THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW (PARRY-EVANS RESIDENCE) 2019 NO. 5227

EXPLANATORY NOTE

Bylaw 2019 No. 5227 authorizes the Township to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. for the Parry-Evans Residence located at 7649 - 208 Street. The Heritage Revitalization Agreement provides for the relocation, restoration and continued protection of the heritage building for use as a single-family residence.

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE REVITALIZATION AGREEMENT AUTHORIZATION BYLAW

(PARRY-EVANS RESIDENCE) 2019 NO. 5227

A Bylaw to authorize the Corporation of the Township of Langley to enter into a Heritage Revitalization Agreement for the Parry-Evans Residence with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd.

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

- 1. This Bylaw may be cited for all purposes as "Heritage Revitalization Agreement Authorization Bylaw (Parry-Evans Residence) 2019 No. 5227".
- The Municipal Council for the Corporation of the Township of Langley hereby authorizes the Corporation of the Township of Langley to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. for a building known as the Parry-Evans Residence located at 7649 – 208 Street, Langley, BC, to be relocated to a portion of 7697 – 208 Street, which properties are legally described as:

7649 - 208 Street

PID: 012-083-186 Lot 1, Section 23, Township 8, New Westminster District, Plan NWP79257 Except Plan EPP49321

AND:

7697 - 208 Street

PID: 066-295-738 Lot 21, Section 23, Township 8, New Westminster District Plan NWP48667 Except Plan EPP49321

and place this property on the Community Heritage Register, substantially in the form of the agreement (the "**Agreement**") attached to and forming part of this Bylaw as Schedule "A".

3. The Mayor and the Municipal Clerk are hereby authorized to execute the Agreement, as well as any other documents in connection with the Agreement, and to affix the Corporate Seal of the Corporation of the Township of Langley.

READ A FIRST TIME the	24	day of	June	, 2019
READ A SECOND TIME the	24	day of	June	, 2019
PUBLIC HEARING HELD the	08	day of	July	, 2019
READ A THIRD TIME the		day of		, 2019
RECONSIDERED AND ADOPTED the		day of		, 2019

Mayor

Township Clerk

SCHEDULE 'A' TO BYLAW NO. 5227

HERITAGE REVITALIZATION AGREEMENT

THIS AGREEMENT made the

day of

, 2019,

BETWEEN:

THE CORPORATION OF THE TOWNSHIP OF LANGLEY, a municipal corporation under the "Local Government Act" R.S.B.C 1996, and having its municipal offices at 20338 – 65 Avenue, in the Municipality of Langley, in the Province of British Columbia, V2Y 3J1

(the "Municipality")

OF THE FIRST PART

AND:

GARCHA PROPERTIES LTD., a company registered under Incorporation No. BC0693791 and **GARCHA PROPERTIES (YORKSON) LTD**., a company registered under Incorporation No. BC1045013, having its mailing address at 110 – 13737 72 Avenue, Surrey, British Columbia, V3W 2P2

(the "Owner")

OF THE SECOND PART

WHEREAS:

- A. A Local Government may, by bylaw, enter into a Heritage Revitalization Agreement (the "Agreement") with the owner of heritage property pursuant to Section 610 of the Local Government Act;
- B. Garcha Properties Ltd. is the registered owner of the lands and premises legally described as:

7697 – 208 Street

PID: 066-295-738 Lot 21, Section 23, Township 8, New Westminster District Plan NWP48667 Except Plan EPP49321

7649 - 208 Street

PID: 012-083-186 Lot 1, Section 23, Township 8, New Westminster District, Plan NWP79257 Except Plan EPP49321

AND:

Garcha Properties (Yorkson) Ltd. is the registered owner of the lands and premises legally described as: 7633 208 Street

PID: 012-083-208 Lot 2, Section 23, Township 8, New Westminster District, Plan NWP79257 Except Plan EPP49321

7615 208 Street

PID: 010-253-891 Lot B, Section 23, Township 8, New Westminster District, Plan NWP16384 Except Plan EPP49321 (collectively the "**Owner's Lands**");

- C. Situated on the Owner's Lands at 7649 208 Street, Langley, British Columbia is a certain building of heritage value, constructed in 1896 known as the Parry-Evans Residence (the "Heritage Building");
- D. The Owner intends to relocate the Heritage Building located at 7649 208 Street to a portion of the Owner's Lands located at 7697 208 Street as shown on Schedule A1 of this Agreement and described as Lot 10 on the proposed subdivision of the Owner's Lands, (the "Heritage Property"), and then restore and rehabilitate the exterior envelope of the Parry-Evans Residence in accordance with the provisions of this Agreement;
- E. The Owner has presented to the Municipality a proposal to re-zone and subdivide the Owner's Lands for a townhouse development that incorporates the use, restoration and preservation of the Heritage Property compatible with the longstanding use of the Heritage Building, and have voluntarily and without requirement by the Municipality, entered into this Agreement pursuant to Section 610 of the *Local Government Act*;

NOW THEREFORE in consideration of the mutual promises and agreements herein contained and the sum of One Dollar (\$ 1.00) and other good and valuable consideration (the receipt and sufficiency of which is hereby acknowledged), the parties hereby covenant and agree as follows:

1. Heritage Revitalization

- 1.1. The Heritage Building has heritage value deserving of protection and conservation, as described in the Statement of Significance contained in the Parry-Evans Residence Conservation Plan attached to this document and forming part of this Agreement as Schedule A13, and the Owner specifically agrees to protect, preserve and maintain the exterior heritage character of the exterior envelope of the Heritage Building located on the Heritage Property to the satisfaction of the Municipality in accordance with the terms of this Agreement and as set out in Schedules A1 to A13.
- 1.2. The Municipality agrees that its primary interest in the Heritage Property is to ensure that the original exterior heritage character of the Parry-Evans Residence is preserved, protected and maintained.
- 1.3. Subsequent to final adoption of the Heritage Revitalization Agreement Authorization Bylaw No. 5227 a notice will be filed in the Land Title Office on the Heritage Property in accordance with Section 610 (10) of the *Local Government Act*, and the

Minister responsible for the *Heritage Conservation Act* notified in accordance with Section 595 of the *Local Government Act*.

- 1.4. Except as varied or supplemented by the provisions of this Agreement, all bylaws and regulations of the Municipality and all laws of any authority having jurisdiction shall apply to the Heritage Building and Heritage Property.
- 1.5. The Owner will consult with and obtain permission from the Municipality prior to any works or changes being made to the exterior envelope of the Heritage Building other than those changes set out in the plans to be submitted and approved in accordance with this Agreement.
- 1.6. The Owner will, at the Owner's sole expense, relocate, rehabilitate, restore and preserve the Heritage Building and will construct new concrete foundations and stabilization works and restoration and revitalization improvements to the exterior of the Heritage Building in accordance with generally accepted engineering and heritage conservation practices consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and in substantial accordance with the terms and conditions outlined in this Agreement and as set out in Schedules A1 to A13.
- 1.7. Restoration and maintenance shall maximize the retention of the original materials and only where necessary employ modern equivalents which duplicate the original materials in terms of dimension, profile or design, fibre and placement. Where original materials cannot be used, the Owner will consult with the Municipality on appropriate substitutions and replications. The use of replication and substitution works will require the prior approval of the Municipality.
- 1.8. The parties agree that the Heritage Property after adoption of Heritage Revitalization Agreement Authorization Bylaw No 5227 may, notwithstanding the proposed Residential R-CL(A) zoning of the Heritage Property under the Township of Langley Zoning Bylaw 1987 No. 2500, as amended from time to time, may be used for the following permitted uses and with the following restrictions:
 - a) residential single family uses;
 - accessory home occupations subject to Section 104.3 of Zoning Bylaw 1987 No. 2500 as amended;
 - c) lot coverage in accordance with A2 of this agreement;
 - d) siting of buildings and structures in accordance with Schedules A1 to A12 of this Agreement;
 - e) height of buildings and structures in accordance with Schedules A3, A5, A6 and A7 of this agreement;
 - f) parking and access that provides for an accessory detached single-car garage with provision for one additional surface parking stall in front of the garage having vehicular access from the main road forming part of the townhouse development at the south west corner of the Heritage Property in accordance with Schedules A1 and A2 of this Agreement;
 - g) lot area in accordance with Schedule A2 of this agreement; landscaping, screening and fencing of the Heritage Property in accordance with Schedules A8 and A12 of this Agreement.

- 1.9. The Heritage property may not be used for the purposes set out in Section 1.8 of this Agreement unless and until final inspection and occupancy has been granted by the Municipality in respect of the Heritage Building in accordance with Langley Building Bylaw 2008 No. 4642 as amended.
- 1.10. Schedules A1 to A13 attached hereto and forming part of this Agreement specify and delineate all existing and new materials affecting the proposed changes to the exterior of the Heritage Building, and will act as a record for all future changes affecting the exterior of the Heritage Building.
- 1.11. The Heritage Building will continue to be identified and known as the "Parry-Evans Residence".

2. Proposed Development

- 2.1. Upon execution of this Agreement, the Owner shall commence and complete the relocation, restoration and rehabilitation of the Heritage Building on the Heritage Property to the satisfaction of the Municipality and in accordance with the Parry-Evans Residence Conservation Plan and architectural drawings, attached as Schedules A1 to A13 and forming part of this Agreement.
- 2.2. The Owner agrees to relocate, rehabilitate, restore and preserve the Heritage Building to the satisfaction of the Municipality adhering to the required guidelines and standards, which shall include, but is not restricted to, the following:
 - a) Relocate the Heritage Building to the Heritage Property, noting any sections of the building to be removed, and place it onto new concrete foundations in accordance with Schedule A1 and A2, ensuring that the least destructive method of relocation is employed. Review the condition of the front verandah to determine if it can be moved with the house, or whether it needs to be dismantled and rebuilt. Proposed alterations to the structure that are required to further the relocation process not described herein shall be evaluated in accordance with the Conservation Plan and approved by the municipality prior to proceeding.
 - b) In providing for a new foundation and full basement, ensure that the house retains its general appearance relative to grade, as shown in Schedule A3 and A5, taking into account applicable codes and practical constraints.
 - c) Preserve historic fabric of the exterior elevations, wood-frame structure, siding and wood sash windows to the greatest extent possible repairing and replacing structural wood only as required. Salvage any materials that need to be removed for possible re-use at further stages of the work.
 - d) Provide a new treated sawn cedar shingle roof based on examination of the original roof shingles in the attic for size, thickness and colour treatment and match the new cedar shingle roof to these dimensions and specifications. Repair and supplement existing roof structure as required to meet current building codes. Install nailing strips to receive the wood shingles, and provide zinc strips for moss control.

- e) Replace existing rainwater disposal system with historic painted wooden gutters and round galvanized downspouts as specified in the Conservation Plan, Schedule A13, and as shown on Schedule A8.
- Preserve wooden drop siding following close assessment of its condition. Repair siding as needed. If wood replacement boards are required, replace with equivalent type, size and profile of existing.
- g) Repair or replace original wood fascia, window trims and cornerboards as needed with the equivalent of the original in material, profile, size and dimension in accordance with Schedules A5 and A13 attached.
- h) Install any additional insulation that is required on the inside face of the exterior walls.
- i) Repair and/or replace existing wood windows as described in the Conservation Plan, Schedule A13, and as per the Window Restoration Schedule A9. Existing glazing is to be retained where noted, re-puttied where necessary and weatherstripped to improve thermal performance. If rotten wood is present, remove deteriorated elements and replace with material consistent with original in type and profile.
- j) Assess condition of original doors and suitability for re-use. Retain front door in its original location and preserve and repair as required. Salvage the rear door if possible and re-install as required. New doors shall be visually compatible with the historic character of the building and in accordance with Door & Window Schedule A9 to A11, and Schedule A13. Preserve original door hardware, including handles, locks and hinges where functional.
- k) Restore the front verandah, including the picket balustrades at original height, newel posts and appearance of porch decking in accordance with Schedule A8.
- Construct a new single car garage at the west end of the Heritage Property to match the historic residence in material, colour and finish in accordance with Schedules A5 to A7.
- m) Prepare, prime and paint the Heritage Building in accordance with the Colour and Materials Palette in Schedule A5 noting any elements that are to remain unpainted. Address damaged surfaces, confirm choice of exterior colours and apply paint as outlined in the Conservation Plan, as per Schedule A13.
- n) All other works, changes and improvements made to the Heritage Building.

(the "Restoration Works")

2.3. The Owner will consult the Municipality throughout the planning and construction periods with respect to the detailed manner in which the exterior envelope of the Heritage Building is to rehabilitated, restored and preserved and obtain approval on any replication and substitution works that deviate from those contained herein, prior to the work being undertaken.

- 2.4. The Owner agrees to make application for and obtain a building permit for the Restoration Works prior to the commencement of the work outlined herein, and will complete construction in accordance with the terms of the building permit, the Building Bylaw of the Municipality and the B.C. Building Code.
- 2.5. The Owner agrees that any changes made to the exterior of the Heritage Building, including those resulting from interior changes to the building, applicable codes and safety requirements must be submitted to the Municipality for approval prior to undertaking the work.
 - a) When these changes are deemed to be absolutely necessary, they shall be guided by the principles of minimal alteration to the exterior façade generally and shall not be visible from primary street views to the Heritage Building.
 - b) Changes made to the exterior design of the building after approval of this Agreement, and prior to final inspection of the building, must be approved by the General Manager of Community Development and/or designated staff person prior to the work proceeding.
- 2.6. The Owner will at all times carry full replacement insurance for the Heritage Building to the satisfaction of the Municipality prior to, during and subsequent to the completion of the Restoration Works and will provide the Municipality with proof of insurance upon request;
- 2.7. The Owner agrees to install all landscape works in accordance with Schedule A12 attached hereto and forming part of this Agreement.
- 2.8. The Owner agrees that any interpretive signage to be installed on the Heritage Building or Heritage Property shall be consistent with the heritage character of the building and shall be submitted for approval to the municipality prior to undertaking any work.

3. Servicing, Fees, Access and Restoration Costs

- 3.1. The Owner agrees to provide, at the Owner's expense, all additional servicing required by the Municipality for the Heritage Property (the **"Servicing Works**").
- 3.2. The Owner agrees to pay all fees and charges payable pursuant to the Township of Langley's Bylaws and Policies, unless varied by this document.
- 3.3. The Owner agrees to provide all necessary off-site and on-site roadworks, cross-site easements and agreements required to establish permanent access to the Heritage Property through the proposed townhouse site.
- 3.4. Any required approvals for temporary access to the Heritage Property for the purposes of completing the Restoration Works must be obtained from the Municipality prior to beginning the work.
- 3.5. The Owner agrees, as requested by the Municipality, to enter into an all-purpose statutory right-of-way agreement with the Municipality to extend the 208 Street Greenway over the Heritage Property's 4.5-metre wide (by 4.5-metre deep) lot frontage to provide for public access, a utility corridor and planned wildlife tunnel.

4. Commencement, Relocation and Completion

- 4.1. The Owner agrees to commence all Restoration and Servicing Works forthwith upon adoption of Heritage Revitalization Agreement Authorization Bylaw No. 5227 and the issuance of required building permits by the Municipality and to complete the Restoration works no later than two (2) years after the adoption of such bylaw.
- 4.2. The Owner agrees to relocate the Heritage Building to the Heritage Property in accordance with the location and setbacks as shown on Schedules A1 and A2, no later than twelve (12) months after issuance of the building permit, and to complete the restoration within twelve (12) months of relocation.
- 4.3. The Owner agrees that at no time will the Heritage Building be left unprotected or unsecured following its relocation through to final completion of the Restoration Works, by employing the security measures outlined in the Conservation Plan as per Schedule A13 and in compliance with all applicable Township bylaws, including full perimeter fencing of the Heritage Property.

5. Heritage Alteration Permits

5.1. Following completion of the renovation of the Heritage Building the Owner agrees not to relocate, alter or renovate the Heritage Building or any addition made to it without first obtaining a Heritage Alteration Permit from the Municipality which the Owner acknowledges is at the sole discretion of the Municipality.

6. Ongoing Maintenance

6.1. Following completion of the conservation process, the Owner shall maintain the Heritage Building in a reasonable condition consistent with the Maintenance Plan, outlined in the Conservation Plan, attached to this document as Schedule A13, and in compliance with the Heritage Property Maintenance Standards Bylaw 2018 No.5376, and make any and all necessary repairs and replacements, ordinary or extraordinary, structural or otherwise, to the standard of a prudent and careful owner and to the satisfaction of the Municipality.

7. Damage or Destruction

- 7.1. In the event that the Heritage Building is damaged, the Owner shall obtain a Heritage Alteration Permit from the Municipality and in a timely manner, restore and repair the Heritage Building in substantial compliance with Schedules A1 to A13 attached hereto and forming part of this Agreement. The Owner shall forthwith commence the repair or restoration and complete same within one (1) year of the date of occurrence of such damage, unless otherwise agreed to by the parties hereto.
- 7.2. If, in the opinion of the Municipality, such damage required immediate repair to protect the Heritage Building from further damage or for reasons of public safety, temporary emergency repairs may be undertaken with the written consent of the Municipality, without firstly obtaining a Heritage Alteration Permit.

7.3. If, in the opinion of the Municipality, the Heritage Building is completely destroyed beyond repair, the Owner shall only replace the Heritage Building with a building of similar character and appearance for which prior approval has been obtained from the Municipality. The Owner shall commence the reconstruction within one (1) year and complete same within two (2) years of the date of occurrence of such damage or destruction, unless otherwise agreed to by the parties hereto.

8. Breach

- 8.1. In the event that the Owner is in breach of any terms of this Agreement, the Municipality may give the Owner notice in writing of the breach and the Owner shall remedy the breach within sixty (60) days of receipt of the notice.
- 8.2. In the event that the Owner fails to remedy the breach within the time limited by the notice, the Municipality may without further notice cancel this Agreement whereupon this Agreement shall be terminated and all use and occupation of the Heritage Property shall thenceforth be in accordance with the zoning bylaws of the Municipality and in accordance with all other bylaws and regulations of authority having jurisdiction.

9. Amendment

The parties acknowledge and agree that this Agreement may only be amended as follows:

- 9.1. By bylaw by consent of the parties provided that a public hearing shall be held if an amendment would permit a change to use or density of use; or
- 9.2. By Heritage Alteration Permit issued pursuant to Section 617 of the *Local Government Act.*

10. Indemnity

- 10.1. The Owner will indemnify and hold harmless the Municipality and its officials, employees, servants and agents from all damages, losses, costs (including legal costs), actions, causes of actions, claims, demands, builder's liens, liabilities, expenses, indirect or consequential damages (including loss of profit and loss of use) which may arise or accrue to any person, firm or corporation against the Municipality for which the Municipality may pay, incur, sustain or be put to by reason of:
 - any negligent act of omission or wilful misconduct of the Owner or any of its invitees, licensees, contractors, sub-contractors, employees, agents and permittees in connection with the obligations of the Owner under this Agreement; or
 - b) any default in the due observance and performance of the obligation and responsibilities of the Owner under this Agreement.

11. No Liability to the Municipality

In no case shall the Municipality be liable or responsible in any way for:

- 11.1. Any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Heritage Property.
- 11.2. Any loss or damage of any nature whosoever, howsoever caused to the Heritage Property or Heritage Building, 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 herein, wrongful or negligent failure or omission to comply with restrictions and requirement herein or refusal, omission or failure of the Municipality to enforce or require compliance by the Owner with the restrictions or requirements herein or with any other term, conditions or provisions of this Agreement.

12. Representations

12.1. It is mutually understood and agreed between the parties that the Municipality has made no representations, covenants, warranties, promises or agreements expressed or implied, other than those expressly contained in this Agreement.

13. Statutory Functions

13.1. Except as expressly varied or supplemented herein, this Agreement shall not prejudice or affect the rights and powers of the Municipality in the exercise of its statutory functions and responsibilities including, but not limited to, the *Local Government Act* which, except as expressly varied or supplement herein, are applicable to the Heritage Property.

14. Enurement

14.1. This Agreement enures to the benefit of and is binding upon the parties hereto and their respective heirs, executors, administrators, successors and assigns.

15. Other Documents

15.1. The Owner agrees at the request of the Municipality to execute and deliver or cause to be executed and delivered all such further agreements, documents and instruments and to do and perform or cause to be done and performed all such acts and things as may be required in the opinion of the Municipality to give full effect to the intent of this Agreement.

16. Notices

16.1. Any notice required to be given pursuant to this Agreement shall be in writing and shall either be delivered or mailed by registered mail as follows:

To the Municipality:

The Corporation of the Township of Langley 20338 65 Avenue Langley, BC V2Y 3J1

ATTENTION: Municipal Clerk

To the Owner:

GARCHA PROPERTIES LTD and GARCHA PROPERTIES (YORKSON) LTD 110 – 13737 72 Avenue Surrey, BC V3W 2P2

ATTENTION:

or to such other address to which a party hereto may from time to time advise in writing.

17. No Partnership or Agency

17.1. The parties agree that nothing contained herein creates a relationship between the parties of partnership, joint venture or agency.

18. Severability

18.1. If any section, subsection, clause or phrase of this Agreement is for any reason held to be invalid by the decision of a court of competent jurisdiction, the invalid portion shall be severed and the decision that is invalid shall not affect the validity of the remainder.

19. Headings

19.1. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any provision hereof.

IN WITNESS WHEREOF this Agreement has been executed by the parties hereto as of the day, month and year first above written.

SIGNED in the presence of:) THE CORPORATION OF THE TOWNSHIP) OF LANGLEY by it's authorized) signatory
Witness)) TOWNSHIP CLERK
Address	
Occupation)
SIGNED in the presence of:) GARCHA PROPERTIES LTD. and) GARCHA PROPERTIES (YORKSON) LTD
Witness	
Address) Authorized Signatory
Occupation) Authorized Signatory

SCHEDULES (Architectural Drawings and Attachments)

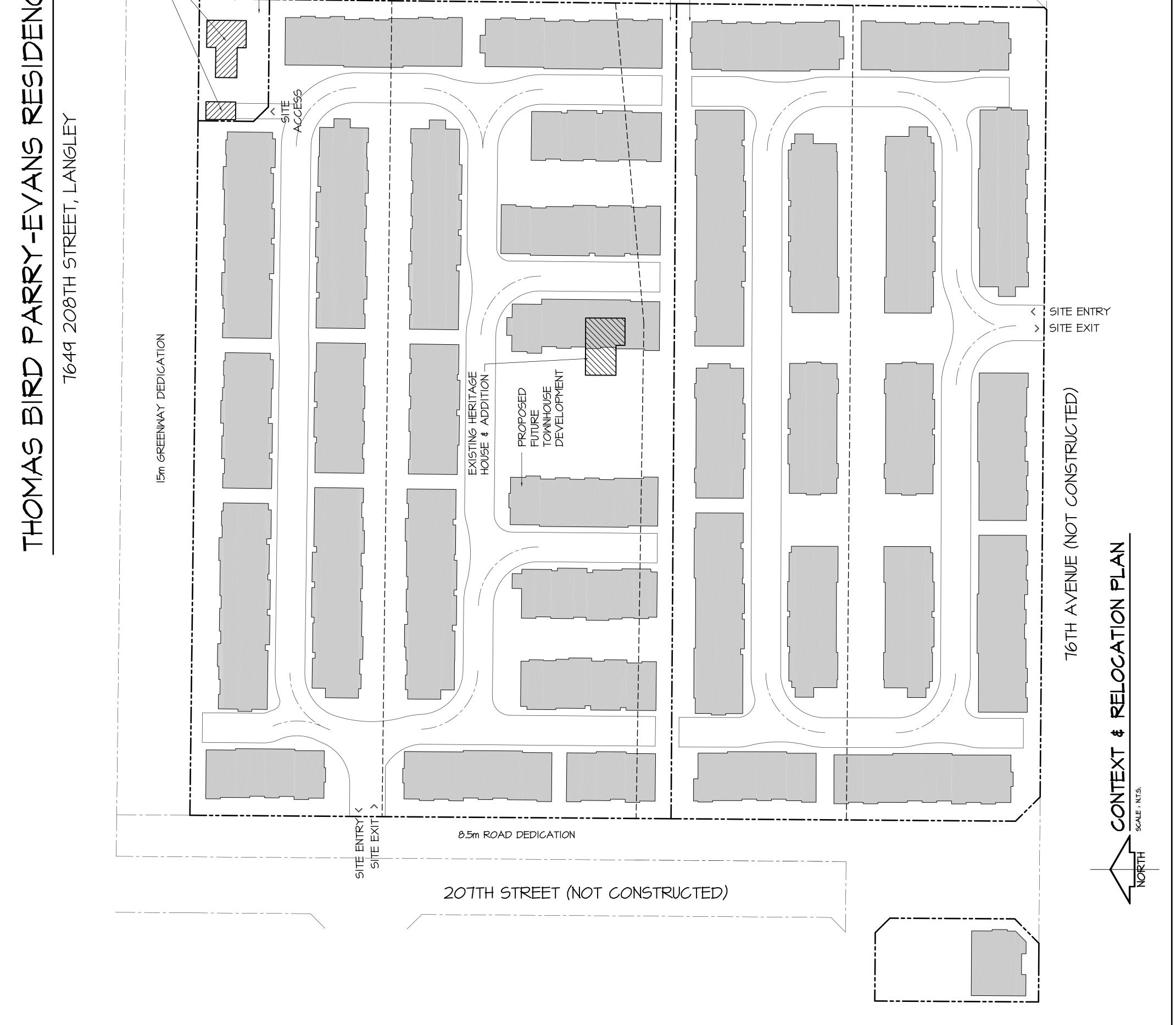
- Schedule A1 Context & Relocation Plan (AC-1.0)
- Schedule A2 Site Plan (AC-1.1)
- Schedule A3 Site/Building Sections (AC-1.2)
- Schedule A4 Floor Plans (AC-1.3)
- Schedule A5 Elevations (AC-1.4)
- Schedule A6 Garage Elevations (AC-1.5)
- Schedule A7 Garage Plans/Sections (AC-1.6)
- Schedule A8 Details Balustrade, Fence and Gutters (AC-1.7)
- Schedule A9 Window Restoration Schedule (AC-1.8)
- Schedule A10 Window/Door Elevation & Schedule (AC-1.9)
- Schedule A11 Door Elevation & Schedule (AC-1.10)
- Schedule A12 Landscape Plan (L.1 L.3)

