

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7907-0345-00

Planning Report Date: March 10, 2008

PROPOSAL:

- **Restrictive Covenant Amendment**

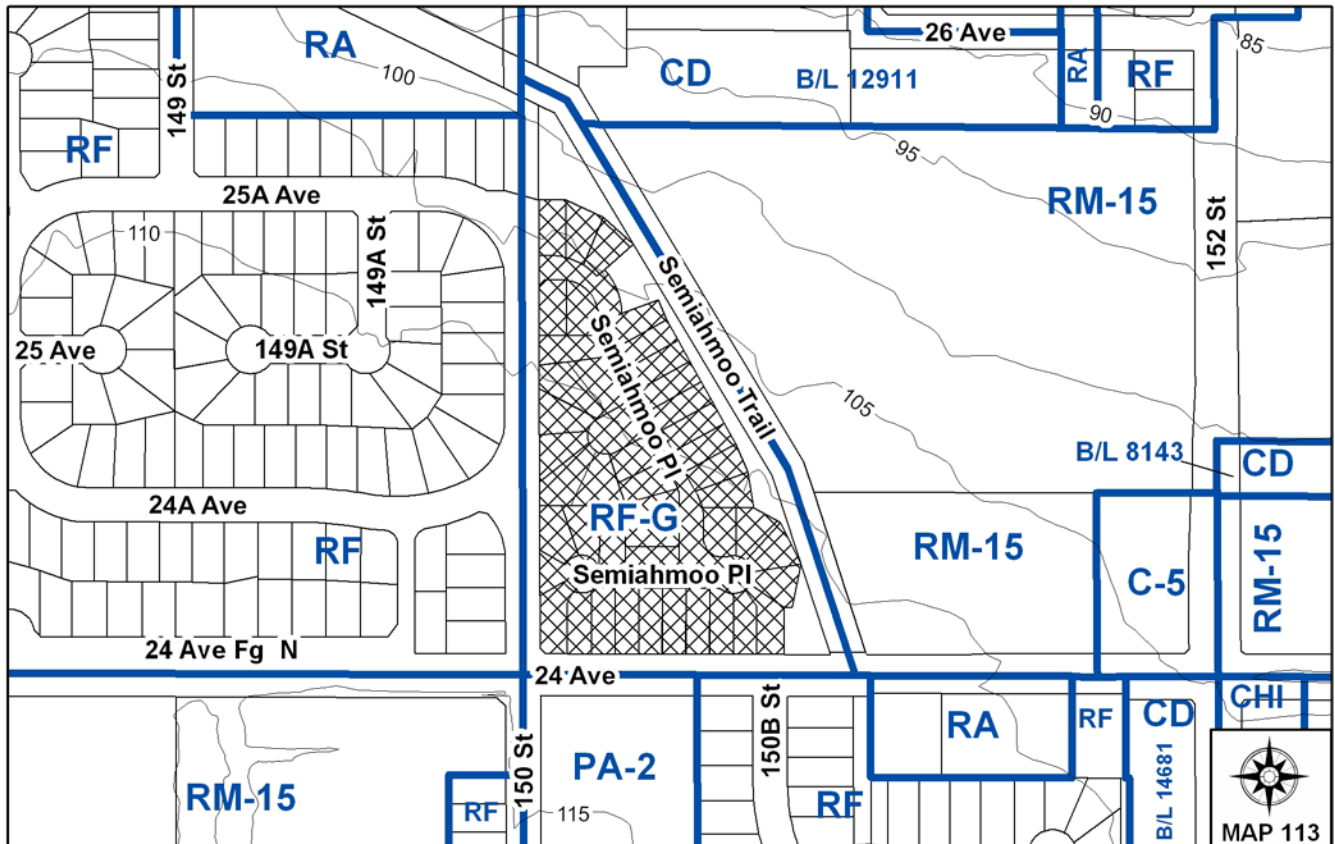
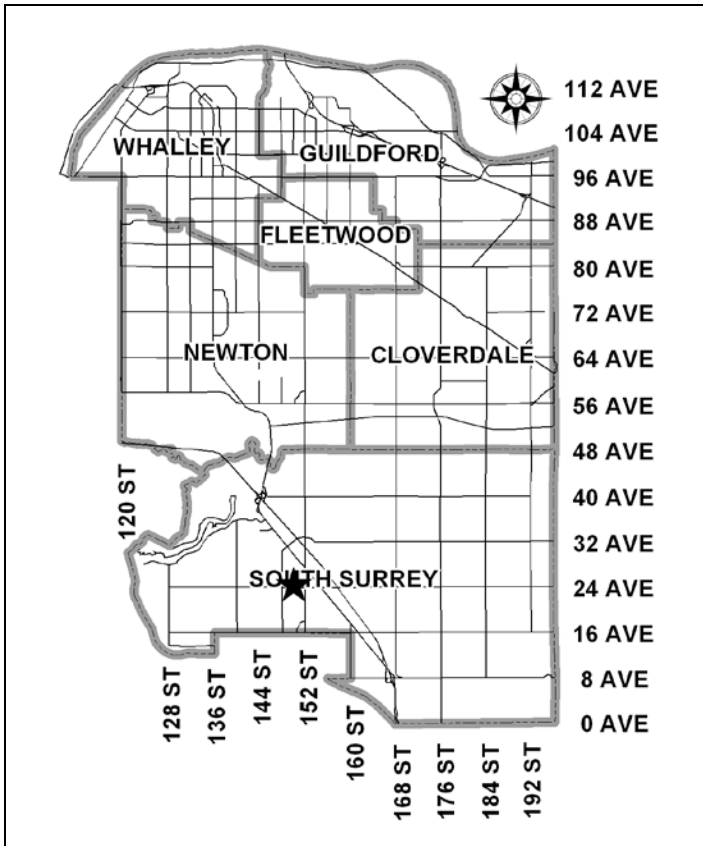
in order to amend the permitted roofing material from cedar shakes to metal roofing.

