

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7909-0202-00

Planning Report Date: November 16, 2009

PROPOSAL:

- **Building Scheme amendment**

in order to permit asphalt shingles in a shake profile to be included as acceptable roofing material.

LOCATION:

16678/86/98 - 84 Avenue,
 8377/83/85/89/91 - 167 Street

OWNERS:

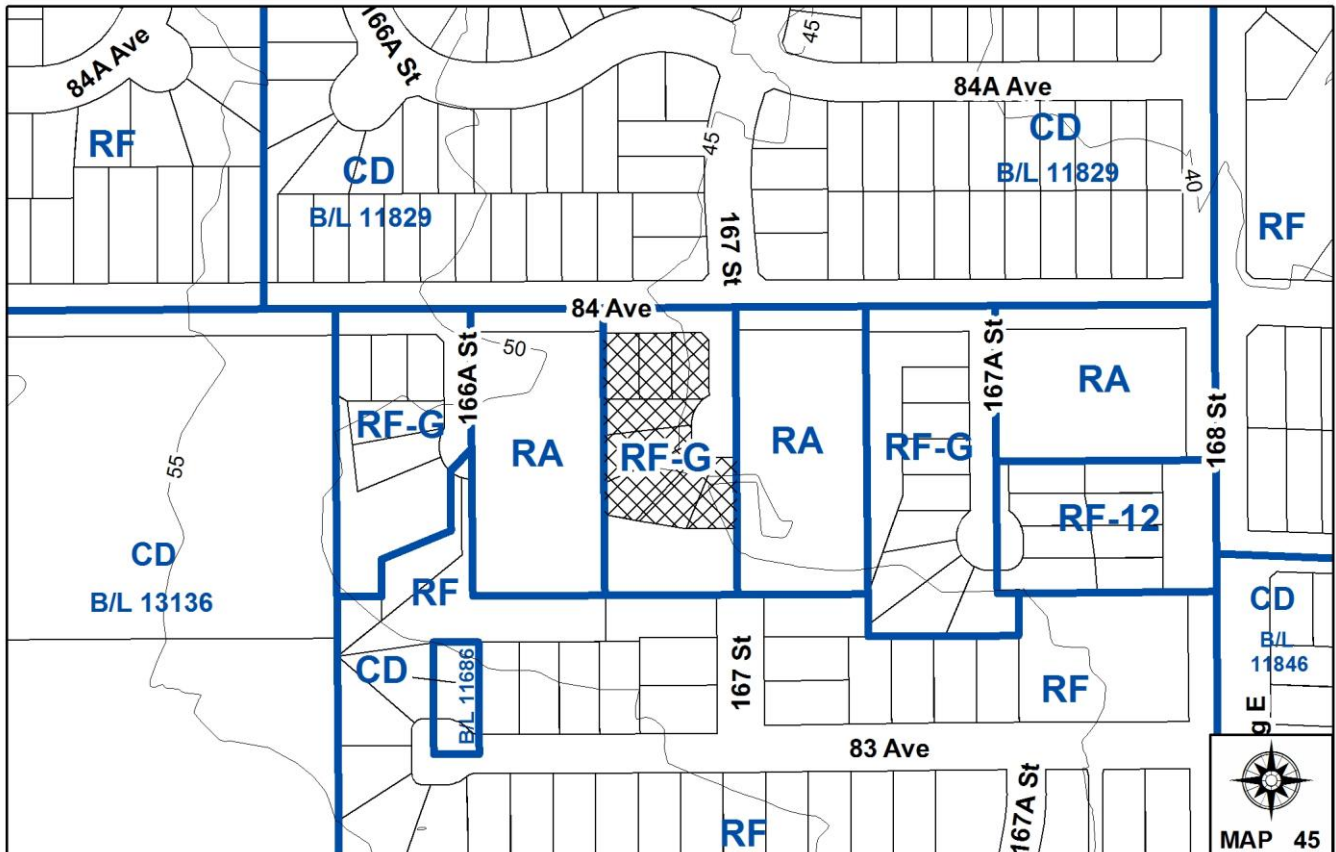
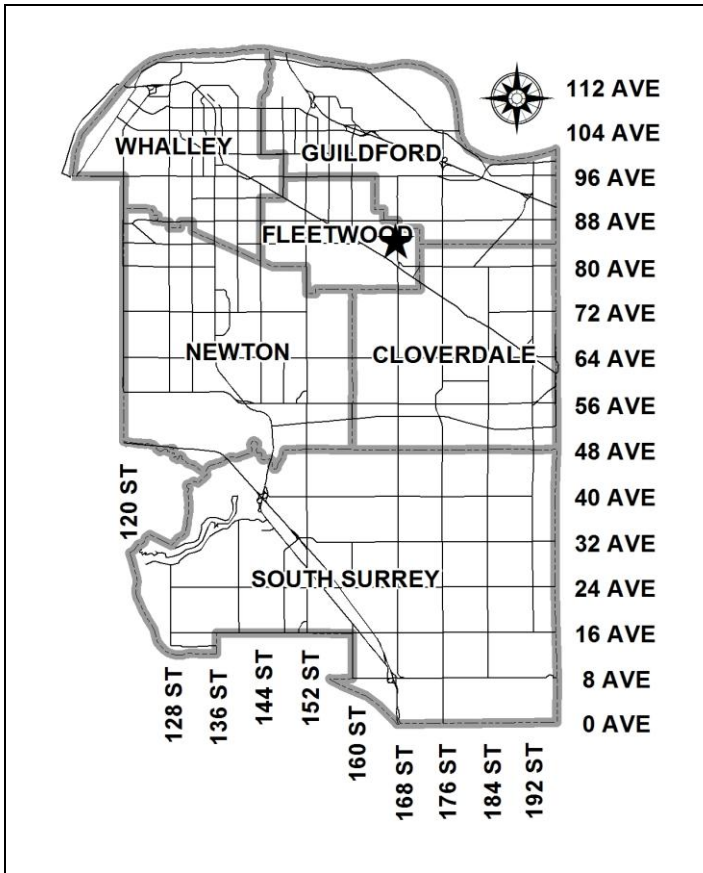
Hanna and Jerzy Szamborski and
 635160 BC Ltd.

