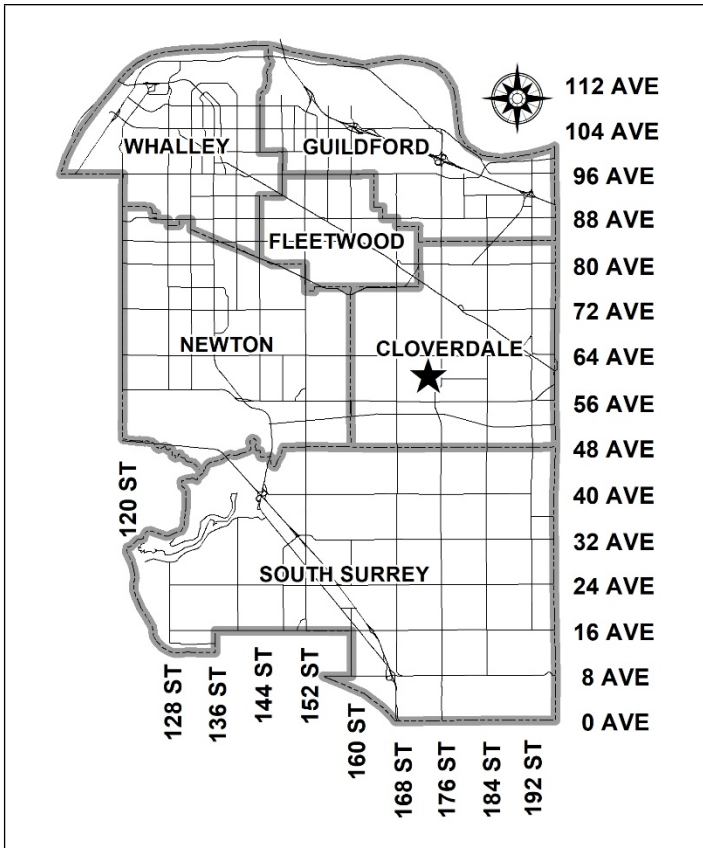


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7922-0195-00

Planning Report Date: July 22, 2024



**PROPOSAL:**

- **TCP Amendment** from 'Detached Residential' to 'Townhouse Residential'.
- **Rezoning** from R3 to CD
- **Development Permit**
- **Heritage Revitalization Agreement**

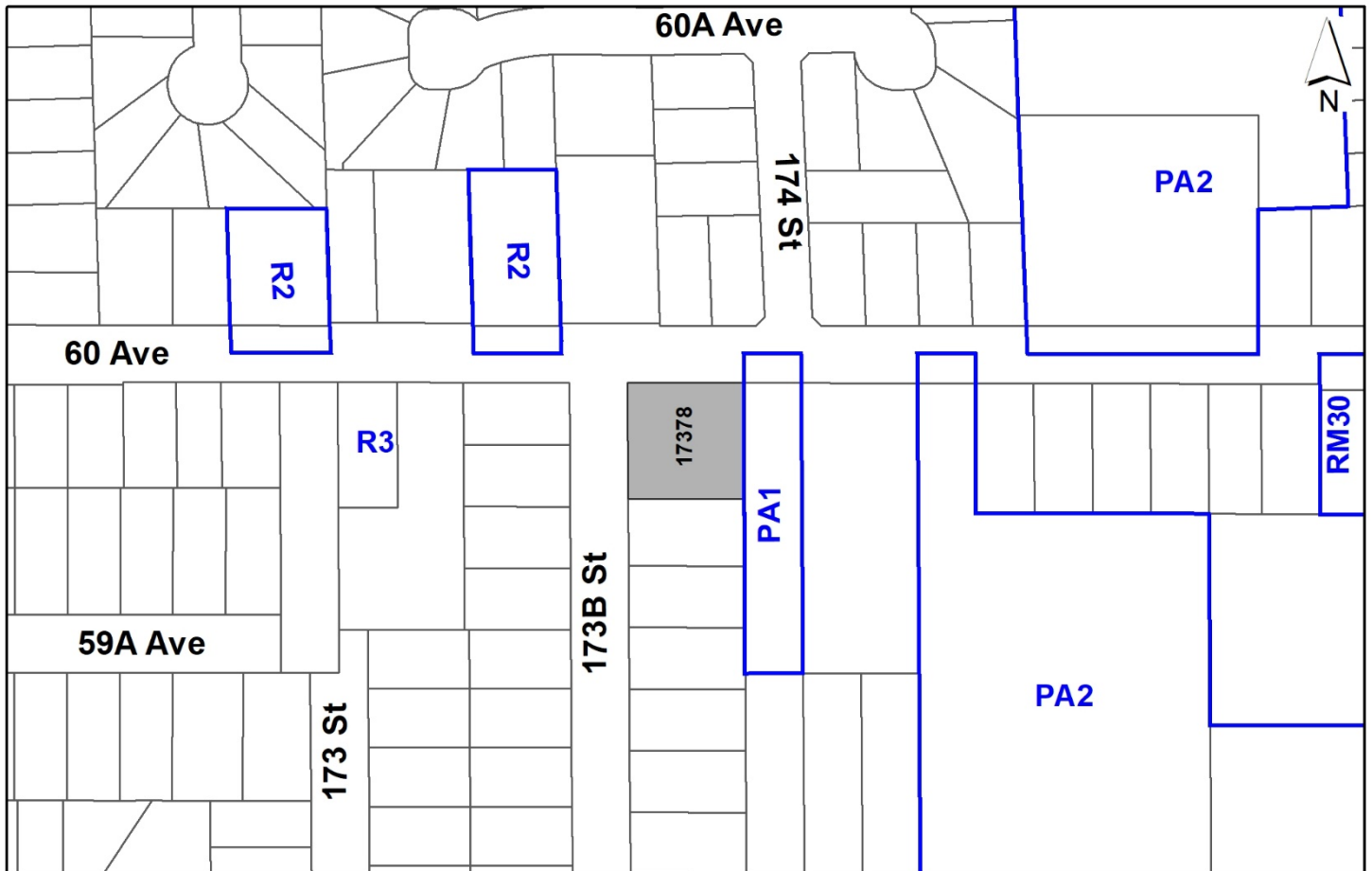
to permit development of an 8-unit townhouse development, including the relocation, adaptive re-use, and maintenance of the Currie-Johnson House as an additional residential unit.

**LOCATION:** 17378 - 60 Avenue

**ZONING:** R3

**OCB DESIGNATION:** Urban

**TCP DESIGNATION:** Detached Residential



## RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.
- A By-law be introduced and be given First, Second, and Third Reading for a Heritage Revitalization Agreement (HRA) By-law to preserve the Currie-Johnson House .
- Approval to draft Development Permit for Form and Character.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Cloverdale Town Centre Plan (TCP) from ‘Detached Residential’ to ‘Townhouse Residential’.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the ‘General Urban’ designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposal complies with the ‘Urban’ designation in the Official Community Plan (OCP).
- The applicant is proposing to preserve the Currie-Johnson House, a craftsman style hip-roofed bungalow constructed in the 1930s, which is on the Surrey Heritage Register. The proposed retention of this building as an adaptive re-use as an additional dwelling unit within the proposed townhouse development, as per the Heritage Revitalization Agreement (HRA), is supported by the Heritage Advisory Committee (HAC).
- The proposal requires an amendment to the Cloverdale Town Centre Plan (TCP). As heritage preservation is proposed, the amendment to the TCP from ‘Detached Residential’ to ‘Townhouse Residential’ is supported.
- The proposed density, building form, and setbacks achieve a more urban form and pedestrian oriented streetscape in compliance with the Cloverdale Town Centre Plan (TCP) and in accordance with the Development Permit (Form and Character) design guidelines in the OCP.
- The proposed development achieves an attractive architectural built form, which utilizes high quality materials, and contemporary lines. The street interface has been designed to a high quality to achieve a positive urban experience between the proposed building and the public realm.

- 
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not permitted for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from "Urban Residential Zone (R3)" to "Comprehensive Development Zone (CD)".
2. Should the Rezoning By-law receive First, Second, and Third Readings, introduce a By-law to allow the Owner and the City of Surrey to enter into a Heritage Revitalization Agreement to allow for the restoration and maintenance of the Currie-Johnson House at 17378 - 60 Avenue and be given First, Second, and Third Readings.
3. Council authorize staff to draft Development Permit No. 7922-0195-00 generally in accordance with the attached drawings (Appendix I).
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 road dedication plan to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
  - (i) provision of cash-in-lieu contribution to satisfy the indoor amenity space requirement of the RM-30 Zone, at the rate in effect at the time of Final Adoption;
  - (j) registration of a volumetric right-of-way for public rights-of-passage over the publicly accessible open space (corner plaza) within the site; and

- (k) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City's Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development Department.
5. Council pass a resolution to amend the Cloverdale Town Centre Plan (TCP) to redesignate the land from 'Detached Residential' to 'Townhouse Residential' when the project is considered for final adoption.

### SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP/OCP Designation	Existing Zone
Subject Site	1 x Single Family Dwelling	<u>OCP</u> : Urban <u>TCP</u> : Detached Residential	R <sub>3</sub>
North (across 60 Avenue):	Single Family Dwellings	<u>OCP</u> : Urban <u>TCP</u> : Detached Residential	R <sub>3</sub>
East:	Surrey Covenant Reformed Church	<u>OCP</u> : Urban <u>TCP</u> : Institutional	PA-1
South:	Single Family Dwellings	<u>OCP</u> : Urban <u>TCP</u> : Detached Residential	R <sub>3</sub>
West (across 173B Street):	Single Family Dwellings	<u>OCP</u> : Urban <u>TCP</u> : Detached Residential	R <sub>3</sub>

### Context & Background

- The 1,616-square metre subject property is located at 17378 - 60 Avenue in Cloverdale Town Centre.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Detached Residential" in the Cloverdale Town Centre Plan (TCP) and is currently zoned "Urban Residential Zone (R<sub>3</sub>)".
- The subject site contains the Currie-Johnson House, a 1.5-storey "Craftsman" style home constructed in the 1930s, which has been identified by City staff as a candidate for retention through a Heritage Revitalization Agreement (HRA).

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes the following in order to permit the development of an 8-unit townhouse development, and the retention of the Currie-Johnson House as an additional dwelling unit:
  - Rezoning from R3 to CD (based on RM-30);
  - Development Permit for Form and Character; and
  - Heritage Revitalization Agreement (HRA) for the temporary relocation, adaptive re-use, and on-going maintenance of the Currie-Johnson Residence.
  
- The following tables provided specific details on the proposal:

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,616.44 square metres
Road Dedication:	80.97 square metres
Net Site Area:	1,535.47 square metres
<b>Building Height:</b>	3-storeys (11-metres)
<b>Unit Density:</b>	59 uph / 24 upa (net)
<b>Floor Area Ratio (FAR):</b>	0.8
<b>Floor Area</b>	
Total:	836.62 square metres
<b>Residential Units:</b>	
3-Bedroom:	9
Total:	9

**Referrals**

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.
School District:	<p>The School District has advised that there will be approximately seven (7) school-age children generated by this development, of which the School District has provided the following expected student enrollment.</p> <p>4 students at George Greenaway Elementary School 2 students at Lord Tweedsmuir Secondary School</p> <p>(Appendix III)</p> <p>Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by fall 2026.</p>
Parks, Recreation & Culture:	<p>Staff have been working with the applicant to retain the three Black Pine trees (Co1, Co2, and Co3) located in 60 Avenue boulevard. This has been achieved as part of the proposed development. Parks staff have no additional concerns.</p> <p>The closest active park is Cloverdale Heights Park and is 850-metres away, and the closest natural area is to the north-east of the Cloverdale Fairgrounds and is 1,501-metres walking distance away.</p>
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Surrey Fire Department:	The Surrey Fire Department has no concerns with the proposed development. However, there are several items which will be required to be addressed through the subsequent Building Permit Process.
Heritage Advisory Commission (HAC):	The Heritage Advisory Committee (HAC) supports the preservation of the Currie-Johnson House, endorses the proposed Conservation Plan, and has recommended that the Heritage Revitalization Agreement (HRA) be forwarded to Council for conservation (Appendix V).

## Transportation Considerations

### Road Network and Infrastructure

- The applicant is required to provide the following road dedication and improvements as part of the subject development proposal:
  - Dedicate and construct 60 Avenue to the collector road standard.
  - Construct 173B Street to the local road standard.

### Access and Parking

- Vehicular access to the site will be provided from a driveway connection to 173B Street.
- Parking to be provided as per By-law rates. The proposed development includes a total of 20 parking spaces consisting of 18 spaces for resident parking, and 2 spaces for visitor parking.
- Resident parking for Units 2 through 9 will be provided in fully enclosed side-by-side double garages. Parking for Unit 1 will be provided by an outdoor side-by-side parking pad.

### Transit and Active Transportation Routes

- The subject site has direct access to bus services along 60 Avenue for bus route 320 to Langley Centre / Fleetwood / Surrey Centre Station.

## Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The subject site complies with the “General Urban” designation in the Metro Vancouver *Regional Growth Strategy* (RGS). In addition, the subject site is located within an identified “Urban Centre” (Cloverdale Town Centre).

### Official Community Plan

#### Land Use Designation

- The proposal complies with the “Urban” designation of the subject site in the Official Community Plan (OCP).

#### Themes/Policies

- The proposed development complies with the following policies in the OCP:
  - A1.1. – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS)



*(The proposed development is a more efficient use of the land and is consistent with the RGS).*

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
  - a. City Centre, Town Centre, Urban Centre, Frequent Transit Development Areas and Skytrain Corridor Planning Area locations well-served by local services, infrastructure and transit.

*(The proposed development is located within a Town Centre).*

- B2.1 – Support each Town Centre as the primary centre for its community, the location of higher intensity urban development, and the location of community-servicing civic, cultural, social and recreational facilities.
- B2.16 – Enhance each Town Centre’s distinctiveness by promoting, preserving and enhancing unique characteristics such as architectural styles, built and natural heritage, cultural heritage, social gathering spaces, places of worship, landmark buildings, landscapes or signs.
- F8.1 – Employ tools under the authority granted through the Local Government Act, Community Charter and Heritage Conservation Act (as amended) to identify, retain, preserve, reuse, protect, integrate, maintain and revitalize built, natural, and cultural sites, features and landscapes that have important historical, architectural or cultural significance.

*(The proposed development includes the preservation and adaptive re-use of the Currie-Johnson House, a "Craftsman" style house constructed in the 1930s, through a Heritage Revitalization Agreement (HRA). The Currie-Johnson House is significant for architectural character and its connection to the original Owners and well-known Surrey families, the Johnsons, and the Curries, both of whom had members that served on City Council).*

### Land Use Designation

- The proposal does not comply with the "Detached Residential" designation of the subject site in the Cloverdale Town Centre Plan (TCP). An amendment to "Townhouse Residential" is proposed (Appendix VI).

### Amendment Rationale

- The proposed development includes the preservation and adaptive re-use of the Currie-Johnson House, a "Craftsman" style house constructed in the 1930s, through a Heritage Revitalization Agreement (HRA).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Themes/Objectives

- The proposed development complies with the following objectives and policies in the Cloverdale Town Centre Plan:
  - Attract residents by improving the balance of housing types and affordability as well as focus new housing within walking distance of the downtown core.

*(This development will contribute to the delivery of a more affordable housing typology matching the general pattern of development in the immediate vicinity, and to the east. The subject site is near downtown Cloverdale which will offer good access to amenities for future residents. This outcome is consistent with the TCP and the 'Attract Residents' Growth Objective).*

- A minimum of 30% of new multi-family housing units should be family oriented 2-bedroom or greater, and at least 10% 3-bedroom or greater.

*(All new townhouse units in this development consist of 3-bedroom units. The retained Currie-Johnson House has three bedrooms and a flex room. The proposal meets this objective).*

**CD By-law**

- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate the proposed 8-unit townhouse development, with heritage retention on the subject site. The proposed CD By-law for the proposed development site identifies the uses, densities and setbacks proposed. The CD By-law will have provisions based on the "Multiple Residential 30 Zone (RM-30)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Multiple Residential 30 Zone (RM-30)" and parking requirements.

<b>RM-30 Zone (Part 22)</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	75 uph / 30.4 upa (net)	59 uph / 24 upa (net)
<b>Floor Area Ratio:</b>	1.00	0.80
<b>Lot Coverage:</b>	45%	39%
<b>Yards and Setbacks</b>		
North (Front):	4.5 m	4.5 m
East (Side):	6.0 m	2.0 m
South (Rear):	6.0 m	6.0 m
West (Street Side):	4.5 m	2.0 m
<b>Height of Buildings</b>		
Principal buildings:	13 m	11 m

RM-30 Zone (Part 22)	Permitted and/or Required	Proposed
<b>Permitted Uses:</b>	<ul style="list-style-type: none"> <li>Multiple Unit Residential Buildings</li> <li>Ground-Oriented Multiple Residential Buildings</li> <li>Ground-Oriented Back-to-Back Multiple Unit Residential Buildings</li> <li>Childcare Centers</li> </ul>	<ul style="list-style-type: none"> <li>Ground-Oriented Multiple Residential Buildings</li> </ul>
<b>Amenity Space</b>		
Indoor Amenity:	3.0 sq.m. per dwelling unit (27 sq.m. in total).	CIL meets the Zoning By-law requirement.
Outdoor Amenity:	3.0 sq.m. per dwelling unit (27 sq.m. in total)	The proposed 37 sq.m. meets the Zoning By-law requirement.
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>		
Residential:	18	18
Residential Visitor:	2	2
Total:	20	20
<b>Bicycle Spaces</b>		
Residential Visitor:	6 bicycle spaces	6 bicycle spaces

- Unit density and floor area ratio have been reduced to 58.7 uph (net) and 0.82 (net), and the permitted uses have been simplified to ‘Ground-Oriented Multiple Residential Buildings’ to reflect the townhouse proposal.
- The maximum principal building height has been decreased from 13 metres to 11 metres to reflect the proposed built form. The proposed principal building height is typical for townhouse development on a site with relatively flat grades.
- The maximum lot coverage has been decreased from 45% under the RM-30 Zone to a maximum of 39% in the proposed CD By-law to accommodate the proposed built form. The proposed lot coverage is typical for a townhouse development of this size.
- Setbacks have been adjusted taking into consideration efficiencies in site layout, the retention of mature trees located along the southern property line, and the relocation and retention of Currie-Johnson House.

### **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. A fee update has been approved in April 2024, under Corporate Report No.Ro46;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The current rate is \$2,136 per new unit. The contribution will be payable at the rate applicable at the time of Building Permit Issuance.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, the current fee for Cloverdale Town Centre is \$16,020 per unit for townhouses.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to register a Section 219 Restrictive Covenant to address the City's needs with respect to the City's Affordable Housing Strategy.

### **Public Art Policy**

- The applicant will be required to provide public art or register a Restrictive Covenant agreeing to provide cash-in-lieu, at a rate of 0.5% of construction value, to adequately address the City's needs with respect to public art, in accordance with the City's Public Art Policy requirements. The applicant will be required to resolve this requirement prior to consideration of Final Adoption.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on November 10, 2023, and the Development Proposal Signs were installed on November 07, 2023. Staff received no responses from neighbours in the vicinity.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character and is also subject to the urban design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP and the design guidelines in the Cloverdale Town Centre Plan (TCP).
- The proposed residential development consists of three (3), three-storey buildings with side-by-side garages accessed internally at grade, and one (1), two-storey building that is the retained and relocated Currie-Johnson House which will also be accessed internally at grade. Parking for the Currie-Johnson house will be provided in the form of an outdoor parking pad with side-by-side parking.
- To provide a pedestrian-friendly interface and appropriate building spacing, the length of all buildings facing the street does not exceed three (3) units.
- Buildings 1 and 2 contain three (3) units each, Building 3 contains two (2) units. The fourth building is the retained and relocated Currie-Johnson House which will consist of one (1) unit. All units are shown to be three-bedroom configurations.
- The applicant has worked with staff to ensure the provision of a high-quality public realm interface where units are oriented to face the street, with habitable rooms associated with the front entrance of each unit, and with entrances expressed individually by the provision of an entry porch. The west elevation of Building 3 presents a side-of-unit condition to 173B Street. The proposal avoids the placement of a blank wall facing the public realm through a gabled façade projection, variations in cladding, windows, and a wraparound porch which contributes to an attractive streetscape.
- All of the townhouse units in Buildings 1, 2, and 3, will contain an attached garage as well as a flex-room at grade. The kitchen, dining and family/living rooms of all units are located on the second floor, with bedrooms on the third floor.
- Main floor levels achieve a comfortable elevation of 0.6-metres to 1.2-metres above sidewalk grade. Apron parking and servicing elements have been screened from the public realm by locating them internal to the site, or through the provision of landscaping.
- Buildings 1, 2, and 3 are emphasized vertically to facilitate the identification of individual units. Ample glazing is proposed on the façade of each unit which will facilitate optimal Crime Prevention Through Environmental Design (CPTED) values.
- Buildings 1, 2, and 3 are well-modulated and articulated with different cladding materials and colours. The primary cladding materials consist of painted shakes, board and batten sidings, vinyl, and brick. The colour scheme consists of grey, white, and red brick, which will allow for the development to blend in with the surrounding residential context.

- The Currie-Johnson House will be rehabilitated and clad with stucco, brick, cementitious siding, wood fascia and window shutters in white, red brick, forest green, and peach tones. The Currie-Johnson House will be subject to a Heritage Revitalization Agreement which regulates its materials and aesthetic.
- Each townhouse unit in Buildings 1, 2, and 3, will contain a small private balcony off the second floor. All units will contain a small outdoor yard space.

#### Utility Connections

- The applicant has identified an appropriate location internal to the site for the placement of the electrical room between buildings 2 and 3, which will not be visible from the public realm. Staff have worked with the applicant to reduce the size of this structure to avoid diminishing the southern outdoor amenity space.
- Staff have asked the applicant to confirm the location of any gas meters and/or pad mounted transformer (PMT) locations on site. This issue will be resolved prior to Final Adoption with the intent to minimize the visibility of these installations from the street.

#### Landscaping

- Landscaping within and around the townhouse development will consist of Red Flowering Dogwood and Bloodgood Japanese Maple. A wide variety of shrubs, grasses, perennials, and ground covers are also proposed which will provide a high degree of amenity for future residents.
- The proposal achieves publicly accessible open space at the street corner in accordance with DP1 guidelines at the intersection of 60 Avenue and 173B Street. Staff will seek to preserve these corner conditions through a right-of-way for public rights-of-passage over the publicly accessible open space (corner plazas) within the site.

#### Indoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 27 sq. m. of indoor amenity space (at a rate of 3.0 sq. m. per dwelling unit). As there are fewer than 11 units proposed on the subject site, the applicant is proposing to meet this indoor amenity space requirement through the provision of cash-in-lieu, in accordance with City Policy.

#### Outdoor Amenity

- The proposed CD Zone (based on the RM-30 Zone) requires 27 sq. m. of outdoor amenity space (at a rate of 3.0 sq. m. per dwelling unit). The proposal meets this requirement. The character of the outdoor amenity is consistent with the overall development and contains an outdoor seating on miniature paved plazas surrounded by landscaping.
- Staff will continue to work with the applicant to see if there is an opportunity to enhance the programming of the south amenity space and provide an opportunity for children's play structures.

Outstanding Items

- There are a limited number of Urban Design items that remain outstanding, and which do not affect the overall character or quality of the project. These generally include:
  - Determining whether space for a PMT needs to be accommodated on site;
  - Minor updates to the materials on the feature posts and fence surrounding the corner plaza;  
Providing additional information on landscape treatment between the retained Currie-Johnson house, and the north outdoor amenity space / residential parking space 01;
  - Coordination of architectural elevations as required by the City Architect; and
  - Enhancement of the south outdoor amenity space to include different, child-oriented programming.

