

CITY OF SURREY

BY-LAW NO. 19289

A bylaw to enter into a heritage revitalization agreement
.....

WHEREAS:

A. The Council may by by-law pursuant to Part 15 of the Local Government Act, R.S.B.C. 2015, Chapter 1, as may be amended from time to time, enter into a heritage revitalization agreement with the owner of heritage property;

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

Parcel Identifier: 025-960-024
Lot 1 Section 8 Township 8 New Westminster District Plan BCP11474

(17710 - 56A Avenue)

(the "Lands");

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

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

1. The City is authorized hereby to enter into that certain Heritage Revitalization Agreement appended to this By-law as Schedule "I" (the "Heritage Revitalization Agreement") in respect of the Lands.
2. The Mayor and the City Clerk are authorized on behalf of the Council to sign the Heritage Revitalization Agreement and to register a notice on the title of the Lands.
3. Schedule "I" forms a part of this By-law.

4. This Bylaw may be cited for all purposes as "City of Surrey Heritage Revitalization Agreement Bylaw, 2017, No. 19289"


PASSED FIRST READING on the 12th day of June, 2017.

PASSED SECOND READING on the 12th day of June, 2017.

PASSED THIRD READING on the 12th day of June, 2017.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the 24th day of July, 2017.


_____ MAYOR


_____ CLERK

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SCHEDULE "I"

[To City of Surrey Heritage Revitalization Agreement By-law, 20 , No. 19289]

HERITAGE REVITALIZATION AGREEMENT

This Agreement made the 24th day of July, 2017

BETWEEN:

CITY OF SURREY,
as represented by Realty Section, Engineering Department
13450 104 Avenue
Surrey, British Columbia V3T 1V8

(the "Owner")

OF THE FIRST PART

AND:

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

(the "City")

OF THE SECOND PART

WHEREAS:

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

Parcel Identifier: 025-960-024
Lot 1 Section 8 Township 8 New Westminster District Plan BCP11474

17710 - 56A Avenue

(the "Lands");

- B. The improvements and features on the Lands identified in and described by text, photographs, plans and drawings attached to this Agreement as Appendix "A" (the "Conservation Plan") and Appendix "B" (the "Relocation and Restoration Plan") as the Anderson Cabin (the "Anderson Cabin") are considered by the City and the Owner to have *heritage value* and *heritage character*;
- C. The Anderson Cabin is listed on the Surrey Heritage Register and the Owner and the City desire to conserve the *heritage value* and *heritage character* of the Anderson Cabin;
- D. For the purpose of conservation of the *heritage value* and *heritage character* of the Anderson Cabin, the Owner and the City have agreed to enter into this Agreement

setting out the terms and conditions of continuing protection for the *heritage value* and *heritage character* of the Anderson Cabin;

- E. The Owner has agreed to the terms for compensating the City for the loss in *heritage value* in accordance with Section 2(f) of this Agreement in the event the Anderson Cabin is moved or destroyed other than through natural causes or those causes outside of the Owner's reasonable control; and
- F. All provisions of this Agreement applicable to the Lands also apply to the Anderson Cabin.

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

Conservation Plan

- 1. (a) The Conservation Plan and the Relocation and Restoration Plan form part of this Agreement. To the extent that the text, photographs, plans and drawings constituting the Conservation Plan or Relocation and Restoration Plan require interpretation, the City shall be, in the first instance, the interpreter of the Conservation Plan and Relocation and Restoration Plan and shall determine the matter. If the Owner is dissatisfied with the City's interpretation, then Section 15 of this Agreement shall apply.
- (b) Part I of the Conservation Plan identifies, details and describes the character, extent and nature of the improvements and features on the Lands that have *heritage value* and *heritage character*. Part II of the Conservation Plan sets out the maintenance strategy, general standards and exemptions for the *conservation* and maintenance of all improvements and features on the Lands that have *heritage value* and *heritage character*. Part III of the Conservation Plan sets out the standards and specifications for relocation, restoration, rehabilitation, replication, repair, replacement or maintenance of the Anderson Cabin on the Lands to be undertaken and completed pursuant to this Agreement, including, but not limited to: foundation; building envelope and exterior; and roof structure and cladding.

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

- 2. The Owner covenants and agrees that:
 - (a) The Anderson Cabin shall not be *altered*, including alterations required or authorized by this Agreement, except as agreed to in writing by the City.
 - (b) Each action of relocation, restoration, rehabilitation, replication, repair, replacement or maintenance required by Parts I, II, and III of the Conservation Plan and the Relocation and Restoration Plan shall be commenced and completed in accordance with the timing, phasing, standards and specifications set out the Conservation Plan.

