



City of Surrey

Special Heritage Advisory Commission Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, AUGUST 2, 2006
Time: 9:06 a.m.

Present:

Chair - H. Lindenbach
Councillor Higginbotham
A. Clegg
R. Fuller
J. Monk
S. Sidhu

Absent:

D. Bowyer
C. Johnston
M. Stibbs
W. Tracey

Staff Present:

A. Kopystynski, Planning & Development
C. Bonneville, Legislative Services

C. REPORTS

1. PLANNING & DEVELOPMENT

a. **Henry Parr House 17724 – 57A Avenue**

The Senior Planner (Heritage) provided a briefing regarding Parr House located at 17724 – 57A Avenue:

- The Developer sent correspondence to the Commission last year and requested to move the Parr House.
- HAC passed a resolution giving approval in principal subject to the developer finding a suitable site and having the house protected.
- In January 2006 the City received development application 7906-0019-00 to construct a four-storey 61-unit apartment building on five lots in Cloverdale, including the site of the Parr House, but without a proposal to address relocation.
- In June 2006 HAC considered the application and an offer for compensation made by the developer. However because HAC wanted to ensure the Parr house was retained and protected, it referred the application back to staff for clarification about incorporating the Parr House into the apartment development; or relocating the Parr House to another property in Cloverdale.
- In July 2006, Building Division advised the developer that it would not be appropriate to proceed with a demolition application in light of the June 2006 HAC request for referral to staff.
- There is also a move application to relocate the Parr House to a property in the agricultural area owned by Mr. Al Grand-Maison. However the potential recipient of the Parr House was reluctant to enter into a protection agreement as a notice would encumber the title to the property.

In response to questions from the Commission, the Senior Planner (Heritage) advised:

- The owner of the property was aware of the Parr House being on the Heritage Register.
- The Cloverdale Town Center Plan set aside the area that is being used for parking at the new museum on Highway No. 10. There have been meetings with The Cloverdale BIA and Chamber of Commerce are supportive of this concept but do not have land that could be used for this purpose.
- The developer is proposing a 61-unit apartment building on the site.

Mr. Bob Ransford, Consultant for Wallmark Homes; Mr. Robert Wall, President, Wallmark Homes; and Mr. Troy Abromaitis, Assistant Development Manager, Wallmark Homes, were in attendance to present the process in the Parr House relocation strategy.

Following are the comments provided by the delegation:

- Wallmark is embarking on a process to deal with the Parr House that gives them and HAC some certainty.
- Wallmark's first step is to preserve the house by having it re-located. Wallmark would place newspaper ads and seek "expression of interests for re-location". Respondents would be responsible to undertake their own due diligences before making submissions to Wallmark. Wallmark would inform HAC about proposals that are received. The respondents have the obligation to satisfy the City requirements. Wallmark offers to cover the re-location costs up to a certain maximum amount.
- If an interested party does not come forward, Wallmark proposes to document the house prior to demolition and voluntarily contribute a donation to the City to be used for heritage initiatives and programs.
- The advertisement would allow a month to receive responses.

Following are some of the comments from the Commission members:

- When the property was purchased it was understood that the heritage house was on the property, it is now the responsibility of the developer to find the land on which to relocate the heritage house.
- If the building is moved to a temporary location this will cause more stress on the building, it would be best to permanently locate the building rather than temporarily locate it.
- In a previous case of demolition of a heritage house the amount paid was \$100,000 and a replica of the building was also provided.
- It may be appropriate for the developer to wait for the City to find land for relocation of heritage buildings, however the exact time frame cannot be predicted.
- The Commission's mandate is to save heritage buildings on their original site.
- The advertisement should not only be posted in local papers but also in the Province and the Vancouver Sun, as there may be interest to

relocate the house in Surrey by developers and property owners that live outside the City.

- Council should be aware of the advertisement in advance of it being published.
- The focus of HAC should be on the relocation aspect of Wallmark's advertising process. The Commission would address other matters at a future meeting.
- The advertisement should indicate Wallmark is prepared to provide assistance with the relocation costs and include a photograph of the Parr House. The wording "relocation is at your risk" should be removed from the advertisement. The advertisement should be more appealing.

In response to questions from the Commission, the delegation stated:

- Past experience shows that when trying to preserve a building in some instances there is success and in others heritage buildings will be demolished.
- Wallmark understood that the City was considering a Heritage Village and that such a site might accommodate the Parr House. However, they were not given a date when a site would become available. Wallmark is prepared to take the initiative to find a proponent and to assist with a portion of the cost of relocating the house.
- There currently are tenants on a month-to-month lease living in the Parr House.
- If there are no acceptable proponents then the house will be demolished.
- The amount of a donation they might make in the event of demolition should be relative to the size of their development.
- The property might be sold off if the development does not move forward.
- The hope is that proponents will come forward and relocate the house and other alternatives not have to be explored.
- Moving the Parr House once or more would not damage or affect the stability of the structure.
- The deadline for respondents would be changed to September 15. The advertisement will be posted twice in newspapers suggested by HAC.
- Wallmark will help answer the questions of respondents making submissions.

The Chair thanked the delegation for their attendance and the delegation left the meeting.

The Chair requested clarification of the Commission position.

It was Moved by Commissioner Clegg
Seconded by Commissioner Singh
That the HAC recommend that a letter be sent thanking the delegation for their presentation and requesting that sufficient information concerning responses to their advertisement 'seeking expressions of interest to relocate the Parr House' be submitted to the City no later than September 15 to allow staff to report back to the HAC meeting of September.

Carried

It was Moved by Commissioner Clegg
Seconded by Commissioner Singh
That the HAC recommend that the Developer provide the City with a letter regarding the contents of the advertisement 'seeking expression of interest to relocate the Parr House', the names of the newspapers and dates that the advertisement will be published; and further that when this letter is received that staff inform Mayor and Council of the advertisement in the form of a cover memo.

Carried

H. ADJOURNMENT

The Special Heritage Advisory Commission adjourned at 10:47 a.m.

Margaret Jones, City Clerk

Hazel Lindenbach, Chairperson
Surrey Heritage Advisory Commission