

NO: R081

COUNCIL DATE: May 9, 2011

REGULAR COUNCIL

TO: **Mayor & Council** DATE: **May 9, 2011**
FROM: **General Manager, Planning and Development** FILE: **7910-0107-00**
SUBJECT: **Heritage Revitalization Agreement – Application No. 7910-0107-00**
Ocean Park Community Hall – 1577 – 128 Street

RECOMMENDATIONS

The Planning and Development Department recommends that Council:

1. Receive this report as information;
2. Authorize the City Clerk to bring forward for the required readings the Heritage Revitalization Agreement By-law (the "HRA By-law") for the Ocean Park Community Hall, which is attached as Appendix I to this report; and
3. Authorize the City Clerk to file the appropriate notice at the Land Title Office and with the Minister in accordance with Section 966 of the *Local Government Act*.

PURPOSE

The purpose of this report is to obtain Council approval of a heritage revitalization agreement and related by-law to protect the historic Ocean Park Community Hall.

BACKGROUND and DISCUSSION

Historical and Heritage Background

The Ocean Park Community Hall (the "Hall") is located at 1577 - 128 Street, as illustrated in Appendix II. The Hall is listed on the Surrey Heritage Register and has been given a rating of 82% on the standard Surrey Heritage Evaluation Worksheet. A rating of 70% is considered sufficient for a building to be classified as a heritage building for the purposes of the Register. The Ocean Park Community Association (the "Association") has owned and operated the Hall since 1926.

The Hall is a one-storey wood-frame building with a front-gabled roof and wooden drop siding. It is characterized by its original multi-paned, double-hung wooden sash windows, rectangular plan and surrounding mature landscaping. Completed in 1926, the purpose-built Hall is significant for its continuous association with the development of the Ocean Park neighbourhood in Surrey.

Located in the southern portion of the City of Surrey, Ocean Park was established in 1905. As the community expanded, the need for community gathering, performance and meeting space grew. In 1924, a prominent local citizen and one of the area's majority landowners, John Horner, donated land for the construction of a community hall. On March 3, 1926, local residents celebrated the opening of the Hall with a banquet, concert and dance.

Over the years, the Hall has evolved along with the growing community. It has been expanded to the front, back, and side. Interior additions, such as the construction of a raised stage, have made the space more versatile. These alterations are indicative of the patterns of growth and development in the Ocean Park neighbourhood over the many decades since the Hall was constructed. The Hall continues to be an important and well-used landmark in the Ocean Park neighbourhood.

The Hall is also valued for its modest vernacular Craftsman style architecture. The Craftsman style was typified by rational space planning, the use of natural materials, and a mix of traditional design elements inspired by the Arts and Crafts movement. Though modest in design, the Hall represents the reserved type of building construction that occurred in Surrey during the austere inter-war period of the mid-1920s. Incorporating quality local materials, such as cedar drop siding and minimal design elements, the Hall illustrates the persistent influence of the Craftsman style of architecture during the inter-war period.

Heritage Revitalization Agreement

The heritage revitalization agreement (HRA) is a voluntary agreement between the landowner and the City. This agreement is given effect through a by-law under Section 966 of the *Local Government Act*. The proposed HRA By-law is attached as Appendix I. The HRA By-law consists of two parts, as follows:

1. *The Heritage Revitalization Agreement*

The HRA outlines the Association's obligations and responsibilities for long-term preservation and conservation of the Hall. This includes provisions to rebuild the Hall in the unlikely event that the building is destroyed.

2. *The Conservation Plan, which includes:*

- a description of the heritage significance of the Hall and its association to the Ocean Park Community;
- a list of the character-defining elements of the Hall;
- a description of the maintenance and restoration requirements consistent with the heritage character of the Hall; and
- an indication of what intervention would require or would not require issuance of a heritage alteration permit before works can be undertaken.

It would be a decision of the Association as to when to undertake restorations and maintenance in accordance with the Conservation Plan and when finances permit.

The application was referred to the Heritage Advisory Commission (the "HAC") on March 23, 2011. At that time, the HAC made the following recommendation:

"The Heritage Advisory Commission recommends that the General Manager, Planning and Development forward the Heritage Revitalization Agreement (HRA) Application for the Ocean Park Community Hall (1577 – 128 Street) to Council for consideration".

Process

The Association has applied to the City to put in place a HRA and related By-law to protect and preserve the Hall as an important part of Surrey's heritage.