- (c) The Anderson Cabin shall be maintained to the minimum standards and in accordance with the guidelines and requirements set out in the Conservation Plan and the Relocation and Restoration Plan.
- (d) In the event the Anderson Cabin is damaged, other than through causes outside of the Owner's reasonable control, the Owner of the Lands accepts the obligation to undertake all necessary construction to restore the damaged portion or portions of the Anderson Cabin to its original condition. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to restore the damaged portion or portions of the Anderson Cabin. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The restoration of the Anderson Cabin shall reflect the character-defining elements and design components including, but not limited to: location on public land; simple form, modest scale and rectangular plan massing; hand-hewn square logs with notched corners and chinking; large original growth logs; gabled roof, clad with split cedar barn shakes; and lapped wooden siding in gable ends, all as subject to approval by the City Architect or designate.
- (e) In the event the Anderson Cabin is destroyed, other than through natural causes or those causes outside of the Owner's reasonable control, the Owner of the Lands accepts the obligation to undertake all necessary construction to create a replica of the Anderson Cabin. The Owner is required to apply for and to hold a heritage alteration permit specifying the measures to be taken to create a replica of the Anderson Cabin. The heritage alteration permit shall be subject to review and approval by the Heritage Advisory Commission. The construction of the replica of the Anderson Cabin shall reflect the character-defining elements and design components as described in Section 2(d), all as subject to approval by the City Architect or designate.
- (f) In the event that the Anderson Cabin is destroyed, other than through natural causes or those causes outside of the Owner's reasonable control, in addition to the construction of a replica described in 2(e), the Owner covenants and agrees to compensate the City for the loss in *heritage value* to the community in the amount of \$28,890.65 indexed to the Vancouver Consumer Price Index (CPI) with 2017 being the base year, except that if the Anderson Cabin is destroyed through natural causes, including but not limited to, flood, earthquake and accidental fire as determined by the City in its sole discretion, and a replica is constructed by the Owner that is acceptable to the Heritage Advisory Commission or any successor decision making body in its sole discretion, then payment of compensation by the Owner to the City is not required.
- (g) The Owner shall do or cause to be done all such things, and shall take or cause to be taken all such actions, as are necessary to ensure that the restrictions and requirements set out in Parts II and III of the Conservation Plan and in the Relocation and Restoration Plan are fully observed, and the Owner shall not do, cause or allow to be done anything that would be in breach of the restrictions and requirements of this Agreement.

- (k) Where required by the City in a heritage alteration permit, the Owner shall provide security to the City to guarantee the performance of the terms, requirements and conditions contained in the Conservation Plan and the Relocation and Restoration Plan.
- (l) The Owner may apply to the City for funding including, but not limited to, monies for exemption from taxes, or any provision for assistance as specified in Section 25 of the Community Charter, S.B.C. 2003, c.26 (the "Community Charter").

Variations to By-laws

- 3. Not applicable to the Lands.

Construction and Maintenance

- 4. Wherever under this Agreement the Owner relocates, restores, rehabilitates, replicates, repairs, replaces, maintains or in any way alters the Anderson Cabin or constructs or maintains other works to protect or conserve the Anderson Cabin, all such work shall be done at the Owner's sole expense strictly in accordance with the Conservation Plan and the Relocation and Restoration Plan and as agreed by the City in writing and all improvements or features shall be diligently and continuously maintained in good repair and efficient operating condition by the Owner at the Owner's sole expense in accordance with good engineering, design, heritage and conservation practice.

No Liability to City

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

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

Reasonable Care and Risk

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

Modification

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

Indemnity

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

Alternative Remedies

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

Damages

10. The Owner covenants and agrees that the measure of damages for any breach of the restrictions or requirements of this Agreement shall include, but shall not be limited to, the actual cost and expense of all administration, labour, materials, equipment, services and work required for all remedial acts necessary to fully restore, rehabilitate, replace, repair or maintain the Anderson Cabin. The nature and extent of any breach of the said restrictions and requirements, and the nature and extent of any relocation, restoration, rehabilitation, replacement, maintenance or remedial work or action of any nature required to remedy such breach shall be determined by the City by reference to the Conservation Plan and the Relocation and Restoration Plan, and Sections 2 and 4 of this Agreement.

No Waiver

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

Statutory Authority and Proprietary Rights

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

Compliance with Laws

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

Notice

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

If to the City:

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

If to the Owner:

Attn: Realty Section, Engineering Department
CITY OF SURREY
13450 104 Avenue
Surrey, British Columbia V3T 1V8

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

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

Arbitration

15. The Owner, if dissatisfied with the City's interpretation of the Conservation Plan and the Relocation and Restoration Plan and any determination pursuant to Section 1(a) of this Agreement may require that the matter be decided and determined by binding arbitration as follows:
- (a) The Owner must, within thirty (30) days of any exercise of discretion by the City, give notice to the City of its intention to dispute and in such notice shall name a member in good standing of the Architectural Institute of British Columbia who has agreed to act as an arbitrator;
 - (b) The City shall within thirty (30) days of receipt of the aforesaid notice either accept the Owner's arbitrator, or name another with the same qualifications willing to act, and shall give notice of the same to the Owner;
 - (c) Where each of the Owner and the City have named an arbitrator, the two arbitrators shall within thirty (30) days of the City's notice pursuant to Section 15(b) appoint a third arbitrator having the same qualifications and the three arbitrators shall decide the dispute;
 - (d) Where the City accepts the arbitrator first selected by the Owner, that arbitrator shall act as a single arbitrator and forthwith decide the dispute;

- (e) Any arbitrator's decision in respect of the exercise of discretion by the City shall be final, conclusive and binding on all parties;
 - (f) The arbitrator shall award the prevailing party full compensation for all costs and expenses of the arbitrator, costs and fees of the proceedings and solicitor-client costs and expenses; and
 - (g) The arbitrator shall issue a final decision regarding the dispute within twenty-five (25) business days after the arbitrator's appointment, subject to extension of that time by agreement of the parties.
16. Without limiting the City's power of inspection conferred by statute and in addition to that power, the City shall be entitled at all reasonable times and with reasonable notice to enter onto the Lands from time to time for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner, and wherever possible, when an inspection of the Lands is undertaken, the City shall provide reasonable notice to the Owner.