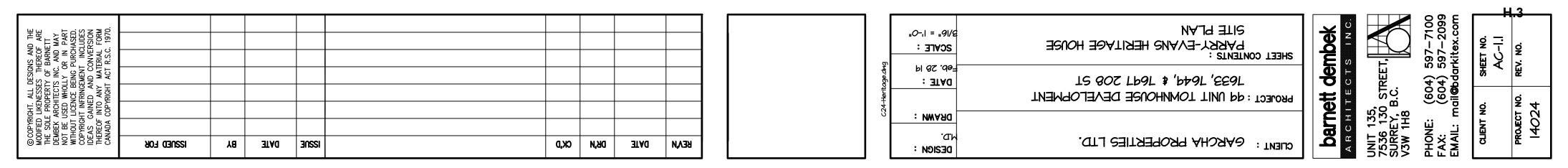
Schedule A13 – Parry-Evans Residence Heritage Conservation Plan, June 2019

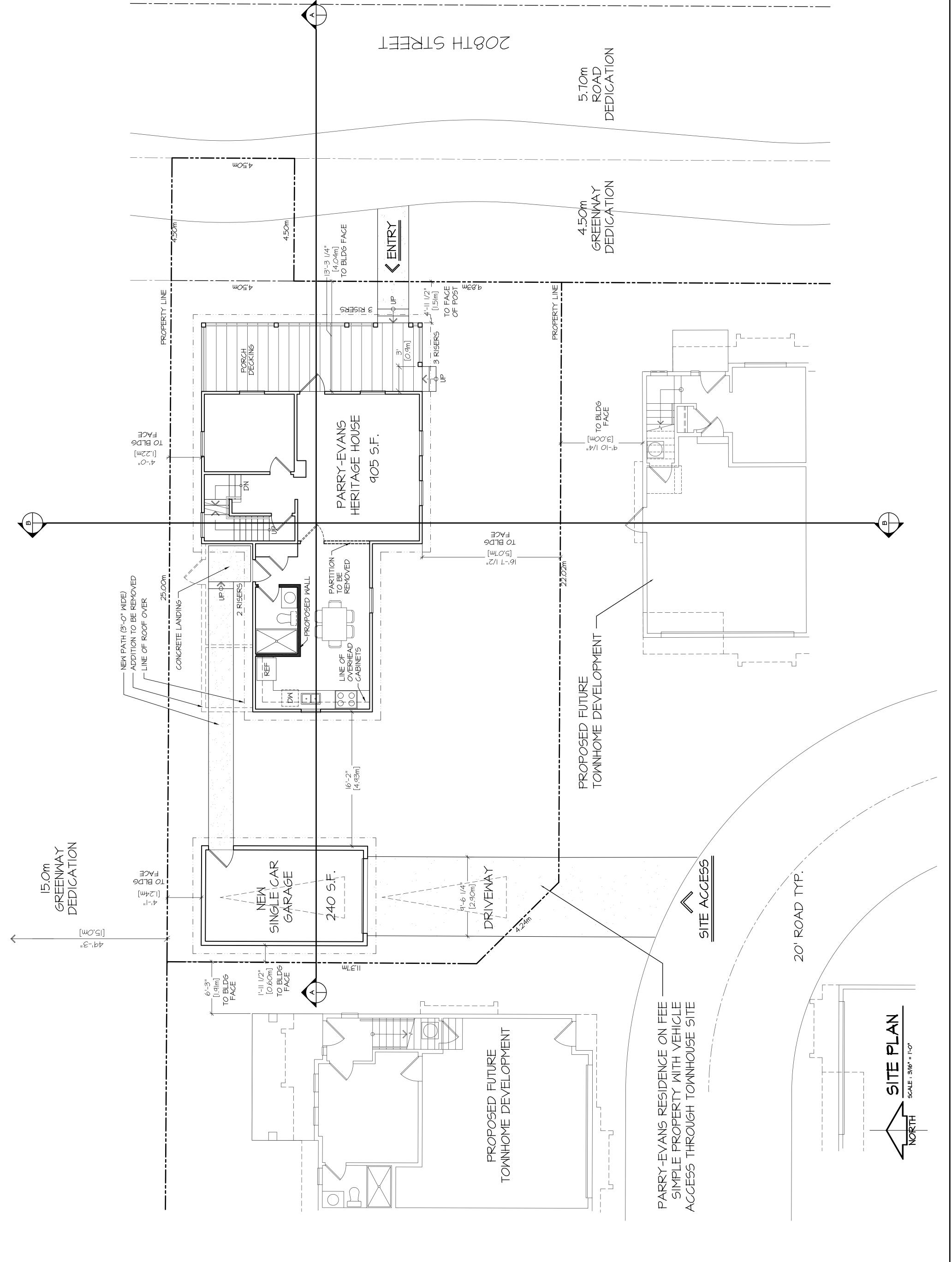
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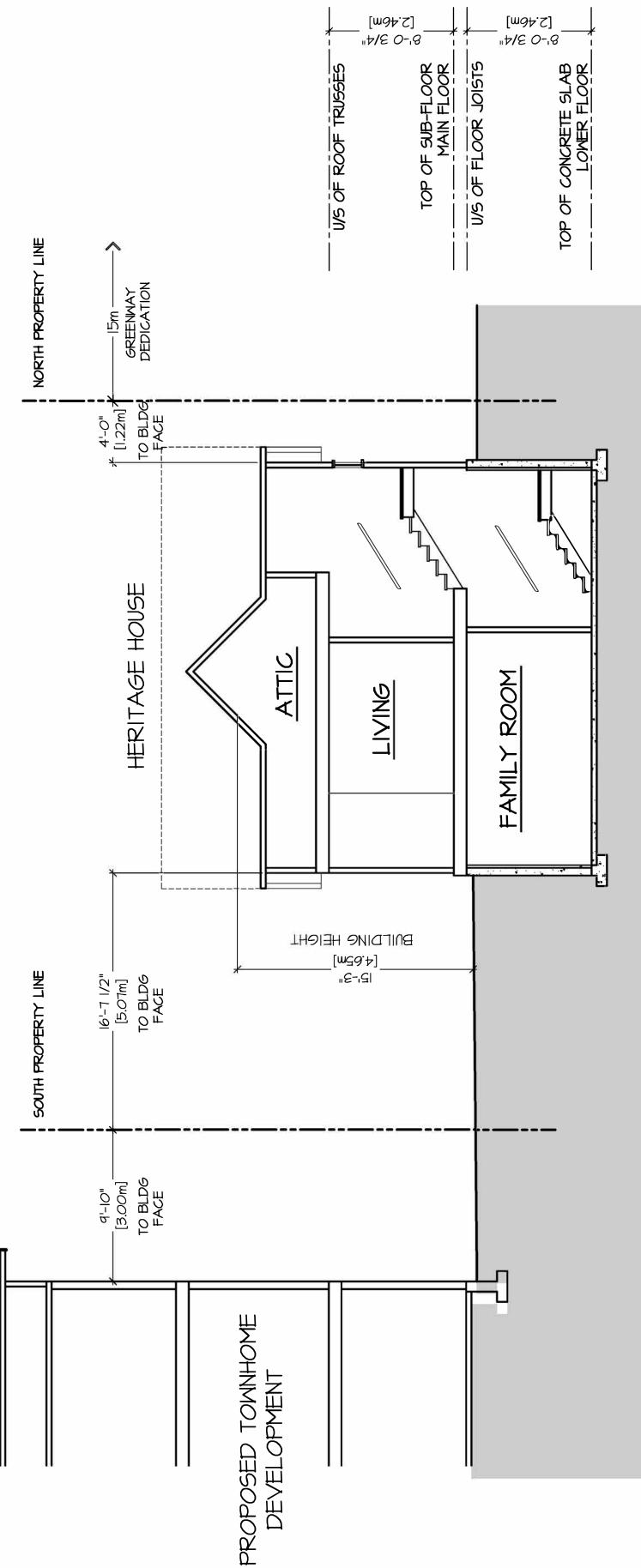
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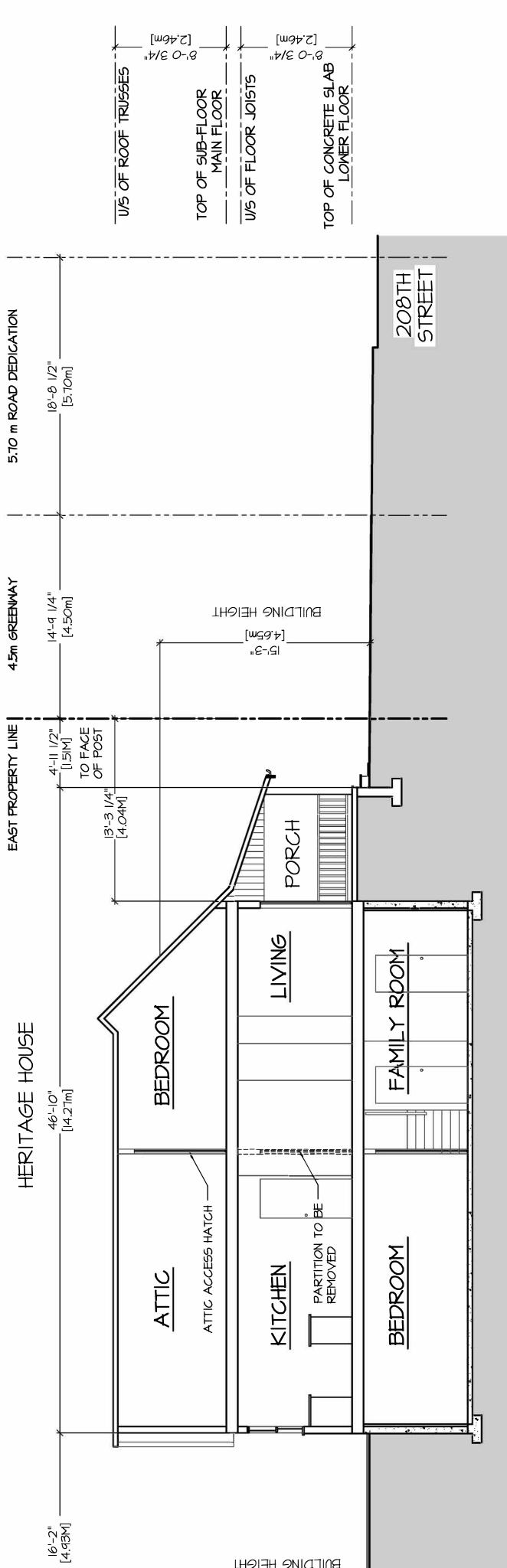






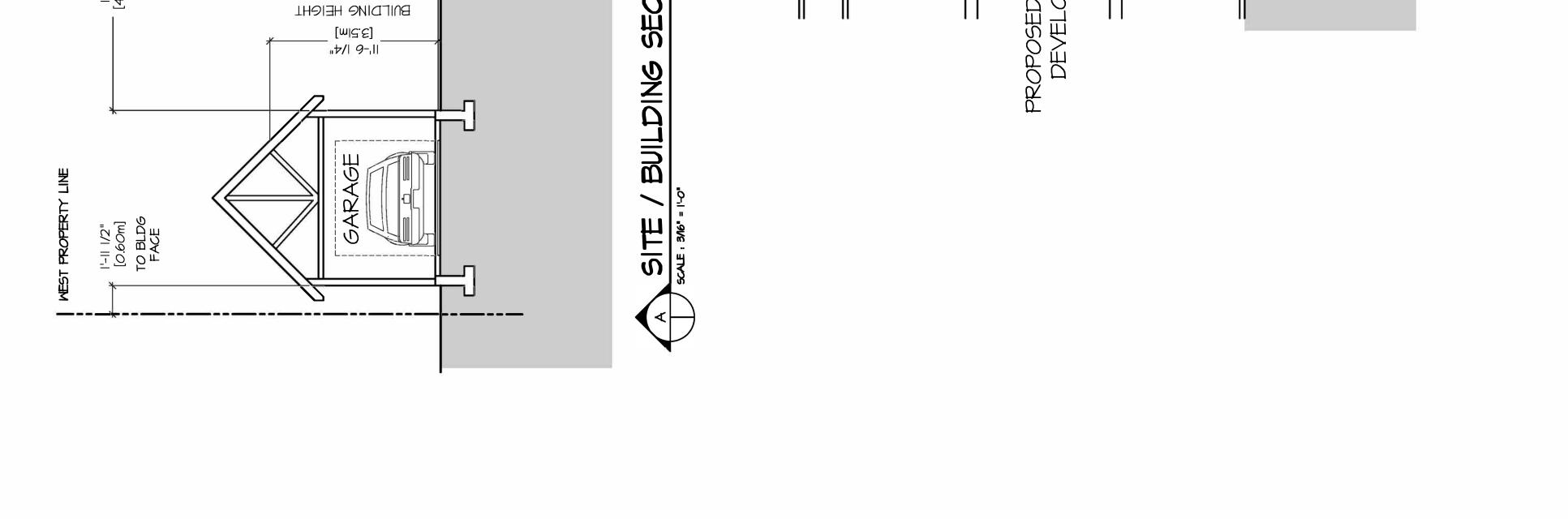
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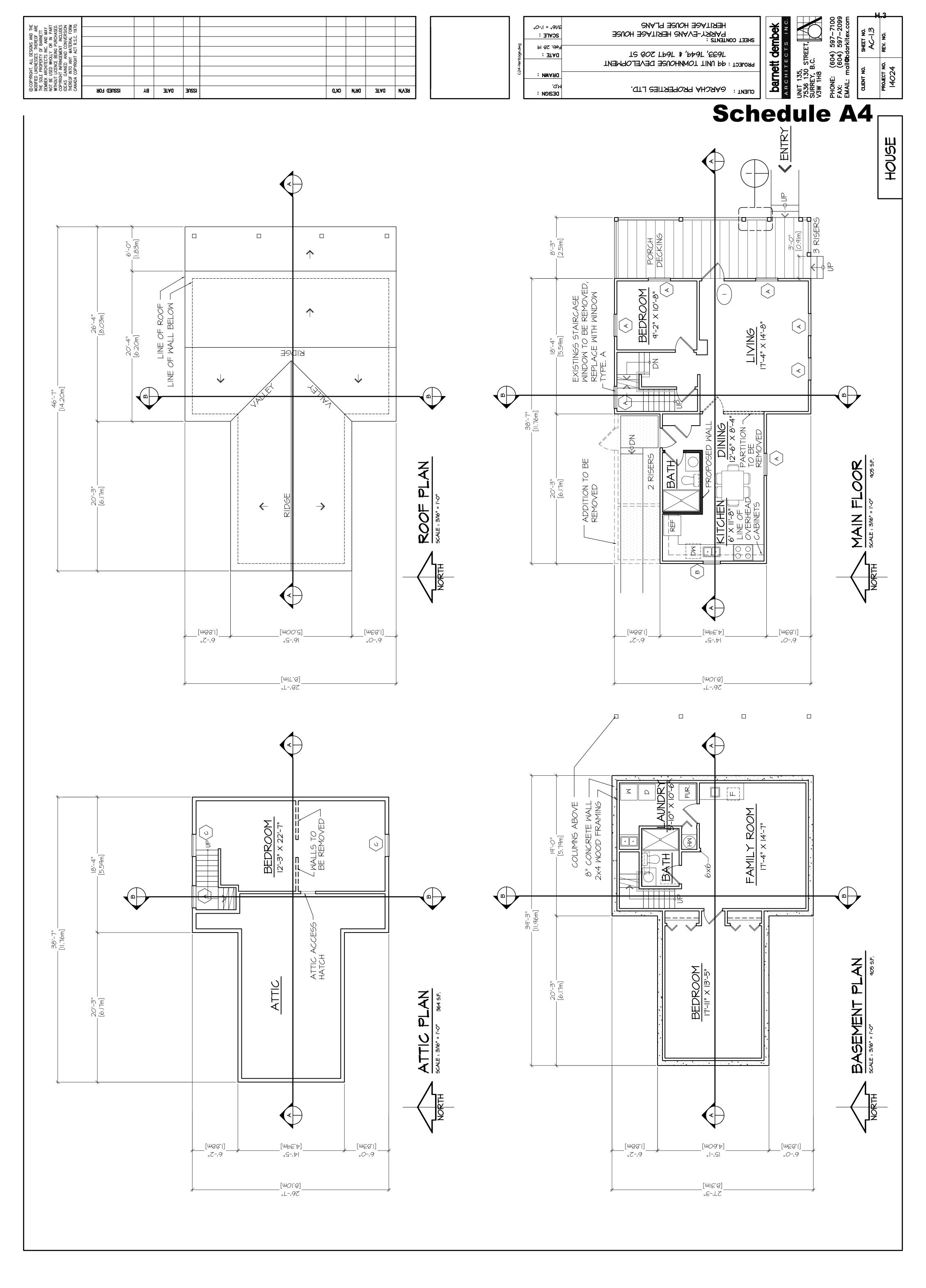




SECTION

BUILDING SECTION SCALE : 3/6' = 1-0'



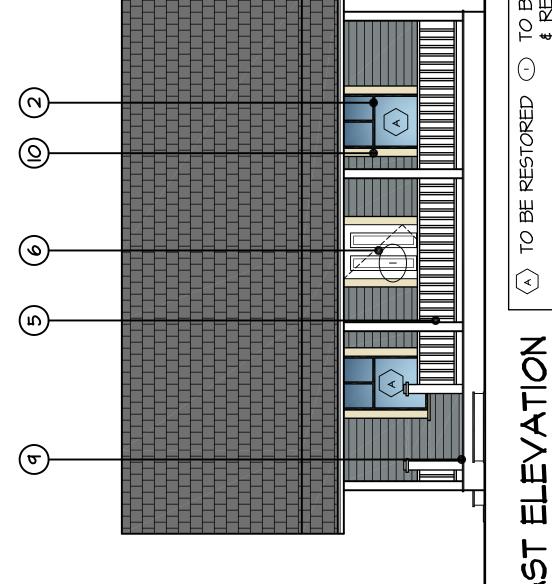


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© CO MODI DEME NOT COPY COPY CANA	izzned łog	BY	JTAO	ISSUE	СК, D	D&,N	JTAQ	BENN	: NOIS	שים [.] DE3	CLIENT : GARCHA PROPERTIES LTD.	P ad	UNIT 7536 SURR V3W	PHON FAX: EMAII	GE	PRO

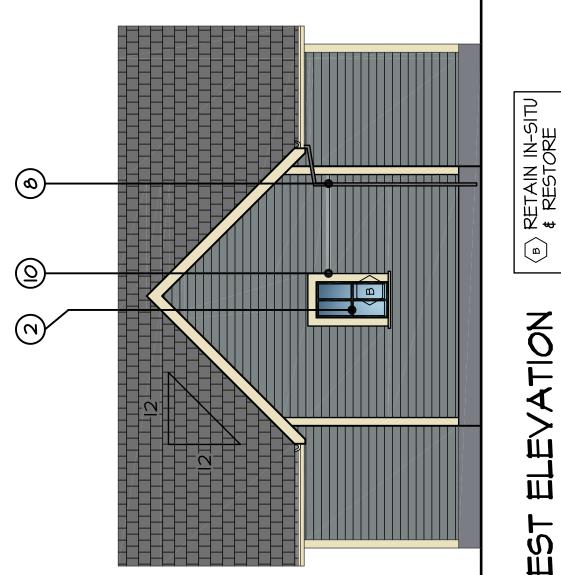
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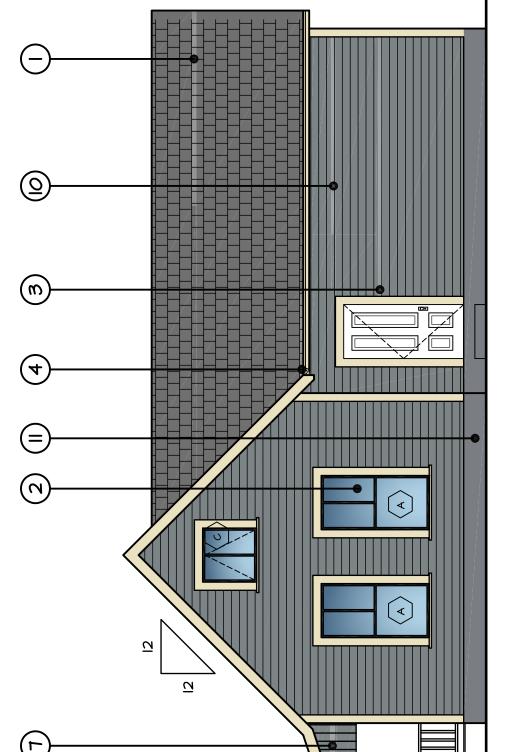
EAST SCALE : 3/16" = 1

HOUSE













OF FINISHES SCHEDULE

SAMN CEDAR SHINGLES

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- RESTORED WOODEN WINDOM C/W 2x2 DOUBLE HUNG WOOD SASH.
- EXISTING/RESTORED WOOD DROP SIDING
- NEM PAINTED WOODEN GUTTER

(4)

- - RESTORED FOUR-PANEL WOODEN DOOR

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- EXISTING 2 × 6 VERTICAL WOOD PLANK CLOSERS
- PAINTED MOODEN DECKING AT VERANDAH NEM ROUND GALVANIZED DOMNSPOUTS (UNPAINTED)

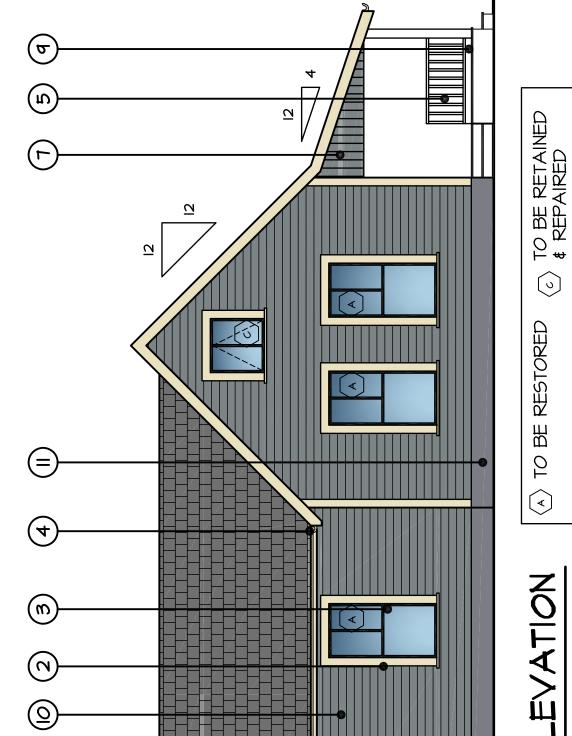
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- EXISTING PAINTED 2 × 6 MOODEN MINDOM TRIMS
- POURED IN PLACE CONCRETE FOUNDATION



0<u>-</u>| = MEST Scale : 3/6" =



SIDINGS BENJAMIN MOORE ACRYLIC LATEX SEMI-G "POINT GREY" VC-24

WINDOM SASH BENJAMIN MOORE ACRYLIC LATEX GLOSS "GLOSS BLACK" VC-35 TRIMS BENJAMIN MOORE ACRYLIC LATEX SEMI-6 "OXFORD IVORY" VC-1

