

NO: **R014**

COUNCIL DATE: **January 23, 2012**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 23, 2012**

FROM: **General Manager, Planning and Development**

FILE: **7907-0115-00**

SUBJECT: **Status of Development Application No. 7907-0115-00 Related to the
Bose Farm at 16390 - 64 Avenue**

RECOMMENDATION

The Planning and Development Department recommends that Council receive this report as information.

INTENT

At its Regular Council-Public Hearing meeting on January 9, 2012 Council requested a report on the status of Development Application No. 7907-0115-00 for the Bose Farm site (also known as Meadow Ridge Farm) located at 16390 - 64 Avenue (as illustrated in Appendix I) and the heritage barn located on that site. This report responds to that request.

BACKGROUND

The subject development application includes:

- An amendment of the OCP land use designation on portions of the subject site from “Suburban” to “Multiple Residential” and to “Agricultural”, respectively;
- An amendment to NCP land use designations on portions of the site from “Suburban Residential Cluster 2 upa” to “Townhouse/Apartments 35 upa”;
- Rezoning of a portion from A-1 to CD (based upon RM-45);
- A Development Permit for a portion;
- A non-farm use application and a subdivision application within the Agricultural Land Reserve (ALR); and
- A Heritage Revitalization Agreement (HRA) for the restoration of three registered heritage buildings on the site.

The purpose of the application is to permit the development of 253 apartment units within four 4-storey buildings on the site and to dedicate 4.768 hectares (11.78 acres) of forested lands to the City as open space. The heritage component of the application involves the retention, relocation, restoration and partial reconstruction of three registered heritage buildings on the property, these being, the Henry John Bose farmhouse, the dairy building and the barn.

The Public Hearing for this application was held on January 25, 2010, with Council granting Third Reading to the Official Community Plan Amendment By-law (By-law No. 16997), the Rezoning By-law (By-law No. 16998) and the HRA By-law (By-law No. 16999), at the same meeting.

DISCUSSION

Since Third Reading of the Rezoning By-law, the applicant has been working with City staff to satisfy a series of conditions that must be completed before the proposed development can be considered for final approval by Council.

With respect to the heritage buildings, the farmhouse is proposed to be relocated on the site, restored and adapted into two residential units. The dairy building is proposed to be restored in situ and reused as a potting shed for the residents of the new development. A portion of the barn is proposed to be deconstructed and rebuilt using both salvaged and new materials, while the remaining portion of the barn is proposed to be restored in situ. The barn, in its entirety, is proposed to be adaptively reused as the indoor amenity building for the new residential development. The restoration of the barn is to be completed as part of Phase 1 of the development.

The conservation strategy for the three heritage buildings is contained in HRA By-law No. 16999, which will come into effect once final adoption is granted by Council.

The condition of the heritage barn has been discussed at a number of meetings of the Heritage Advisory Commission (HAC). At its meeting on February 23, 2011 the HAC raised some concerns regarding the condition of the three heritage buildings on the property. Of particular concern was the deterioration noted on the westernmost portion of the barn, which is collapsing. The HAC recommended that the applicant provide the HAC with an up-to-date report on the condition of the three heritage structures on the Bose Farm. This request was forwarded to the developer on February 25, 2011.

The applicant responded on October 24, 2011 stating that the status of the barn remains unchanged, with the westernmost portion of the barn slowly collapsing. The applicant noted, however, that this portion of the barn is intended to be deconstructed and rebuilt in accordance with the HRA By-law. According to the applicant, the portion of the barn that is to be retained and restored remains stable and unaffected by the circumstances at the westerly end of the barn. The applicant has also advised that all of the hay in the loft has been removed and shoring has been installed to further support the upper level of the barn.

CONCLUSION

The applicant is aware of the conditions that are precedent to final approval of the application by Council. A heritage conservation strategy has been developed for each of the three heritage buildings on the site. Staff will continue to work with the applicant and monitor the state of the heritage buildings.

Original signed by
Jean Lamontagne
General Manager
Planning and Development

PL/kms/saw
Attachment:
Appendix I – Site Plan of Proposed Development (Bose Farm Site)



FOCUS ARCHITECTURE
ARCHITECTS

100 - 1528 MCCORMICK BLVD
ATLANTA, GA 30309
404.525.1500
www.focusarchitecture.com

Project Manager: **James J. Ralston, AIA, LEED AP**
Creative Director: **ASTY R. ...**