**TREES**

- Joey Banh, ISA Certified Arborist of Diamond Head Consulting prepared an Arborist Assessment for the subject property (Appendix IV). The table below provides a summary of the proposed tree retention and removal by tree species:

**Table 1: Summary of Proposed Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Bitter Cherry	3	3	0
Cherry Plum	1	1	0
Weeping Willow	1	1	0
Common Pear	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	11	11	0
Deodar Cedar	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>20</b>	<b>17</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>9</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>12</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$13,750</b>	

- The Arborist Assessment states that there are a total of twenty (20) mature trees on the site. There are no Alder or Cottonwood trees. The applicant proposes to retain three (3) trees 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.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a proposed total of thirty-four (34) replacement trees on the site. Since the proposed nine (9) replacement trees can be accommodated on the site, the proposed deficit of twenty-five (25) replacement trees will require an estimated cash-in-lieu payment of \$13,750, representing \$550 per, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of twelve (12) trees are proposed to be retained or replaced on the site with an estimated contribution of \$13,750 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Site Plan, Building Elevations, Landscape Plans and Perspective
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey, Tree Preservation and Tree Plans
Appendix V.	Surrey Heritage Advisory Commission Minutes (June 14, 2023, and July 10, 2024)
Appendix VI.	Cloverdale Town Centre Plan
Appendix VII.	Aerial Photos (COSMOS, April 2023)
Appendix VIII.	Heritage Revitalization Agreement

*approved by Ron Gill*

Don Luymes  
General Manager  
Planning and Development

RO/ar





# TOWNHOUSE DEVELOPMENT

at 17378 60 AVE. SURREY, BC





Project:  
2024-007  
60 JAYWOODS STREET  
Project Name:  
17700 60 AVENUE, SURREY, BC  
Drawing:

**PROJECT DATA AND CONCEPTUAL SITE PLAN**

Project Name:



REVISION		
No.	Date	Description
1	2024-06-04	
2	2024-07-11	
3	2024-07-18	
4	2024-08-07	
5	2024-08-14	
6	2024-08-28	

Scale:  
N.T.S.  
LIC. NO.  
**A.0.1**

**PROJECT RECONCILIATION**

ADDRESS: 17373 60 AVE, SURREY, BC

LOT SIZE (GROSS): 1,616.44 M<sup>2</sup> (0.40 ACRE)  
DEDICATION: 80.97 M<sup>2</sup>  
LOT SIZE (NET): 1,535.47 M<sup>2</sup>

**DENSITY PROPOSED:**

REGULAR TOWN-HOMES: 8 UNITS

HERITAGE HOUSE RETAINED ON SECOND LVL: 01 UNIT

(PARKING FOR HERITAGE HOUSE IS ON GRADE [LABELLED AS 61 & 32])

**TOTAL:**

9 UNITS

SITE COVERAGE: 625.00 M<sup>2</sup> / 1,616.44 M<sup>2</sup> = 38.66 %  
FSR - GROSS: 1,268.02 M<sup>2</sup> / 1,616.44 M<sup>2</sup> = 0.78  
FSR - NET: 1,208.02 M<sup>2</sup> / 1,535.47 M<sup>2</sup> = 0.82

**OFF STREET PARKING:**

REGULAR TOWN-HOMES: 16 STALLS

HERITAGE HOUSE RETAINED: 02 STALLS

VISITOR'S PARKING REQUIRED: 9 X 0.2 = 1.8 STALLS

VISITOR'S PARKING PROPOSED: 2.0 STALLS

**DENSITY CALCULATION:**

GROSS: 9 / 0.4 AC = 22.5 UPA  
NET: 9 / 0.379 AC = 23.74 UPA

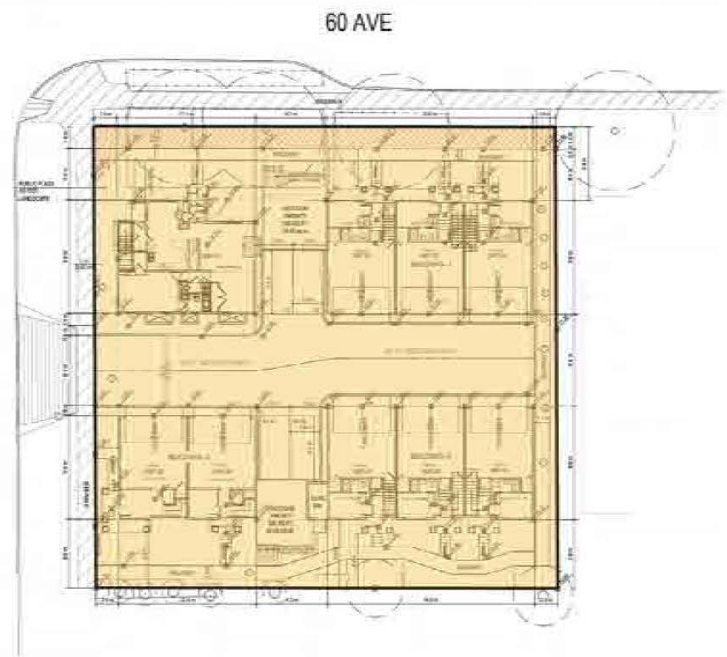
**BUILDING SETBACKS (PROPOSED):**

NORTH: 4.50 M  
SOUTH: 4.80 M  
EAST: 2.00 M  
WEST: 2.00 M

**OUTDOOR AMENITY SPACE:**

REQUIRED: 3 SQ.M PER D.U. = 8 UNITS x 3 = 24 SQ.M (258.34 SQ.FT.)  
PROPOSED: 54.71 SQ.M (589 SQ.FT.)

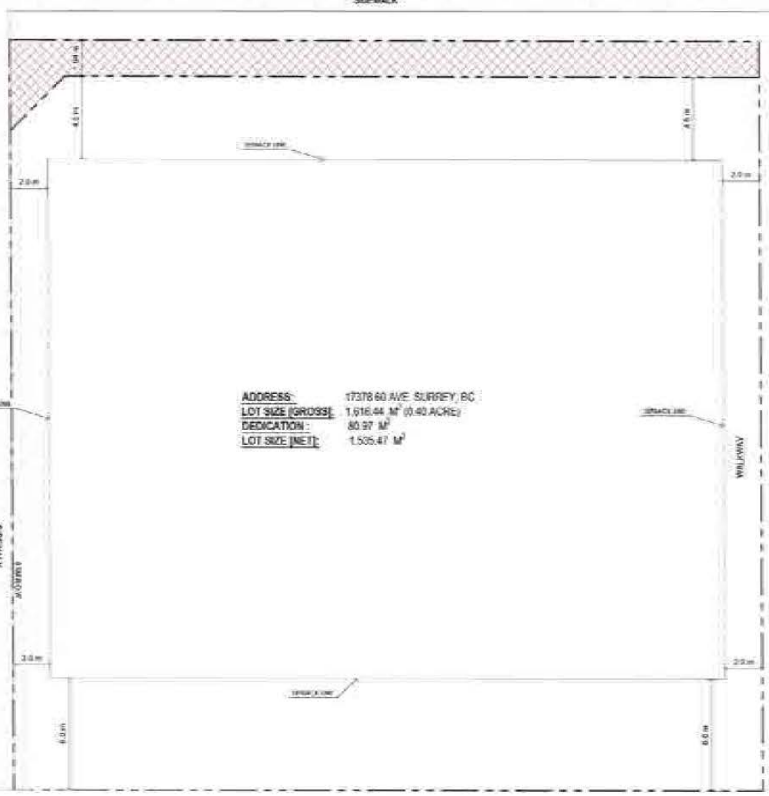
UNIT	NO. OF UNITS	BASEMENT	GROUND FLOOR	SECOND FLOOR	THIRD FLOOR	TOTAL	TOTAL (sq.m)
HERITAGE	1	1,410.00 SQ.M	1,410.00 SQ.M	1,410.00 SQ.M	1,410.00 SQ.M	5,640.00 SQ.M	5,640.00 SQ.M
A	2	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	4,300.00 SQ.M	4,300.00 SQ.M
B	2	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	4,300.00 SQ.M	4,300.00 SQ.M
C	1	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	4,300.00 SQ.M	4,300.00 SQ.M
D	1	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	4,300.00 SQ.M	4,300.00 SQ.M
E	1	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	4,300.00 SQ.M	4,300.00 SQ.M
F	1	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	1,075.00 SQ.M	4,300.00 SQ.M	4,300.00 SQ.M
TOTAL	9	8,820.00 SQ.M	8,820.00 SQ.M	8,820.00 SQ.M	8,820.00 SQ.M	35,280.00 SQ.M	35,280.00 SQ.M



1 CONCEPTUAL SITE LAYOUT

60 AVE

173B ST



ADDRESS: 17376 60 AVE SURREY, BC  
 LOT SIZE (GROSS): 1,016.04 M<sup>2</sup> (0.40 ACRES)  
 DEDICATION: 80.97 M<sup>2</sup>  
 LOT SIZE (NET): 1,505.47 M<sup>2</sup>



Cre 8 Architecture  
 17376 60 Ave  
 Surrey, BC V3V 0A4

Phone: 604-276-8818  
 Email: jason@cre8architecture.com

Cre 8 Architecture Ltd.



Project: 2023-007  
 MR. JAY TROTTER (1988)  
 Project Name: 17376 60 AVE SURREY, BC  
 Drawn by:

**BASE PLAN**

Project Name:



REVISION

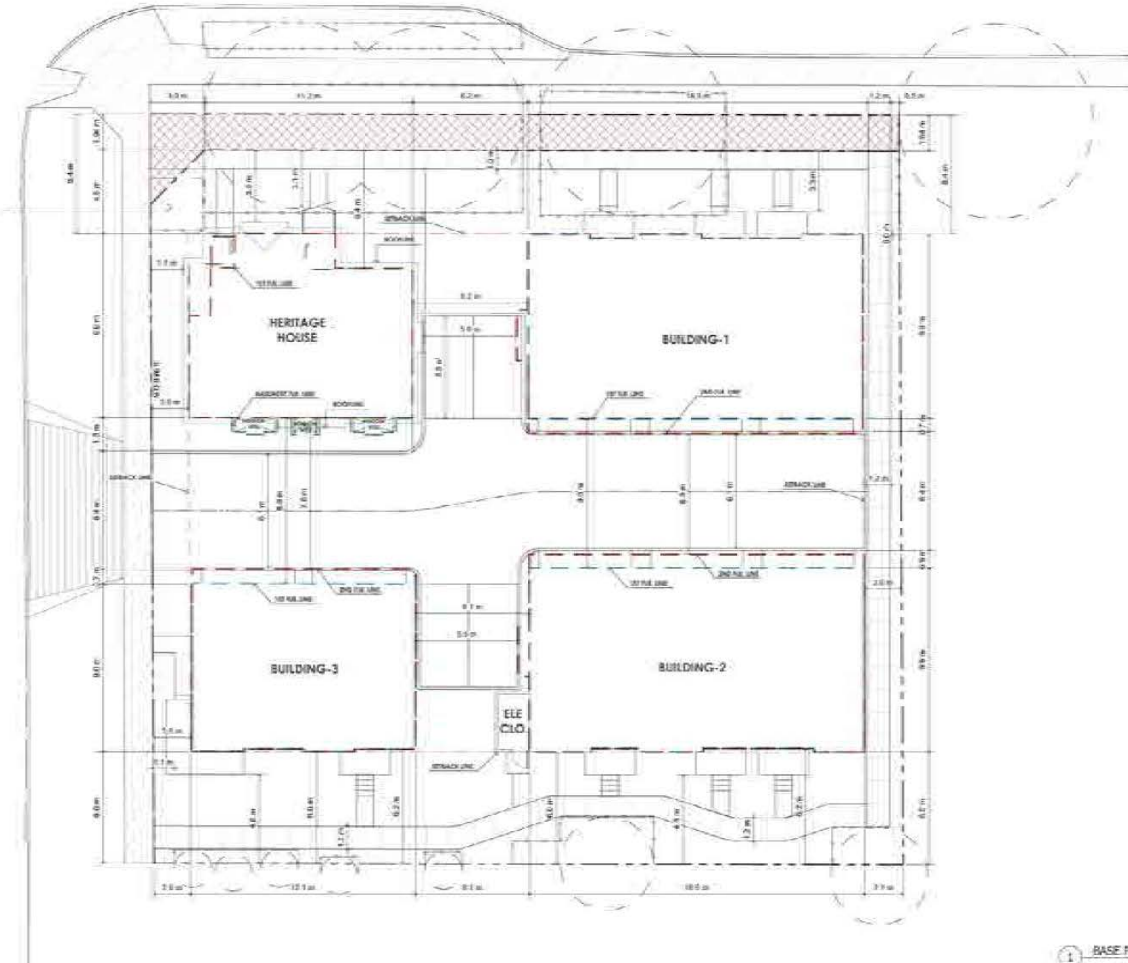
No.	Date	Description
1	2023-05-16	
2	2023-05-17	
3	2023-05-18	
4	2023-05-17	
5	2023-05-18	
6	2023-05-18	

1 BASE PLAN  
 Scale: 1/8" = 1'-0"

Sheet No. A.0.2

173B ST

60 AVE



Cre 8 Architecture  
173B St, Surrey, BC V4A 1A4

Cre 8 Architecture Ltd.  
173B St, Surrey, BC V4A 1A4



Project:  
2023-007  
173B ST, SURREY, BC

PROJECTIONS AND SETBACKS SHEET

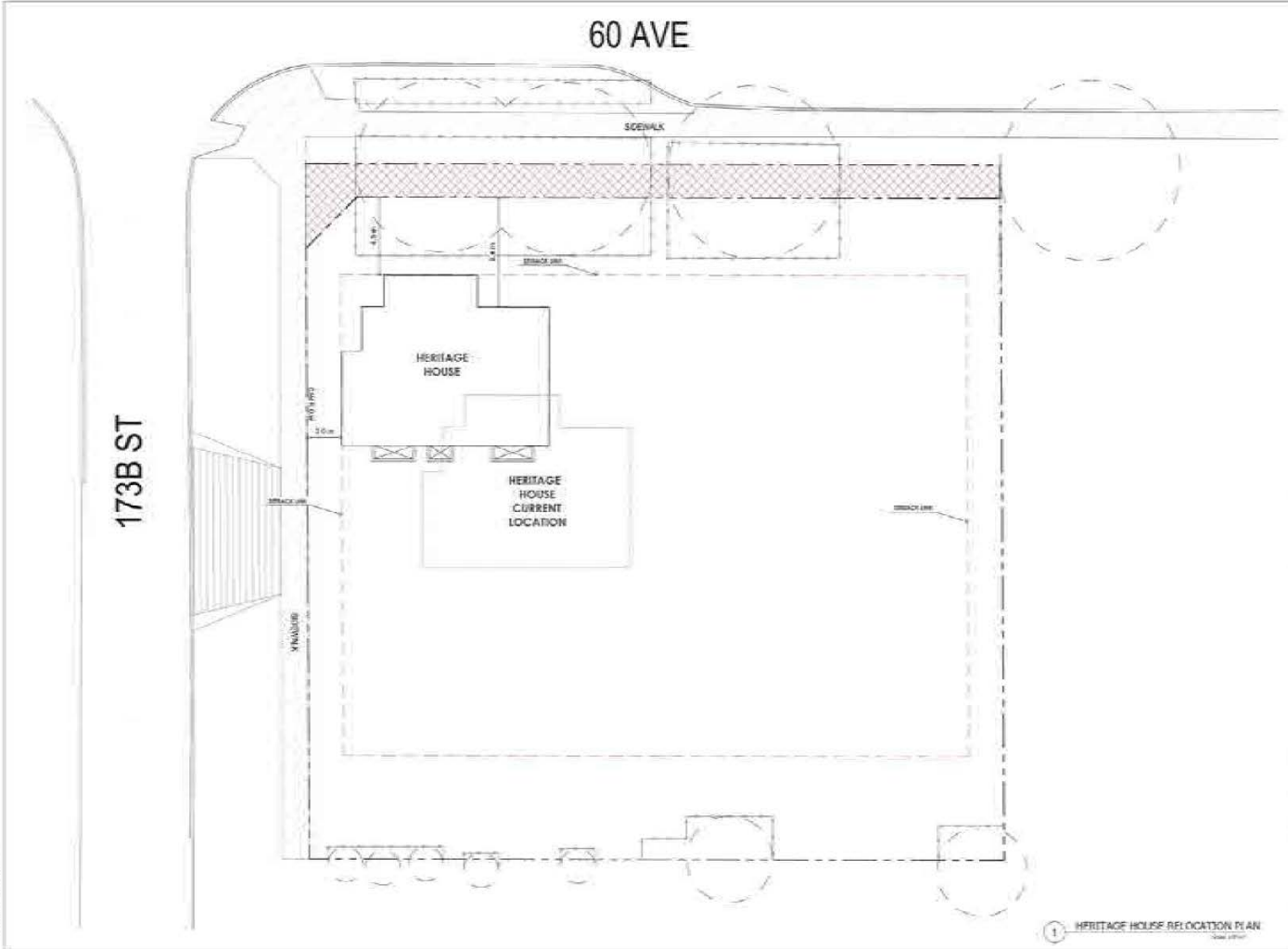
Project Name:



REVISION		
No.	Date	Description
1	2023-05-10	ISSUE FOR PERMIT
2	2023-05-11	REVISIONS
3	2023-05-11	REVISIONS
4	2023-05-11	REVISIONS
5	2023-05-11	REVISIONS
6	2023-05-11	REVISIONS

Scale: 1/8" = 1'-0"  
Sheet No: A.0.2(A)

Plot Date: 2023-05-10



173B ST

60 AVE

SCENWALK

HERITAGE HOUSE

HERITAGE HOUSE CURRENT LOCATION

STRECK LINE

VARIABLE

4.5m

3.0m

4.5m

4.5m

STRECK LINE

1 HERITAGE HOUSE RELOCATION PLAN  
Date: 1/1/2017



173B St Avenue  
North St, 173B St

Cre 8 Architecture Ltd.  
Tel: 0778 887 8187  
Email: jay@cre8architects.com

Cre 8 Architecture Ltd.



Project:  
2017-001  
MR JAY THOMAS 15385  
Project Name:  
173B ST AVENUE, SURREY, BC  
Drawing:  
HERITAGE HOUSE  
RELOCATION PLAN

Project Status:



REVISION

No.	Date	Description
1	2017-01-11	
2	2017-01-11	
3	2017-01-11	
4	2017-01-11	
5	2017-01-11	
6	2017-01-11	
7		
8		
9		
10		

Scale:  
1/8" = 1'-0"  
Sheet No:  
A.0.3



1 STREETScape ELEVATION (NORTH SIDE)  
Scale: 1/4" = 1'-0"



1 STREETScape ELEVATION (WEST SIDE)  
Scale: 1/4" = 1'-0"



1200 S. 27th Avenue  
North, NC 27704

Phone: (773) 861-3887  
Email: info@cre8arch.com

Cre 8 Architecture Ltd.

Project No: 2023-207  
 4811 W. FINDER HILL RD  
**Project Name**  
 11700 66 AVENUE, SURREY, BC  
 Designer:  
**STREETSCAPE ELEVATIONS**

Project Status:



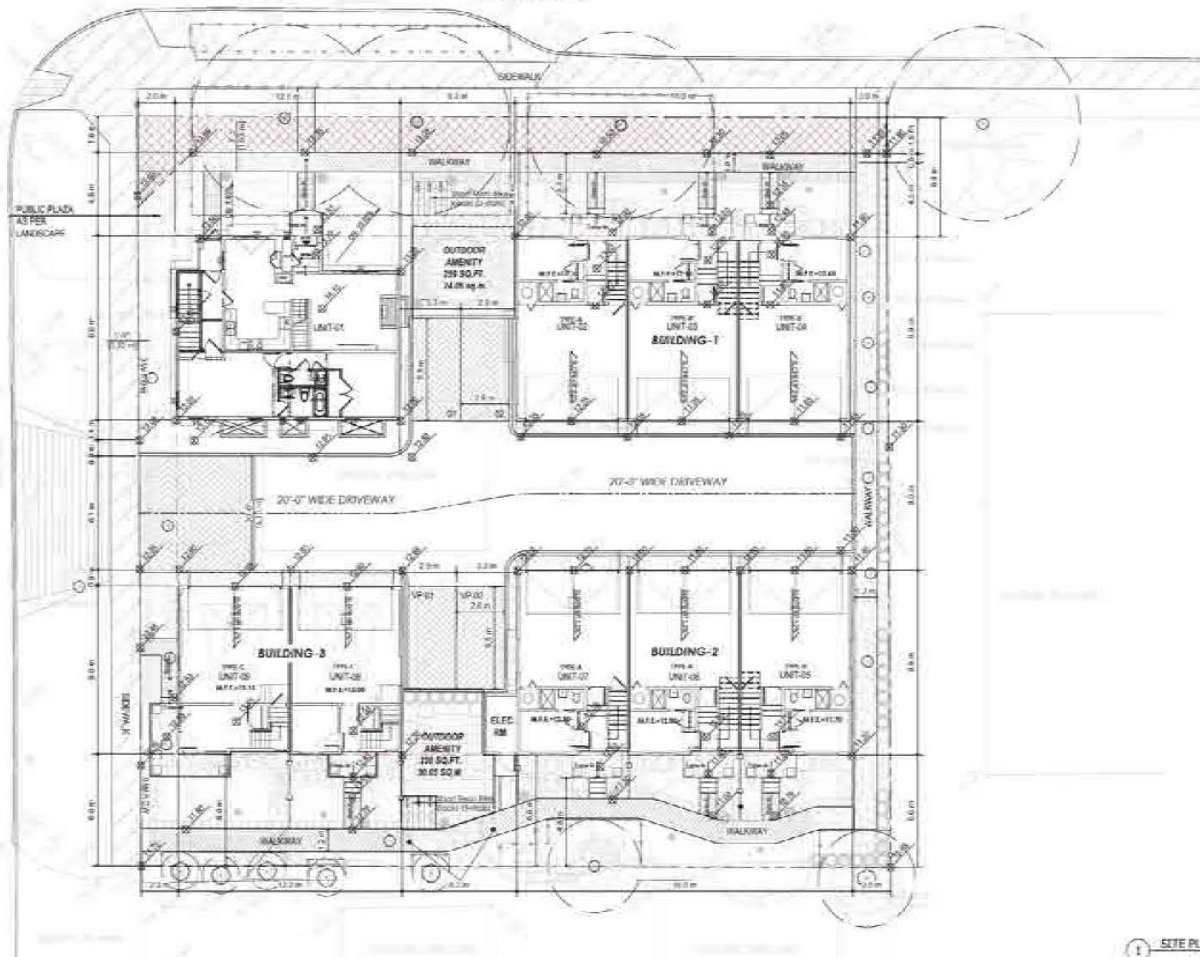
REVISION

No.	Date	Description
1	2023-03-06	
2	2023-03-13	
3	2023-03-14	
4	2023-04-17	
5	2023-05-16	

Scale: 1/4" = 1'-0" DWG. NO. **A.0.4**

DATE PLOTTED: 2023-05-10 10:00

60 AVE



10000  
 10000  
 10000

10000  
 10000  
 10000

Cre 8 Architecture Ltd.



