

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0175-00

Planning Report Date: December 21, 2020

PROPOSAL:

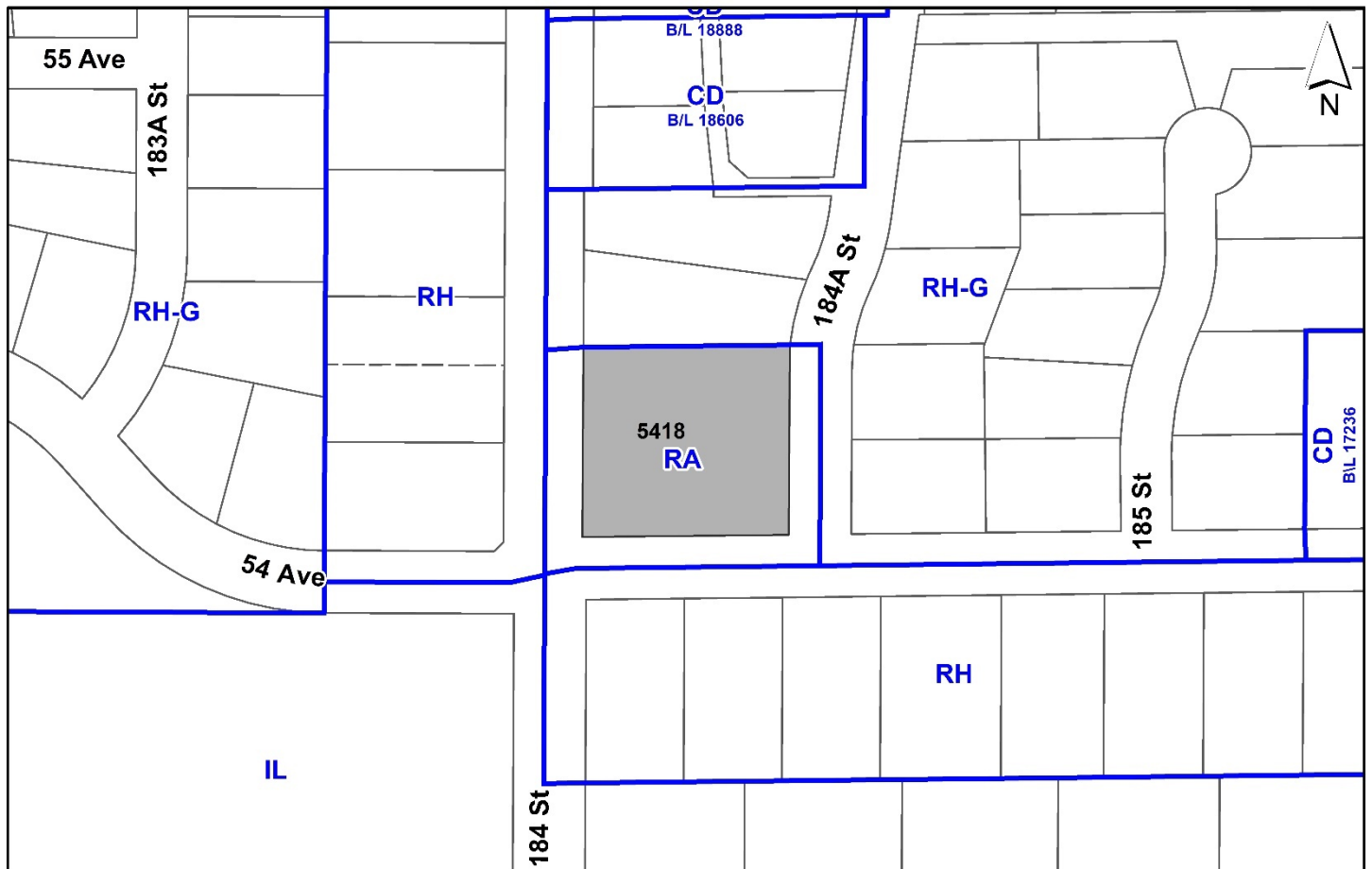
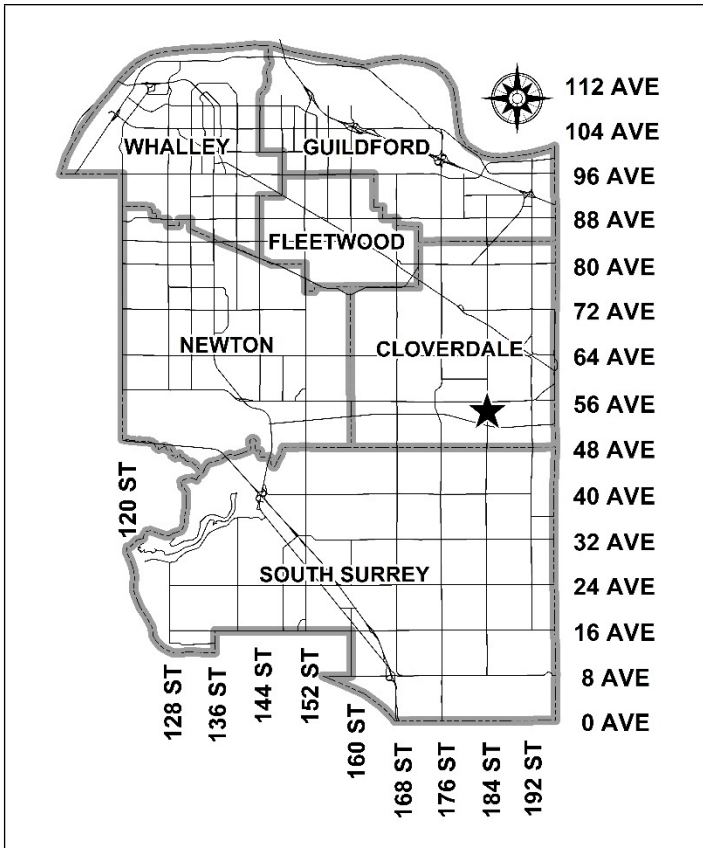
- **Rezoning** from RA to RH and RQ
- **Development Variance Permit**
- **Heritage Revitalization Agreement**

to allow subdivision into 3 lots, and the retention and restoration of the Robert Dougal MacKenzie House.

LOCATION: 5418 - 184 Street

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.
- A Bylaw be introduced for a Heritage Revitalization Agreement to protect the Robert Dougal MacKenzie House and be given First, Second, and Third Reading.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing a variance to reduce the east side yard setback requirement of the RH Zone from 4.5 metres to 2.7 metres, to accommodate the Robert Dougal MacKenzie House in its existing location.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposed subdivision into one (1) RH lot and two (2) RQ lots meets the 'Sensitive Infill' policies of the OCP, which encourages development that is compatible with existing neighbourhoods. The proposed development provides for larger single-family residential lots in keeping with the minimum lot size requirements of the RH and RQ Zones, and which align with the suburban character of the area.
- The intent of the proposed Heritage Revitalization Agreement (HRA) Bylaw is to preserve the Robert Dougal MacKenzie House, which is listed on the City of Surrey's Heritage Register, and is protected by Heritage Designation Bylaw, 1986, No. 8791.
- The HRA Bylaw will contribute to the City's goal of promoting the long-term preservation of the City's heritage building stock.
- All three (3) proposed lots exceed the minimum lot size requirements of the RH and RQ Zones.
- The proposed Development Variance Permit to permit a reduced side yard setback on proposed Lot 1 will enable the Robert Dougal Mackenzie House to be retained and restored in its existing location. The applicant's Design Consultant has demonstrated that the minimum rear yard setback of proposed Lots 2 and 3 can be met, which will provide appropriate separation between the existing heritage home and the proposed single-family dwellings.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and the portion of the subject site shown as Block B to "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. A Bylaw be introduced to allow the property owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Robert Dougal MacKenzie House at 5418 – 184 Street, to be retained in its existing location on proposed Lot 1 (Appendix IX) and be given First, Second and Third Reading.
3. Council approve Development Variance Permit No. 7919-0175-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard setback of the RH Zone from 4.5 metres to 2.7 metres to the principal building face, for proposed Lot 1.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Department;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 2 and 3, until the restoration and conservation measures of the HRA have been completed, to the satisfaction of the Planning and Development Department; and
 - (i) registration of a Section 219 Restrictive Covenant for "no sale" of the Robert Dougal MacKenzie House on Proposed Lot 1, until the restoration and conservation measures of the HRA have been completed, to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family residential	Suburban	RA
North:	Single family residential	Suburban	RH-G
East (Across 184A Street):	Single family residential	Suburban	RH-G
South (Across 54 Avenue):	Single family residential	Suburban	RH
West (Across 184 Street):	Single family residential	Suburban	RH

Context & Background

- The subject property totals approximately 4,044 square metres in area and is located at the northeast corner of 184 Street and 54 Avenue in Cloverdale. The site is zoned "One-Acre Residential (RA)" and designated "Suburban" in the Official Community Plan (OCP).
- The surrounding neighbourhood consists of suburban single family residential lots zoned "Half-Acre Residential (RH)" "Half-Acre Residential Gross (RH-G)" and "Comprehensive Development (CD)" based on RH-G.
- The historic Robert Dougal Mackenzie House is located on the west side of the subject site. The house has been on Surrey's Heritage Register since 1997 and is protected by Heritage Designation Bylaw, 1986, No. 8791.
- The house was built in 1911 by Robert Dougal MacKenzie in 1911, who served as Reeve of Surrey from 1921 to 1923. The dwelling is also valued for its connection to its second owner, John McIntyre, who purchased the home from the MacKenzie family in 1918. McIntyre was heavily involved in regional farming organizations such as the Fraser Valley Milk Producers Association and founded the Surrey Cooperative Association. McIntyre was also active in community affairs, serving on the Cloverdale Waterworks, Building Committee, and as Superintendent of the Surrey School Board.
- The house is a one and one-half storey early Craftsman style home. Some of the key elements that define the heritage character of the Robert Dougal MacKenzie House include its:
 - Form, scale and massing.
 - Cross-gabled mass with steep pitch bell cast roof.
 - Full width front porch and large half-hipped dormer.
 - Back porch with hipped roof.
 - Wooden-sash, double-hung windows, upper sash multi-paned leaded glass, and diamond shaped window on the south side's upper floor
 - Shingle siding.
 - Landscaping, including the perimeter hedge, and mature trees in both the front and the rear of the property.

- At the June 10, 2020 Surrey Heritage Advisory Committee (HAC) meeting, members of the HAC reviewed the Conservation Plan and proposed restoration measures for the Robert Dougal MacKenzie House, as well as the draft Heritage Revitalization Agreement (HRA) Bylaw and supported the application in principle.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from "One-Acre Residential (RA) Zone" to "Half Acre Residential (RH) Zone" and "Quarter Acre Residential (RQ) Zone" in order to subdivide into three (3) single family lots. Lot 1 will be zoned RH and will retain the Robert Dougal Mackenzie House in its existing location. Lot 2 and 3 fronting 184A Street will be zoned RQ.
- Following subdivision, the Robert Dougal MacKenzie House will be rehabilitated in its existing location, in accordance with the Heritage Revitalization Agreement (HRA) (Appendix IX).
- The HRA contains a detailed Conservation Plan, which outlines the restoration measures that will be made to the elements of the home. Despite Heritage Designation Bylaw, 1986 No. 8791, the conservation requirements under the HRA do not require a heritage alteration permit.
- Following subdivision and restoration of the Robert Dougal MacKenzie House, two new single-family dwellings will be constructed on proposed Lots 2 and 3, fronting 184A Street. Restrictive Covenants will be registered on title for Lots 2 and 3, to ensure no sale and no build on the lots until the restoration measures of the HRA have been completed, to the satisfaction of the Planning & Development Department.
- Further development details are provided in the table below:

	Proposed
Lot Area	
Gross Site Area:	4,044 m ²
Road Dedication:	
Undevelopable Area:	N/A
Net Site Area:	4,044 m ²
Number of Lots:	3
Unit Density:	7.5 units per hectare (3 units per acre)
Range of Lot Sizes	936 m ² – 1863 m ²
Range of Lot Widths	29.3 m – 31.5 m
Range of Lot Depths	32.0 m – 54.1 m

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>The School District has provided the following projections for the number of students from this development:</p> <p>2 Elementary students at Martha Currie Elementary School 1 Secondary student at Lord Tweedsmuir Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2021.</p>
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the <i>Transportation Act</i> .
Heritage Advisory Commission (HAC):	At the June 10, 2020 meeting of Surrey's Heritage Advisory Commission, the HAC supported the preservation of the Robert Dougal MacKenzie House, endorsed the Conservation Plan, and has recommended that the Heritage Revitalization Agreement be forwarded to Council for consideration.
Cloverdale Community Association:	No concerns.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.
- In addition, the applicant has highlighted the following additional sustainable features:
 - The project includes adaptive reuse of the Robert Dougal MacKenzie House
 - The project is in close proximity (approximately 35 metres) to the north boundary of Cloverdale Town Centre
 - The development incorporates Low Impact Development Standards (LIDS) such as natural landscaping.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The lands are designated 'General Urban' in the Regional Growth Strategy (RGS). The proposal complies with the RGS designation, which is intended for development in residential neighbourhoods and centres, that are supported by shopping, services institutions, recreational facilities, and parks.

Official Community Plan

Land Use Designation

- The subject lot is designated 'Suburban' in the OCP. The Suburban designation is intended to support low-density residential uses and complementary institutional, small-scale commercial and public facilities in keeping with a suburban neighbourhood character. The proposal complies with the Suburban OCP designation, which permits a maximum density of 10 units per hectare.

Themes/Objectives

- The proposal complies with Policy F8.1 of the OCP, which employs tools under the authority granted through the *Local Government Act*, *Community Charter* and *Heritage Conservation Act* to identify, retain, preserve, re-use, protect, integrate, maintain and revitalize built, natural and cultural sites, features and landscapes that have important historical, architectural or cultural significance.
- Policy F8.2 of the OCP requires issues and matters of heritage designation and preservation of buildings, sites, and features to the Heritage Advisory Commission (HAC) for input and advice.
 - *The proposal complies with the OCP; the HAC supported the project on June 10, 2020.*
- The proposal complies with Policy A3.1 of the OCP, which stipulates to permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres.
 - *The infill development is appropriate given that the eastern boundary of the Cloverdale Town Centre Plan is adjacent the subject property, across 54 Avenue. The proposal provides gradual and sensitive densification by adding two (2) dwellings on a large, suburban lot and retains a heritage building on the site.*
- The proposal complies with Policy A3.5 of the OCP, which states that infill development is to be appropriate in scale and density to its neighbourhood context, and [which] uses compatible design to reinforce neighbourhood character.
 - *The proposal complies with the maximum densities of the RH and RQ Zones. An appropriate scale and compatibility with the existing neighbourhood will be maintained, as the RQ Zone restricts the maximum building floor area of the new dwellings to 465 square metres, inclusive of the garage.*

- *The neighbourhood character will be maintained through restoration of the Robert Dougal MacKenzie House, and through installation of a new perimeter hedge along 184 Street and a portion of 54 Avenue. The existing perimeter hedge is a character-defining element of the heritage home; however, the hedge has not been maintained to date and has deteriorated. A new perimeter hedge is proposed to restore this character-defining element of the Robert Dougal Mackenzie House.*
- *The subdivision will utilize similar front, rear, and side yard setbacks of other homes in the area, as demonstrated by a Footprint Analysis prepared by the applicant's Design Consultants, to ensure a consistent streetscape (Appendix II).*
- *The Building Scheme (Appendix VI) will use the recommendations of the Character Study to ensure the massing, design, and detailing standards for the new dwellings will exceed the development standards evident on context homes in the neighbourhood, whilst maintaining a similar architectural context.*

Heritage Revitalization Agreement (HRA)

- A Heritage Revitalization Agreement (HRA) is a voluntary agreement between landowners and the City. This agreement is regulated through a Bylaw under Section 610 of the Local Government Act. The attached HRA (Appendix IX) specifies the owner's obligations to protect, conserve, and maintain the building and includes provisions for replication in the event the building is destroyed.
- Following subdivision, the proposed HRA Bylaw and Heritage Designation Bylaw, 1986, No. 8791, will only apply to proposed Lot 1. Proposed Lots 2 and 3 will not be subject to an HRA Bylaw or Heritage Designation Bylaw, 1986, No. 8791.
- The HRA includes a Conservation Plan that outlines:
 - The heritage significance of the building;
 - The character-defining elements of the building; and
 - The maintenance and restoration requirements consistent with the heritage character;
- The proposed Conservation Plan prepared by McGinn Engineering & Preservation Ltd., outlines the following specific restorations measures:
 - Retention and restoration of the existing wrap-around porch.
 - Retention of the existing sawn cedar shingle roof surface.
 - Seismic anchoring of the basement pony wall to comply with Part 4 of the B.C Building Code.
 - HAZMAT remediation.
 - Window rehabilitation, including the restoration of missing windows on the upper south elevation when the 2nd floor addition is removed and original exterior wall re-instated.
 - Preservation of the existing cladding/trim, through the painting of all windows, doors and the porch.
 - Exterior repainting.
 - Chimney restoration.
 - Retention and preservation of the existing porch pendant lighting fixture; and

- Landscape features as identified in the Arborist Report and Landscape Plan (Appendix VII) will be retained.
- The HRA and Conservation Plan allow for normal maintenance, however, any significant alterations in the future will be subject to a Council-authorized heritage alteration permit.
- Despite Heritage Designation Bylaw, 1986, No. 8791, the conservation requirements under the HRA do not require a heritage alteration permit.

Zoning Bylaw

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and "Quarter-Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning Bylaw, including the "Half-Acre Residential Zone (RH)" and "Quarter-Acre Residential Zone (RQ)" and parking requirements.