The HRA By-law is not subject to a public hearing requirement as a change in use or density is not being proposed. In accordance with Section 966 (8.1) of the *Local Government Act*, Council may give three readings to the HRA By-law and adopt the By-law at the same Council Meeting.

Once the HRA By-law is given final adoption, the City Clerk will arrange to have the HRA executed and, in accordance with Section 966 (9) of the *Local Government Act*, will send a notice to the responsible Provincial Minister and file a notice of the HRA on the title of the land at the Land Title Office. A copy of the executed HRA will also be sent to the property owners, being the Ocean Park Community Association.

Legal Services has reviewed the proposed HRA By-law and has no concerns.

Financial Assistance

The City of Surrey Heritage Sites Financial Assistance By-law, 2003, No. 15099 establishes that heritage properties that are subject to a heritage revitalization agreement are "City Heritage Sites". The owners of such properties may apply to Council for up to 50% of the value of the work directed at repairs or restoration of a City Heritage Site to a maximum amount per City Heritage Site of \$5,000 per year.

Under Section 225 of the *Community Charter*, owners of protected properties may request that Council consider passing a by-law to exempt the eligible property from municipal property taxes to the extent provided in the by-law. Given that the Association is a "society", this property already benefits from a property tax relaxation. No further tax benefit would be available.

CONCLUSION

The Ocean Park Community Hall is one of the last remaining significant historic buildings in the Ocean Park neighbourhood. It is owned by an active Association that has cared for the building and lands for nearly 90 years. With a heritage rating of 82%, Ocean Park Community Hall is an excellent candidate for longer-term conservation. Based on the above discussion, it is recommended that Council:

- authorize the City Clerk to bring forward for the required readings the HRA By-law, which is attached as Appendix I to this report; and

- Authorize the City Clerk to file the appropriate notice at the Land Title Office and with the Minister in accordance with Section 966 of the *Local Government Act*.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

ES/kms/saw

Attachments:

Appendix I Heritage Revitalization Agreement (HRA) By-law

Appendix II Location Map – Ocean Park Community Hall

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SAW 5/4/11 8:45 AM

CITY OF SURREY

BY-LAW NO.

A by-law to enter into a heritage revitalization agreement

.....

WHEREAS:

- A. The Council may by by-law pursuant to Part 27 of the Local Government Act, R.S.B.C. 1996, c.323, as may be amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property;

- B. The Council considers that certain lands, premises and improvements have heritage value and heritage character and ought to be conserved, which are situate within the City and described as:

Parcel Identifier: 017-999-481
 Lot C (BF437078) Block 12 Section 7 Township 1 New Westminster District Plan 2834

1577 - 128 Street
 (the "Lands");

- C. The owner of the Lands and the City of Surrey have agreed on the nature, character and extent of the heritage value and heritage character of the Lands and on the nature, extent and form of conservation necessary to protect the heritage value and heritage character of the Lands;

NOW THEREFORE, the City Council of the City of Surrey, in open meeting assembled, enacts as follows:

- 1. The City is authorized hereby to enter into that certain Heritage Revitalization Agreement including Appendix "A" attached thereto and appended to this By-law as Schedule "I" (the "Heritage Revitalization Agreement") in respect of the Lands.

2. The Mayor and the City Clerk are authorized on behalf of the Council to sign and the Heritage Revitalization Agreement and to register a notice on the title of the Lands.
3. Schedule "I" forms a part of this By-law.
4. This By-law may be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 2011, No. _____."

READ A FIRST AND SECOND TIME on the ____ day of ____ 2011.

READ A THIRD TIME on the ____ day of ____ 2011.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ____ day of ____ 2011.

_____ MAYOR

_____ CLERK

SCHEDULE "I"

[To City of Surrey Heritage Revitalization Agreement By-law, 2011, No. _____]

HERITAGE REVITALIZATION AGREEMENT

This Agreement made the ___ day of _____, 2011

BETWEEN:

OCEAN PARK COMMUNITY ASSOCIATION, Inc. No.
S 1476
1577 128th Street
Surrey, British Columbia
V4A 3V1

OF THE FIRST PART

AND:

CITY OF SURREY, a municipal corporation,
and having offices at 14245 56th Avenue
Surrey, British Columbia
V3X 3A2

(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: 017-999-481
Lot C (BF437078) Block 12 Section 7 Township 1 New Westminster District Plan 2834