Project No: 2020-007  
 Project Name: 177th St Addition, Surrey, BC

SITE PLAN

Project Name:



No.	Date	Description
1	2020.08.06	
2	2020.12.11	
3	2021.02.14	
4	2021.04.17	
5	2021.05.19	
6	2021.08.18	

Scale: 1/8" = 1'-0"  
 UTM: NAD 83  
**A.1.1**

2020-08-06



Project:  
2023-207  
1738 B STREET, ST. JOHN'S  
Project Name:  
1738 B AVENUE, SURREY, BC  
Drawing:  
**FIRE SITE-LAYOUT**

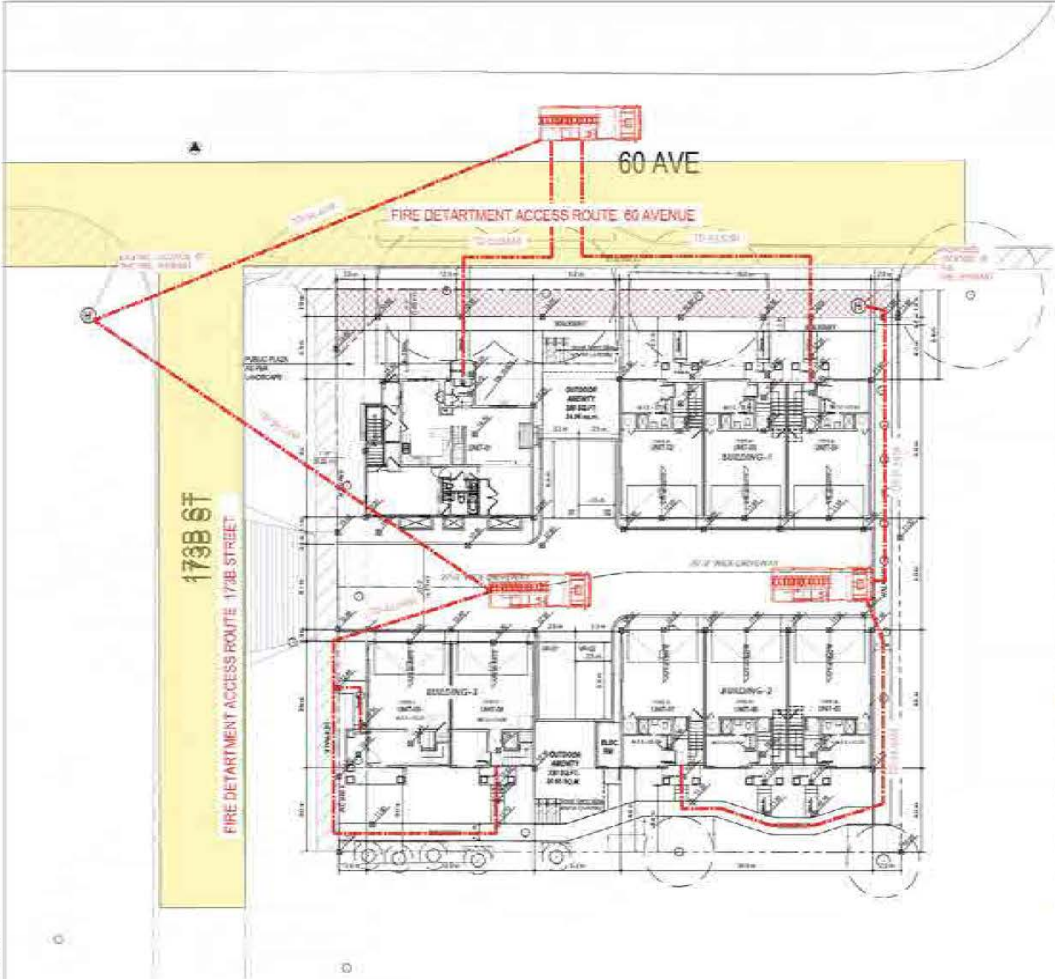
Project Name:



REVISION		
No.	Date	Description
1	2023-05-15	ISSUE FOR PERMIT
2	2023-05-18	REVISED PER COMMENTS
3	2023-05-17	REVISED PER COMMENTS
4	2023-05-18	REVISED PER COMMENTS
5	2023-05-18	REVISED PER COMMENTS
6	2023-05-18	REVISED PER COMMENTS

Scale:  
3/32" = 1'-0"

DWG. NO.  
**A.1.1(A)**



PRINCIPAL ENTRANCE TO UNIT  
 FIRE HYDRANT  
 TRAVEL DISTANCE

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023-05-15
2	REVISED PER COMMENTS	2023-05-18
3	REVISED PER COMMENTS	2023-05-17
4	REVISED PER COMMENTS	2023-05-18
5	REVISED PER COMMENTS	2023-05-18
6	REVISED PER COMMENTS	2023-05-18

NO.	DESCRIPTION	DATE
1	ISSUE FOR PERMIT	2023-05-15
2	REVISED PER COMMENTS	2023-05-18
3	REVISED PER COMMENTS	2023-05-17
4	REVISED PER COMMENTS	2023-05-18
5	REVISED PER COMMENTS	2023-05-18
6	REVISED PER COMMENTS	2023-05-18





1 EXISTING : SOUTH ELEVATION (ALONG DRIVEWAY)



2 PROPOSED : SOUTH ELEVATION (PROPOSED ALONG DRIVEWAY)

**EXTERNAL COLORS AND FINISHES**

1	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD ON TRAIL
2	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
3	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
4	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
5	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
6	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
7	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
8	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
9	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD
10	SHED (ASBESTOS) ROOF SHEETING WITH CHERRY WOOD



3 EXISTING : NORTH ELEVATION (60 AVENUE)



4 PROPOSED : NORTH ELEVATION (PROPOSED 60 AVENUE)

Project No: 2023-207  
 Client: JAMES H. HARRIS  
 Project Name: 11700 60 AVENUE, SURREY, BC  
 Drawing: HERITAGE HOUSE: ELEVATIONS PROPOSED & EXISTING  
 Project Status: [ ]



**REVISION**

No.	Date	Description
1	2023-03-10	
2	2023-03-10	
3	2023-03-10	
4	2023-03-10	
5	2023-03-10	
6	2023-03-10	
7	2023-03-10	
8	2023-03-10	
9	2023-03-10	
10	2023-03-10	

Scale: 1/4" = 1'-0"  
 DWG. NO: **A.3.1**



1 EXISTING : WEST ELEVATION  
Scale: 1/4" = 1'-0"



2 PROPOSED : WEST ELEVATION (173B STREET)  
Scale: 1/4" = 1'-0"

**MATERIAL LEGEND AND FINISH CODES:**

1	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
2	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
3	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
4	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
5	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
6	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
7	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
8	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
9	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
10	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
11	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
12	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
13	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
14	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
15	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
16	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
17	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
18	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
19	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS
20	WOOD SHAKES FROM WEST GARDEN SQUARE OF THIS



3 EXISTING : EAST ELEVATION  
Scale: 1/4" = 1'-0"



4 PROPOSED : EAST ELEVATION  
Scale: 1/4" = 1'-0"



**REVISION**

No.	Date	Description
1	2023-10-10	
2	2023-10-11	
3	2023-10-12	
4	2023-10-13	
5	2023-10-14	
6	2023-10-15	
7	2023-10-16	
8	2023-10-17	
9	2023-10-18	
10	2023-10-19	
11	2023-10-20	
12	2023-10-21	
13	2023-10-22	
14	2023-10-23	
15	2023-10-24	
16	2023-10-25	
17	2023-10-26	
18	2023-10-27	
19	2023-10-28	
20	2023-10-29	



**MATERIAL LEGEND**

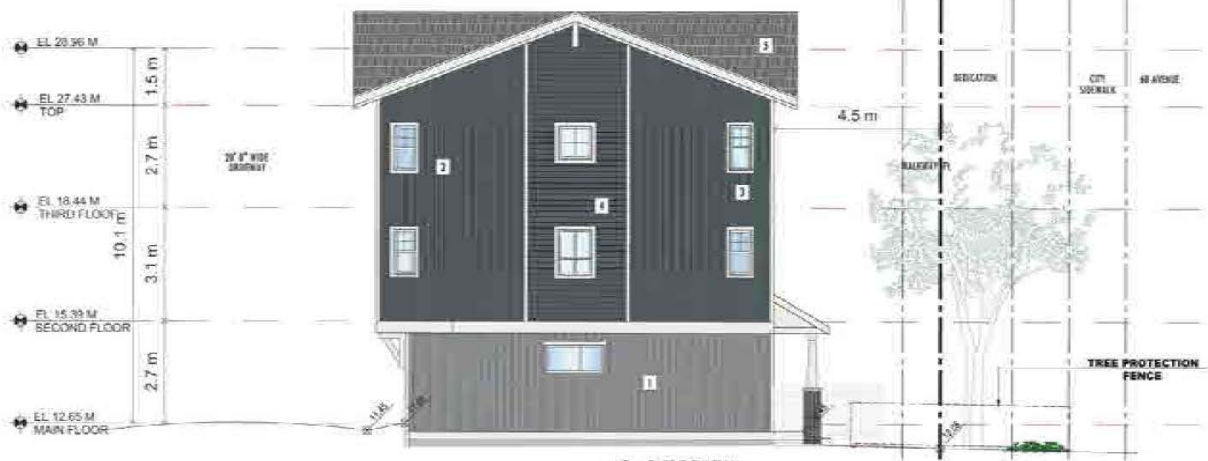
[Pattern]	1. VINYL CLIMATE CONTROL BOARD & BATTLE BARRIER ABOVE VINYL CLIMATE BOARD
[Pattern]	2. FIBERGLASS QUARTZ FIBER REINFORCED CONCRETE (FRP) BOARD
[Pattern]	3. 1/2" (12.7mm) EXTERIOR GYPSUM BOARD & BATTLE BARRIER ABOVE GYPSUM BOARD
[Pattern]	4. 1" (25.4mm) EXTERIOR GYPSUM BOARD & BATTLE BARRIER ABOVE GYPSUM BOARD
[Pattern]	5. 1" (25.4mm) EXTERIOR GYPSUM BOARD & BATTLE BARRIER ABOVE GYPSUM BOARD
[Pattern]	6. 1/2" (12.7mm) EXTERIOR GYPSUM BOARD & BATTLE BARRIER ABOVE GYPSUM BOARD
[Pattern]	7. 1/2" (12.7mm) EXTERIOR GYPSUM BOARD & BATTLE BARRIER ABOVE GYPSUM BOARD
[Pattern]	8. 1/2" (12.7mm) EXTERIOR GYPSUM BOARD & BATTLE BARRIER ABOVE GYPSUM BOARD
[Pattern]	9. 1/2" (12.7mm) EXTERIOR GYPSUM BOARD & BATTLE BARRIER ABOVE GYPSUM BOARD



REVISION		
No.	Date	Description
1	2023-02-20	
2	2023-03-10	
3	2023-03-15	
4	2023-04-10	
5	2023-04-15	



- MATERIAL LEGEND**
- 1. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 2. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 3. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 4. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 5. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 6. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 7. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 8. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 9. 1/2" x 4" x 8" PLYWOOD SHEATHING
  - 10. 1/2" x 4" x 8" PLYWOOD SHEATHING



Project No: 2023-2007  
Site: 1000 29 Avenue  
Project Name: 11100 29 AVENUE, SURVEY, INC.  
Drawing: BLDG-1 SIDE ELE

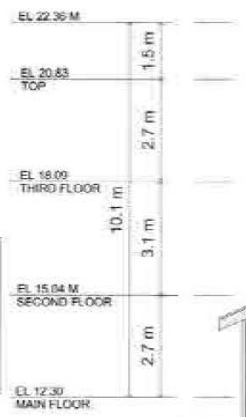


REVISION

No.	Date	Description
1	2023-10-10	
2	2023-10-11	
3	2023-10-11	
4	2023-10-11	
5	2023-10-11	



1 NORTH ELEVATION (ALONG DRIVEWAY)



2 SOUTH ELEVATION

**MATERIAL LEGEND**

1	1" WHITE LAMINATE FIBREGLASS FIBRE REINFORCED PLASTIC (FRP) SHEET
2	PAINTED GALVALUM, POLYURETHANE FINISH - (SCHEDULE 40)
3	PAINTED CONCRETE, POLYURETHANE FINISH - (SCHEDULE 40)
4	1" ASPHALTIC FIBRE GLASS FIBREGLASS REINFORCED PLASTIC (FRP) SHEET
5	GLASS, CLEAR, 1/8" (3.18) (3.18) (3.18) (3.18) (3.18) (3.18)
6	GLASS, CLEAR, 1/8" (3.18) (3.18) (3.18) (3.18) (3.18) (3.18)
7	APPLY GLASSING TO MATCH WITH OTHER UNITS FOR THIS
8	TRAVERTINE, BROWN
9	WETWORK GRANITIZED GRANITE

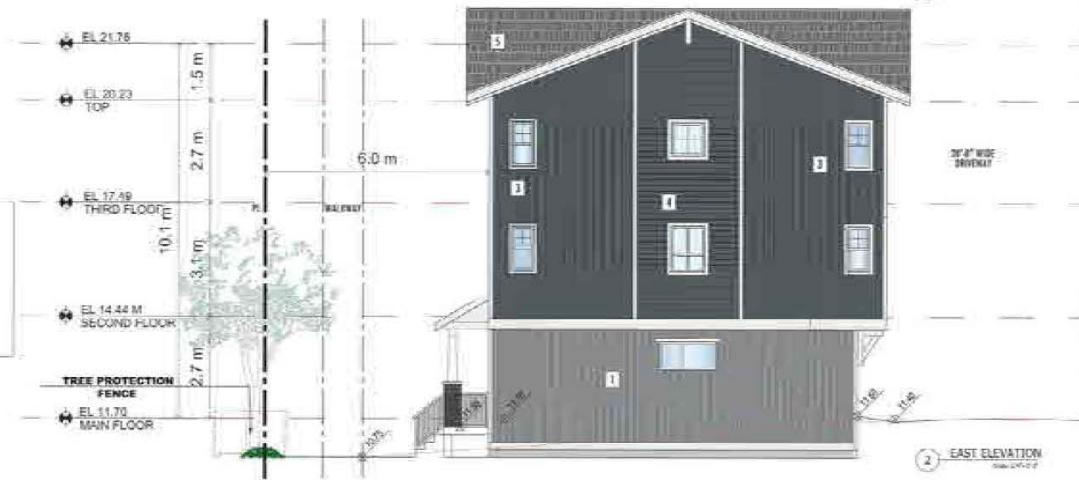
Project: 2023-207  
 11700 HWY 7 EAST, SUITE 101, MARKHAM, ON L3R 0A4  
 BLDG-2 ELE



**REVISION**

No.	Date	Description
1	2023-12-15	
2	2023-12-15	
3	2023-12-15	
4	2023-12-15	
5	2023-12-15	

Scale: 1/4" = 1'-0"  
 DWG. NO: A.3.4



**FINISH LEGEND**

- 1. DARK CHARCOAL VERTICAL SIDING & GUTTER PROTECTION BOARD (POLYCARBONATE)
- 2. WHITE PAINT (SHEEN: SEMI-GLOSS) (SHEEN: SATIN) (SHEEN: MATTE)
- 3. LIGHT CHARCOAL VERTICAL SIDING & FACTORY FINISHED SIDING (POLYCARBONATE)
- 4. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 5. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 6. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 7. DARK CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 8. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 9. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 10. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 11. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 12. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 13. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 14. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 15. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 16. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 17. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 18. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 19. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 20. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 21. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 22. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 23. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 24. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 25. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 26. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 27. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 28. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 29. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 30. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 31. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 32. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 33. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 34. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 35. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 36. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 37. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 38. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 39. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 40. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 41. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 42. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 43. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 44. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 45. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 46. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 47. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 48. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 49. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 50. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 51. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 52. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 53. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 54. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 55. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 56. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 57. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 58. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 59. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 60. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 61. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 62. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 63. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 64. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 65. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 66. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 67. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 68. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 69. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 70. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 71. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 72. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 73. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 74. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 75. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 76. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 77. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 78. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 79. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 80. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 81. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 82. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 83. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 84. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 85. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 86. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 87. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 88. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 89. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 90. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 91. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 92. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 93. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 94. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 95. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 96. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 97. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 98. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 99. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)
- 100. LIGHT CHARCOAL VERTICAL SIDING (POLYCARBONATE)



1000 29 Avenue  
 Suite 100, St. John's, NL A1B 2X4  
 Tel: (709) 463-8887  
 Email: info@cre8arch.com

Cre 8 Architecture Ltd.

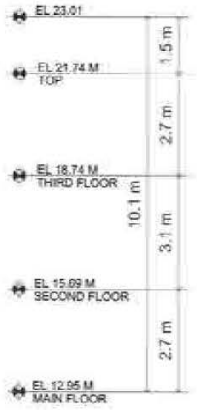
Project No: 2023-207  
 Site: 11700 66 Avenue, St. John's, NL  
 Project Name: 11700 66 Avenue, St. John's, NL  
 Drawing: BLDG-2 ELE



**REVISION**

No.	Date	Description
1	2023-11-15	
2	2023-11-15	
3	2023-11-15	
4	2023-11-15	
5	2023-11-15	
6	2023-11-15	
7	2023-11-15	
8	2023-11-15	
9	2023-11-15	
10	2023-11-15	
11	2023-11-15	
12	2023-11-15	
13	2023-11-15	
14	2023-11-15	
15	2023-11-15	
16	2023-11-15	
17	2023-11-15	
18	2023-11-15	
19	2023-11-15	
20	2023-11-15	
21	2023-11-15	
22	2023-11-15	
23	2023-11-15	
24	2023-11-15	
25	2023-11-15	
26	2023-11-15	
27	2023-11-15	
28	2023-11-15	
29	2023-11-15	
30	2023-11-15	
31	2023-11-15	
32	2023-11-15	
33	2023-11-15	
34	2023-11-15	
35	2023-11-15	
36	2023-11-15	
37	2023-11-15	
38	2023-11-15	
39	2023-11-15	
40	2023-11-15	
41	2023-11-15	
42	2023-11-15	
43	2023-11-15	
44	2023-11-15	
45	2023-11-15	
46	2023-11-15	
47	2023-11-15	
48	2023-11-15	
49	2023-11-15	
50	2023-11-15	
51	2023-11-15	
52	2023-11-15	
53	2023-11-15	
54	2023-11-15	
55	2023-11-15	
56	2023-11-15	
57	2023-11-15	
58	2023-11-15	
59	2023-11-15	
60	2023-11-15	
61	2023-11-15	
62	2023-11-15	
63	2023-11-15	
64	2023-11-15	
65	2023-11-15	
66	2023-11-15	
67	2023-11-15	
68	2023-11-15	
69	2023-11-15	
70	2023-11-15	
71	2023-11-15	
72	2023-11-15	
73	2023-11-15	
74	2023-11-15	
75	2023-11-15	
76	2023-11-15	
77	2023-11-15	
78	2023-11-15	
79	2023-11-15	
80	2023-11-15	
81	2023-11-15	
82	2023-11-15	
83	2023-11-15	
84	2023-11-15	
85	2023-11-15	
86	2023-11-15	
87	2023-11-15	
88	2023-11-15	
89	2023-11-15	
90	2023-11-15	
91	2023-11-15	
92	2023-11-15	
93	2023-11-15	
94	2023-11-15	
95	2023-11-15	
96	2023-11-15	
97	2023-11-15	
98	2023-11-15	
99	2023-11-15	
100	2023-11-15	

Scale: 1/4" = 1'-0"  
 DWG. NO: A.3.5



1 NORTH ELEVATION (ALONG DRIVEWAY)  
Scale: 1/4" = 1'-0"



2 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"

**FINISH LEGEND**

1	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
2	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
3	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
4	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
5	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
6	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
7	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
8	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
9	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
10	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
11	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
12	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
13	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
14	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
15	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
16	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
17	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
18	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
19	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
20	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
21	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
22	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
23	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
24	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
25	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
26	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
27	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
28	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
29	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
30	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
31	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
32	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
33	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
34	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
35	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
36	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
37	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
38	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
39	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
40	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
41	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
42	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
43	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
44	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
45	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
46	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
47	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
48	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
49	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)
50	PAINT: EXTERIOR: POLYURETHANE RESIN (SHEEN: MATT)

Project No: 2023-007  
Site: 40 FRODOX RD  
Project Name: 11700 RD W/4000E, SURREY, BC  
Drawing: BLDG-3-ELE



**REVISION**

No.	Date	Description
1	2023-03-10	
2	2023-03-10	
3	2023-03-10	
4	2023-03-10	
5	2023-03-10	
6	2023-03-10	
7	2023-03-10	
8	2023-03-10	
9	2023-03-10	
10	2023-03-10	
11	2023-03-10	
12	2023-03-10	
13	2023-03-10	
14	2023-03-10	
15	2023-03-10	
16	2023-03-10	
17	2023-03-10	
18	2023-03-10	
19	2023-03-10	
20	2023-03-10	
21	2023-03-10	
22	2023-03-10	
23	2023-03-10	
24	2023-03-10	
25	2023-03-10	
26	2023-03-10	
27	2023-03-10	
28	2023-03-10	
29	2023-03-10	
30	2023-03-10	
31	2023-03-10	
32	2023-03-10	
33	2023-03-10	
34	2023-03-10	
35	2023-03-10	
36	2023-03-10	
37	2023-03-10	
38	2023-03-10	
39	2023-03-10	
40	2023-03-10	
41	2023-03-10	
42	2023-03-10	
43	2023-03-10	
44	2023-03-10	
45	2023-03-10	
46	2023-03-10	
47	2023-03-10	
48	2023-03-10	
49	2023-03-10	
50	2023-03-10	



**FINISH LEGEND**

1	BRICK CLADDING (REDACTED) WITH PAINT (REDACTED) (REDACTED)
2	PAINT (REDACTED) (REDACTED) (REDACTED)
3	PAINT (REDACTED) (REDACTED) (REDACTED)
4	PAINT (REDACTED) (REDACTED) (REDACTED)
5	PAINT (REDACTED) (REDACTED) (REDACTED)
6	PAINT (REDACTED) (REDACTED) (REDACTED)
7	PAINT (REDACTED) (REDACTED) (REDACTED)
8	PAINT (REDACTED) (REDACTED) (REDACTED)
9	PAINT (REDACTED) (REDACTED) (REDACTED)
10	PAINT (REDACTED) (REDACTED) (REDACTED)
11	PAINT (REDACTED) (REDACTED) (REDACTED)
12	PAINT (REDACTED) (REDACTED) (REDACTED)
13	PAINT (REDACTED) (REDACTED) (REDACTED)
14	PAINT (REDACTED) (REDACTED) (REDACTED)
15	PAINT (REDACTED) (REDACTED) (REDACTED)
16	PAINT (REDACTED) (REDACTED) (REDACTED)
17	PAINT (REDACTED) (REDACTED) (REDACTED)
18	PAINT (REDACTED) (REDACTED) (REDACTED)
19	PAINT (REDACTED) (REDACTED) (REDACTED)
20	PAINT (REDACTED) (REDACTED) (REDACTED)

Project No: 2023-207  
 1730-107 AVENUE, ST. JOHN'S, NL  
 Drawing: BLDG-3-ELE



**REVISION**

No.	Date	Description
1	2023-03-10	
2	2023-03-10	
3	2023-03-10	
4	2023-03-10	
5	2023-03-10	
6	2023-03-10	
7	2023-03-10	
8	2023-03-10	
9	2023-03-10	
10	2023-03-10	
11	2023-03-10	
12	2023-03-10	
13	2023-03-10	
14	2023-03-10	
15	2023-03-10	
16	2023-03-10	
17	2023-03-10	
18	2023-03-10	
19	2023-03-10	
20	2023-03-10	

Scale: 1/4" = 1'-0"  
 DWG. NO: A.3.7





1 FIBRE CEMENT VERTICAL BOARD & BATTEN  
(BENJAMIN MOORE CHELSEA GRAY)



2 PAINTED SHAKES  
(BENJAMIN MOORE - GENTLEMAN'S GRAY)



3 FIBRE CEMENT VERTICAL BOARD & BATTEN  
(BENJAMIN MOORE - GENTLEMAN'S GRAY)



4 4" HORIZONTAL VINYL SIDING  
(BENJAMIN MOORE - GENTLEMAN'S GRAY)



5 ROOF- ASPHALT SHINGLES-Paboo Premier  
(Antique Black)



6 & 7 FASCIA TRIM TO MATCH WITH COBBLE STONE  
AND METAL CLADDING DOORS.



8 ENDICOTT RED BRICK.



9 WESTERN RED CEDAR LATTICE ; DIAGONAL



Project: 2023-207  
Site: 48 FINDERHILL DRIVE  
Project Name: 11700 40 AVENUE, SURREY, BC  
Drawing: MATERIAL SPECIFICATIONS

MATERIAL SPECIFICATIONS

Project Status:



REVISION

No. Date Description

1	2023-06-26	
2	2023-07-11	
3	2023-07-18	
4	2023-08-17	
5	2023-08-18	

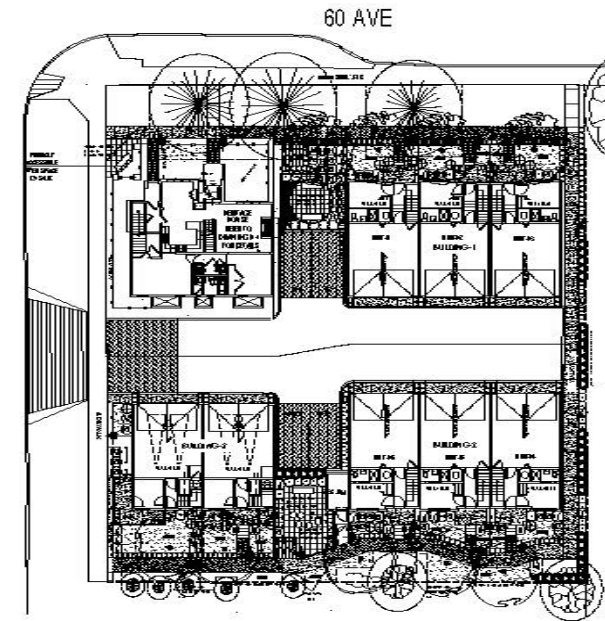
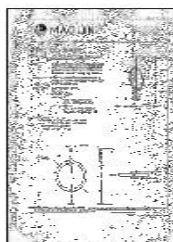
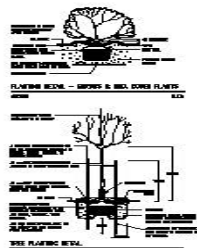
Scale: 1/4" = 1'-0"

Draw. No. A.3.8

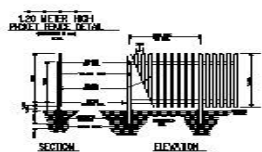
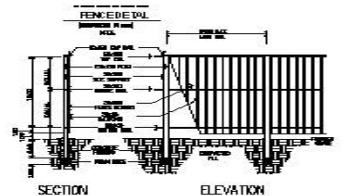
KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	DTL.	SIZE	SPACING	REMARKS
(S)	ORCHID FLORIDA YAMBLIN'	FED. FLOWERING ORCHID	4	6 CM CAL.	AS SHOWN	B. B.R.
(R)	AZEA PALM/BBUN 'BLACKROSE'	BLOSSOMING PALM	5	1.00 METERS	AS SHOWN	B. B.R.
(E)	SINIBOXICA HEDERARUM HANBUC	HIMALAYAN SWEET WOOD	25	85 POT	65 CM O.C.	
(C)	AZALEA JAPONICA 'TINA DORNEY'	CHINESE AZALEA	21	85 POT	90 CM O.C.	
(D)	AZALEA BATHURSTII 'WINDSOR LIGHTS'	WINDSOR LIGHTS AZALEA	2	85 POT	90 CM O.C.	
(O)	AZOLEA AMERICA (VARIES)	AZALEA	8	85 POT	90 CM O.C.	
(J)	ARZIA TENNA SPICATA'	EDWARD GAUCHER ARZIA	1	85 POT	90 CM O.C.	
(N)	BOSS BIGNONELLA 'NIGHT BLUE'	ASIAN BOSSWOOD	10	85 POT	90 CM O.C.	
(I)	HYDRANGEA MACKENZIEI 'MIDNIGHT BLUE'	HYDRANGEA	11	85 POT	90 CM O.C.	
(M)	MEIUM PHORODENDRON (VARIES)	PHORODENDRON	25	85 POT	90 CM O.C.	
(K)	MIZIA (VARIES)	MIZIA	18	85 POT	90 CM O.C.	
(L)	SPYRACA VALLIBUS 'MICHEL BUCHER'	LEUC	23	85 POT	90 CM O.C.	
(U)	FRAXIA LAROCASUS 'TOTO LUPIN'	TOTO LUPIN LABEL	24	85 POT	90 CM O.C.	
(T)	TALIA COCCINEA 'SUNNY'	EMERALD ABERDEEN	41	1.00 METERS	70 CM O.C.	

