property owners within a 100-metre radius of the subject property and to the Cloverdale Residents' Association. As a result of the mail out, staff received 2 telephone calls and 2 e-mails. Two of the four respondents were in opposition to the development proposal, with the following comments:

- Do not want to see proliferation of half-acre lots in the area.
- Half-acre lots are not in keeping with the neighbourhood.

(There are a number of half acre lots already existing within the neighbourhood, for example to the north of the subject property, west of 184 Street, south of 54 Avenue and east of 184A Street.)

One respondent called for further information, with the other respondent representing the Cloverdale Residents' Association indicating support of the development proposal on behalf of the Cloverdale Residents' Association.

DESIGN PROPOSAL AND REVIEW

- The site and architectural plans were prepared by HY Engineering Ltd. and Allan Diamond Architect Inc.
- The conservation plans were prepared by Donald Luxton and Associates.
- All the houses and garages are proposed to utilize Benjamin Moore's Historical Vancouver True Colours Palette.

Robert Dougal MacKenzie House (Proposed Lot 1)

- The Robert Dougal MacKenzie will remain at its existing location and no new additions are planned to the house. The MacKenzie House currently does not include an in-ground basement and only consists of two floors.
- The existing house is approximately 199.5 square metres (2,147.5 sq.ft.) in size.

- The accessory structures situated on the site property will be removed to facilitate the two additional lots on the eastern portion.
- A new detached 2-car garage will be constructed on proposed Lot 1, to be served by the existing vehicular access from 184 Street. The two-car garage will incorporate building materials similar to the existing house, including red cedar sidewall shingles painted to match the house, which was recently painted a deep brick red, with cream coloured trim.
- The garage will incorporate a pitch roof clad in cedar shingles. Other character elements include a large barn light above the two overhead garage doors, which will resemble barn doors and all windows will be finished in wood.

Henry Parr House (Proposed Lot 2)

- The proposed renovations to the Henry Parr House will include an addition to the existing house, a basement, reconstruction of certain elements and a new detached 2-car garage.
- The vehicular access to proposed Lot 2 will be from 184A Street.
- The existing house is a small 2-storey house approximately 117.2 square metres (1,262 sq.ft.) in size. The addition will encompass approximately 91.2 square metres (982 sq.ft.), calculated over the ground and second floors. An in-ground basement is proposed which will be approximately 106.7 square metres (1,149 sq.ft.). The total floor area of the house is proposed at 208.5 square metres (2,244 sq.ft.), excluding the basement.
- The existing 5-inch drop siding will be retained on the existing portion of the house in Ivory, with trim in a deep red.. Window frames, doors and gutters are in a gloss black. Downspouts are in a colour, which matches the body of the house. All original wood windows are proposed to be retained.
- The existing front door of the house is to be retained.
- The chimney will be rebuilt above the attic, as will the porch at the front (east) and at the north.
- For the addition to the house, 4-inch double bevel wood siding, which is similar to the existing, will be used in a grey-green. Trim is proposed in a buff colour. Windows are to be in wood and in a deep green. Doors and gutters are also to be in a gloss black, with downspouts to match the body of the addition.
- A new deck is proposed at the rear (west) and south.
- The entire house will be reroofed with new cedar shingles, which corresponds to the original roofing.

Currie House (Proposed Lot 3)

- The proposed renovations to the Currie House will encompass an addition to the existing house, an in-ground basement, a new rear deck and a detached 2-car garage.
- The vehicular access to proposed Lot 3 will also be from 184A Street.
- The existing house is a small, one and one-half storey house encompassing 117.3 square metres (1,262.6 sq.ft.). The house will include an addition, which is 56.4 square metres (607.4 sq.ft.) in size, resulting in a total floor area of 173.7 square metres (1,870 sq.ft.), excluding the basement. The design also proposes an in-ground basement of approximately 111.1 square metres (1,196 sq.ft.).
- The house addition will be complimentary to the historical design of the existing house and will include building materials such as stucco in grey and trim in a dark green. All retained and new windows are in wood, painted buff. Exterior doors are also to be wood, painted in a deep red and gutters are proposed in gloss black. Downspouts are to match the body of the house.
- The chimney is proposed to be reconstructed. Roofing material in cedar shingles is proposed throughout.
- A new deck in wood is proposed at the rear (west) and at the north.

BY-LAW VARIANCES AND PROCEDURES

Proposed Variances

- Variances to be included in the HRAs for the proposed three (3) lots are related to the maximum unit density specified in the OCP for Suburban designated properties and to vary the minimum lot area and building setbacks of the One-Acre Residential Zone (RA).
- In addition, variances to Subdivision and Development By-law, 1986, No. 8830, are required to waive road and corner cut dedications along 184 Street and 54 Avenue, along with the requirement for dedicated connections with inspection chambers onto the fronting storm and sanitary sewer lines.
- The road dedication requirement is proposed to be waived along 184 Street and 54 Avenue, along with the corner cut dedication, in order to retain portions of the existing Western Red Cedar.