RH Zone (Part 14)	Permitted and/or Required	Proposed (Lot 1)
Unit Density:	5 uph	7.5 uph
Yards and Setbacks		
Front Yard (South):	7.5 m	21.8 m
Side Yard (East):	4.5 m	2.7 m*
Side Yard Flanking (West):	7.5 m	14.2 m
Rear (North):	7.5 m	26.4 m
Lot Size		
Lot Size:	1,858 sq. m	1863 sq. m
Lot Width:	30 m	31.5 m
Lot Depth:	30 m	54.1 m
Parking (Part 5)	Required	Proposed
Number of Spaces	3	>3

RQ Zone (Part 15C)	Permitted and/or Required	Proposed (Lots 2 and 3)
Unit Density:	10 uph	7.5 uph
Yards and Setbacks		
Front Yard (East):	7.5 m	7.5 m
Side Yard (North):	2.4 m	2.4 m
Side Yard Flanking (South):	3.6 m	3.6 m
Rear (West):	7.5 m	7.5 m
Lot Size		
Lot Size:	930 sq. m	936 & 937 sq. m
Lot Width:	24 m	29.3 m & 29.8 m
Lot Depth:	30 m	32 m
Parking (Part 5)	Required	Proposed
Number of Spaces	3	Up to 6

*Variance required

Setback Variance

- The applicant is requesting the following variance:
 - To reduce the minimum east side yard setback of the RH Zone from 4.5 metres to 2.7 metres to the principal building face.
- A variance for proposed Lot 1 is required, to reduce the side yard (east) setback to enable retention of the Robert Dougal Mackenzie House in its existing location.
- Staff do not anticipate any issues with the requested variance, as proposed Lots 2 and 3 will both meet the required 7.5 m rear yard setback to ensure appropriate separation between the Robert Dougal Mackenzie House and the proposed new dwellings.
- Staff support the requested variance to proceed to Public Notification.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of Building Design Guidelines (Appendix VI).
- Styles recommended for this site include neo-traditional and neo-heritage. The new single family dwellings will meet, at minimum, the year 2000's design standards, which include a proportionally correct allotment of mass between various street facing elements, overall balanced distribution of mass within the front façade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives.
- The Character Study notes that the massing design, construction materials, and trim and detailing standards of newly-constructed dwellings meet or exceed standards evident within the surrounding area considered to provide acceptable architectural context for the proposed new dwellings. The recommendation is to adopt standards commonly found in post year 2019 RH and RQ zoned subdivisions, rather than to emulate specific components of the aforesaid context homes. Given the proposed retention and revitalization of the Robert Dougal MacKenzie House, the recommendation is to require the design of any new homes adjacent to the heritage home to be compatible with it.
- Tynan Consulting Ltd. provided a Footprint Analysis (Appendix II), which demonstrates that new dwellings can be accommodated on proposed Lots 2 and 3, in accordance with the provisions of the RQ Zone. Driveways with space to park up to three (3) cars can also be provided on the proposed new lots.
- A preliminary lot grading plan, submitted by Aplin Martin, and dated October 16, 2020 has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. The feasibility of in-ground basements, or lack thereof, will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings. Fill in excess of 0.5 m is not proposed.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$3,000/new unit if final adoption of the Rezoning Bylaw is approved by December 31, 2021, with rates increasing to \$4,000/new unit as of January 1, 2022. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 15, 2020, and the Development Proposal Signs were installed on September 11, 2020. Staff received three (3) responses from neighbouring residents (*staff comments in italics*):
- Concern that the proposed single family homes will be turned into multiple family living homes after purchased.

The RH and RQ Zones each allow a maximum of one secondary suite per dwelling.

- Concern with the timeline in which the heritage house is to be restored.

The HRA Bylaw for the subject proposal includes a provision regarding timing. The provision within the HRA is as follows:

"With respect to the phasing or timing of commencement or completion of action applying to the Lands, restoration of the House shall commence within 60 days following the adoption of a bylaw to enter into this Agreement and be carried out pursuant to a building permit issued by the City authorizing the works. The Owner shall insure that the restoration of the House shall be completed and a final occupancy permit or equivalent for the House shall be issued within one year of the adoption of a bylaw to enter into this Agreement."

Additionally, as a condition of final adoption, restrictive covenants for "no build" and "no sale" will be registered on title for proposed Lots 2 and 3. The restrictive covenants can be discharged once the restoration of the Robert Dougal MacKenzie House is completed, to the satisfaction of the Planning & Development department. While there is not a specific timeline for the restoration works to be completed, the restrictive covenants prevent proposed Lots 2 and 3 from being sold and developed in advance of the restoration works being completed and encourages the improvements to be fulfilled in a timely manner.

- Concern that the proposed single-family homes will exacerbate existing parking issues.

The Design Consultant has undertaken a Footprint Analysis (Appendix II) illustrating that all the proposed lots will exceed the three (3) off-street parking spaces required under Surrey Zoning Bylaw No. 12000.

- Concerns with Bylaw infractions related to removal of heritage trees & related to a possible grow-operation on the site.

Staff visited the site September 11 and September 18, 2020; all trees and hedges seemed to be in the same condition as per Staff's earlier visit in May 2020 and were all accounted for. The resident was directed to discuss their concerns related to a possible grow operation on the site with By-law Enforcement and the RCMP.

- The subject development application was reviewed by the Cloverdale Community Association. The Cloverdale Community Association has no objections to the proposal.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Elm	1	0	1
Green Ash	1	1	0
Honeylocust	1	1	0
Sycamore Maple	8	2	6
Tulip Tree	1	1	0
Willow	1	1	0
Coniferous Trees			
Lawson Cypress	1	0	1
Total (excluding Alder and Cottonwood Trees)	14	6	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		17	
Contribution to the Green City Program		\$1,200	

- The Arborist Assessment states that there are a total of 14 mature trees on the site. There are no Alder and Cottonwood trees on site. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Prior to final adoption, Staff will work with the applicant to determine whether restorative or retrenchment pruning could be utilized for tree 907 in lieu of full removal as proposed (Appendix VII).

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 12 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 3 replacement trees will require a cash-in-lieu payment of \$1,200 representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection Bylaw.
- As per the submitted Landscape Plan and Arborist Report, the new trees on the site will consist of a variety of trees including Paperbark Maple, Eastern Redbud and Japanese Snowbell. At the June 10, 2020 HAC Meeting, members of the Commission expressed the concern with respect to the planting of small, young trees as replacements for existing mature trees on proposed Lot 1, containing the Robert Dougal MacKenzie House. The members of the Committee suggested mature replacement trees throughout the proposed subdivision. A finalized Landscape Plan and Arborist Report, to the satisfaction of Planning & Development, the City Architect and Trees & Landscaping Department are noted as conditions of approval for this application. Prior to Final Adoption, the above-noted plans and reports will be revised to include the request from the HAC for mature replacement trees, as well as a new, lower-profile perimeter hedge surrounding proposed Lot 1.
- Staff are supportive of the proposal to replace the existing cedar hedge to better showcase the Robert Dougal Mackenzie House. Staff note that the proposal laurel hedge within the Landscape Plan (Appendix VII) is not an acceptable replacement, as it is recognized as invasive in parts of the Pacific North West. It is suggested that a low-profile hedging plant consistent with gardening trends of the era be planted instead. A finalized Landscape Plan and Arborist Report, to the satisfaction of Planning & Development, the City Architect and Trees & Landscaping Department are noted as conditions of approval for this application.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$1,200 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

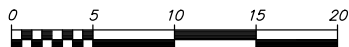
Appendix I.	Survey Plan, Proposed Subdivision Layout, Elevations
Appendix II.	Footprint Analysis
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	MOTI Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Tree Retention and Replacement Plan, Summary of Tree Survey and Tree Preservation, Landscape Plan
Appendix VIII.	Heritage Advisory Commission Minutes
Appendix IX.	Heritage Revitalization Agreement
Appendix X.	Development Variance Permit No. 7919-0175-00

approved by Ron Gill

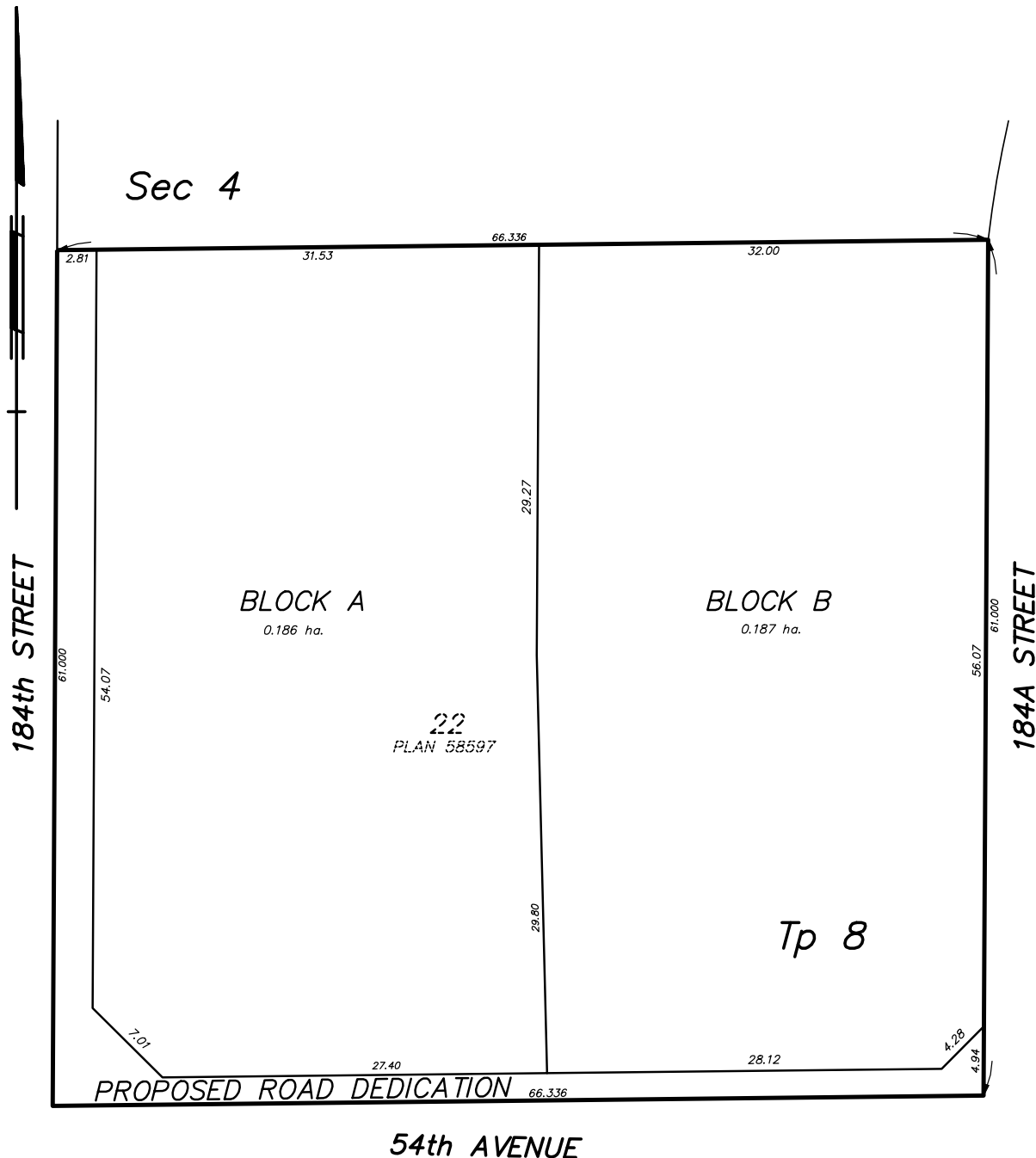
Jean Lamontagne
General Manager
Planning and Development

SC/cm

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW
LOT 22 SECTION 4 TOWNSHIP 8
NEW WESTMINSTER DISTRICT
PLAN 58597
BCGS 92G.017**

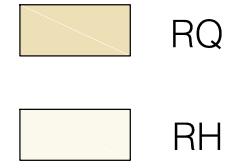


SCALE OF 1:300
ALL DISTANCES ARE IN METRES



CERTIFIED CORRECT ACCORDING TO LAND TITLE AND
SURVEY AUTHORITY RECORDS AND FIELD SURVEY
DATED 15th DAY OF DECEMBER, 2020.

SUBDIVISION CONCEPT



LEGAL DESCRIPTION
PID 004-613-422

GROSS SITE AREA
0.40 hectares / 1.00 acres

NET SITE AREA
0.35 hectares / 0.87 acres

EXISTING DESIGNATIONS
OCP: Suburban
NCP: N/A
Zoning: RA

PROPOSED DESIGNATIONS
OCP: Suburban
NCP: N/A
Zoning: RH, RQ

LOT YIELD
Existing: 1 lots
Proposed: 3 lots

DENSITY
Gross: 7.5 uph / 3.0 upa
Net: 8.6 uph / 3.4 upa



Scale: 1:750



Project 18-1011
01 / 04 / 2019

Drawing
1

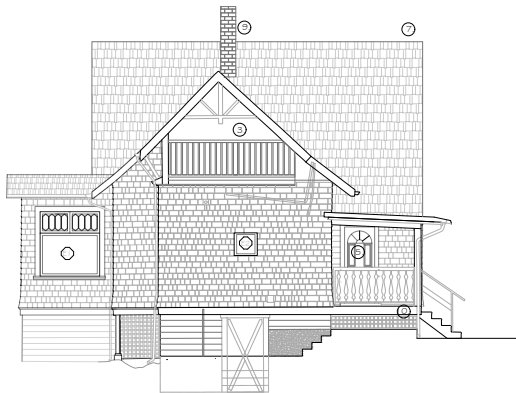
ALL DRAWINGS & RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE RESTORATION CONSULTANT & MUST BE RETURNED UPON COMPLETION. REPRODUCTION OF DRAWINGS & RELATED DRAWINGS IN PART OR IN WHOLE IS FORBIDDEN WITHOUT THE RESTORATION CONSULTANT'S WRITTEN PERMISSION.



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

Condition Notes

- 1 Form & Massing - the front (west elevation) and north elevation are original with no alterations.
- 2 Form & Massing - the south elevation has been altered with a 2nd floor addition over the dining room projection with the intent of providing more bedroom space but respects the original fenestration symmetry and is inconspicuous with the original massing.
- 3 Form & Massing - the rear (east elevation) has been altered with a fairly recent open sleeping porch which does not have a detrimental effect on the overall massing.
- 4 Cladding, Finishes and Details - the painted wester cedar shingle cladding is in good condition, including the paint condition. The base and soffits are original and in good condition.
- 5 Doors - Original porch doors have been altered with plywood over-paneling and replacement of the original double lights. Original back door with two excavations across. (Each door frame and panel 2' high for survival, but the other north porch window - Refer to archival survey for details.)
- 6 Roof Finish - the existing wester cedar shingle roof has 5 to 7 years of service life remaining.
- 7 Front Porch - Good condition with some deterioration to bottom rail and balusters in some areas. Chimney - mortar joint deterioration evident and in need of repointing. Rear Porch - out of level and in need of jacking and structural stabilization.

REV.	DESCRIPTION	DATE

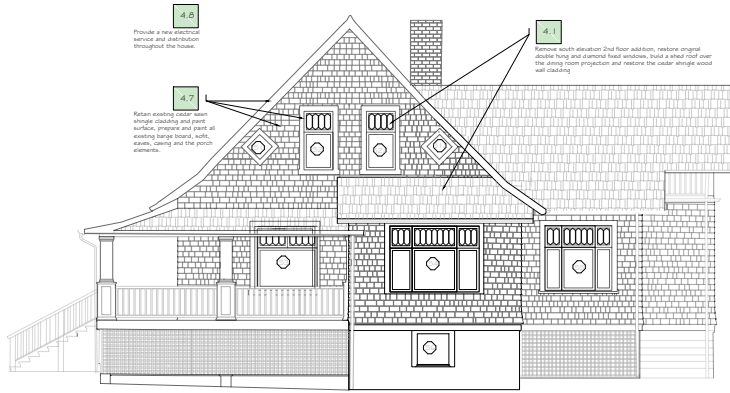
PROJECT: **5418 184 ST
SURREY
CONSERVATION PLAN**

TITLE: **EXISTING
ELEVATIONS**

DRAWN BY: **DN**
DATE: **4/19/20**
SCALE: **1/8" = 1'-0"**

DWG#: **A-EX-2-01**

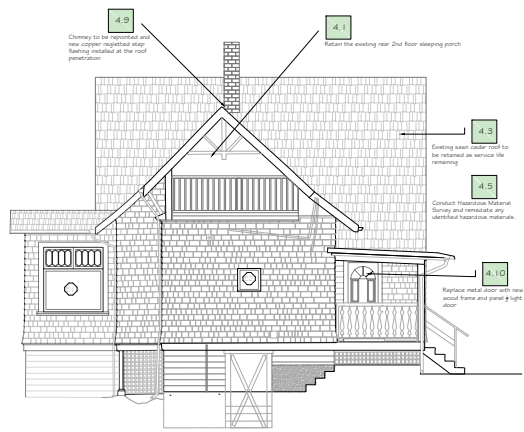
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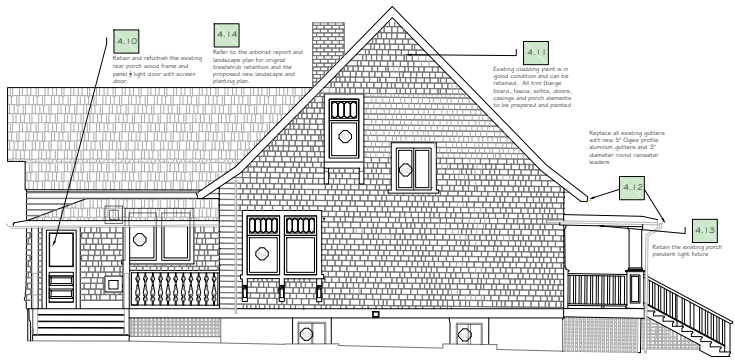
1 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



2 WEST ELEVATION
SCALE: 1/2" = 1'-0"



3 EAST ELEVATION
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

REV	DESCRIPTION	DATE

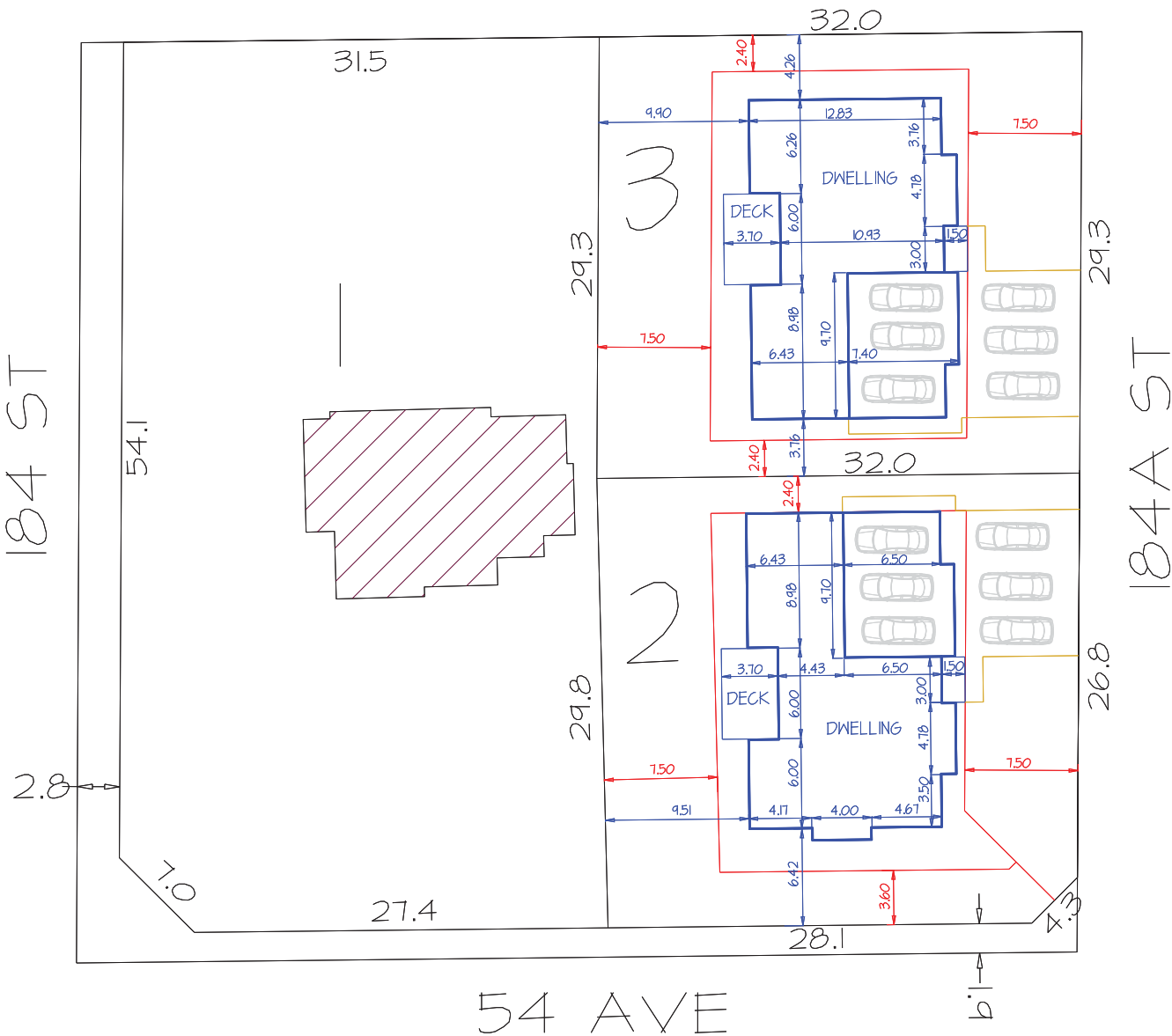
PROJECT: **5418 184 ST SURREY CONSERVATION PLAN**