**NOTES:**

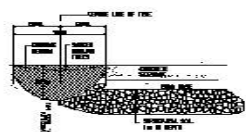
1. ALL PLANTINGS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) PRACTICE MANUAL.
2. ALL PLANTINGS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) PRACTICE MANUAL.
3. ALL PLANTINGS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) PRACTICE MANUAL.
4. ALL PLANTINGS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) PRACTICE MANUAL.
5. ALL PLANTINGS TO BE IN ACCORDANCE WITH THE LATEST EDITION OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS (ASLA) PRACTICE MANUAL.



173B ST.



STRUCTURE ON/GRADING OVERLAP AREA



1.80 CM BOUND

North arrow pointing upwards.

- (S) (Symbol) WOODS
- (R) (Symbol) WATER ROCK
- (E) (Symbol) PERENNIALS
- (C) (Symbol) SHRUBS
- (D) (Symbol) CONCRETE
- (O) (Symbol) CONCRETE
- (J) (Symbol) CONCRETE
- (N) (Symbol) CONCRETE
- (I) (Symbol) CONCRETE
- (M) (Symbol) CONCRETE
- (K) (Symbol) CONCRETE
- (L) (Symbol) CONCRETE
- (U) (Symbol) CONCRETE
- (T) (Symbol) CONCRETE

Scale: 1" = 10'-0"

**LANDSCAPE ARCHITECTS & ASSOCIATES INC.**  
 1234 AVENUE  
 WASHINGTON, DC 20001  
 PHONE (202) 555-1234

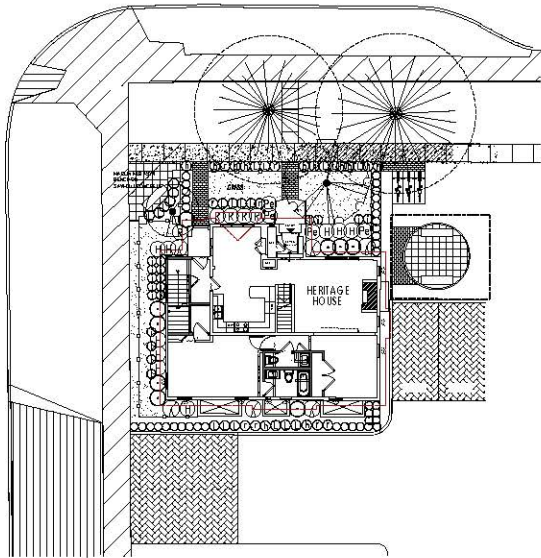
**NO. 1234**  
 1234 AVENUE  
 WASHINGTON, DC 20001  
 PHONE (202) 555-1234

**LANDSCAPE PLAN**  
**B UNIT**  
**TRAILHOUSE DEVELOPMENT**  
 FREDERICK, MARYLAND

DATE	BY	REVISION

60 AVE

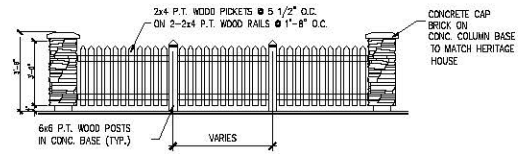
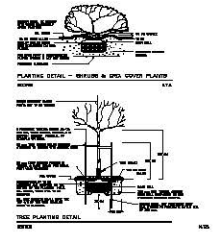
173B ST



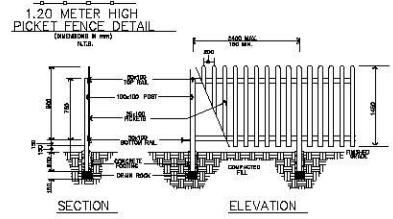
KEY	BOTANICAL NAME	HERITAGE HOUSE PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	MANDOLIA SOULANGIANA	SALICER MANDOLIA	1	3.00 METERS	AS SHOWN	B & B
○	PHORADENDRON NIGRA	FLOWERING PLUM	1	Ø 100 CAL.	AS SHOWN	B & B
○	BUSCUS MACROPHYLLA "WINTER GEM"	ARMY BOWWOOD	20	Ø 1 POT	45 CM O.C.	
○	NOELA (VARIOUS)	NOELA	5	Ø 1 POT	90 CM O.C.	
○	SYRINGA VULGARIS "NICHOL BUCHNER"	LILAC	6	Ø 1 POT	90 CM O.C.	
○	HYDRANGEA (VARIOUS)	HYDRANGEA	8	Ø 1 POT	90 CM O.C.	
○	PECUN (VARIOUS)	POPPY	4	Ø 1 POT	90 CM O.C.	
○	ROSA (VARIOUS)	ROSE	5	Ø 1 POT	90 CM O.C.	
○	SEASIDE HIB (VARIOUS)	SEASIDE HIB	24	Ø 1 POT	45 CM O.C.	
○	HEMEROCALLIS (VARIOUS)	FLOWERING LILY	2	Ø 1 POT	45 CM O.C.	
○	LAVANDULA ANGSTREIFIA "WURSTED"	LANESES	6	Ø 1 POT	45 CM O.C.	
○	RUBICOLA TELERA	BLACK-EYED SUSAN	2	Ø 1 POT	45 CM O.C.	

**NOTES:**

1. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
2. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
3. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
4. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
5. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
6. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
7. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
8. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
9. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.
10. ALL PLANTING SHALL BE DONE IN ACCORDANCE WITH THE CITY OF SUDBURY PLANTING SPECIFICATIONS AND THE CANADIAN PLANTING STANDARDS.



CORNER FEATURE PICKET FENCE DETAIL



N

- WASHED RIVER ROCK
- RENNEABLE PAVER
- STAMPED CONCRETE
- CONCRETE PAVERS
- CONCRETE
- STRUCTURAL SOIL

DATE: \_\_\_\_\_ DRAWN: \_\_\_\_\_

CKAVOLINAS & ASSOCIATES INC.  
 2147 JEROME COURT  
 ABERFOOT, B.C.  
 V2N 2S2  
 PHONE (604) 857-0219

DATE: \_\_\_\_\_  
 BY: J.M. SMITH  
 IN CHARGE: J.M. SMITH  
 8210 RIVE BROOK WALKWAY  
 SUITE 201  
 BURNABY, B.C.  
 V5A 3K6  
 778-461-3300

TITLE: PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED  
 HERITAGE HOUSE  
 173B 60th AVENUE  
 SUDBURY, B.C.

SCALE: 1/100	DATE: 10/16/24
DRAWN: JMS	CHECKED: JMS
DATE: 10/16/24	PROJECT: 173B 60th
PROJECT: 173B 60th	DATE: 10/16/24
PROJECT: 173B 60th	DATE: 10/16/24
PROJECT: 173B 60th	DATE: 10/16/24

FIGURE NO. H-1

---

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

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

DATE: **October 10, 2023** PROJECT FILE: **7822-0195-00**

---

RE: **Engineering Requirements  
Location: 17378 60 Ave**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 1.942m along 60 Avenue.
- Dedicate 3m x 3m at the intersection of 173B Street and 60 Avenue.
- Register 0.5m statutory right-of-way (SRW) along 173B Street.
- Register 0.5m SRW along 60 Avenue.
- Register restrictive covenants confirmed through detailed design.

***Works and Services***

- Construct east side of 173B Street.
- Construct south side of 60 Avenue.
- Construct new water and sanitary mains along 173B Street.
- Provide water, storm, and sanitary service connections, and concrete letdown.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.



Jeff Pang, P.Eng.  
Development Services Manager

SY

Department: **Planning and Demographics**  
Date: **May 21, 2024**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **22 0195 00 (updated May 21, 2024)**

The proposed development of **9** Townhouse units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	7
---	---

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	4
Secondary School =	2
<b>Total Students =</b>	<b>6</b>

<b>Current Enrolment and Capacities:</b>	
<b>George Greenaway Elementary</b>	
Enrolment	596
Operating Capacity	453
# of Portables	6
<b>Lord Tweedsmuir Secondary</b>	
Enrolment	1804
Operating Capacity	1400
# of Portables	12

**Summary of Impact and Commentary**

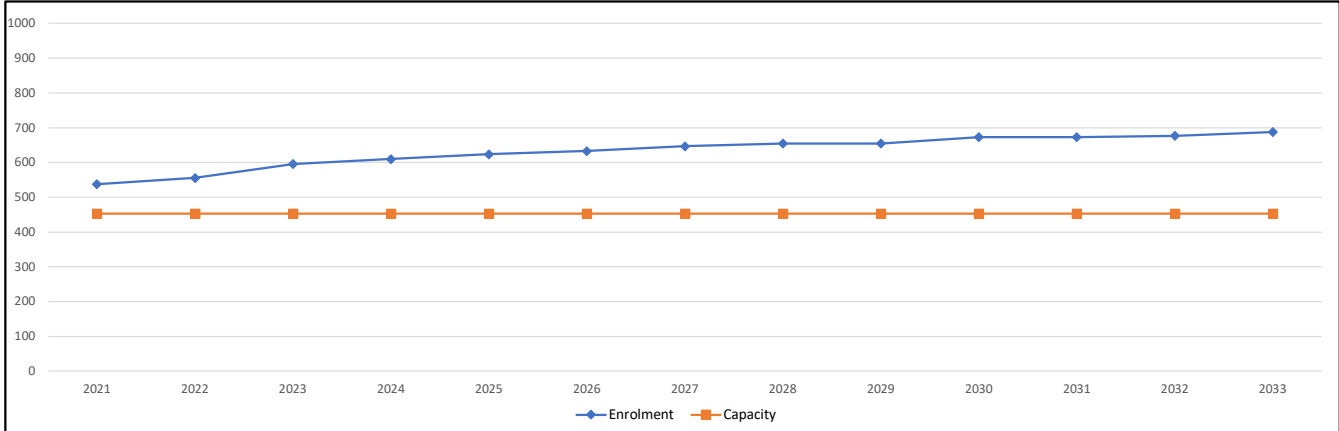
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

George Greenaway Elementary is in a maturing neighbourhood. What our data is suggesting is that there is strong in-migration growth factor, particularly of, new young families with children in the catchment. We don't anticipate high growth in this school region and enrolment growth will be managed by additional portables over the course of the next 10 years.

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.

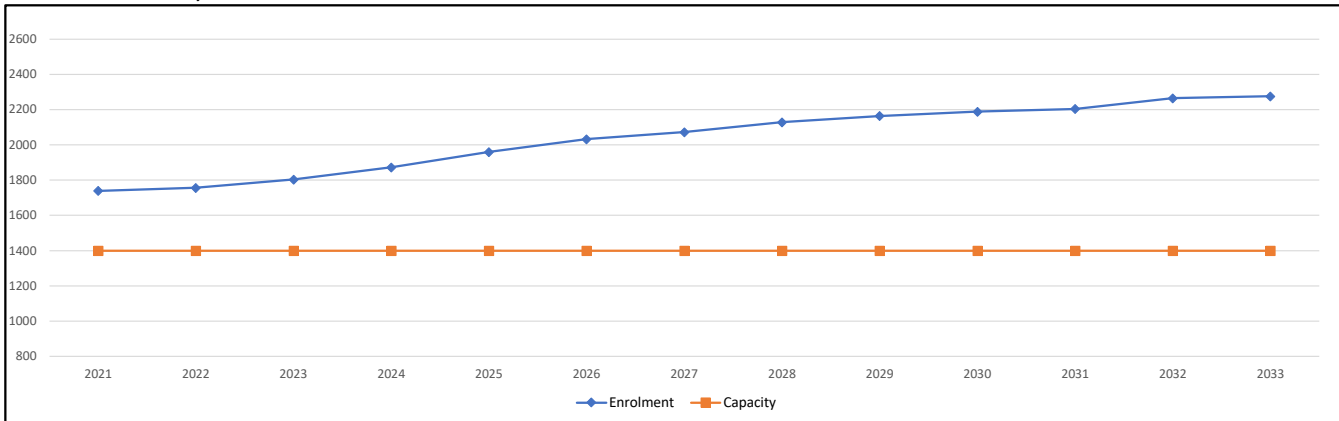
Lord Tweedsmuir continues to grow as it serves the majority of the Cloverdale community. The school's capacity is 1400. As part of the District's 2024/2025 Capital Plan, the District is requesting a 600-capacity addition targeted to open in 2029. The project has not been approved by the Ministry of Education and Child Care.

**George Greenaway Elementary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Lord Tweedsmuir Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Population :** The projected population of children aged 0-17 impacted by the development.  
**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

### 3.0 Findings: Tree Inventory and Risk Assessment

#### 3.1 Tree Inventory

Table 1 summarizes the trees on site and Appendix 1 contains the complete tree inventory.

##### Trees On-site

Seventeen (17) protected trees are on the subject site. In addition, one (1) is shared with private property and two (2) are shared with the city, totaling twenty-one (21).

Sixteen (16) protected trees on-site and shared are proposed for removal as part of this development proposal and five (5) are recommended for retention (see Appendix 1 for individual tree inventory information).

Table 1: Summary of the on-site and City tree inventory by species, the recommended number to be retained and removed.

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood)</b>			
Bitter Cherry (1 shared)	3	3	0
Cherry Plum	1	1	0
Weeping Willow	1	1	0
Common Pear	1	1	0
<b>Coniferous Trees</b>			
Douglas-Fir	11	11	0
Black Pine	3	0	3
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>20</b>	<b>16</b>	<b>3</b>
<b>Additional Trees in the proposed Open Space/ Riparian Area</b>	-	-	-
<b>Total Replacement Trees Proposed (excluding Boulevard/Riparian Area)</b>		<b>12</b>	
<b>Total Retained and Replacement Trees</b>		<b>15</b>	

##### Trees on Adjacent Properties

Seven (7) privately owned off-site trees are within 4 m of the property line, or has a tree protection zone that extends into the subject site. One (1) is an alder tree. All 7 trees adjacent to the property are recommended for retention.

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number      7922-0195-00  
 Site Address                      17378 60 Avenue  
 Registered Arborist              Joey Banh PN-9035A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>20</b>
<b>Protected Trees to be Removed</b>	<b>16</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>4</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0      x    one (1)    =    0 - All other Trees Requiring 2 to 1 Replacement Ratio 16     x    two (2)    =    32	<b>32</b>
<b>Replacement Trees Proposed</b>	<b>2</b>
<b>Replacement Trees in Deficit</b>	<b>30</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>-</b>

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

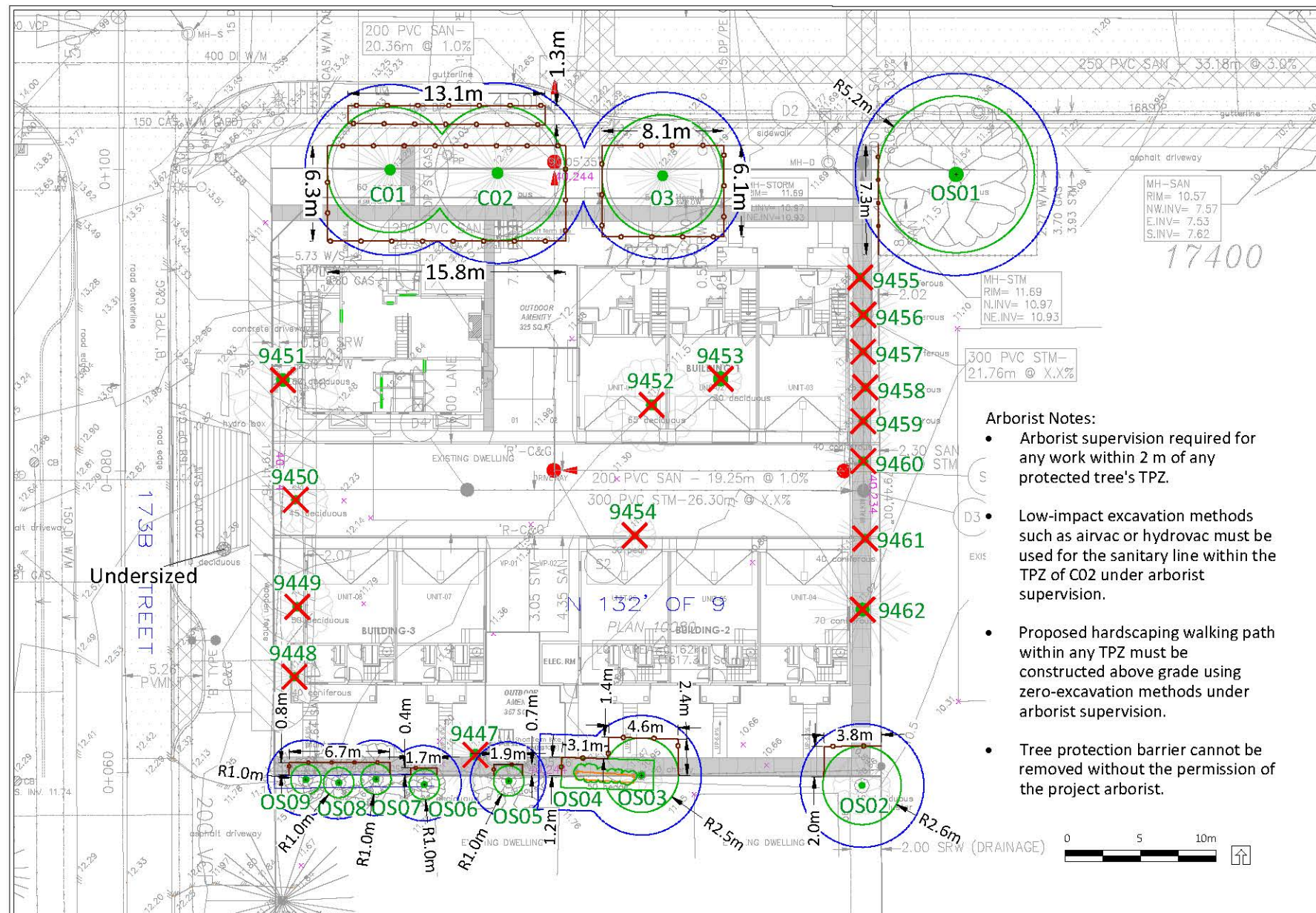
Summary, report and plan prepared and submitted by



Signature of Arborist

November 8, 2023

Date



**LEGEND**

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- TREE TO BE REMOVED

**NOTES**

- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
- All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
- The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
- No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
- The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
- Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
- This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
- This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**Arborist Notes:**

- Arborist supervision required for any work within 2m of any protected tree's TPZ.
- Low-impact excavation methods such as airvac or hydrovac must be used for the sanitary line within the TPZ of C02 under arborist supervision.
- Proposed hardscaping walking path within any TPZ must be constructed above grade using zero-excavation methods under arborist supervision.
- Tree protection barrier cannot be removed without the permission of the project arborist.



3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886

Drawing title: Tree Management Plan  
Project address: 17378 60 Avenue, Surrey  
Client: Jasleen Kaur - CitiWest Consulting LTD.

Drawing No: 007  
Date: 2023/11/08  
Drawn by: JB  
Page Size: TABLOD 11"x17"

Page #  
1 of 1



It was Moved by Commissioner Lou  
Seconded by Commissioner Hilmer  
That the Surrey Heritage Advisory Commission  
(SHAC) receive the report dated March 31, 2023, regarding the potential for  
relocation of the Creelman House at 5678 182 Street, as an alternative to  
demolition as information.

Carried

**(d) Currie-Johnson House at 17378 60 Avenue  
Proposed Rezoning and Heritage Revitalization Agreement (HRA)  
Addition to the Heritage Register**

File: 7922-0195-00

The Heritage Planner summarized the report dated June 5, 2023, regarding a rezoning and Heritage Revitalization Agreement (HRA) application that has been received for the Currie-Johnson House located at 17378 60 Avenue. The following information was highlighted:

- The Currie-Johnson House was built in 1930 in craftsman style with a Spanish colonial attitude. The house is valued for its location in Cloverdale on McLellan Road and its association with two well-known Surrey families and local institutions.
- The applicant has provided a heritage evaluation to determine its historical values and significance, as well as a structural condition and hazmat report. A fire had occurred in the house but was contained to the north upstairs bedroom.
- The applicant is proposing to develop eight townhouse units, as well as the retention and relocation of the Currie-Johnson House as an additional dwelling unit.

In response to questions from the Commission, the Heritage Planner provided the following information:

- The applicant has not been requested to secure the property.
- Once the Currie-Johnson House is protected by an HRA, the applicant could apply for a financial assistance grant for the relocation of the house.
- The Currie-Johnson House would need to be restored before the additional townhouse units are developed. Staff could investigate a no-sale Restrictive Covenant to ensure this process.
- The house is currently on the Heritage Inventory but staff will request that Council add it to the Heritage Register.

It was Moved by Commissioner Priddy  
 Seconded by Commissioner Lou  
 That the Surrey Heritage Advisory

Commission (SHAC):

1. Receive the report dated June 5, 2023, regarding a rezoning and Heritage Revitalization Agreement (HRA) application that has been received for the Currie-Johnson House located at 17378 60 Avenue as information;
2. Recommend to Council that the Currie-Johnson House at 17378 60 Avenue be added to the Surrey Heritage Register; and
3. Recommend to the General Manager, Planning and Development, that staff be directed to proceed with the preparation of a Heritage Revitalization Agreement Bylaw (HRA) for the Currie-Johnson House at 17378 60 Avenue.

Carried

**(e) Surrey Heritage Inventory Review – Crescent Beach**

File: 6800-14

The Heritage Planner summarized the report dated April 3, 2023 regarding the Surrey Heritage Inventory Review in Crescent Beach. There are specific challenges related to retaining heritage buildings in Crescent Beach due to flood construction level restrictions. Property owners seeking to add an addition of more than 10% of the existing floor area must have their structure at or above the flood construction level. For many of the smaller heritage properties in Crescent Beach, this can be cost prohibitive, and raising the house can change the character of the house.

The Commission noted that the house located at 2870 O'Hara Lane is a unique style, especially compared to other homes on O'Hara Lane and recommended that this property remain on the Heritage Inventory for further consideration during the next phase of the Heritage Inventory Review.

It was Moved by Commissioner Hilmer  
 Seconded by Commissioner Priddy  
 That the Heritage Advisory Commission:

1. Receive the report dated April 3, 2023 regarding the Surrey Heritage Inventory Review in Crescent Beach for information;
2. Recommend that the house located at 2870 O'Hara Lane remain on the Heritage Inventory; and
3. Approve the removal of the remaining heritage properties in Crescent Beach from the Heritage Inventory as indicated in Appendix I of the report.

Carried

plaque installations at 1881 Town Hall, the Anderson Cabin, and Old Anniedale School.

It was Moved by Commissioner Lou  
Seconded by Commissioner Priddy  
That the SHAC

1. Receive this report as information;
2. Review the attached list of protected heritage properties recommended for plaque production and provide feedback to staff; and
3. Allocate up to \$4,000 from the Unrestricted Reserve for Future Expenditure for the cost of heritage plaque production and installation for up to three City-owned protected heritage buildings located at the Museum of Surrey Campus.

Carried

**(b) Currie-Johnson House (17378 60 Avenue)  
Heritage Revitalization Agreement Bylaw (HRA)**

The Heritage Planner summarized the report dated July 2, 2024, regarding the Currie-Johnson House on 17378-60 Avenue:

- The proposed HRA for the Currie-Johnson House, located at 17378-60 Avenue, includes a rezoning from Regional Facility (RF) to Comprehensive Development (CD), subdivision, and a Development Permit (DP) for form and character to allow for the construction of eight regular townhouse units.
- The Currie-Johnson House is proposed to be relocated to the north-west corner of the site and will serve as one of nine proposed residential units.
- This plan intends to retain the historic value of the property through window rehabilitation and a chimney reconstruction with new, matching bricks.

In response to questions from the Commission, staff provided the following information:

- The Currie-Johnson House is not yet a protected heritage property.
- Staff foresee that the alternative to this proposal would be demolish of the Currie-Johnson House by developers.
- Since the heritage property is situated in the centre of the site, it is necessary to relocate it to the corner to allow for development of the area.

The SHAC made the following comments

- Commissioner Ring commended Staff for the treatment of the public realm around the heritage house and appreciates the plan for its ability to focalize the heritage house as a prominent and distinctive building.
- Councillor Stutt reiterated the value of revitalizing the Currie-Johnson House in this way to protect the property from a potential demolition.

It was Moved by Commissioner Himler  
Seconded by Commissioner Priddy  
That the SHAC

1. Receive this report as information; and
2. Recommend to the General Manager, Planning and Development Department, that the HRA Bylaw for the Currie-Johnson House be forwarded to Council for consideration following review by Legal Services and the City Architect.

