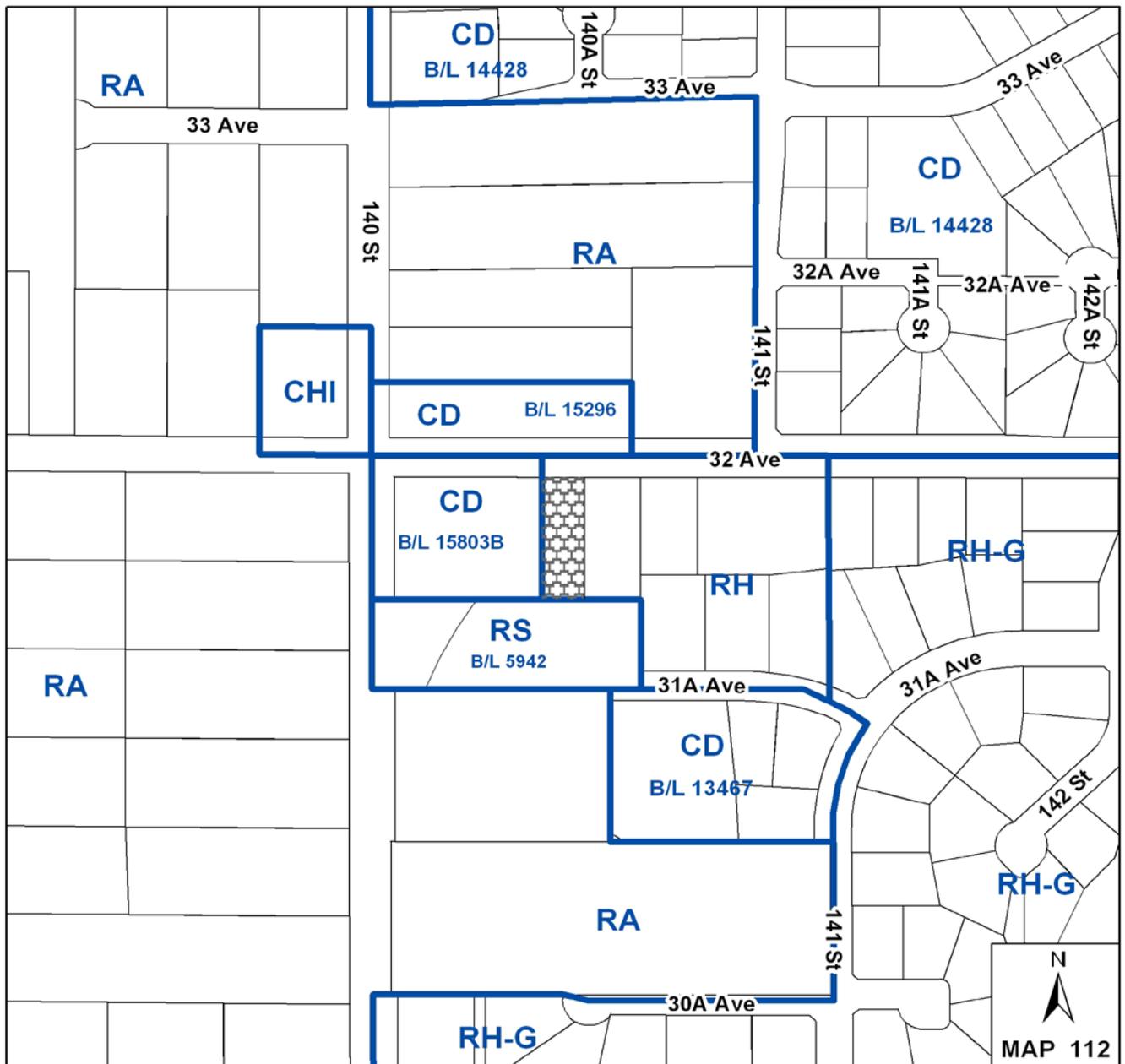


Proposal:	Heritage Alteration Permit to allow restoration of the Feedham House and construction of an "accessory" building.		
Recommendation:	Approval		
Location:	14046 - 32 Avenue	Zoning:	RH
OCP Designation:	Suburban	Owner:	Elgin Corners Land Corp., Inc. No. 0715876
LAP Plan:	Half-Acre Residential		