TITLE: **PROPOSED ELEVATIONS**

DRAWN BY: **DN**
DATE: **4/19/20**
SCALE: **1/4" = 1'-0"**

DWG#: **A-PR-2-01**

PARKING AND FLOOR PLAN FEASIBILITY FOR SURREY PROJECT 19-0175-00



LOT 3

LOT AREA = 937 m²

LOT COVERAGE :

MAX. PERMITTED @ 31.89 % = 298.85 m² (3216.81 SQ.FT.)
 ILLUSTRATED = 298.85 m² = BYLAW MAXIMUM

FLOOR AREA :

MAX. PERMITTED = 465.00 m² (5005 SQ.FT.)
 ILLUSTRATED = 465.00 m² (4500 SQ.FT.) = MAX.
 FLOOR AREA INCLUDES GARAGE, BUT DOES NOT INCLUDE DECK AREAS OR BASEMENT

LOT 2

LOT AREA = 936 m²

LOT COVERAGE :

MAX. PERMITTED @ 31.92 % = 298.73 m² (3215.54 SQ.FT.)
 ILLUSTRATED = 298.73 m² = BYLAW MAXIMUM

FLOOR AREA :

MAX. PERMITTED = 465.00 m² (5005 SQ.FT.)
 ILLUSTRATED = 465.00 m² (4500 SQ.FT.) = MAX.
 FLOOR AREA INCLUDES GARAGE, BUT DOES NOT INCLUDE DECK AREAS OR BASEMENT



INTER-OFFICE MEMO

TO: **Manager, Area Planning & Development
- North Surrey Division
Planning and Development Department**

FROM: **Development Services Manager, Engineering Department**

DATE: **November 05, 2020** PROJECT FILE: **7819-0175-00**

RE: **Engineering Requirements
Location: 5418 184 Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 2.808 m towards 184 Street to achieve ultimate 15.0 m from road centreline.
- Dedicate 1.942 m towards 54 Avenue to achieve ultimate 12.0m from road centreline.
- Dedicate 5.0 m x 5.0 m corner cut at the intersection of 184 Street and 54 Avenue.
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 54 Avenue and 184A Street.
- Register 0.5 m wide statutory rights-of-way along 184 Street, 54 Avenue and 184A Street.

Works and Services

- Regrade the property line abutting 184 Street to suit ultimate road elevations.
- Construct the north side of 54 Avenue.
- Construct the west side of 184A Street.
- Construct concrete driveway letdowns to each lot.
- Remove existing access on 184 Street.
- Provide storm, sanitary and water service connections to each lot.
- Provide on-site stormwater mitigation features.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$7,565.25 is required.

Tommy Buchmann, P.Eng.
Development Services Manager

DJS



Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0175 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2020 Enrolment/School Capacity

Martha Currie Elementary	
Enrolment (K/1-7):	88 K + 546
Operating Capacity (K/1-7)	76 K + 536
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1714
Capacity (8-12):	1400

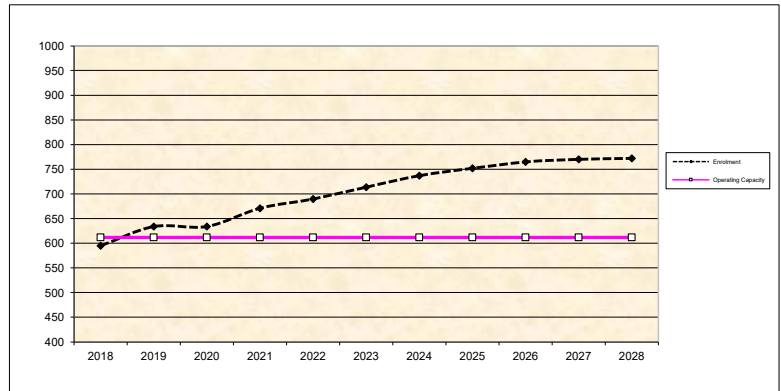
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

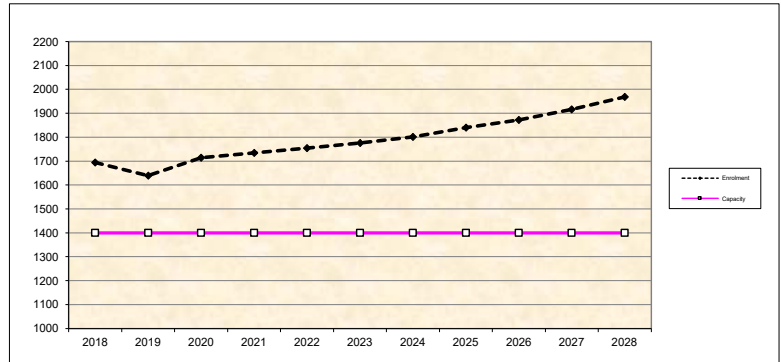
Martha Currie Elementary is in a maturing neighbourhood. As of September 2019, the school is operating over capacity and requires 3 portables to provide temporary classroom space. Over the next 10 years, enrolment can be characterised as a steady modest upwards trend. By 2029 the school is anticipated to grow by 160 students. The District has asked for an addition at Martha Currie in the 2021/2022 Five Year Capital Plan. As of this report, the Ministry of Education has yet to approve funds for the project. Until the addition is built, growth will be managed by using portables.

In September 2018, Salish Secondary opened in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. As with all new schools, the secondary school is building up its enrolment and is anticipated to reach 100% capacity in 2025.

Martha Currie Elementary



Lord Tweedsmuir Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.


**DEVELOPMENT SERVICES
PRELIMINARY BYLAW
COMMUNICATION**

Edward Forber;
c/o the City of Surrey
 13450 104 Avenue
 Surrey, British Columbia V3T 1V8
 Canada

Your File #: 19-0175
 eDAS File #: 2020-06037
 Date: Dec/14/2020

Attention: Sarah Cranston Planner

Re: Proposed Bylaw for:

5418 184 Street, Surrey

**PID: 004-613-422 || LOT 22 SECTION 4 TOWNSHIP 8 NEW WESTMINSTER
 DISTRICT
 PLAN 58597**

Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

If you have any questions, please feel free to email myself at Tyler.Gaudry@gov.bc.ca.
 Yours truly,

Tyler Gaudry
 Development Officer

Attachment – 2020-06037 Preliminary Letter (.pdf)

Local District Address
Lower Mainland District 310-1500 Woolridge Street Coquitlam, BC V3K 0B8 Canada Phone: (604) 527-2221 Fax: (604) 527-2222

BUILDING GUIDELINES SUMMARY

Surrey Project no: 19-0175-00
 Project Location: 5418 - 184 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located on the north side of 54 Avenue between 184 Street and 184A Street, and is surrounded on three sides by streets. The 4,045 square metre RA zoned lot contains a designated Heritage home, which will be subject to a Heritage Revitalization Agreement as part of the subdivision process, which will supersede the building scheme. The site is currently surrounded on all three street fronting sides by a dense mature hedge, and so the Heritage home is substantially concealed from street views.

East and north of the site, in the 5400 block of 184A Street, is a suburban-residential "Half Acre Gross Density" (RH-G) zoned area that was built out in the late 1980s and early 1990's. With the exception of one "Old Urban" front/back Split Level home at 5430 - 184A Street (due east of the subject site), all homes in this subarea are Two-Storey type (two storeys above grade), in the 3000 - 4000 sq.ft size range. The home at 5430 - 184A Street, which is clad in white vinyl and brick is not considered to provide suitable context for a year 2020 RQ site. South of that home at 5412 - 184A Street (also due east of the subject site) is a 4000 sq.ft. "Neo-Traditional" style Two-Storey home with desirable context quality low to mid-scale massing design, but the all-vinyl exterior cladding (no feature materials) does not meet current (post year 2019) standards for suburban residential developments.

North of those two homes are several "Neo-Heritage" style Two-Storey homes with well balanced, proportionally consistent massing designs. All have a one storey high covered entrance veranda in a heritage tradition. All are clad in vinyl-only (no feature veneers). The style and massing designs could be considered acceptable context, though homes of this style typically constructed in new suburban subdivisions now exceed the standards found on these homes, and so emulation of specific characteristics of these homes is not recommended, though emulation of the style is.

South of the subject site, in the 18400 block on the south side of 54 Avenue are "Half Acre Residential" (RH) lots of an approximate 2,000 square metre size. Homes in this subarea include Two-Storey type and Bungalows resulting in substantial variation in massing scale between adjacent homes. The homes are in a wide variety of styles including "Neo-Traditional", "Modern California Stucco", "West Coast Contemporary", and "West Coast Traditional". Massing scale ranges from the low mass low profile Bungalows to the mid-to-high scale Two-Storey type. Entrance heights range from one to 1 ½ storeys. Roof slopes range from 5:12 to 9:12, in a variety of forms including common hip, common gable, Dutch hip, and shed. Roof surfaces include cedar shakes, concrete roof tiles, asphalt and standing seam metal. Wall cladding materials include stucco, cedar, vinyl, metal ("Longboard" in a clear cedar emulation), brick, and stone. This character subarea is clearly of a "varied" rather than a "themed" character.

Southwest of the site (south of 54 Avenue and west of 184 Street) are "Light Industrial" (IL) zoned lands that exist currently in a natural state with dense underbrush and stands of deciduous and coniferous trees (no buildings).

West of the site (5400 block on the west side of 184 Street) are several large (4000+ sq.ft.) Two-Storey homes and one large Bungalow, all considered to be of estate-quality, with proportionally consistent, well balanced massing designs. Roof slopes range from 8:12 to 12:12 and roof surfaces include cedar shingles or asphalt shingles. Vinyl and stucco have been used along with brick and stone accents. Much of the front wall face of these homes are concealed behind a dense cedar hedge. These homes provide acceptable style context, especially the home at 18377 - 54 Avenue. Homes in this subarea are opposite the Heritage site home to be retained, and so will have little impact on the lot 1 Heritage home which will be regulated by a Heritage Revitalization agreement.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH and RQ zone subdivisions now commonly meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2019 RH and RQ zoned subdivisions, rather than to emulate specific components of the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and numerous modern urban styles in this neighbourhood that result in a "varied" rather than "themed" character. To ensure the retained Heritage home is situated in a context that complements the Heritage home, preferred styles for this site include "Neo-Heritage", "Heritage" and compatible styles. Although the "West Coast Contemporary" style and "Modern California Stucco" styles are evident in this area, it is recommended that neither of these styles be constructed adjacent to the retained Heritage home. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for suburban zones subdivisions including RH, RH(G), and RQ. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance not exceeding a height of 10 feet is an appropriate scale for homes in this zone, and is consistent the proposed style range and with most other homes in this area.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Although vinyl can be said to be characteristic, vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and standing-seam metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake

profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 7:12. A provision is also recommended to allow slopes less than 7:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: The subject site is surrounded on three sides by streets and by a dense coniferous hedge that substantially conceals a Heritage home. Northeast of the site is a pocket of RH-G zoned "Neo-Heritage" style homes with desirable mid0-scale massing designs and covered entrance verandas in a heritage tradition. South of these homes, also on the east side of the site is one old urban front-to-back Split Level home and one 4000 sq.ft. "Neo-Traditional" style Two-Storey home with a well balanced, proportionally consistent massing design. South of the site, along 54 Avenue are homes with varied massing designs, consisting of Two-Storey type and Bungalows, and a variety of unrelated styles including "Neo-Traditional", "Modern California Stucco", "West Coast Contemporary", and "West Coast Traditional", with a wide variety of roof slopes, varied roof surface materials including concrete tiles, cedar shakes, asphalt shingles and standing-seam metal. Southwest of the site are undeveloped Light Industrial lands. West of the site are RH zoned properties with estate sized Two-Storey homes of a "Neo-Traditional" style.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or compatible style as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” including 14668 - 68 Ave., 6798 - 146B St., 14702 - 68 Ave., 14712 - 68 Ave., 14724 - 68 Ave., 14732 - 68 Ave., 14740 - 68 Ave., 14748 - 68 Ave., and 14752 - 68 Ave. Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage” and compatible styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

Shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by BC Building Code. Decorative metal roofs also permitted.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and

flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 shrubs of a minimum 3 gallon pot size planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete in dark grey or earth tones, or stamped concrete.

Heritage home retained:

An existing Heritage home is to be retained, which is the subject of a Heritage Revitalization Agreement which will supersede any regulations in the Building Scheme.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: September 5, 2020

Reviewed and Approved by:  Date: September 5, 2020

Tree Preservation Summary

Surrey Project No:

Address: 5418 184th St Surrey

Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	14
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 6 </u> X two (2) = 12	12
Replacement Trees Proposed	9
Replacement Trees in Deficit	3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

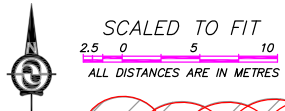


(Signature of Arborist)

20-Dec-19

Date

APPENDIX 3 TREE PROTECTION PLAN



TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

#	Type	DBH	Metres	Feet
607	Sycamore Maple	40/22cm	3.0m	9.8ft
901	Sycamore Maple	42cm	2.5m	8.3ft
902	Lawson Cypress	43cm	2.6m	8.5ft
903	Sycamore Maple	94cm	5.6m	18.5ft
904	Sycamore Maple	74cm	4.4m	14.6ft
914	Elm	70cm	4.2m	13.8ft
918	Lawson Cypress	36cm	2.2m	7.1ft
921	Pyramid Cedar	30cm	1.8m	5.9ft
922	Pyramid Cedar	30cm	1.8m	5.9ft
923	Pyramid Cedar	30cm	1.8m	5.9ft
924	Pyramid Cedar	30cm	1.8m	5.9ft
9171	Sycamore Maple	30cm	1.8m	5.9ft

TREE INVENTORY

#	Type	Action	DBH	TPZ
607	Sycamore Maple	Retain	40/22cm	3.0m
901	Sycamore Maple	Retain	42cm	2.5m
902	Lawson Cypress	Retain	43cm	2.6m
903	Sycamore Maple	Retain	94cm	5.6m
904	Sycamore Maple	Retain	74cm	4.4m
905	Sycamore Maple	Remove	59cm	3.5m
906	Sycamore Maple	Remove	46cm	2.8m
907	Willow	Remove	56cm	3.3m
911	Tulip tree	Remove	13cm	1.0m
912	Green Ash	Remove	23cm	1.4m
913	Honeylocust	Remove	14cm	1.0m
914	Elm	Retain	70cm	4.2m
917	Sycamore Maple	Retain	42/42cm	3.6m
918	Lawson Cypress	Retain	36cm	2.2m
919	Spruce	Retain	20cm	1.2m
920	Western Hemlock	Retain	26cm	1.6m
921	Pyramid Cedar	Retain	30cm	1.8m
922	Pyramid Cedar	Retain	30cm	1.8m
923	Pyramid Cedar	Retain	30cm	1.8m
924	Pyramid Cedar	Retain	30cm	1.8m
9171	Sycamore Maple	Retain	30cm	1.8m

REPLACEMENT TREES

QTY	Type	Size
2	Eastern Redbud	5cm
2	Paperbark Maple	5cm
2	Japanese Snowbell	5cm

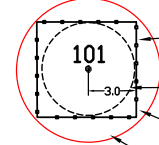
NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".



