



Corporate NO: R172

Report COUNCIL DATE: July 17, 2000

REGULAR COUNCIL

TO: Mayor & Council **DATE: July 13, 2000**

FROM: General Manager, Planning & Development **FILE: 0525-040**
7999-0249-00

SUBJECT: Heritage Revitalization Agreement By-law

RECOMMENDATION

It is recommended that Council introduce a By-law to allow for a Heritage Revitalization Agreement for the George Rankin House to be relocated to 5718 - 148 Street.

BACKGROUND

The George Rankin House is located at 5776 - 148 Street in South Newton (Appendix A). It was built in a simple early Craftsman style, circa 1920, by or for George Rankin after whom Rankin Road (148 Street) was named. It has been placed on the Surrey Heritage Register as a result of its architectural and historical significance.

A development application (No. 7999-0249-00) was received by the Planning & Development Department for the property on which the Rankin House is located. As a result of negotiations with the developer, and in consultation with the Heritage Advisory Commission, on May 1, 2000, Council approved a recommendation of the Planning & Development Department that prior to final adoption of rezoning this property:

- the George Rankin House be relocated to 5718 - 148 Street and an appropriate landscaping plan be prepared to the satisfaction of the Planning & Development Department; and
- a Heritage Revitalization Agreement be established to allow for the long-term protection of the George Rankin House.

DISCUSSION

The proposal to rezone the property at 5776 - 148 Street requires the relocation of the George Rankin House to allow for subdivision to single family small lots. The House is proposed to be relocated to a vacant lot, zoned Single Family Residential (RF), at 5718 - 148 Street (Appendix B). A Heritage Revitalization Agreement is proposed to be tied to this property in accordance with Council's direction.

Building By-law Restrictions

The Building By-law does not permit a building to be moved to another property if it does not conform to the architectural or structural standards of the surrounding buildings, or if it is older than the average age of the surrounding buildings. However, the Rankin House does not meet these requirements since it was built around 80 years ago.

A separate Corporate Report has been prepared with a recommendation to amend the Building By-law to allow a building to be relocated subject to a Heritage Revitalization Agreement and a public process. If the Building By-law amendment is passed by Council, it will allow the Rankin House to be moved to 5718 - 148 Street through the Heritage Revitalization Agreement. Public consultation has already been achieved through the Public Hearing process of this rezoning application, and no objections to the relocation of the Rankin House were recorded.

Heritage Revitalization Agreement By-law

A Heritage Revitalization Agreement is a form of long-term heritage protection that, in the case of the Rankin House, will define the terms and conditions of its relocation and will ensure that it is restored and maintained by its owners (Appendix C). The owner has agreed to the terms and conditions of the Agreement which was drafted in consultation with the Heritage Advisory Commission. The By-law and Agreement has been reviewed by the City Solicitor.

The Heritage Revitalization Agreement contains a detailed conservation plan that outlines the changes that may be made to the House following its relocation to 5718 - 148 Street. Some exterior alterations will be made to the House as outlined in the conservation plan. However, these will not compromise its architectural integrity. The existing wood frame windows will be replaced with identical windows, and the roof will be covered in new cedar shingles. On the upper floor, new dormers will be added to the front and an extension will be made to the rear to enlarge the living area. The basement will also be expanded to a full size. All additions and alterations to the House will be reviewed by the Heritage Advisory Commission when an application for a building permit is received by Planning & Development.

In addition, the conservation plan in the Agreement specifies the conditions for a new detached garage to be constructed at the rear of the property, and for fencing and landscaping. Submission of an acceptable landscaping plan for the House is a condition of building permit issuance.

Zoning By-law Variance

A Heritage Revitalization Agreement may vary provisions of the Zoning By-law. In the case of the property to which the Rankin House is proposed to be relocated, the rear yard setback is proposed to be varied for the detached garage from 1.8 metres (6 ft.) to 1 metre (3 ft.).

This minor variance is supported by Planning & Development, since the CD Zone proposed for the lots to the north of this site allows the same 1 metre (3 ft.) setback for the garages. A Public Hearing is not necessary since use or density is not proposed to be varied by this Heritage Revitalization Agreement.

SUMMARY

The Planning & Development Department recommends that a Heritage Revitalization Agreement By-law be introduced to allow for the relocation of the George Rankin House to 5718 - 148 Street. This will allow for the long-term protection of this heritage house, in accordance with Council's earlier instructions.

Murray D. Dinwoodie

General Manager

Planning & Development Department

HM/kms

Appendix A - Location Map

Appendix B - Proposed Subdivision of 5776 - 148 Street and Relocation of Rankin House

Appendix C - Heritage Revitalization Agreement By-law

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