

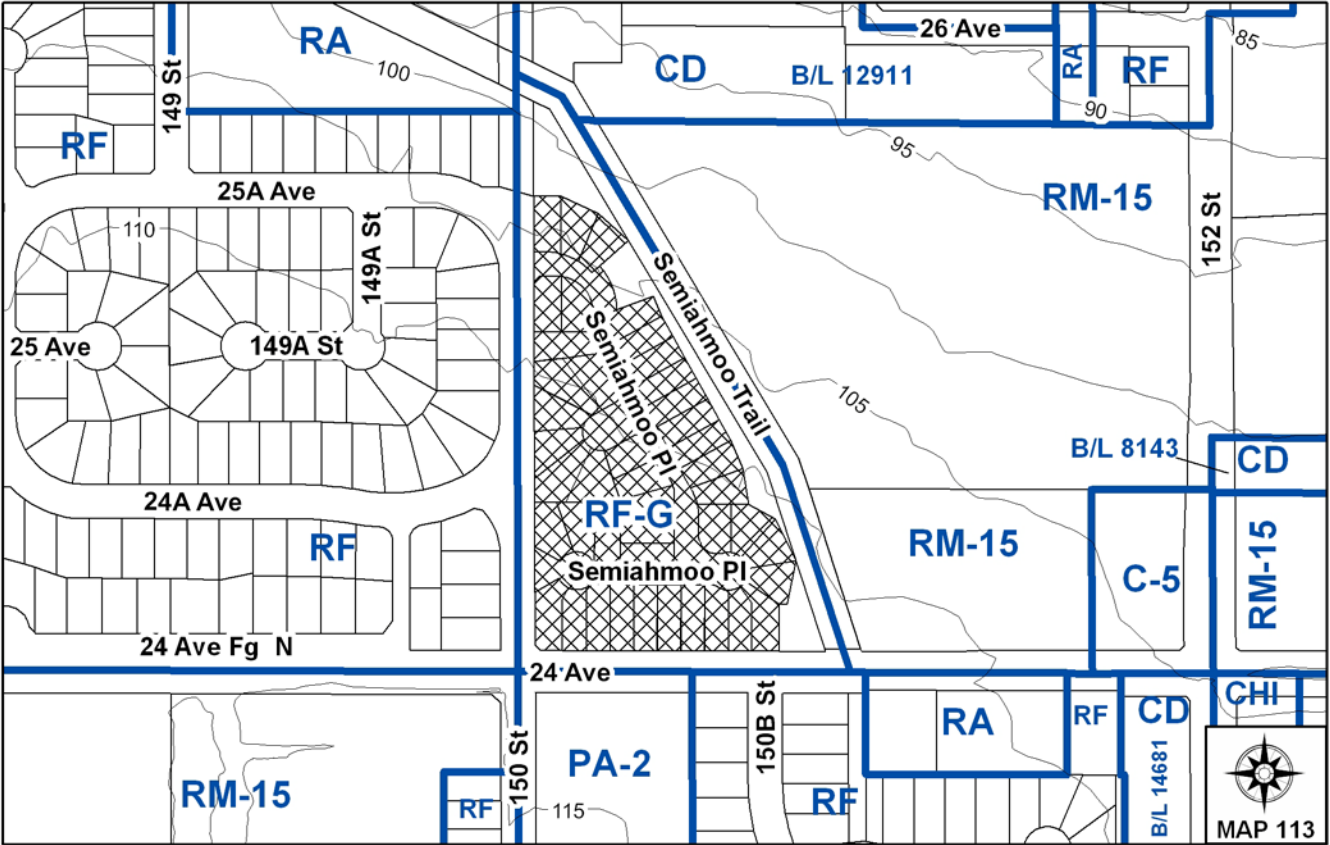
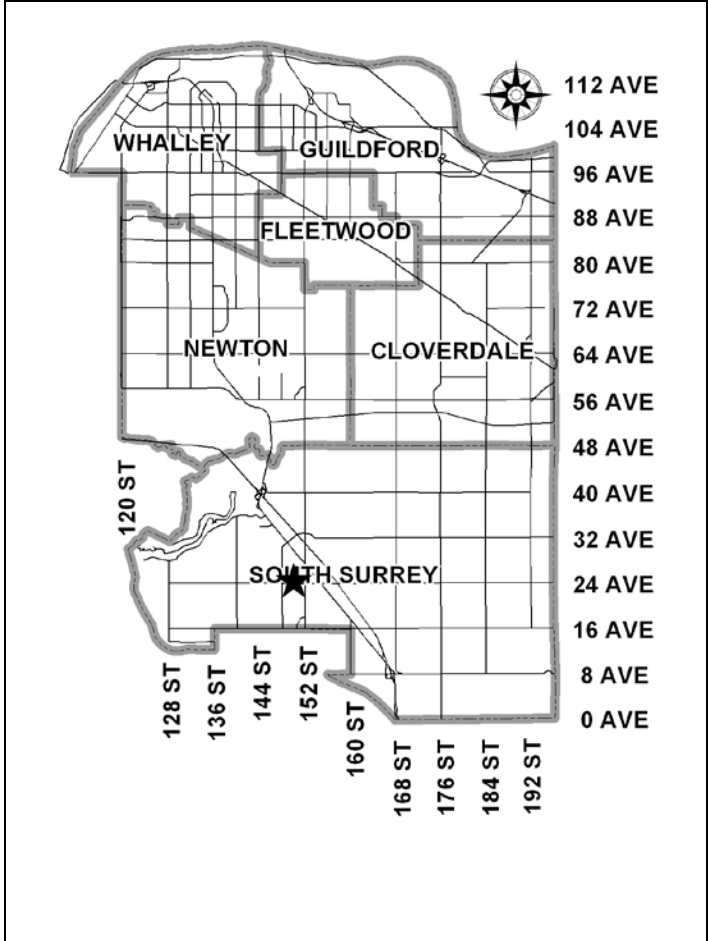
Planning Report Date: July 14, 2008