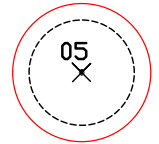
LEGEND

TREE PROPOSED FOR RETENTION



PROTECTION ZONE (TPZ) FROM OUTSIDE OF TRUNK
FENCING DIMENSIONS IN METRES
PROTECTION FENCING
NO BUILD ZONE (NBZ)

TREE PROPOSED FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

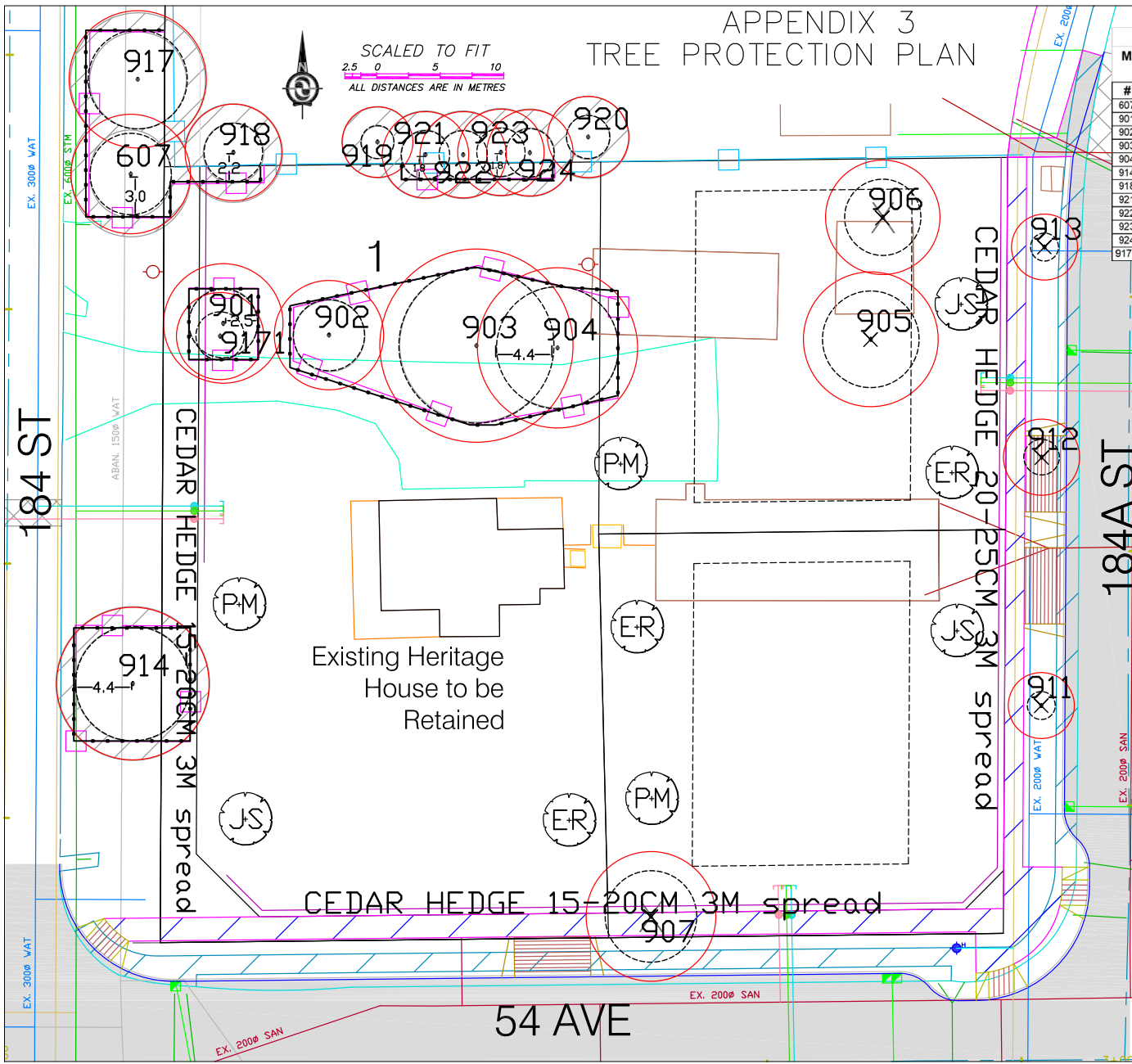
Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

5418 184th Street SURREY, BC

TREE PROTECTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES, PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT

December 20, 2019



PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SUGGESTED SIZE	SPACING	IMAGE
TREES						
	1	<i>Acer pictum</i>	Fibered maple	5m cal. S&B		
	1	<i>Cercis canadensis</i>	Eastern Redbud	5m cal. S&B		
	1	<i>Syringa japonica</i>	Japanese Syringa	5m cal. S&B		
SHRUBS						
	18	<i>Buxus microphylla 'Winter Green'</i>	Winter Gem Boxwood	40 Cont.	0.9m O.C.	
	4	<i>Hydrangea paniculata 'Steris'</i>	Steris Hydrangea (White)	40 Cont.		
	4	<i>Cornus alternifolia</i>	Cornus	40 Cont.		
	1	<i>Rosa argentea 'King Edward VII'</i>	King Edward VII Flowering Rose	40 Cont.		
	11	<i>Rosa fortunata 'White Exquisite'</i>	Flair Exquisite White Hybrid Rose	40 Cont.	0.9m O.C.	
	11	<i>Sarcococca hibernica</i>	Winter Sweet Box	40 Cont.	0.9m O.C.	
	18	<i>Taxus media 'Hedge'</i>	Hedge Yew (Ligand hedge)	40 Cont.	0.75m O.C.	
	13	<i>Thuja occidentalis 'Sprengeri'</i>	Hedge Cedar	1.2m H.	0.75m O.C.	
GROUNDCOVERS AND PERENNIALS						
	20	<i>Achnanthes Usua-Usua 'Vanessa' J&B'</i>	'Van. Jade' Kidneyrock	10m Cont.	0.45m O.C.	
	20	<i>Echinacea purpurea</i>	Purple Coneflower	10m Cont.	0.6m O.C.	
	7	<i>Erica carnea 'Springwood White'</i>	Springwood White Heather	#1 Cont.	0.65m O.C.	
	7	<i>Erica carnea 'Springwood Pink'</i>	Springwood Pink Heather	#1 Cont.	0.65m O.C.	
	41	<i>Hemerocallis 'Stella D'Or'</i>	Stella D'Or Yellow Daylily	10m Cont.	0.65m O.C.	
	8	<i>Iris 'Safari'</i>	Purple Iris	10m Cont.	0.65m O.C.	
	13	<i>Limonium 'Blue Star'</i>	Big Blue Lily Turf	10m Cont.	0.65m O.C.	

NOTES:
 ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF SURREY STANDARDS, UNLESS OTHERWISE NOTED.
 IN THE EVENT OF A DISCREPANCY BETWEEN THE CANADIAN LANDSCAPE STANDARD AND CITY OF SURREY STANDARDS, CITY OF SURREY STANDARDS SHALL TAKE PRECEDENCE.
 PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
 GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR LEVEL 2 SOILS.
 PROVIDE TOPSOIL DEPTHS AS FOLLOWS:
 TREES-Min. 2" IN ALL DIRECTIONS FROM ROOT BALLS. Min. 1 m³ PER TREE.
 NEW SHRUB & GROUNDCOVER BEDS AND HEDGES: 18" DEPTH CONTINUOUS.
 EXISTING RENOVATED SHRUB BEDS: TILL 3" IMPORTED GROWING MEDIUM INTO EXISTING BEDS.
 DO NOT RAISE GRADE OR MOUND AGAINST THE BUILDING FOUNDATION OR LATTICE.
 NEW LAWN AREAS-Min. 6" DEPTH CONTINUOUS (OR AS DIRECTED BY ARBORIST IN TREE PROTECTION ZONES).
 PROVIDE 5CM DEPTH (2") COMPOSTED BARK MULCH IN ALL PLANTING BEDS.
 PLANT SPACINGS ARE MAXIMUMS. PLANT ACTUAL QUANTITIES SHOWN ON PLAN DRAWING.
 ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR SURVIVOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION:	LOT 22 SECTION 4 TOWNSHIP 8 E			
	NEW WESTMINSTER DISTRICT PLAN 5887			
B. M.	MONUMENT NO.	OCM 5722	ELEVATION:	33.78 METRES
LOCATED IN SURVEY APPROXIMATELY 90' WEST OF 188th STREET				
REV. NO.	DESCRIPTION	DR	CH	DATE

RORY DAFOE
 LANDSCAPE ARCHITECTURE
 11278 Esham Street
 Maple Ridge
 British Columbia
 Canada
 V2X 1P3 Office & Mobile: (604) 465 0606
 rorydafoe@shaw.ca

CLIENT:
 HERITAGE PROPERTY RENOVATION
 5418 184 STREET, SURREY, BC

PROJECT:
 HERITAGE PROPERTY RENOVATION
 5418 184 STREET, SURREY, BC

PROFESSIONAL ENGINEER
 RORY DAFOE
 1997-9977
 1997-9977

TITLE:
 LANDSCAPE PLAN

PROJECT NO.
 L.1

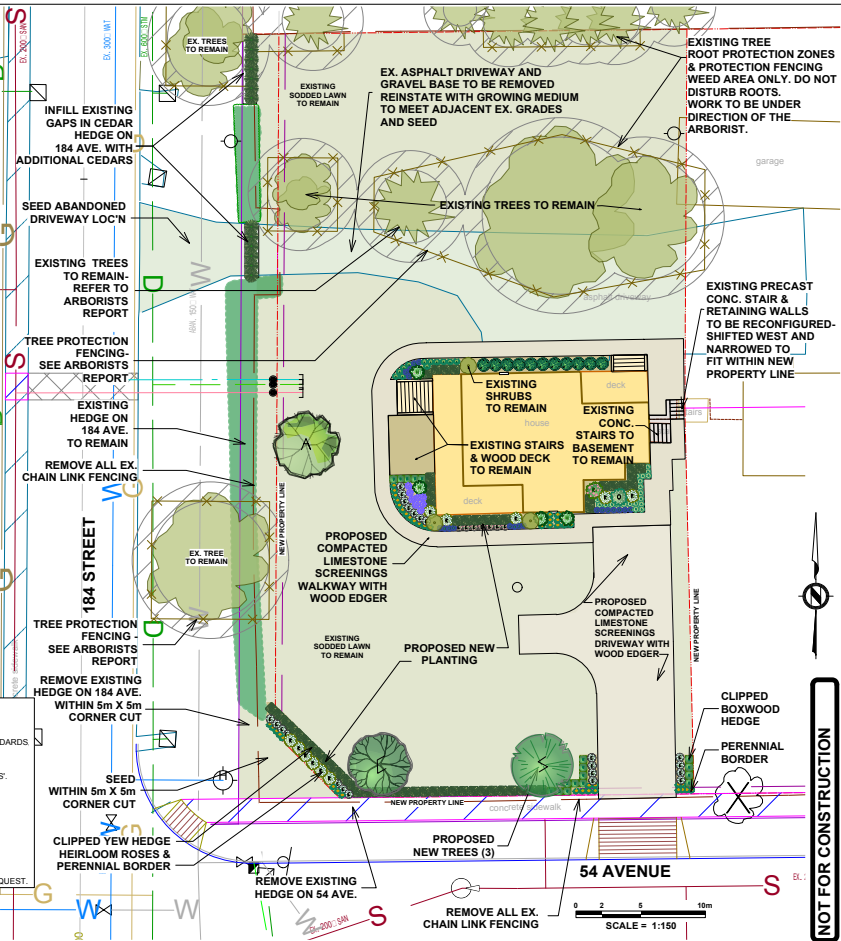
SCALE:
 HORZ 1:150
 VERT. N/A

DESIGN: RD **CHECK: RD**
DRAWN: RD **APPR: RD**

DRAWING DATE:
 JANUARY, 2020

SHEET NO.
 01 of 01

REV



Surrey Heritage Advisory Commission - Minutes

Location: Virtual
WEDNESDAY, JUNE 10, 2020
 Time: 4:06 p.m.

Present:

Councillor Annis, Chair
 F. Lou
 M. Gibbs
 B. Hol
 L. Tannen
 P. Priddy

Absent:**Staff Present:**

R. Gallagher, Heritage Facilities and
 Administration Manager
 K. Baglo, Heritage Planner
 S. Cranston, Planner
 L. Blake, Administrative Assistant

A. ADOPTIONS**1. Adoption of the Agenda**

It was

Moved by Commissioner Priddy
 Seconded by Commissioner Hol
 That:

1. The agenda of the Surrey Heritage Advisory Commission meeting held on June 10, 2020 be amended by adding Item G.1 Single Quote Financial Grant Applications; and
2. The agenda be adopted as amended.

Carried

2. Adoption of May 13, 2020 Minutes

It was

Moved by Commissioner Tannen
 Seconded by Commissioner Hol
 That the minutes of the Surrey Heritage

Advisory Commission meeting held on May 13, 2020 be adopted.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS**

D. NEW BUSINESS**1. PLANNING & DEVELOPMENT**

- (a) Robert Dougal MacKenzie House 5418 184 Street
Proposed Rezoning, Subdivision, Heritage Revitalization Agreement (HRA), Heritage Designation Bylaw Amendment, and Heritage Alteration Permit
File: 6800-01

Kelsey Baglo, Heritage Planner, summarized the report dated May 29, 2020 regarding an application for rezoning, subdivision, Heritage Revitalization Agreement, Heritage Designation Bylaw Amendment and Heritage Alteration Permit that has been submitted for the Robert Dougal MacKenzie House located at 5418 184 Street. The following information was highlighted:

- The Robert Dougal Mackenzie House located at 5418 184 Street is one of two houses that are named for Robert Dougal MacKenzie. The house is mostly in its original condition, except for a second storey addition.
- A Heritage Designation bylaw protects a heritage property as-is and does not have a conservation plan outlining required maintenance. Any alterations to a heritage designated property requires a Heritage Alteration Permit (HAP).
- The proposed development application for the subject site would include the restoration of the house in its original location, the removal of the second storey addition and the retention of the heritage cedar hedge located along 184 Street. There are concerns that the heritage hedge and trees located on site have been poorly maintained.

In response to a question from the Commission, Sarah Cranston, Planner, advised that the application has not been forwarded to the City Arborist for comment at this point. Issues regarding a tree replanting deficit can be highlighted and made a condition of approval when the application is presented to Council.

The Commission expressed support for the proposal and suggested that the heritage hedge could be replaced with a lower-profile plant, such as a laurel hedge, in order to maintain sightlines of the house.

It was Moved by Commissioner Hol
Seconded by Commissioner Tannen
That the Heritage Advisory Commission
(HAC):

1. Receive the report dated May 29, 2020 regarding a proposed Rezoning, Subdivision, Heritage Revitalization Agreement (HRA),

Heritage Designation Bylaw Amendment, and Heritage Alteration Permit for the Robert Dougal MacKenzie House located at 5418 184 Street as information; and

2. Recommend to the General Manager, Planning and Development, that staff be directed to proceed with the preparation of a Heritage Revitalization Agreement (HRA) for the Robert Dougal MacKenzie House located at 5418 184 Street.

Carried

- (b) Cecil Heppell House (5818 182 Street) – Application for Storm Windows, Window Moulding and Corner Boards
File: 6800-01

Kelsey Baglo, Heritage Planner, summarized the report dated May 7, 2020 regarding financial grant applications that have been received for the Cecil Heppell House located at 5818 182 Street for storm windows, window mouldings and corner boards.

It was Moved by Commissioner Tannen
Seconded by Commissioner Priddy
That the Heritage Advisory Commission
(HAC) recommend that Council:

1. Receive the report dated May 2, 2020 regarding a financial grant application that has been received for the Cecil Heppell House located at 5818 182 Street for storm windows, window mouldings and corner boards as information;
2. Approve financial assistance in the amount of **\$1,840.20** which represents 50% of the value of the works as per the quote provided by **Vintage Wood Works**;
3. Approve financial assistance in the amount of **\$316.29** which represents 50% of the value of the works as per the quote provided by **Grove Cedar Limited**, and;
4. Direct staff to advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

Carried

SCHEDULE "I"

[Surrey Heritage Revitalization Agreement By-law, 20 , No._____]

HERITAGE REVITALIZATION AGREEMENT

This Agreement made the ___ day of _____, 20

BETWEEN:

EDWARD HARRY FORBER
5418 184 Street
Surrey, British Columbia V3S 1E1

(the "Owner")

OF THE FIRST PART

AND:

CITY OF SURREY, a municipal corporation,
and having offices at 13450 - 104 Avenue
Surrey, British Columbia V3T 1V8

(the "City")

OF THE SECOND PART

WHEREAS:

- A. The Owner is the registered owner in fee simple of the following lands and premises situate in the City of Surrey, British Columbia and described as:

Parcel Identifier: 004-613-422
Lot 22 Section 4 Township 8 New Westminster District Plan 58597

5418 - 184 Street

And as the legal description noted above is to change, the City Clerk is directed to insert the following new legal description once title(s) has/have been issued, as follows:

Parcel Identifier: _____

(the "Lands");

- B. The Owner and the City consider that the Lands, including the improvements and features on the Lands, have *heritage value* and *heritage character*;

- C. The Owner and the City desire to conserve the *heritage value* and *heritage character* of the Lands;
- D. For the purpose of conservation of the *heritage value* and *heritage character* of the Lands, the Owner and the City have agreed to enter into this Agreement setting out the terms and conditions of continuing protection for the *heritage value* and *heritage character* of the Lands;
- E. The Owner has agreed to the terms for compensating the City for the loss in *heritage value* in accordance with Section 2(f) of this Agreement in the event the heritage improvements or features on the Lands are moved or destroyed other than through natural causes;
- F. The improvements or features on the Lands which have *heritage value* and *heritage character* which both the Owner and City desire to conserve have been described by text, photographs, plans and drawings attached to this Agreement as Appendix "A" (the "Conservation Plan") and Appendix "B" (the "McGinn Engineering and Preservation Ltd. Plan"); and
- G. The improvements or features identified in the Conservation Plan as the Robert Dougal MacKenzie House (the "House") is listed on the Surrey Heritage Register and the Owner and the City consider that the House has *heritage value* and *heritage character* such that all provisions of this Agreement applicable to the Lands also apply to the House.

NOW THEREFORE THIS AGREEMENT WITNESSES that in consideration of the mutual premises of the parties hereto and for other good and valuable consideration (the receipt and sufficiency of whereof is hereby by the parties acknowledged) the Owner and the City covenant and agree with one another pursuant to Section 610 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as amended, re-enacted or consolidated from time to time and any successor statute (the "Local Government Act"), as follows:

Conservation Plan

- 1. (a) The Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan form part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan or McGinn Engineering and Preservation Ltd. Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and McGinn Engineering and Preservation Ltd. Plan and shall determine the matter. If the Owner is dissatisfied with the City's interpretation, then Section 15 of this Agreement shall apply.

- (b) Part I of the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan identify, detail and describe the character, extent and nature of the improvements and features on the Lands that have *heritage value* and *heritage character* including, but not limited to: Steep bell cast roof with large half-hipped front dormer; three exterior porches, including a full width and wrap around front porch, a back porch with hipped roof and an upper storey sleeping porch; original wood casement windows, with upper sash of diamond-pattern muntins glazed with patterned etched glass; wood shingle siding and wood trim; back porch with hipped roof; and, landscaped lot with hedge and mature shade trees in front, smaller trees in rear. Part II of the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan set out the maintenance strategy, general standards and exemptions for the *conservation* and maintenance of all improvements and features on the Lands that have *heritage value* and *heritage character*. Part III of the Conservation Plan and McGinn Engineering and Preservation Ltd. Plan set out the standards and specifications for restoration, rehabilitation, replication, repair, replacement, or maintenance to be undertaken and completed pursuant to this Agreement.

Owner's Obligations to Protect, Conserve, Maintain and Rebuild

2. The Owner covenants and agrees that:
- (a) No improvements on the Lands identified in the Conservation Plan as having *heritage value* or *heritage character* shall be *altered*, including alterations required or authorized by this Agreement, except as agreed to in writing by the City.
- (b) Each action of restoration, rehabilitation, replication, repair, replacement or maintenance required by Parts I, II, and III of the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan.
- (c) All improvements identified in the Conservation Plan as having *heritage value* and *heritage character* shall be maintained to the minimum standards as set out in the Heritage Property Standards of Maintenance By-law, 2017, No. 18931, and in accordance with the guidelines and requirements set out in the Conservation Plan and McGinn Engineering and Preservation Ltd. Plan.

