



# City of Surrey

## *Special Heritage Advisory Commission Minutes*

Councillors' Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, NOVEMBER 17, 2004  
Time: 1:30 p.m.

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**Present:**

Chair - Councillor Higginbotham  
D. Bowyer  
A. Clegg  
R. Fuller  
C. Johnson  
H. Lindenbach  
J. Monk  
A. Stewart  
W. Tracey

**Absent:**

**Staff Present:**

M. Dinwoodie, General Manager, Planning & Development  
A. Kopystynski, Planning & Development  
K. Rendek, Planning & Development  
B. Sommer, Parks, Recreation and Culture  
K. Miller, Legislative Services

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**A. CURRIE HOUSE – 5731 – 182 Street**  
**File: 7904-0291-00**

Councillor Higginbotham provided a brief history of the above property, and informed Commission that during a site visit to the subject property, her observations were that the house itself presents well on the exterior, however the interior requires a great deal of work. It was further noted that when a property has heritage protection, that the measures taken only apply to the exterior of a building. This property was recently identified for inclusion on Phase III of the Heritage Register.

The property owners have stated concerns relative to the loss of revenue and the overall condition of the house, have requested that the City consider options for the future of the building.

At the September 29, 2004 HAC meeting, Commission recommended the following to the General Manager, Planning and Development:

*That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that development application no. 7904-0291-00 be supported subject to:*

- *A restrictive covenant being registered that the house not be demolished and renovations cannot be done until a protection tool is approved by Council; and*
- *The houses on lots facing 182 Street be designed to have a complementary character.*

The General Manager, Planning and Development then provided overview of subsequent changes to the development of the property. Under its current zoning, the property has the potential to be subdivided into four separate lots. During the application process, staff noted that the property was under consideration for inclusion on the Heritage Register.

It is believed that that the owners have in the past demonstrated a sincere concern for the preservation of the house, but upon further investigation, it was determined that the costs would be prohibitive.

The owners then applied for a demolition permit on the house, and requested that the City provide some options to reach resolution within the next few weeks. A temporary protection order was initiated by the City, and the owners are concerned that the holding costs are not in keeping with their original plans for the site. The owners have indicated that they are prepared to cooperate with the City's vision of preserving heritage.

There followed a general discussion relative to the following:

- Financing of property is estimated at \$4,000 per month;
- Variance of the road standard has not been fully considered by Council, and ramifications include the requirements for by-law amendments;
- 182 Street to 58 Avenue is classified as a major collector route and therefore a review would be required to determine the most appropriate approach for the variance, which is considered a rural cross-section;
- Another development has been undertaken nearby, which was granted a similar variance;
- Previous plans submitted indicate a difference in lot size for the subdivision;
- Should approval proceed to relocate the house, the disposition of asbestos and the electrical system would need to be addressed;
- Assessments conducted have indicated that the costs for relocating and making the house livable is estimated at \$30,000; and
- Incentives for property owners to preserve heritage features.

It was

Moved by Commissioner Clegg  
Seconded by Commissioner Stewart  
That the Heritage Advisory Commission

(HAC) recommends that Council rescind the 60-day temporary protection order to allow the owner of the Currie House to move the house within the lot in advance of completing plans for locating the house permanently on a lot in the proposed subdivision, subject to the owner agreeing to move the house with due care and attention to its long term preservation and to permanently preserving the house: and

The HAC advise the General Manager, Planning and Development that:

- The house should be retained as part of the proposed subdivision;
- The concept of moving the house onto a new lot in the proposed subdivision is acceptable to HAC, provided that the permanent exterior appearance of the house conforms to its original appearance, except that the more recent additions to the house can be removed and replaced with additions that better reflect the architectural appearance of the original house and other considerations such as parking, driveway, setbacks and landscaping (be retained and relocated as much as possible) are adequately addressed and that any proposed basement not be exposed to the streetscape so that the front façade of the house maintains its heritage character;
- Long term heritage protection of the house, including an appropriate heritage protection tool be negotiated with the owner as part of the subdivision approval

- process, including an appropriate legal agreement and related financial assistance;  
and
- The appropriate road cross-section for 182 Street through the Heritage Conservation Area be reviewed and a further report be provided to the HAC for consideration as soon as possible.

Carried with Commissioners Lindenbach  
and Johnson against

Planning and Engineering staff were requested to forward all requested information and documentation to the November 24, 2004 Heritage Advisory Commission meeting.

**B. ADJOURNMENT**

It was  
  
meeting do now adjourn.

Moved by Commissioner Monk  
Seconded by Commissioner Fuller  
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 3:23 p.m.

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Margaret Jones, City Clerk

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Councillor Higginbotham, Chair  
Surrey Heritage Advisory Commission