Headings

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

Schedules

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

Number and Gender

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

Interpretation

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

Successors Bound

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

Notice to be Filed

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

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



NICHOLAS RAWCLIFFE
Manager Realty Services

CITY OF SURREY

CITY OF SURREY



Linda Hepner
Mayor



Jane Sullivan
City Clerk

Appendix "A"

CONSERVATION PLAN

PART I – HISTORICAL AND ARCHITECTURAL BACKGROUND

1. Description of Historic Place

The Anderson Cabin is a small single-storey log pioneer building, rectangular in plan with a side gable roof, currently located on the lands of the Surrey Museum, at 17710 56A Avenue.

2. Heritage Value of Historic Place

The Anderson Cabin is valued as Surrey's oldest extant pioneer building and is an outstanding example of an early pioneer shelter. The cabin measures six metres by four metres and is constructed of hand-hewn, original growth timber, illustrating the simple and challenging life of the early pioneers.

This log cabin is of significant value to the people of Surrey for its strong cultural association with the first pioneers of the area. Eric Anderson, who died in 1911 at the age of fifty-nine, built this log cabin by hand in approximately 1873. After he married Sarah Morrison in New Westminster in 1879, they built a larger farmhouse for their family and this cabin was used for livestock.

The heritage value for this modest dwelling also lays in its educational value as a pioneer structure. The cabin is an important cultural feature for the interpretation of Surrey's heritage to the public. It was donated to the City of Surrey in 1970 by Mr. and Mrs. William Sweet, who owned the farm where it was located and had the foresight to recognize the value of the cabin. In its current location, the cabin now serves as an illustration of pioneer domestic life and the home building resources and early technology of a pioneer settler's home.

It is also a fine example of an early commitment to preservation, both privately and by the local government. The heritage designation of this site demonstrates the commitment of the City of Surrey in recognizing and preserving its built and natural heritage.

3. Character Defining Elements

Key elements that define the heritage character of the Anderson Cabin include its:

- Location on public land;
- Simple form, modest scale and rectangular plan massing;
- Hand-hewn square logs with notched corners and chinking;
- Large original growth logs;
- Gabled roof, clad with split cedar barn shakes; and
- Lapped wooden siding in gable ends.

PART II – MAINTENANCE STANDARDS AND PERMIT APPROVALS

1. General

A. Requirement to Commence Renovations

Moving of the Anderson Cabin may commence any time following the adoption of the by-law to enter into this Agreement and authorized by the issuance of a building permit to move the cabin to a temporary shored up location on the parking lot of the Lands during the construction of the Surrey Museum expansion.

The permanent relocation and restoration of the Anderson Cabin, including works that are consistent with Part III – Restoration Standards and Specifications, must commence within 1 year of the final occupancy permit being issued for the Surrey Museum expansion.

B. Maintenance Strategy

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

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

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

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

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

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

- (e) A financial plan detailing the funding for the renovation and maintenance outlined above, including corporate sponsorships, annual budgets by the Owner or tenant, applications for government grants, strata fees, and other relevant details.

C. Amending an Established Maintenance Strategy

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

2. Standards

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

3. Timing and Phasing

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

4. Heritage Alteration Permit(s) Approval

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

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

- B. A heritage alteration permit may not be required for alterations including, but not limited to, the following:
 - (a) changes to the Conservation Plan or the Relocation and Restoration Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the Anderson Cabin;
 - (b) restorations considered by the City Architect to be consistent with the original design, being made to replace stylistically foreign elements and done in consultation with an independent conservation architect or qualified heritage consultant acceptable to the City; or
 - (c) simple repair and maintenance of existing elements not affecting the *building* structure, exterior or interior appearance of the Anderson Cabin.

- C. A heritage alteration permit shall be required for all but minor alterations including, but not limited to, the following:
- (a) changes to the Anderson Cabin structure;
 - (b) changes to the exterior appearance of the Anderson Cabin;
 - (c) replacement of existing elements and/or construction of additions to the Anderson Cabin;
 - (d) changes to the external appearance of the Anderson Cabin due to interior renovations.

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

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

5. Building Permit Approval

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

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

6. Conditions

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

PART III – RESTORATION STANDARDS AND SPECIFICATIONS

1. Foundation:

See Section 5.2.i “Foundation Construction” of the Relocation and Restoration Plan.

2. **Building Envelope and Exterior:**

See Section 5.2.ii "Base Log Dutchman Repair" of the Relocation and Restoration Plan.