LOCATION: 15001 to 15052 Semiahmoo Place

OWNERS: All Owners under Strata Plan LMS177

ZONING: RF-G

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Deny the applicant's request for a Restrictive Covenant amendment to allow the use of metal roofs only to replace existing cedar shake/shingle roofs.
- Allow high-profile, duroid shingles as an alternate roofing material to the existing cedar shakes/shingles roof.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Current Building Scheme, registered on title in 1991, permits only cedar shakes or shingles as roofing materials. The applicant is proposing to replace cedar shakes/shingles with metal roofing as the only allowable roofing material.

RATIONALE OF RECOMMENDATION

- Existing building schemes in the surrounding residential neighbourhood do not allow metal roofing.
- Metal roofs are typically not permitted in residential areas controlled by Building Scheme restrictive covenants. It is not considered to have an appropriate contribution to residential character.
- High-profile, cedar-appearance duroid shingles are typically seen as an aesthetically appropriate substitute for cedar shakes, while metal roofing is significantly less compatible.
- Acceptance of metal roofing in this case may create a precedent for future requests for metal roofing in other residential areas.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council deny the applicant's request for a Restrictive Covenant amendment to allow the use of metal roofing as an alternative to cedar shakes/shingles.
2. Council approve a Restrictive Covenant amendment to allow the use of high-profile, cedar-appearance duroid shingles as an alternate material to cedar shakes/shingles.

REFERRALS

Heritage Advisory
Committee:

The matter was referred to the Heritage Advisory Commission due to the proximity of the site to Semiahmoo Trail. The HAC referred the matter back to staff as they felt they should not rule on the issue.

SITE CHARACTERISTICS

Existing Land Use: Existing bareland strata complex zoned RF-G.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Semiahmoo Trail	Urban in the OCP. "Major Trail" in the King George Highway Corridor LUC.	RF-G
East:	Semiahmoo Trail	Urban in the OCP. "Major Trail" in the King George Highway Corridor LUC.	RF-G
South (Across 24 Avenue):	Catholic church and private elementary school on site. Also under application to add a seniors' care facility. Single family homes.	Urban in the OCP	PA-2 RF
West (Across 25A Avenue):	Single family homes.	Urban in the OCP	RF

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the north side of 24 Avenue and the east side of 150 Street, adjacent to Semiahmoo Trail. The site is designated Urban in the Official Community Plan (OCP).
- The subject site is a bare-land strata that was established in 1991. It is zoned "Single Family Gross Density Zone" (RF-G).
- In 1991, when the strata was created, a Building Scheme restrictive covenant was registered on title. This Building Scheme stipulates that the only roofing material permitted within the subdivision is cedar shakes or shingles. The covenant does not have a sunset clause.
- The strata proposes that metal roofing be incorporated into the Building Scheme as the only material permitted for roof replacements. Existing cedar roofs may be maintained and repaired, with the new material being phased in as existing roofs are replaced. This proposal requires that the existing Building Scheme Restrictive Covenant be amended, as discussed below.

JUSTIFICATION FOR RESTRICTIVE COVENANT AMENDMENT

Requested Amendment:

- Members of the strata propose to amend the Building Scheme to include an alternate roofing material as a replacement for cedar shakes or shingles. They propose steel roofing as their only alternative.

Applicant's Justification:

- The strata believes that cedar is no longer appropriate for the following reasons:
 - Lack of fire resistance;
 - Difficulty in obtaining good quality cedar roof replacements; and
 - Difficulty in cleaning debris off of cedar roofs given proximity to surrounding trees.
- The strata has examined the alternatives to cedar roofing and has unanimously decided to request that the City approve dark brown decorative metal roofing (in the form of a shingle shake imitator) to be used in place of cedar roofing. Steel roofing was chosen because it addresses the three concerns listed above. It is fire resistant, less expensive, and relatively easy to keep free of vegetative debris.

Staff Comments:

- City staff recognize the need for an alternative roofing material, however in similar situations high-profile duroid asphalt singles have been approved as a suitable substitute for cedar. Staff believe that the high-profile duroid is more appropriate in keeping with the existing character of the neighbourhood.

- Duroid roofing materials meet the requirements of the Building Code and are not considered to be fire hazardous.
- Compared to other roofing materials, metal roofing is reflective and projects an "industrial" appearance.
- Metal roofing is not considered to have an appropriate contribution to residential character. Our current building scheme accepts metal roofing only as a highlight feature (for example over bay windows or entrance ways) and does not accept it as a dominant feature of residential developments.
- Existing building schemes in the adjacent residential neighbourhood do not allow metal roofing.
- Acceptance of metal roofing in this case may create a precedent for future requests for metal roofing in other residential areas.
- Overall, due to aesthetic considerations, the proposal to use metallic roofing cannot be supported.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Survey Plan
- Appendix II. Photographs of Cedar, Metal and Asphalt Roofing

Jean Lamontagne
General Manager
Planning and Development

MJ/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: Strata Council LMS177
 Address: 15015 Semiahmoo Place
 Surrey, BC
 Tel: 604-542-1947

2. Properties involved in the Application

(a) Civic Addresses: 15001 to 15052 Semiahmoo Place

(b) Civic Addresses: 15001 to 15052 Semiahmoo Place
 Owner: All Owners under Strata Plan LMS177
 PID: All PIDs under Strata Plan LMS177
 Lots 1 - 43 Section 22 Township 1 New Westminster District Plan LMS177

3. Summary of Actions for City Clerk's Office