DECKING ≰ STAIRS BENJAMIN MOORE GLOSS "EDWARDIAN PORCH GR

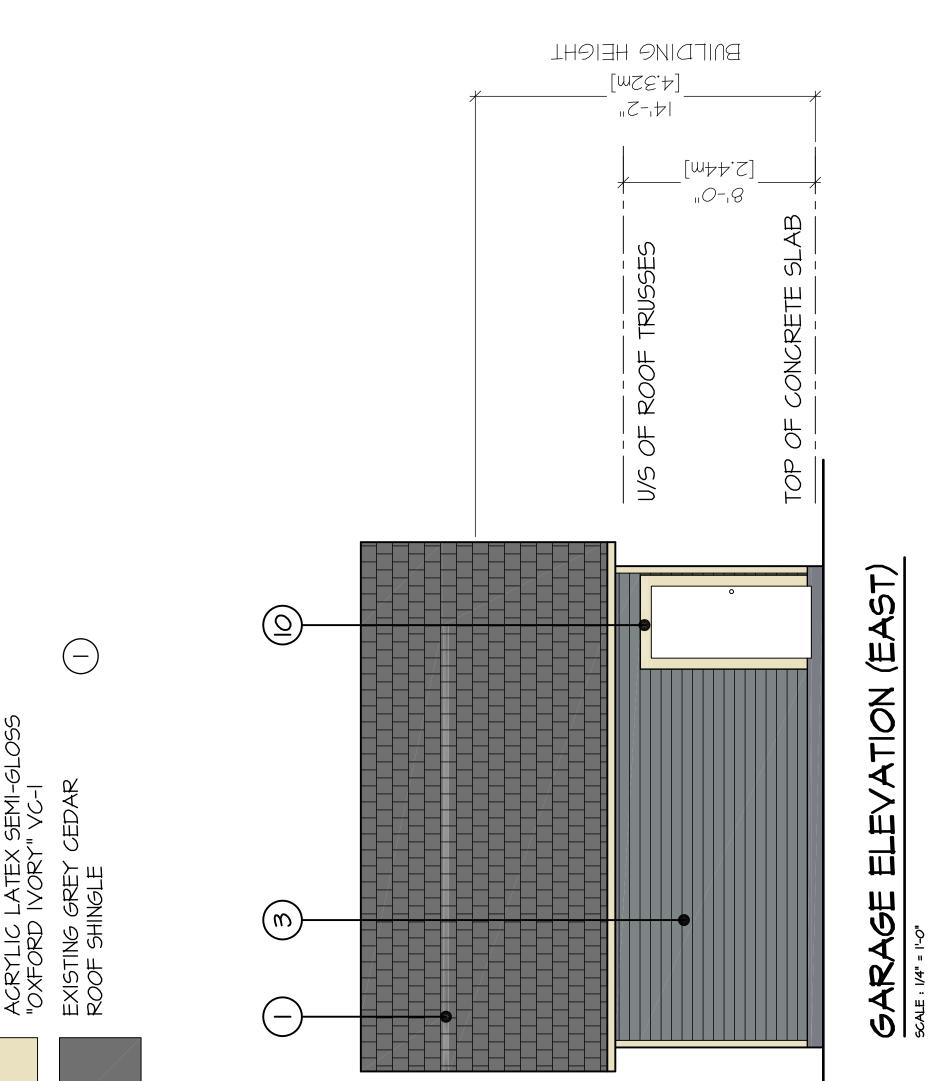
EXISTING GREY CEDAR ROOF SHINGLE

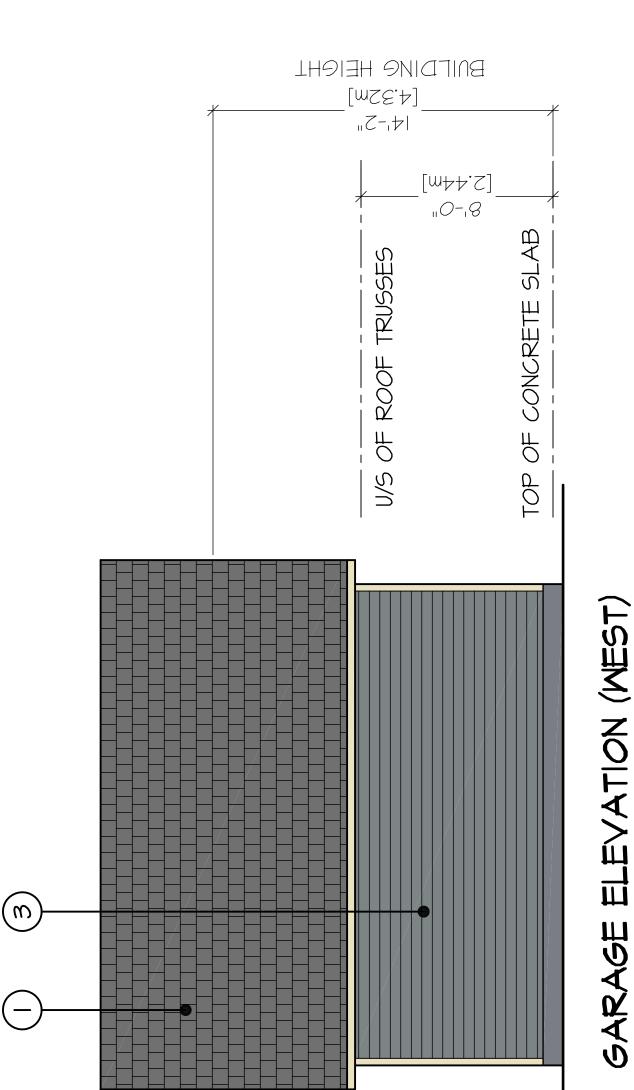


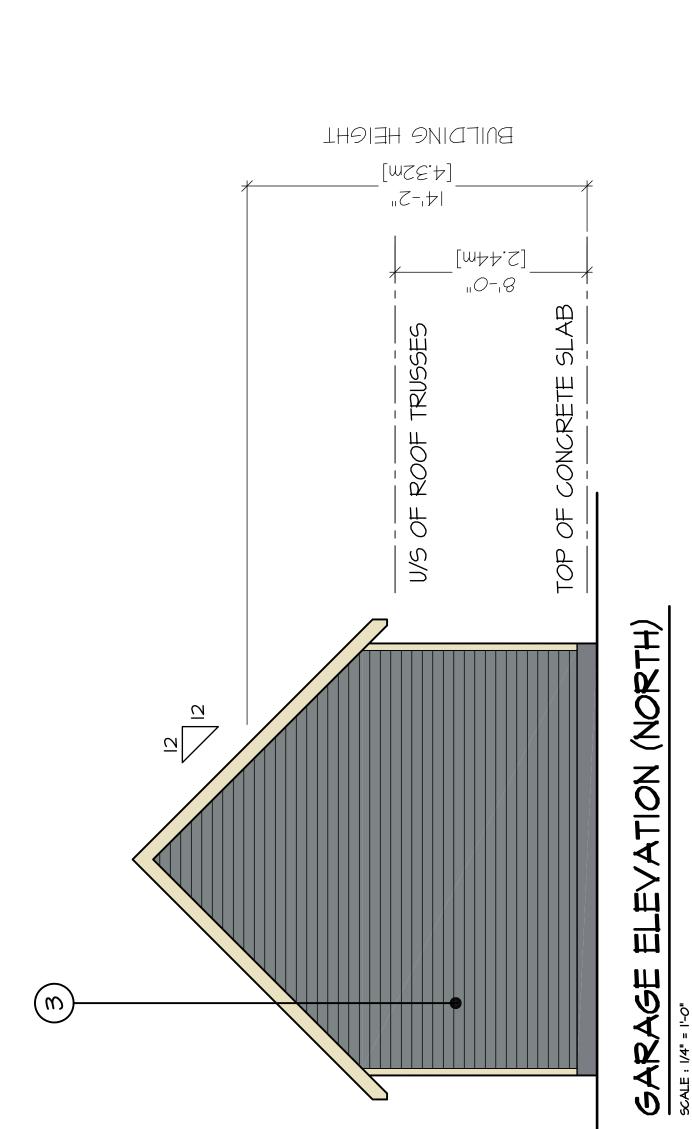
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GARAGE







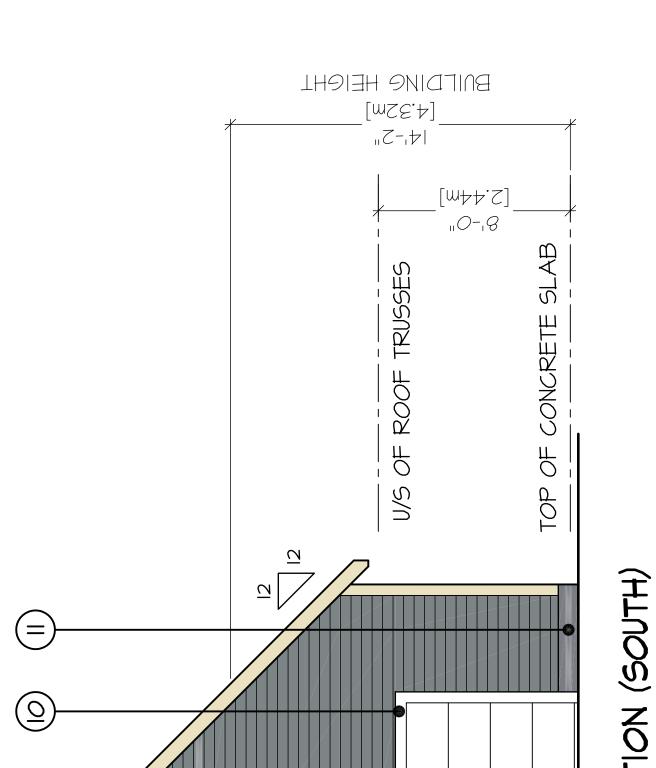




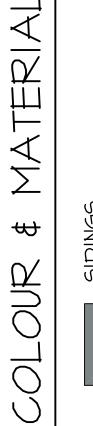
EXISTING/RESTORED MOOD DROP SIDING

EXISTING PAINTED 2 × 6 MOODEN WINDOM TRIMS $\textcircled{0} \equiv$

POURED IN PLACE CONCRETE FOUNDATION



ELEVA GARAGE Scale : 1/4" = 1-0"

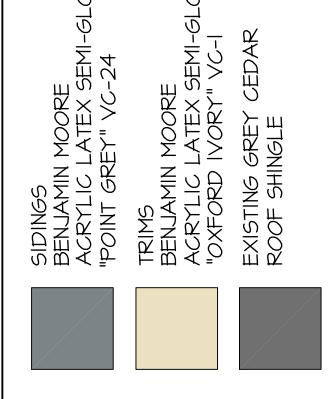


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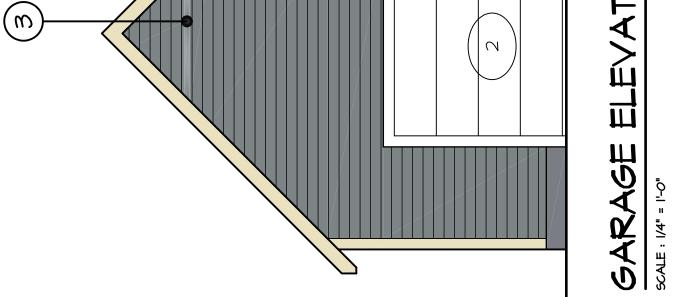
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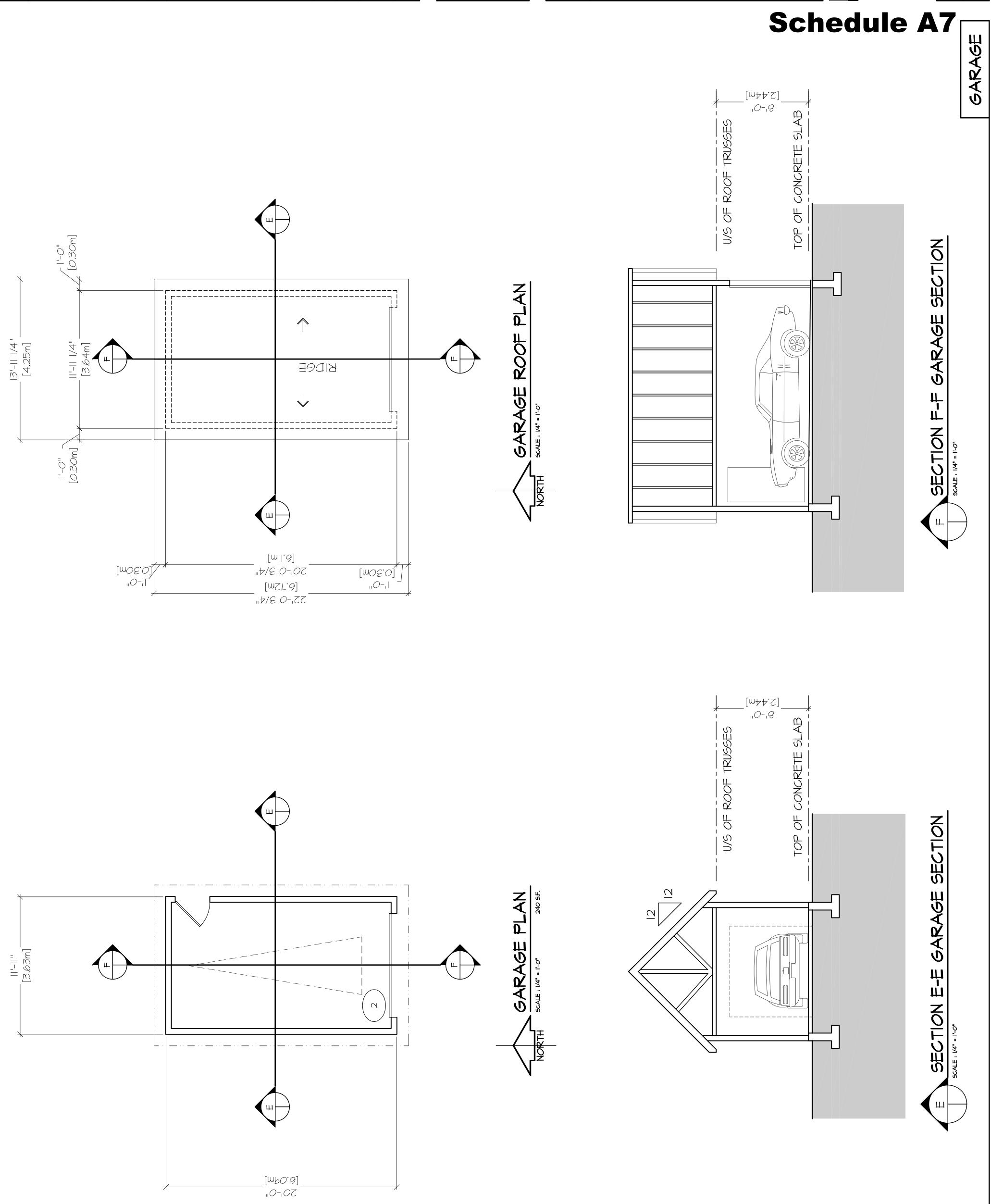


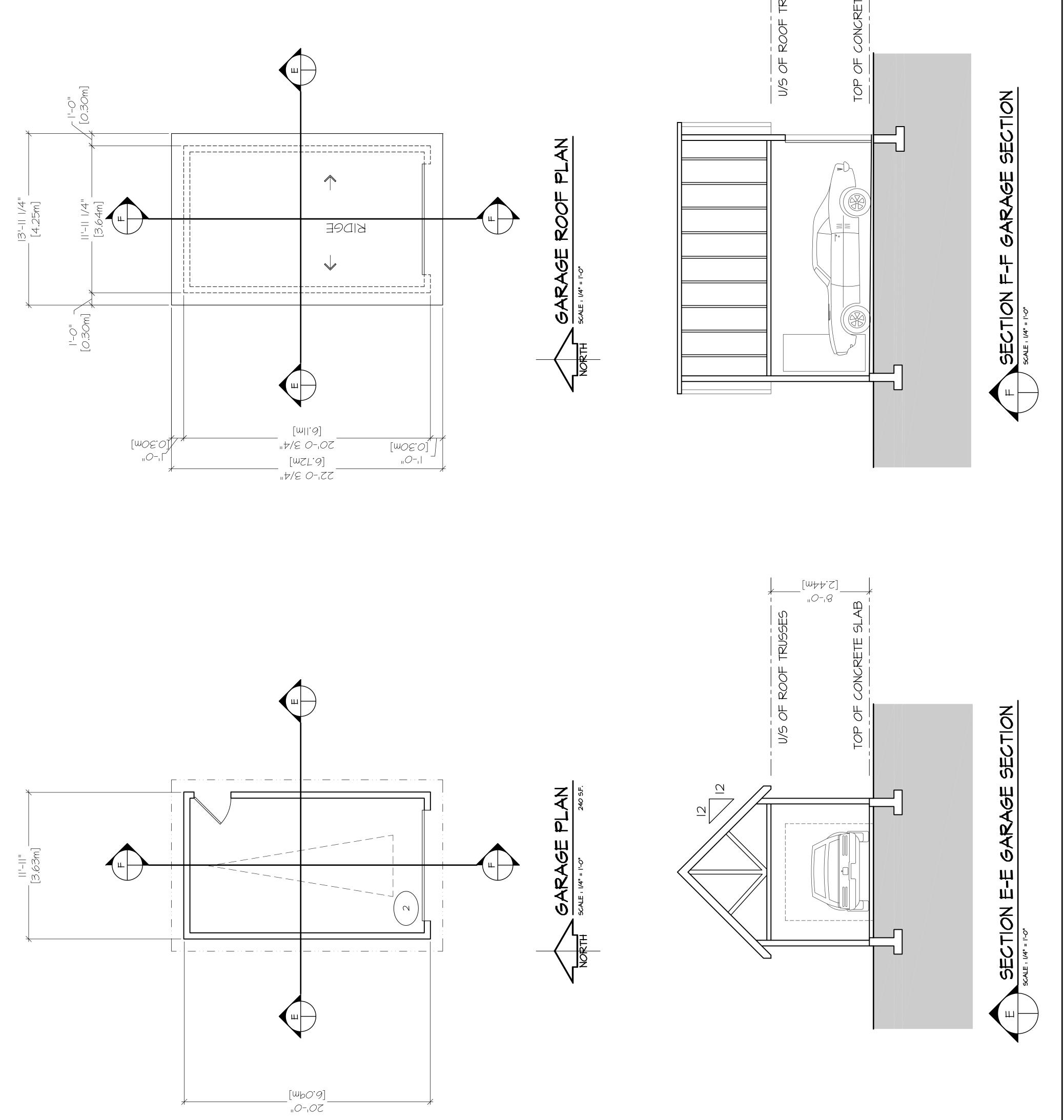
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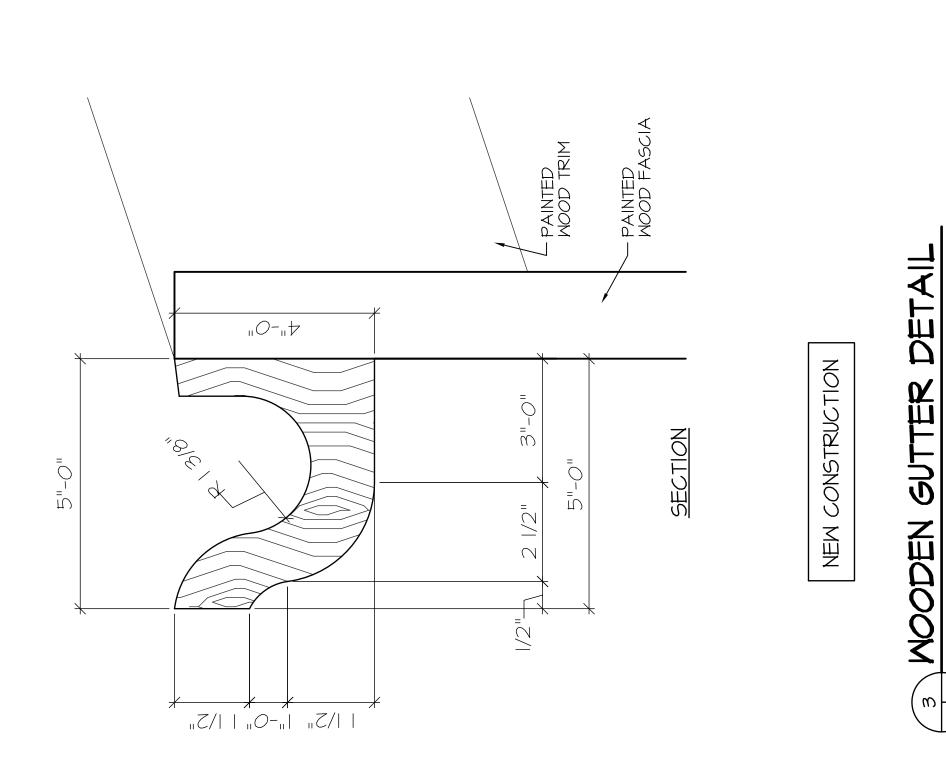


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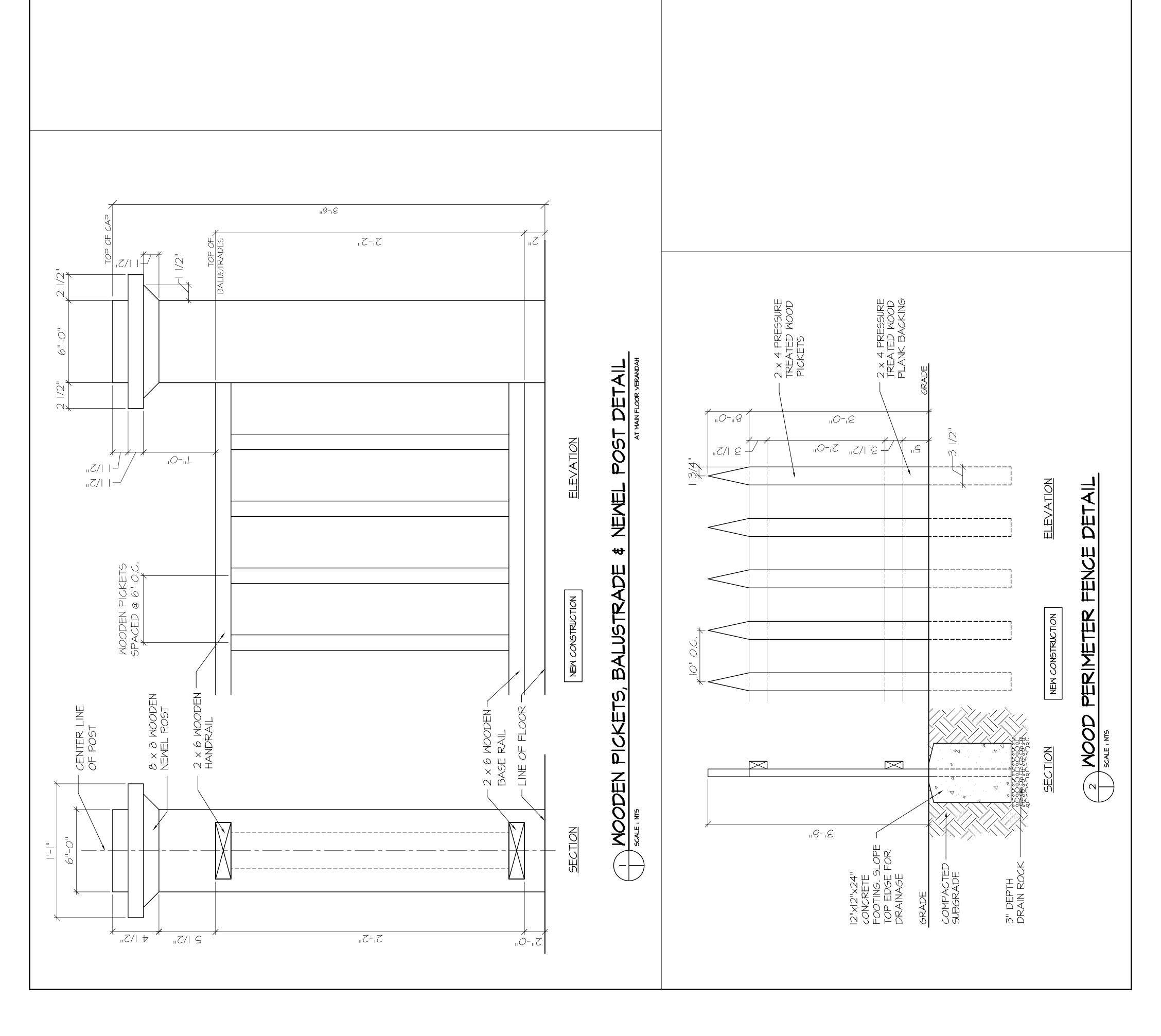
SCALE : NTS