- The variances required to the RA Zone for each of the proposed lots are as follows:

Proposed Lot Number	Building Setbacks	Building Height	Subdivision
Lot 1 (Robert Dougal MacKenzie House)	Section F, the side yard (east) setback for the principal building is varied from 4.5 metres to 3.5 metres.	N/A	<ul style="list-style-type: none"> Lot size is varied from 4,047 sq.m. (1 acre) to 2,144 sq.m. (0.53 acre). Lot width is varied from 50 metres (164 ft.) to 35.1 metres (115.2 ft.).
Lot 2 (Henry Parr House)	Section F, the rear yard (west) setback for the principal building is varied from 7.5 metres (25 ft.) to 7.4 metres (24.3 ft.).	N/A	<ul style="list-style-type: none"> Lot size is varied from 4,047 sq.m. (1 acre) to 935 sq.m. (0.23 acre). Lot width is varied from 50 metres (164 ft.) to 30 metres (98 ft.). Lot depth is varied from 60 metres (200 ft.) to 31.1 metres (102 ft.).
Lot 3 (Currie House)	Section F, the side yard on flanking street (south) setback for the principal building is varied from 7.5 metres (25 ft.) to 6.9 metres (22.6 ft.).	Section G.2, the maximum building height of the accessory building may be increased to 5.2 metres (17 ft.).	<ul style="list-style-type: none"> Lot size is varied from 4,047 sq.m. (1 acre) to 966 sq.m. (0.24 acre). Lot width is varied from 50 metres (164 ft.) to 31.0 metres (101.7 ft.). Lot depth is varied from 60 metres (200 ft.) to 31.1 metres (102 ft.).

- The HRA for proposed Lot 3 (Currie House) will also not permit fencing across the full width of the yard between 184A Street and the Currie House, in order to replicate the "openness" of the original Currie House property.
- The proposed variances are supportable due to the retention and restoration of the heritage houses within Surrey, along with the retention of portions of the existing Western Red Cedar hedge.

Proposed Procedures

- For reasons of retaining historically significant elements, section 966 of the *Local Government Act* enables a Heritage Revitalization Agreement (HRA) By-law to vary any by-law regulation including density. Because of this authority, a rezoning is not required to accommodate 3 lots on the subject site, provided the proposed Heritage Revitalization Agreement By-laws follow a process similar to a rezoning, i.e. a Public Hearing is held.
- Three separate HRA By-laws are proposed for the subject site in place of the current Heritage Designation By-law, for the preservation of 3 historic houses on the 3 proposed lots.
- The HRA By-laws have been reviewed by the applicant and by Legal Services and are found acceptable.
- When the HRA By-laws are in order for consideration of final adoption, Council will be requested to pass resolutions to amend the Surrey Heritage Register to reflect the two additional heritage houses on the subject site and adopt the by-law to repeal the current Heritage Designation By-law.

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.	Subdivision Layout, Architectural and Landscape Plans
Appendix III.	Engineering Summary
Appendix IV.	Heritage Advisory Commission Minutes
Appendix V.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Complete Set of Architectural and Landscape Plans prepared by Allan Diamond Architect Inc. dated March 6, 2008.
- Conservation Plans prepared by Don Luxton and Associates.

Jean Lamontagne
General Manager
Planning and Development

PL/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Richard Brooks, H.Y. Engineering Ltd.
 Address: #200 - 9128 - 152 Street
 Surrey, BC
 V3R 4E7
 Tel: 604-583-1616

2. Properties involved in the Application
 - (a) Civic Address: 5418 - 184 Street

 - (b) Civic Address: 5418 - 184 Street
 Owner: Fernanda Maria Rocha McCleneghan
 PID: 004-613-422
 Lot 22 Section 4 Township 8 New Westminster District Plan 58597

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to repeal Heritage Designation By-law, 1986, No. 8791.

 - (b) Introduce three Heritage Revitalization By-laws to allow for the property owner and the City to enter into a Heritage Revitalization Agreement for proposed Lots 1, 2 and 3 to allow for the restoration and maintenance of 3 heritage houses.

SUBDIVISION DATA SHEET

Existing Zoning: RA

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1 ac
Hectares	0.40 ha
NUMBER OF LOTS	
Existing	1
Proposed	3 *
SIZE OF LOTS	
Range of lot widths (metres)	30.0 m to 35.1 m *
Range of lot areas (square metres)	935 m ² to 2,144 m ² *
DENSITY	
Lots/Hectare & Lots/Acre (Gross) (entire site)	7.5 uph/3 upa *
Lots/Hectare & Lots/Acre (Net)	n/a
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	37%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	YES
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Standards	YES *
Works and Services	NO
Building Retention	NO
Building Setbacks, Building Height, Lot Size, Lot Width and Lot Depth	YES *

*** As permitted by the HRA By-laws**