1577 128 Street

(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 as Appendix "A" (the "Conservation Plan") to this Agreement;
- G. The improvements or features on the Lands identified in the Conservation Plan as the Ocean Park Community Hall (the "Hall") are listed on the Surrey Heritage Register and the Owner and the City consider that the Hall has *heritage value* and *heritage character* such that all provisions of this Agreement applicable to the Lands also apply to the Hall; and

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 966 of the Local Government Act, R.S.B.C. 1996, c.323, 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 forms a part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation 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 identifies, details and describes the character, extent and nature of the improvements and features on the Lands that have *heritage value* and *heritage character*. Part II of the Conservation Plan sets 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 sets out the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance to be undertaken and completed pursuant to this Agreement, including, but not limited to: the foundation; roof structure and cladding; building envelope, wood detailing and trims; interior conditions; and the site and landscaping.

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 relocation, restoration, rehabilitation, replication, repair, replacement or maintenance, required by Parts I, II and III of the Conservation Plan, shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan.
 - (c) All improvements identified in Part I and II of the Conservation Plan as having *heritage value* and *heritage character* shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan.
 - (d) In the event the Hall is damaged, the Owner of the Lands accepts the obligation to undertake all necessary construction to restore the damaged portion or portions of the Hall 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 Hall. The heritage alteration permit application shall be subject to review and approval by the Heritage Advisory Commission. The restoration of the Hall shall reflect the character-defining elements and design components including, but not limited to: setting on a corner lot within the Ocean Park neighbourhood; continuous use as a community hall; wood-frame construction; institutional form, scale and massing, as expressed by its one-storey height, front-gabled roof and concrete foundation; Craftsman style details such as: triangular eave brackets in the gable ends; wooden drop siding with cornerboards; exposed rafter tails; and pointed bargeboards; features of construction which illustrate the evolution of the building over time including the front addition with one-half-storey boomtown façade and slightly hipped roof, the south façade addition, and the early rear addition; early windows, including original 5-over-4 multi-paned double-hung wooden sash windows on the north façade; six-paned wooden sash windows on the south and east façades; and eight-paned wooden sash casement windows on the south façade; interior features such as maple wood floors in the main hall and a raised stage; and original landscape features including tall, mature trees, all as subject to prior approval by the City Architect or designate.
 - (e) In the event the Hall is destroyed, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the Hall. 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 Hall. The heritage alteration permit application shall be subject to review and approval by the Heritage Advisory Commission. If the design is not an

exact replica, the massing and the style shall be similar to the original building, and a heritage alteration permit shall be required before a building permit can be issued for reconstruction to take place. The construction of the replica or replacement of the Hall shall reflect the character-defining elements and design components as described in Section 2(d), all as subject to prior approval by the City Architect or designate.

- (f) In the event that the Hall 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 \$26,608.60 indexed to the Vancouver Consumer Price Index (CPI) with 2011 being the base year, except that if the Hall 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 Hall become vacant and unoccupied for a period of 30 days or more, the Owner of the Lands agrees to maintain the integrity and security of the Hall 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 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 Hall, the City may and is authorized to undertake the necessary works to secure the Hall, 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 for the purpose of undertaking the necessary works to secure the Hall and to conduct an inspection to determine that the security measures continue to be in place.
- (h) Should the Hall 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) 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 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.

- (j) 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.
- (k) The Owner may apply to the City for funding for the Hall including, but not limited to, monies for exemption from taxes, or any provision for assistance as specified in Section 225 of the Community Charter, S.B.C. 2003, c.26.

Variation to By-laws

- 3. No variations to by-laws are applicable to the Lands.

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 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 as agreed by the City 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 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 relocate, 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 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 City 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
14245 56th Avenue
Surrey, British Columbia V3X 3A2

If to the Owner:

OCEAN PARK COMMUNITY ASSOCIATION
1577 128th Street
Surrey, British Columbia V4A 3V1

(the "Owner")

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 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; and
 - (e) Any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all 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 and into the Hall 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 or the Hall 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, c.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.

OCEAN PARK COMMUNITY ASSOCIATION

By: Authorized Signatory (Signature)

Name: (Print) _____

By: Authorized Signatory (Signature)

Name: (Print) _____

CITY OF SURREY

Dianne Watts
Mayor

Jane Sullivan
City Clerk

Appendix "A"

CONSERVATION PLAN

PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

1. Description of Historic Place

Ocean Park Community Hall is located at 1577 128th Street in the Ocean Park neighbourhood of Surrey. It is a one-storey wood-frame community hall with a front-gabled roof and wooden drop siding. The Hall is characterized by its original multi-paned, double-hung wooden sash windows, its rectangular plan and its surrounding mature landscaping.