ZONING:

RF-G

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

- Approval to amend Building Scheme No. BB107896 and Restrictive Covenant No. BB107903.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None

RATIONALE OF RECOMMENDATION

- The proposed design modifications will not detract from the character of the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Approve the applicant's request to amend Building Scheme No. BB107896 and Restrictive Covenant BB107903 to permit asphalt shingles in a shake profile to be included as acceptable roofing material.
2. Authorize staff to process future Building Scheme amendment requests for changes to acceptable roof material and cladding material as a minor amendment and revise the Bulletin accordingly.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Seven (7) vacant lots and one (1) lot currently under construction

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 84 Avenue):	Single family dwellings	Urban	CD By-law No. 11829
East:	Vacant lot	Urban	RA
South (Across Swanson Brook):	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RA

DEVELOPMENT CONSIDERATIONS

Background

- The eight subject properties are located at the southwest corner of 167 Street and 84 Avenue in Fleetwood. They are designated Urban in the Official Community Plan (OCP) and are zoned RF-G.
- The existing properties were rezoned from RS (Zoning By-law No. 5942) to RF-G as part of application 7903-0205 which received final approval on June 25, 2007.
- Currently, seven lots are vacant and one lot (at 16678 – 84 Avenue) is under construction.

- The applicant indicates that selling the subject lots has been difficult due to the registered Building Scheme which stipulates a cedar shake or concrete tile roofing requirement.

Current Application

- In order to increase the marketability of the subject lots the applicant is requesting an amendment to the Building Scheme and Restrictive Covenant to permit asphalt shingles in a shake profile with pre-formed raised ridge caps as an allowable roofing material.

Proposed Design Guideline Changes

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to draft recommendations for roofing material changes.
- According to the Design Consultant, cedar shingles have fallen out of favour due to their increased costs and shortened life cycle.
- As current Building Schemes have 20-year sunset clauses, house owners are free to use any replacement roofing material when the Building Scheme expires.
- In the past few years, Building Schemes have changed to include 40-year asphalt shingles when previously only cedar shingles or concrete tiles were considered acceptable roofing materials. This proposed change responds to the innovation and increased quality of asphalt shingles which now include a “shake profile” as well as accompanying pre-formed raised ridge caps to further increase the appearance of the roof.
- The cost of the proposed roofing material is equivalent to cedar shingles.
- By requiring 40-year shingles this will ensure a roofing material that will last well past the expiry of the 20-year Building Scheme.
- While cedar shakes is the predominant roofing material in the nearby neighbourhood, the current proposal has not met with any concerns.