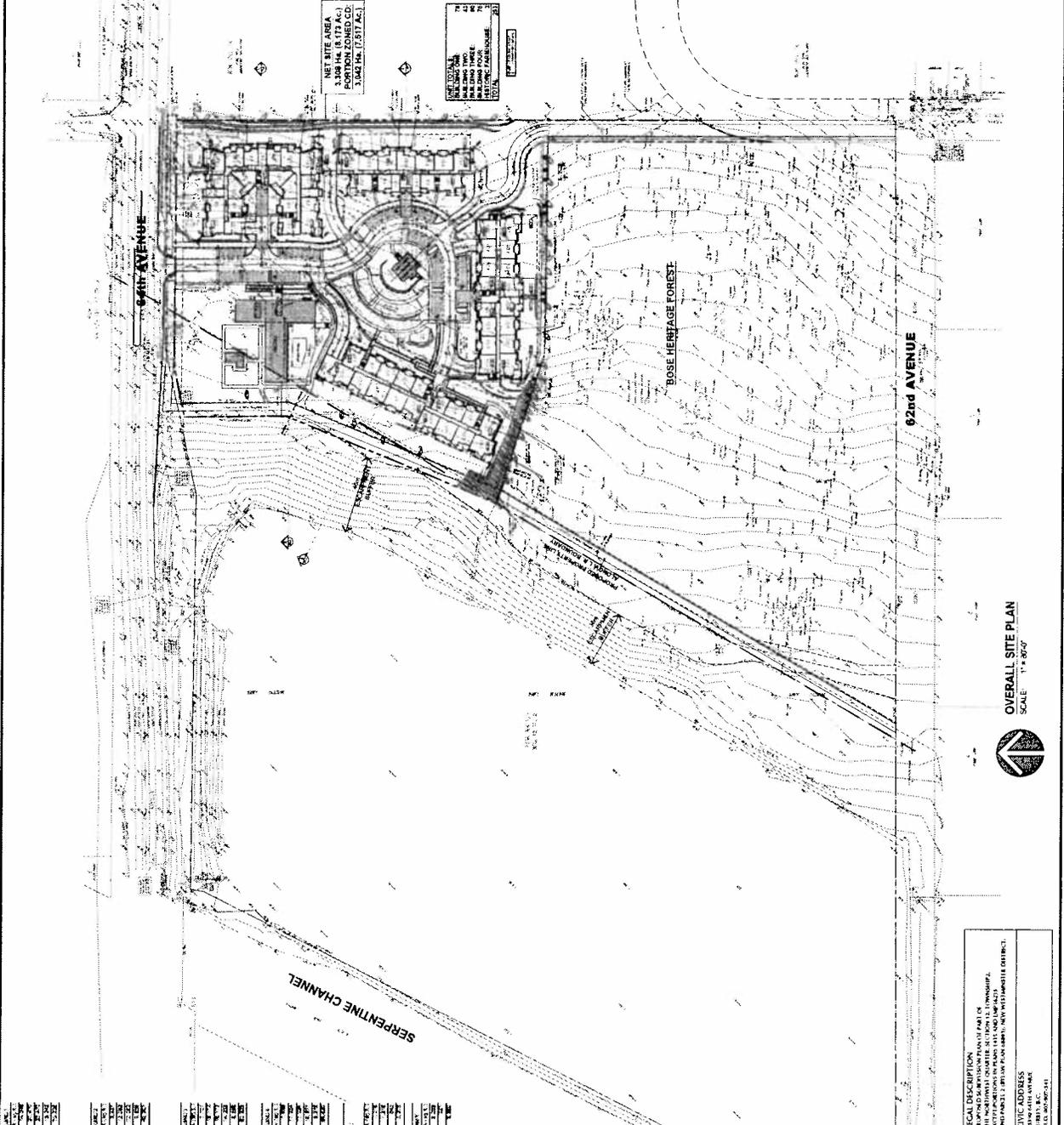
PROPOSED RESIDENTIAL DEVELOPMENT

Project: **10390 - 64th AVENUE**
Location: **Surry, GA**
Drawing Title: **OVERALL SITE PLAN**

DATE: **MARCH 24, 20**
SHEET NO: **DP-01**
SCALE: **AS NOTED**

CONSULTANTS

Soil Testing: **...**
Surveying: **...**
Civil Engineering: **...**
Landscape Architecture: **...**
Architectural: **...**



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SITE RECONCILIATION

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LEGAL DESCRIPTION

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CIVIC ADDRESS: 10390 - 64th Avenue, Surry, GA 30082