2. Heritage Value of Historic Place

Completed in 1926, the purpose-built Ocean Park Community Hall is significant for its continuous association with the development of the Ocean Park neighbourhood in Surrey. Located in the southern portion of the City of Surrey, the Ocean Park neighbourhood was established in 1905 when W. Pasco Goard, real estate advertiser and former minister for the Methodist Church, acquired and parcelled a large area of land adjacent to the waterfront. The neighbourhood continued to develop. By 1909 the Great Northern Railway (GNR) had arrived in the area and the residents of Ocean Park constructed their own local railway stop in 1912. With the railway came more settlers, and as more families arrived, the need for infrastructure and amenities increased. In 1916, the first Ocean Park School was constructed on land donated by early settler Ben Stevenson, and by 1922 the first Ocean Park Post Office had been constructed. As the community expanded, the need for community gathering, performance and meeting space was realized. This need was met in 1924 when prominent local citizen and one of the area's majority landowners, John Horner, donated the land for the construction of a community hall. On March 3, 1926, the Hall was opened with a banquet, concert and dance. The Hall has evolved along with the growing community: over the years it has been expanded to the front, back, and side. Interior additions, such as the construction of a raised stage, have made the space more versatile and these alterations are indicative of the patterns of growth and development in the Ocean Park neighbourhood over the many decades since the Hall was constructed. The Ocean Park Community Hall continues to be an important and well-used landmark in the Ocean Park neighbourhood.

The Ocean Park Community Hall is valued additionally for its modest vernacular Craftsman style architecture. The Craftsman style was typified by rational space planning, the use of natural materials and a mix of traditional design elements inspired by the Arts and Crafts movement, such as sloping rooflines and triangular brackets. The Craftsman style was popularized through countless periodicals and plan books, expressing both the traditional aspects of the Arts and Crafts movement as well as modern lifestyles. Though modest in design, the Ocean Park Community Hall represents the reserved type of building construction occurring in Surrey during the austere interwar period of the mid-1920s. Incorporating quality local materials such as cedar drop siding and few design elements, the Ocean Park Community Hall illustrates the persistent influence of the Craftsman style of architecture during the inter-war period.

3. Character Defining Elements

The key elements that define the heritage character of the Ocean Park Community Hall include its:

- setting on a corner lot within the Ocean Park neighbourhood
- continuous use as a community hall
- wood-frame construction
- institutional form, scale and massing, as expressed by its one-storey height, front-gabled roof and concrete foundation
- Craftsman style details such as: triangular eave brackets in the gable ends; wooden drop siding with cornerboards; exposed rafter tails; pointed bargeboards; and contrasting wood trim
- features of construction which illustrate the evolution of the building over time including the front addition with one-half-storey boomtown façade and slightly hipped roof, the south façade addition, and the early rear addition
- early windows, including original 5-over-4 multi-paned double-hung wooden sash windows on the north façade; six-paned wooden sash windows on the south and east façades; and eight-paned wooden sash casement windows on the south façade
- interior features such as maple wood floors in the main hall and a raised stage
- original landscape features including tall, mature trees

4. Existing Appearance and Features

The following depicts some of the details of the Hall:



East Elevation



South Elevation



West Elevation



North Elevation



5-over-4 multi-paned double-hung wooden sash windows - north elevation



Exposed rafter tails



Maple wood floor in main hall



Stage with maple wood floor

PART II – MAINTENANCE STANDARDS AND PERMIT APPROVALS

1. General

A. Requirement to Commence Renovations

Restoration of the Hall, including works that are consistent with Part III – Restoration Standards and Specifications, may commence at any time following the adoption of a by-law to enter into this Agreement and the issuance of a building permit authorizing the works.

B. Maintenance Strategy

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

The Maintenance Plan shall be prepared with input from an architect that is acceptable to the City, who is knowledgeable in the restoration of heritage buildings. 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 to enter into this Agreement.

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

- (a) A description and a time schedule for the renovation, renovations, additions, stabilization, 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 Hall;
- (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 Hall.

3. Timing and Phasing

This provision does not apply to the Lands.