PRE-NOTIFICATION

Pre-notification letters were sent on October 29, 2009 and a photo of the development sign was received on October 30, 2009. Staff received no phone calls or correspondence.

BUILDING SCHEME AMENDMENT PROCESS CONSIDERATIONS

- With the approval of Corporate Report No. R1708 on November 30, 1998, Council approved procedures for staff to process requests from owners for Building Scheme amendments.
- Requests for minor Building Scheme modifications such as any change to administrative provisions, as well as grammatical or typographical corrections, are handled administratively. On the other hand, requests to modify Building Schemes which have been registered to address neighbourhood concerns, such as any change to the design provisions, and/or to address Council

policies, are brought forward for Council consideration through Planning Reports, after pre-notification letters have been sent and development proposal signs have been installed.

- As described in this Report, the quality of asphalt shingles has significantly improved over the last few years and most new Building Schemes include high profile asphalt shingles as an acceptable roofing material. However, many older Building Schemes prohibit the use of asphalt shingles.
- Given the availability of higher quality asphalt shingles, it is recommended that Council consider requests to change roofing materials and related cladding material changes as minor amendments and to authorize staff to process such requests without development signs, prenotification requirements and reports to Council.
- This will expedite the approval process for future Building Scheme amendment requests, while still maintaining house design quality.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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| Appendix I. | Lot Owners |
| Appendix II | Existing Bulletin on Building Scheme Amendment Procedures |

Jean Lamontagne
General Manager
Planning and Development

JKS/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: Corey Pannu
 Address: 26030 – 28 Avenue
 Aldergrove, BC V4W 2Z8
 Tel: 604-807-9405

2. Properties involved in the Application
 - (a) Civic Addresses: 16678/86/98 – 84 Avenue, 8377/83/85/89/91 – 167 Street

 - (b) Civic Address: 16678 – 84 Avenue
 Owner: Jerzy Szamborski and Hanna Szamborski
 PID: 027-340-708
 Lot 1 Section 25 Township 2 New Westminster District Plan BCP31474

 - (c) Civic Address: 16686 – 84 Avenue
 Owner: 635160 BC Ltd., Inc. No. 635160
 Director Information:
 Chamkaur S. Pannu

 Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

 PID: 027-340-716
 Lot 2 Section 25 Township 2 New Westminster District Plan BCP31474

 - (d) Civic Address: 16698 – 84 Avenue
 Owner: 635160 BC Ltd., Inc. No. 635160
 Director Information:
 Chamkaur S. Pannu

 Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

 PID: 027-340-724
 Lot 3 Section 25 Township 2 New Westminster District Plan BCP31474

 - (e) Civic Address: 8391 – 167 Street
 Owner: 635160 BC Ltd., Inc. No. 635160
 Director Information:
 Chamkaur S. Pannu

 Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

PID: 027-340-732
 Lot 4 Section 25 Township 2 New Westminster District Plan BCP31474

- (f) Civic Address: 8389 – 167 Street
 Owner: 635160 BC Ltd., Inc. No. 635160
Director Information:
 Chamkaur S. Pannu

Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

PID: 027-340-741
 Lot 5 Section 25 Township 2 New Westminster District Plan BCP31474

- (g) Civic Address: 8385 – 167 Street
 Owner: 635160 BC Ltd., Inc. No. 635160
Director Information:
 Chamkaur S. Pannu

Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

PID: 027-340-759
 Lot 6 Section 25 Township 2 New Westminster District Plan BCP31474

- (h) Civic Address: 8383 – 167 Street
 Owner: 635160 BC Ltd., Inc. No. 635160
Director Information:
 Chamkaur S. Pannu

Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

PID: 027-340-767
 Lot 7 Section 25 Township 2 New Westminster District Plan BCP31474

- (i) Civic Address: 8377 – 167 Street
 Owner: 635160 BC Ltd., Inc. No. 635160
Director Information:
 Chamkaur S. Pannu

Officer Information: (as at October 4, 2009)
 Balbir K. Pannu (Secretary)
 Chamkaur S. Pannu (President)

PID: 027-340-775
 Lot 8 Section 25 Township 2 New Westminster District Plan BCP31474