



Corporate Report

NO: R251

COUNCIL DATE: November 7, 2005

REGULAR COUNCIL

TO: Mayor & Council DATE: November 1, 2005

FROM: General Manager, Engineering FILE: 6800-01
General Manager, Planning and Development
General Manager, Parks, Recreation & Culture

SUBJECT: Disposition of Currie Heritage House

RECOMMENDATION

It is recommended that Council:

1. Receive this report as information; and
2. Authorize staff to proceed with further action toward the sale of the Currie House, based on Option 2, as documented in this report.

BACKGROUND

At its Regular Meeting on April 18, 2005, City Council approved the purchase and temporary relocation of the Currie House (the "House") that was located at 5731 - 182 Street. The House was subsequently moved across 182 Street to a site in the southwest corner of Claude Harvey Park (5780 - 182 Street), as illustrated on Appendix I.

In accordance with Council's direction in early June, City staff proceeded with a call for Expressions of Interest for the acquisition and relocation of the House. In this regard, advertisements were placed in the local newspapers and two open houses were held at which interested members of the public could receive information about the House. The closing date for receipt of expressions of interest was June 24, 2005. At that date, the City had not received any expressions of interest.

Subsequent to the deadline for the call for Expressions of Interest, the owner of the Daniel Johnson House, located at 13951 Crescent Road, submitted a brief letter outlining his interest in having the City relocate the House to his Crescent Road property (see Appendix II). This proposal was subject to the owner receiving approval from the City to

subdivide the 1.6± acre lot at 13951 Crescent Road into 4 to 8 lots, which would allow for the future relocation of other heritage houses to this same property. The houses would then be refinished and marketed by the owner for residential use. The owner is also interested in having the 1894 Lodge relocated to his lot. As above, the owner would expect the City to be responsible for all costs associated with the relocation of the Lodge, which have been estimated at ±\$60,000. The owner's intention would be to refinish the Lodge and use it for some form of commercial use, such as a day care centre.

The City also received a second proposal from the owner of the Richardson Farm House, who is interested in purchasing the Currie House at its current location on Claude Harvey Park. This would involve the creation of a single-family lot from a portion of Claude Harvey Park.

DISCUSSION

Evaluation of Options

Staff evaluated each of the two proposals that have been received by the City, regarding the disposition of the House, along with a third option. The results of the evaluation are documented below.

Option 1 – Relocation of Currie House to 13951 Crescent Road

The 1.64-acre Crescent Road property (see Appendix II) is designated Suburban in the Official Community Plan ("OCP") and is zoned One-Acre Residential (RA). A Heritage Revitalization Agreement ("HRA") has been registered on its title, related to the retention and restoration of the Daniel Johnson House on the site. The owner proposes to subdivide the lot into between 4 and 8 lots to allow relocation of heritage houses to this site. Neither a 4-lot nor an 8-lot subdivision is permitted under the lot's current Suburban designation in the OCP or under its current zoning and, therefore, an OCP redesignation and a rezoning would be required. Under this option the Daniel Johnson House would be relocated to the northerly portion of the lot adjacent to a number of urban-sized lots, which is not in keeping with the HRA. One objective of the HRA is to maintain the Daniel Johnson House in a rural environment. Given the OCP designation on the lot and the fact that suburban residential uses are intended for this area of Surrey, subdividing the lot into 4 to 8 lots would be challenging from a land use perspective. It should be noted that there is a stand of mature trees along the south side of the site fronting Crescent Road and the subdivision of the property to create additional lots may impact these trees. Moving the Currie House to the Crescent Road site would involve moving the House away from its original community and context. However, retaining the House has merit.

The estimated cost to the City for this option would be between \$50,000 and \$80,000 to move the House.

Option 2 - Market the Currie House at its Current Location on a Lot Subdivided out of Claude Harvey Park

It was apparent from the feedback received during the open houses that the marketing of the Currie House would have been better received if it were to be allowed to remain on a

permanent basis at its present location and be sold on a subdivided residential lot (see Appendix I). This option is consistent with a recommendation adopted by the Heritage Advisory Commission at its May 9, 2005 meeting. Such an approach would allow the Currie House to remain in the same community and on the same street as it was originally located. It will also be clustered with other houses along 182 Street that share a common heritage and street fronting character.