3. **Roof Structure and Cladding:**

See Section 5.2.iii "Eave Screening" of the Relocation and Restoration Plan.

4. **Other:**

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

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

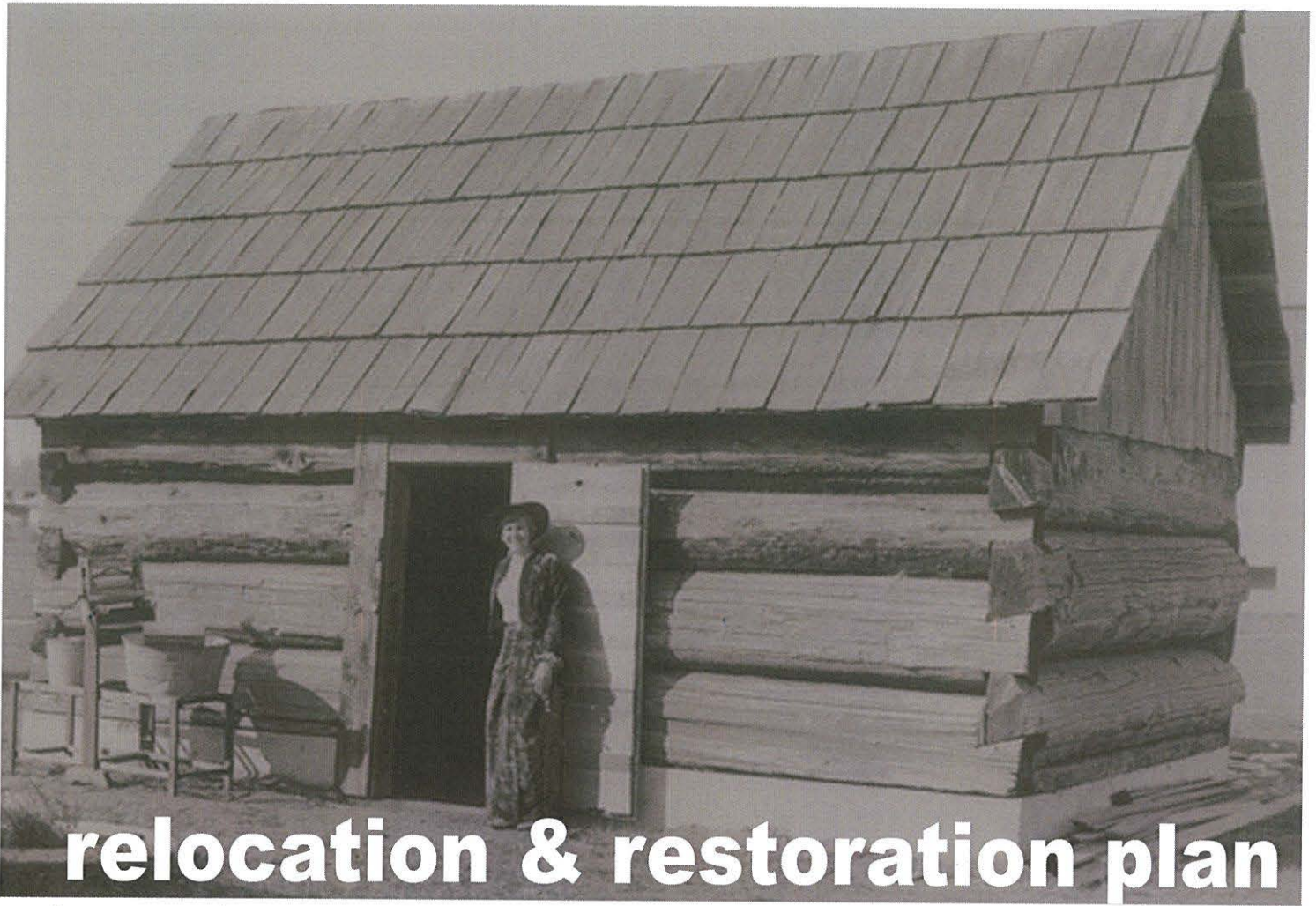
(Note: Terms used in Appendix "A" of this Agreement that are italicized are defined in Surrey Zoning By-law, 1993, No. 12000, as amended, and shall take their meaning from the By-law.)

Appendix "B"

HERITAGE CONSERVATION PLAN
Anderson Cabin, 17710 56A Avenue, Surrey Relocation and Restoration Plan
McGinn Engineering & Preservation Ltd., March 2017

(The "Relocation and Restoration Plan")

(Attachment beginning on the next page)



relocation & restoration plan

ANDERSON CABIN

SURREY, BC

JUNE 2017



TDM PROJECTS INC.
6420 Rosebery Ave.
West Vancouver, BC. V7W 2C6



McGinn Engineering &
Preservation Ltd.
Barry McGinn Architect.



