

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0312-00

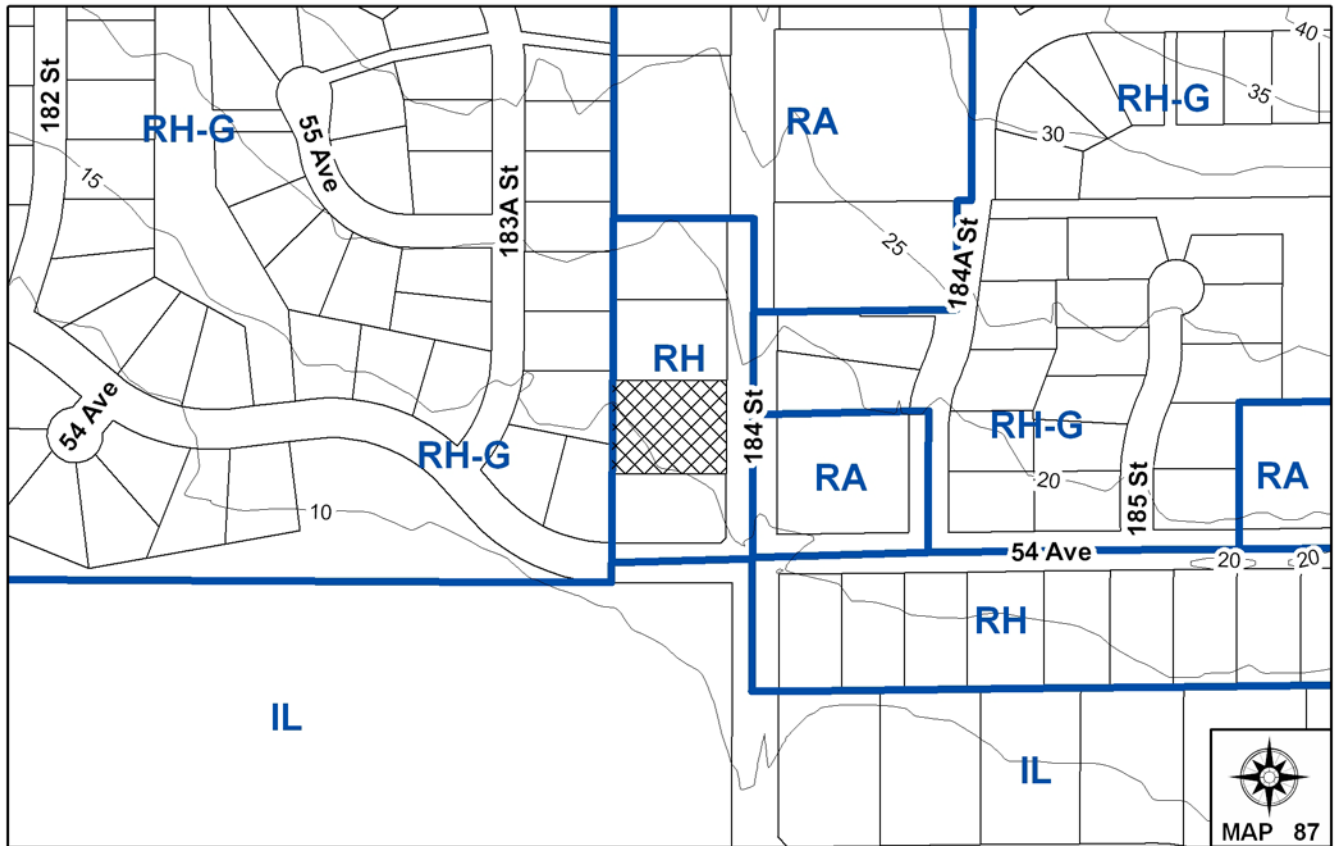
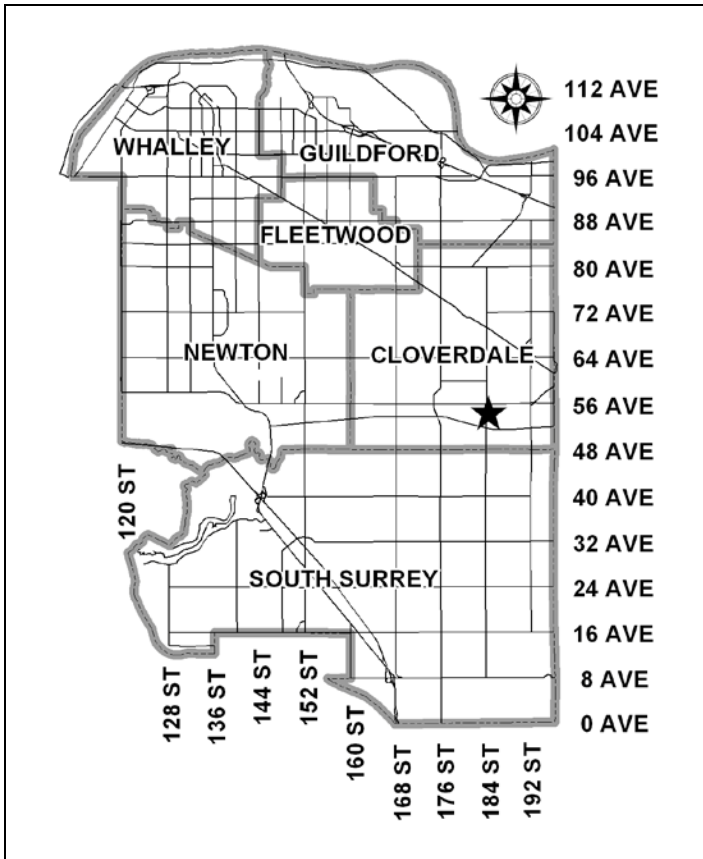
Planning Report Date: September 8, 2008