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Schedule A8



DETAIL

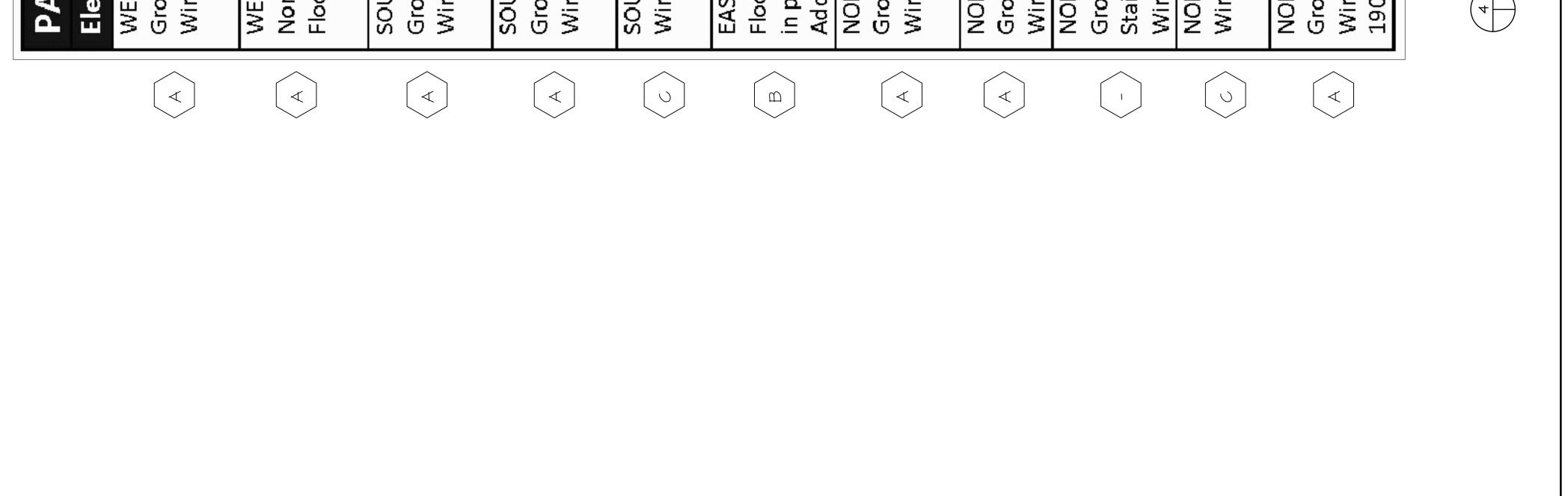


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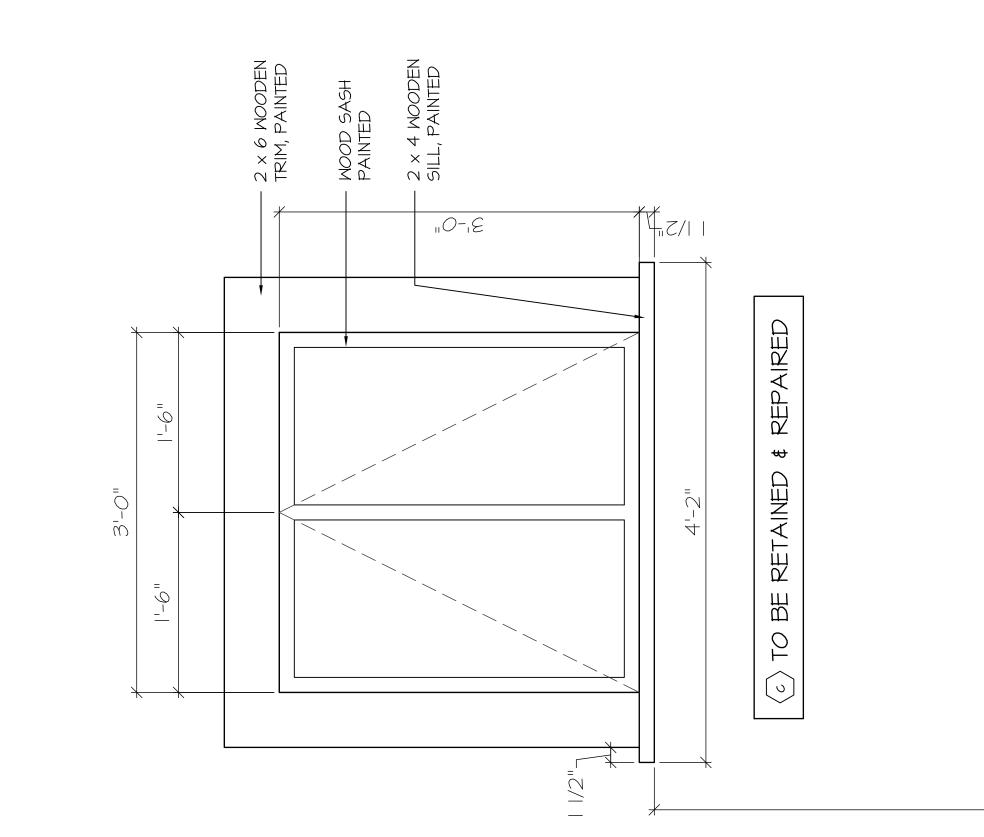
Schedule A9 TICHTO THE SERT THE STREET THE S

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Image: Second	Floor				Removed.		over-2	replica
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1 TBD Original 2- Floor Pre- Orer-2 DHWS.					two panes.		-	condition.
or Dre-		—	BD	TBD	Original 2-	Pre-1907	Retain in situ	Repair in
					over-2 DHWS.		and restore.	operable
	v in pre-							condition.
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4 NINDON RESTORATION SCHEDULE PER PARRY-EVANS RESIDENCE CONSERVATION REPORT BY DONALD LUXTON & ASSOCIATES



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© COPYI MODIFIEL NOT BE MITHOUT NOT BE MITHOUT IDEAS CANADA CANADA	ISSUED FOR	8.	DATE	JUSSI	CK,D	DG,N	DATE	BEAN			M'D' Derica :	CLIENT : GARCHA PROPERTIES LTD.		SURRE V3W 1H PHONE FAX: EMAIL:	CLIENT NC PROJECT 1402-
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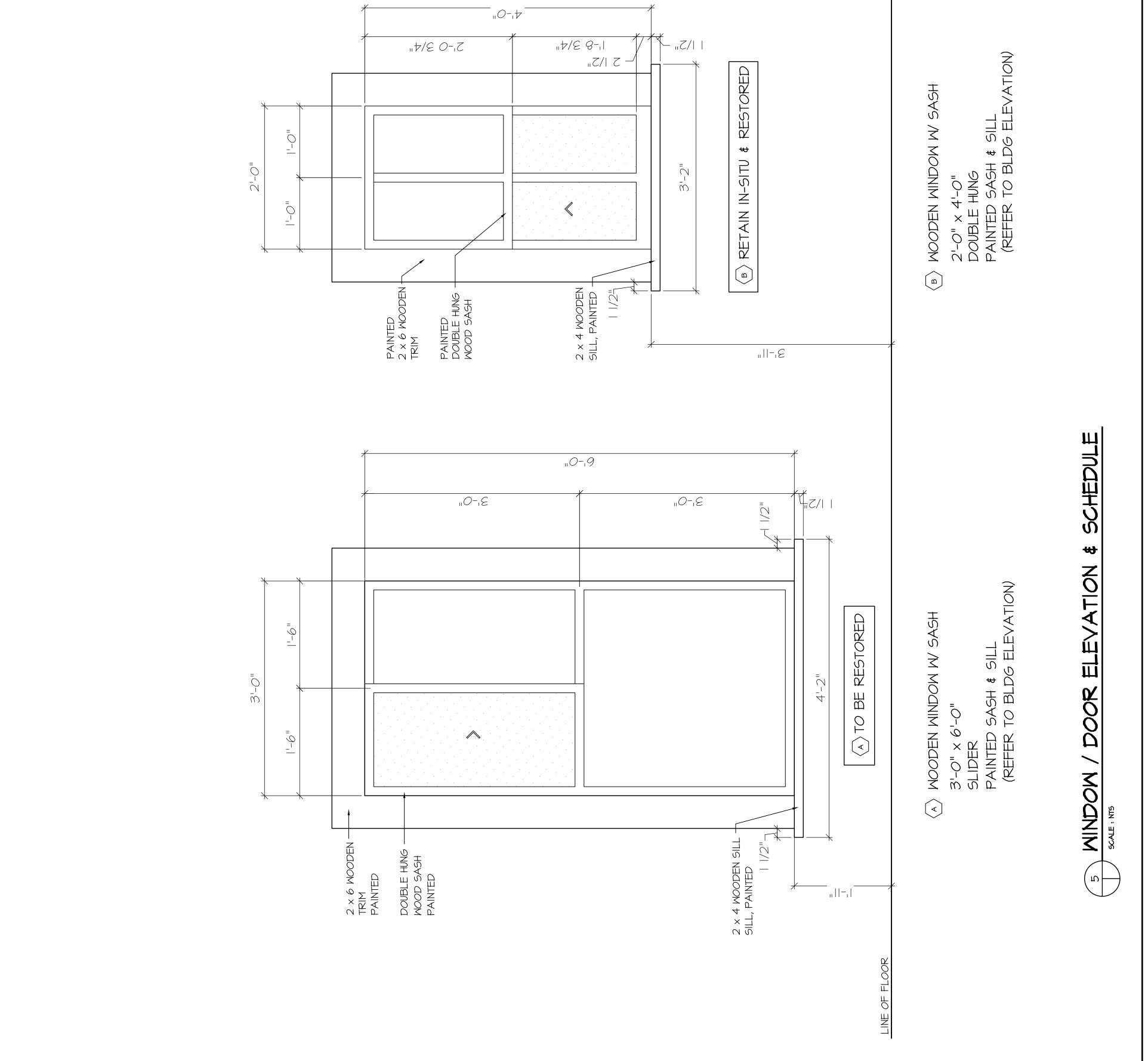


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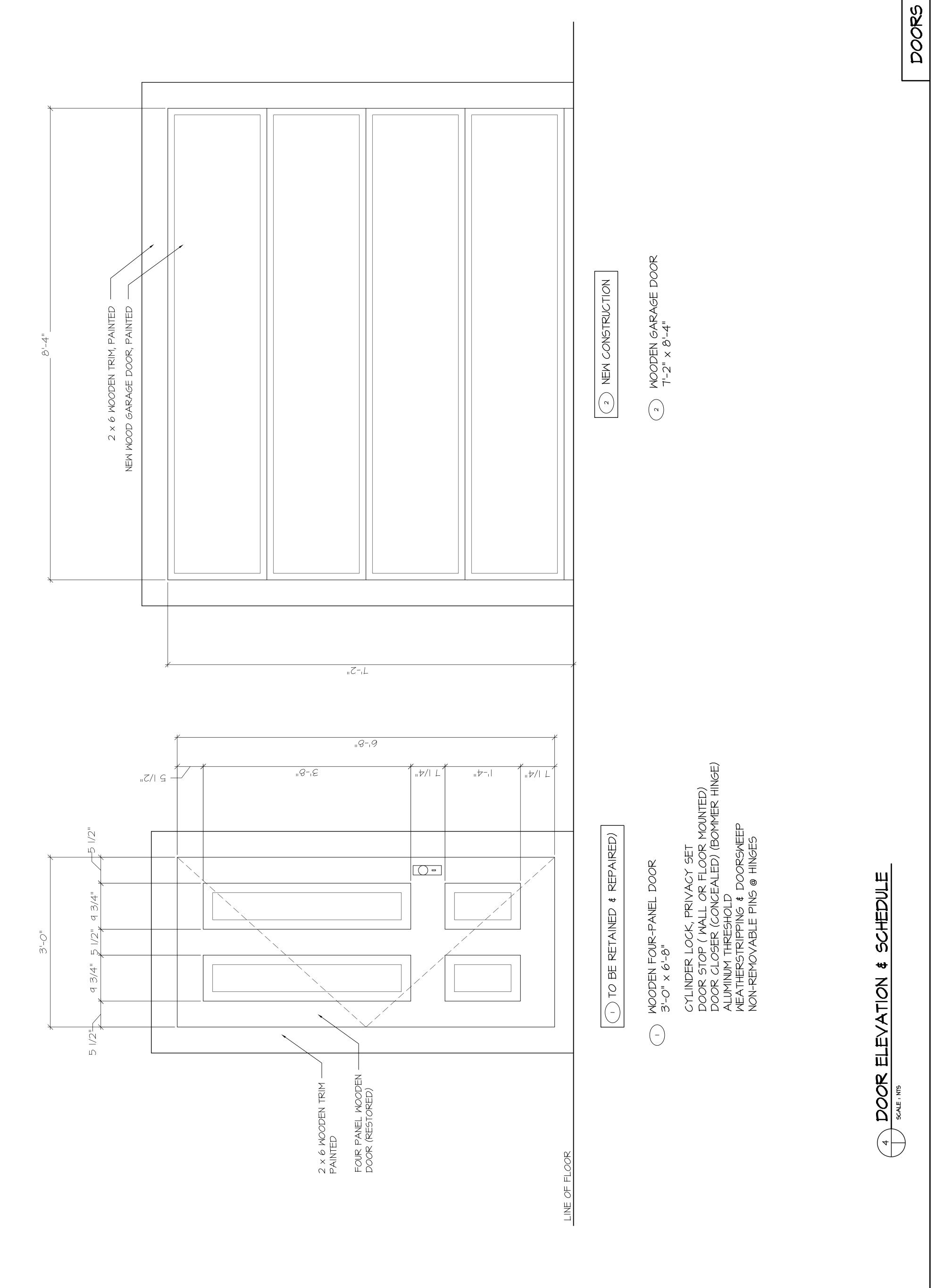
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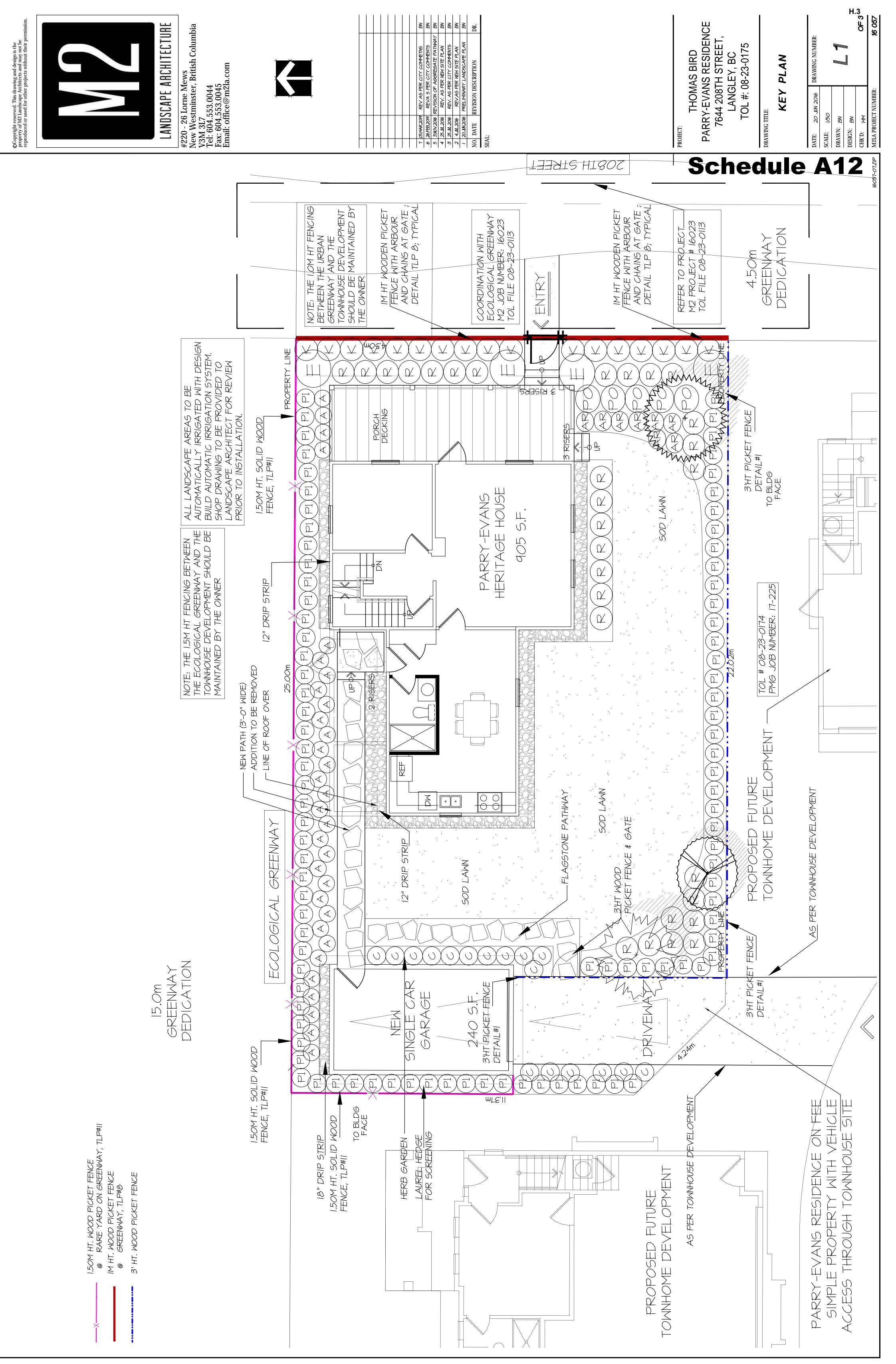
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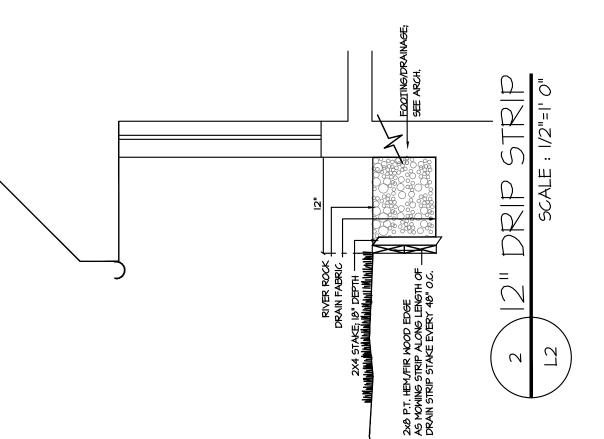


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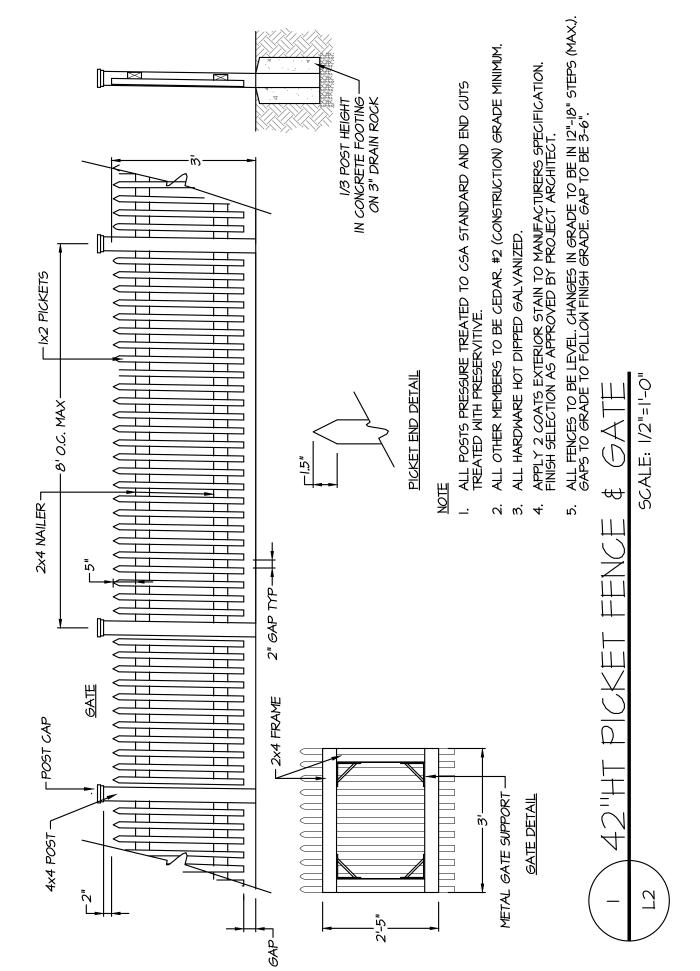
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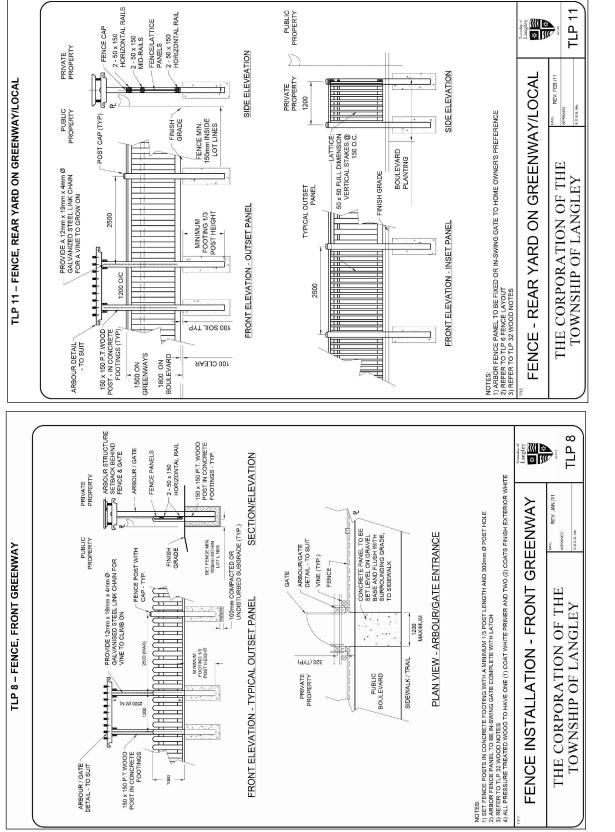
M2 JOB NUMBER: 16057 PLANTED SIZE / REMARKS 6CM CAL B\$B #3 POT, MIN. &'HT 2.5M HT; B\$B #2 POT #3 POT; &OCM #3 POT I M B&B #2 POT; 40CM #2 POT; 30CM 15CM P*O*T #I POT

AINER SIZES SPECIFIED AS PER ONS FOR DEFINED CONTAINER OR OPTIONAL REVIEM BY UBSTITUTIONS: OBTAIN MRITTEN OVED SUBSTITUTIONS MILL BE ST TO BC LANDSCAPE

TION UPON REQUEST.



PLANT	SCHEDULE	
γ ατγ	BOTANICAL NAME	COMMON NAME
	ACER GRISEUM	PAPERBARK MAPLE
	MALUS DOMESTICA	APPLE FUJI
	PICEA OMORIKA	SERBIAN SPRUCE
Ø	AZALEA JAPONICA 'BLUE DANUBE'	AZALEA; BLUISH-VIOLET
4	HYDRANGEA PANICULATA 'GRANDIFLORA'	
	PIERIS JAPONICA 'MOUNTAIN FIRE'	JAPANESE ANDROMEDA
44 44 20	RKUNUS LUSITANICA ROGA EXPLORER 'HENRY HINGON'	PORTUGESE LAUREL HENRY HIIDSON ROGE, MHITE MITH PINK TINGE
	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA
र <u>न</u> ल ⊑ ∢७७	ANEMONE 'HONOKINE JOBERT' LAVENDULA ANGUSTIFOLIA 'MUNSTEAD'	- ENGLISH LAVENDER
NOTES: * PLANT SI CNTA STANDARDS. MEASUREMENTS AND LANDSCAPE ARCHIT APPROVAL FROM TH REJECTED. ALLOM	* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCC ANDARDS. BOTH PLANT SIZE AND CONTAINER SI EMENTS AND OTHER PLANT MATERIAL REQUIREME APE ARCHITECT AT SOURCE OF SUPPLY. AREA C AL FROM THE LANDSCAPE ARCHITECT PRIOR TO ED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO	Notes: * Plant Sizes in this list are specified according to the BC Landscape Standard, Latest Edition. Contain CNTA Standards. Both Plant Size and Container Size are the Minimum acceptable Sizes. * Refer to Specifications Measurements and other Plant Material Requirements. * Search and Reviem: Make Plant Material Available For Landscape Architect at Source of Supply. Area of Search to include Lomer Mainland and Fraser Valley. Unapprovi Approval From the Landscape Architect Prior to Making any Substitutions to the Specified Material. Unapprovi Rejected. Allow A Minimum of Five Days Prior to Delivery for Request to Substitutions are Substitutions are subject t
STANDARD - DEFINI	STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY	Υ.
ALL PLANT MATH	ERIAL MUST BE PROVIDED FROM	ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICAT
TLP 8 – FE	TLP 8 – FENCE, FRONT GREENWAY	TLP 11 – FENCE, REAR YARD ON GREENWAY/LOCAL
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PUBLIC PROPERTY