- (d) In the event the House is damaged, the Owner of the Lands accepts the obligation to undertake all necessary construction to restore the damaged portion or portions of the House to its original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the House. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The restoration of the House shall reflect the character-defining elements and design components including, but not limited to: steep bell cast roof with large half-hipped front dormer; three exterior porches, including a full width and wrap around front porch, a back porch with hipped roof and an upper storey sleeping porch; original wood casement windows, with upper sash of diamond-pattern muntins glazed with patterned etched glass; wood shingle siding and wood trim; back porch with hipped roof; and, landscaped lot with hedge and mature shade trees in front, smaller trees in rear.; all as subject to approval by the City Architect or designate.
- (e) In the event the House is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the House. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to create a replica of the House. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The construction of the replica of the House shall reflect the character-defining elements and design components as described in Section 2(d), all as subject to approval by the City Architect or designate.
- (f) In the event that the House is destroyed, in addition to the construction of a replica described in 2(e), the Owner covenants and agrees to compensate the City for the loss in *heritage value* to the community in the amount of \$18,667.01 indexed to the Vancouver Consumer Price Index (CPI) with 2020 being the base year, except that if the House is destroyed through natural causes, including but not limited to, flood, earthquake and accidental fire as determined by the City in its sole discretion, and a replica is constructed by the Owner that is acceptable to the Heritage Advisory Commission or any successor decision making body in its sole discretion, then payment of compensation by the Owner to the City is not required.
- (g) Should the House become vacant and unoccupied, the Owner of the Lands agrees to maintain the integrity and security of the House and Lands including, but not limited to, on-site security, monitored security alarm system, perimeter fencing and lighting, and boarding of windows and doors. The Owner of the Lands must provide to the City in writing a 24-hour emergency contact number and confirm the security measures are in place. If the Owner fails to secure the House, the City may and is authorized to enter onto the Lands to undertake the necessary works to secure the House, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands and to conduct inspections to determine that the security measures continue to be in place.

- (h) Should the House become vacant and unoccupied during construction or other redevelopment of the Lands, the Owner agrees to post a sign that reads as follows:

PROTECTED HERITAGE SITE
No Vandalism or Removal of Materials
(Maximum individual penalty: \$50,000 and 2 years Imprisonment)

If the Owner fails to post the required sign, the City may and is authorized to post the sign, and the cost shall be at the expense of the Owner and the City shall be at liberty to recover the costs in a like manner as City property taxes on the Lands.

- (i) Once the House is occupied, there must be appropriate security measures in place to maintain the integrity and security of the House and Lands. Should the House become vacant and unoccupied for a period of 30 days or more, the requirements in 2(g) apply, including the right of the City to enter onto the Lands to carry out the necessary works at the expense of the Owner and confirm that security measures are in place, unless otherwise agreed to in writing by the City. The Owner of the Lands must also provide to the City in writing a 24-hour emergency contact number.
- (j) The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions, as are necessary to ensure that the restrictions and requirements set out in Parts II and III of the Conservation Plan and in the McGinn Engineering and Preservation Ltd. Plan are fully observed, and the Owner shall not do, cause or allow to be done anything that would be in breach of the restrictions and requirements of this Agreement.
- (k) Where required by the City in a heritage alteration permit, the Owner shall provide security to the City to guarantee the performance of the terms, requirements and conditions contained in the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan.
- (l) The Owner may apply to the City for funding including, but not limited to, monies for exemption from taxes, or any provision for assistance as specified in Section 25 of the Community Charter, S.B.C. 2003, c.26 (the "Community Charter").

Construction and Maintenance

4. Wherever under this Agreement the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters improvements on, or features of the Lands identified in the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan as having *heritage value* and *heritage character* or constructs or maintains other works to protect or conserve such improvements or features, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan and as agreed by the City in writing and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

No Liability to City

5. In no case shall the City be liable or responsible in any way for:
 - (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that may be suffered or sustained by the Owner or by any other person who may be on the Lands; or
 - (b) any loss or damage of any nature whatsoever, howsoever caused to the Lands or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements of this Agreement, wrongful or negligent failure or omission to comply with its restrictions and requirements, or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements or with any other term, condition or provision of this Agreement.

Reasonable Care and Risk

6. The Owner shall at all times, in complying with the restrictions or requirements of this Agreement, take reasonable care not to injure any person or cause or allow damage to any property, and shall take reasonable care not to cause, suffer, permit or allow any condition to exist that might reasonably lead to, cause or result in injury to any person or property including persons and property on adjacent lands. It shall be the sole responsibility of the Owner to comply and maintain compliance with the restrictions and requirements in a safe manner, and without reasonably foreseeable risk to person or property. Compliance with the restrictions and requirements in this Agreement shall be at the sole and exclusive risk and cost of the Owner.

Modification

7. If, in fulfilling its responsibilities and obligations pursuant to this Agreement, the Owner perceives or becomes aware of any unreasonable risk of injury to persons or damage to property or other potential loss that cannot be reasonably avoided, alleviated, reduced or eliminated except by measures that would be a breach of the restrictions, requirements of this Agreement, the Owner shall notify the City in writing of the nature and extent of the risk and of the measures proposed by the Owner to be undertaken at its sole cost to reduce, alleviate, avoid or eliminate the risk. Risk shall remain with the Owner.

Indemnity

8. The Owner shall at all times indemnify and save harmless the City and its elected and appointed officials, employees, contractors and agents of and from all loss and damage, and all actions, claims, costs, demands, expenses, fines, liabilities and suits of any nature whatsoever by whomsoever brought for which the City shall or may become liable, incur or suffer by reason of existence and effect whether direct or indirect of the restrictions or requirements of this Agreement, or breach or non-performance by the Owner of any covenant, term or provision hereof, or by reason of any work or action of the Owner in performance of this Agreement, or by reason of any work or action of the Owner in performance of its obligations, or by reason of any wrongful act or omission, default or negligence of the Owner.

Alternative Remedies

9. Any performance by the City pursuant to a statutory right to perform the obligations of an Owner arising out of this Agreement may be exercised fully in accordance with the Local Government Act and the Community Charter, and shall be without prejudice to any and all other remedies at law and equity available to the City, and no reference in this Agreement to, or exercise of any specific right or remedy by the City, shall preclude the City from exercising any other right or remedy.

Damages

10. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace, repair or maintain the building, structure, improvements on or features of the Lands having *heritage value* and *heritage character* to be protected, conserved, preserved or kept in its natural state. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any relocation, restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan, and Sections 2 and 4 of this Agreement.

No Waiver

11. No restrictions, requirements or other provisions in this Agreement shall be deemed to have been waived by the City unless a written waiver authorized by resolution of the Council and signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default nor any previous written waiver shall be taken to operate as a waiver by the City of any subsequent default or in any way to defeat or affect the rights of remedies to the City.

Statutory Authority and Proprietary Rights

12. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled and no permissive by-law enacted by the City, or permit, license or *approval*, granted, made or issued hereunder, or pursuant to statute, by the City shall stop, limit or impair the City from relying upon and enforcing this Agreement.

Compliance with Laws

13. Despite any provision of this Agreement, the Owner shall comply with all laws, including by-laws of the City and all regulations and orders of any authority having jurisdiction, and to the extent only that such laws, regulations and orders are mandatory and necessarily require the breach of any restriction or positive obligation of this Agreement to be observed or performed by the Owner, or less than strict compliance with the terms hereof, then the Owner upon sixty (60) days' written notice to the City shall be excused from complying with such restrictions or performing such obligation and such restriction or obligation shall be suspended but only to the extent and for the time that such mandatory law, regulation or order is inconsistent with compliance with the said restrictions or obligations.

Notice

14. Any notice to be given under this Agreement shall be in writing and may be either delivered personally or sent by prepaid registered mail and if so mailed shall be deemed to have been given five (5) days following the date upon which it was mailed. The address of the parties for the purpose of notice shall be as follows:

If to the City:

Attention: City Clerk
CITY OF SURREY
13450 - 104 Avenue
Surrey, British Columbia V3T 1V8

If to the Owner:

EDWARD HARRY FORBER
5418 184 Street
Surrey, British Columbia V3S 1E1

Any party may at any time give notice in writing to the other of any change of address and after the third day of giving of the notice, the address specified in the notice shall be the address of the party for the giving of notices.

If title to the Lands is transferred to a new Owner, the new Owner shall provide notice in writing to the City within 15 days of such a transfer providing the name of the new Owner, the contact for notice if it is different than the Owner and the new Address to which notices are to be sent.

Arbitration

15. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan and any determination pursuant to Section 1(a) of this Agreement, may require that the matter be decided and determined by binding arbitration as follows:
- (a) The Owner must, within thirty (30) days of any exercise of discretion by the City, give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
 - (b) The City shall within thirty (30) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;
 - (c) Where each of the Owner and the City have named an arbitrator, the two arbitrators shall within thirty (30) days of the City's notice pursuant to Section 15(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
 - (d) Where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute;
 - (e) Any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive, and binding on all parties;
 - (f) The arbitrator shall award the prevailing party full compensation for all costs and expenses of the arbitrator, costs and fees of the proceedings and solicitor-client costs and expenses; and
 - (g) The arbitrator shall issue a final decision regarding the dispute within twenty-five (25) business days after the arbitrator's appointment, subject to extension of that time by agreement of the parties.
16. Without limiting the City's power of inspection conferred by statute and in addition to that power, the City shall be entitled at all reasonable times and with reasonable notice to enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and wherever possible, when an inspection of the Lands is undertaken, the City shall provide reasonable notice to the Owner.

Headings

17. The headings in this Agreement are inserted for convenience only and shall not affect the construction of this Agreement or any of its provisions.

Schedules

18. All schedules to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

19. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Interpretation

20. Terms used in this Agreement that are italicized are defined in the Local Government Act, and the Heritage Conservation Act, R.S.B.C. 1996, Chapter 187, as amended, re-enacted or consolidated from time to time and any successor statute, and shall take their meaning from those Acts.

Successors Bound

21. All restrictions, rights and liabilities imposed upon or given to the respective parties under this Agreement shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns. When the Owner is more than one party they shall be bound jointly and severally by the terms, covenants and agreements on the part of the Owner.

Notice to be Filed

22. Notice of this Agreement and amendments to it will be filed in the Land Title Office and once filed, this Agreement and amendments will be binding on all persons who acquire an interest in the Lands.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date first above written.

Edward Harry Forber

Per: _____
Authorized Signatory

CITY OF SURREY

Doug McCallum
Mayor

Jennifer Ficocelli
City Clerk

Appendix "A"

CONSERVATION PLAN

PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

1. Description of Historic Place

The Robert Dougal MacKenzie House was built by Robert Dougal MacKenzie in 1911 as a farmhouse on their 70 acre farm, while he and his family lived on the property in a cabin. This substantial farmhouse is believed to be the first house in Surrey with running water. The family lived in the house until 1918, when it was sold to John McIntyre, who is also a notable Surrey personage for his involvement in a wide range of community and agricultural activities and associations.

It is a substantial 1-1/2 storey shingle-clad, Craftsman Style residence with a broad side-gabled roof and large front hip dormer with two twinned double hung windows. A wide hip-roofed porch wraps the full front and half of the south elevation and there is an inset porch at the rear door as well.

2. Heritage Value of Historic Place

Robert Dougal MacKenzie served as Reeve of Surrey from 1921 to 1923 and sold the house to John McIntyre in 1918, another prominent Surrey family.

The house has largely survived in its original condition and has been, generally, well maintained and is situated at the center of a one acre lot surrounded by suburban single family dwellings. It is an excellent example of a Craftsmen Style residence with its wrap-around porch, original windows of varying types including double-hung windows with distinctive elongated diamond muntined lights with coloured and textured glass, some original/early frame and panel half-light doors, shingled side-gable wall corbel, open eaves with exposed rafters, original porch post/balustrade detailing and a sawn cedar shingled roof. There have been second floor additions/alterations to the original projecting south gable main floor roof over the dining room, as well as over the original or early rear kitchen ground floor roof at the rear of the house. Surviving interior features include original wood floors, trim, stair, two fireplaces with mantels, high ceilings and the stair.

The site features a large front lawn, perimeter hedge and fourteen mature trees.

3. Character Defining Elements

Key elements that define the heritage character of the Robert Dougal MacKenzie House include its:

- Steep bell cast roof with large half-hipped front dormer;
- Three exterior porches, including a full width and wrap around front porch, a back porch with hipped roof and an upper storey sleeping porch;
- Original wood casement windows, with upper sash of diamond-pattern muntins glazed with patterned etched glass;
- Wood shingle siding and wood trim;
- Sleeping porch;
- Back porch with hipped roof;

- Landscaped lot with hedge and mature shade trees in front, smaller trees in rear.

PART II – MAINTENANCE STANDARDS AND PERMIT APPROVALS

1. General

A. Requirement to Commence Renovations

The restoration of the House, including works that are consistent with Part III – Restoration Standards and Specifications, must commence within 60 days following the adoption of a by-law to enter into this Agreement.

B. Maintenance Strategy

The strategy to ensure ongoing conservation of the House shall consist of a Maintenance Plan and a Funding Strategy.

The Maintenance Plan shall be prepared with input from a conservation architect or qualified heritage consultant that is acceptable to the City. Issues to be addressed in the Maintenance Plan include water penetration and damage from sun, wind, weather, and animals. Maintenance includes, but is not limited to, painting or staining, sealing, weather-stripping and the like.

The Funding Strategy shall include, but is not limited to, whether or not the Owner intends to absorb all the costs, undertake fundraising or seek government financial incentives, including those available from the City.

The Owner shall submit a Maintenance Plan and Funding Strategy for review and approval by the General Manager, Planning and Development and the Heritage Advisory Commission within one (1) year of the adoption of a by-law authorizing the City to enter into this Agreement.

The Maintenance Plan and Funding Strategy for the House shall include, but is not limited to, the following:

- (a) A description and a time schedule for the renovations, repair, and replacement of the exterior elements, *landscaping* or other identified works on the Lands that constitute the character-defining elements and as identified in Part III – Renovation Standards and Specifications;
- (b) A description and time schedule for the ongoing maintenance of the elements, *landscaping* or other identified works on the Lands and other relevant details. Maintenance includes painting, staining and sealing of the exterior cladding and trims, weather stripping, re-roofing, replacement of windows, doors and exterior cladding or trims to match the existing materials;
- (c) Ongoing maintenance of *landscaping*;
- (d) A colour scheme for the exterior of the House;

- (e) A description of any matters noted in Part III – Renovation Standards and Specifications or in the plans attached to this Agreement as requiring further details; and
- (f) A financial plan detailing the funding for the renovation and maintenance outlined above, including corporate sponsorships, annual budgets by the Owner or tenant, applications for government grants, strata fees, and other relevant details.

C. Amending an Established Maintenance Strategy

An Owner may apply to the City to amend an existing Maintenance Plan and Funding Strategy. Any amendment is subject to approval by the General Manager, Planning and Development and, if deemed necessary by the General Manager, Planning and Development, the Heritage Advisory Commission.

2. Standards

The "Standards and Guidelines for the Conservation of Historic Places in Canada", established under the Historic Places Program or successor guidelines as may be approved by the City are to apply to all construction, maintenance, restoration or renovation works undertaken under Parts II or III on the House.

3. Timing and Phasing

With respect to the phasing or timing of commencement or completion of action applying to the Lands, restoration of the House shall commence within 60 days following the adoption of a by-law to enter into this Agreement and be carried out pursuant to a building permit issued by the City authorizing the works. The Owner shall insure that the restoration of the House shall be completed and a final occupancy permit or equivalent for the House shall be issued within one year of the adoption of a by-law to enter into this Agreement.

4. Heritage Alteration Permit(s) Approval

- A. Changes to the building, structure, exterior appearance of the House, features on the Lands identified in the Conservation Plan, the McGinn Engineering and Preservation Ltd. Plan or character-defining elements may require the Owner to apply for a heritage alteration permit or obtain approval from the City.

Proposed changes shall be referred to the Planning & Development Department of the City prior to the commencement of any work to determine if the changes require or do not require a heritage alteration permit.

- B. A heritage alteration permit may not be required for alterations including, but not limited to, the following:
 - (a) changes to the Conservation Plan or the McGinn Engineering and Preservation Ltd. Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the House;

- (b) restorations considered by the City Architect to be consistent with the original design, being made to replace stylistically foreign elements and done in consultation with an independent conservation architect or qualified heritage consultant acceptable to the City; or
 - (c) simple repair and maintenance of existing elements not affecting the *building* structure, exterior or interior appearance of the House.
- C. A heritage alteration permit shall be required for all but minor alterations including, but not limited to, the following:
- (a) changes to the House structure;
 - (b) changes to the exterior appearance of the House;
 - (c) replacement of existing elements and/or construction of additions to the House;
 - (d) changes to the external appearance of the House due to interior renovations.

If a heritage alteration permit is determined to be required, the Owner shall apply to the City for a heritage alteration permit before undertaking any of the works listed in this Section 4.C.

After the heritage alteration permit application is submitted, the heritage alteration permit will be considered for issuance by City Council upon the recommendation of the General Manager, Planning and Development and the Heritage Advisory Commission, or by a City official delegated by City Council.

- D. Despite Heritage Designation Bylaw, 1986, No. 8791, the conservation requirements under this Heritage Revitalization Agreement Bylaw do not require a Heritage Alteration Permit.

5. **Building Permit Approval**

Construction, alterations, or other actions to be authorized by a building permit shall be consistent with the provisions of the Conservation Plan, the McGinn Engineering and Preservation Ltd. Plan, and with heritage alteration permits sanctioning construction, alterations or other actions.

As the House is recognized as a historic site, Building Code equivalencies may be used to lessen visual impacts on the historical appearance or authenticity of the *building*. To utilize Building Code equivalencies, the Owner shall retain a qualified architect that is acceptable to the City Architect.

6. **Conditions**

- A. The works specified in Part III and attachments to this Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan shall be supervised by a conservation architect or qualified heritage consultant acceptable to the City.

- B. The works specified in Part III and attachments to this Conservation Plan and the McGinn Engineering and Preservation Ltd. Plan shall be approved by a conservation architect or qualified heritage consultant acceptable to the City prior to the City granting final building approval.

PART III – RESTORATION STANDARDS AND SPECIFICATIONS

1. Building Retention, Selective Demolition and Restoration:

See Section 4.1 " Building Retention, Selective Demolition and Restoration " of the McGinn Engineering and Preservation Ltd. Plan.

2. Porch Restoration:

See Section 4.2 " Porch Restoration" of the McGinn Engineering and Preservation Ltd. Plan.

3. Roof Surface:

See Section 4.3 "Roof Surface" of the McGinn Engineering and Preservation Ltd. Plan.

4. Seismic Anchoring of Basement Pony Wall:

See Section 4.4 " Seismic Anchoring of Basement Pony Wall " of the McGinn Engineering and Preservation Ltd. Plan.

5. Hazmat Remediation:

See Section 4.5 " HAZMAT Remediation " of the McGinn Engineering and Preservation Ltd. Plan.

6. Window Rehabilitation:

See Section 4.6 " Window Rehabilitation " of the McGinn Engineering and Preservation Ltd. Plan.

7. Cladding:

See Section 4.7 "Cladding" of the McGinn Engineering and Preservation Ltd. Plan.