**PROPOSAL:**

- **Restrictive Covenant Amendment**

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

**LOCATION:** 15001 to 15052 Semiahmoo Place  
**OWNER:** All Owners under Strata Plan LMS177  
**ZONING:** RF-G  
**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- Approval of the applicant's request for a Restrictive Covenant amendment to allow the use of metal roofing only to replace existing cedar shake/shingle roofs, on the basis that this will be a pilot project.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The 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 low-reflectivity metal, cedar-imitator roofing as the only allowable roofing material.

### RATIONALE OF RECOMMENDATION

- The metal roofing product proposed by the applicant has very low reflectivity and is a cedar shake imitator.
- The product is very new on the market and is recommended to be approved on a pilot basis for the subject homes to assess its suitability for more widespread use in residential neighbourhoods as an alternate to cedar shakes.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve a Restrictive Covenant amendment to allow the use of the low-reflectivity cedar-imitator metal roofing as an alternative to cedar shakes/shingles as a pilot project.

## 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 felt the issue was not under their mandate and referred the matter back to staff.

## ADDITIONAL PLANNING COMMENTS

### Application History

- In October, 2006 the bare-land strata representatives for the subject site applied to the City to have the existing Building Scheme amended in order to allow metal roofing to replace the existing cedar shake roofs, which are aging and in need of replacement. At that time staff found the proposed metal roofing product was too shiny and projected an industrial look inappropriate for residential use. Staff consequently recommended that Council deny the applicant's proposal for metal roofing in favour of high-profile asphalt duroid shingles instead.
- On March 10, 2008 Council referred the matter back to staff to review further options with the applicant.
- Following discussions with the applicants in response to Council's request, Rare Manufacturing, which produces the metal roofing product, recently developed a new product with a less reflective finish than what the applicant had originally proposed. Staff have assessed this new product and deem it potentially more appropriate for residential use, as documented below.

## JUSTIFICATION FOR RESTRICTIVE COVENANT AMENDMENT

### Requested Amendment:

- Members of the strata propose to amend the Building Scheme to include steel roofing as a replacement for cedar shakes or shingles.

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.
- Members of the strata also circulated a petition to neighbourhood residents who responded 94% (49 out of 52) in favour of allowing the proposed metal roofing.
- Since the March 10, 2008 Planning Report, further work has been undertaken with the roof manufacturer to reduce glare and reflection from the metal roof product to ensure greater consistency with residential roof finishes.

Staff Comments:

- City staff recognize the need for an alternate roofing material. In similar situations in the past, high-profile duroid asphalt shingles have been approved as a suitable substitute for cedar.
- Metal roofing was not initially considered appropriate for residential use because the proposed product was noticeably shiny and not deemed aesthetically compatible with the character of the neighbourhood, which is predominantly cedar roofing. However, the new product that is now proposed has a notably different finish and is less reflective, and has the potential to be better integrated into a residential setting. Specifically, the metal roofing that was previously proposed had a gloss level of 12-13, compared to a gloss level of 1-5 for the roofing that is being recommended for approval.
- Approval of a new type of roofing material will have implications in that developers of future projects may also want to use the same product. However, increasing the variety of roofing product will provide better consumer choice and respond to public need for roofing alternatives.
- Therefore, staff recommend that the proposed metal roofing in dark brown with a low-reflective finish be approved for use in the subject strata on a pilot basis.

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 and Metal Roofing
- Appendix III. March 10, 2008 Planning Report

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:                      Strata Council LMS177  
                         Address:                      15015 Semiahmoo Place  
                                                              Surrey, BC  
                         Tel:                                      604-542-1947
  
2.            Properties involved in the Application
  - (a)      Civic Address:            15001 to 15052 Semiahmoo Place
  
  - (b)      Civic Address:            15001 to 15052 Semiahmoo Place  
                 Owner:                              All Owners under Strata Plan LMS177  
                 PID:                                      All PIDs under Stata Plan LMS177  
                 Lots 1 - 43 Section 22 Township 1 New Westminster District Plan LMS177
  
3.            Summary of Actions for City Clerk's Office