Currently, Claude Harvey Park has clear boundaries that extend in straight and direct lines from 182 Street to Martha Currie Elementary School. This is consistent with Crime Prevention Through Environmental Design (CPTED) principles, as the boundaries are clearly defined and there is good visibility of activities in the Park from the street. The creation of a single-family lot on 182 Street would reduce park frontage on 182 Street and require a modification to the park boundaries. Care would need to be taken, if the subdivision is to proceed, to ensure that park patron security was not compromised as a result of the new lot. The House is currently located at the southwest corner of the Park. To maintain a consistent streetscape along 182 Street it may be preferable to create the new lot at the northwest corner of the Park, in line with the two lots to the immediate north of the Park fronting 182 Street. However, it is noted that more trees would be impacted by the House if it was to be moved to the northwest corner of the Park rather than remaining in its current location at the southwest corner. Parks Planning staff has advised that the subdivision of a lot out of Claude Harvey Park can be accommodated without significant loss to the character or function of the Park.

The estimated cost of this option would be dependent on the level of involvement by the City in the subdivision and lot servicing process.

If Council chooses to follow this option, it is recommended that staff be requested to hold a public open house, regarding the proposal to subdivide a lot from Claude Harvey Park to accommodate the House and to report back to Council on the feedback received from the public through the open house about such a subdivision. If, after receiving information about the comments from the open house, Council decides to proceed with this option, Council should at that time direct staff to proceed to the stage of issuing a Preliminary Layout Approval letter for the subdivision and then market the House and proposed lot "as is". A further report would be provided to Council upon completion of the advertising and bidding period with a recommendation regarding the disposal of the House and lot.

Option 3 – Relocate the Currie House to a City-owned Lot at 5948/56 - 184 Street

Under this option the Currie House would be relocated to an existing City-owned lot in the Cloverdale area. Two such City-owned lots that have been considered are located at 5948 and 5956 - 184 Street (see Appendix III). Realty Services staff have recently been involved in a process of marketing these lots, but the sale was not concluded since the prospective purchaser was unable to secure rezoning for public assembly use of the lots. These lots are currently zoned C-4 (Local Commercial) and are designated Urban in the OCP. The lot would be required to be rezoned to the Single Family Residential (RF) Zone. Under this option, the House would remain in Cloverdale, its traditional community. However, it would lose the common heritage and street characteristics that the 182 Street location provides if it were moved to one of the referenced lots on 184 Street.

Under this option, the cost to the City would be dependent on the level of City involvement in the rezoning process and the servicing of the lot to which the House is relocated. It is estimated that the servicing costs for this option would be greater than the costs associated with servicing the lot under Option 2, due to the availability of services at each location and road construction requirements in each circumstance. In addition, under this option, the cost of moving the House away from Claude Harvey Park, which is estimated at between \$25,000 and \$30,000, would reduce the proceeds from the sale in comparison to Option 2.

Results of Evaluation


Based on the above evaluation, it is recommended that staff proceed with further action toward the sale of the Currie House, based on Option 2, since this option will allow for the House to remain in its traditional context and, in addition, will minimize the costs associated with re-establishing the House as a residence. Under this option, among other things, the sale would be dependent upon the registration on title of a Heritage Revitalization Agreement to ensure the proper care and maintenance of the House by the new owner.

CONCLUSION

Based on the above discussion, it is recommended that Council authorize staff to proceed with further action toward the sale of the Currie House, based on Option 2, as documented in this report.

Paul Ham
General Manager, Engineering

Murray Dinwoodie
General Manager,
Planning and Development


Laurie Cavan
General Manager,
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KSW/mpr/saw

Attachments:

Appendix I Aerial Photograph – 5780 – 182 Street

Appendix II Aerial Photograph - 13951 Crescent Road

Appendix III Aerial Photograph - 5948/56 – 184 Street

APPENDIX I AERIAL PHOTOGRAPH MAP



PRODUCED BY ENGINEERING, GIS SECTION: Oct 25, 2005, JJR

Date of Aerial Photography: April 2005



**SUBJECT PROPERTY
5780 182 STREET**

**REALTY
DIVISION**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office. G:\MAPPING\GIS\MAPS\CORPORATE REPORTS\REALTY\5780-182-AP.mxd