M2LA PROJECT NUMBER: 16 057	diz10-12091	
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DATE: ZO JUN ZOI6 DRAWING NUMBER:		Ž
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NO. DATE REVISION DESCRIPTION DR. SEAL:	throughout the growing season. Re-seed between April 15th or between September 1st and September 15th. Protect re-seeded areas and keep moist until the first mowing.	
6 26/FEB.2014 REVA 5 PER CITY COMMENTS BN 5 3.NOV.2016 REVISION OF AGGREGATE PATHWAY BN 4 25.JIL.2016 REV. AS PER NEW SITE PLAN BN 3 25.JIL.2016 REV. AS PER CITY COMMENTS BN 2 4.JIL.2016 REV. AS PER CITY COMMENTS BN	 3.5. retritizing: According to soil analysis. 3.4. Liming According to soil analysis 3.4. Liming According to soil analysis 3.5. Mowing and Trimming - All areas: The first four cuts shall be a sharp rotary type mower. Excess grass clipping shall be removed after each cut. Mow all grassed areas with a sharp reel or rotary mower when the grass reaches a height of 60mm. Mow to a height of 40mm. Edge with a mechanical vertical cutting edger once per year in March. Remove all grass clippings after each cut. 3.6. A eration: A eration for required in the first growing season. If necessary, in the second growing season, aerate in early May with a suitable mechanical corer. Core to a depth of 100mm. (4"), and remove cores. 	\$
T 05.MAR.2014 REV AS PER CITY COMMETNS BN	and Grasses) such that the grass is maintained in a turgid condition. Supply and irrigate with water in the event of any irrigation system maifunction, or incomplete installation at no expense to the owner. Apply water to prevent packing or erosion of the soil. Apply water at a rate and duration so that the water content in the growing medium reaches field capacity to the full depth of the growing medium. Apply water again when the water content reaches 25% of field capacity. 9.2 Weed, Insect and Disease Control: Inspect grass areas each time they are mowed for weeds, insect pests, and diseases and treat promptly when necessary by appropriate manual methods, or by the use of chemicals in compliance with the B.C.S.L.A./B.C.L.N.A. Landscape Standards latest edition. Kill broadleafed weeds in grassed areas by a general application of a suitable herbicide if the weed population exceeds 10 Broadleaf weeds or 50 annual weeds grasses per 40 square meters. This application shall reduce the weed population to zero.	
	 Pruning: Inspect all trees and shrubs at least every two months during the growing season; prune to remove all dead, weak or diseased wood. Maintain the natural shape of the plant. Carry out clipping or shaping only if required in the maintenance contract for specific varieties or conditions. 8.7 Fertilizing: Once during the twelve month period of establishment maintenance fertilize shrubs, frees and groundcovers according to soil analysis requirements. 9 Grass Areas Establishment: 	the
	8.3 Weed Control: Remove all weeds from all areas at least once per month during the growing season by hoeing or cultivation to a maximum depth of 80mm, hand-pulling, or, if necessary, by the use of herbicides. 8.4. Pest and Disease Control: Inspect all planted areas for pests and diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases periodically and at least every two months during the growing season by an experienced person. Carry out treatment for pests or diseases promptly and consistently for maximum effectiveness. Comply with all B.C. Pesticide Control Act and municipal requirements. 8.5. Tree Support: Maintain stakes, guy wires and files one full growing season. Check fies at least every two months to ensure that they are not causing a depression in the bark. Loosen, repair or placer lies as necessary. Seawing season is not causing a depression in the bark. Loosen, repair or diseasery and is not causing and ties at least every two months to ensure that they are not causing a depression in the bark consistently and ensure this and ensure the first growing season except where large trees requires continuing support in the bark consistence.	gg
	it Material Establishment: atering: During the first growing season, water new plants at least every ten (10) days between April 1st and July 31st, and every twenty (tember 15th. Minimum 25 gallons per tree per application. During the second growing season, water new plants at least every twenty days is between August 1st and September 31st. Apply water at a rate and duration such that the water content reaches field capacity to the fu Apply water again when the water content reaches 25% of field capacity. Provide and irrigate with water in the event that any automatic of been completely installed. Scheduled applications of water shall be missed only when rainfall has penetrated the soil fully as required. Idch. Maintain mulches in the original areas and to the original depths.	Ę "
	November 30th, however ndscape Standard, Secti s specification. he B.C. Landscape Standa	
Email: office@m2la.com	care of a more used and registration. D.C. canoscape of anoth u, tarest e te Review: In addition to the inspections at substantial completion, is during the 12 months attended by the Contractor and a designate ated representative.	
V3M 3L7 Tel: 604.553.0044 Fax: 604.553.0045	social strubs. In aintenance of installed landscaping for 12 months following substantial completion. Elation: R.C. Landscape Standard Latest edition. Fartilizer Code. R.C. Pesticide Control Act	
#220 - 26 Lorne Mews New Westminster, British Columbia	3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section) 3.11 ESTABLISHMENT MAINTENANCE (Provide a separate price for this section) 1 Intent: The intent of "establishment" maintenance is to provide sufficient care to newly installed plant material for a relatively short period of time to ensure or increase the long term success of the planting. The objective is the adaptation of plants to a new site in order to obtain the desired effect from the planting while reducing the rate of failure and unnecessary work associated with improper establishment. Establishment of maintenance procedures apply to all new and retained vegetation including cultivated	ළ
LANDSCAPE ARCHITECTURE	.6 Place an even layer of 25 - 50mm clean washed pump sand over filter fabric7 Place growing medium to depths specified in Section 35 above for various surface treatments. Refer to Drawing details for any light weight filter required to alter grade. Use Styrofoam block over drain rock shaped to provide smooth surface transition at edges. Butt each piece tightly together and cover with filter fabric to prevent soil from migrating downward.	of
	instaut or ann rock even Cover drain rock (or alt scing growing medium.	ler's
	verity mar planter orans are in place and Provide clean out at all through-slab drain I Install drain rock evenly to a minimum depth	ek Ces.
	that d nate w	ż.
	ractor is responsive to repare any plain material or repair any construction included in the Contract mai on. specifications may require extension of the Warranty Period as determined by the Landscape Architect.	
	the contract may ance as the guide unded or stolen u	
©Copyright reserved. This drawing and design is the property of M2 Landscape Architects and may not be reproduced or used for other projects without their permission.	PART THREE SOFT LANDSCAPE DEVELOPMENT - CONT .18.4 For all plant material, the Landscape Architect reserves the right to extend the Contractor's responsibility for another growing season if, in his opinion, leaf development	
©Convright reserved. This drawing and decign is the		

CADE DEVELORMENT	DADTTUDEE SOETIANDSCADE DEVELODMENT CONT
CAPE DEVELOPMENI dual frees or name recommines indicated as retained on landscame alans as venetation retention areas	BART I HREE SOFT LANDSCAPE DEVELOPMENT - CONT 8 Application Rate:
court receive point sy oppings invitation as retained on consisting as regeneration retention areas. The full flag frees or areas to remain. Discuss free retention areas at a start-up meeting with the Landscape Architect. Lelineate clearing boundaries. Refer to physical barrier detail. If detail not provided, comply with local municipal requirements.	.8.1 Seed Mixture: 136 kg/ha 1725 lbs/acre) .8.2 Fertilizer:-112 kg/ha 1000 lbs/acre) .8.3 Coastal Wildflower Mix: Where specified, apply (31 lbs/acre) (1/4 lb:: 1 lb. of grass seed) 8.4 Motosci
etation retention areas or under crowns of trees to be retained is allowed.	. 3.4 Mutes. .8.4.1 At the time of Tender provide a complete chart of all components of the mix proposed including mulch, tackifier, water etc. Sloped site's require tackifier. .8.4.2.1 Rough Grass: If a soil analysis is available, comply with results.
riats, or excavated materiats within vegetation retention areas. hin vegetation retention areas.	.8.4.2.2 Lawn: Where hydroseeding is approved, comply with soil analysis recommendations. .9 Accurately measure the quantities of each of the materials to be charged into the tank either by mass or by a commonly accepted system of mass-calibrated volume masser the materials chall he added to the task while it is haire full with water in the following converse, cood fortilizer. Thereinely mis into a homonomy cliney
urning shall be permitted within vegetation retention areas. s nor any other disruption shall be permitted within vegetation retention areas without a review of the proposed encroachment by	iaterial to the mixture. Do no surface of the area to be h
d trees without the approval of the Landscape Architect.	.11 Clean up: Remove all materials and other debris resulting from seeding operations from the job site.
ded for preservation will be subject to evaluation by an I.S.A. Certified Arborist using the "Guide for Plant Appraisal", LATEST ue to the disturbance will be required. The cost of the evaluation and of the replacement planting will be the responsibility of the	.12 Maintenance: Begin maintenance immediately after seeding and continue for 60 days after Substantial Completion and until accepted by the Owner. Re-seed at three week intervals where germination has failed. Protect seeded areas from damage with temporary wire or twine fences complete with signage until grass area is taken over by the Owner. Water in sufficient quantities to ensure deep penetration and at frequent intervals to maintain vigorous growth until grass is taken over by the Owner's resonnschility to sundy water at no extra cost to the Contract
ponsible for the disturbance. Ition/replacement bylaws ensure compliance to bylaws.	13 Acceptance of the Rough Grass Areas: Proper germination of all specified grass species is the responsibility of the Landscape Contractor. The grass shall be reasonably well established, with no apparent dead or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 4 (Open space). Sixty
on may disturb existing vegetation intended for preservation, contact Landscape Architect for review prior to commencing	intial completion, areas meeting the conditions above will be taken over by the Owner. Areas seeded in Fall will be accepted in Spring one month affer rovided that the above conditions for acceptance are fulfilled.
to depths specified in Section 3.5, Growing Medium Supply, below. Where planting is indicated close to existing trees, prepare ted on the planting plan. Shape subgrade to eliminate free standing water and conform to the site grading and drainage plan.	 LAWN AREAS - SODDING General: Treat all areas defined as lawn areas on the landscape plan between all property lines of the project including all boulevards to edge of roads and lanes.
de across slope to 150mm (6°") minimum at 1.5m (5 ft.) intervals minimum.	.2 Growing Medium: Comply with Section 2.2.1, Growing Medium. Prior to sodding, request an inspection of the finished grade, and depth and condition of growing medium by the Landscape Architect.
prior to placing growing medium. Re-cultivate where vehicular traffic results in compaction during the construction procedures. contoured after light compaction to finished grades.	.3 Time of Sodding: Sod from April 1st to October 1st. Further extensions may be obtained on concurrence of the Landscape Architect. 4. Sod Sumly: Conform to all conditions of BC Landscape Standard Section 8. BC Standard for Turforess Sod
cd grades. Provide a smooth, firm and even surface and conform to grades shown on the Landscape Drawings. Do not exceed ne B.C. Landscape Standard.	irfgrass by area: Refer to Ta
, smooth and free of sags or high points. Minimum slope 2%, maximum side slopes 10%. Assure positive drainage to collection points. ums: Rough Grass 3:1, Lawn 4:1, Landscape plantings 2:1.	TABLE 2 SPECIFIED TURFGRASS BY AREA Area Description Area Major Species
to comply with municipal requirements. n of finish arade prior to placement of seed, sod, plants or mulch.	Lawn, all areas noted on drawings as lawn in urban development sites including boulevard grass Grass - public parks, industrial and institutional sites No. 2 Standard
h Grading, Grass areas, Trees Shrubs and Groundcovers, Planters, Crib Walls.	
urface drainage. Installation of any drainage systems detailed on landscape plans. Note: Catch basins shown on landscape plans for art o bid.	.6 Lime: The lime shall be as defined in Section 2.2.3, Materials. Apply at rates recommended in required soil test. Refer to Section 3.4 for method. .7 Fertilizer: Refer to Section 2.2.2 Materials. Apply specified fertilizer at rates shown in the required soil test. Apply with a mechanical spreader. Cultivate into growing
with rest or sire granage, kerer to engineering grawings and specifications for connections and other granage work. g utilities and structures and underground utilities prior to commencing work, which may not be located on drawings and conduct work lamage to them. Protect existing structures and utility services and be responsible for damage caused. on 3.10, installing Landscapes on Structures.	separa n surf oisture
nce with engineering details and specifications. ie and grade with inverts smooth and free of sags or high points. Ensure barrel of each pipe is in contact with bed throughout full	: Begin maintenance immediately after sodding and continue for 60 days after Substantial Completion and until accepte I temocrarv wire or twine fences complete with signage until Jawn is taken over by the Owner. Water to obtain moistur
cceed in upstream direction. s at 8pm and 4pm positions. and strear's directions	intervals necessary to maintain sufficient growth. Keep grass cut at height of between 1-1/2" (k.cm) and 2" (5cm). Provide adequate protection of sodded areas against damage until the turf has been taken over by Owner. Repair any damaged areas, re-grade as necessary. Aeration may be required if in the Landscape Architect's opinion, drainage through the sod base medium is impaired.
and actuer is our extronts. e pipes during construction except as approved by Engineer. 19 drains, new or existing manholes or catchbasins where indicated or as directed by Landscape Architect.	.10 Acceptance of Lawn Areas: The furf shall be reasonably well established, with no apparent dead spots or bare spots and shall be reasonably free of weeds (to B.C. Landscape Standard, Section 13 Maintenance Level 2 (Appearance). Use herbicides if necessary for weed removal unless other conditions of contract forbid their use. After the
k in uniform 150mm layers to various depths as shown in details, minimum 100mm. r cloth lap all edges and seams minimum 150mm.	cuf af least twice, areas meeting the conditions above will be faken over
rted. ing installation.	3.9 PLANTS AND PLANTING .1 Conform to planting layout as shown on Landscape Plans.
g medium proposed for use on this project to an independent laboratory. Provide test results to Landscape Architect prior to	.2 Obtain approval of Landscape Architect for layout and preparation of planting prior to commencement of planting operations.
el, sand, silt, clay and organics. phur required to bring within specified range. lements and recommendations for required soil amendments.	 4. Time of Planting: 4.1 Plant trees, shrubs and groundcovers only during periods that are normal for such work as determined by local weather conditions when seasonal conditions are likely to
he performance of the Contract. Do not load, transport or spread growing medium when it is so wet that its structure is likely to be	ensure successrut adaprarion or plants to meir new locarion. .5 Standards: .5. All plant material shall conform to the requirements of the B.C. Landscape Standard, LATEST EDITION, unless exceeded by drawing Plant Schedule or this specification.
required by the soil test. Amended growing medium must meet the specification for growing medium as defined in Table One for the	5.1.1 Refer to B.C. Landscape Standard, Section 9, Plants and Planting and in Section 12, BCLNA Standard for Container Grown Plants for minimum standards. 5.1.2 Refer to Plant Schedule for specific plant and container sizes and comply with requirements. 5.2 Plant material obtained from areas with less severe climatic conditions shall be grown to withstand the site climate.
ito the full depth of the growing medium. Dus situations. Refer to drawing notes for instructions.	.6 Review: .6.1 Review at the source of supply and/or collection point does not prevent subsequent rejection of any or all planting stock at the site.
grass and planting areas. Spread growing medium in uniform layers not exceeding 6" (150mm), over unfrozen subgrade free of	.7 Availability: .7.1 Area of search includes the Lower Mainland and Fraser Valley. Refer to Plant Schedule for any extension of area.
a ana compacrea ro sux: 	Substitution: Obstitution:
n	out an written approver of the cancerperatured profile and a substitute. .8.2 Allow a minimum of 5 days prior to delivery for request to substitute. .8.3 Substitutions are subject to BC Landscape Standard - definition of Conditions of Availability.
9" (210mm) 12" (310mm)	nt, call
	.9.2 Plant all specified species in the location as shown on the landscape drawings. Notify Landscape Architect if conflicting rock or underground/overhead services are encountered9.3 Deviation of given planting location will only be allowed after review of the proposed deviation by the Landscape Architect.
mm	shaped
g soil around existing trees, shrubs and obstacles. re receive medium out to nothing at addase and bland into existing grades	he tree was g Inting Holes:
r growing meanair our rormong ar eages and brend mro existing groves. vations shown on landscape and site plans.	.11.1 Provide drainage of planting pits where required. ie. on stoped conditions, break out the side of the planting pit to allow drainage down stope; and in flat conditions, mound to raise the rootball above impervious layer. Notify the Landscape Architect where the drainage of planting holes is limited.
n the drawings as "Rough Grass". Treat all areas defined as rough grass between all property lines of the project including all	.12 Planting and Fertilizing Procedures: .12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull .12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull .12.1 Plant all trees and shrubs with the roots placed in their natural growing position. If burlapped, loosen around the top of the ball and cut away or fold under. Do not pull .12.1 Plant all trees and shrubs with the roots placed in their natural growing the rootballs. After settled in place, cut twine. For wire baskets, clip and remove top three rows of
ape Standard Class 3 Areas (Rough grass) Section 7.1.1.3 . of debris over 50mm in any dimension.	whe. 12.2 Filthe planting holes by gently firming the growing medium around the root system in 6" (15cm) layers. Settle the soil with water. Add soil as required to meet finish grade. Leave no air voids. When 2/3 of the topsoil has been placed, apply fertilizer as recommended by the required soil test at the specified rates.
aintenance specified and for posifive drainage. Igenerally April 1st) to late fall (September 15th) of each year. Further extensions may be obtained on concurrence of the Landscape	ig is inducated adjacent to existing trees, dae special care to avoid distributance of the tour ay are in lawn areas, provide a clean cut mulched 900mm (3 ft.) diameter circle centered on the th As
e obtained from a recognized seed supplier and shall be No.4 grass mixture delivered in containers bearing the following information:	. 13:1 Use two 2*2*25 stakes, unless superseded by municipal requirements. Set stakes minimum 2 ft. in soil. Do not drive stake through rootball. . 13:2 Leave the free carefully vertical. . 13:3 Tie with pre-approved commercial, flat woven polypropylene fabric belt, minimum width 19mm (3/4"). Approved product: ArborTie – available from DeepRoot.
d as strong performers in the Pacific Northwest and are subject to client approval.	.13.4 Coniferous Trees over 6 ft. height: Guy with three 2-strand wires (11 gauge). Drive three stakes equidistant around the tree completely below grade. .13.5 Trees 6 ft.+ on Wood or Concrete Decks: Guy as above using three deadmen (min. 2 x2"x4") buried to the maximum possible depth instead of stakes. .13.6 Mark all guy wires with visible flagging material.
	to the minimum I
<i>E-Wild</i> flowers with Hard Fescues (Terralink Coastal Wildflowers) with Hard Fescue or pre-approved alternate.	aviig iiu siuus. Jaidpe allecieu ai eas su as h to 2-1/2 - 3" (65 - 75mm) danth Confirm n
omplete synthetic slow-release fertilizer with maximum 35% water soluble nifrogen and a formulation rario or i using a mechanical spreader.	. 15.1 Mulch all planting areas with an even layer of mulch to 2–1/2 – 3° (65 – 75mm) depth. Confirm placement of mulch in areas labeled "Groundcover Area" on drawings. Mulch a 3 ft. (900mm) diameter circle around trees in lawn areas, leave a clean edge.
(100lbs /acre) with a mechanical spreader. Incorporate seed into the top 1/4" (6mm) of soil and lightly compact. 1 of the seeded areas until conditions of acceptance have been met. Comply with Section 3.7 Hydroseeding.	.16 Acceptance: .16.1 The establishment of all plant material is the responsibility of the Landscape Contractor.
al seeding in rough grass areas.	.17 Priant material maintenance: 171. Maintain all plant material for 60 days after landscape work has received a Centificate of Completion. 172. Water to summement buttral rainfall such that the soil moisture content is kent to 50% to 100% of field capacity. Water to the full denth of the root zone each time.
pre-approved by the Landscape Architect prior to bidding.	The Owner is responsible to supply water at no extra cost to the Contract. Confirm source of water prior to beginning work. 17.3 Use appropriate measures to combat pests or diseases damaging plant material. Comply with all local governing statutes and guidelines for chemical control. 17.4 Plant material which fails to survive shall be replaced in the next appropriate season as determined by the Landscape Architect.
ection 3.6 Rough Grass. wn, comply with Section 3.8 Lawn Areas: Sodding.	.17.5 Repair tree guards, stakes, and guy wires, when necessary. .17.6 Maintain areas relatively weed free. (Appearance level 2, B.C. Landscape Standard, Chapter 13). .17.7 Maintain mulch to specified depths.
ution does not come in contact with the foliage of any trees, shrubs, or other susceptible vegetation. Do not spray seed or mulch on t existing site equipment, roadways, landscaping, reference points, monuments, markers and structures from damage. Where to satisfaction of and by means approved by the tandscape Architect	.18 Plant Warranty: .18.1 Replace all unsatisfactory plant material except those designated "Specimen" for a period of one (1) year after the Certificate of Completion. Replace all unsatisfactory
or recycled paper fibre designed for hydraulic seeding and dyed for ease of monitoring application. If using recycled paper material nt). Conform to B.C. Landscape Standard for mulch requirements.	plant material designated "specimen" for a period of two (2/ years after the Lerthicate of Lompletion. Replace all unsafisfactory frees and shrubs and continue to replace these until the specified number is complete and satisfactory to the Landscape Architect. Such replacement shall be subject to the notification, inspection and approval as specified for the original planting, and shall not constitute and enactrat.
hat may have an injurious effect on the success of seeding or may be harmful to the environment.	Total interest rains, recriment as many within one zone of the canedo department of ng rout of a vine class for the and a visit department of the area of the extreme minimum temperatures officially recorded in the area concerned, in the last 10 years), will not be replaced without cost of replacement borne by the Owner.
uult seeder/mutcher equipment with the tank volume certified by an identification plate or sticker affixed in plain view on the all be capable of sufficient agitation to mix the material into a homogenous slurry and to maintain the slurry in a homogenous state gun nozzles shall be capable of applying the materials uniformly over the designated area.	י הבי בלתבפובת תתווות ווור ומורבו לימו יו הוור אמו מווו לו תאווות פרב