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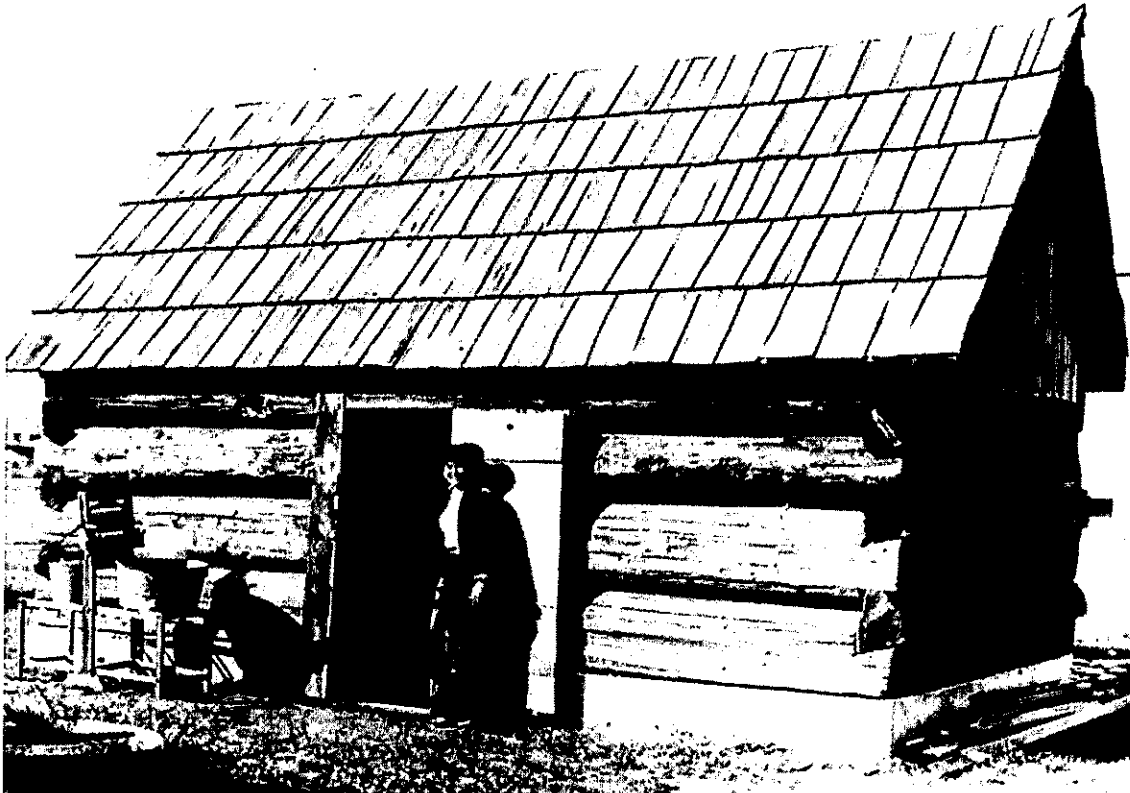
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Mrs. Sheila Hill, Surrey Museum staff member next to Anderson Cabin, after the move to the Museum grounds in 1971



1 HERITAGE VALUE ASSESSMENT

1.1 History/Description of Anderson Cabin

The Anderson Cabin is a small single-storey log pioneer building, rectangular in plan with a side gable roof, currently located on the front lawn of the Surrey Museum.

1.2 Summary of Heritage Value

The Anderson Cabin is valued as Surrey's oldest extant pioneer building and is an outstanding example of an early pioneer shelter. The cabin measures six metres by four metres and is constructed of hand-hewn, original growth timber, illustrating the simple and challenging life of the early pioneers.

This log cabin is of significant value to the people of Surrey for its strong cultural association with the first pioneers of the area. Eric Anderson, who died in 1911 at the age of fifty-nine, built this log cabin by hand in approximately 1873. After he married Sarah Morrison in New Westminster in 1879, they built a larger farmhouse for their family and this cabin was used for livestock.

The heritage value for this modest dwelling also lays in its educational value as a pioneer structure. The cabin is an important cultural feature for the interpretation of Surrey's heritage to the public. It was donated to the City of Surrey in 1970 by Mr. and Mrs. William Sweet, who owned the farm where it was located and had the foresight to recognize the value of the cabin. In its current location, the cabin now serves as an illustration of pioneer domestic life and the home building resources and early technology of a pioneer settlers home.

It is also a fine example of an early commitment to preservation, both privately and by the local government. The heritage designation of this site demonstrates the commitment of the City of Surrey in recognizing and preserving its built and natural heritage.

1.3 Character Defining Elements

Key elements that define the heritage character of the Anderson Cabin include its:

- location on public land;
- simple form, modest scale and rectangular plan massing;
- hand-hewn square logs with notched corners and chinking;
- large original growth logs;
- gabled roof, clad with split cedar barn shakes; and
- lapped wooden siding in gable ends.

2 POLICY FRAMEWORK

2.1 Heritage Designation

Anderson Cabin is on the City of Surrey Heritage Register as Site # 153, with its significance noted as "Historical". Anderson Cabin is also recognized on the National Register of Canada's Historic Places.