APPENDIX II AERIAL PHOTOGRAPH MAP



PRODUCED BY ENGINEERING, GIS SECTION: Oct 25, 2005, JJR

Date of Aerial Photography: April 2005



**SUBJECT PROPERTY
13951 CRESCENT RD**

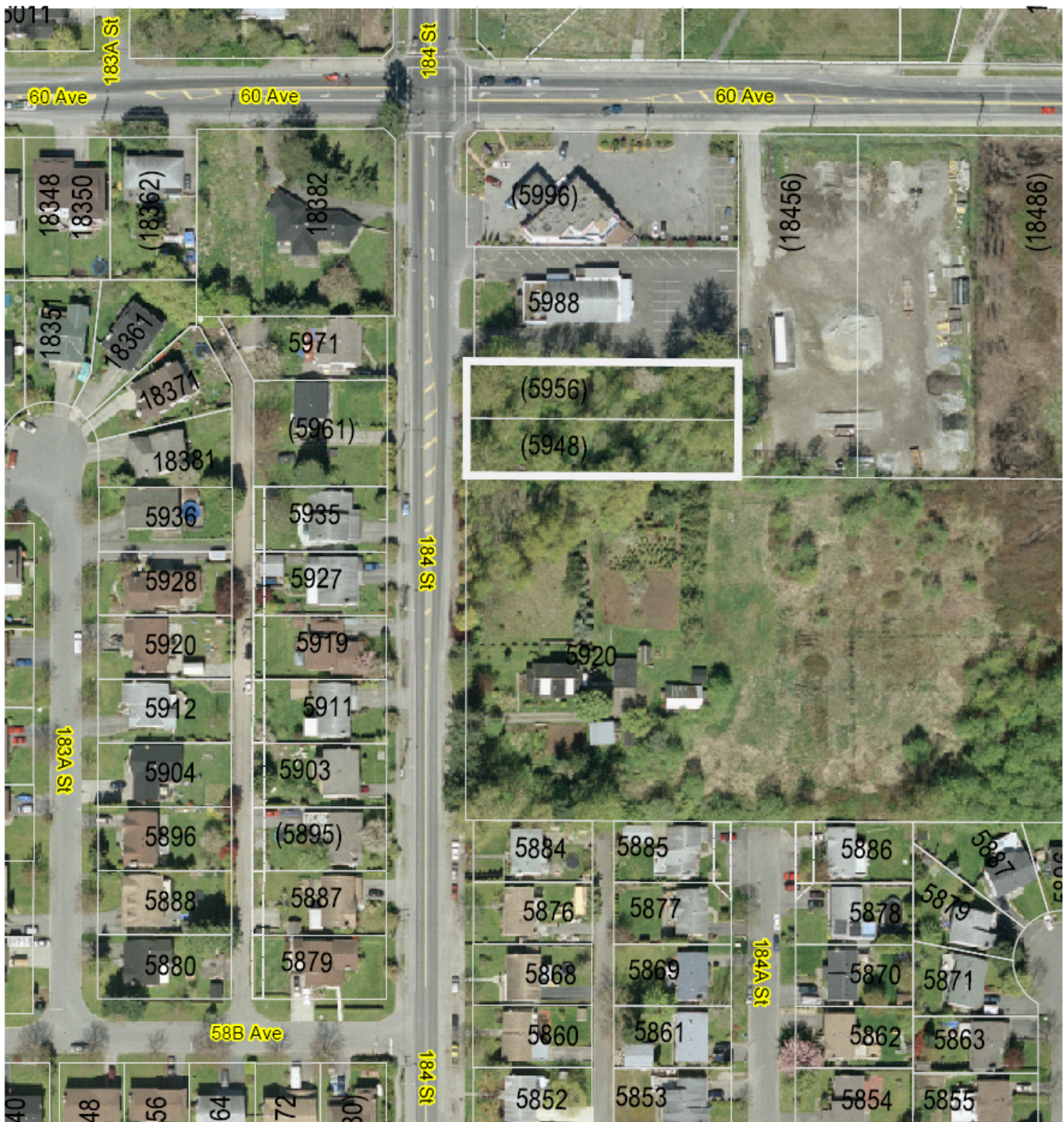
**REALTY
DIVISION**

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APPENDIX III AERIAL PHOTOGRAPH MAP



PRODUCED BY ENGINEERING, GIS SECTION: Aug 26, 2005, JJR

Date of Aerial Photography: April 2005



**SUBJECT PROPERTY
5948/5956 - 184 STREET**

**REALTY
DIVISION**

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