DART ONE GENERAL REOLLIREMENTS	IIIDEMENTS			
1.1 REFERENCES				JF EXISTING TREES 0 any work on site - prot
.1 CCDC Doc 2 LATEST EDITION Comply with all articles in the General Condit	litions of Contract in conjunction with this se	ction unless superseded by other Contract [Documents.	.1.1 In some instances the Landscape Architect
.2 B.C. Landscape Standard, LATEST EDITION, prepar- shall meet standards as set out in the B.C. Landscape	ION, prepared by the B.C. Society of Landscal Landscape Standard unless superseded by t	be Architects and the B.C. Landscape & Nurs. his specification or as directed by Landscape	ery Association, jointly. All work and materials e Architect with written instruction.	.z A pnysical partier must pe instaued to geu .3 No machine travel through or within vegeta
.3 MASTER MUNICIPAL SPECIFICATIONS & STAND Association, and the Municipal Engineers Division	STANDARD DETAILS, LATEST EDITION, prepa vision	ed by the Consulting Engineers of British Co	olumbia, Roadbuilders and Heavy Construction	Do not
.4 STANDARD FOR LANDSCAPE IRRIGATION SYSTEM, LATEST ED	N SYSTEM, LATEST EDITION: Prepared by the	Irrigation Industry Association of British Co	olumbia.	 Do not park, fuel or service vehicles within No debris fires, clearing fires or trash burr
.5 MUNICIPAL BYLAWS AND ENGINEERING SF 1.2 TESTING	SPECIFICATIONS WHERE NOTED.			.7 No excavations, drain or service trenches n the Landscape Architect.
 A current (not more than one month) test for all growing medium to be used on pre-approved by the Landscape Architect. Deliver growing medium test results to 	ist for all growing medium to be used on this Deliver growing medium test results to Lanc	site is required. Provide and pay for testin Iscape Architect for review and approval pri	g by an independent testing facility or to placement. Refer to Section 3.4 Growing	.8 Do not cut branches or roots of retained ti
Medium Testing for procedure. 2 Owner reserves the right to test or re-	-test materials. Contractor responsible to	· testino if materials	e	.9 Any damage to existing vegetation intender EDITION.
1.3 SUBMITTALS				.9.1 Replacement planting of equivalent value General Contractor and or the person(s) respor
 Any alternate products differing from th 2 Submittals to consist of moduct sample 	that contained in the contract documents mu o or manufactures's moduct description	st be pre-approved by the Landscape Archit	rect.	.10 In municipalities with specific tree retentio
.z Submirials to consist of product sample 14. SITF RFVIFW	e or manuaciurer's product description.			.11 In situations where required construction r construction.
 Under the terms of the Landscape Architect's Contract with the Owner and where the construction as is necessary in their opinion to confirm conformance to the plans and specific terms. 	itect's Contract with the Owner and where the order of the plans and s	ere the Landscape Architect is the designated re and specifications. Contact Owners Representativ	wiewer, the Landscape Architect will observe ve to arrange for site observation at the	 3.2 GRADES .1 Ensure subgrade is prepared to conform to suitable planting nockets for material indicated
appropriate rimes, Artow rwo days notice, or .1.1 Start Up Site Meeting, General Contract and municipal requirements.	uservation schedule may include but with no ict: Prior to any site disturbance, a meeting v	i ue unime of o rue forcoming: with the general contractor to review tree pr	reservation issues, general landscape issues	On slopes in excess of 3:
.12 Start Up Site Meeting Landscape Contr be held to review expected work and to verif for this meeting	tract (if separate): At the start of work wit vify the acceptability of the subgrade and ge	h Owner's Representative, Site Superintende neral site conditions to the Landscape Contr	ent and Landscape Contractor; a meeting is to actor. Provide growing medium test results	.3 Scarify the entire subgrade immediately pri Ensure that all planting areas are smoothly cor
.1.3 Progress Site Visits: To observe mater any single visit. Such elements may include:	erials and workmanship as necessary throug s Site Layout, Rough Grading, Growing Mediur	ugh the course of the work. Review of differe um - quality, depths, finish grading; Drainage a	ent aspects of the work may be dealt with on and Drainage Materials; Lawns or Grass areas;	Eliminate standi vimum and minimum
Planting -plant material including negotiation Systems; Play Equipment; Site Furniture; and Fenrion Non-structural walls and slahs (Init	ons with suppliers, nursery inspections, plan od other elements of the site development w wit Pavion	t sizes, quality, quantity, planting practice a here the Landscape Architect is the designa	ind layout, tree support; Mulch; Irrigation ted reviewer such as: Pedestrian Paving,	mum and minimum gradients derined by Construct swales true to line and grac
.1.4 Substantial Performance: Review of all	ut work, accounting of all substitutions, dele eclaration of Substantial Performance, a rec	tions; plant counts, preparations of deficien ommendation for the issuance of the Certific	cy list, and recommendations for completion. ate of Completion will be made to the Payment	.6 Slope not to exceed the following maximum
Lertitier as defined in the contract. .1.6 Deficiency Review: Prior to the complet .1.7 Warranty Review: Prior to the completi	etion of the holdback period, check for compl tion of the waranty period (+/- 11 months af	etion of deficiencies. Once completed, a Sche ter issuance of the Certificate of Completion	edule 'C' will be issed where required. 1), review all waranty material and report	.7 Finished soil/mulch elevation at building to
recommendations for waranty replacement.				.0 Inform Landscape Archirect of completion 3.3 LANDSCAPE DRAINAGE
 Unless otherwise instructed in the Contract Documents, the preparation Constitutes acceptance of the subgrade by the Landscape Contractor. Any 	tract Documents, the preparation of the sub the Landscape Contractor. Any subsequent	grade shall be the responsibility of the Gene corrections to the suborade required are th	aneral Contractor. Placement of growing medium the resoonsibility of the Landscage Contractor.	.1 Related Work: Growing medium and Finish (2 Work Included: Site finish oradino and sur
.2 All work and superintendence shall be performed	performed by personnel skilled in landscape	, all personnel app	herbicides and/or pesticide	coordination only, confirm scope of work prior 2.1 Coordinate all landscape drainage work w 2.2 Determine scored lacks of all outsing of
current then served by the appropriate au .3 A site visit is required to become familia	utionities. iar with site conditions before bidding and be	fore start of work.		
Confirm location of all services before	proceeding with any work.			.3 Execution .3.1 Do trenching and backfilling in accordance
 Notify Landscape Architect of any discre 6 Take appropriate measures to avoid envi 	repancies. Obtain approval from Landscape virionmental damage. Do not dump any vasti	Architect prior to deviating from the plans. e materials into water bodies. Conform with	all federal. provincial and local statutes and	 .3.2 Lay drains on prepared bed, frue to line. length. 3.3 Commence laving pine at outlet and proce
pose of all	r excess material from landscape operations	. Keep paved surfaces clean and repair dam.	age resulting from landscape work. Repairs	3.4 Lay performent of pipes with performations and
are to be completed prior to final acceptance 8 Where new work connects with existing	ce. Dend where eviction work is altered make o			3.7 Make watertight connections to existing 3.8 Plug upstream ends of pipe with watertig 3.9 Currented and cover bine with device onch
	א, מווט שוובוב באוטווווץ שטור וס מוובו בט, ווומרב א	יומוומויה בפושונה מוומושות המוחומויה		Surround and cov Cover drain rock Assure positive (
 WARRANTIES Guarantee all materials and workmanship 	ip for a minimum period of one full year from	ı the date of Certificate of Completion.		3.12 Back fill remainder of french as indicate 3.13 Protect subdrains from floatation durin
.2 Refer to individual sections for specific	c warranties.			3.4 GROWING MEDIUM TESTING .1 Submit representative sample of growing m
ÅRT	RK			placing. Test results to include: .1.1 Physical properties, % content of gravel, .1.2 Acidity PH and quantities of lime or sulph
 2.1 SCOPE OF WORK .1 Other conditions of Contract may apply. 	. Confirm Scope of Work at time of tender.			.1.3 Nutrient levels of principle and trace eler .1.4 Carbon/Nitrogen level.
ork includes supply of all related item ts of the following:	ms and performing all operations necessary	to complete the work in accordance with the	drawings and specifications and generally	 GROWING MEDIUM SUPPLY AND PLACEMENT Supply all growing medium required for the damaged.
2.1 Retention of Existing Trees where sho	own on drawings.			.2 Supply all growing medium admixtures as re various areae
 2.2 Finish Grading and Landscape Drainage 2.3 Supply and placement of growing mediu 2.4 Testing of imported proving medium and 	e. lium. and/or site tonsoil			various areas. .2.1 Thoroughly mix required amendments into .2.2 Special mixes may be required for various
 2.5 Supply and incorporation of additives 1 2.6 Preparation of planting beds, supply of 7 Preparation of rough mass areas sum 	to meet requirements of soil test and Table of plant material and lanting. nouv of materials and seeding	: One.		lace the ап ing vater.
 2.8 Preparation of lawn areas, supply of materials and sodding. 2.9 Supply and placement of bark mulch. 2.1 Minimum protection of bark mulch. 	ippy or marcrises and second. materials and sodding. soddad areas until accepted by Owner			.4 Minimum depths of growing medium placed a .4.1 On-grade:
2.11 SEPARATE PRICE: Establishment Work of the than this list.	trenance, Section 3.11. t, not specified by Landscape Architect.			 4.1.1 Seeded and sodded lawn
2.2 MATERIALS .1 Growing Medium: Conform to BC Landscap	ape Standard for definitions of imported and	on-site topsoil. Refer to Table One below.		Tree & large shrub pits
TABLE ONE: PROPERTIES OF GROWING MED Canadian System of Soil Classification Text	OF GROWING MEDIUM FOR LEVEL 2 GROOMED AND LEVEL 3 M Classification Textural Class: "Loamy Sand" to "Sandy Loam"	DDERATE AREAS		
Applications	sdu'	High Traffic Lawn Areas	Planting Areas and Planters	4.2.5 Shrub & groundcover areas
Growing Medium Types Texture	2L	2H Percent Of Dry Weight of Total Growing Medi	2P Liun	Maximum
Coarse Gravel: larger than 25mm	0 - 1%	0 - 1%	0 - 1%	
All Gravel: larger than 2mm	0 - 5%	0 - 5% + 06 Prov Madridet + 6 Carovinan Madride Evaluation	0 - 5%	.7 Finished grades shall conform to the eleva
Sand: larger than 0.05mm	50 - 80%	1 of by weight of arowing reciding Extraom	y uraver 40 - 80%	3.6-ROUGH GRASS AREA - SEEDING .1 General: Rough grass areas are noted on t boulevards to edge of roads and lanes.
smauer man z.omn Silt: larger than 0.002mm	10 - 25%	0 - 15%	10 - 25%	.2 Preparation of Surfaces: To B.C. Landscap .2.1 Clean existing soil by mechanical means of
smaller than 0.05mm Clay:	0 - 25%	0 - 15%	0 - 25%	 Roughly grade surfaces to allow for main Time of Seeding: Seed from early sorting for
	maximum 35%	maximum 15%	maximum 35%	Architect. L Sood Sunoly & Toetinor. All sood must be o
Ë	3 - 10%	3 - 5% 3 - 5%	10 - 20% 15 - 20%	- ~
	6.0 - 7.0 ercolation shall be such that no standing wat	6.0 - 7.0 er is visible 60 minutes after at least 10 min	4.5 - 6.5 wtes of moderate to heavy rain or irrigation.	 .5 Seed Mixture: All varieties shall be rated a 70% Creeping Red Fescue 20% Annual Pue
and/or i	compound containing Nitrogen (N), Phosphat	e (25), and Potash (soluble 2) in proportions .	required by soil test.	5% Saturn Perennial Rye 5% Saturn Perennial Rye 5% Kentucky Bluegrass
	equirements of the B.C. Land: t to the remirements of the	idard. scane Standard ATEST FDITION and nre-an	nroved hv the I andscane Architect	For Widtlower Afeas use a mixture or v .6 Fertilizer: Mechanical seeding: Apply a com
inded suppliers: Yardworks, The Ans :: Clean, washed pump sand to meet	in source for the former of the Br.C. Landscape Stands is the content of the B.C. Landscape Stands	is & Fibre, Stream Organics Management. Ird.		lphur urea coat Seeding: App
Composted Bark Mulch: 10mm (3/8") minu traneous matter. Fresh orange in colour b	Fir/Hemlock bark (rk will be rejected.	chunks and sticks, dark brown in colour and	l free of all soil, stones, roots or other	
<u>s</u>	t conform to all federal, provincial and local.	statutes. Appliers must hold current licens	ses issued by the appropriate authorities in	May Har
iiodegradable bl ate product pre	anket or other filtering membrane that will all -approved by the Landscape Architect.)	ow the passage of water but not fine soil pa	articles. (Such as MIRAFI 140 NL, GEOLON N40	> / E 7
.9 Drainage Piping if required: Schedule 40	40 PVC nominal sizes.			3.1 In areas of Rough Grass: Comply with Sect.3.2 Where approved for use in areas of lawn,
.10 Drain Rock: Clean, round, inert, durable. .11 Plant Material: To the requirements of	le, and have a maximum size of 19mm and con f the B.C. Landscape Standard. Refer to 3.9,	taining no material smaller than 10mm. Plants and Planting. All plant material mus	:t be provided from a certified disease free	 Projection: change that lethizer in source objects not expected to grow grass. Protect e: contamination occurs, remove seeding slurry to
nursery. Provide proof of certification. .12 Sod: Refer to individual sections in this	is specification.			 Mutch shall consist of virgin wood fibre or reform wood fibre substitute use 135% (by weight).
.13 Supplier and installers of segmental blc combinations of walls collectively in excess o Tonder nice	lock walls to provide engineered drawings fo : of 1.2m. Installations must be reviewed and	or all walls: signed and sealed drawings for a signed off by Certified Professional Enginee	all walls, individually, in excess of 1.2m, or er, inlcude cost of engineering services in	 Water: Shall be free of any impurities that Equipment: Use industry standard hydrauli
render prive. .14 Miscellaneous: Any other material nece	cessary to complete the project as shown or	the drawings and described herein.		equipment. The hydraulic seeder/mulcher shall until it is applied. The discharge pumps and gur

Schedule A13 PARRY-EVANS RESIDENCE 7649 208th STREET, LANGLEY HERITAGE CONSERVATION PLAN FEBRUARY 2015 (REVISED JUNE 2019)







AND ASSOCIATES INC

DONALD LUXTON AND ASSOCIATES INC. 1030 - 470 GRANVILLE STEET VANCOUVER BC V6C 1V5 info@donaldluxton.com 604 688 1216 www.donaldluxton.com PARRY-EVANS RESIDENCE CONSERVATION PLAN

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1. INTRODUCTION



Name of Historic Place: Thomas Bird Parry-Evans Residence Address: 7649 208 Street, Langley Original Owners: Thomas Bird Parry-Evans & Ellen Jane Parry-Evans Original Contractor: Thomas Bird Parry-Evans and Mr. Lawrence, Surrey Date of Construction: 1896; rear addition pre-1907; verandah 1921

Thomas Bird Parry-Evans homesteaded 160 acres of undeveloped land (NE ¼ Sec 23 TWP 8) that was purchased from Robert A. Oakes for \$2,000 in September 1895. That year, Parry-Evans constructed a small shack and barn. The following year, the front portion of the current house was constructed. An orchard of approximately 60 trees was planted in 1898, the same year that Parry-Evans spent some time in the Yukon during the Klondike Gold Rush. The addition to the rear was built prior to 1907, and the front verandah was built in 1921. The house was owned by the family until 2004, and has remained in its current location and form until the present time. The current proposal is for a relocation and rehabilitation of the house, on a freehold parcel, that will enable its long-term conservation.

2. DESCRIPTION OF THE SITE

2.1 WILLOUGHBY CONTEXT

Willoughby is a semi-rural area located just west of the original Hudson's Bay Company farm lands. Gently rolling hills rising to the west of the flat lands attracted settlers gradually moving farther away from Langley Prairie. These settlers established a small community centered on 208 Street near 80 Avenue. The local school, community hall, church and some modest houses have survived as reminders of the earlier way of life in this small settlement.

Archaeological evidence drawn from several sites suggests that the First Nations people living in the Lower Fraser Valley became less nomadic, establishing large winter villages while periodically travelling to harvest natural resources elsewhere, about 5,000 years ago. Coast Salish people known as the Sto:lo, whose very name means "river", are thought to have been the principal occupants of the Valley during the last several millennia. In historic times, the Kwantlen and Katzie people, subsets of the Sto:lo, were the pre-eminent First Nations groups in the Langley area. With the establishment of the Hudson's Bay Company's post at Derby in 1827, the Kwantlen relocated to the mouth of Kanaka Creek, where they could enjoy trading opportunities with the Company, and benefit from the protection afforded by its guns. When the fort was relocated to its present site in 1839, the Kwantlen people followed it, and established a village on McMillan Island.

The area now known as Willoughby was probably peripheral to the central activities of the Kwantlen and Katzie people. Willoughby was relatively remote and the absence of navigable streams rendered it less accessible. A few long-term Willoughby residents recall First Nations lithic material (projectile points and other artifacts) having been found along the upper reaches of Yorkson Creek. Willoughby's woodlands may also have been a refuge for those engaged in spirit quests or other secret activities. The forest fires of the early nineteenth century and subsequent logging and land clearing appear to have destroyed any potential evidence of culturally modified trees, and there are no documented archaeological sites in the area.

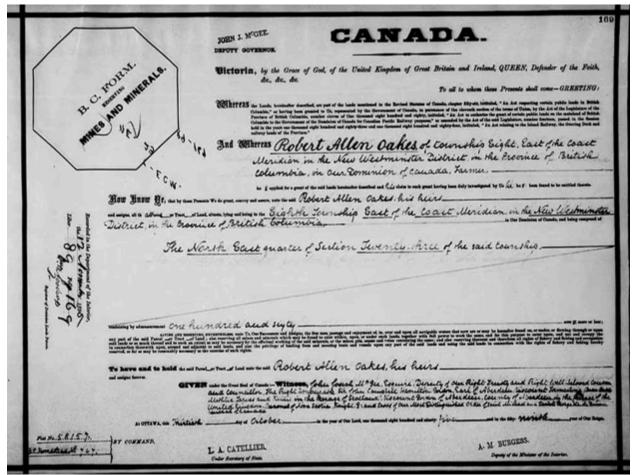
The Hudson's Bay Company's fort in Langley served a number of purposes. One was to acquire furs through trade with the neighbouring First Nations People. Another was to supply the Company's Interior posts with trade goods, equipment, and locally grown or harvested foodstuffs. The Company therefore established a farm on a fertile plain inland, immediately to the east of Willoughby. Not only did the farm serve the Company's own needs, but its produce accompanied the fort's preserved salmon to Hawaii and other Pacific Rim markets. The Hudson's Bay Company Farm occupied almost 2,000 acres on Langley Prairie. Barns and other agricultural buildings were erected at the northern end of the property, and it seems likely that the timber required came from the adjacent forest in Willoughby.

In 1858, the British Columbian mainland ceased to be the preserve of the Hudson's Bay Company. The Fraser River Gold Rush resulted in thousands of American prospectors arriving in the area, and a British Crown Colony was proclaimed in response. The Colony's new governor, James Douglas, initiated legislation and a series of regulations to control settlement and to ensure that British sovereignty was preserved. It soon became possible for agricultural settlers to pre-empt and ultimately own large tracts of land. In Langley, the earliest pre-emptions were along the Fraser River, where supplies could be more easily had from the Hudson's Bay Company's post or from merchants in New Westminster.

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It was not until 1877 that land began to be pre-empted in Willoughby, in the 160-acre blocks permitted by legislation. The first pre-emptions appear to have been speculative, for it was not until the 1880s that people began to settle in the area. Willoughby's first permanent residents were Basil (or Brazille) Brousseau Jr. and his wife Sarah. Brousseau and his father had been dairymen on the Hudson's Bay Company Farm, and the younger Brousseau was resident on 160 acres bounded by today's 80 and 76 Avenues and 212 and 216 Streets in 1881. Willoughby's second European resident was William Morrison, a farmer and gravel pit operator who pre-empted two 80 acre parcels adjacent to the Hudson's Bay Company's former farm c. 1882-83. By 1891 additional quarter sections in Willoughby appear to have been occupied by farmers Benjamin and Phoebe Boake, Andrew Duffy, Peter McLarty, John and Anne Routley, George and Hannah Lawrence, and Frank and Maria Worrell. The oldest surviving house in Willoughby was built by Thomas Bird Parry-Evans in 1896.



Letters Patent to Robert Allen Oakes for NE ¼ Section 23 Township 8 ECM NWD, October 30, 1895. [Library & Archives Canada: Western Land Grants (1870-1930), Volume 89. Folio 169].

By the mid 1890s, no Crown land remained available in Willoughby. Much of the area appears to have been owned by speculators who had either purchased land from a previous owner, or who had preempted themselves, and "proved up" to ensure that they retained their title. Thomas and Christina Black were principal among these speculators. The couple lived on land southwest of Fort Langley but also owned two quarter sections south of 88 Avenue on either side of 200 Street, and another just north of the Brousseau property. Robert A. Oakes, who had acquired a portion of the Hudson's Bay Company farm, and lumberman Alfred King were also prominent early land owners. King owned three quarter sections in northwest Willoughby in the late 1880s and early 1890s, was a Langley resident in the late 1880s, and may have logged part of the area.

By the early 1900s most of the land in Willoughby had changed hands at least once. A number of property owners had left, and several had subdivided their properties into 20, 10, and 5-acre lots. These parcels were ideal for residents with a male member who might work elsewhere part of the year while their wife and children tended a vegetable garden, an orchard, and a few farm animals. Willoughby lands continued to be subdivided throughout the twentieth century. For some owners, subdividing their properties became a means of supplementing the modest income they derived from farming. When originally surveyed and opened for homesteading, Willoughby consisted of about twenty-four properties. By 1927 the area was home to some 56 households. The area currently consists of hundreds of properties.

Willoughby's first significant wave of settlement came in the 1920s and 1930s, and with the construction of the first school, Willoughby Hall, the church, and a general store Willoughby began to develop a sense of community. Indeed, the very name "Willoughby" was not applied to the area until the first post office was opened under the direction of Willoughby Singer in May of 1921. The post office was short lived, closing in December of 1927, but the name Willoughby lived on.

PARRY-EVANS RESIDENCE CONSERVATION PLAN



Left: Studio portrait of Ellen Jane Parry-Evans (nee Bland) aged twenty-one, circa 1894 [LCM 2605]. Right: Studio portrait of Thomas Bird Parry-Evans. [LCM 2606]

2.2 THE PARRY-EVANS FAMILY

Thomas Bird Parry-Evans, born August 16, 1864, emigrated from Colwyn Bay, North Wales. He first went to New Orleans and moved all over the United States, and he owned a fish boat in Puget Sound. For three weeks, he returned back to North Wales, but returned to settle in Langley in 1895. He stayed at the Towle Hotel until he homesteaded 160 acres purchased that year from Robert A. Oakes at a cost of \$2,000, constructing this house the following year with Mr. Lawrence, who was a builder from Surrey. After planting an orchard of approximately 60 trees in 1898, Parry-Evans spent some time in the Yukon Gold Rush. Sam Larmon, who was a helper on the farm, probably stayed on the property during that time. Once Parry-Evans returned, he resumed farming, but by 1902 was supplementing his income working as a tree faller in logging camps. By 1907, an addition had been built at the back of the house. Parry-Evans rented the farm briefly to the Sam Martin family in 1907.

PARRY-EVANS RESIDENCE CONSERVATION PLAN

On March 23, 1910, in the Church of St. Alban at Langley Prairie, Parry-Evans, who was 46 at the time, married Ellen Jane Bland, who was 36. Jane was born January 28, 1873 in Northampton, England. A wedding 'chivaree' was held at the house, with horses and buggies tied to most of the trees in the orchard, and all the commotion apparently left the new Mrs. Parry-Evans quite frightened.

On October 30, 1922, Thomas Bird Parry-Evans was killed in an accident while working at Galbraith's Mill. A falling tree fractured his skull. Their daughter was seven at the time, and Jane never remarried, stating "I had one good husband, why take a chance on another." When Jane died on May 8, 1941 at age of 68, the property was passed on to their daughter, Myrtle.

Alice Myrtle McKenna (née Parry-Evans) was born on Sept. 2, 1915 at her parents' home, delivered by a doctor who arrived at the house in a horse and carriage. She attended the elementary school in Milner and then Langley High School. Myrtle (as she was known) married Ralph McKenna on December 6, 1941 in the United Church in Milner. She was active with the Retarded Children's Association and became its president, and was also a charter member and historian of the Willoughby Women's Institute. Myrtle passed away February 1, 2004 in the same bedroom in which she was born.



Martin family on Parry-Evans farm, 1907; Parry-Evans house in background. [LCM 2613]

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Martin family on Parry-Evans farm, 1907; detail of Parry-Evans house in background. [LCM 2613]

2.3 THE PARRY-EVANS RESIDENCE

Thomas Bird Parry-Evans purchased 160 acres of undeveloped land (NE ¼ Sec 23 TWP 8) in September 1895. He immediately constructed a small shack and barn. The following year, the front portion of the current house was constructed, with an interior finished with varnished cedar V-joint paneling on the walls and ceilings.

The addition to the rear was built prior to 1907, and the front verandah was built in 1921. Cast iron stoves provided the heat, and were vented through metal chimneys. The house was wired for electricity in 1927, and the roof was re-shingled and the original wooden gutters were replaced. The front chimney removed about 1945, and a concrete foundation replaced the original wood blocks about 1950. Other alterations include the removal of the verandah railings about 1955, the removal of the rear chimney about 1975, the replacement of the cedar shingles with asphalt roofing and the replacement of the front windows with aluminum sash around 1975. Other changes included the blocking in of a window on the north elevation when stairs were added to the attic, date unknown.

Despite this continuing evolution of the house, it remains in essentially the configuration when the verandah was added in the 1920s.

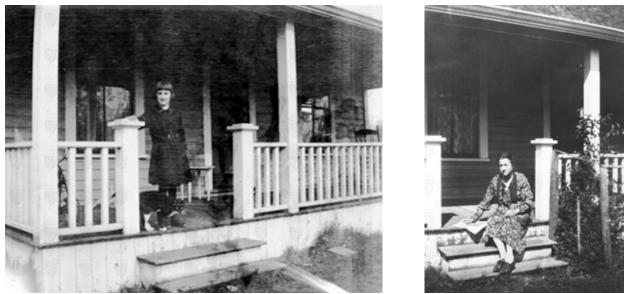


Parry-Evans Residence: "House before porch was put on before 1920." [LCM 2630]



Thomas Bird and Ellen Jane Parry-Evans in front of their Willoughby house, prior to 1922. Under the photo in the original album: "mum and dad in front of house before verandah was put on." [LCM 2607]

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Left: Myrtle Parry-Evans on the verandah of the Parry-Evans house in 1922; "me at age 7 with Jackie the cat." [LCM 2609]. Right: Ellen Jane Parry-Evans on porch of Parry-Evans house, prior to 1941. [LCM 2589]



Ralph and Myrtle McKenna in front of the Parry-Evans house, 1940s. [LCM 2598]

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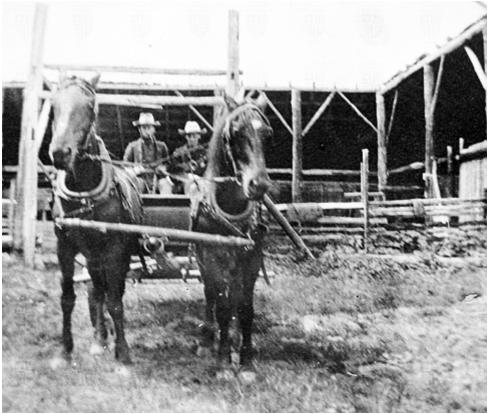


Aerial view of Parry-Evans Farm (date unknown). [LCM 2624]

2.4 THE PARRY-EVANS FARM

The house currently sits at its original location, but the original property has been continuously subdivided over time. The remnant parcel will be further developed, and the house relocated to the corner of the site. As the context for the house is being changed from its original setting, the evolution of the house over time can inform an appropriate new landscape.

The site would have been cleared at the time of the Parry-Evans purchase. An orchard of approximately 60 trees was planted in 1898, the same year that Parry-Evans spent some time in the Yukon during the Klondike Gold Rush. A number of vernacular and utilitarian agricultural buildings were constructed on the site, including a barn and a chicken coop, all of which have been demolished.



Martin family in front of Parry-Evans barn, 1907. [LCM 2616]



Ellen Jane Parry-Evans in front of "the old chicken house," prior to 1941. [LCM 2608]

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3. STATEMENT OF SIGNIFICANCE

Description of Historic Place

The Parry-Evans Residence is a one and one-half storey, wood-frame rural cottage located on 208th Street in the historic Willoughby neighborhood of the Township of Langley. Built in 1896, the house displays a simple architectural vernacular, with a side-gabled roof and symmetrical fenestration, pre-1907 gabled rear addition and a 1921 shed-roofed verandah.

Heritage Value of Historic Place

The Parry-Evans Residence represents the unpretentious rural structures built by Langley's early European settlers, as the land was cleared and farms first established. Built from readily-available materials, the house reflects a utilitarian and practical approach to providing shelter, which could be expanded over time to suit growing families. Typical of the vernacular architecture of Willoughby's first houses, this simple building was defined by function and necessity. The original 160-acre site was acquired by Thomas Bird Parry-Evans in September 1895, and he built a small shack and barn that year to settle the property. The following year, he constructed the first part of this house with the help of a builder from Surrey. This house continued to serve the needs of three generations of the Parry-Evans family until 2004.

The Parry-Evans Residence also represents the early social and economic history of the Willoughby neighborhood, which developed as a close-knit rural community, anchored by a community centre, church and school, centred on 208 Street. The Parry-Evans Residence is the oldest surviving house in Willoughby, and illustrates the pre-emption of land and the growth of subsistence farming in the area west of the early Hudson Bay Company Farm, and north of Milner and Langley Prairie. Although not as fertile as the surrounding areas, Willoughby was a place where people with modest means could settle and create a community life.

Character-Defining Elements

Key elements that define the heritage character of the Parry-Evans Residence include its:

- orientation facing 208th Street, in the Willoughby neighborhood;
- continuous residential use;
- modest residential form, scale and massing as expressed by its one and one-half storey height, side-gabled roofline, symmetrical rectangular plan with later gabled addition to the rear, central front entry and open front shed-roofed verandah;
- vernacular architecture, as expressed by it's rigorous symmetry, unelaborated form and simple detailing;
- construction materials including wooden drop siding, dimensional trim boards with crown mouldings, and original cedar roof shingles in the attic;
- regular fenestration, including surviving wooden window frames and original 2-over-2 woodensash in rear addition; and
- four-panelled wooden doors.

4. CONSERVATION GUIDELINES

4.1 CONSERVATION STRATEGY

Municipal policy has been developed that provides the basis for the proposed retention of the Parry-Evans Residence. Initially recommended for retention in the *Willoughby Heritage Study* (Section 5.3 Recommendation Two) as the oldest surviving building in this area, the building was subsequently recommended for preservation in the *Willoughby Yorkson Neighbourhood Plan*, which states the following:

4.6.3 The Township shall consider options to preserve the Thomas Bird Parry-Evens residence located at 7649 208 Street. Development of the property shall not occur until the location and restoration of the residence on its current property for an adaptive re-use (intended for private ownership) is secured in a manner satisfactory to the Township.

Barnett Dembek Architects Inc. has prepared the overall redevelopment scheme for the project, including the architectural plans for the Parry-Evans Residence.

The house will be relocated to the northeast corner of the existing site, and located on a fee-simple lot adjacent to a greenway. The proposed single-family residential use is consistent with the historic use of the building.

The Parks Canada Standard and Guidelines for the Conservation of Historic Places in Canada has been used to assess the conservation interventions at the subject property. Conservation is defined as safeguarding heritage elements of a historic place so as to retain its heritage value and character and can involve **Preservation**, **Rehabilitation** or **Restoration**. Under the *Standards and Guidelines*, it is proposed that interventions to the Parry-Evans Residence will consist mainly of exterior preservation and restoration, and interior rehabilitation, as defined below:

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

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

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

Interventions should be based upon the Standards outlined in the *Standards and Guidelines*, which are conservation principles of best practice.