2.2 Surrey Museum Expansion & Anderson Cabin Relocation

The Surrey Museum is expanding to offer improved facilities to residents and visitors to Surrey. The expansion includes an increased capacity of collections storage to store and document Surrey's material collections, a fabrication workshop and humidity and climate controls to best preserve artifacts. A large atrium and moving walls are planned to encourage museum goers and the community alike to use the space for their leisure.






A rendering of the proposed Surrey Museum Expansion. The proposed location of Anderson Cabin is shown at the left. (rendering by HCMA Architecture + Design)

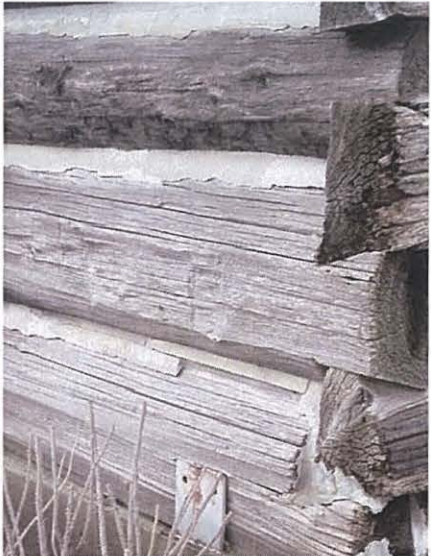

This proposed expansion will occupy the area where the Anderson Cabin currently sits. A new location, not far from its existing location, has been selected for Anderson Cabin that integrates it into landscape plan. The Cabin was moved from its original site to the old Museum site at 176th and 60th Ave in 1971 and then moved to its current site in 2005, on to a new foundation. The proposed location will keep Anderson Cabin on its current site and continue to serve its current function as a museum exhibit.





3 CONDITION ASSESSMENT

CONDITION ASSESSMENT TABLE			
REF.	ELEMENT	DESCRIPTION/CONDITION	IMAGE REFERENCE
	Form, Scale & Massing	The cabin retains its original massing, scale and form.	
	Log Construction	<p>One of the central character-defining aspects of this building is its robust log construction. The log joinery at the corners is very well executed and dovetail joints are tight and well seated. The logs have been squared. A base log at the front of the building is the only log showing deterioration. Although there is some expected drying and checking of the logs, they are in remarkably good condition after 144 years of service.</p> <p>The base log at the southwest corner of the cabin has a deteriorated base to it. A skilled log craftsman can execute a Dutchman repair along the base, thereby keeping this original log largely intact.</p>	 





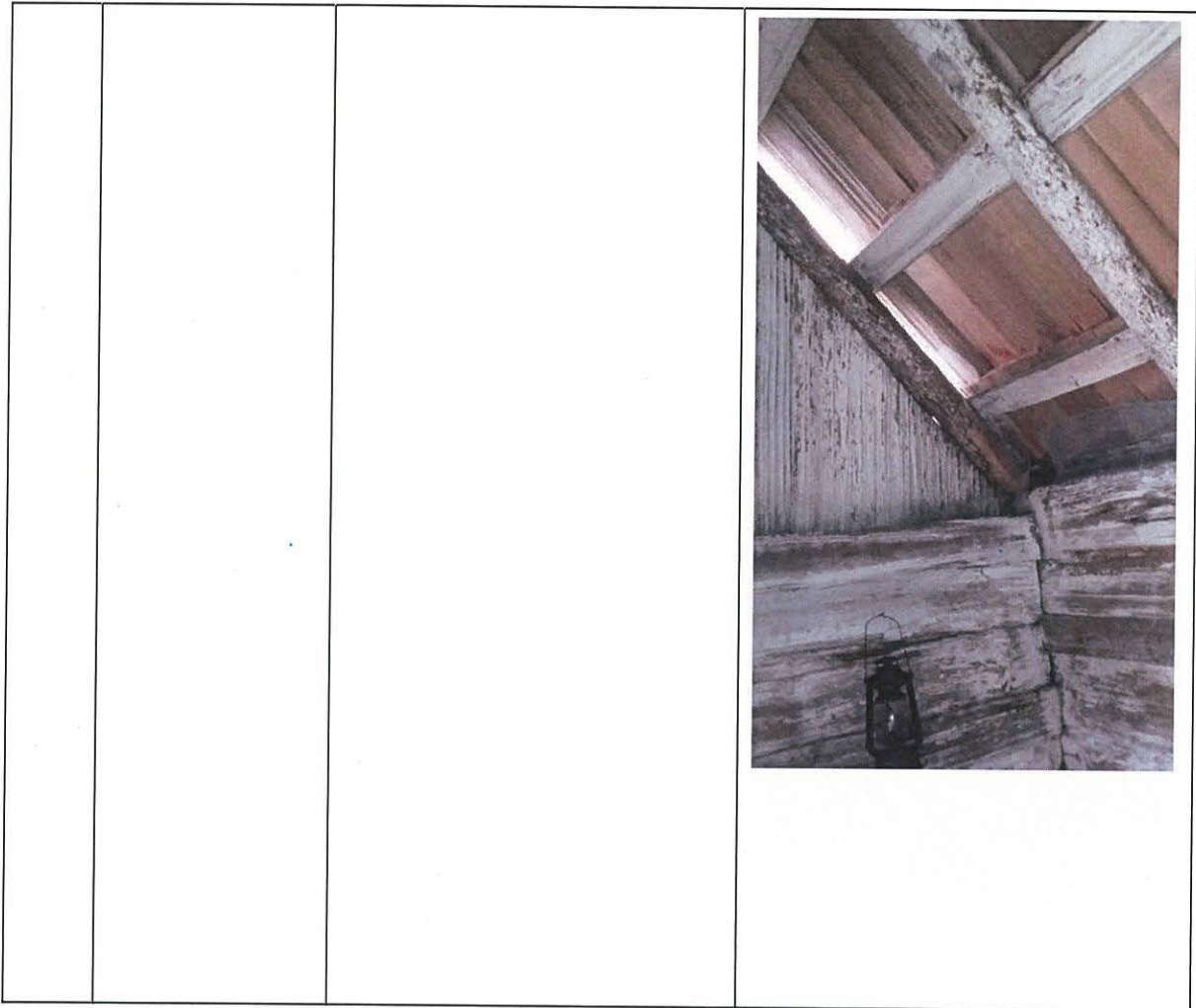
	<p>Concrete Chinking</p>	<p>The concrete chinking is cracking and, in some areas, has spalled away from the log joints. This chinking is likely to crack and spall during the move or craning operation, and a renewal of the concrete chinking is expected.</p>	
	<p>Roof Framing</p>	<p>The roof framing pole rafters, hewn collar tie and roof boards are all in excellent condition. Some scabbed board connectors have been added over time at the ridge. No apparent separation of the rafters at the ridge is visible.</p>	
	<p>Roof Cladding</p>	<p>The roof has recently been re-shingled, and is in excellent condition.</p>	