Carried

### 3. **PLANNING & DEVELOPMENT and PARKS, RECREATION & CULTURE**

#### (a) **Wright House at 15265 16 Avenue Financial Contribution in Lieu of Heritage Retention**

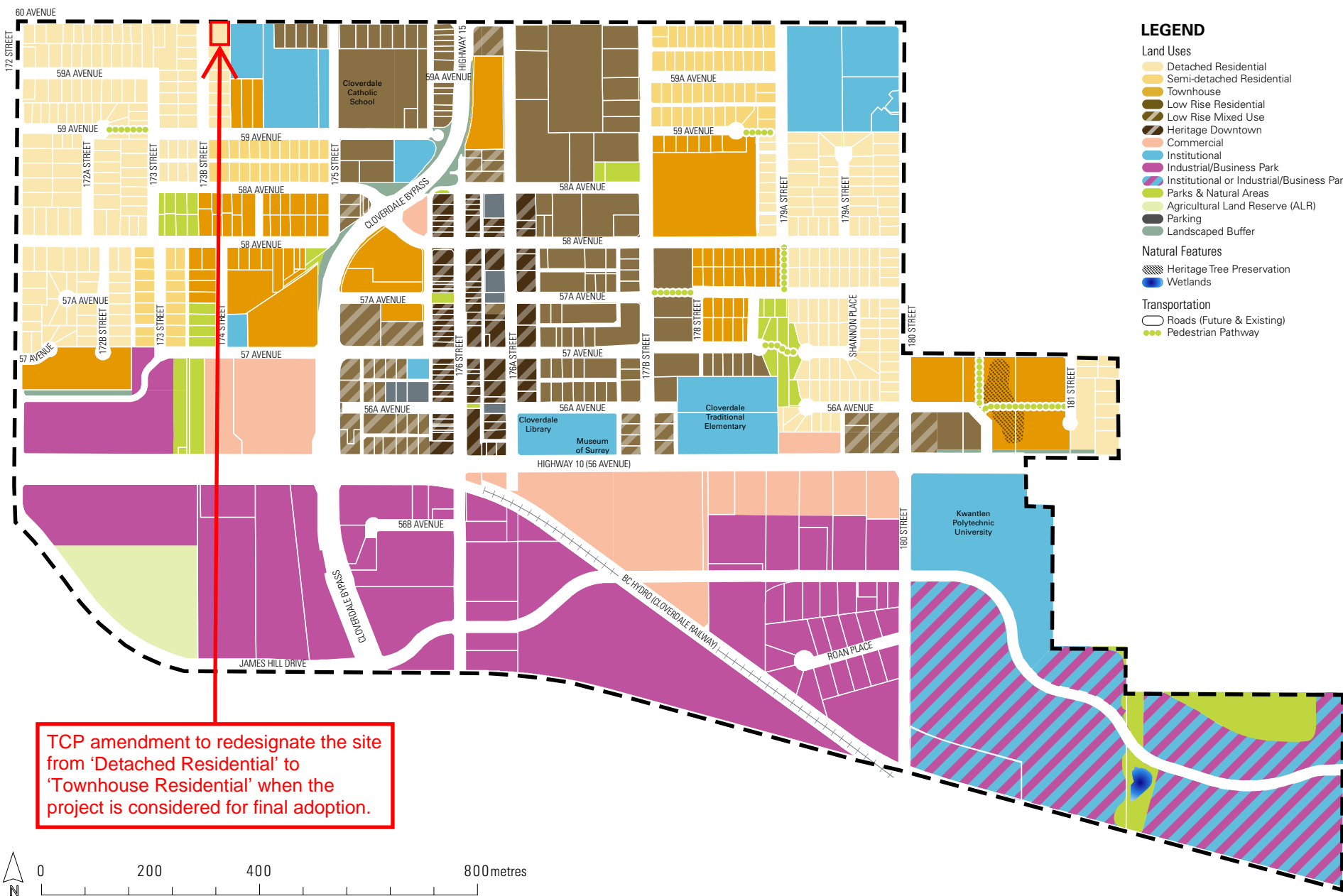
The Heritage Planner and Manager, Heritage Services summarized the report dated July 2, 2024 regarding the Wright House at 15265-16 Avenue:

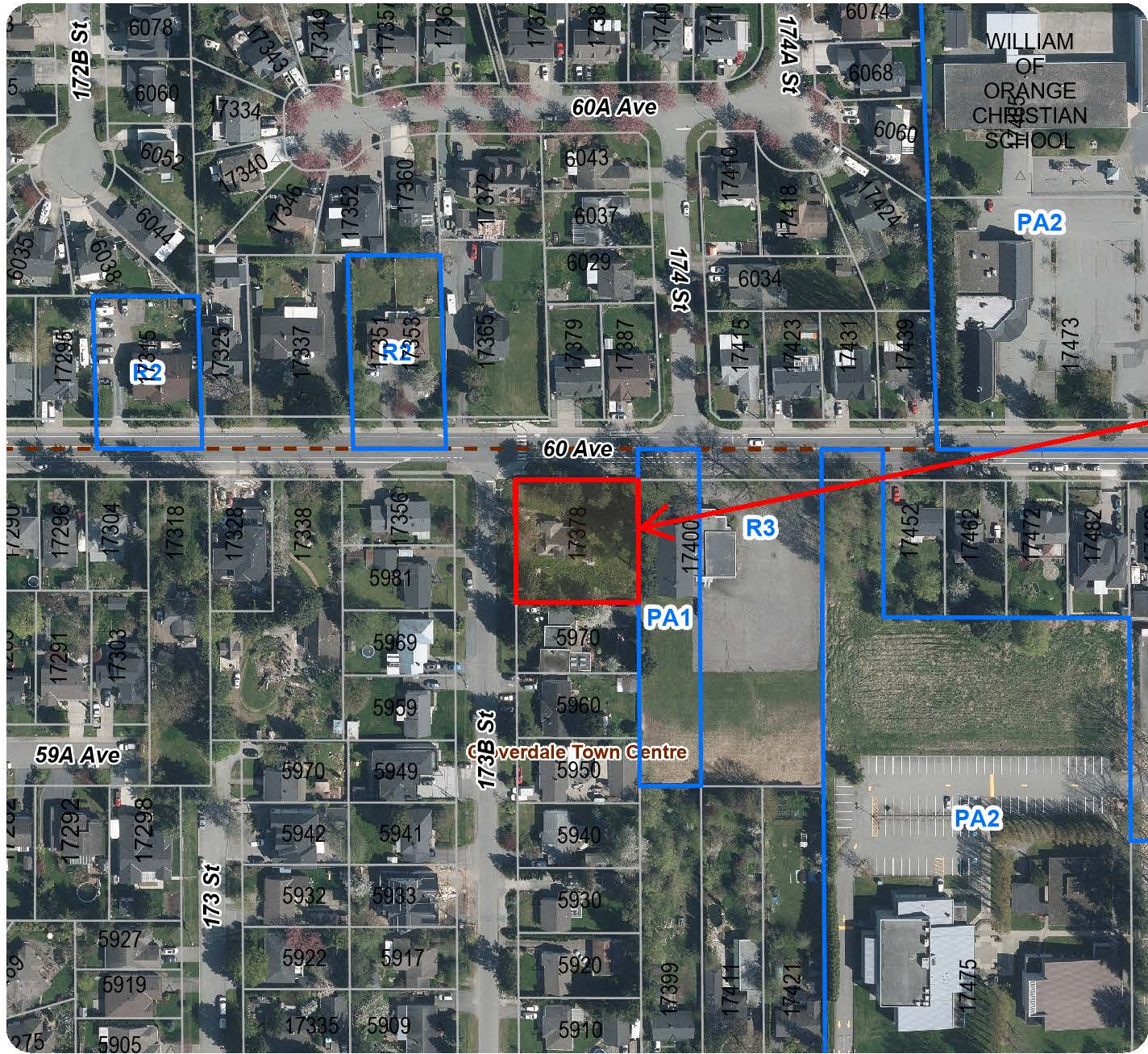
- In lieu of the protection of the Wright House, the applicant of Development Application No. 7923-0239-00 is extending a goodwill gesture in the form of a \$50,000 cash contribution towards a project which promotes heritage in the City.
- Staff propose that the \$50,000 cash donation be used to create storyboards in South Surrey and integrate Indigenous artwork and narratives into the design of new storyboards.

In response to questions from the Commission, staff provided the following information:

- Approximately fifteen storyboards are located in South Surrey, which is the most in any particular area in Surrey.
- The developer is not receiving an incentive for this donation. It was considered a goodwill gesture in recognition of the lost heritage site, the Wright House.
- The developer offering this donation is Polygon.

Figure 3.1: Land Use Map





**Legend**

- Road Names 1000\_4000
- △ Address Points
- Zoning Boundaries
- ▬ Secondary Plan Boundaries
- Buildings (labels)

Location of Development Application No. 7922-0195-00

Scale: 1:2,000

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. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



BYLAW NO.

A bylaw to enter into a heritage revitalization agreement

.....

WHEREAS:

- A. The Council may by by-law pursuant to Part 15 of the Local Government Act, R.S.B.C. 2015, Chapter 1, 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: 009-362-118  
 North 132 Feet Lot 9 Section 7 Township 8 New Westminster District Plan 10080  
 17378 - 60 Avenue

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");

- 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 appended to this Bylaw 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 the Heritage Revitalization Agreement and to register a notice on the title of the Lands.
3. Schedule "I" forms a part of this Bylaw.
4. This Bylaw may be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 20 , No.\_\_\_\_\_."

READ A FIRST AND SECOND TIME on the \_\_\_\_ day of \_\_\_\_ 20 .

READ A THIRD TIME on the \_\_\_\_ day of \_\_\_\_ 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_ day of \_\_\_\_ 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



**SCHEDULE "I"**

[To City of Surrey Heritage Revitalization Agreement By-law, 20 , No.\_\_\_\_\_]

**HERITAGE REVITALIZATION AGREEMENT**

This Agreement made the \_\_\_ day of \_\_\_\_\_, 20

BETWEEN:

1362701 B.C. LTD., INC. NO. BC1362701  
5433 144A Street  
Surrey, BC, V3X 3J9  
(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: 009-362-118  
North 132 Feet Lot 9 Section 7 Township 8 New Westminster District Plan 10080  
  
17378 - 60 Avenue

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 "Green City Planning Services Plan"); and
- G. The improvements or features identified in the Conservation Plan as the Currie-Johnson 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 Green City Planning Services Plan form part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan or Green City Planning Services Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and Green City Planning Services 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 Green City Planning Services 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: form, scale and massing, ½ storey Craftsman-style hipped-roof bungalow, white stucco walls, detailed multi-paned windows, brick lined curved-topped side passage way with gate, curved single concrete front step, front door with 9-pane circular window, multi-pane casement window with fixed shutters, brick chimney with imperial style top, and chamfered gables. Part II of the Conservation Plan and the Green City Planning Services 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 the Green City Planning Services Plan set out the standards and specifications for restoration, rehabilitation, replication, repair, replacement, or maintenance to be undertaken and completed pursuant to this Agreement. Additional standards and specifications not identified in Part III of the Conservation Plan, or in the Green City Planning Services Plan, may be required as identified by the heritage professional or the City, or as pursuant to the Heritage Property Standards of Maintenance Bylaw, 2017, No. 18931 and are to be completed in accordance with the timing provisions of this Agreement or as otherwise directed by the City.

#### 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 Green City Planning Services Plan shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan and the Green City Planning Services 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 Bylaw, 2017, No. 18931, and in accordance with the guidelines and requirements set out in the Conservation Plan and Green City Planning Services 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: form, scale and massing, ½ storey Craftsman-style hipped-roof bungalow, white stucco walls, detailed multi-paned windows, brick lined curved-topped side passage way with gate, curved single concrete front step, front door with 9-pane circular window, multi-pane casement window with fixed shutters, brick chimney with imperial style top, and chamfered gables 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 \$72,891.95 indexed to the Vancouver Consumer Price Index (CPI) with 2024 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 Green City Planning Services 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 Green City Planning Services 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").
- (m) The Owner acknowledges and agrees that the City may install and display a commemorative heritage plaque or marker (the "Plaque") in connection with the heritage status of the Lands and the Owner hereby consents to any such installation and display. The content, appearance, and any other characteristics of the Plaque will be determined by the City, in the City's sole discretion. The Owner acknowledges and agrees that the City may require the Owner to attend to the installation of the Plaque in which case the Owner acknowledges and agrees to attend to the installation as soon as reasonably possible following receipt of the Plaque from the City.

**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 Green City Planning Services 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 Green City Planning Services 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 Green City Planning Services 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:

1362701 B.C. LTD., INC. NO. BC1362701  
5433 144A Street  
Surrey, BC, V3X 3J9

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 Green City Planning Services 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.

1362701 B.C. LTD., INC. NO. BC1362701

Per: \_\_\_\_\_  
Authorized Signatory

CITY OF SURREY

\_\_\_\_\_  
Brenda Locke  
Mayor

\_\_\_\_\_  
Jennifer Ficocelli  
City Clerk and  
Director Legislative Services

## Appendix "A"

### CONSERVATION PLAN

#### PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

##### 1. Description of Historic Place

The Currie-Johnson House is vintage 1930's or even a 1940's craftsman style hip-roofed bungalow with a Spanish colonial attitude, expressed in particularly with the curved arches and front door. It was altered by a one storey addition to the west and a dormer with window on the second level to the south. Ownership included members of the Currie and Johnson Families, early residents of Cloverdale and Elgin respectively.

##### 2. Heritage Value of Historic Place

This house is valued for its location in Cloverdale on historical McLellan Road, and its association with well-known Surrey residents and local institutions. The Johnsons and Curries, early Sullivan, Elgin and Cloverdale families, were leaders in agricultural and civic affairs. Lyall and Margaret Currie resided here from 1938 to 1950. Lyall served as president of the Surrey Coop and on Surrey Council. Daniel A. Johnson and Martha Johnson made this their retirement home here from 1950 to 1960; Martha resided here until 1977. Daniel served a number of terms as City Councillor in the 1930's, following in his father's footsteps. There is also an association with the religious institution to the east.

##### 3. Character Defining Elements

Key elements that define the heritage character of the Currie-Johnson House include its:

- original setting and location in relation to the original road pattern;
- front façade is related to historical McLellan Road (60 Avenue);
- form, scale and massing; 1 ½ storey craftsman style hip-roofed bungalow with a Spanish colonial attitude;
- low pitched roof structure with white stucco walls, detailed multi-paned windows and the brick-lined curved-topped front door entrance;
- brick-lined curved-topped side passage way with gate;
- sheltered front door entrance area and curved single concrete front step;
- front door with 9-pane circular window, 4 square panels and curved upper portion;
- multi- pane casement windows with fixed shutters;
- brick chimney with imperial style top;
- chamfered gables with extended eaves over the triple window high front wall, the second floor double window beside the chimney and second floor window to the west; and
- connection with Surrey settlers

#### 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 Green City Planning Services 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 Green City Planning Services 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.

## **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 Green City Planning Services 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 Green City Planning Services 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 Green City Planning Services 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. Site:**

See Section 6.1 "Site" of the Green City Planning Services Plan.

### **2. Form, Scale and Massing:**

See Section 6.2 "Form, Scale and Massing" of the Green City Planning Services Plan.

**3. Foundation:**

See Section 6.3 "Foundation" of the Green City Planning Services Plan.

**4. Exterior Walls and Detail Elements:**

See Section 6.4 "Exterior Walls and Detail Elements" of the Green City Planning Services Plan.

**5. Windows and Front Entrance:**

See Section 6.5 "Windows and Front Entrance" of the Green City Planning Services Plan.

**6. Roof, Roof Structure and Rainwater Disposal:**

See Section 6.6 "Roof, Roof Structure and Rainwater Disposal" of the Green City Planning Services Plan.

**7. Chimney:**

See Section 6.7 "Chimney" of the Green City Planning Services Plan.

**8. Exterior Colour, Roofing and Brick**

See Section 6.8 "Exterior Colour, Roofing and Brick" of the Green City Planning Services 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.

**9. 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.

**10. 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.

**11. 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.

**12. 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.)



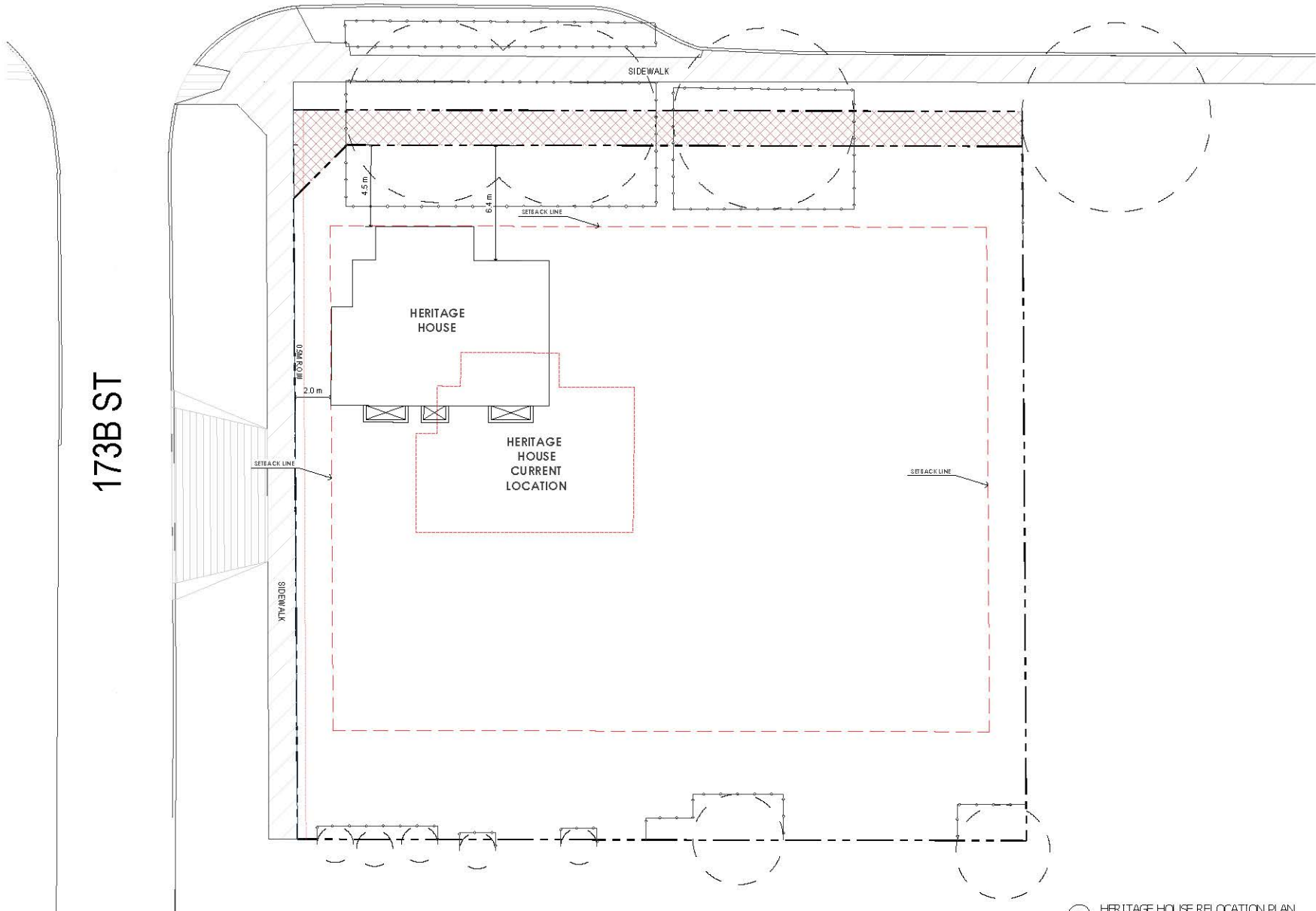
**Appendix "A-1"**

**PLANS AND ELEVATIONS**

(Attachment beginning on the next page)

60 AVE

173B ST



1294 89 Avenue  
Surrey, BC V3X 0C4

Email: jasvinder@cre8architecture.ca  
Tel: (778) 881-0167

Cre 8 Architecture Ltd.



Project  
2023-207  
MR. JATWINDER SIDHU  
Project Name  
17378 60 AVENUE, SURREY, BC  
Drawing

**HERITAGE HOUSE RELOCATION PLAN**

Project Status  
..

REVISION		
No.	Date	Description
1.	2023-09-19	
2.	2023-12-13	
3.	2024-02-16	
4.	2024-04-17	
5.	2024-06-13	

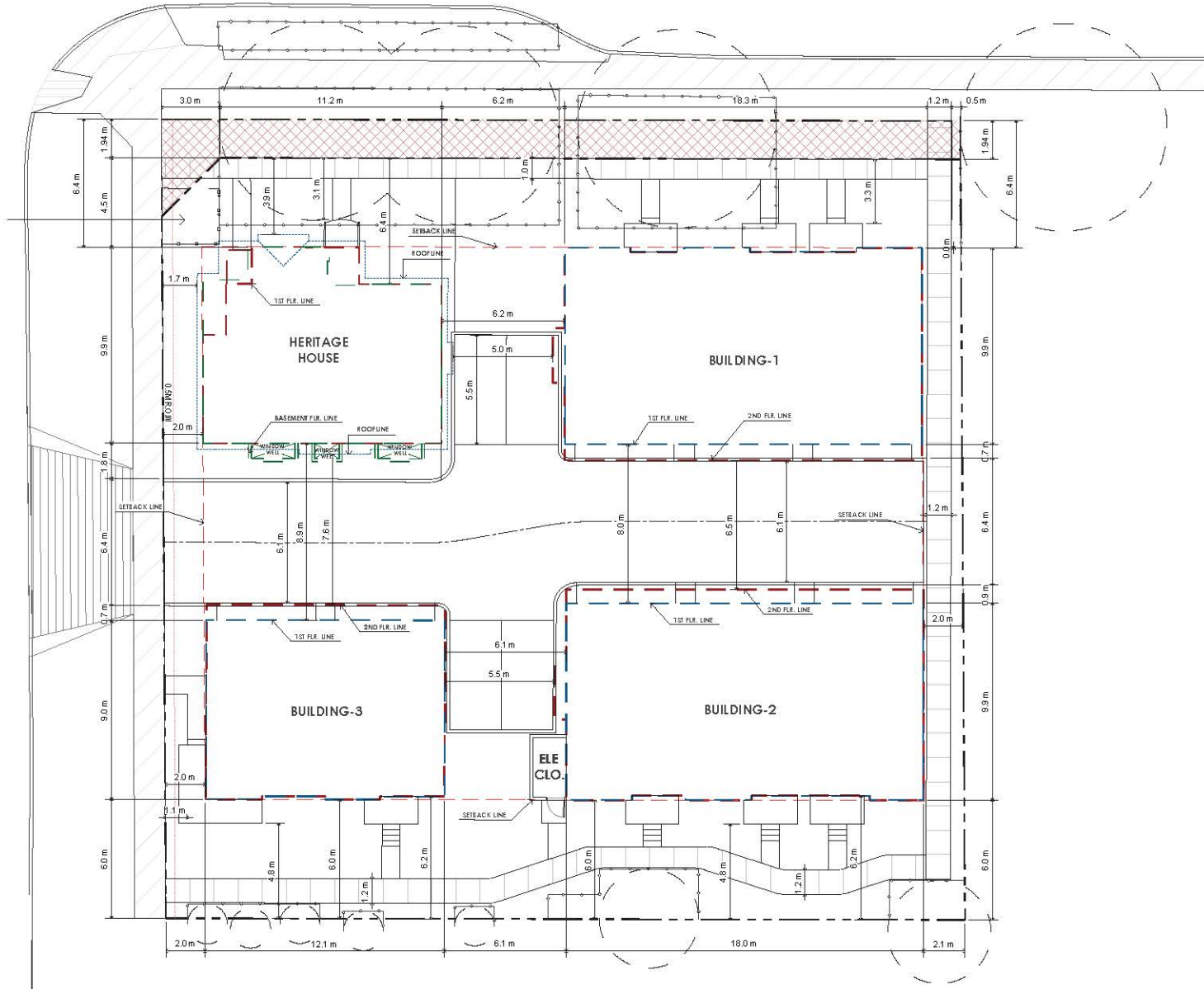
I/S drawings shall be used for construction only and shall not be used for any other purpose. The drawings are the property of Cre 8 Architecture Ltd. and shall remain confidential. All rights reserved. © 2024 Cre 8 Architecture Ltd. All rights reserved.

Scale:  
1/8" = 1'-0"

DWG. NO:  
**A.0.3**

60 AVE

173B ST



1294 59 Avenue  
Surrey, BC V3X 0C4

Email: jaswinder@cre8architecture.ca  
Tel: (778) 891-0167

Cre 8 Architecture Ltd.



Project:  
2023-207  
MR. JATWINDER SIDHU  
**Project Name**  
17378 60 AVENUE, SURREY, BC  
Drawing:  
**PROJECTIONS AND  
SETBACKS SHEET**

Project Status:  
..

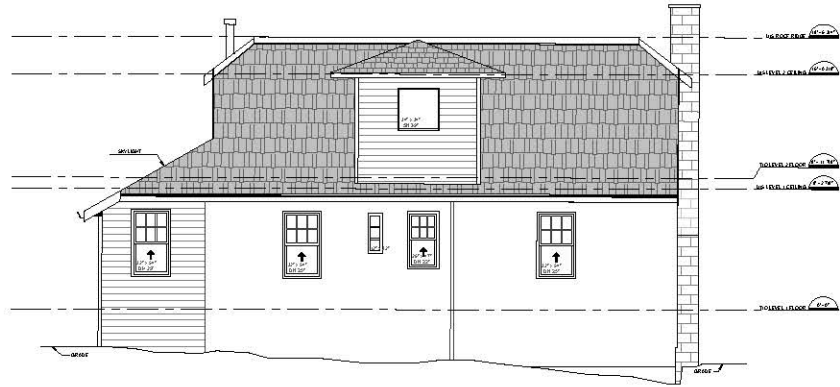
REVISION		
No.	Date	Description
1.	2023-09-19	
2.	2023-12-13	
3.	2024-02-16	
4.	2024-04-17	
5.	2024-06-13	
6.	2024-06-28	

100% design shall be submitted to the authority with other documents of the project. The authority shall be responsible for the approval of the project. The authority shall be responsible for the approval of the project. The authority shall be responsible for the approval of the project.