8. New Electrical Service:

See Section 4.8 "New Electrical Service" of the McGinn Engineering and Preservation Ltd. Plan.

9. Chimney Restoration:

See Section 4.9 "Chimney Restoration" of the McGinn Engineering and Preservation Ltd. Plan.

10. Doors:

See Section 4.10 "Doors" of the McGinn Engineering and Preservation Ltd. Plan.

11. Exterior Painting

See Section 4.11 "Exterior Painting" of the McGinn Engineering and Preservation Ltd. Plan.

The exterior paint colour shall be subject to the prior written approval of the City. If the colour of the House is to be changed, the change shall be done in consultation with the City and reflect as best as can be determined the original appearance of the House or heritage colours appropriate for the period of the House.

Changes to the exterior colour scheme shall not be undertaken without being reviewed and approved by the City Architect. The City Architect may consult with the Heritage Advisory Commission about the colour scheme.

Prior to final paint application, samples of the colours should be placed on the *building* to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the heritage consultant.

12. Rainwater Evacuation System

See Section 4.12 "Rainwater Evacuation System" of the McGinn Engineering and Preservation Ltd. Plan.

13. Porch Pendant Fixture

See Section 4.13 "Porch Pendant Fixture" of the McGinn Engineering and Preservation Ltd. Plan.

14. Landscape Features

See Section 4.14 "Landscape Features" of the McGinn Engineering and Preservation Ltd. Plan.

15. Accessory Buildings and Structures:

No placement of accessory buildings or structures shall be permitted within 3 metres of the House without first obtaining a heritage alteration permit.

16. Trees and Landscaping:

All trees on the lot are subject to the provisions of the Surrey Tree Protection Bylaw, 2006, No. 16100 (the "Tree Bylaw") and considered to be "Protected Trees" under the Tree Bylaw.

17. Plans and Elevations:

The plans and elevations attached as Appendix "A-1" form part of this Heritage Conservation Plan.

These attachments depict the above described and additional details regarding the standards and specifications for restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Conservation Plan.

18. Other:

The general intent is to promote restoration and retention of existing materials and elements wherever possible. If restoration is not feasible, replacements shall be constructed to match existing in terms of form, detailing and materials. Where original features have already been removed, altered or replaced by stylistically foreign elements, new replacements shall be consistent with the original design and done in consultation with an independent conservation architect or qualified heritage consultant acceptable to the City.

Minor changes to the provisions of Part III that do not affect the character defining elements or that improve the authenticity of the restorations, may be approved by the City Architect, in consultation with the Heritage Advisory Commission.

(Note: Terms used in Appendix "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

Appendix "A-1"

PLANS AND ELEVATIONS

(Attachment beginning on the next page)

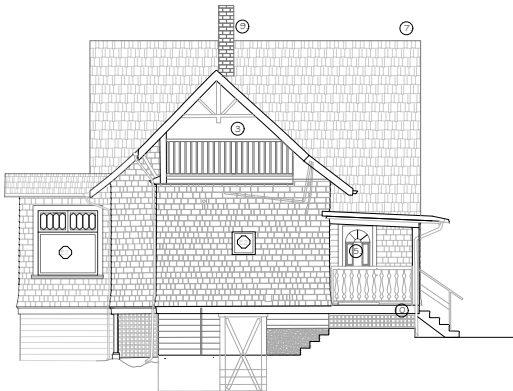
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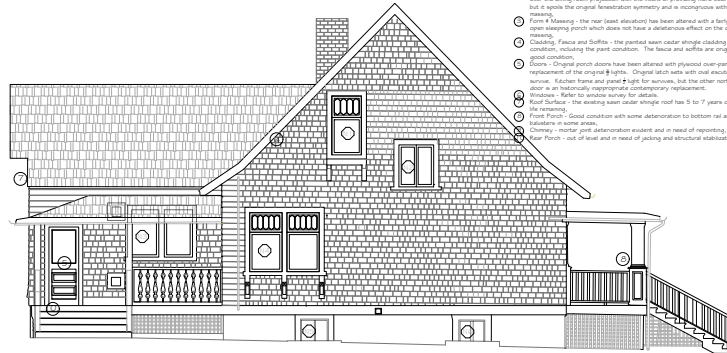
1 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



2 WEST ELEVATION
SCALE: 1/2" = 1'-0"



3 EAST ELEVATION
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

Condition Notes

- 1 Form & Masonry - the front (west elevation) and north elevation are original with no alterations.
- 2 Form & Masonry - the south elevation has been altered with a 2nd floor addition over the dining room projection with the intent of providing more bedroom space but respects the original fenestration symmetry and is inconspicuous with the original fabric.
- 3 Form & Masonry - the rear (east elevation) has been altered with a fairly recent open sleeping porch which does not have a deleterious effect on the overall meaning.
- 4 Cladding, Finishes and Details - the painted wester cedar shingle cladding is in good condition, including the paint condition. The fence and soffits are original and in good condition.
- 5 Doors - Original porch doors have been altered with plywood over-paneling and replacement of the original double lights. Original back door with two excavations across. (Each door frame and panel 2' light for survival, but the other north porch window - Refer to archival survey for details.)
- 6 Roof Finish - the existing wester cedar shingle roof has 5 to 7 years of service life remaining.
- 7 Front Porch - Good condition with some deterioration to bottom rail and balusters in some areas.
- 8 Chimney - mortar joint deterioration evident and in need of repointing.
- 9 Rear Porch - out of level and in need of jacking and structural stabilization.

REV.	DESCRIPTION	DATE

PROJECT: 5418 184 ST
SURREY
CONSERVATION PLAN

TITLE: EXISTING
ELEVATIONS

DRAWN BY: DN
DATE: 4/19/20
SCALE: 1/4" = 1'-0"

DWG#: A-EX-2-01

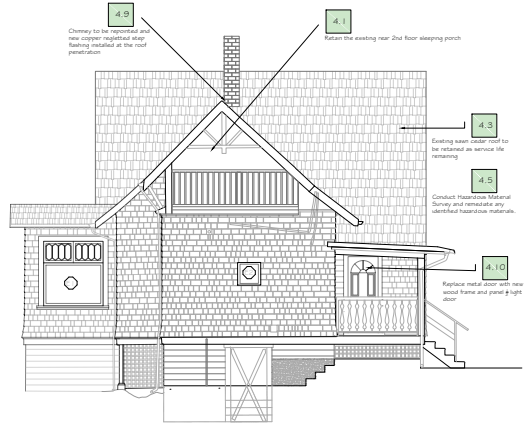
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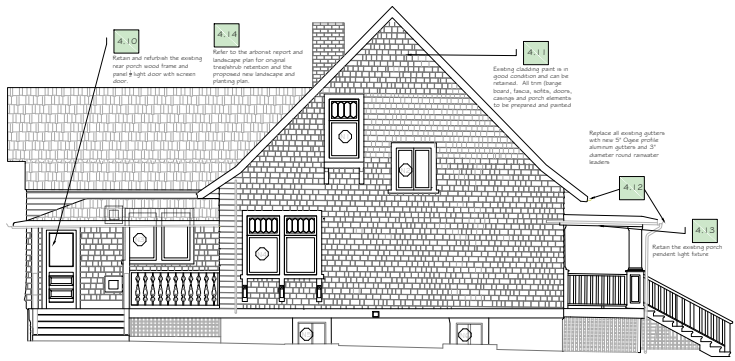
1 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



2 WEST ELEVATION
SCALE: 1/2" = 1'-0"



3 EAST ELEVATION
SCALE: 1/2" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

REV.	DESCRIPTION	DATE

PROJECT: **5418 184 ST SURREY CONSERVATION PLAN**

TITLE: **PROPOSED ELEVATIONS**

DRAWN BY: **DN**
DATE: **6/19/20**
SCALE: **1/4" = 1'-0"**

DWG#: **A-PR-2-01**

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SUGGESTED SIZE	SPACING	IMAGE
TREES						
	1	<i>Acer glabrum</i>	Fragrant Maple	5m cal. BAB		
	1	<i>Cercis canadensis</i>	Eastern Redbud	5m cal. BAB		
	1	<i>Syringa japonica</i>	Japanese Syringa	5m cal. BAB		
	18	<i>Buxus microphylla</i> 'Winter Green'	Winter Green Boxwood	40 Cont.	0.8m O.C.	
	4	<i>Hydrangea paniculata</i> 'Star'	Star Hydrangea (White)	40 Cont.		
	1	<i>Cornus alternifolia</i>	Cornus	40 Cont.		
	1	<i>Rosa argentea</i> 'King Edward VII'	King Edward VII Flowering Rose	40 Cont.		
	11	<i>Rosa 'Fortitude'</i>	Flour Express White Hybrid Rose	40 Cont.	0.8m O.C.	
	11	<i>Santoliza 'Innocentia'</i>	Hydrangea Sweet Briar	40 Cont.	0.8m O.C.	
	105	<i>Vaccinium 'Hazel'</i>	Wick's (Light) Heather	0.75m H.	0.75m O.C.	
	20	<i>Aster 'Bluebird'</i>	Jack Kinross Aster	10cm Cont.	0.45m O.C.	
	20	<i>Echinacea 'Purple'</i>	Purple Coneflower	10cm Cont.	0.6m O.C.	
	35	<i>Erica carnea</i> 'Springwood White'	Springwood White Heather	#1 Cont.	0.65m O.C.	
	7	<i>Erica carnea</i> 'Springwood Pink'	Springwood Pink Heather	#1 Cont.	0.65m O.C.	
	19	<i>Hemerocallis 'Solea D'Or'</i>	Solea D'Or Yellow Daylily	10cm Cont.	0.65m O.C.	
	6	<i>Iris 'Iris'</i>	Purple Iris	10cm Cont.	0.65m O.C.	
	12	<i>Lupinus 'Blue'</i>	Big Blue Lip Tuft	10cm Cont.	0.65m O.C.	
GROUNDCOVERS AND PERENNIALS						

NOTES:
 ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF SURREY STANDARDS, UNLESS OTHERWISE NOTED.
 IN THE EVENT OF A DISCREPANCY BETWEEN THE CANADIAN LANDSCAPE STANDARD AND CITY OF SURREY STANDARDS, CITY OF SURREY STANDARDS SHALL TAKE PRECEDENCE.
 PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
 GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR 'LEVEL 2 SOILS'.
 PROVIDE TOPSOIL DEPTHS AS FOLLOWS:
 TREES-Min. 2" IN ALL DIRECTIONS FROM ROOT BALLS. Min. 1 m³ PER TREE.
 NEW SHRUB & GROUNDCOVER BEDS AND HEDGES-18" DEPTH CONTINUOUS.
 EXISTING RENOVATED SHRUB BEDS: TILL 3" IMPORTED GROWING MEDIUM INTO EXISTING BEDS.
 DO NOT RAISE GRADE OR MOUND AGAINST THE BUILDING FOUNDATION OR LATTICE.
 NEW LAWN AREAS-Min. 6" DEPTH CONTINUOUS (OR AS DIRECTED BY ARBORIST IN TREE PROTECTION ZONES).
 PROVIDE 5cm DEPTH (2") COMPOSTED BARK MULCH IN ALL PLANTING BEDS.
 PLANT SPACINGS ARE MAXIMUMS. PLANT ACTUAL QUANTITIES SHOWN ON PLAN DRAWING.
 ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

ARBORESCE PLANTS FORM AN INTEGRAL PART OF THE DEVELOPMENT AND DESIGN. PLANTS MUST BE ADAPTED TO THE LOCAL CLIMATE AND SOILS. THE LETTER OF CREDIT FOR THESE PLANTS AND MATERIALS MUST BE PROVIDED TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF PLANTS AND MATERIALS.

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SUPERVISOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEER'S DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEY IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

LEGAL DESCRIPTION: LOT 22, SECTION 4, TOWNSHIP 18, NEW WESTMINSTER DISTRICT, PLAN 5897					
B.M.	MONUMENT NO.	OCM 5722	ELEVATION:	33.78 METRES	
LOCATED IN SURVEY APPROXIMATELY 90' WEST OF 184th STREET					
REV. NO.	DESCRIPTION	DR.	CH.	DATE	APP.
1	REV'D PER IAC COMMENTS	RD	RD	JUNE 12/20	

RORY DAFOE
 11278 Edgum Street
 Maple Ridge
 British Columbia
 Canada
 V2X 1P3 Office & Mobile: (604) 460-0608
 roryd@rdafoe.ca

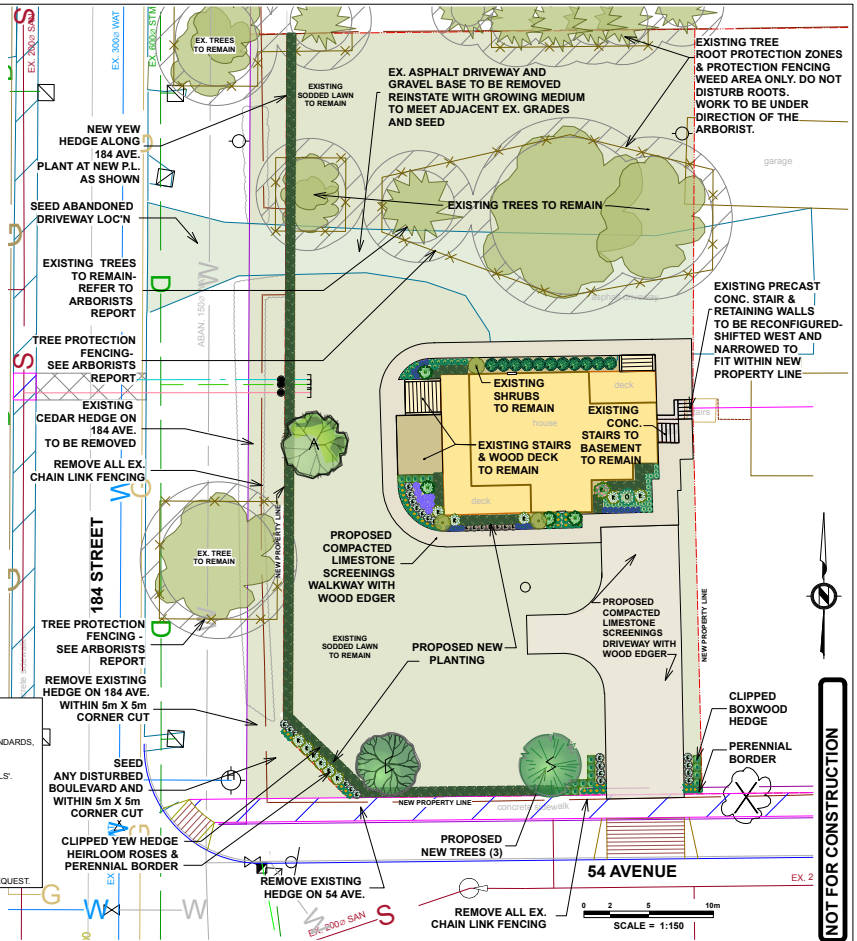
CLIENT:
TED & CARRIE FORBER
 5418 184 STREET, SURREY, BC V3S 1E1
 PH. 604-899-2991

PROJECT:
HERITAGE PROPERTY RENOVATION
 5418 184 STREET, SURREY, BC

The location of the drawing is shown on the plan. The drawing is not to be used for any other purpose without the written consent of the architect. The architect is not responsible for any errors or omissions in the drawing. The architect is not responsible for any errors or omissions in the drawing.

TITLE: LANDSCAPE PLAN	SCALE: HORIZ 1:150 VERT N/A
PROJECT NO. DRAWING NO. L.1	DRAWING DATE: JANUARY, 2020 SHEET NO.: 01 of 01 REV 1-JUN/20

DESIGN: RD	CHECK: RD	APPR: RD
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NOT FOR CONSTRUCTION

Appendix "B"

HERITAGE CONSERVATION PLAN
Robert Dougal MacKenzie House - 5418 184 Street
McGinn Engineering and Preservation Ltd. Plan., November 2020

(The " McGinn Engineering and Preservation Ltd. Plan ")

(Attachment beginning on the next page)



Conservation Plan

ROBERT DOUGAL MACKENZIE HOUSE

5418 184th STREET, SURREY, BC



November 2020



McGinn Engineering &
Preservation Ltd.
Barry McGinn Architect.



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2 POLICY FRAMEWORK 3

3 CONDITION ASSESSMENT 3

4 UPGRADE PLAN 16

5 CONSERVATION STANDARDS 17

6 REFERENCES 29

7 APPENDICES 30

7.1 Rehabilitation Drawings

7.2 Window Schedule

7.3 Site/Landscape [Plan](#)

7.4 Statement of Significance

1 HERITAGE VALUE ASSESSMENT

** Heritage Value Assessment of the Robert Dougal MacKenzie House, 5418 184th St., Surrey, B.C., is adapted from a Preliminary Heritage Value Statement developed by Leslie Gilbert, Heritage Planning Consultant, dated December 17, 2018, City of Surrey web site "Heritage Sites in Cloverdale" and the City of Surrey Heritage Designation bylaw 8791, October 20, 1986.*

1.1 History/Description of Robert Dougal MacKenzie House, 5418 184th Street, Surrey

The Robert Dougal MacKenzie House was built by Robert Dougal MacKenzie in 1911 as a farmhouse on their 70 acre farm, while he and his family lived on the property in a cabin. This substantial farmhouse is believed to be the first house in Surrey with running water. The family lived in the house until 1918, when it was sold to John McIntyre, who is also a notable Surrey personage for his involvement in a wide range of community and agricultural activities and associations.



It is a substantial 1-1/2 storey shingle-clad, Craftsman Style residence with a broad side-gabled roof and large front hip dormer with two twinned double hung windows. A wide hip-roofed porch wraps the full front and half of the south elevation and there is an inset porch at the rear door as well.

1.2 Summary of Heritage Value

Robert Dougal MacKenzie served as Reeve of Surrey from 1921 to 1923 and sold the house to John McIntyre in 1918, another prominent Surrey family.

The house has largely survived in its original condition and has been, generally, well maintained and is situated at the center of a one acre lot surrounded by suburban single family dwellings. It is an excellent example of a Craftsmen Style residence with its wrap-around porch, original windows of varying types including double-hung windows with distinctive elongated diamond muntined lights with coloured and textured glass, some original/early frame and panel half-light doors, shingled side-gable wall corbel, open eaves with exposed rafters, original porch post/balustrade detailing and a sawn cedar shingled roof. There have been second floor additions/alterations to the original projecting south gable main floor roof over the dining room, as well as over the original or early rear kitchen ground floor roof at the rear of the house. Surviving interior features include original wood floors, trim, stair, two fireplaces with mantels, high ceilings and the stair.

The site features a large front lawn, perimeter hedge and fourteen mature trees; an arborist report has been completed assessing these elements.