	<p>Gable Cladding</p>	<p>The vertical plank siding at the both gables is in fair condition. There is some discolouration & deterioration visible due to weathering but, given its function, this adds to the historic character of the building. There are no cladding boards that need to be replaced. The 2 x 6 nailers are in good condition.</p>	
	<p>Soffits</p>	<p>The original wood soffits are in good condition. The wall is open at between the purlins at the end walls and between the rafter beams at the eaves, and have been somewhat screened-in to control rodent entry. This screening has proven insufficient and a new edge screening consisting of three off-set layers of chicken wire fastened with close-spaced No. 8 wood screws and flat washers is recommended.</p>	



	<p>Floor Surface</p>	<p>The existing wood plank floor surface is in good condition.</p>	
	<p>Interior Finishes</p>	<p>The white-washed interior finish is peeling and deteriorated, but from a conservation standpoint, not important to renew. If original, it is likely a calcite paint.</p>	



4 PROPOSED CONSERVATION STRATEGIES

The Parks Canada Standards & Guidelines for the Conservation of Historic Places in Canada (2010) has been adopted by the City of Surrey, for the assessment of the treatment of historic places. Under the Standards and Guidelines, the conservation strategies proposed for the proposed restoration and relocation of Anderson Cabin may include aspects of preservation, restoration and rehabilitation, as defined below:

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

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

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

In reality, all three of these conservation approaches will come into play in the proposed restoration, rehabilitation and relocation of Anderson Cabin.

