



Corporate Report

NO: R210

COUNCIL DATE: September 29,

2003

REGULAR COUNCIL

TO: **Mayor &
Council** DATE: **September 25,
2003**

FROM: **General Manager, Planning
and Development** FILE: **7903-0144-00**

SUBJECT: **Heritage Alteration Permit to Vary Heritage
Revitalization Agreement By-law, 1999, No.
13859 (Richardson Farm House, 16940
Friesian Drive)**

RECOMMENDATION

It is recommended that Council approve the attached Heritage Alteration Permit No. 7903-0144-00 (see Appendix I), which will act to vary the rear and west side yard setback requirements for a proposed two car garage at 16940 Friesen Drive, to proceed to public notification in accordance with the procedures used for development variance permit applications.

BACKGROUND

The City of Surrey purchased the Richardson Farm House, located at 16940 Friesen Drive, in 1993. This lot once formed part of a larger property owned and farmed by the Richardson family, who were Cloverdale pioneers. In April 1999, after review by the Heritage Advisory Commission (HAC), Council approved a concept whereby part of the land purchased by the City was retained as a park and the remaining land containing the Richardson Farm House home-site would be sold, subject to a Heritage Revitalization Agreement. Under the terms of this agreement, it would become the responsibility of the purchaser/owner to restore and maintain the Richardson Farm House and the land as a heritage site.

The Richardson Farm House was added to the Heritage Register in October 1999. Council approved Heritage Revitalization Agreement By-law, 1999, No. 13859 in June 2000 and the property was then tendered for sale. In March 2001, the Heritage Revitalization Agreement was amended by Council to extend the period of time to complete the restorations to the house and to permit a two-car, instead of a one-car, garage. Shortly thereafter, the sale of the property was completed.

DISCUSSION

Application Information

An application has been made for a Heritage Alteration Permit (HAP) to relax setback requirements contained in Heritage Revitalization Agreement By-law, 1999, No. 13859. These relaxations would allow

construction of a two-car garage.

An HAP is an instrument under Section 972 of the **Local Government Act** (the "**Act**"), which allows Council to vary and/or supplement provisions of a by-law (e.g. heritage revitalization agreement, zoning or subdivision control) or of permits (e.g. a development permit, development variance permit or temporary use permit) applying to a heritage building(s) and site(s). Although the **Act** does not require notification, informing adjacent property owners of a proposed HAP, in the same manner as for development variance permits, is considered prudent to ensure that the interests of adjacent property owners are protected.

The HAP proposed for the Richardson lot would amend Section II, in Schedule "B" of Heritage Revitalization Agreement By-law, 1999, No. 13859, as amended. The proposed amendments will allow the proposed two-car garage to be constructed while minimizing impacts to the protected rose garden and an additional flowerbed containing a large boulder that the owner also wishes to avoid impacting by the garage. All other requirements related to setbacks, density, lot coverage, building height and allowable floor area comply with the requirements of the Single Family Residential Zone (RF) as varied by Heritage Revitalization Agreement By-law, 1999, No. 13859, as amended.

The variation being requested for the rear and the west side lot lines is as follows:

Setback	In HRA	Requested by Owner
Rear	15.0 meters	14.0 meters
West Side Lot Line	3.0 meters	1.8 meters

A copy of the proposed Heritage Alteration Permit, which has been reviewed by the City Solicitor, is attached as Appendix I.

As is illustrated on the attached site plan (Appendix II), only corners of the proposed garage (shown by hatching) require the setback reduction.

Referrals

The Engineering Department has no concerns with respect to requested variances from the perspective of road or servicing requirements.

The City Architect has also reviewed the plans submitted by the applicant. The following is a summary of the comments from the City Architect and the response to each comment by the applicant:

City Architect Comment:	Applicants Response:
<ul style="list-style-type: none"> The east and west main ridge should terminate in 2 chamfered gables. 	<ul style="list-style-type: none"> The applicant has complied.
<ul style="list-style-type: none"> Exposed rafter at gable end to be deleted. 	<ul style="list-style-type: none"> The applicant has complied.
<ul style="list-style-type: none"> Windows be placed in both of the side walls of the garage, and ideally the west side away from the double door. 	<ul style="list-style-type: none"> The applicant has complied by placing a window in both side walls.
<ul style="list-style-type: none"> A steeper roof pitch for the two-car garage would have a better appearance than the 4:12 pitch intended for a one-car garage. 	<ul style="list-style-type: none"> The applicant prefers the lower pitch.
<ul style="list-style-type: none"> Concrete foundations may only be visible 8" above grade. 	<ul style="list-style-type: none"> The applicant will comply.

The City Architect is satisfied that the proposed siting and the design, as revised, complies with the intent of the Conservation Plan.

Heritage Advisory Commission

In accordance with the requirements of the Conservation Plan, which forms part of the Heritage Revitalization Agreement, the HAC reviewed and approved the garage design. The HAC, on July 30, 2003 adopted the following resolution:

"That the Heritage Advisory Commission (HAC) recommends to the General Manager, Planning and Development that the HAC approves the proposed design and location for the two-car garage."

CONCLUSION

It is recommended that Council authorize Heritage Alteration Permit 7903-0144-00 (attached as Appendix I) to proceed to Public Notification and subsequent consideration of approval by Council in accordance with the procedures used for development variance permit applications.

Murray Dinwoodie
General Manager
Planning and Development

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Attachments

Appendix I – Heritage Alteration Permit

Appendix II – Site Plan

Appendix II