4. Heritage Alteration Permit(s) Approval

- A. Changes to the building, structure, interior or exterior appearance of the Hall, features on the Lands identified in the Conservation 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 the following alterations:
 - (a) changes to the Conservation Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the Hall;
 - (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 architect acceptable to the City with experience in restoration of heritage buildings; or

(c) simple repair and maintenance of existing elements not affecting the building structure, exterior or interior appearance of the Hall.

C. A heritage alteration permit shall be required for alterations including, but not limited to, the following:

(a) changes to the Hall structure;

(b) changes to the exterior appearance of the Hall;

(c) replacement of existing elements and/or construction of additions;

(d) changes to the external appearance of the Hall 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.

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 and/or with heritage alteration permits sanctioning construction, alterations or other actions.

As the Hall 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.

PART III – RESTORATION STANDARDS AND SPECIFICATIONS

1. **Foundation:**

In the short-term, the Hall will remain on its original foundation. Damaged areas shall be repaired as necessary using mortar formulation similar to existing.

Should a new foundation be required in the future, the work shall be completed in consultation with an independent architect with experience in heritage restoration and acceptable to the City.

2. **Roof Structure and Cladding:**

When replacing with new roof, it is recommended to replace with original cedar roofing.

The use of materials other than cedar, however, is permitted, subject to the prior review and approval of the City Architect. If asphalt, duroid or laminated fibreglass shingles are proposed, the colour, texture and pattern of the new asphalt shingles should provide a sympathetic appearance that is based on the original roof. A high profile asphalt shingle may be acceptable subject to review by the City Architect.

The eaves troughs and downspouts shall be examined and replaced if necessary. A simple gutter profile shall be specified to not compromise the historical character of the Hall.

3. Building Envelope, Exterior, Wood Detailing and Trims:

The existing triangular eave brackets, wooden drop siding, cornerboards, exposed rafter tails, and pointed bargeboards on the Hall shall be retained and restored. Wood cladding and detailing shall be replaced only as required and replacement materials shall match the original materials.

Wood windows, including 5-over-4 multi-paned double-hung wooden sash windows on the north façade; six-paned wooden sash windows on the south and east façades; and eight-paned wooden sash casement windows on the south façade shall be retained. In the event that any windows must be replaced due to aging or deterioration of materials, the replacement shall match the original in terms of style, shape, materials and assembly, and the original shall be retained on site.

If the existing exterior doors are to be replaced, then a style more in keeping with the historical character of the Hall shall be used.

The exterior paint colour, including the wood trims, shall be subject to the prior approval of the City. If the colour 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 Hall. A contrasting complementary paint colour shall be used for windows, doors and wood trims.

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. The following paint colours have been approved by the City Architect and are permitted to be used without further consultation.

Siding: Benjamin Moore Edwardian Cream VC-7

Trim and decorative elements: Benjamin Moore Pendrell Green VC-18

Window sash: Benjamin Moore Gloss Black VC-35

Doors: Benjamin Moore Gloss Black VC-35 or unpainted wood

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 architect with experience in heritage restoration and acceptable to the City.

4. **Signage:**

If the existing signage on the north elevation on the Hall is to be replaced, new signage should be unobtrusive, constructed in natural materials such as wood, and externally illuminated in order to be sympathetic to the heritage character of the Hall. Plastic signs, high gloss materials, back-lit signage and bright colours should generally be avoided. Signs shall not be constructed or located in such a way as to obscure any architectural features, and shall be compatible in terms of size, shape, material, texture, colour and method of lighting. Any free standing sign shall be low profile, limited to 2 metres in height. Signage shall comply with the City of Surrey Sign By-law, 1999, No. 13656.

5. **Interior Condition:**

Interior features including the wooden floors in the main hall and the raised stage shall be retained and restored as required.

Except as provided for in this Conservation Plan, changes to the interior of the Hall that affect the exterior appearance of the Hall are not permitted without prior issuance of a heritage alteration permit.

6. **New Construction:**

New construction not provided for in this Conservation Plan will be subject to a heritage alteration permit.

7. **Site Feature, Landscaping and Fences:**

The original landscape features including tall, mature trees shall be retained. If the existing ramp at the south is to be replaced, then a style more in keeping with the historical character of the Hall or less obtrusive shall be used. If *landscaping* changes are proposed, selection should consider heritage planting, paving and fixtures.

8. **Trees, Streetscape and Street Interface:**

All trees on the lot are subject to the provisions of the Surrey Tree Protection Bylaw, 2006, No. 16100.

9. **Other**

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.)

Location Map – Ocean Park Community Hall