Scale:  
1/8" = 1'-0"

DWG. NO:  
**A.0.2(A)**

1 BASE PLAN  
Scale: 1/8"=1'



① EXISTING : SOUTH ELEVATION (ALONG DRIVEWAY)  
Scale: 1/4" = 1'-0"



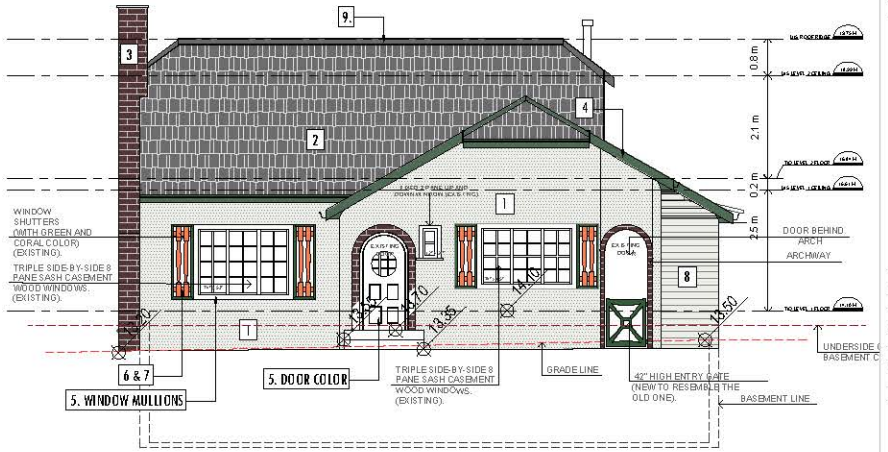
② PROPOSED : SOUTH ELEVATION (PROPOSED ALONG DRIVEWAY)  
Scale: 1/4" = 1'-0"

**MATERIAL LEGEND AND COLOR LEGEND :-**

	1. SHUCCO TO MATCH WITH EXTRA WHITE (SHERWIN WILLIAMS:SW 700), IMPERIAL LINE, WOODWORK
	2. ROOF: ASPHALT SHINGLES (Palco Framing/Antique Black)
	3. EXTERIOR SIDING WOOD SIDING (NEW)
	4. WOOD SIDING / TRIMS TO MATCH WITH KALE GREEN (SHERWIN WILLIAMS: SW 647)
	5. WOOD SIDING / WINDOW MULLIONS TO MATCH WITH EXTRA WHITE (SW 700)
	6. WOOD WINDOW SHUTTER TO MATCH WITH KALE GREEN (SHERWIN WILLIAMS:SW 647), W/PAINT FINISH
	7. WOOD WINDOW SHUTTER TO MATCH WITH LEO FLORENZ (SHERWIN WILLIAMS:SW 647), W/PAINT FINISH
	8. CEMENT SIDING TO MATCH WITH EXTRA WHITE, W/PAINT FINISH (NEW TO MATCH WITH EXISTING BRICK)
	9. ROOF TRIM TO MATCH WITH ANTIQUE BLACK OR BR.



③ EXISTING : NORTH ELEVATION (60 AVENUE)  
Scale: 1/4" = 1'-0"



④ PROPOSED : NORTH ELEVATION (PROPOSED 60 AVENUE)  
Scale: 1/4" = 1'-0"

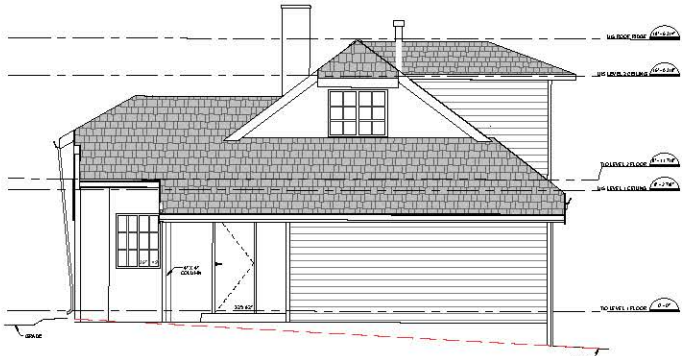
Project  
2023-207  
MR. JATWINDER SIDHU  
**Project Name**  
17378 60 AVENUE, SURREY, BC  
Drawing:  
**HERITAGE HOUSE  
ELEVATIONS  
PROPOSED & EXISTING**  
Project Status:  
..

REVISION

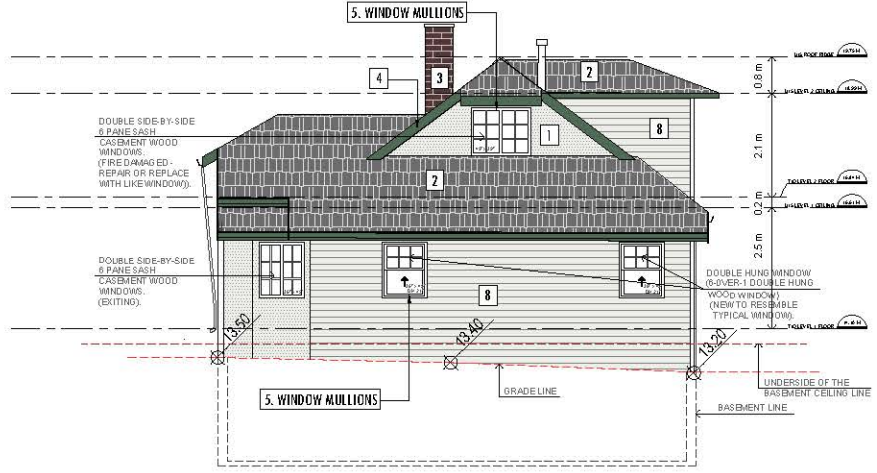
No.	Date	Description
1.	2023-09-19	
2.	2023-12-13	
3.	2024-02-16	
4.	2024-04-17	
5.	2024-06-13	
6.	2024-06-28	

We warrant to the best of our knowledge and belief that the drawings and specifications herein comply with the applicable building codes and regulations in the jurisdiction where the project is located. We do not warrant that the drawings and specifications herein are complete or that they will be sufficient to construct the project without the need for other professional services. We are not responsible for any errors or omissions in these drawings and specifications. We accept no liability for any damages, including consequential damages, arising from the use of these drawings and specifications. © Cre 8 Architects Inc. All rights reserved.

Scale:  
1/4" = 1'-0"  
DWG. NO:  
**A.3.1**



① EXISTING : WEST ELEVATION  
Scale: 1/4"=1'



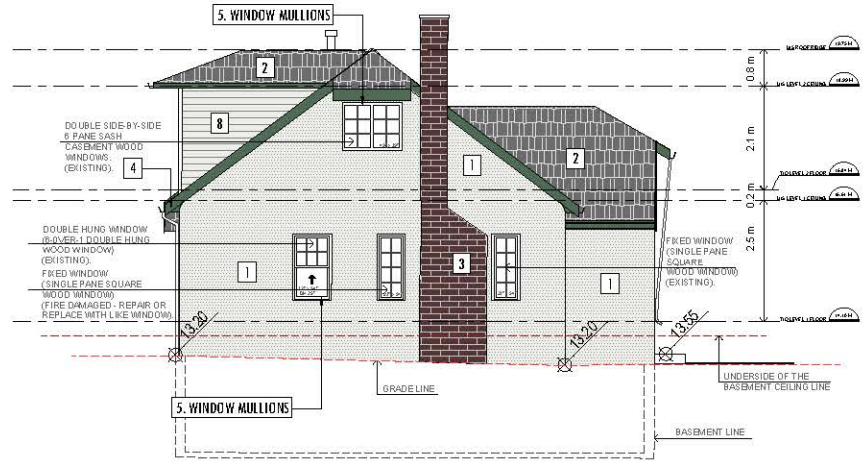
② PROPOSED : WEST ELEVATION (173B STREET)  
Scale: 1/4"=1'

**MATERIAL LEGEND AND COLOUR LEGEND :**

1. STUCCO TO MATCH WITH EXTERA WHITE (SHERWIN WILLIAMS) (SW 7100). UNPAINTED BRICK (EXISTING)
2. ROOF: ASPHALT SHINGLES Foli or Prisma (Antique Black). New or Re-Surface.
3. UNPAINTED RED BRICK. New or Re-Surface.
4. WOOD TRUSSES / TRIMMS TO MATCH WITH KALE GREY (SHERWIN WILLIAMS). UNPAINT.
5. WOOD BOARDS / WINDOW MULLIONS TO MATCH WITH EXTERA WHITE. UNPAINT.
6. WOOD WINDOWS SHUTTER TO MATCH WITH KALE GREY (SHERWIN WILLIAMS) SW 6400. New or Re-Surface.
7. WOOD WINDOW SHUTTER TO MATCH WITH LEE FLEWER (SHERWIN WILLIAMS) SW 6400. New or Re-Surface.
8. CEILING TRUSS SIDING TO MATCH WITH EXTERA WHITE (SW 7100). UNPAINTED BRICK (EXISTING) WITH MATCH.
9. ROOF TRIM (TO MATCH WITH ARTISAN BLACK). UNPAINT.



③ EXISTING : EAST ELEVATION  
Scale: 1/4"=1'



④ PROPOSED : EAST ELEVATION  
Scale: 1/4"=1'

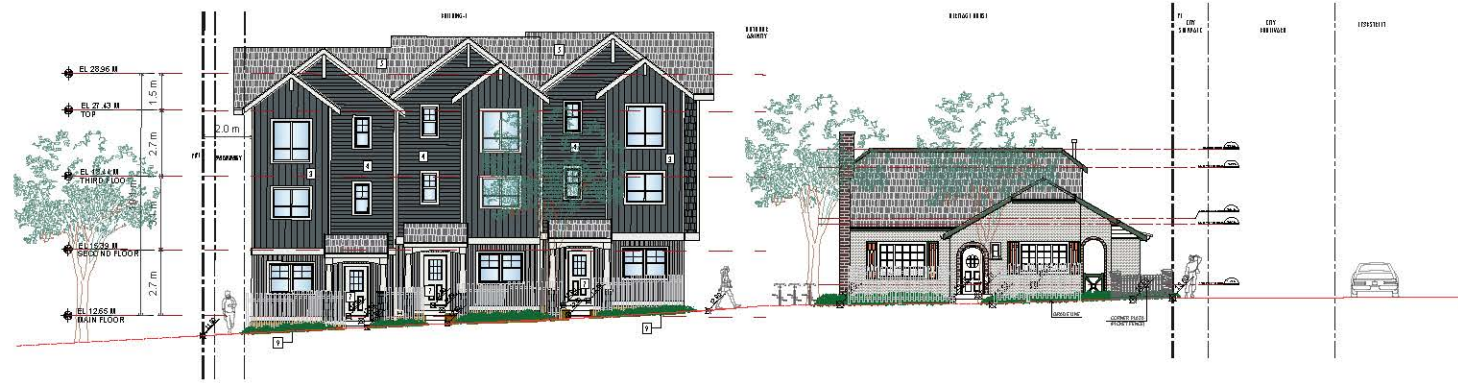
Project  
2023-207  
MR. JATWINDER SIDHU  
**Project Name**  
17378 60 AVENUE, SURREY, BC  
Drawing  
**HERITAGE HOUSE  
ELEVATIONS  
PROPOSED AND EXISTING**  
Project Status  
..

REVISION

No.	Date	Description
1.	2023-09-19	
2.	2023-12-13	
3.	2024-02-16	
4.	2024-04-17	
5.	2024-06-13	
6.	2024-06-28	

All drawings to be done with metric units unless otherwise specified. The owner is responsible for the accuracy of the data and for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided. The architect is not responsible for the accuracy of the information provided.

Scale: 1/4" = 1'-0"  
DWG. NO: **A.3.1(A)**



① STREETScape ELEVATION (NORTH SIDE)  
Scale: 1/4" = 1'



① STREETScape ELEVATION (WEST SIDE)  
Scale: 1/4" = 1'

Project  
2023-207  
MR. JATWINDER SIDHU  
**Project Name**  
17378 60 AVENUE, SURREY, BC  
Drawing:  
**STREETScape ELEVATIONS**

Project Status  
..

REVISION

No.	Date	Description
1.	2023-09-19	
2.	2023-12-13	
3.	2024-02-19	
4.	2024-04-17	
5.	2024-06-13	

© Cre 8 Architecture Ltd. All rights reserved. No part of this drawing may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Cre 8 Architecture Ltd. All rights reserved.

Scale: 1/4" = 1'-0"  
DWG. NO: **A.0.4**

**Appendix "B"**

**HERITAGE CONSERVATION PLAN**  
Currie-Johnson House – 17378 60 Ave  
Green City Planning Services Plan, June 2024

(The "Green City Planning Services Plan")

(Attachment beginning on the next page

Heritage Conservation Plan  
The Currie-Johnson House  
17378 - 60 Avenue Cloverdale



Prepared for Mr. Jatwinder (Jas) Sidhu

6/28/2024



## Table of Contents

1.0	INTRODUCTION	1
2.0	HISTORY	1
2.1	<i>The Neighbourhood, Land and Families</i>	1
2.2	<i>Analysis of Archival Information</i>	3
3.0	GENERAL CONSERVATION STRATEGY	5
3.1	<i>Introduction</i>	5
3.2	<i>National Standards and Guidelines</i>	6
3.3	<i>The Currie-Johnson House</i>	6
3.4	<i>Design of Townhouses Compatibility</i>	8
3.5	<i>Supplemental Standards</i>	8
3.6	<i>Corner Seating Area</i>	9
4.0	STATEMENTS OF SIGNIFICANCE	10
5.0	RELOCATION RECOMMENDATIONS	11
5.1	<i>Relocation Assessment</i>	11
5.2	<i>Relocation Plan</i>	11
6.0	CONSERVATION RECOMMENDATIONS	14
6.1	<i>Site</i>	14
6.2	<i>Form, Scale and Massing</i>	15
6.3	<i>Foundation</i>	16
6.4	<i>Exterior Walls and Detail Elements</i>	17
6.5	<i>Windows and Front Entrance</i>	19
6.5.1	<i>Windows</i>	19
6.5.2	<i>Front Entrance and Door</i>	20
6.6	<i>Roof, Roof Structure and Rainwater Disposal</i>	21
6.7	<i>Chimney</i>	22
6.8	<i>Exterior Colours, Roofing and Brick</i>	23
7.0	ONGOING MAINTENANCE PLAN	24
8.0	REFERENCES	29
	Appendix A: Window Inventory and Conversation Actions	30

## 1.0 INTRODUCTION

GreenCity is a planning consultancy providing a broad range of planning services utilizing principles of sustainability and specializing in heritage planning. The work of our heritage section follows the principles articulated in the *Venice Charter* and the *Burra Charter*, and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

This report has been prepared by GreenCity Planning Services respecting the heritage dwelling located at 17378 - 60 Avenue in the Cloverdale area of Surrey, BC. It was approved by the City to be named the "Currie-Johnson House". It is identified in the Cloverdale Town Centre Plan as requiring further assessment for potential heritage value at the time of a development application. The initial assessment of the Currie-Johnson House concluded it has a medium to low heritage value, primarily for fire-related contamination and challenging structural issues. The purpose of this study is to identify the Character Defining Elements that express the heritage value and heritage character of the Currie-Johnson House and the necessary conservation measures to maintain and enhance the identified Character Defining Elements.

In addition, measures to address or ameliorate the impact of moving the house on the Character Defining Elements are described in Section 5 Relocation and Salvaging Recommendations of this report. The reason for this relocation of the heritage house to the northwest corner of the site is to accommodate an eight-unit townhouse development. Site grading is designed to mitigate the impact on the Character Defining Elements by the relocation.

The City will prepare a Heritage Revitalization Agreement and associated authorizing bylaw to govern the relocation, conservation and landscaping works of the Currie-Johnson House, as well as varying certain Zoning regulations to accommodate the proposal.

## 2.0 HISTORY

### 2.1 The Neighbourhood, Land and Families

The subject property being developed is located in the Cloverdale Area of Surrey, on the traditional and unceded lands of the Coast Salish people.

Cloverdale is one of Surrey's first urban areas settled by Europeans. In the 1880's, it became the City's administrative and commercial centre, served by three railways and at the intersection of two major regional roads. The surrounding area was a rich and productive agricultural region.

Over a period of time, these agricultural lands in the immediate area of the of the commercial centre were gradually subdivided and the subject lot was created as a homesite.

Settlement maps show that in 1892-1897, the property located on McLellan Road (60 Avenue) was part of a much larger parcel of land owned by a C. M. Donoghue. The lands were the entire southeast quarter of Section 7 in Township 8, immediately west of the surveyed area along 176 Street for the Village of Cloverdale. The historical map of 1897 that was prepared by Provincial Surveyor Albert J. Hill M.A., indicates this large parcel was owned at the time by Robinson (see Figure 2.1). By 1910, the northern half had been subdivided into 9 smaller parcels (see Figure 2.2). Lot 2, one of these lots, was owned by E. M.

Carcross, out of which the subject lot was eventually created. By 1923, Cloverdale began growing further to the south and closer to Highway No. 10, known at that time as the “New McLellan Road.”

Between 1923 and 1938, the lands along 60 Avenue were further subdivided as shown in Figure 2.4.



Figure 2.1 1897 Hill Map Extract



Figure 2.2 1910 Map Extract



Figure 2.3 1923 O'Hara Map Extract

Subdivision in vicinity of star shown in Figure 2.3:

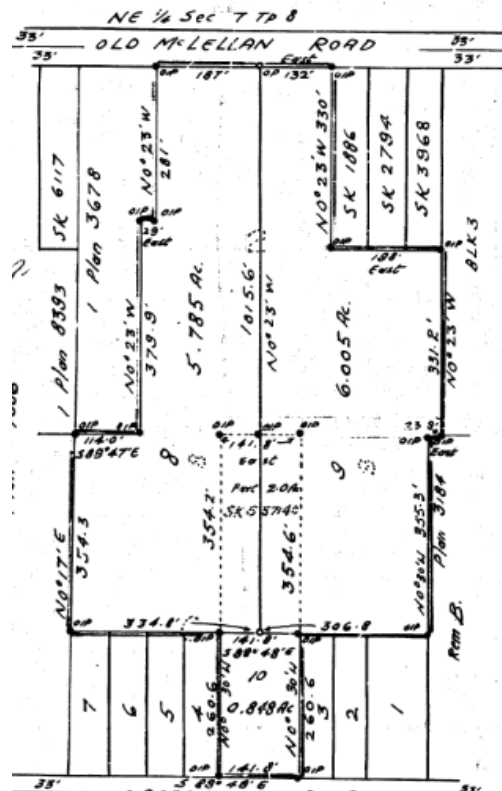
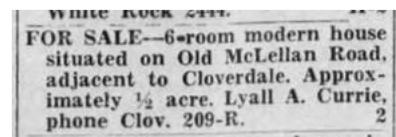


Figure 2.4 1948 Subdivision Plan

Lyall Alexander and Margaret Vera Currie (nee McIntyre), prominent Cloverdale residents, took ownership in 1938 from Herbert and Sallie Lawrence. In all likelihood, they built the subject house and remained its owners until 1950. Lyall was one of two sons of Martha and Abraham Currie. At first, they were boarders in the home of Henry and Ethel Parr. They settled on the east side of Cloverdale in the home they constructed in the 1910's (Martha Currie House at 5731 – 182 Street). Lyall served on Council in 1940.

Land Title records indicate that the Curries subdivided their lands, retaining the subject house for themselves, until it sold to Daniel Allan Johnson and Mary Alice Johnson (nee Fallowfield) in 1950. An ad for the sale of this house appeared in the Surrey Leader on 7 July 1949 (see Figure According to newspaper articles (Surrey Leader, 15 April 1981), this former residence of the Curries, became the retirement home for the Johnsons.



was  
C5).

Figure 2.5 Ad in Surrey Leader

Daniel is the son of Daniel Johnson, Sr. and Martha Johnson (nee Kyle), early settlers in Elgin. Daniel Jr. served a number of terms as Councilor in the 1930's and the elder Daniel served two terms as Reeve (Mayor) in 1902 and 1903.

A Surrey Leader obituary (dated 28 April 1960), notes the passing of former Councillor Daniel Allan Johnson on April 25, 1960, residing at 17378 60 Avenue. This address matches the address of the subject property, and the Land Title Record search confirm that in 1960, title to the property passed on to Mary Alice Johnson. She owned the property until 1977.

For most of the period after the Johnson ownership, the house was owned and associated with a church organization to the east. After 2005. The organization has not responded as to information they may have available about the house during their time of ownership.

There is sufficient historical and collaborative archival evidence to consider the subject house at 17378 - 60 Avenue to be referenced as the "Currie-Johnson House." The association of the house with these two families and their community contributions to business, agriculture and civic leadership is of historical significance to Surrey and the Cloverdale and Elgin areas in particular.

## 2.2 Analysis of Archival Information

**Analysis of Aerial Photographs:** Historical aerial photographs from the Surrey Archives show the property and the structures located on the lands.

The house is evident in 1948 aerial photos (Figure 2.6), the earliest year for which historical photos are available from the City. Reviewing aerial photographs from 1954 to 1966 that were provided, reveal no changes to the house. However, it is evident that that between 1970 (Figure 2.7) and 1993 (Figure 2.8) photos, there were alterations consisting of a second storey (south) dormer and a west addition.



Figure 2.6 1949

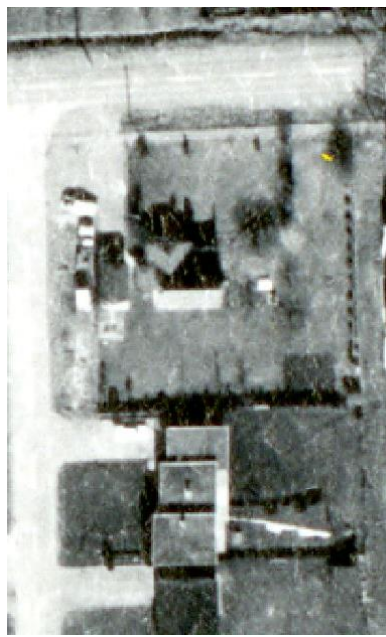


Figure 2.7 1970



Figure 2.8 1993

**Analysis of Archival Photographs:** Archival photographs from the Surrey Archives shown, provide excellent details of the historical form and character of this house. These includes the following:

- The white stucco finish, with green and coral shutter elements and green colour trims;
- The arches entrance and side passage evoking a Spanish style;
- The brickwork incorporated into the arches;
- The front door with the curved top and circular window element and the four panels style below;
- Front entrance concrete step has a curved shape;
- The two front windows each containing multiple glass panes, flanked by colorful shutters; and
- The chamfered gables with extended eaves over the living room wall, kitchen (west façade) and upper bedroom window (east façade).



Front door and step, entry arch and side window detail



Historical Facade



Kitchen area before addition and detached garage that has been demolished



Chamfered gable and historical roof line.



Front window and shutters detail

### 3.0 GENERAL CONSERVATION STRATEGY

#### 3.1 Introduction

The intent of this report is to establish a conservation strategy for the Currie-Johnson House located at 17378 60 Avenue, Surrey, BC. This strategy includes the relocation of the subject heritage house, with intervention focused mainly on rehabilitation and preservation. This includes:

- Retaining the main level addition in the western portion of the house with an alteration enclosing the entry step area with the mudroom to form a new kitchen entrance, changing the door location and adding two wood windows on the eastern façade of the addition resembling the historical heritage house windows; and
- Moving the heritage structure closer to 60th Avenue and placing it on a new foundation with habitable basement space. Commonly accepted principles and standards will be applied to the moving and conserving of this house.

The client retained the services of additional consultants provided the preliminary reviews and analysis upon which this report relies. VK Engineering and Consulting Ltd and David Jung Engineering Inc. are retained for structural assessments, Coast BC Hazmat Inspection Inc. is retained and Nickel Brothers is retained for relocating the heritage house. Cre8 Architecture Ltd. is retained for the design component, including floor plan and the proposed conservation drawings depicted in this report. F. C. Kavolinas & Associates Inc. is retained for the landscaping plans. CitiWest is the Coordinating Professional and Engineering consultant.

The Currie-Johnson House needs to be readied for relocation on the site. Advice was sought from Nikol Bros and Zebiak. Preparation is expected to include the usual shoring and/or bracing practices, followed by lifting the house, moving it to the final location over the formwork for the new foundation being constructed, and lowering it on the completed concrete foundation. Some additional stabilization may be needed to better absorb the forces applied during the relocation process due to the fire damage. This is not expected to affect the heritage fabric.

After relocation is completed, conservation work will take place respecting the historical form and character of the Currie-Johnson House, including:

- Preserving the front facade;
- Replacing fire damaged windows and missing building elements, such as window shutters;
- Recladding of the additions made subsequent to the original building (i.e. the dormer and the west addition) with hardboard siding in place of the vinyl finishes, will make them distinguishable from the front façade;
- Replacing the roof material, and constructing a new chimney; and
- Retaining the same relationship to grade for the front façade once the house is relocated through grading by having one step to grade from the curved concrete front step to the main door.