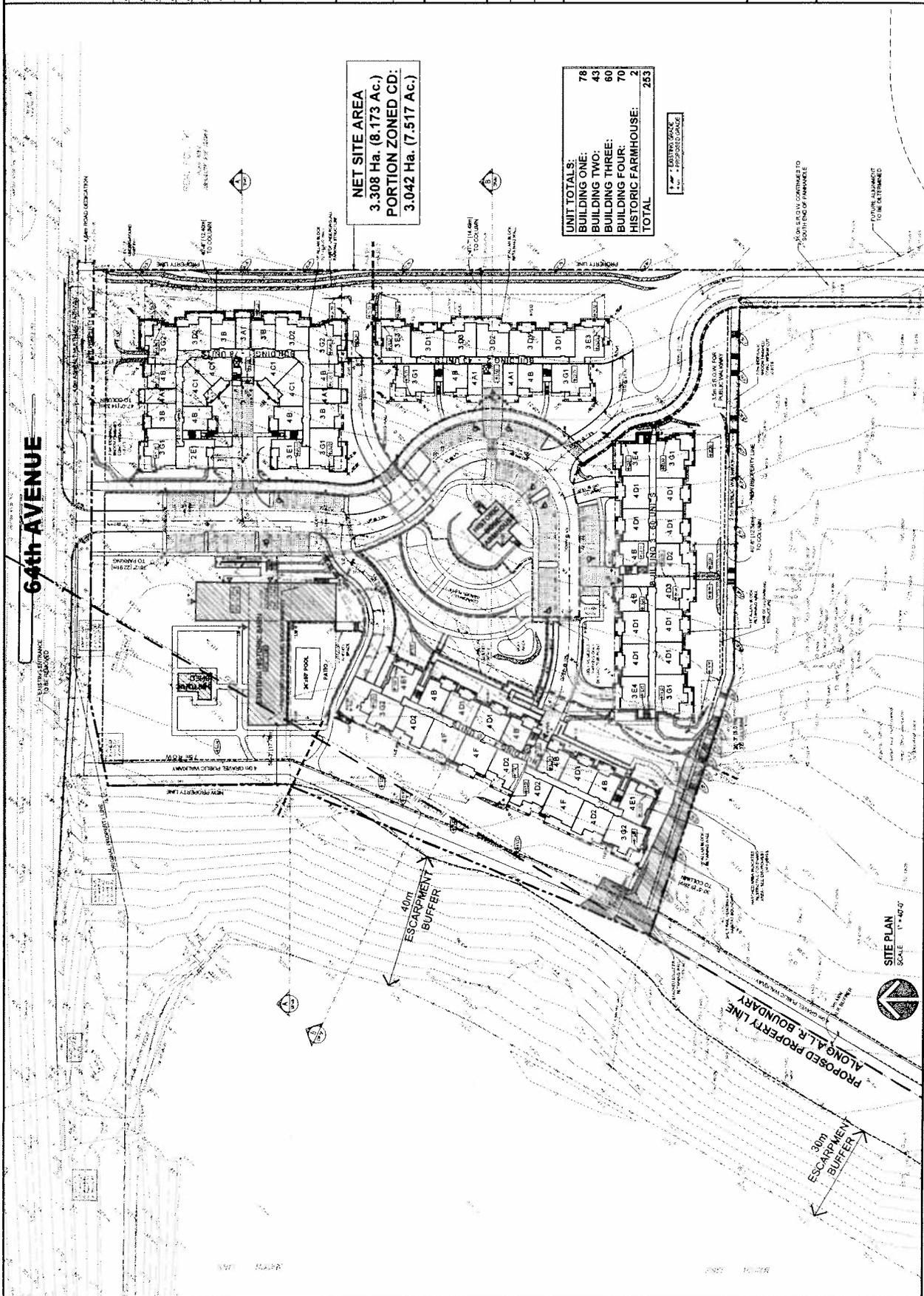
LEGAL DESCRIPTION: ...

PROJECT: ...

DATE: ...

SCALE: 1" = 80'

<p>APPROVED BY: [Signature]</p> <p>DATE: [Date]</p> <p>PROJECT: [Project Name]</p> <p>LOCATION: [Location]</p> <p>DATE: [Date]</p> <p>SCALE: [Scale]</p> <p>SHEET NO: [Sheet No]</p> <p>TITLE: [Title]</p>	<p>PROPOSED RESIDENTIAL DEVELOPMENT</p> <p>10390 - 64th AVENUE</p> <p>Surrey BC</p> <p>DRAWING TITLE</p>	<p>SITE PLAN</p> <p>DATE: [Date]</p> <p>SCALE: [Scale]</p> <p>SHEET NO: [Sheet No]</p> <p>TITLE: [Title]</p>	<p>FOCUS ARCHITECTURE INCORPORATED</p> <p>109 - 1528 McCullum Road</p> <p>Abbotsford BC V2Y 8R3</p> <p>TEL: (604) 851-1111</p> <p>WWW.FOCUSARCHITECTURE.CO.BE</p> <p>GARY A. HOGAN ARCHITECT</p> <p>1000 - 10th Street</p> <p>Calgary AB T2C 1P5</p>
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NET SITE AREA
3.308 Ha. (8.173 Ac.)

PORTION ZONED CD:
3.042 Ha. (7.517 Ac.)

UNIT TOTALS:	76
BUILDING ONE:	43
BUILDING TWO:	60
BUILDING THREE:	70
HISTORIC FARMHOUSE:	2
TOTAL	283

SITE PLAN
SCALE 1" = 40'-0"



PROPOSED PROPERTY LINE
ALONG A/R BOUNDARY

30m ESCARPMENT BUFFER

40m ESCARPMENT BUFFER

64th AVENUE