Any alterations or new construction will be physically and visually compatible with, subordinate to and distinguishable from the historic house and thus, the proposed development follows the best practice recommendations of the *Standards and Guidelines*.

The primary intent is to **preserve** the existing historic structure, while undertaking a **rehabilitation** that will upgrade its structure and services to increase its longevity. As part of the scope of work, characterdefining elements will be preserved, while missing or deteriorated elements will be **restored**.

Overall, the project will **preserve** the house as an illustration of the occupation of the Parry-Evans family from 1896-2004 and its evolution during that time period. This table provides an assessment of the proposed interventions, based on the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

CONSERVATION STANDARD	PROPOSED INTERVENTION
GENERAL STANDARDS FOR ALL PROJECTS	
1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.	The proposed work conforms and is acceptable. Heritage character-defining elements (CDEs) have been determined in the Statement of Significance, and their heritage value will be maintained by the proposed interventions. Any alterations to the house meet the intent of the Standards and Guidelines.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	The proposed work conforms and is acceptable. The historic evolution of the house from is being respected by retaining the pre-1907 addition and the 1921 verandah.
3. Conserve heritage value by adopting an approach calling for minimal intervention.	The proposed work conforms and is acceptable.
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.	The proposed work conforms and is acceptable.
5. Find a use for a historic place that requires minimal or no change to its character-defining elements.	The single-family residential use conforms to the historic nature of the house and is acceptable.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.	The proposed work conforms and is acceptable. There are no known archaeological resources.
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.	The proposed work conforms and is acceptable. The form and character of the house will be maintained.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in-kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	The proposed work conforms and is acceptable. Further investigation will occur during construction; surviving historic material in good condition will be preserved and rehabilitated.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.	The proposed work and level of documentation conforms and is acceptable.

ADDITIONAL STANDARDS RELATING TO 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.	All proposed work will be reviewed and monitored to ensure that interventions comply.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.	The proposed work conforms and is acceptable. Any interventions required to preserve the house will be compatible and distinguishable.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.	The proposed work conforms and is acceptable.
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.	The proposed work conforms and is acceptable.
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.	The proposed work conforms and is acceptable.

Based on this assessment, the proposed interventions to the Parry-Evans Residence have been determined to be in conformance with Conservation Standards.

4.2 SUSTAINABILITY STRATEGY

Sustainability is most commonly defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs" (*Common Future*. The Bruntland Commission). The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contribute to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions);
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials);
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

The Township of Langley adopted a *Sustainability Charter* in 2008 that presents a vision of the community that meets the social/cultural, economic, and environmental needs of current residents while ensuring that those needs can continue to be met for future residents, and contains the following Sustainability Vision: "to build a legacy for future generations by leading and committing the community to a lifestyle that is socially, culturally, economically, and environmentally balanced."

The conservation of the Parry-Evans Residence supports the goals of the *Sustainability Charter*, including:

Social/Cultural Goals

• celebrate our heritage

Economic Goals

- develop livable and vibrant communities
- strengthen our economy

Environmental Goals

• respect our rural character and rural heritage

Parks Canada has incorporated sustainability considerations in their Standards and Guidelines, balancing conservation principles and sustainability objectives:

Both heritage conservation and sustainability aim to conserve. In the case of heritage buildings, this includes considering the inherent performance and durability of their character-defining assemblies, systems and materials, and the minimal interventions required to achieve the most effective sustainability improvements.

The following considerations for energy efficiency in historic structures are recommended in the Standards and Guidelines and can be utilized at the subject property:

General

• 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.

Envelope

- Adding new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements.
- Exercising caution and foreseeing the potential effects of insulating the building envelope to avoid damaging changes, such as displacing the dew point and creating thermal bridges, or increasing the snow load.
- Ensuring that structural, drainage and access requirements to improve the roof's energy efficiency can be met without damaging character-defining elements.

Windows, Doors

- Complying with energy efficiency objectives in upgrades to character-defining doors, windows and storefronts by installing weather-stripping, storm windows, interior shades and, if historically appropriate, blinds and awnings. The energy efficiency of the building envelope and systems as a whole should be considered.
- Maintaining the building's inherent energy-conserving features in good operating condition, such as operable windows or louvred blinds for natural ventilation.

4.3 CONSERVATION REFERENCES

The proposed work entails the conservation of the exterior of the Parry-Evans Residence. The following conservation resources should be used to supplement the Conservation Recommendations of this report:

GENERAL

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010. http://www.historicplaces.ca/en/pages/standardsnormes/document.aspx

SPECIFIC

National Park Service, Technical Preservation Services Preservation Briefs:

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm Preservation Brief 9: The Repair of Historic Wooden Windows.

http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork. http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm

Preservation Brief 19: The Repair and Replacement of Historic Wood Shingle Roofs. http://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exteriors.htm

4.4 HERITAGE EQUIVALENCIES AND EXEMPTIONS

The Parry-Evans Residence is listed on the Township of Langley Heritage Register and as a result of the continuing protection being negotiated as part of the project (through a Heritage Revitalization Agreement), the house will be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following provincial legislation.

4.4.1 B.C. Building Code

Building Code upgrading is the most important aspect of heritage building rehabilitation, as it ensures life safety and long-term protection for the resource. It is essential to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements does not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements.

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the District can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.4.2 Energy Efficiency Act

The Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to include the definition of a "designated heritage building" as a building that is protected through heritage designation or included in a community heritage register by a local government under the Local Government Act. Under this definition, Energy Efficiency standards do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods such as attic insulation, improved mechanical systems, and storm windows. Please refer to *Standards and Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.4.3 Homeowner Protection Act

Amendments to the Homeowner Protection Act Regulation made in 2010 allow for exemptions for heritage sites from the need to fully conform to the BC Building Code under certain conditions, thus removing some of the barriers to compliance that previously conflicted with heritage conservation standards and guidelines. The changes comprised (1) an amendment to the Homeowner Protection Act Regulation, BC Reg. 29/99 that allows a warranty provider, in the case of a commercial to residential conversion, to exclude components of the building that have heritage value from the requirement for a warranty, and (2) clarification of the definition of 'substantial reconstruction.' The latter clarification explains that 75% or a home must be reconstructed for it to be considered a 'new home' under the Homeowner Protection Act, thus enabling single-family dwelling to multi-family and strata conversions without the Act now coming into play. The definition of a heritage building is consistent with that under the Energy Efficiency Act. As the Parry-Evans Residence will be a freehold single-family dwelling, HPO warranties are not required.

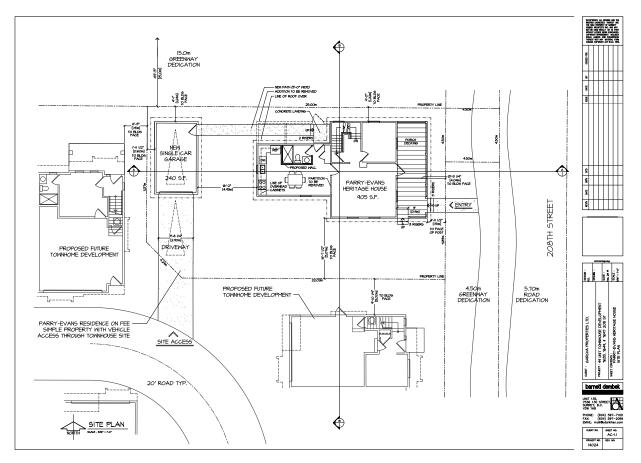
5. CONSERVATION RECOMMENDATIONS

The following Section describes the materials, physical condition and recommended conservation strategy for the Parry-Evans Residence.

5.1 SITE AND FORM

The development of the site proposes the relocation of the historic structure to the northeast corner of the existing property, and placed on an excavated new foundation and full basement. It will be located on a single-family, fee simple lot, adjacent to a greenway.

This maintains the front elevation of the house in its original orientation to 208 Street, and also provides good public visibility of the north and east elevations of the house.



Parry-Evans Heritage House Site Plan (February 2019)

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Conservation Recommendation: Rehabilitation

The relocation of a historic building on an existing lot is an acceptable approach to rehabilitation within the context of new development. The relocation of the residence to the northeast will retain the streetscape appearance. The later shed addition to the north façade should be demolished to expose the original side wall of the pre-1907 addition.

The following **Relocation Guidelines** should be implemented for the relocation of the Parry-Evans Residence:

Conservation Recommendation: Relocation Guidelines

- A relocation plan should be prepared prior to relocation that ensures that the least destructive method of relocation will be used.
- Alterations to the historic structure proposed to further the relocation process should be evaluated in accordance with the Conservation Plan and reviewed by the Heritage Consultant. This may involve the salvage and reuse of historic material.
- Only an experienced and qualified contractor shall undertake the physical relocation of the historic structure.
- Preserve historic fabric of the exterior elevations including the wood-frame structure, siding and wood sash windows to the greatest extent possible.
- If the structure is temporarily stored prior to final relocation, ensure that it is tightly secured from ingress and vandalism, including a secure perimeter fence. Post an appropriate sign stating heritage status. Consider security alarms and systems.
- The final relative location to grade should match the original as closely as possible, taking into account applicable codes and practical constraints.
- Provide utility installations for electricity, communication and other service connections underground if possible. Any installations located above ground should be incorporated harmoniously into the design concept for the relocated structure.

5.2 FOUNDATION

The foundation walls are poured-in-place concrete, which replaced the original wood blocks in about 1950. These will be demolished when the house is relocated. Appropriate concrete foundation materials will be used at the new site.

Conservation Recommendation: Rehabilitation

- A new concrete foundation and full basement will be constructed.
- The house should retain its general appearance relative to grade.

5.3 ROOF

The original roof of the Parry-Evans Residence consisted of a side-gabled roof with a rear gabled extension. Later alterations included the construction of additional living space in the attic. The original roof was cedar shingle, evidence of which remains in the attic, where original cedar shingles are still visible. The roof is presently covered with grey asphalt shingles. The house originally had wooden

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gutters, which have been replaced by aluminum gutters and downspouts. The original metal flue chimney has been removed.

Conservation Recommendation: Restoration

The historic features of the roof design are a prominent element and should be restored.

- The roof structure may require reinforcement to meet current building codes.
- Examine the original roof shingles in the attic, for size, thickness and colour treatment, and match new cedar shingle roof to these dimensions and specifications. Install nailing strips as required to receive the roof shingles. Zinc strips can be installed for moss control.
- Replace existing rainwater disposal system with historic painted wooden gutters and round galvanized downspouts.



Profile of new wooden gutter sourced from Standard Building Supplies.

Supplier: Wooden Gutters

Standard Building Supplies, Burnaby http://www.standardbuildingsupplies.ca/



Supplier: Round Galvanized downspouts.

City Sheet Metal Co. Ltd.

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http://www.citysheetmetal.com/procart_catalogue/index.cfm?ProductID=131&do=detail

5.4 EXTERIOR CLADDING

The one and one-half storey structure has a north-south orientation, built in traditional wood-frame construction with the original wooden drop siding on the ground floor and gable end walls.



Condition

The condition of the exterior cladding appears to be generally good, with localized areas of deterioration.

Conservation Recommendation: Preservation & Rehabilitation

- Preserve the original wood-frame structure of the historic building with minimal disturbance of the walls to be retained.
- Preserve the wooden drop siding, depending on assessment of condition. Repair, prime and repaint in historic colour scheme. Salvage any siding in good condition that needs to be removed.
- Design structural or seismic upgrades so as to minimize the impact to the character-defining elements.
- Any additional insulation should be installed on the inside face of the exterior walls if required.

5.5 FENESTRATION

5.5.1 WINDOWS

Five of the original wooden window frames survive, but the window sash has been replaced with aluminum. One of the 1896 windows was closed off when the stairs were built to the attic, and a new window was installed. Two of the original windows in the pre-1907 addition survive with intact 2-over-2 double hung wooden-sash, which can be used as a model for replication of the missing sashes. The

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south side of the pre-1907 addition has a patio door inserted, and any original window there has been removed. There are also two windows in the attic gable; the date of their installation is unknown.



Left: North Elevation, 1896 window with replacement aluminum sash. Right: Original appearance of 1896 windows.



Left: West Elevation, original pre-1907 window with 2-over-2 double-hung wooden sash. Right: North Elevation, interior of pre-1907 window.



Left: North Elevation of 1896 House. Original 1896 window frame to left; window to right blocked-in when the stairs were built, and new window installed. Attic window presumably installed at the same time.

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Elevation	Qty.	Width	Height	Operation	Date	Treatment	Comments
WEST, South Ground Floor Window	1	TBD	TBD	Wooden sash replaced with aluminum.	1896	Restore 2- over-2 DHWS.	Base on appearance of archival images.
WEST, North Ground Floor Window	1	TBD	TBD	Wooden sash replaced with aluminum.	1896	Restore 2- over-2 DHWS.	Base on appearance of archival images.
SOUTH, West Ground Floor Window	1	TBD	TBD	Wooden sash replaced with aluminum.	1896	Restore 2- over-2 DHWS.	Base on appearance of archival images.
SOUTH, East Ground Floor Window	1	TBD	TBD	Wooden sash replaced with aluminum.	1896	Restore 2- over-2 DHWS.	Base on appearance of archival images.
SOUTH, Attic Window	1	TBD	TBD	Wooden sash awning swing, two panes.	Unknown	Retain and Repair.	Repair in operable condition.
EAST, Ground Floor Window in pre-1907 Addition	1	TBD	TBD	Original 2- over-2 DHWS.	Pre-1907	Retain in situ and restore.	Repair in operable condition.
NORTH, West Ground Floor Window	1	TBD	TBD	Wooden sash replaced with aluminum.	1896	Restore 2- over-2 DHWS.	Base on appearance of archival images.
NORTH, East Ground Floor Window	1	TBD	TBD	Window Removed.	1896	Restore 2- over-2 DHWS.	Install new replica window.
NORTH, Ground Floor, Staircase Window	1	TBD	TBD	Wooden sash, fixed unit, one pane.	Unknown	Remove.	Repair drop siding in-kind.
NORTH, Attic Window	1	TBD	TBD	Wooden sash awning swing, two panes.	Unknown	Retain and Repair.	Repair in operable condition.
NORTH, Ground Floor Window in pre- 1907 addition	1	TBD	TBD	Original 2- over-2 DHWS.	Pre-1907	Retain in situ and restore.	Repair in operable condition.

Condition

The original window frames appear to be in good condition and are likely repairable, although a general lack of maintenance has allowed degradation in some localized areas. The original 2-over-2 double-hung wooden window sashes exist in two locations in the pre-1907 addition.

- The paint is deteriorating and peeling in some areas, exposing bare wood.
- Paint preparation has been poor and paint has been applied over areas where paint was failing.
- Environmental dirt has accumulated on horizontal surfaces such as the wooden sills.
- Moisture retention is evident on the sills, resulting in biological growth.
- Putty is missing in some areas.

Conservation Recommendation: Preservation & Rehabilitation

The original windows of the Parry-Evans Residence have significant heritage value and should be preserved and restored.

- A contractor trained in the repair of historic sash windows and with experience in working on heritage buildings should be retained to carry out the work.
- Determine matching profiles and suitability of original windows for salvage and reuse.
- The windows should be protected during construction work or the sash removed from the site to a safe storage place or workshop. Existing glazing should be retained and cleaned, and re-puttied with glazier's putty as necessary. Weather-strip as required to improve thermal performance. Hung windows should be properly re-hung, including upper sash as required.
- A close-up condition assessment should determine if rotten wood is extant. Remove deteriorated and rotten wood elements and replace to match existing in profile. Prepare wood surfaces for repainting.
- Any new windows should match the profile, materials and configuration of the existing windows.

5.5.2 EXTERIOR DOORS

The original front door is extant, although is has deteriorated over time. The original rear door appears to have survived within the house in its original location.

Conservation Recommendation: Preservation / Rehabilitation

- Review condition of original doors and suitability for re-use.
- Retain the front door in its original location, preserve and repair as required.
- Salvage the rear door if possible and re-install as required.
- Preserve original door hardware, including handles, locks and hinges.
- Paint in original historic colour scheme.
- Any new doors should be visually compatible with the historic character of the building.



Left: Current condition of front door. Right: Archival appearance of front door.

5.6 FRONT VERANDAH

The open front verandah was added to the house in 1921. It retains its original square columns and framing, with shiplap above. The ends of the shed roof have been closed in with vertical planks. The original balustrades and newel posts have been removed, and any original decking is covered by later plywood.

Conservation Recommendation: Preservation, Rehabilitation & Restoration

- Review condition, and determine if the verandah can be moved with the house, or needs to be dismantled and rebuilt.
- Restore appearance of verandah, including picket balustrades and newel posts. Restore balustrades at original height.
- Restore appearance of porch decking.

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Existing condition of verandah structure.



Left: Myrtle Parry-Evans on the verandah of the Parry-Evans house in 1922 [LCM 2609]. Right: Ellen Jane Parry-Evans on porch of Parry-Evans house, prior to 1941. [LCM 2589]. Note columns, balustrades, newel posts, wooden decking that runs perpendicular to the house, and simple front stairs.

5.7 EXTERIOR COLOUR SCHEDULE

The original colours of the Thomas Bird Parry Evans Residence have been examined, based on a microscopic colour analysis of paint samples removed from the architectural elements of the house. Adjustments were made for 1) weathering and 2) drying-out of the emulsion over time. Based on the evidence of the 1907 archival image, it appears that the wooden siding of the house may not have originally been painted (pattern staining from nails is evident) and the windows sash appears to be a light colour. Based on the paint evidence, it appears that the house was painted after 1907, with a midrange body colour, light trim and dark sash. The siding and trim colours have been matched as below to grey and ivory colours, typical of rural buildings of the time. The original colours of the window sash, front door and decking could not be determined in the initial review, and will require further investigation; the colours below are conjectural at this point, based on typical colour schemes of the time and the tonal values evident in the archival images. Original roof shingles exist in the attic, but have not yet been examined for any colour treatment.

It is recommended that the Thomas Bird Parry Evans Residence be painted in its early colour scheme, which reflects its historic original appearance.



These screen colours are approximate only; refer to paint chips for more accurate representation.

All colours have been matched to Benjamin Moore Paints of the Benjamin Moore Historical Vancouver True Colours. Please note that samples of any colors matched to different paint company products should be verified with the heritage consultant before application.

ORIGINAL LOCATION	ORIGINAL COLOUR	FINISH
Wooden Drop Siding	"Point Grey" VC-24	Acrylic Latex Semi-Gloss
Door and Window Trim	"Oxford Ivory" VC-1	Acrylic Latex Semi-Gloss
Window Sash	"Gloss Black" VC-35	Acrylic Latex Gloss
Doors	Original colours to be determined.	Acrylic Latex Gloss
Decking & Stairs	"Edwardian Porch Grey" VC-26	Gloss
Cedar Roof Shingles	To be determined	To be determined
Gutters	"Oxford Ivory" VC-1 to match trim	Acrylic Latex Semi-Gloss
Downspouts	Galvanized (unpainted)	Unpainted

Conservation Recommendation: Restoration

- Restore the original finish, hue and placement of applied colour.
- Prepare all surfaces for repainting. Any damaged surfaces should be repaired and made good before painting occurs. All loose, flaking paint should be hand scraped, and bare patches sanded, and spot-primed as required. Retain any paint that is firmly adhered to the surface. Ensure that all surfaces to be painted are dry.
- Power-washing of the exterior surfaces is not allowed. This can drive water into the surfaces, which can be trapped by paint if the building is not allowed to dry thoroughly. Washing, if required, should be undertaken with hose-pressure water and foaming brushes. Simple soap or detergent can be used but should be thoroughly rinsed off. If the building is washed there should be three days of non-rainy weather allowed after the washing to allow adequate drying before painting commences.
- Scrape and sand painted surfaces only as deep as necessary to reach a sound base. Do not strip all previous paint except to repair base-material decay.
- Paint all areas of exposed wood elements with primer. Select an appropriate primer for materials being painted (e.g. if latex paint is used over original oil paint, select an oil-based primer).
- Confirm choice of exterior colours by testing small samples to determine final appearance.
- Placement of the paint is crucial to restoring the heritage appearance of the building. The paint should be applied as "Architectural Wrap" or "trim wrap," so that the paint is applied around the edges of trim to give each trim piece its true visual dimension.

5.8 LANDSCAPE

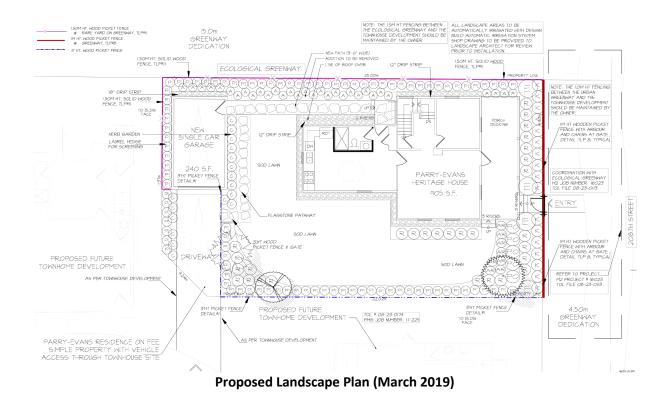
The original character of the Parry-Evans Residence was dependent on its agricultural setting. The immediate surroundings of the house included a landscaped garden area, delineated by picket fences. The nature of the site will be altered through the relocation, and the construction of the new development. Once the Parry-Evans Residence is relocated, there are a number of landscape elements that can be reinstated that will harmonize its appearance with the new setting and also recall its original landscaping. This can include the recreation of the garden setting and picket fences.

Conservation Recommendation: Rehabilitation

- The landscape design for the setting of the house can recall the original planted garden setting appropriate to the vernacular agricultural style of the house.
- Traditional plantings can be instituted that would have been typical of an early farm garden, such as Shasta Daisies, roses, etc.



Pre-1921 appearance of the area at the front of the house.



Donald Luxton & Associates: February 2015 (Revised June 2019) - 32 -

6.0 MAINTENANCE PLAN

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also potentially save large amounts of money otherwise required for later repairs.

6.1.1 Legal Protection and Permitting

The exterior of the Parry-Evans Residence will be legally protected under a Heritage Revitalization Agreement. The following actions may be undertaken in relation to the heritage site without first obtaining a heritage alteration permit from the Township of Langley:

- (a) non-structural renovations or alterations to the interior of the building or structure that do not affect any protected feature and do not alter the exterior appearance of the building or structure; and
- (b) non-structural normal repairs and maintenance that do not alter the exterior appearance of the building or site.

Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.1.2 Cleaning

Following the *Standards and Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends 'using the gentlest means possible'. Any cleaning procedures should be undertaken on a routine basis, and should be undertaken with non-destructive methods. Exterior materials should be regularly cleaned, using a soft, natural bristle brush, without water, to remove dirt and other material. If a more intense cleaning is required, this can be accomplished with warm water, mild detergent (such as Simple Green[©]) and a soft bristle brush. High-pressure washing or sandblasting, are not permitted.

6.1.3 Repairs and Replacement of Deteriorated Materials

Interventions such as repairs and replacements must conform to the *Standards and Guidelines for the Conservation of Historic Places in Canada*. The building's *character-defining elements* – characteristics of the building that contribute to its heritage value such as materials, form, configuration, etc. – are referenced in the Statement of Significance, and must be conserved.

The following principals should be used to guide any interventions:

- An approach of minimal intervention must be adopted where intervention is carried out it is by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace extensively deteriorated or missing parts of character-defining elements 'in kind'.
- Make interventions physically and visually compatible with the historic place.

Donald Luxton & Associates: February 2015 (Revised June 2019)

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6.1.4 Maintenance of Exteriors - Keeping the Water Out

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings. Water supports all forms of biological decay such as rot, fungus, moss, lichen, termites, powder post beetle, other insects, etc. Keeping a building dry is the single best method of combatting biological decay.

The most common place for water to enter a building is through the roof and/or the guttering and downspout systems. An apparent minor roof or clogged gutter leak that is ignored can introduce enough moisture to support biological decay in a building on a scale necessitating removal of walls and floors, and replacement of structural systems and services. Keeping roofs repaired or renewed and gutters frequently cleaned is a more cost-effective option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.2 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to the house such as water/moisture penetration; material deterioration; structural deterioration; site and environmental issues. This checklist should be filled out by maintenance personnel on an annual basis and stored in the Information File for the house.

EXTERIOR INSPECTION

SITE INSPECTION:

- Is the lot well drained?
- Do trees need pruning are there dangerous dead limbs?
- Do plants hold water against the structure?
- Can shrub and tree roots damage the structure?
- Are vines growing against historic material and causing damage?

FOUNDATION:

- Is there back-splashing from ground to structure?
- Does water drain away from foundation? Puddles?
- Is the moisture problem general or local?
- Are there shrinkage cracks in the foundation?
- Are there movement cracks in the foundation?
- Is crack monitoring required?
- Is uneven foundation settlement evident?

STRUCTURE:

Wooden Elements:

- Are there moisture problems present? (Rising damp, rain penetration, condensation moisture from plants, water run-off from roof, sills, or ledges?)
- Is wood in direct contact with the ground?
- Is there insect or fungal attack present? Where and probable source?
- Are there any other forms of biological attack? (Moss, birds, etc.) Where and probable source?
- Is the wood surface damaged from UV radiation? (bleached surface, loose surface fibres)
- Is the wood warped, cupped, twisted or split? Are there loose knots?
- Are nails pulling loose or rusted?
- Is there any staining of wood elements? Source?