PROJECT TIMELINE

Completed Application Submission Date: November 10, 2005
Planning Report Date: December 12, 2005

PROPOSAL

The applicant is proposing a Heritage Alteration Permit:

- to specify the detailed restoration requirements for the Feedham House; and
- to allow construction of an "accessory" building that is compatible with the heritage character of the Feedham House and to use it as a residence until completion of the restoration process.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Heritage Alteration Permit No. 7905-0152-01 (Appendix III), and authorize the Mayor and Clerk to sign the document.

REFERRALS

Heritage Advisory Commission: Draft meeting minutes (Appendix V).

SITE CHARACTERISTICS

- **Existing Land Use** Vacant newly created RH lot, established as part of a recently approved development (Application No. 7905-0152-00) for a commercial development and two suburban residential lots.
- **East:** A suburban lot that was recently created as part of Application No. 7905-0152-00, zoned RH, designated Suburban in the OCP.
- **South:** Single family dwelling currently under application (No. 7905-0271-00) to develop 8 single family lots, zoned RS (By-law No. 5942), designated Suburban in the OCP.
- **West:** A newly created (Application No. 7905-0152-00) commercial lot on which four commercial buildings will be constructed, zoned CD, designated Suburban in the OCP.
- **North:** Bell's Country Market, which will expand with an additional building with a licensed restaurant, zoned CD, designated Suburban in the OCP.

PLAN AND POLICY COMPLIANCE

OCP Designation: Complies.

LAP Designation: Complies.

DEVELOPMENT CONSIDERATIONS

Background

- Application No. 7905-0152-00, which proposed rezoning, subdivision and a Development Permit, has recently been finalized. Under this project, the property at 14040 – 32 Avenue was rezoned from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and "Half-Acre Residential Zone (RH)" (By-law No. 12000) to facilitate construction of a neighbourhood commercial development and creation of two suburban half-acre single family lots (Appendix IV). The rezoning by-laws (By-law Nos. 15803A and 15803B) and Development Permit 7905-0152-00 were given final adoption on October 17, 2005. The subdivision plans were signed November 25, 2005.
- The Charles Feedham House, which is listed on the Surrey Heritage Register, is located on the development site. As part of the completion of Application No. 7905-0152-00, the Charles Feedham House is to be relocated from its original location to the recently created Lot 2 (14040 – 32 Avenue). A Heritage Revitalization Agreement (HRA) was registered on title to ensure the building's preservation.
- Although a HRA has been registered on title, the Conservation Plan that forms Schedule A of the document requires additional details related to specific restoration measures to be employed, including detailed material and elevation plans for the Feedham House. As a result, a Heritage Alteration Permit (HAP) is required prior to the owner being permitted to undertake restoration work on the heritage building.

Proposed "Accessory" Building

- The HRA registered on title includes plans for the accessory building to ensure compatibility with the design of the Feedham House and recommends retention of characteristic landscaping. The HRA stipulates that one accessory building with a maximum floor area of 98 square metres (1,050 sq.ft.) is permitted on the lot. The size restriction is stipulated to ensure compliance with the Zoning by-law definition of accessory structure.
- To ensure that the Feedham House is secure and under surveillance during the restoration process, the owner proposes to construct an "accessory" building on the site that will be a maximum of 98 square metres (1,050 sq.ft.) in size. The owner intends to reside in the "accessory" structure until sufficient restoration to make the Feedham House habitable is complete. Upon completion of the restoration process and prior to provisional occupancy approval for the Feedham House being issued, the "accessory" building will be required to be converted to a non-residential use (garage, workshop and studio). This approach will require the proponent to submit a bond in the amount of \$5,000 and to register a restrictive covenant on the

title of the property to ensure the accessory building is converted to a non-residential use prior to final occupancy being issued for the restored Feedham House.