1.3 Character Defining Elements

The character-defining elements of the Robert Dougal MacKenzie House, as adapted from the current Statement of Significance, include:

- Steep bell cast roof with large half-hipped front dormer,
- Three exterior porches, including a full width and wrap around front porch, a back porch with hipped roof and an upper storey sleeping porch,
- Original wood casement windows, with upper sash of diamond-pattern muntins glazed with patterned etched glass,
- Wood shingle siding and wood trim,
- Sleeping porch,
- Back porch with hipped roof,
- Landscaped lot with hedge and mature shade trees in front, smaller trees in rear

2 POLICY FRAMEWORK

2.1 Heritage Designation

The Robert Dougal MacKenzie House (1911), located at 5418 184th Street, is site#24 on the City of Surrey's Heritage Register, registered on June 3, 1997. The house and site was a designated as a Municipal Heritage Site as part of By-law No. 8791 on October 20, 1986.

2.2 Current Zoning Designation

The Robert D. MacKenzie House is currently in an RS zone.




3 CONDITION ASSESSMENT

CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.1	Form, Scale & Massing	<p>Viewed from the drive from 184th Street side, no significant alterations to the original form and massing are visible. The dominant bell cast cross gable main roof with a large half-hip roofed central 2nd floor dormer on the front, and a hip-roofed wrap around porch are the dominant massing elements and have survived in good condition. The house is situated on a board-formed concrete basement foundation and is not showing any significant cracking or differential settlement. The main house level is approximately 4' above grade on the front and north and 7' above grade on the south, which contributes to the house's site presence and provides fine views out from the porch.</p> <p>An original gable-roof over the dining room projection on the south elevation has been altered to extend this mass up for a second floor room addition. It is an awkward and unattractive massing element that detracts from the original symmetry of this end wall. Originally the fixed-over-casement window and diamond fixed window configuration visible on the west side of the south gable wall would</p>	





CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>have repeated on the east side.</p> <p>The porch columns and balustrade appear largely original.</p> <p>The rear gable-roofed kitchen mass is original or quite early; the foundation is board-formed concrete. An open sleeping porch incorporating a truss element, wood balustrade and gable roof extension are fairly recent alterations and do not detract from the character of the house.</p> <p>The rear porch post supports have been repaired through jacking the roof beam level from the porch floor, and reinstating them with longer posts/cladding, without taking some of the settlement slope out of the porch floor, resulting in excessive slope to the porch floor.</p>	  



CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.2	Cladding, Fascia & Soffits	<p>The original sawn shingle wall cladding is in good condition, including the current paint coating.</p> <p>The corbelled gable detail and the swelled base at the water table are distinctive cladding features and in good condition.</p> <p>The swelled base with the water table molding and board are in good condition.</p> <p>The open eaves with clipped rafter tails, exposed 1"X4" T&G soffit boarding and 2"X8" fascia are in excellent condition.</p> <p>The gutter and rainwater leader system are in place, acceptable replacements of the originals and working well.</p>	  





CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>View of the gable eaves with corbelled upper wall cladding, gable beam, soffit moldings, V-groove T&G exposed soffit boards, simple shingle molding and edge of shingles.</p>	
3.1.3	Doors	<p>The two original porch ¾ light wood frame and panel doors have been altered with exterior overlays of painted plywood. The lights would have been set with a muntined or leaded light pattern reflecting the elongated hexagon motifs seen in nearly all of the fixed sash over the casement sash in the exterior walls.</p>	





CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>An early ornamental fretted screen door is installed on the main porch door.</p>	
		<p>The original front door mortise latch set, including the oval escutcheon plate and knob have survived, as well as a later deadbolt.</p>	
			



CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>The original or early rear kitchen 3 panel, half-light frame and panel survives; the 1/2 light has an early textured glass inset. A simple screen door is set on the exterior.</p>	
		<p>The rear entry door, visible at right in white with the lunette upper lights is contemporary and out of keeping with the building's heritage character.</p>	






CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			
3.1.4	Windows	<p>The original wood lower casement with fixed lozenge-muntined upper sash featuring patterned etched glass have largely survived in fair condition.</p> <p>On the front hip dormer, imaged at right, the south sash of the south twinned window set requires proper reglazing with a linseed oil based glazing compound.</p> <p>All of the windows need to be prepared and painted.</p> <p>The north gable windows are in fair condition and the original flower box brackets are still in place.</p>	




CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>The north elevation lower fixed-over-casement windows are in good condition and the flower box brackets have survived here as well.</p>	
		<p>The west fixed-over-casement window and fixed diamond window survive on the south upper gable, but the 2nd floor addition necessitated the removal of these two matching windows on the east side.</p>	






CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>The west window bank on the south elevation has suffered some loss of original upper fixed sash – all of the original lozenge muntined sash have been replaced. The casement windows flanking the center fixed window is in place. As in other south-facing windows, sun exposure has promoted weathering and these windows also need to be prepared and painted.</p> <p>The east window on the south elevation has entirely survived and is less weather damaged.</p> <p>The south window on east elevation, fixed lozenge-muntined twin sash over a fixed lower sash, is in good condition.</p>	  





CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			 
3.1.5	Roof Surface	The existing sawn cedar shingle roof surface is showing minor wear, with slight cracking and cupping of some shingles on heavily sun-exposed elevations. The roof surface still has considerable service life with an estimated 6 – 7 years of service life remaining.	

CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
			
3.1.6	Front Porch	The front wrap-around porch is strong character-defining element of the house and in generally good condition.	  



CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
		<p>There is general weathering and paint loss on surface that collect water. The lower rails of the balustrade are showing cracking and deterioration and will require selective replacement. The porch deck is showing open cracks at the joints and needs to be prepared with filler, removal of loose scale paint and recoated. The front stair treads, though not original, also need preparation and painting to avoid deterioration.</p>	
3.1.7	Chimney	<p>The existing brick chimney is in poor condition; there is significant mortar joint loss and moss/fern growth at upper mortar joints. Some brick spalling has occurred at corners. Galvanized sheet steel step flashing is still in place, but it is heavily weathered and the reglets are likely cracked and open. The chimney requires raking and repointing and new step flashing.</p>	
3.1.8	Rear Porch	<p>The rear porch is largely original, but as mentioned earlier, has been subject to some repairs that have resulted in a sloped deck. The existing guard is not original and likely more crude than the original.</p>	

CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
3.1.9	Paint Condition	The existing body paint (shingle) and most of the trim paint is in good to excellent condition. The Colour scheme is appropriate from a heritage perspective and has not changed appreciably from the original scheme, based on paint sliver analysis and review of early black and white images.	
3.1.10	Landscape	With reference to the Arborist Report, the perimeter cedar hedge is nearing the end of its life expectancy and is showing signs of failure. Refer to the Arborist Report for the on-site tree assessment and recommendations.	

3.2 Proposed Conservation Strategies

The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2010) has been adopted by the Government of B.C. and most Federal agencies, for the assessment of the treatment of historic places. Under the Standards and Guidelines, the conservation strategies proposed for the proposed façade restoration of the Robert Douglass MacKenzie House may include aspects of preservation, restoration and rehabilitation, as defined below:

Preservation

The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration

The action or process of accurately revealing, recovering, or representing the state of a historic place, or of an individual component, as it appeared in a particular period in its history, while protecting its heritage value.



Rehabilitation

The action or process of making possible a continuing or compatible contemporary use of an historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

In reality, all three of these conservation approaches will come into play in the proposed rehabilitation and upgrade of the Robert D. MacKenzie House.

4 UPGRADE PLAN

4.1 Building Retention, Selective Demolition and Restoration

As part of this heritage development, it is proposed to keep the existing Robert Dougal MacKenzie house in its current location, and return the building to as close to its original massing and configuration as possible through the removal of the east 2nd floor addition and window/door restoration.

4.2 Porch Restoration

The distinctive wrap-around porch will be retained and restored.

4.3 Roof Surface

The existing sawn cedar shingle roof surface still has considerable service life remaining and will be retained.

4.4 Seismic Anchoring of Basement Pony Wall

The wood frame basement pony wall supported on the concrete foundation will be seismically upgraded to comply with Part 4 of the B.C. Building Code in terms of resistance to seismically-induced lateral loads and tie-downs.

4.5 HAZMAT Remediation

A HAZMAT report will be conducted and any hazardous materials will be remediated.

4.6 Window Rehabilitation

The distinctive wood lozenge-munited upper sash over fixed or casement lower sash will be restored. Missing windows on the upper south elevation will be restored when the 2nd floor addition is removed and the original exterior wall re-instated.

4.7 Cladding

The existing cladding/trim is in generally good condition and will be preserved through preparation and painting of all windows, doors and the porch. The paint condition on the existing body (brown shingle) and most of the trim, including fascia, barge board, and open eaves is in good condition. The trim paint on windows/casings, doors/casing and many of the porch elements has deteriorated and will be prepared and re-painted to match the existing appropriate colour scheme.



4.8 New Electrical Service

A new electrical service connection will be made to the building and the service and distribution switchgear upgraded as required.

4.9 Chimney Restoration

The chimney will be retained and repointed. New stepped regletted chimney flashing will be installed.

4.10 Doors

The existing, likely original, two front porch doors will be retained and preserved. The rear porch kitchen entry door and screen door are early, if not original, and will be retained, prepared and painted. The existing west metal door will be replaced with a new wood frame and panel door with ½ light.

4.11 Exterior Painting

Existing shingle cladding, fascia, corner trim, and eave are in good condition. Windows & window casing, doors and door casing, and water table will be prepared and painted in the existing colours, which is an acceptable heritage colour scheme. New shingle cladding at the second floor south gable restoration will be painted to match the existing shingle cladding.

4.12 Rainwater Evacuation System

Installation of a new gutter on all roof eaves, including front entry porch, new downpipes directing rainwater to new splash pads will be provided.

4.13 Porch Pendant Fixture

The existing original or early porch pendant lighting fixture will be retained and preserved

4.14 Landscape Features

Landscape features as identified in the arborist report and landscape plan will be retained. As per the attached landscape plan, it is proposed to replace the perimeter cedar hedge with a new Yew hedge. This will afford advantageous views of restored house and address the issue of an aging/failing perimeter hedgtge.

5 CONSERVATION STANDARDS

The following are the standards that define the principles of good conservation practice, and an assessment of how they relate to the proposed interventions for the Robert D. MacKenzie House.

CONSERVATION STANDARD		CONSERVATION STRATEGY
GENERAL STANDARDS FOR ALL PROJECTS		
1	<i>Conserve the heritage value of a historic place. Do not remove, replace or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.</i>	The original heritage house will be restored to it's original configuration with the removal of the second floor south gable addition and retained in its original and existing location.



		The existing and failing cedar hedge on the street edges will be replaced with a new Yew hedge, as per the attached landscape plan. This will allow views into the site and restored heritage house from 184 th Street and 54 th Avenue.
2	<i>Conserve changes to a historic place, which over time, have become character-defining elements in their own right.</i>	The south second floor gable addition has not acquired a significant heritage value and its removal improves the overall character value of the Robert Dougal MacKenzie House.
3	<i>Conserve heritage value by adopting an approach calling for minimal intervention.</i>	The proposed interventions will restore the house to its early appearance or allow sensitive rehabilitation in keeping with the building's heritage value.
4	<i>Recognize each historic place as a physical record of its time, place & use. Do not create a false sense of historic development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.</i>	Proposed interventions will comply with this standard, but also allow respectful rehabilitation to meet modern standards for its continued use as a residence.
5	<i>Find a use for a historic place that requires minimal or not change to its character-defining elements.</i>	The proposed use as a residence allows for minimal intervention to the buildings, and focuses on preservation of existing heritage fabric and restoration of removed original features such as windows, window sash, exterior doors, and the second south gable wall and windows. No interior layout changes are planned and interior features such as window casings, baseboards and door casing will be retained and preserved.
6	<i>Protect, and if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.</i>	The existing concrete foundation wall will be anchored to the main floor framing to meet Part 4 of the BC Building Code.
7	<i>Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.</i>	This report identifies deficiencies and proposed interventions which retain or restore character-defining elements, and allow respectful rehabilitation to allow future use.
8	<i>Maintain character-defining on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.</i>	A maintenance plan in compliance with this standard should be implemented.
9	<i>Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention</i>	This conservation plan will provide guidance on future interventions to ensure maintenance of the building's heritage character-defining elements.



	<i>for future reference.</i>	Implementation measures will allow for the oversight of an independent heritage consultant.
ADDITIONAL STANDARDS RELATING TO REHABILITATION		
10	<i>Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.</i>	The proposed intervention approach will comply with this Standard.
11	<i>Conserve the heritage value and character defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.</i>	The existing rear 2 nd floor sleeping porch is a sensitive earlier intervention which generally preserves the house original massing and will be retained. It is also listed as a character-defining element in the Statement of Significance.
12	<i>Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.</i>	No new additions are planned.
ADDITIONAL STANDARDS RELATING TO RESTORATION		
13	<i>Repair rather than replace character-defining elements from the restoration period. Where character defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements.</i>	The proposed intervention approach will comply with this Standard.
14	<i>Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.</i>	The existing heritage features remain intact and will be restored. Surviving windows provide a good template for the new window and sash replacements, as to the existing exterior doors for the new rear porch door replacement. Any new bricks used in the chimney repointing will match in module, colour and texture as matching salvage brick or new brick cut to size.

6 REFERENCES

Canadian Register of Historic Places. 5418 184th Street, Robert Dougal MacKenzie House,


Parks Canada (2010). *Standards and Guidelines for the Conservation of Historic Places in Canada*. Her Majesty the Queen in Right of Canada.





7 APPENDICES

- 7.1 Rehabilitation Drawings**
- 7.2 Window Schedule**
- 7.3 Site/Landscape Plan**
- 7.4 Statement of Significance**


5418 184th Avenue, Surrey, Conservation Plan Window Schedule



West Elevation				
Tag	Description	Condition	Remediation	Image
W1	Original twinned windows with wood lower casement sash and fixed lozenge-muntined upper sash featuring patterned etched glass	Fair Condition, isolated loss of original linseed oil glazing compound and paint loss/deterioration on sash, sill, frame and casing	Remove any loose dry glazing compound with your finger only and not a metal scraper and install new linseed oil glazing compound where missing. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
W2	Original twinned wood windows with lower casement sash and fixed lozenge-muntined upper sash featuring patterned etched glass	Fair Condition, isolated loss of original linseed oil glazing compound on three sash and full loss on the south lower sash and paint loss/deterioration on sash, sill, frame and casing	Remove any loose dry glazing compound with your finger only and not a metal scraper and install new linseed oil glazing compound where missing. Fully reglaze the south lower sash. Scrape loose, aligating and curled paint on the sash, sill and frame with a plastic scraper following WorkSafeBC procedures for work in and around lead, prepare and paint.	
W3	Original 1 over 1 wood casement windows	Good, paint surface deteriorated.	Prepare and paint	
W4	Original twinned wood windows with lower casement sash and fixed	Good, paint surface deteriorated.	Prepare and paint	

	lozenge-muntined upper sash featuring patterned etched glass			
South Elevation				
Tag	Description	Condition	Remediation	
S1	Original single wood window with lower casement sash and fixed lozenge-muntined upper sash featuring patterned etched glass	Good, paint surface deteriorated.	Prepare and paint	
S1a	Proposed new single wood window with lower casement sash and fixed lozenge-muntined upper sash featuring	New	New primed and painted matching S1	

	patterned etched glass matching S1			
S2	Original fixed wood diamond window	Good, paint surface deteriorated.	Prepare and paint	
S2a	Proposed new fixed wood diamond window matching S2	New	Primed and painted	
S3	Original twinned wood windows with lower casement sash and fixed lozenge-muntined upper sash featuring patterned etched glass	Good, paint surface deteriorated.	Prepare and paint	

<p>S4</p>	<p>Original 7 sash feature front room window bank consisting of a central large fixed lower window with flanking casements, smaller upper casements over the lower casements, and two smaller fixed sash over the large lower central sash.</p>	<p>Original sash in fair to poor condition showing significant paint loss. Lower casement and fixed sash are in fair condition. The upper sash bottom rails are all split and open at the joints and require replacement. The upper sash would have original been muntined in the elongated lozenge shape as the other upper sash in original windows in the house.</p>	<p>Replace the upper sash (4) in new wood upper sash, casements on the outside and fixed on the inside, and all sash are to have the elongated lozenge muntined profile.</p>	
<p>S5</p>	<p>Original 6 sash feature dining room window bank consisting of a central large fixed lower window with flanking casements, smaller upper casements over the lower casements, and two smaller fixed sash over the large lower central sash.</p>	<p>Good, paint surface deteriorated.</p>	<p>Prepare and paint</p>	

S6	Original/early wood muntined basement window	Good, paint surface deteriorated.	Prepare and paint	
East Elevation				
Tag	Description	Condition	Remediation	
E1	Original 3 sash feature dining room window bank consisting of a central large fixed lower window with, smaller upper fixed sash with fixed lozenge-muntined upper sash featuring patterned etched glass	Good, paint surface deteriorated.	Prepare and paint	

E2	Bathroom wood window	Fair condition – not original	Prepare and paint	
North Elevation				
Tag	Description	Condition	Remediation	
N1	Original single wood window with lower casement sash and fixed lozenge-muntined upper sash featuring patterned etched glass	good	Prepare and paint	

N2	Original wood casement stair landing windows	good	Prepare and paint	
N3	Original twinned wood window with lower casement sash and fixed lozenge-muntined upper sash featuring patterned etched glass	good	Prepare and paint	
N4	Original twinned wood window with lower casement sash and fixed lozenge-muntined upper sash featuring patterned etched glass	good	Prepare and paint	

N5	Original/early wood muntined basement window	Good, paint surface deteriorated.	Prepare and paint	
N6	Original/early wood muntined basement window	Good, paint surface deteriorated.	Prepare and paint	



Robert Dougal MacKenzie House

5418 184th Street, Surrey, British Columbia, V3S, Canada

Formally Recognized: 1986/10/20



Oblique view.



OTHER NAME(S)

n/a

LINKS AND DOCUMENTS

[City of Surrey Heritage Register](#)

CONSTRUCTION DATE(S)

1911/01/01

LISTED ON THE CANADIAN REGISTER: 2004/11/10

STATEMENT OF SIGNIFICANCE

DESCRIPTION OF HISTORIC PLACE

The Robert Dougal MacKenzie House is a one-and-one-half-storey early Craftsman style home on a large, well-landscaped residential lot in the Cloverdale area of Surrey.

HERITAGE VALUE

The Robert Dougal MacKenzie House is valued for its connection to Robert Dougal MacKenzie, the home's first owner, after whom the home was named, as well as its connection to John McIntyre, the home's subsequent owner. Both men were known for their contributions to the local and regional community.

Both father, Duncan MacKenzie, and his son, Robert Dougal MacKenzie, made significant contributions to the development of Surrey, and were active in school, community, municipal, and provincial affairs. Robert Dougal MacKenzie, Reeve from 1921 to 1923, was also a farmer, and operated a successful 28 hectare farm, which afforded his family enough wealth for a substantial home. Built in 1911, this Early Craftsman style home is believed to be the first in Surrey to boast of running water. The MacKenzie family lived here until 1918 when it was sold to John McIntyre.