Condition of Exterior Paint Materials:

- Paint shows: blistering, sagging or wrinkling, alligatoring, peeling. Cause?
- Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- Paint cleanliness, especially at air vents?

Windows:

- Is there glass cracked or missing?
- Has putty gone brittle and cracked? Fallen out?
- Is there condensation or water damage to the paint and wood?
- Are the openable sashes easy to operate?
- Is the frame free from distortion?
- Is the end grain properly sealed?
- Do wood sills show weathering or deterioration?
- Are window frames caulked at the siding? Is the caulking in good condition?

Doors:

- Do the doors create a good seal when closed?
- Are the hinges sprung? In need of lubrication?
- Do locks and latches work freely?
- Are door frames wicking up water? Where? Why?
- What is the condition of the sill?
- Are door frames caulked at the siding? Is the caulking in good condition?

Gutters and Downspouts:

- Are downspouts leaking? Clogged? Are there holes or corrosion? (Water against structure)
- Are downspouts complete without any missing sections? Are they properly connected?
- Are eaves clean? Do they show any sagging?
- Is the water being effectively carried away from the downspout by a drainage system? Do downspouts drain completely away?

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Roof:

- Is the leading edge of the roof wet?
- Is there evidence of biological attack? (Fungus, moss, birds, insects)
- Are the nails sound? Are there loose or missing shingles?
- Are flashings well sealed? Are metal joints and seams sound?
- Do the soffits show any signs of water damage? Insect or bird infestation?

Entrances / Stairs:

- Are steps safe? Handrails secure?
- Attachment are steps, etc. securely connected to the building?

6.3 MAINTENANCE PLAN

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file
- Usual cleaning, as required

Weekly

- Clean gutters during periods of heavy leaf fall
- Clean air filters as necessary

Monthly

- Check all rainwater gutters, downspouts and perimeter drains
- Lubricate any mechanical heating, pumps, etc., as required
- Major issues entered into log book

Quarterly

- Check roofs inside and outside including gutters, valleys, downspouts, perimeter drains, etc. and clean as required
- Check doors for closing and locking. Clean light fixtures

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues
- Thorough cleaning of gutters and downspouts to cope with winter rains and summer storms
- Check smoke detectors
- Check condition of weather sealants (Fall)
- Service mechanical units such as heating (Fall)
- Clean the exterior using a soft bristle broom/brush

Annually (Spring)

- Inspect foundation for cracks, deterioration or loss of material.
- Inspect windows for paint and glazing compound failure, wood decay and proper operation.
- Complete annual inspection report
- Clean out of all perimeter drains and rainwater systems
- Overhaul electric system; change light bulbs
- Check sprinkler systems
- Check fire extinguishers and ensure proper access
- Touch up worn paint on the building's exterior
- Oil all locks, hinges, etc.
- Service mechanical units
- Check for plant, insect or animal infestation
- Routine cleaning, as required

Five-Year Cycle

- A full professional inspection report should be undertaken every five years, comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint wooden sash windows every five to fifteen years. With proper maintenance, wood windows have the potential to last indefinitely.

Ten-Year Cycle

• Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

• Confirm condition of roof and estimate effective lifespan. Replace when required.

Storm Inspections (as required)

• After any storm, inspection must occur for any damage. Gutters and roofs need to be checked and cleaned.

Major Maintenance Work (as Required)

• Thorough repainting, re-roofing, gutter, downspout and drain replacement; replacement of deteriorated building materials etc.

APPENDIX A: RESEARCH SOURCES

Name of Historic Place: Thomas Bird Parry-Evans Residence Address: 7649 208 Street, Langley Original Owners: Thomas Bird Parry-Evans & Ellen Jane Parry-Evans Original Contractor: Thomas Bird Parry-Evans and Mr. Lawrence, Surrey Date of Construction: 1896; rear addition pre-1907; verandah 1921

REFERENCES

- Inventory of Historic Buildings in Langley, 1985: Site WIL-04
- 1993 Inventory Update
- 2006 Heritage Listing Update
- Langley Centennial Museum: Langley Heritage Society Files WIL-04
 - Dominion Lands Office, September 10, 1895, "NE ¼ Section 23 Township 8 ECM NWD Application for Homestead Patent for the above-mentioned land has been duly approved as sufficient."
 - Articles of Agreement, September 11, 1895, between Robert A. Oakes of Langley, Farmer, ECM and Thomas Bird Parry Evans, of Langley, Farmer, to purchase NE ¼ Section 23 Township 8 ECM NWD for \$2,000.
 - Mr. Parry Evans, Langley, bill from R.F. Anderson & Company, New Westminster, September 24, 1895 listing building supplies such as pipe, chimney pipe, damper, etc.
 - Interview with Myrtle McKenna, May 17, 1985.
- Library & Archives Canada: Western Land Grants (1870-1930): NE ¼ Section 23 Township 8 ECM NWD: Volume 89. Folio 169, Letters Patent to Robert Allen Oakes, October 30, 1895.
- Directories: 1918 Wrigley's B.C. Directory Milner Parry-Evans T mixed farming
- British Columbia Archives: GR-1422: BC Supreme Court (New Westminster): Probate case files, Reel B11306: Parry-Evans, Thomas Bird, 2377/1922.

BC VITAL EVENTS

- Marriage Registration: Thomas Bird Parry-Evans/ Ellen Jane Bland; March 23, 1910; Reg. #1910-01-121994; B.C. Archives Microfilm #B11382
- Death Registration: Thomas Bird Parry-Evans; October 30, 1922; Reg. #1922-09-299532; B.C. Archives Microfilm #B13120
- Death Registration: Ellen Jane Parry-Evans; May 8, 1941; Reg. #1941-09-589042; B.C. Archives Microfilm #B13171



REPORT TO MAYOR AND COUNCIL

PRESENTED: FROM: SUBJECT:

JUNE 24, 2019 - REGULAR EVENING MEETING COMMUNITY DEVELOPMENT DIVISION HERITAGE REVITALIZATION AGREEMENT (PARRY-EVANS RESIDENCE) REPORT: FILE:

19-98 08-23-0126 / RZ 100427 6800-25-THO01

PROPOSAL:

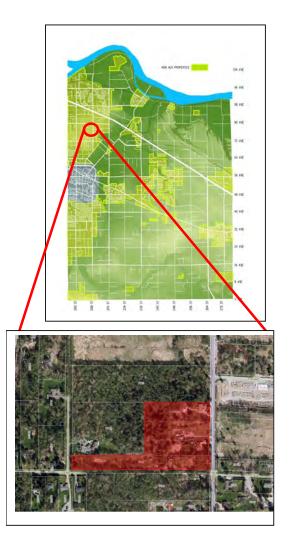
To enter into a Heritage Revitalization Agreement (HRA) that provides for the relocation, rehabilitation, restoration and continued protection of the Parry-Evans Residence as a single family home for private use, as part of a mixed residential development, consisting of approximately 184 townhouse units, eight (8) single family lots, and two (2) semi-detached lots.

RECOMMENDATION SUMMARY:

That Council give first and second reading to Heritage Revitalization Agreement Authorization Bylaw 2019 No. 5227 for the Parry-Evans Residence located at 7649 - 208 Street, and authorize staff to schedule the required Public Hearing.

RATIONALE:

The proposed Heritage Revitalization Agreement Authorization Bylaw complies with the goals, objectives and policies of the Township's Sustainability Charter, the Official Community Plan, the Heritage Strategy, and the specific recommendations of the Yorkson Neighbourhood Plan.



RECOMMENDATION:

That Council give first and second reading to Bylaw No. 5227 and authorize staff to schedule the required Public Hearing.

EXECUTIVE SUMMARY:

In 2015, McElhanney Consulting Services Ltd., on behalf of Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd., made application to amend the Yorkson Neighbourhood Plan and rezone 4.3 ha (10.6 ac) of land in the Yorkson Neighbourhood to facilitate a mixed single family residential and townhouse development consisting of approximately 184 townhouse units, eight (8) single family lots, and two (2) semi-detached lots. Council gave third reading to this proposed Official Community Plan Amendment and Rezoning Application No. 100125 on September 19, 2016.

A development prerequisite of this proposal is Council's adoption of a Heritage Revitalization Agreement Authorization Bylaw for the Thomas Bird Parry-Evans Residence that provides for its relocation, rehabilitation, restoration and continued residential use within the proposed development.

Heritage Revitalization Agreement Authorization Bylaw 2019 No. 5227 authorizes the Township of Langley to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd., to relocate, rehabilitate, restore and preserve the Parry-Evans Residence located at 7649 - 208 Street for continued residential use. The proposed Agreement outlines the duties and obligations of the parties to the agreement with respect to the restoration of the heritage building, and stipulates the nature and extent of the work to be undertaken. It addresses the timing for the building's relocation and completion, its protection during construction, the process for making future changes, and the ongoing maintenance of the building post-restoration.

The proposed scope of the work is outlined in the proposed Conservation Plan, which includes the relocation of the one and one-half storey wood-frame structure from its current location at 7649 - 208 Street to the northeast corner of 7697 - 208 Street fronting 208 Street (shown as fee-simple Lot 10 in the concept plan for the proposed overall development) adjacent to the proposed extension of the Parry-Evans Greenway. Once relocated, the building is to be restored in accordance with the conservation strategy outlined in the proposed agreement, and provided full municipal services and road access through the townhouse development secured by a cross-access agreement.

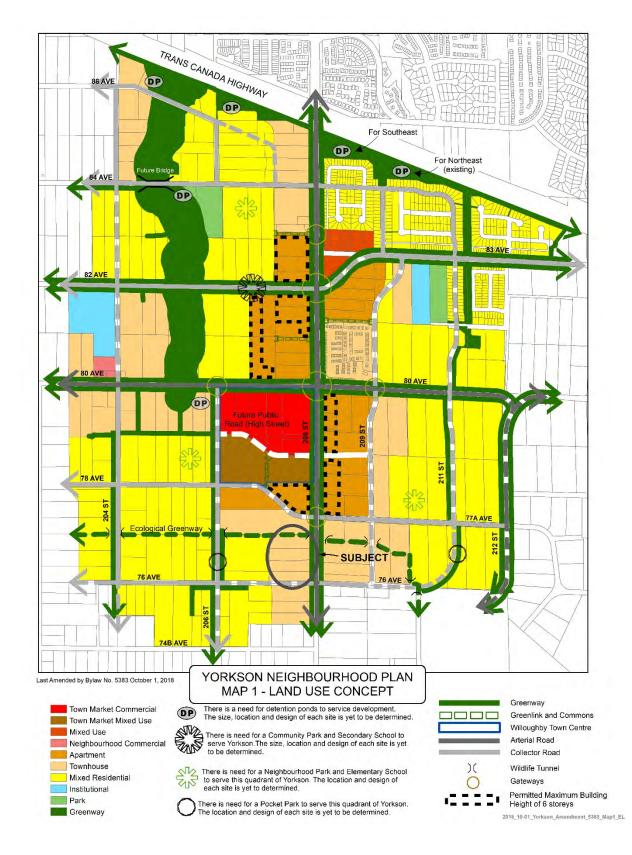
The proposed Heritage Revitalization Agreement Authorization Bylaw complies with the goals, objectives and policies of the Township's Sustainability Charter, the Official Community Plan, the Heritage Strategy, and the specific recommendations of the Yorkson Neighbourhood Plan.

This bylaw is being prepared for Council's consideration in conjunction with the review of two Development Permit Applications, No. 100981 and No. 100982, for the overall development, which are expected to be brought forward for consideration of third and final reading of the subject bylaw.

Prior to final reading of Rezoning Application No.100125, Heritage Revitalization Agreement Authorization Bylaw 2019 No. 5227 must be given final reading by Council.

PURPOSE:

The purpose of this report is to advise and make recommendations to Council with respect to Heritage Revitalization Agreement Bylaw 2019 No. 5227.



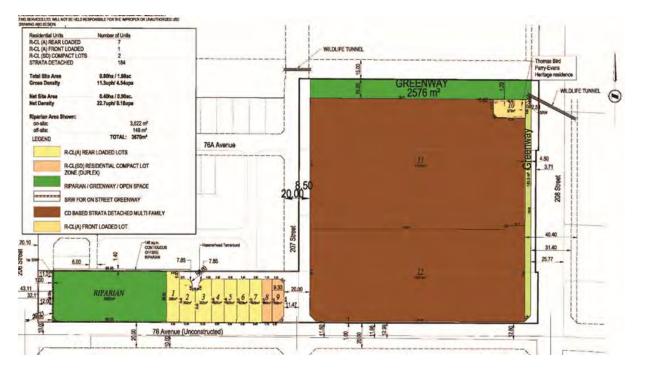
YORKSON NEIGHBOURHOOD PLAN SHOWING LOCATION OF SUBJECT SITE

TOWNSHIP ZONING BYLAW NO. 2500



CURRENT ZONING INCLUDED IN COUNCIL REPORT 16-79 - JULY 25, 2016

CONCEPT PLAN SHOWING FUTURE LOCATION OF THE HERITAGE LOT (LOT 10) WITHIN THE PROPOSED OVERALL DEVELOPMENT – SUBMITTED BY APPLICANT



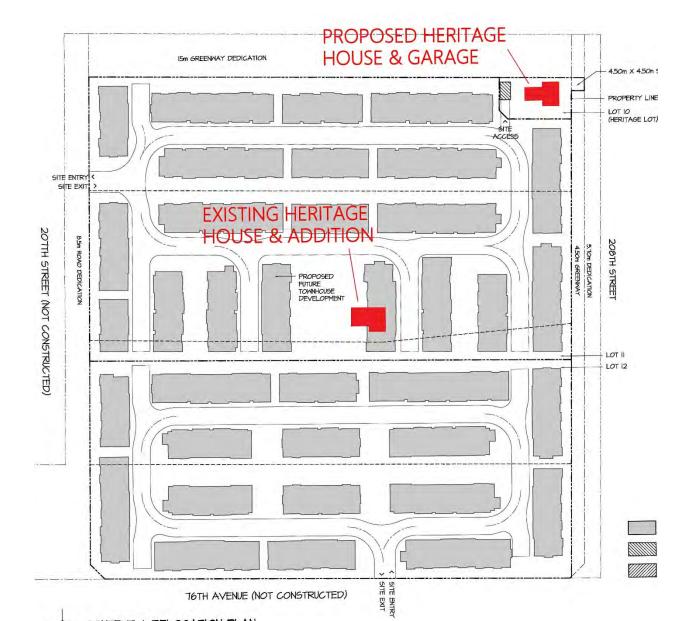


CONCEPT PLAN INCLUDED IN COUNCIL REPORT 16-79 - JULY 25, 2016

CONTEXT & RELOCATION PLAN

SCALE I NTS

NORTH



CONTEXT & RELOCATION PLAN FOR THE HERITAGE RESIDENCE – SUBMITTED BY APPLICANT

ADDITIONAL INFORMATION

REFERENCE:			
Owners:	Garcha Properties Ltd. Garcha Properties (Yorkson) Ltd. 110 – 13737 – 72 Avenue Surrey, BC V3W 2P2		
Applicant:	McElhanney Consulting 2300 Central City Tower 13450 - 102 Avenue Surrey, BC V3T 5X3		
Legal Description – Existing Location	7649 - 208 Street		
of the Heritage Residence:	Lot 1, Section 23, Township 8, New Westminster District, Plan NWP79257 Except Plan EPP49321		
Legal Description – Proposed Location for the Heritage Residence:	7697 - 208 Street		
	Lot 21, Section 23, Township 8, New Westminster District, Plan NWP48667 Except Plan EPP49321		
Existing Zoning:	Suburban Residential Zone SR-2		
Proposed Zoning:	Residential Compact Lot Zone R-CL(A), as amended by proposed Heritage Revitalization Agreement Authorization Bylaw 2019 No. 5227		
Willoughby Community Plan:	Mixed Residential and Multi Family		
Yorkson Neighbourhood Plan:	Mixed Residential (permitting 20-25 units per ha / 8-10 units per ac)		
	Townhouse (permitting 37-62 units per ha / 15-25 units per ac)		

BACKGROUND/HISTORY:

Willoughby was settled as a rural community in the early 1900s somewhat later than other early communities in the Township largely due to its geography and lack of navigable streams. The first land pre-emptions in Willoughby began in 1877 in the form of 160-acre parcels, which were permitted under the legislation of the time. Most of these early pre-emptions were speculative, and it was not until well into the 1880s that people began to settle in the area. By the mid-1890s, Crown land was no longer available, and by the early 1900s, most of the land had changed hands at least once, with some of the original properties being subdivided into smaller twenty, ten, and five-acre lots. Although not as fertile as the adjacent lands to the east, these lots offered residents with modest means the opportunity to settle and establish subsistence farms, which typically included gardens, orchards and several farm animals.

The Parry-Evans Residence was one of the earliest homes built on one of these 160-acre land parcels. Constructed by Thomas Bird Parry-Evans in 1896, the house is a one and one-half-storey wood-frame rural cottage with a side-gabled roof and symmetrical fenestration. In 1897, the front portion of the current house was constructed, followed by the planting of an orchard of approximately sixty trees in 1898. Before 1907, a gabled rear addition was added, and in 1921, the shed-roofed verandah gave form to the house that continued to serve the needs of three generations of the Parry-Evans family until 2004. Although the original property has been continually subdivided over time, the 1896 residence remains in its original location today. The currently proposed subdivision of these lands continues the historic trend of subdividing into smaller lots, and a remnant parcel in the northeast corner of the subject site adjacent to a greenway is proposed for further development to accommodate the historic residence's relocation and preservation.

The Parry-Evans Residence is among the oldest extant buildings in the Township and is the oldest surviving building in Willoughby that illustrates the pre-emption of land and growth of subsistence farming in the area west of the nineteenth century Hudson's Bay Company Farm. Built from local materials readily available at that time, the house is valued for its representation of early structures that reflect a utilitarian approach to providing shelter that could be expanded incrementally by adding additional rooms to meet the needs of growing families. It also reflects the early social and economic history of Willoughby that developed as a close-knit rural community centered around a church, hall, school and general store on Alexander Road (now 208 Street) in the early twentieth century.

DISCUSSION/ANALYSIS:

The retention and celebration of the Township's heritage resources is a goal of the Township's Sustainability Charter and the Official Community Plan that further outlines objectives and policies for their long-term preservation. Their preservation is also consistent with Goal 4 of the Township's Heritage Strategy and as a fundamental component of the "neighbourhood plan concept" for creating livable, sustainable neighbourhoods outlined in the Yorkson Neighbourhood Plan.

Initially identified for its significant heritage values in the *Willoughby Heritage Study* in 2005, preservation of the Thomas Bird Parry-Evans Residence is a specific recommendation of Section 4.6.3 of the Yorkson Neighbourhood Plan.

Proposed Overall Development:

In 2015, Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. made application to amend the Yorkson Neighbourhood Plan and rezone 4.3 ha (10.6 ac) of land in the Yorkson Neighbourhood to facilitate a mixed single family and townhouse residential development,

consisting of approximately 184 townhouse units, eight (8) single family lots, and two (2) semi-detached lots. Council gave third reading to this proposed Official Community Plan Amendment and Rezoning Application No. 100125 on September 19, 2016.

A development prerequisite of this proposal is Council's adoption of a Heritage Revitalization Agreement Authorization Bylaw for the Thomas Bird Parry-Evans Residence that provides for its relocation, rehabilitation, restoration, and continued residential use on one of the single family lots (Lot 10) within the proposed overall development.

This bylaw is being prepared in conjunction with the review of Development Permit Applications, No. 100981 and No. 100982, for the overall development, which are projected to be brought forward for Council's consideration concurrently with third and final reading of the subject bylaw.

Prior to final reading of Rezoning Application No.100125, Heritage Revitalization Agreement Authorization Bylaw 2019 No. 5227 must be given final reading by Council.

Heritage Revitalization Agreement:

Under Section 610 of the Local Government Act a local government may, by bylaw, enter into a Heritage Revitalization Agreement with a property owner for the purposes of rehabilitating, restoring or preserving a heritage property.

Heritage Revitalization Agreement Authorization Bylaw 2019 No. 5227 authorizes the Township of Langley to enter into a Heritage Revitalization Agreement with Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd., to relocate, rehabilitate, restore and preserve the Parry-Evans Residence located at 7649 - 208 Street for continued residential use. The proposed Agreement outlines the duties and obligations of the parties to the agreement with respect to the restoration of the heritage building, and stipulates the nature and extent of the work to be undertaken. It addresses the timing for the building's relocation and completion, its protection during construction, the process for making future changes, and the ongoing maintenance of the building post-restoration.

The proposed scope of work encompasses the relocation of the one and one-half storey wood-frame structure from its current location at 7649 - 208 Street to the northeast corner of 7697 - 208 Street fronting 208 Street adjacent to the Parry-Evans Greenway extension, as shown on the Context & Relocation Plan for the Heritage Residence. The heritage residence is to be accommodated on its own fee-simple lot, shown as Lot 10 in the Concept Plan for the proposed overall development. Once relocated the building will be placed on new foundations and restored in accordance with the proposed agreement and accompanying schedules. The residence will be provided full municipal services and road access through the townhouse development secured by a cross-access agreement.

The Conservation Plan and architectural drawings for the heritage building, submitted by the applicant, form schedules to the agreement and outline in more detail the conservation strategy for the residence's restoration in accordance with Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. A principle consideration of these standards is the protection of those elements that define a building's historic character. In conjunction with the Conservation Plan's preparation in 2014, a Statement of Significance was prepared to identify the residence's character-defining elements, (see Attachment 1, Schedule A13). Elements related to the building's siting and use include its orientation to 208 Street and continuing residential use that will be conserved in its new location. Those related to the

building's physical form and detailing are addressed in the Conservation Plan and architectural drawings, attached to the agreement as Schedules A1 - A12, which include a context and re-location plan, site plan, building plans and details, window and door schedules, exterior colour schedule and a landscape plan.

As shown in the schedules, only minor changes are proposed for the building's exterior in order to retain the authenticity of the heritage structure, while allowing for improved functionality of the residence. Changes to the heritage structure that will be reversed as part of its restoration include removal of a later shed addition on the north façade to expose the original side wall of the pre-1907 residence; provision of a new treated sawn cedar shingle roof and rainwater disposal system to match the original; and restoration of the entry porch's original newel posts and balustrade. Exterior wood drop siding on the ground floor and gable end walls will be retained and restored, and the building's fenestration restored in accordance with the window and door schedules. A garage is proposed for addition to the west side of the heritage lot to provide on-site parking for the residence, and both structures are to be finished in the residence's historic colour scheme.

The schedules to the Heritage Revitalization Agreement will additionally act as drawings of record for assessing and managing future changes the building.

The Heritage Revitalization Agreement also provides for the historic building's addition to the Community Heritage Register as the historic Thomas Bird Parry-Evans Residence.

To ensure that future owners are aware of the Heritage Revitalization Agreement, after a bylaw is approved by Council, a notice is registered on the title of the land at the Land Title Office showing the area of the site to which the bylaw applies.

Access and Parking:

Road access to the heritage lot (Lot 10) as shown on Schedule A1 of proposed Heritage Revitalization Agreement Bylaw Authorization 2019 No. 5227, will be provided through the townhouse development and be secured by a cross-access agreement.

Landscaping:

While the original setting for the Parry-Evans Residence was agricultural in nature, the immediate area surrounding the residence, included a landscaped garden delineated by picket fences. Although the setting for the residence will be altered by the building's relocation, there are a number of landscape elements that have been reinstated in the proposed landscape plan for the heritage lot, shown in Schedule 12 to the agreement, to harmonize its appearance within the new setting, including the use of picket fencing and traditional plantings reminiscent of an early farm garden.

Servicing:

A development prerequisite of Rezoning Application No. 100123 is that prior to final reading, the applicant is required to enter into a Servicing Agreement to secure the required off-site road works, and utility upgrades in accordance with the Township's Subdivision and Development Servicing Bylaw and Yorkson Engineering Services Plan to the acceptance of the Township.

The proposed Heritage Revitalization Agreement Authorization Bylaw also requires the owner to provide all necessary on-site roadworks and cross-site easements and agreements required to establish permanent access to the heritage lot through the proposed townhouse site.

Public Consultation:

The applicant held a Public Information Meeting on May 5, 2016 at the Willoughby Elementary School for the community plan amendment and rezoning application, at which time the proposed Conservation Plan for the Parry-Evans Residence was shared with the public. The results of that meeting were reported to Council in 2016 as part of rezoning application No. 100125. No opposition was expressed with respect to conserving the historic Parry-Evans Residence as proposed. A further public hearing is required as part of this bylaw approval process.

Heritage Review:

The Heritage Advisory Committee received a presentation on the proposed Conservation Plan for the Parry-Evans Residence on October 7, 2014, at which time the Statement of Significance, and the proposed relocation, rehabilitation and restoration recommendations for the residence outlined in the Conservation Plan, received unanimous support.

POLICY CONSIDERATIONS:

The proposed Heritage Revitalization Agreement Authorization Bylaw complies with the goals, objectives and policies of the Township's Sustainability Charter, the Official Community Plan, the Heritage Strategy, and the specific recommendations of the Yorkson Neighbourhood Plan that the Parry-Evans Residence be preserved.

Completion of this bylaw is a development prerequisite for Garcha Properties Ltd. and Garcha Properties (Yorkson) Ltd. proposed Official Community Plan Amendment and Rezoning Application, which received third reading on September 19, 2016. Prior to final reading of Rezoning Application No.100125, Heritage Revitalization Agreement Authorization Bylaw 2019 No. 5227 must be given final reading by Council.

Respectfully submitted,

Elaine Horricks HERITAGE PLANNER for COMMUNITY DEVELOPMENT DIVISION