Changes to the floor plan and room layout are confined to the first floor. These changes do not affect the exterior appearance of the original heritage building.

### 3.2 National Standards and Guidelines

The City of Surrey has adopted the Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010) (the “Canadian Guidelines”) to be applied to conserving heritage buildings in the City.

Conservation is defined to mean:

*All actions or processes that are aimed at safeguarding the character-defining elements of an historic place so as to retain its heritage value and extend its physical life. This may involve Preservation, Rehabilitation, Restoration, or a combination of these actions or processes.*

This document governs the alteration to heritage buildings with respect to the following categories 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.*

**Rehabilitation:** *the action or process of making possible a continuing or compatible contemporary use of an historic place, or an individual component, while protecting its heritage value.*

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

### 3.3 The Currie-Johnson House

Interventions to heritage buildings being conserved should be based on the following principles contained in the Canadian Guidelines:

#### **General Standards that apply to all conservation**

1. *Conserve the heritage value of an historic place. Do not remove, replace or substantially alter its intact or repairable character defining elements. Do not move a part of an historic place if its current location is a character-defining element.*
2. *Conserve changes to an historic place that, over time, have become character-defining elements in their own right.*
3. *Conserve heritage value by adopting an approach calling for minimal intervention.*
4. *Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.*
5. *Find a use for an historic place that requires minimal or no change to its character-defining elements.*
6. *Protect and, if necessary, stabilize an historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbing archaeological resources, take mitigation measures to limit damage and loss of information.*

7. *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.*
8. *Maintain character-defining elements on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.*
9. *Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.*

#### **Additional Standards for Rehabilitation**

10. *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.*
11. *Conserve the heritage value and character-defining elements when creating any new additions to an historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.*
12. *Create any new additions or related new construction so that the essential form and integrity of an historic place will not be impaired if the new work is removed in the future.*

#### **Additional Standards relating to Restoration**

13. *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.*
14. *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.*

#### **Additional Guidelines for Rehabilitation - Additions or alterations to the exterior form**

- *Accommodating new functions and services in non-character-defining interior spaces as an alternative to constructing a new addition.*
- *Selecting a new use that suits the existing building form.*
- *Selecting the location for a new addition that ensures that the heritage value of the place is maintained.*
- *Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.*
- *Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.*



### 3.4 Design of Townhouses Compatibility

The subject property is proposed to have eight (8) townhouse units constructed, with the Currie-Johnson House integrated as the ninth dwelling unit by being relocated to the northwest corner of the site.

The Currie-Johnson House to be relocated and placed on a new foundation. To prevent any adverse impact on the heritage character and heritage value of the Currie-Johnson House, the following Additional Guidelines for Rehabilitation Projects respecting new additions in historic places from the *Canadian Guidelines* are to be applied as follows:

- Limiting the size and scale of the house immediately next to the Currie-Johnson House facing 60 Avenue in relation to the constructed elements (historic place) [Guideline 32].
- Designing the townhouses in a manner that draws a clear distinction between the historic Currie-Johnson House and the new townhouse structures [Guideline 30].
- The design for the new work may be contemporary or refer to design motifs from the historic place. In either case, it should be compatible in terms of massing particularly for the unit immediately beside the Currie-Johnson House when viewed from 60 Avenue, materials and colour, yet be distinguishable from the historic place [Guideline 31].
- Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place [General Standard 11].

The following Cultural Landscapes Guideline also applies:

- Maintaining the features that define the visual relationships along 60 Avenue [6].

These guiding principles for the design of the townhouse are generally incorporated into the townhouse form and character. The townhouse unit in the block closest to the Currie-Johnson House incorporates what the City accepted as reflective of the above guidelines, and is a sufficient distance away, with a generous amount of landscaping incorporated for a sensitive transition to the heritage house. The townhouse colour scheme has a subdued and simple colour palette that does not detract from the simplicity of the architectural character and exterior colours of the Currie-Johnson House.

### 3.5 Supplemental Standards

*The Canadian Guidelines* do not include standards for the relocation of heritage buildings, or a complete statement for reconstruction of heritage buildings.

The following are Supplemental Guidelines from other jurisdictions, determined by GreenCity to be effective in reference to the Currie-Johnson House relocation:

#### Relocation

For the purposes of this Heritage Conservation Plan, the **relocation** guidelines being applied are being adapted from Sonoma County's *2008 Guidelines for Relocation of Historic Structures (the "Sonoma Guidelines")*. The following criteria will apply:

1. **Moving Services:** Only qualified and experienced moving contractors are to undertake relocation, using techniques and moving practices that minimize damage to the heritage fabric of the building and character-defining elements identified in this conservation plan.
2. **Compatibility of Recipient Site:** The recipient site (or in a different location on the same site) is to have an environment which is compatible with the structure to be relocated with respect to height, bulk, setback, materials, landscaping, and overall street scene.
3. **Relation to Environment:** The structure shall be located so as to relate harmoniously to the terrain, and to existing buildings located within the same view shed. View considerations include those vehicles traveling long adjacent streets, and cyclist or pedestrians using adjacent trails or sidewalks.
4. **Relationship to Grade:** Placement of the building on a new foundation and the reconstructed lower floor of the building should match those to the grade on the original site as closely as possible, subject to Building Code and servicing requirements.
5. **Landscaping:** Landscaping at the relocation site shall be similar or designed to be similar to the original site in the immediate vicinity of the building. Included similar species of trees and plantings, natural features, hard landscaping, and fencing.
6. **Utility Services:** installations for electricity, communication and other service connections are best provided underground. The placement by the City or utility services of utility poles, overhead wiring, street signage, bus stop shelters, and lighting should be placed or relocated to avoid impacting view lines.

### 3.6 Corner Seating Area

The City has requested that the developer provide a corner amenity element, consisting of a seating area with hardscaping connecting to the public sidewalk. This is to be located at the southeast corner of 60 Avenue and 173B Street. Given the close location to the heritage house, sufficient care is needed to balance privacy and the opportunity for the public to appreciate the heritage house. The townhouse landscaping plan is to carefully consider providing separation of the private and public spaces.

The Landscape Architect is encouraged to develop a design that is complementary with the form and character of the Currie-Johnson House, through use of some of the character defining elements, prominent features and colours. This may include brick walls (potentially using brick from the chimney), low scale landscaping, and a trellis structure drawing on the west passageway elements, to divide the semi-public and private realms at the corner. Provision should be made for the placement of a Heritage Information Sign to inform the public about the significance of the Currie-Johnson House. The proposed Corner Seating Feature could provide pedestrians the opportunity to visually appreciate the Currie-Johnson House.

It is recommended that the area borrow the historical decorative gate feature (Figure 6.11), the characteristic brick in the curved arch of the front entrance and side passageway (Figure 6.9 and 6.10) and the three colours of the Currie-Johnston House colour scheme in Section 6.8 in designing this space.

Landscaping Plans are prepared by C Kavolinas & Associates.

## 4.0 STATEMENTS OF SIGNIFICANCE

### The Currie-Johnson House

#### Description of Historic Place

The Currie-Johnson House is vintage 1930's or even a 1940's craftsman style hip-roofed bungalow with a Spanish colonial attitude, expressed in particularly with the curved arches and front door. It was altered by a one storey addition to the west and a dormer with window on the second level to the south. Ownership included members of the Currie and Johnson Families, early residents of Cloverdale and Elgin respectively.

#### Heritage Value of Historic Place

This house is valued for its location in Cloverdale on historical McLellan Road, and its association with well-known Surrey residents and local institutions. The Johnsons and Curries, early Sullivan, Elgin and Cloverdale families, were leaders in agricultural and civic affairs. Lyall and Margaret Currie resided here from 1938 to 1950. Lyall served as president of the Surrey Coop and on Surrey Council. Daniel A. Johnson and Martha Johnson made this their retirement home here from 1950 to 1960; Martha resided here until 1977. Daniel served a number of terms as City Councillor in the 1930's, following in his father's footsteps. There is also an association with the religious institution to the east.

#### Character-Defining Elements

The key elements that define the heritage character include:

- original setting and location in relation to the original road pattern;
- front façade is related to historical McLellan Road (60 Avenue);
- form, scale and massing; 1 ½ storey craftsman style hip-roofed bungalow with a Spanish colonial attitude;
- low pitched roof structure with white stucco walls, detailed multi-paned windows and the brick-lined curved-topped front door entrance;
- brick-lined curved-topped side passage way with gate;
- sheltered front door entrance area and curved single concrete front step;
- front door with 9-pane circular window, 4 square panels and curved upper portion;
- multi- pane casement windows with fixed shutters;
- brick chimney with imperial style top;
- chamfered gables with extended eaves over the triple window high front wall, the second floor double window beside the chimney and second floor window to the west;
- connection with Surrey settlers.

## 5.0 RELOCATION RECOMMENDATIONS

### 5.1 Relocation Assessment

From a standpoint of heritage conservation, it is preferable to retain structures in their original location. In some cases, this is not possible or there may be reasons making this undesirable. In the instance of the Currie-Johnson House, its location in the middle of the lot impacts the efficient redevelopment of the site. The heritage house could not be accommodated in the original proposal for single residential subdivision. Instead, the proposal is modified to a townhouse development, with the house being relocated closer to the corner to accommodate a double loaded access driveway from 173B Street to the townhouses on the site.

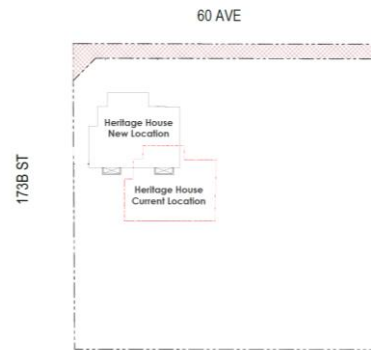


Figure 5.1 Proposed relocation

In consultation with the City, it was determined that relocation of the Currie-Johnson House to the northwest corner of the site in conjunction with a townhouse development is warranted and supportable under the Cloverdale Town Centre Plan (Figure 5.1). The historic relationship and orientation to 60 Avenue would be retained. Its placement to preserve the historical relationship of the front façade and main entrance to grade does not allow for a parking garage to face and gain access from the interior driveway for Currie-Johnson House. The City supports the required parking to be unenclosed.

### 5.2 Relocation Plan

The following serves as an outline for the Relocation Plan to be prepared prior to the Currie-Johnson House being moved. This plan is to specify the manner in which the Currie-Johnson House is to be moved to limit possible damage to its heritage fabric. Structural assessment and engineering drawings are to form part of the Relocation Plan.

The following outlines the steps and processes that the Relocation Plan is to embody:

#### **Step 1 - Prior to the Relocation:**

The following steps to be taken prior to the relocation are based on the preliminary reviews and analysis from the consulting professions retained by the client:

- **Structural assessment and building stabilization**

Prior to the relocation, all risks involving the house move are to be assessed by qualified consultant including a Structural Engineer and a house moving professional. The Structural Engineering consultant and the building relocation service selected, must have knowledge and experience in assessing structural integrity and the moving of heritage buildings. The recommendations of the Structural Engineer for any stabilization or shoring are to be implemented to ensure the house can be moved without causing damage to the house during its relocation.

This is a particularly important step as the degree of structural damage due to the fire and fire suppression efforts is not entirely known. All the necessary shoring and bracing needs to be determined and

implemented by the moving consultant prior to the lifting and placement of the Currie-Johnson House on its new foundation.

Care and attention are to be given to limit the effect of the shoring and bracing when being removed on the heritage fabric of the house. Where exterior walls, windows or the rooflines are affected, the Heritage Consultant is to advise which repair and conservation method would be appropriate

- **Determine Character-defining elements to be temporality removed**

Any character-defining elements identified that could be damaged during the structural renovation and during the move need to be temporarily protected. Construction crews undertaking the structural stabilization before the move are to be fully briefed in this regard. Prior to the move, identified elements susceptible to being damaged must be properly secured or removed and safely stored before the house is relocated. The Structural Engineer is to identify these elements, working with the Heritage Professional to review and approve the manner in which the identified character-defining elements are to be removed.

A Masonry Craftsman or other suitable consultant needs to assess the condition of the chimney and the best method to be used. Among the methods to be considered is whether it be dismantled and if there are a sufficient number of sound bricks can be reused to reconstruct the chimney in the new location. The Conservation Recommendation in Section 6 will assess this further.

The strategy for the removal and secure storage of character-defining elements is to be reviewed in advance by the Heritage Professional to ensure that best practices are followed.

- **Assessment and removal of hazards:**

The preliminary assessment for hazards determined there are asbestos containing materials used in the construction of the house. As a result of the fire and its suppression, sampling has identified asbestos fibers from the insulation in the fire debris and elsewhere in the house. Therefore, a qualified professional is to be retained to assess and recommend measures addressing potential hazards, particularly respecting any structural repairs and construction necessary to safely relocate the Currie-Johnson House.

In conjunction with the structural stabilization work, the qualified profession may also advise about: properly removing any contaminated debris to avoid the contaminates from being spread during the moving process, disposing of any paints or flammable liquids that may be stored in the house, removing appliances that may shift or slide and cause structural damage during the move, obtaining permits from the City and following the City's requirements for disconnecting services such as water, electricity and natural gas. Encapsulant paints are to be applied to surfaces with lead-based paint to provide a barrier between the paint and the environment. All contaminates are to be removed and disposed of in compliance with WorkSafe BC and other Provincial standards.

Retain a qualified contractor to undertake the removal of identified materials and objects in accordance with permits issued by the City as well as, any City Bylaws or Provincial regulations.

**Step 2 - Security Before and After the Relocation:**

Security measures and arrangements are to be established for the Currie-Johnson House in its current and new location. This includes any periods of time when the house is vacant, being prepared to be relocated and when conservation works are taking place. Adequate security measures are to be in place at all times prior to the house being occupied.

The arrangements must be consistent with the City of Surrey requirements, including but not limited to, on-site security, monitored security alarm system, perimeter fencing and lighting, and boarding of windows and doors. GreenCity recommends that the Heritage Revitalization Agreement (HRA) with the City consider including the matters listed below:

- A security fence enclosing the house;
- Securely boarding doors and windows as necessary;
- Installing smoke alarms and arranging for a wireless monitor service;
- Notifying the Surrey RCMP/Police and Fire Department that the house is temporarily vacant;
- Arranging for regular security patrols to physically check the integrity of the enclosure;
- Informing and asking for “eyes on” by neighbors, including business tenants or apartment residents;
- Posting signage that this house is a heritage building being conserved, with a phone number citizens may call about concerns or to report vandalism; and
- Ensuring doors inside are open and other steps are taken for ventilation of the house while stored.

### **Step 3 - The Relocation:**

The current and future locations for the Currie-Johnson House slightly overlap. This will require the heritage house to be sufficiently lifted in its current location to allow the new foundation to be constructed. The process will be:

- Lifting the house with the west addition made subsequent to the original building in its current location by about 1 ½ metres.
- Excavating the envelop of the new foundation, placing crushed gravel and having a surveyor pin the location of the foundation.
- Moving the house to the new location before any formwork for the foundation walls is done.
- Assembling the formwork and pouring the concrete for the new foundation.
- Lowering the house atop the new foundation and walls, followed by removing the house lifting beams and cribbing.

In accordance with the *Sonoma Guidelines* described earlier, a recognized professional house moving service is to be retained that will take all necessary and reasonable steps to ensure that the least destructive method for the physical relocation will be used. Following structural upgrades, there still be structural bracing and shoring to be done prior to the relocation taking place. This is to be done in a manner that caused the least possible damage to the character-defining elements.

All service utilities, electricity and communication line connections from the street need to be in place to permit their connection with the heritage house immediately following its move and placement on the new foundation. The conservation works described in the Conservation Recommendations section are to commence immediately upon the relocation being completed.

To accommodate the construction of the new basement foundation, the Currie-Johnson House relocation will consist of two phases. The reason is that the current and future location of the Currie-Johnson House partially overlap. Once the structural repairs and any shoring works are completed, the first phase of the relocation of the Currie-Johnson House may be conducted. The house would be temporarily moved and stored on site a safe distance from construction activity for excavating, constructing and pouring of the basement foundation. The second phase will consist of placing the Currie-Johnson House on its new and permanent foundation.

## 6.0 CONSERVATION RECOMMENDATIONS

An inspection of the Currie-Johnson House was undertaken by the Heritage Professional in August 2022 and an additional inspection in May 16, 2023, which including inspecting the interior. The restoration and rehabilitation measures for the Currie-Johnson House described in this section are based on these site inspections, review of historical maps and photographs on collections at the City of Surrey Archives, reports from other consultants entering the building to assess structural integrity, to evaluating relocation and to test for contamination.

The following describes the recommended conservation works and specifies the measures based on the guidelines contained in the earlier sections of this Plan.

### 6.1 Site

The Currie-Johnson House is located on the south-east corner of 60 Avenue (historical name McLellan Road) and 173B Street (See figure 6.1). The house is situated toward the centre of the lot, and the land is gently sloping to the south. There are mature trees along the front lot line the side lot toward the adjacent Church and a portion of the exterior side lot line toward 163B Street. A detached garage once located between the house and 173B Street, has been demolished and only the foundation remains.

Relocating the Currie-Johnson House to the northwest corner of the lot is being proposed in conjunction with an eight (8) unit townhouse project. This relocation is supported by the City. Care is needed in the placement of the house to retain the relationship to grade for the one step curved concrete front door entry.



Figure 6.1 Current location of the Currie-Johnson House.

#### Conservation Strategy: Relocation

- The conservation strategy with respect to the location of the Currie-Johnson house is for its relocation to the northwest corner of the site on a new foundation providing habitable basement area, forming part of a comprehensive townhouse development project.
- The relative location along the front façade should match the original grade as closely as possible, including only one step down to grade from the semi-circular front entrance step.
- Avoid any new landscaping and plant a lawn up to and along the front walls of the house.
- Prior to being moved, a Relocation Plan is to be formulated that will ensure the least possible amount of damage taking place to the Currie-Johnson House. Engineering drawings for structural alterations and bracing that may be necessary are to be included in the Relocation Plan.
- Refer to Section 5.0 for the relocation process to be employed.

## 6.2 Form, Scale and Massing

The Currie-Johnson House (Figure 6.2) is a vintage 1930's, but more likely a 1940's craftsman style hip-roofed bungalow with a Spanish colonial attitude. This style is principally expressed by the two front façade curved arches and the curved front door. The massing is of a one-storey volume with a smaller second floor to the rear (loft). The rear elevation presents itself partially as a two-storey building, due to the rear dormer accommodating a washroom in the loft area.

The historical form and character of the Currie-Johnson House was altered from the originally constructed house. Based on an analysis of aerial photographs, archival photographs and the cladding applied to the house, the second storey dormer and the first-floor addition on the west side, were added between 1970 and 1993.

As part of the Conservation Strategy, the additions made subsequent to the original building are to have their existing vinyl siding removed and replaced by cementous material to distinguish them from the original house. This does not affect the historical appearance from 60<sup>th</sup> Avenue because the dormer faces to the south and the west ornamental arch shelters the west addition from the street.

Therefore, the strategy is to retain the second storey dormer, retain the first-floor addition with the open entrance combined with the mud room to form a new kitchen entrance, adding a new door, adding two windows to the eastern elevation, and recladding both with a cementous siding as the effected exterior walls are not visible from 60 Avenue.

### Conservation Strategy: Preservation and Rehabilitation

- Preserve the overall form, scale and massing of the heritage house, including the second storey dormer which was added after the original house was constructed. The dormer is to have cladding material that is distinct yet compatible with that of the historical house.
- Restore the front façade element with the pass-through semi-circular archway and gate, and the side entrance to the west first-floor addition to the original historical character, and have cladding material that is distinct yet compatible with that of the historical house.
- Coordinate the colour of the dormer and addition to match that of the historical house, and for the cladding to be of a material to be distinguishable from them from the main house, in accordance with the colours scheme in Section 6.8.
- Follow the Canadian Guidelines as noted in Section 3.4 for the selection of cladding, colour and other design features for the dormer and addition to achieve the objective of being compatible yet distinct; and



Figure 6.2 Front façade of the Currie-Johnson House.

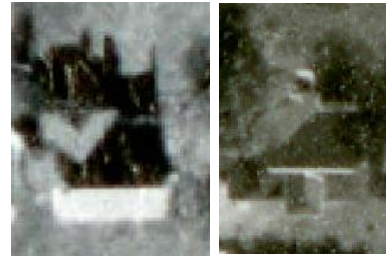


Figure 6.3 1970 (left) and 1993 areal photographs. Note window dormer has been added.



Figure 6.4 Note similar siding are applied to the second storey dormer and first storey western addition.



### 6.3 Foundation

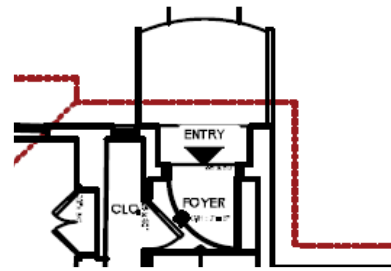
The Currie-Johnson House is proposed to be relocated on the property toward the northwest corner of the property as part of its rehabilitation and forming one of the units in this townhouse development. From its new location, the heritage house will be more visible from the public realm of 60 Avenue.

The new foundation will contain a full basement to increase the habitable floor space of the house. Careful attention is necessary in determining the elevation of the new foundation to maintain the historic relationship of the Currie-Johnson House to grade. The key requirement is that the semi-circular concrete front entrance will be one step to finished grade, and the front yard lawn will gently slope down from the facade toward the front lot line (Figure 6.5).

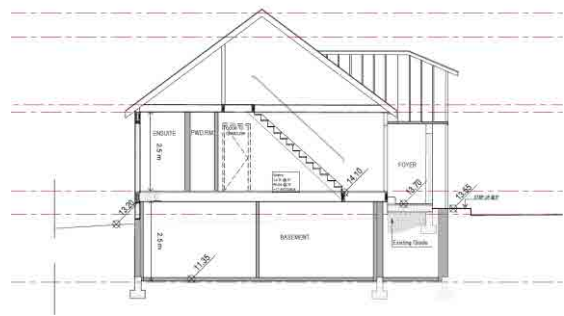
The relationship to grade between the first floor, sunken foyer and semi-circular front step to grade is depicted in Figure 6.6. This relationship is to be “one step down to grade.”

#### Conservation Strategy: Rehabilitation and Replication

- The proposed relocation of the house requires the construction of a concrete basement in the new location.
- Grade the site to slope the land away from the foundation to promote proper drainage.
- Match the new grade elevation to the current grade along the front façade of the relocated building.
- Construct a new front step to be similar to the original in terms of size, material and style, specifically with respect to the curved shape of the historic front step.
- Grade the front yard in a manner that it will achieve the “one step down to grade” characteristic from the semi-circular concrete front entrance step.



**Figure 6.5** The curved front concrete step is a key Character defining element to be reconstructed as shown in the Landscaping Plans (detail shown above).



**Figure 6.6** Section through the Currie-Johnson House shows the relationship to grade from the sunken foyer, to the curved front step and “one step down to grade”.

## 6.4 Exterior Walls and Detail Elements

The Currie-Johnson House is a wood-framed structure clad with a combination of a roughcast stucco on the original structure, and vinyl horizontal siding on the second storey dormer and first storey addition.

Viewed from 60 Avenue (Figure 6.7), the central façade is capped by a chamfered gable and is closer to the street. The roof line slopes from the gable. A sloped roof is visible over the set-in eastern portion of the house and its façade. To the west of the central façade, is a wall element with a roofline extending the downward sloping roofline of the central façade towards the west.

The original rough cast stucco has been painted. Although the condition is generally good, there is a fair degree of deterioration (Figure 6.8). This deterioration is in the form of natural factors such as discoloration, exposure to the elements and biological growth particularly on the front façade. Graffiti has disfigured the stucco on the rear wall and needs to be removed. There is also damage to the stucco due to the boarding up of windows and the structure fire that will require repair and cleaning.

The central façade contains the front entrance area (Figure 6.9). It has a curved arch entrance area and the curved front door. The entrance way has a red brick trim along both sides and the curved arch. Between the arch and the front door, is a weather sheltered area. The front door has a curved upper portion to match the shape of the entrance archway. The door is white and has a circular window with nine glass panes. Below the window are four rectangular panel elements.

The west wall element contains another open curved archway (Figure 6.10). Its design closely resembles the front door entrance. It has been modified to be blocked by a brick half wall. From archival photographs, it originally had by a heavy gate-like feature rather than the half brick wall (figure 6.11). From a functional and security perspective, it is recommended to restore the passageway through this archway.



Figure 6.7 Front Facade



Figure 6.8 Condition of stucco



Figure 6.9 Front entrance arch and brick elements.



Figure 6.10 West archway and brick elements.



Figure 6.11 West archway gate



Figure 6.12 Second storey chamfered gables and casement windows

The side door from the kitchen area also provided access to the detached garage located toward 173B Street. This garage has been demolished and only its poured concrete foundation remains. It will need to be removed.

There are chamfered gables with extended eaves over the living room wall / kitchen area (see in Figure 6.7) and the two upper bedroom windows (Figure 6.12). The front façade roof trims include curved box end elements (Figure 6.13).

The historical shutters beside the two front casement windows (Figure 6.14) are no longer in place. New shutters matching the original in size, material and style, are to be made and attached after the stucco is repaired, sealed and painted.