John McIntyre and his wife, Elizabeth, purchased the farm and soon became successful at mixed farming. McIntyre, a teacher by training, was heavily involved in regional farming organizations such as the Fraser Valley Milk Producers Association, and also founded the Surrey Cooperative Association. He was active in community affairs, serving on the Cloverdale Waterworks, Building Committee, and as Superintendent of the Surrey School Board.

The Robert Dougal MacKenzie House is also significant for its association with the development of the

Cloverdale area. Originally a small agricultural settlement, the local population expanded after Cloverdale became a stop on the New Westminster Southern Railway in 1891. The arrival of the Great Northern Railway and the BC Electric Railway and two highways made Cloverdale an important transportation junction and initiated major growth.

Source: Heritage Planning Files, City of Surrey

CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Robert Dougal MacKenzie House include its:

- form, scale and massing
- cross-gabled mass with steep pitch bell cast roof, full width front porch and large half hipped dormer
- wooden-sash, double-hung windows; upper sash is multi-paned leaded glass, and one small square window is turned 45 degrees to give a diamond shape on upper floor on the south side
- sleeping porch
- back porch with hipped roof
- shingle siding
- landscaped lot with hedge and mature shade trees in front, smaller trees in rear

RECOGNITION

JURISDICTION

British Columbia

RECOGNITION AUTHORITY

Local Governments (BC)

RECOGNITION STATUTE

Local Government Act, s.967

RECOGNITION TYPE

Heritage Designation

RECOGNITION DATE

1986/10/20

HISTORICAL INFORMATION

SIGNIFICANT DATE(S)

n/a

THEME - CATEGORY AND TYPE

Peopling the Land

Settlement

FUNCTION - CATEGORY AND TYPE

CURRENT

Residence

Single Dwelling

HISTORIC

ARCHITECT / DESIGNER

n/a

BUILDER

n/a

ADDITIONAL INFORMATION

LOCATION OF SUPPORTING DOCUMENTATION

Heritage Planning Files, City of Surrey

CROSS-REFERENCE TO COLLECTION

FED/PROV/TERR IDENTIFIER

DgRq-24

STATUS

Published

RELATED PLACES

n/a



Oops! Something
went wrong.

NEARBY PLACES



Cloverdale Elementary School

17857 56 Avenue, Surrey, British Columbia

Cloverdale Elementary School is a rambling two-storey, stucco-clad wood-frame school building...



Cloverdale United Church

17553 58A Avenue, Surrey, British Columbia

The Cloverdale United Church is a stucco-clad Gothic Revival-inspired church with a later bell...



Dr. Sinclair House

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0175-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations, or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 004-613-422
 Lot 22 Section 4 Township 8 New Westminster District Plan 58597
 5418 - 184 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 14 "Half Acre Residential Zone (RH)", the minimum east side yard setback for the principal building is reduced from 4.5 metres to 2.7 metres for proposed Lot 1.

5. The landscaping and the siting of buildings and structures shall be in accordance with the drawings numbered 7919-0175-00(1) through to and including 7919-0175-00(2) (the "Drawings") which are attached hereto and form part of this development variance permit.

6.
 - (a) The landscaping shall conform to drawings numbered 7919-0175-00(1) (the "Landscaping").
 - (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
 - (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:

Cash in the amount of \$_____

An Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$_____

(the "Security")
 - (d)
 - i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
 - ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
 - iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

10. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

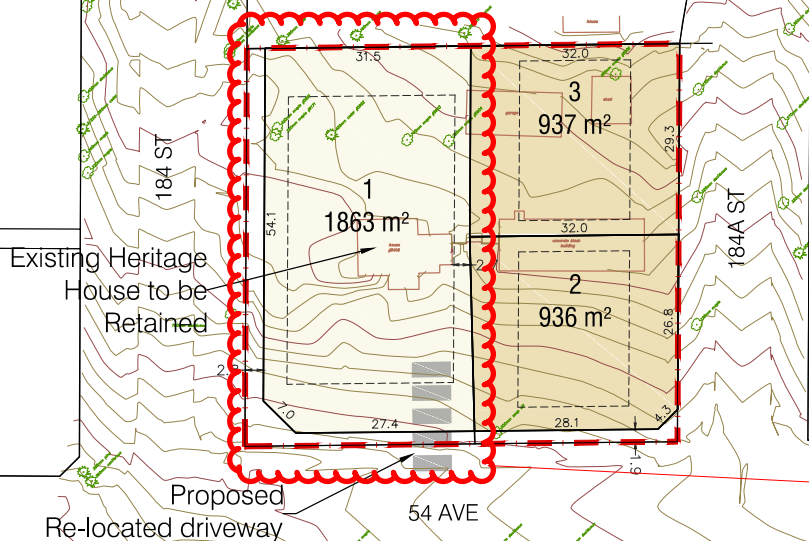
Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli

SUBDIVISION CONCEPT



DVP to permit reduced east side yard setback from 4.5 m to 2.7 m for proposed Lot 1.



LEGAL DESCRIPTION
PID 004-613-422

GROSS SITE AREA
0.40 hectares / 1.00 acres

NET SITE AREA
0.35 hectares / 0.87 acres

EXISTING DESIGNATIONS
OCP: Suburban
NCP: N/A
Zoning: RA

PROPOSED DESIGNATIONS
OCP: Suburban
NCP: N/A
Zoning: RH, RQ

LOT YIELD
Existing: 1 lots
Proposed: 3 lots

DENSITY
Gross: 7.5 uph / 3.0 upa
Net: 8.6 uph / 3.4 upa



Scale: 1:750



Project 18-1011
01 / 04 / 2019

Drawing
1

**BRITISH COLUMBIA LAND SURVEYOR'S
CERTIFICATE OF LOCATION OF EXISTING
STRUCTURE ON LOT 22
SECTION 4 TOWNSHIP 8
NEW WESTMINSTER DISTRICT PLAN 58597**

PID: 004-613-422
CIVIC ADDRESS: 5418 184th STREET,
SURREY, BC

0 2 5 10 15
SCALE 1 : 250
ALL DISTANCES ARE IN METRES



EXISTING BUILDING AREA :
BASEMENT = 112.4 m²
MAIN FLOOR = 118.4 m²
UPPER FLOOR = 85.9 m²
TOTAL FLOOR = 316.7 m²
PROPOSED LOT 1 AREA = 1862.6 m²
FLOOR AREA RATIO:
316.7/1862.6 = 0.17
LOT COVERAGE:
MAIN FLOOR INCLUDING DECKS = 160.0 m²
(160.0/1862.6)*100% = 8%

BUILDINGS ENCRoACHING ONTO PROPOSED LOT 1 TO BE
MOVED OR DEMOLISHED PRIOR TO FINAL SUBDIVISION.

NOTES:

UNREGISTERED INTERESTS HAVE NOT BEEN INCLUDED OR CONSIDERED

OFFSET DIMENSIONS ARE TO EXTERIOR OF MAIN FOUNDATION WALL
ARE PERPENDICULAR TO PROPOSED PROPERTY LINES UNLESS OTHERWISE NOTED

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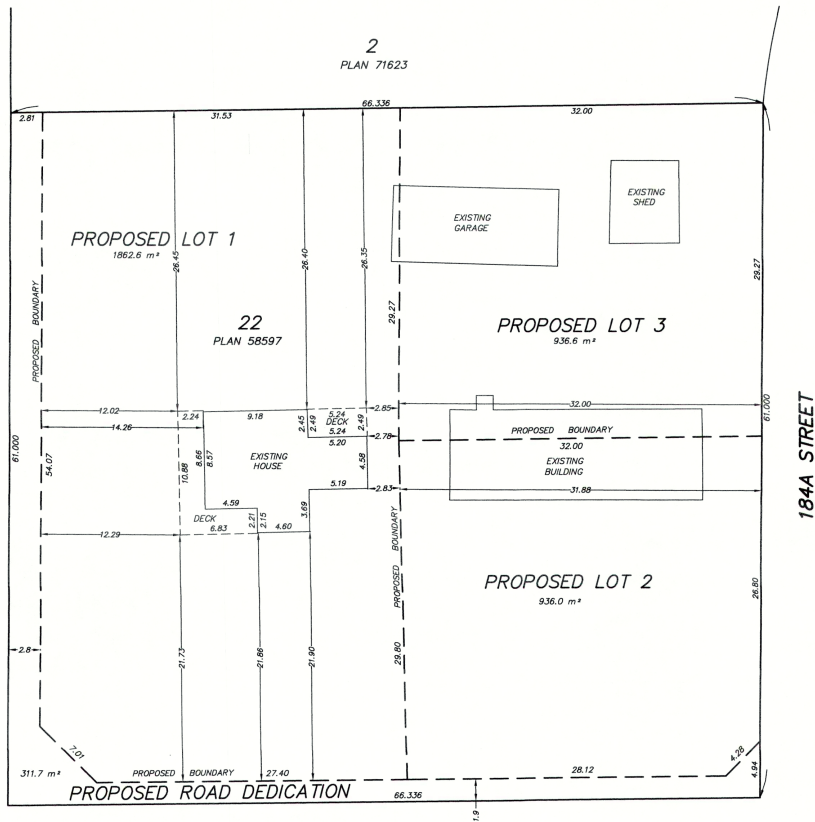
APLIN & MARTIN
GEOMATICS LAND SURVEYING LTD.
201, 12448 82nd AVENUE
SURREY, BC V3W3E9 604-597-9899

THIS PLAN WAS PREPARED FOR FLOOR AREA RATIO COVERAGE PURPOSES

PARCEL BOUNDARY DIMENSIONS ARE DERIVED FROM PLAN 58597

THIS DOCUMENT SHOWS RELATIVE LOCATION OF THE SURVEYED
STRUCTURES AND FEATURES RELATIVE TO THE BOUNDARIES OF THE
PARCEL. THIS DOCUMENT SHALL NOT BE USED TO DEFINE PROPERTY
LINES OR PROPERTY CORNERS

APLIN & MARTIN ACCEPT NO RESPONSIBILITY FOR AND HEREBY
DISCLAIM ALL OBLIGATIONS AND LIABILITIES FOR DAMAGES ARISING
OUT OF ANY DIRECT OR INDIRECT USE OR RELIANCE UPON THE PLAN
BEYOND ITS INTENDED USE



54th AVENUE

CERTIFIED CORRECT ACCORDING TO LAND TITLE AND
SURVEY AUTHORITY RECORDS AND FIELD SURVEY
DATED 26th DAY OF OCTOBER, 2020.



GREGOR HIRSTON, BCLS 794
THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.
FILE 18-1011 COE

7919-0175-00(1)

PLANT LIST

SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SUGGESTED SIZE	SPACING	IMAGE
TREES						
	1	<i>Acer pictum</i>	Paperbark Maple	5m cal. S&B		
	1	<i>Cercis canadensis</i>	Eastern Redbud	5m cal. S&B		
	1	<i>Syringa japonica</i>	Japanese Syringa	5m cal. S&B		
SHRUBS						
	18	<i>Buxus microphylla</i> 'Winter Green'	Winter Gem Boxwood	40 Cont.	0.9m O.C.	
	4	<i>Hydrangea paniculata</i> 'Steris'	Steris Hydrangea (White)	40 Cont.		
	1	<i>Cornus alba</i> 'Soleil d'Or'	Ornamental Dogwood	40 Cont.		
	1	<i>Rosa argentea</i> 'King Edward VII'	Flowering Rose	40 Cont.	0.9m O.C.	
	11	<i>Rosa floribunda</i> 'White Iceberg'	Flower Express White Iceberg Rose	40 Cont.	0.9m O.C.	
	11	<i>Sarcococca holoserotina</i> 'humilis'	Winter Sweet Box	40 Cont.	0.9m O.C.	
	11	<i>Taxus media</i> 'Hedge'	Hedge Yew (Jagged Hedge)	40 Cont.	0.75m O.C.	
	13	<i>Thuja occidentalis</i> 'Smeagol'	Hedge Cedar	1.2m H.	0.75m O.C.	
GROUNDCOVERS AND PERENNIALS						
	20	<i>Achnatherum</i> 'Una-Una' 'Vanessa' 'Jade'	Van. Jade Kinraddick	10m Cont.	0.45m O.C.	
	20	<i>Echinacea</i> 'Sourcream'	Purple Coneflower	10m Cont.	0.6m O.C.	
	7	<i>Erica carnea</i> 'Springwood White'	Springwood White Heather	#1 Cont.	0.65m O.C.	
	7	<i>Erica carnea</i> 'Springwood Pink'	Springwood Pink Heather	#1 Cont.	0.65m O.C.	
	11	<i>Hemerocallis</i> 'Stella D'Or'	Stella D'Or Yellow Daylily	10m Cont.	0.65m O.C.	
	8	<i>Iris</i> 'Slate'	Purple Iris	10m Cont.	0.65m O.C.	
	13	<i>Lupinus</i> 'Blue Larkspur'	Big Blue Iris Turf	10m Cont.	0.65m O.C.	

NOTES:
 ALL WORK & MATERIALS TO CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND IN ACCORDANCE WITH THE CITY OF SURREY STANDARDS, UNLESS OTHERWISE NOTED.
 IN THE EVENT OF A DISCREPANCY BETWEEN THE CANADIAN LANDSCAPE STANDARD AND CITY OF SURREY STANDARDS, CITY OF SURREY STANDARDS SHALL TAKE PRECEDENCE.
 PROVIDE FERTILITY & PARTICLE SIZE ANALYSIS TEST FOR GROWING MEDIUM PRIOR TO STARTING WORK.
 GROWING MEDIUM TO BE WEED FREE AND COMPOSTED, CONFORMING TO BCNTA STANDARD FOR LEVEL 2 SOILS.
 PROVIDE TOPSOIL DEPTHS AS FOLLOWS:
 TREES-Min. 2" IN ALL DIRECTIONS FROM ROOT BALLS. Min. 1 m³ PER TREE.
 NEW SHRUB & GROUNDCOVER BEDS AND HEDGES: 18" DEPTH CONTINUOUS.
 EXISTING RENOVATED SHRUB BEDS: TILL 3" IMPORTED GROWING MEDIUM INTO EXISTING BEDS.
 DO NOT RAISE GRADE OR MOUND AGAINST THE BUILDING FOUNDATION OR LATTICE.
 NEW LAWN AREAS-Min. 6" DEPTH CONTINUOUS (OR AS DIRECTED BY ARBORIST IN TREE PROTECTION ZONES).
 PROVIDE 5CM DEPTH (2") COMPOSTED BARK MULCH IN ALL PLANTING BEDS.
 PLANT SPACINGS ARE MAXIMUMS. PLANT ACTUAL QUANTITIES SHOWN ON PLAN DRAWING.
 ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

NOTICE TO CONTRACTOR

IT IS THE RESPONSIBILITY OF THE CONTRACTOR'S SURVIVOR TO VERIFY THAT ALL LEGAL SURVEY DIMENSIONS SHOWN ON THE ENGINEERS DRAWINGS AGREE WITH THOSE ON THE REGISTERED LEGAL SURVEY PLAN. SHOULD THERE BE ANY DISCREPANCIES, THEN IMMEDIATELY NOTIFY THE ENGINEER OF RECORD.

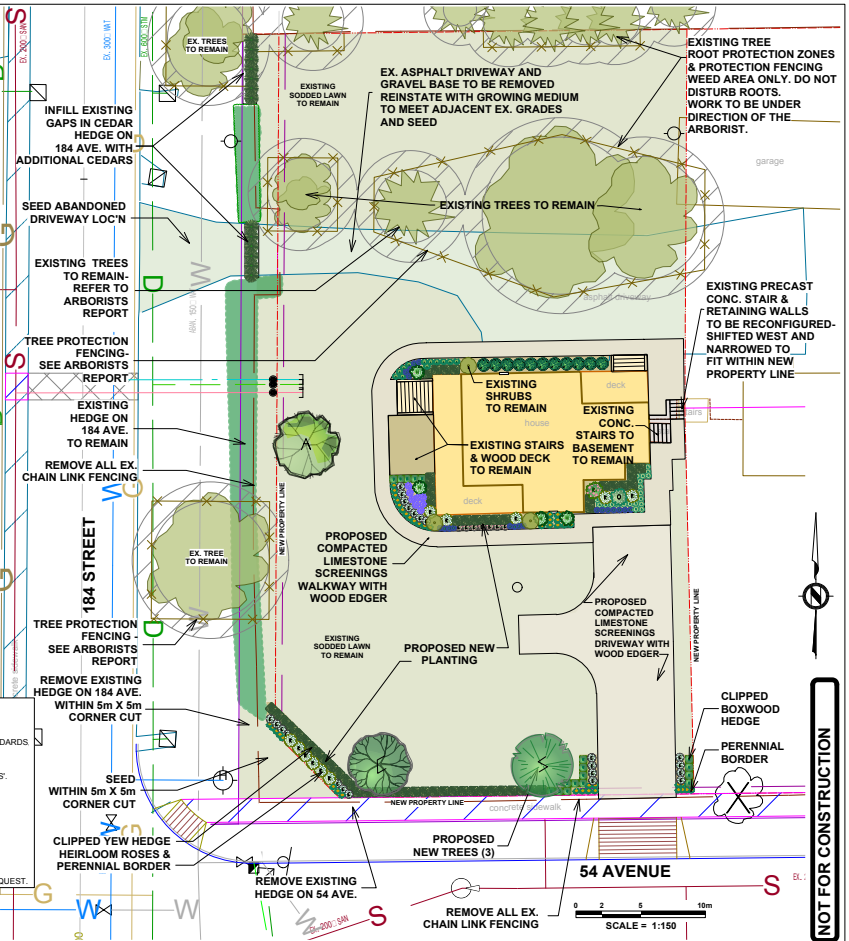
LEGAL DESCRIPTION:	LOT 22, SECTION 4, TOWNSHIP 8, NEW WESTMINSTER DISTRICT, PLAN 5887			
B. M.	MONUMENT NO.	OCM 5722	ELEVATION:	33.78 METRES
LOCATED IN SURVEY APPROXIMATELY 90' WEST OF 188th STREET				
REV. NO.	DESCRIPTION	DR	CH	DATE

RORY DAFOE
 LANDSCAPE ARCHITECTURE CONSULTING
 11278 Esham Street
 Maple Ridge
 British Columbia
 Canada
 V2X 1P3 Office & Mobile: (604) 460 0606
 rorydafoe@shaw.ca

CLIENT:
 PROJECT: **HERITAGE PROPERTY RENOVATION**
 5418 184 STREET, SURREY, BC



TITLE:	LANDSCAPE PLAN		DESIGN: RD	CHECK: RD
PROJECT NO.	SCALE:	HORIZ: 1:150	DRAWN: RD	APPR: RD
DRAWING NO. L.1	VERT: N/A		DRAWING DATE:	JANUARY, 2020
			SHEET NO:	01 of 01
			REV	



NOT FOR CONSTRUCTION