PROPOSAL:

- **Heritage Revitalization Agreement**

in order to allow subdivision into 2 single family residential lots and to allow for the restoration and maintenance of one heritage house.

LOCATION: 5441 - 184 Street
OWNERS: Steven & Mary St. Denis
ZONING: RH
OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Heritage Revitalization Agreement By-law.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a variance to the maximum density allowed in the Suburban Land Use designation.
- The proposal requires variances to the RH Zone for lot size, lot area, lot width and FAR.

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 Agreement will permit a permanent location for the John Sedgwick House, which currently is vacant and located in an unsecured location and will allow for the restoration and maintenance of the house.
- The Heritage Revitalization Agreement will allow for the OCP designation to remain as Suburban and the zone to remain as Half-Acre Residential Zone (RH).
- The proposed Heritage Revitalization Agreement will permit a heritage house, which has historical significance in Surrey to remain within the community.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement (HRA) to allow for subdivision and restoration and maintenance of the John Sedgwick House that will be located at 5447 – 184 Street.
2. 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 landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (d) demolition of all existing permanent accessory structures;
 - (e) registration of a Section 219 Restrictive Covenant to ensure no build and no building permit issuance other than for the heritage house described in the HRA on proposed Lot 1; and
 - (f) registration of a reciprocal access agreement between proposed Lots 1 and 2.
3. Council pass a resolution to remove 7172 – 184 Street (the previous location of the John Sedgwick House) from the Surrey Heritage Register, as a heritage property and to add 5447 – 184 Street (proposed Lot 1) as a heritage property on the Surrey Heritage Registry, 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.

School District: **Projected number of students from this development:**
1 Elementary student at Martha Currie Elementary School
0 Secondary students at Lord Tweedsmuir Senior Secondary School
(Appendix IV)

Heritage Advisory
Committee:

At the June 25, 2008 Special HAC meeting, HAC indicated support with the Heritage Revitalization Agreement, to allow for the proposed creation of two single-family residential lots and for the relocation, restoration and maintenance of the John Sedgwick House (Appendix V).

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwelling	Suburban	RH
East (Across 184 Street):	Robert Douglas MacKenzie House and application for a Heritage Revitalization Agreement (File No. 7907-0114-00) to allow subdivision into 3 lots to facilitate the relocation of the Henry Parr House and the Currie House (Third Reading).	Suburban	RA
South:	Single Family Dwelling	Suburban	RH
West:	Single Family Dwelling	Suburban	RH-G

DEVELOPMENT CONSIDERATIONSLand Use and Density

- The subject property is located at 5441 – 184 Street in Cloverdale. The subject property is approximately 2,690 square metres (0.66 acres) in size, designated Suburban in the Official Community Plan (OCP) and zoned Half-Acre Residential Zone (RH).
- A combined heritage and subdivision application has been submitted in order to allow the subject parcel to be subdivided into 2 lots and to permit the relocation of the John Sedgwick House, a heritage house on the City's Heritage Register, to proposed Lot 1 and permit the house to be restored and maintained.
- The southern portion of the subject site will allow for the existing house to remain.
- Under the current RH Zone and Suburban OCP designation, the maximum density permitted is 5 dwelling per hectare [2.0 u.p.a.]. Based upon the overall site area, a density of 7.43 dwellings per hectare (3 u.p.a.) is proposed which also exceeds the maximum density of 5 units per hectare (2 u.p.a.) permitted.