- The "accessory" building will be located south of the Feedham House on the southern portion of the lot. Due to its location and the grade of the site, the "accessory" building will not be readily visible from 32 Avenue.
- The exterior materials consist of vertical cedar in a natural finish, white fascia trim, concrete foundation wall with split fieldstone, and cedar shake in a natural finish within the roof pitch. The building massing and design is typical of a rural, heritage barn design (Appendix III drawing number 7905-0152-01 (D)).

Proposed Restoration of the Feedham House

- The HRA discusses the restoration of the Feedham House and the HAP provides additional details. A new foundation will be constructed to support the relocation of the house and to add a basement to the structure. As a portion of the foundation will be exposed, it is specified that concrete covered with local split fieldstone will be used. The existing roof is to be replaced with split/sawn cedar shingles. The existing wood siding, wood trim, and wood trim windows are to be retained and maintained. In cases where replacement of the existing siding, trim or windows is required, wood in a matching profile will be used. The entire wrap around porch will be reconstructed, the original design and style, including a wood ceiling is required.
- Interior changes to the house that would affect the exterior appearance of the Feedham House are not permitted.

Heritage Advisory Committee (HAC) Review

- The proposed HAP was considered by the HAC at its meeting on November 30, 2005. At that meeting, the HAC indicated support for the issuance of a HAP provided that the following concerns are adequately addressed:
 1. Replacement and compensation for loss of heritage value if the Feedham House is damaged or destroyed;
 2. Replacement and compensation for loss of heritage value if damage occurs in the process of moving the building; and
 3. Assurance that exterior changes to the accessory building are subject to City approval to ensure the accessory building remains complementary to the Feedham House.
- In response to the items listed above, Section 2 (d), (e), and (f) of the HRA outlines replacement and compensation measures for loss of heritage value if the Feedham House is damaged or destroyed. The section states that in the case that the Feedham House is damaged, the owner will undertake all necessary construction to restore the damaged portion or portions of the Feedham House, if the house is destroyed, the owner will construct an exact replica of the Feedham House as well as compensate the City for the loss in heritage value to the community, which will be determined by the HAC.
- The HAC minutes from the November 30, 2005 meeting will be included on the December 12, 2005 Regular Council Land Use Agenda for adoption by Council.

Proposed Heritage Alteration Permit (HAP)

- The HAP that guides and confirms that the restoration and renovation of the Feedham House will comply with the requirements of the Conservation Plan is attached as Appendix III. The permit includes:
 - A map showing the Feedham House's relocation site, as well as the location of the "accessory" structure (Appendix III drawing number 7905-0152-01 (A));
 - Elevation plans, floor plans and designation of materials for both the Feedham House and the "accessory" structure (Appendix III drawing numbers (B), (C), (D), and (E));
 - Direction that to the extent possible, the existing landscaping located in front of the Feedham House shall be moved and replanted in front of the building after it is relocated to the new foundation; and
 - Instruction to ensure that existing mature landscaping, including the laurel hedge located along 32 Avenue, the cedar that straddles the front lot line, the apple tree, the rhododendrons and hydrangeas, the big cherry, and several lilacs, as shown on Drawing 7905-0152-01(A), which is attached to the HAP (Appendix III) shall be retained on the subject property.
- The HAC supports issuance of a Heritage Alteration Permit to allow for the restoration of the Feedham House, which also articulates the design of the accessory structure and includes instructions for the retention of existing landscaping.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Contour Map
Appendix III.	Heritage Alteration Permit
Appendix IV.	Site Layout Approved by Application No. 7905-0152-00
Appendix V.	Draft - HAC Meeting Minutes

Murray Dinwoodie
General Manager
Planning and Development

DN/kms

v:\planning\plncom05\11301115.dn.doc
SEH 7/14/10 4:29 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Ken Johnson, The British Group
 Address: #304, 2428 King George Highway
 Surrey, B.C. V4P 1H5
 Tel: 604-541-2701

2. Properties involved in the Application
 - (a) Civic Address: 14046 - 32 Avenue

 - (b) Civic Address: 14046 - 32 Avenue
 Owner: Elgin Corners Land Corporation, Inc. No. 0715876
 PID: 026-507-323
 Lot 2 Section 21 Township 1 New Westminster District Plan BCP21101

3. Summary of Actions for City Clerk's Office

CONTOUR MAP FOR SUBJECT SITE