The stucco material, brick along the curved arch element, shutters and trims are character defining elements of the exterior walls to be preserved and repaired as required.

Refer to architectural plans prepared by Cre8 Architecture Ltd. and landscaping plans prepared by C. Kavolinas & Associates. The conservation strategy for the existing windows is summarized in Appendix A.

#### **Conservation Strategy: Rehabilitation and Restoration**

- Preserve the original stucco walls on all elevations.
- Remove the graffiti in a manner that does not damage the stucco. Retain a specialist cleaning contractor with experience in historic buildings to determine a suitable graffiti removal technique.
- Areas of moderate size require cleaning. Use the gentlest cleaning means possible. Use low-pressure water hoses and soft scrubbing brushes. Do not use pressure washing.
- Any repairs to the stucco should be inconspicuous and be compatible with the historic stucco finish.
- The stucco should be carefully inspected for cracks. Hairline cracks should be sealed to prevent them from becoming worse. Larger cracks are best cut out and patched in a manner that visually matches the historic finish. Retain a professional plasterer to undertake stucco repairs.
- Enclose the current kitchen entrance, relocate the door and provide access to the basement by a new internal staircase.
- Replace the vinyl siding on the additions to the original building with cementous siding.
- After the existing stucco surface is repaired and sealed, and the cementous siding is applied, paint in accordance with the colours scheme in Section 6.8.
- Replicate the historical window shutters, paint in accordance with the colour scheme in Section 6.8 and install beside the two front casement windows after the stucco is repaired and painted.
- All window trims and roof trims, including curve box elements, are to be cleaned and repaired or replaced with like dimensioned material matching original in size, material and style. Repair and paint overhangs and fascia boards that are water damaged. Paint window frames and roof trims in accordance with the colour scheme in Section 6.8. Retain a carpenter with experience in heritage conservation to undertake this work.
- Remove the half brick wall in the side passageway and install a gate replicated based on historical photographs and in accordance with the color scheme in Section 6.8.
- Any work related to seismic upgrading or improving insulations are to be done from inside walls to minimize any impact to the appearance and character defining elements of the residence.



**Figure 6.13** Front roof and curved box ends.



**Figure 6.14** Historical shutters from archival photo collection.

## 6.5 Windows and Front Entrance

### 6.5.1 Windows

The windows on the original Currie-Johnson House are either casement, double hung or fixed windows. Refer to Appendix A for an inventory of the windows.

On the first storey, the front façade has three casement windows with two or three sashes, one of which is out-swinging. The casement window in the living room has 8 panes of glass in each sash (Figure 6.15), and the other casement window in the dining room has 6 panes of glass (Figure 6.16).

A third two sash casement window each with 6 glass panes and one out-swinging sash is located in the living room (Figure 6.17).



**Figure 6.15** Living room 3 sash casement window (historical photograph)



**Figure 6.16** Dining room 3 sash casement window (Historical photograph)



**Figure 6.17** Living room 2 sash casement window from interior.

The majority of the remaining windows are 6-over-1 double-hung windows (Figure 6.18) and three are fixed windows with between 2 and 8 panes of glass (Figures 6.19 and 6.20).



**Figure 6.18** Example of existing double-hung window from the interior.



**Figure 6.19** Fixed 2 pane window beside main entry door (historical photograph).



**Figure 6.20** Fixed 8 pane window beside living room fireplace from interior.

On the second storey, the historical portion has casement windows with two sashes, one of which is out-swinging, and both sashes have 6 panes of glass. Figures 6.21 show the west window from historical sources and Figure 6.22 the current condition of both of the historical windows following the fire.



**Figure 6.21** Historical Photograph.



**Figure 6.22** Fire damaged windows.



The second storey dormer addition has a metal sliding window (Figure 6.23) to be replaced by a wood window similar in type to the historical wood windows.

If it is determined that the two casement windows on the second storey, have been damaged by the fire to an extent that they cannot be repaired, they may be replaced by new wood windows that are similar to original in size, material and style. Other windows not damaged by the fire are to be repaired and retained.

Windows in the basement are not subject to the conservation plan because they are in wells or not otherwise visible from 60 Avenue.



**Figure 6.23** Rear dormer addition on second floor has metal sliding window.

### Conservation Strategy: Rehabilitation / Restoration

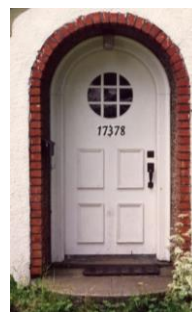
- Inspect and catalogue each window as to type, extent of damage and conservation strategy to be applied.
- Repair in-situ or remove, repair and reinstall windows that can be preserved and restored.
- Windows in the west addition to be demolished are to be salvaged, stored and installed in the new addition
- Retain historical glass where possible in windows being retained and/or reuse in the glass panes of the replacement windows where feasible.
- Broken glass panes are to be carefully removed and replaced, and then re-puttied. New glass is to be single glazed that is visually the same and that matches physically.
- Replace entire damaged windows that cannot be repaired with like single glazed multi-paned wood windows using similar materials and style to the original.
- Prime and paint all windows in accordance with the colour scheme in Section 6.8.

#### 6.5.2 Front Entrance and Door

The surviving front door of the Currie-Johnson House is a significant character defining element (Figures 6.24 and 6.25). The door features a curved upper portion and circular window. The entrances further characterized by an entrance area accented by a circular brick-lined archway and a single semi-circular front step to grade. The door appears to be in good condition.

#### Conservation Strategy: Preservation

- Retain the door openings in their original locations; preserve and repair original doors as required.
- Install adequate weather stripping around the door.
- Repair and adjust door hardware as required.
- Retain existing exterior door handle. If not operational, replace with like kind.
- Prime and paint the door as necessary and retain the brick work in accordance with the colour scheme in Section 6.8.



**Figure 6.24** Front door from exterior (historical photograph)



**Figure 6.25** Front door from interior (current photograph)

## 6.6 Roof, Roof Structure and Rainwater Disposal

The impact of the fire (Figure 26) on the structure was assessed by two qualified structural engineers retained by the developer. There may be structural repairs necessary in the vicinity of the northwest bedroom. After relocation, wall studs, roof rafters and ceiling joists in that portion of the structure will need to be inspected and repaired. Repairs should be conducted in a manner not affecting the exterior appearance of the building and roof.

It is not known when the roof was previously rehabilitated; however, due to the fire damage and with the construction of the townhouses associated with this development, it is recommended that a new roof covering be applied as part of the current scope of the conservation for the roof (Figure 27).

### Conservation Strategy: Rehabilitation

- Retain a qualified contractor to removed existing shingles and to inspect the entire roof for structural stability.
- Replace any fire or weather damaged underlay membrane, solid decking, rafters and ridge boards before new roofing shingles are applied.
- Inspect and to coordinate any identified repairs to address structural issues, including those due to the fire damage.
- Apply an asphalt roofing material that is similar to original in size, material and style as specified in Section 6.8
- Repair and replace with historically accurate elements any damaged components of the rainwater disposal system, specifically including the following:
  - Reinstalling the gutter and downspouts detached at various places of the house as a priority to protect from further water damage; and
  - Remove and replace water damaged soffits and fascia boards.



Figure 6.26 The damage sustained by the roof structure due to the fire.

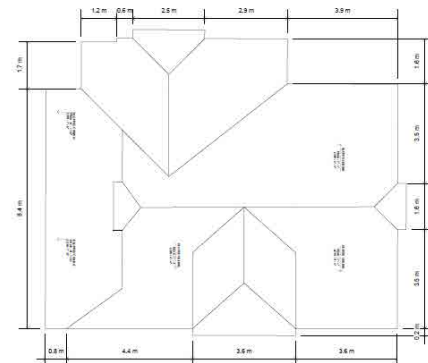


Figure 6.27 Plan of roof structure.

## 6.7 Chimney

The Currie-Johnson House has one exterior chimney on the east facing façade, constructed of common red-brown brick. It is not in a prominent location and relatively nondescript with a simple imperial style top. It does provide a taller element punctuating the roofline.

The brickwork and mortar appear to be in fair to poor in condition. Furthermore, a portion of the chimney that has been painted to cover graffiti. Paint applied to bricks affect their ability to naturally expel moisture, lead to spalling as water expands during the freeze-thaw cycles in the wintertime.

Given the common type of brick used, the construction of a new chimney using bricks that are of a similar type and style to original would be the conservation strategy to employ.



Figure 6.27 Photograph of chimney.

### Conservation Recommendation: Investigation

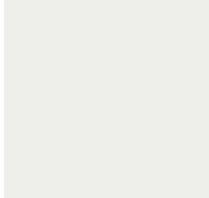




- Construct a new brick chimney using bricks that are of a similar type and style to original as shown in Section 6.8.

## 6.8 Exterior Colours, Roofing and Brick

The historical colours are character defining elements.

The colour assessment involved close examination and non-invasive sampling techniques. The stucco was determined to be white or off-white. It is painted in locations by a white colour that does not match the historical tone of white. The wood trims were assessed through visual inspection, scratch testing and review of historical coloured photographs. The west archway decorative element (gate) and shutters beside the front windows did not survive. Their colours were determined from archival photographs.

The findings are outlined in the colour scheme in the table below:

Colour name	Colour Sample	Elements Painted
Sherwin Williams Extra White SW 7006		Stucco and cementous cladding.  (note: slight adjustment may be required to match the existing historical colour)  Doors, door and window frames and mullions.
Sherwin Williams Kale Green SW 6460		Roof fascia trims, shutters (portion), passageway gate, decorative planters and decorative archway element in corner feature.
Sherwin Williams Lei Flower SW 6613		Shutters (portion).
Pabco Premier (antique black) Asphalt Shingles		Roof of original house and the additions
Endcott Ruby Red Brick		Chimney and doorway arches



## 7.0 ONGOING MAINTENANCE PLAN

### Why Ongoing Maintenance?

All buildings – whether heritage or new – required care to limit damage from exposure to the elements. In the case of heritage buildings, additional attention is required to maintain and repair character-defining elements. This requires:

- Making available copies of this Heritage Conservation Plan (HCP) to contracted service providers;
- Keeping records of all maintenance procedures;
- Reflecting the maintenance requirements of the Currie-Johnson House in agreements with landscapers and other firms; and
- Ensuring the HCP and the maintenance record are passed on to subsequent owners and strata council members.

Ongoing maintenance involves periodic inspections to help identify potential problems early, along with regular repairs to extend the life of heritage buildings. This will also help avoid potentially costly future repairs for home owners and strata councils for the conservation of a building's heritage fabric.

All building materials will decay due to winter rain storms and wind storms, exposure to sunlight, heat, frost, and attacks by insects or vermin. Therefore, it is important to monitor a building's condition and preventing water from penetrating a building envelope. Modest spending on regular maintenance will reduce the likelihood of major and potentially costly repairs to the heritage fabric of the residence.

The information in this section is to be utilized by property owners or strata councils responsible for the long-term protection of the character defining elements of heritage buildings.

### What Types of Maintenance?

As defined by the Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition):

*Maintenance is the routine, cyclical, nondestructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.*

Maintenance can be broken down into these categories:

- Cleaning – Work necessary to removed dirt and pollutants that may accelerate the deterioration of building surfaces.
- Corrective – Work necessary to bring a building to an acceptable standard (often as recommended by a conservation plan) such as treatment for rising damp.
- Planned – Work to prevent failure which recurs predictably within the life of a building, such as cleaning gutters or painting, or
- Emergency – Work that must be initiated immediately for health, safety or security reasons or that may result in the rapid deterioration of the structure or fabric if not undertaken (for example, roof repairs after storm damage, graffiti removal or repairing broken glass).

All maintenance and repair activities must conform to the Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition). Typically, repair activities such as simple repair with like materials, repainting in the same colors, and replacement of broken window panes

would not require any approval from the City of Surrey. More intensive actions may require an application for the issuance of a Heritage Alteration Permit.

### What are the Maintenance Standards?

Following are excerpts from the Standards and Guidelines for the Conservation of Historic Places in Canada (Second Edition) about protecting and maintaining specific components or materials for heritage buildings:

	Recommended	Not recommended
	<b>Structural Systems</b>	
4.3.8 (10)	<b>Protecting and maintaining</b> structural systems by maintaining the building envelope — roof to foundation — including roofing, flashings, gutters and downspouts, wall components of masonry, concrete, wood and metals; ensuring positive drainage away from foundations; and ensuring that structural members are free of fungal decay and insect infestation.	Failing to adequately maintain structural systems and their components on a cyclical basis, causing the materials to deteriorate.
	<b>Concrete</b>	
4.5.4 (3)	<b>Protecting and maintaining</b> concrete by preventing moisture penetration; maintaining proper drainage; improving water shedding; and by preventing damage due to the overuse of ice-clearing chemicals.	Failing to identify, evaluate and treat the various causes of concrete deterioration. Applying water-repellent coatings to above-grade concrete to stop moisture penetration, when the problem could be solved by repairing failed flashings or other mechanical defects.
4.5.4 (6)	<b>Inspecting</b> painted concrete surfaces to determine whether repainting is necessary.	
4.5.4 (7)	Removing damaged or peeling paint, using the gentlest method possible before repainting.	Removing paint that is firmly adhered to concrete.
	<b>Masonry</b>	
4.5.3 (3)	<b>Protecting and maintaining</b> masonry by preventing water penetration, and maintaining proper drainage so that water or organic matter does not stand on flat surfaces, or accumulate in decorative features.	Failing to identify, evaluate and treat the causes of masonry deterioration. Applying water-repellent coatings to stop moisture penetration when the problem could be solved by repairing failed flashings, deteriorated mortar joints, or other mechanical defects.
	<b>Roof</b>	
4.3.3 (6)	<b>Protecting and maintaining</b> a roof by cleaning and maintaining the gutters, downspouts and flat roof drains, and replacing deteriorated flashing in kind. Roof sheathing should also be checked for proper venting to prevent moisture condensation and water penetration, and to ensure that materials are free from insect infestation.	Failing to maintain roofs on a cyclical basis.  Failing to replace deteriorated flashing, or to clean and properly maintain gutters and downspouts and flat roof drains so that water and debris collect and damage roof fasteners, sheathing and the underlying structure.

4.3.3 (9)	<b>Repairing</b> parts of roofs by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of extensively deteriorated or missing parts of the roof. Repairs should match the existing work as closely as possible, both physically and visually.	
	<b>Exterior Form; Wood and Wood Products</b>	
4.3.1 (5)	<b>Protecting and maintaining</b> elements of the building's exterior form through cyclical or seasonal maintenance work.	
4.5.2 (3)	<b>Protecting and maintaining</b> wood by preventing water penetration; by maintaining proper drainage so that water or organic matter does not stand on flat, horizontal surfaces or accumulate in decorative features; and by preventing conditions that contribute to weathering and wear.	Failing to identify, evaluate and treat the causes of wood deterioration.
4.5.2 (5)	<b>Inspecting</b> coatings to determine their condition and appropriateness, in terms of physical and visual compatibility with the material, assembly, or system.	
4.5.2 (6)	Retaining coatings that help protect the wood from moisture, ultraviolet light and wear. Removal should be considered only as part of an overall maintenance program that involves reapplying the protective coatings in kind.	Stripping paint or other coatings to reveal bare wood, thus exposing historically coated surfaces to moisture, ultraviolet light, accelerated weathering and mechanical wear.
4.5.2 (7)	Removing damaged, deteriorated, or thickly applied coatings to the next sound layer, using the safest and gentlest method possible, then recoating in kind.	Using destructive coating removal methods, such as propane or butane torches, sandblasting or water-blasting. These methods can irreversibly damage woodwork.
	<b>Windows and Doors</b>	
4.3.5 (6)	<b>Protecting and maintaining</b> windows, and doors by using appropriate surface treatments, such as cleaning, rust removal, limited paint removal, and reapplying protective coating systems in kind.	Failing to adequately maintain windows, and doors on a regular basis
4.3.5 (7)	Making windows, doors and storefronts weather tight and energy efficient by re-puttying and replacing or installing weather stripping, adjusting hardware, and sealing openings and joints.	

4.3.5 (10)	<b>Repairing</b> parts of windows, doors, or storefronts, by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material, of those extensively deteriorated or missing parts of windows, doors and storefronts. Repairs should match the existing work as closely as possible, both physically and visually.	
	<b>Glass</b>	
4.5.6 (12)	<b>Repairing</b> a glass element using recognized conservation methods. Repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of extensively deteriorated or missing glass elements, where there are surviving prototypes.	Using an inappropriate substitute material.  Failing to repair the deteriorated frame or structure around the glass element.
	<b>Energy Efficiency</b>	
4.3.1 (21)	Working with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.	Making changes to the exterior form, without first exploring alternative sustainability solutions that may be less damaging to the character-defining elements and overall heritage value of the historic building.
4.3.1 (22)	Complying with energy efficiency objectives in a manner that minimizes impact on the character-defining elements and overall heritage value of the historic building.	Damaging or destroying character-defining elements or undermining their heritage value, while making modifications to comply with energy efficiency objectives.

### What is the Recommended Inspection Cycle?

The following is a list of inspections to be carried out by future owners of heritage buildings and strata councils responsible for maintaining them:

<b>After Storm Events:</b>	<ul style="list-style-type: none"> <li>Inspect gutters and roof for cleaning and repair of damage.</li> <li>Inspect the walls to ensure that there was no damage as a result of objects striking the exterior.</li> </ul>
<b>Annually:</b>	<ul style="list-style-type: none"> <li>Inspect the site and the area around the heritage building for proper surface drainage away from the foundation, and any foundation damage caused tree roots.</li> <li>Inspect foundation for movement or recent settling.</li> <li>Inspect foundations for cracking, and evidence of moisture problems (e.g. efflorescence or any peeling or blistering paint).</li> <li>Inspect the walls for ivy, creepers or over-growth that penetrates the surface of the walls.</li> <li>Inspect masonry and brick mortar for cracking, deterioration and gaps.</li> <li>Inspect the roof for: loose or missing shingles; moss growth; overhanging tree branches; failing seals and flashing for roof and gable-end vents; loose covering over the ridge or hip of a roof and gaps; cracks, holes and looseness in flashing; and sagging or openings in soffits.</li> <li>Inspect gutters, downspouts and connections to rain barrels or storm water sewer for blockage, clogging, corrosion, and leaks; remove all leaves and debris from gutters; check for corroded, broken and loose fasteners; check fascia boards; check downspouts for water flow and leaks; and ensure that splash backs have not settled, allowing water to run back to the building.</li> </ul>

	<ul style="list-style-type: none"> <li>• Inspect windows and doors for sagged, shifted or settled, or out of line hardware creating openings for rain and air; fix cracks and holes in window panes; and do touch up painting;</li> <li>• Inspect the chimney is not leaning above the roofline, and there is no crumbling mortar, missing bricks or flashing pulling away from the roof.</li> <li>• Check / test fire extinguishers and smoke detectors.</li> <li>• Renew house insurance.</li> </ul>
<b>5-Year Cycle:</b>	<ul style="list-style-type: none"> <li>• Every 5 years, a heritage professional is to be retained by the home owner or the strata council for a full inspection to be carried out to provide information about the current condition of the heritage buildings, including the structural integrity and the success of conserving the character-defining elements, and to inform decisions about maintenance, conservation and repair.</li> <li>• Check for the need to repaint the building, trims and window sashes.</li> </ul>
<b>10-Year Cycle:</b>	<ul style="list-style-type: none"> <li>• Check the condition of roof. Replace when required. Check its condition every ten years after it has been replaced.</li> </ul>

## 8.0 REFERENCES

### *Historical Information:*

Surrey Leader, 25 May 1938, Marriage announcement Currie

Surrey Leader, 7 July 1949, House for Sale

Surrey Leader, 28 April 1960, Allan Johnson Obituary, Former Councilor Allan Johnson, Dies.

Surrey Leader, 1 Feb 1962, Martha Currie Obituary

Surrey Leader, 8 Aug 1968 Lyall Currie has served two Decades as President

Surrey Leader, 15 April 1981, Mrs. Alice Johnson Marks 90<sup>th</sup> Birthday

The Vancouver Sun, 3 June 2006, Lyall Currie Obituary.

1952 Directory - D. A. Johnson

<https://www.surreyhistory.ca/surreycouncil.html> "Surrey's Wardens, Reeves, Councilors, Aldermen, Mayors"

Photographs and maps accessed at the Surrey Archives as cited in this report.

### *Technical Reports and emails:*

May 2005 Surrey Heritage Advisory Commission meeting, Inter-office Memo "Phase 3 Heritage Register Review - Surrey Heritage Evaluation Worksheets", file 6800-20-203.

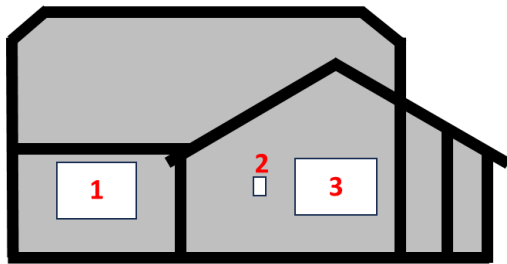
Letter Re.: Structural Integrity of Wood Framing affected by Fire (V. K. Engineering and Consulting Ltd) September 8, 2022.

Letter Re: 17378 - 60th Avenue, Surrey, David Jung Engineering Inc., June 9, 2023.

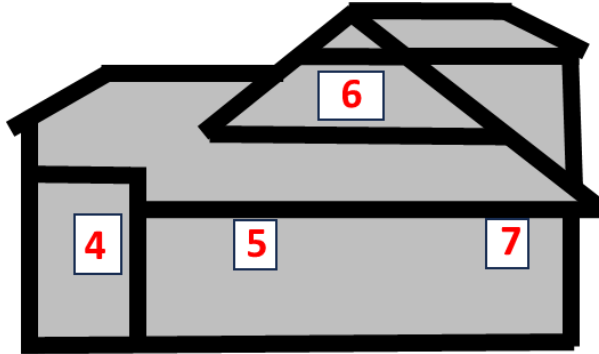
Pre-Demolition Hazardous Materials Assessment Report, Coast BC Hazmat, 2022-09-20.

Building Move Review: 17378 60th Ave, Surrey, BC; email from Jeremy Nickel, Nickel Bros, July 11, 2023; and from Josh Vickars, Zebiak Houseraising and Moving , April 22, 2024.

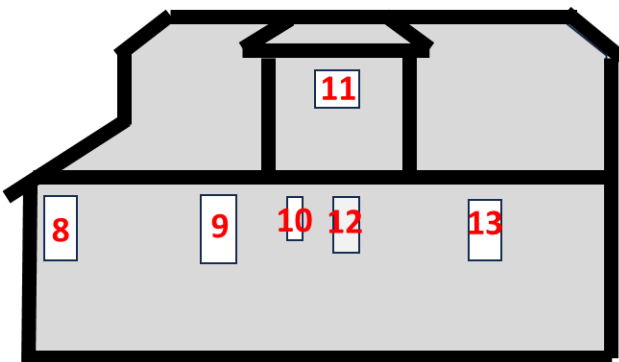
## Appendix A: Window Inventory and Conversation Actions



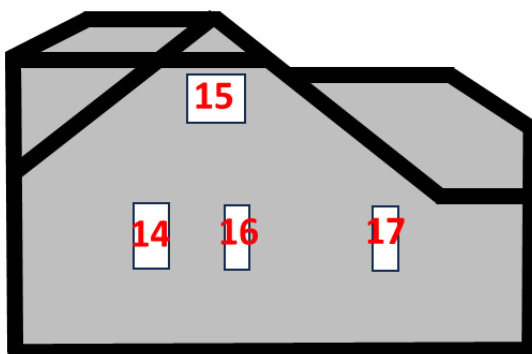
Front



West



Rear



East

### *Three wood windows as follows:*

- Window 1: Triple Side-by-Side 8 Pane Sash Casement Wood Window (existing)
- Window 2: Fixed 2 pane up and down window (existing)
- Window 3: Triple Side-by-Side 8 Pane Sash Casement Wood Window (existing)

### *Four wood windows as follows:*

- Window 4: Double Side-by-Side 6 Pane Sash Casement Wood Window (existing)
- Window 5: Double Hung Window 6-over-1 Double Hung Wood Window (New - to resemble typical window)
- Window 6: Double Side-by-Side 6 Pane Sash Casement Wood Window (fire damaged – repair or replace with like window)
- Window 7: Double Hung Window 6-over-1 Double Hung Wood Window (New - to resemble typical window)

### *Five wood and one metal window as follows:*

- Window 8: Double Hung Window 6-over-1 Wood Window (existing to be salvaged and installed in new addition)
- Window 9: Double Hung Window 6-over-1 Wood Window (existing)
- Window 10: Fixed 3 pane up and down window (existing)
- Window 11: Double Hung Window 4-Over-1 Wood Window (new to resemble typical wood window to replace metal one)
- Window 12: Double Hung Window 6-over-1 Wood Window (existing)
- Window 13: Double Hung Window 6-over-1 Wood Window (existing)

### *Four wood windows as follows:*

- Window 14: Double Hung Window 6-over-1 Wood Window (existing)
- Window 15: Fixed double 4 pane up and down window (existing)
- Window 16: Double Side-by-Side 6 Pane Sash Casement Wood Window (fire damaged – repair or replace with like window)
- Window 17: Fixed double 4 pane up and down window (existing)