- 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.
- A HRA will be tied to both proposed lots, to vary the density, lot size and allowable floor area permitted over the existing Suburban OCP designation and RH zoning on the subject property in order to permit the subdivision of the property into 2 lots.
- The HRA will be secured by by-law and will specify the heritage value of the features or building on the property, physical elements that express the heritage value, requirements to preserve, rehabilitate or restore the features of the building and general maintenance requirements for on-going heritage conservation.
- The proposed lots will be 1,258 square metres (13,540 square feet) (Lot 1) and 1,432 square metres (15,413 square feet) (Lot 2) which are similar to the RH-G Zone. The John Sedgwick House will be located on proposed Lot 1.
- A new in-ground basement is proposed for the John Sedgwick House. Preliminary lot grading information has been submitted and has been reviewed by Building Division staff and has been found to be acceptable.
- According to the applicant, the proposed relocation and renovation will occur within a 6 month period as the applicant intends to sell the existing house and move into the John Sedgwick house.

Background on the John Sedgwick House

- The John Sedgwick House is currently located at 7172 – 184 Street.
- The John Sedgwick House has been listed since 1998 on the Surrey Heritage Register.
- The John Sedgwick House is a one and one-half storey Arts & Crafts inspired kit house. The house, built circa 1922, from the Canadian Aladdin Co. Ltd. Plan books features a rectangular plan, low pitched front gabled roof and partial width side gabled porch with paneled square columns and asymmetrical front entryway.
- Council will be required to pass a resolution to remove 7174 – 184 Street from the Surrey Heritage Register and to add 5447 – 184 Street to the Surrey Heritage Register as a heritage property.

Tree Preservation and Replacement

- The applicant has submitted an arborist assessment prepared by Glen Murray of Froggers Creek Tree Consultants Ltd. The report identifies 9 protected trees on site. 5 of the 9 trees are proposed for retention, with 4 proposed for removal (Appendix VI).

Tree Species	Total Number of Trees	Total to be Retained	Total Proposed for Removal
Sycamore Maple	5	3	2
Hawthorne	1	0	1
Purple Plum	3	2	1
Total	9	5	4

- Four trees are proposed to be removed. Two trees will be critically impacted by the development, one is in poor condition and one is within the shared driveway access.
- The applicant's proposal reflects 8 replacement trees, which complies with the minimum required replacement trees. The proposed replacement trees include: Star Magnolias, Kousa Dogwoods, Deodar Cedar and Crimson King Norway Maple.

PRE-NOTIFICATION

A pre-notification letter was mailed out on May 20, 2008 to property owners with a 100-metre radius of the subject property, the Cloverdale Residents' Association and the Cloverdale Homeowners Association. As a result of the mail out, staff received 1 telephone message.

- One neighbour left a message in support of the application and thought the relocation of the heritage house into the neighbourhood was a great idea.

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.
- The proposed renovations to the John Sedgwick House will include an addition to the side and rear of the existing house, dormers to the roof, an increased basement size, a deck and reconstruction of certain elements.
- The proposed lots will share a driveway access from 184 Street which will be secured through a reciprocal access agreement.
- No parking is allowed in the front of the houses. Parking will be in the rear of both lots. Existing pavement will be removed from the front of the existing house.

- The existing John Sedgwick House is a one and one-half storey house approximately 217 square metres (2,335 sq. ft.). The addition will encompass approximately 208 square metres (2,239 sq. ft.) calculated over the main floor, second floor and in-ground basement. The total area of the house is proposed at 248 square metres (2,666 sq. ft.) excluding the in-ground portion of the basement. This translates into a FAR of .20 which is within the 0.25 FAR permitted in the RH Zone.
- The addition to the John Sedgwick is similar to the Parr and Currie House which are proposed to be moved to lots across the street at 5418 - 184 Street. The following is a chart comparing the three houses:

	Original	Proposed	% Increase
Currie House	1,700 sq ft	3,066 sq ft	80%
Parr House	1,262 sq ft	3,393 sq ft	169%
John Sedgwick House	2,355 sq ft	4,572 sq ft	94%

- A new deck is proposed at the rear (west) of the house.
- The entire house will be re-roofed with cedar shingles, which corresponds to the original roofing.
- Landscaping and planting are proposed for the John Sedgwick House to limit views of the additions while maintaining views of the existing dwelling. Along the front lot line of proposed Lot 1 a cedar hedge is proposed to be retained. In front of the proposed addition, bedding plants and Rhododendron are proposed while along the southern side of the John Sedgwick House bedding plants are proposed. Existing hedges will be maintained along the eastern and northern property lines so views of the addition from neighbouring properties will be limited.
- For the existing house on proposed Lot 2, asphalt paving will be removed and replaced with landscaping. Existing landscaping will be retained on the proposed Lot 2.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Proposed Variances:

- Variances to be included in the HRA for the proposed two lots are related to the maximum unit density specified in the OCP for Suburban designated properties and to vary the floor area ratio, minimum lot area and lot width of the Half-Acre Residential Zone (RH).
- The RH Zone allows a maximum FAR of 0.25 of which of the resulting allowable floor area, 67 square metres (720 sq.ft.) is reserved for use only as a garage or carport, and 28 square metres (300 sq.ft.) is reserved for use only as accessory buildings and structures. The HRA varies the calculation of FAR to remove the reserved areas for garage and carports, and for accessory buildings and structures. However, the massing of the homes will not be different from those homes with attached garages in the area.

- The requested variances to the RH Zone for each proposed lot are summarized as follows:

Proposed Lot Number	Subdivision	Density
Lot 1 (John Sedgwick House)	Lot size is varied from 1,858 square metres (0.5 acre) to 1,251 square metres (0.31 acre). Lot width is varied from 30 metres (100 ft.) to 21.87 metres (71.75 ft.)	Section D.1 is varied from 5.0 dwellings per hectare (2.0 u.p.a) to 7.43 dwellings per hectare (3.0 u.p.a) Section D.2 is varied to remove reserved areas of 67 square metres (720 sq. ft.) and 28 square metres (300 sq. ft.) from the FAR calculation.
Lot 2 (Existing House)	Lot size is varied from 1,858 square metres (0.5 acre) to 1,425 square metres (0.35 acre). Lot width is varied from 30 metres (100 ft.) to 24.90 metres (81.69 ft.)	Section D.1 is varied from 5.0 dwellings per hectare (2.0 u.p.a) to 7.43 dwellings per hectare (3.0 u.p.a) Section D.2 is varied to remove reserved areas of 67 square metres (720 sq. ft.) and 28 square metres (300 sq. ft.) from the FAR calculation.

- The proposed variances are supportable due to the retention and restoration of the heritage house within Surrey.

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 two lots on the subject site, provided the proposed Heritage Revitalization Agreement By-law follows a process similar to a rezoning, i.e. a Public Hearing is held.
- A HRA By-law is proposed for the subject site for the preservation of one historic house. A notation on title referring to the HRA will be placed on both lots.
- The HRA By-law has been reviewed by the applicant and by Legal Services and is found acceptable.
- When the HRA By-law is in order for consideration of final adoption, Council will be requested to pass resolutions to amend the Surrey Heritage Register to reflect the relocated John Sedgwick House on the subject site.

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 Heritage Planting Plans (or planting plan)
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Heritage Advisory Commission Draft Minutes
Appendix VI.	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 August 22, 2008.
- Conservation Plans prepared by Don Luxton and Associates
- Heritage Revitalization Agreement

Jean Lamontagne
General Manager
Planning and Development

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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: Theresa Rawle, 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: 5441 - 184 Street
- (b) Civic Address: 5441 - 184 Street
 Owner: Steven and Mary St. Denis
 PID: 017-827-744
 Lot 1 Section 5 Township 8 New Westminster District Plan LMP5108

3. Summary of Actions for City Clerk's Office

- (a) Introduce a Heritage Revitalization By-law to allow for the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement for proposed Lots 1 and 2 to allow for the restoration and maintenance of a heritage house.

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.66 ac
Hectares	.27 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	21.87 m to 24.90 m
Range of lot areas (square metres)	1,251 m to 1,425 m
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.43 upha/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	3%
Total Site Coverage	28%
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 Length/Standards	NO
Works and Services	NO
Building Retention	NO
Lot Size, Lot Width and Density	YES