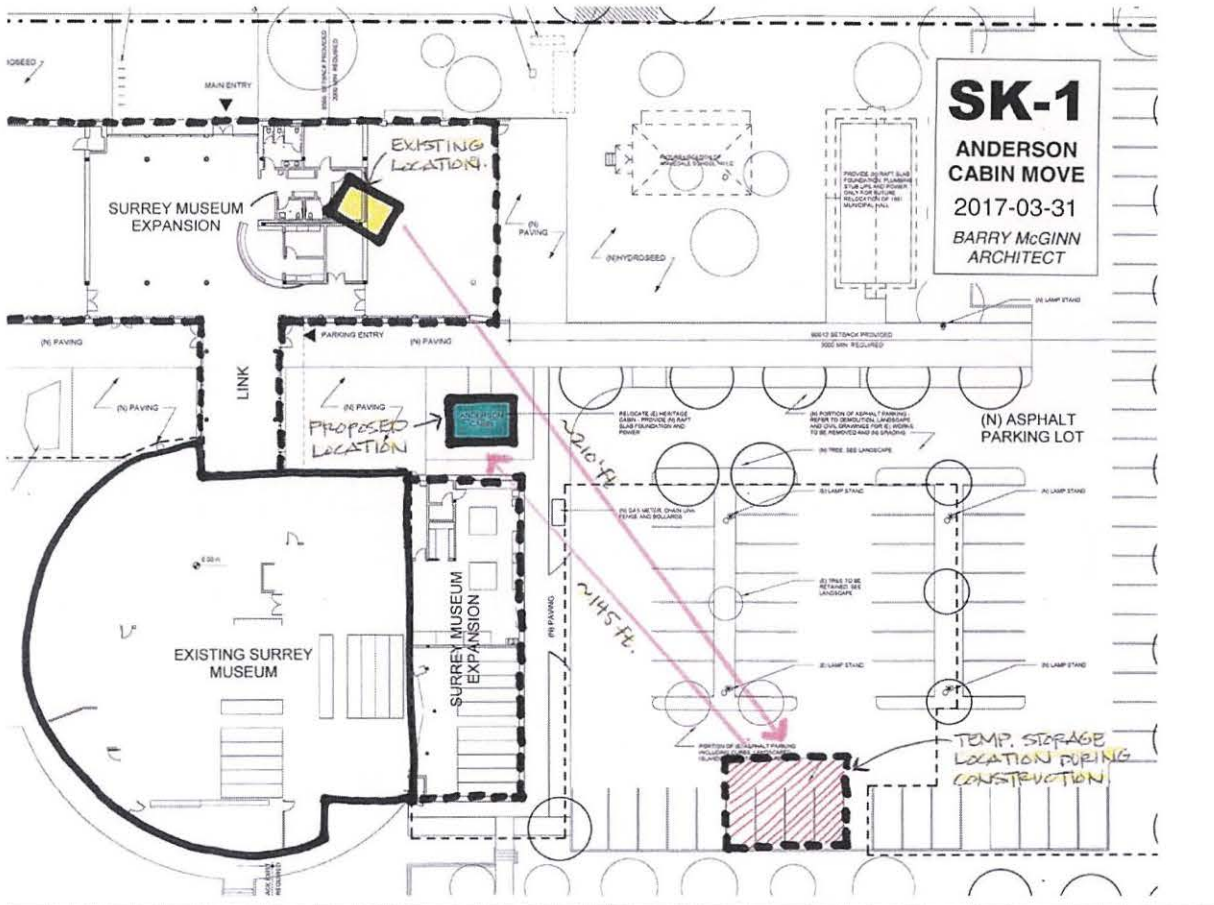
5 RELOCATION AND REHABILITATION PLAN

The Relocation Plan has been organized under the following sections:

- Building Move Strategy and Bracing for Move
- Upgrades and Rehabilitation at New Site

5.1 Building Move Strategy and Bracing for Move

The consulting team has coordinated with Nickel Bros. Moving Ltd. and GWL Industries Ltd. to investigate two move strategies, one being a translational move on move dolly's to a temporary shored up location on the parking lot, and then back again to the final site, and the other being a similar approach, except using a crane lift. These two approaches are outlined below.





Translational Move – Nickel Bros. Ltd.

The key elements of the log building bracing and move strategy are:

- i) **Temporary Bracing/Building Move** - The log structure would be temporarily braced as outlined in Drawings TA5-00 and TA5-01. This would involve temporary vertical exterior steel strapping on the exterior walls, interior corner bracing, and wire rope diagonal bracing between the corner braces in the horizontal plane at the top and bottom of the wall. Two large lateral steel I-needle beams would be inserted through the current knock-outs in the existing concrete perimeter foundation beneath hewn log joists to allow the building to be lifted free of the masonry. The log structure would then be dragged in the lateral direction onto an industrial moving drolley to the temporary parking lot storage area. The log cabin would be temporarily supported on wood blocking and 4"X8" timbers on the flat supporting the base logs. The shoring situation also provides ready access for the Southwest corner base log Dutchman Repair.
- ii) **New Foundation/Final Move** – A new concrete perimeter strip footing will be developed to provide full support to the log structure – Refer to Drawing PRA5-00. It will be detailed for an interior haunch to support new 4"X6" floor joists for support of the existing timber flank flooring. The new perimeter strip footing will be fitted with slots to allow the needle I-beams to slide into position and set the log structure on the new foundation. Then the needle beams can be extracted and the slots filled in with concrete.

Crane Move – GWL Industries Ltd.

The key elements of the log building bracing and move strategy are:

- i) **Temporary Bracing/Building Move** - The log structure would be temporarily braced as outlined in Drawings TA5-00 and TA5-01 and as described for the translational move. Two large lateral steel I-needle beams would be inserted through the current knock-outs in the existing concrete perimeter foundation beneath hewn log joists to allow the building to be lifted free of the masonry. A rectangular steel fabricated spreader bar assembly, pretty much the floor plate dimensions of the cabin, would need to be constructed and utilized for the cabin lift to ensure lift cables attached to the needle beams clear the building eaves. Additional steel braces between the needle beams will be needed to brace the 'cradle'. The log structure would then be lifted in the three separate moves (70' maximum radius for a 90 ton crane) to the temporary parking lot storage area. The log cabin would be temporarily supported on wood blocking and 4"X8" timbers on the flat supporting the base logs. The shoring situation also provides ready access for the Southwest corner base log Dutchman Repair. All tree obstructions will need to be removed for the crane move, which is apparently part of the museum addition project.



- ii) **New Foundation/Final Move** – A new concrete perimeter strip footing will be developed to provide full support to the log structure as noted for the translational move – Refer to Drawing PRA5-00.

5.2 Upgrades and Rehabilitation at New Site

i) Foundation Construction – Rough excavation and the new reinforced concrete foundation would be constructed, as per the preliminary schematic detail PRA5-00. A 2” ground slab is recommended, as well as four distributed bird-hole vents w/screens, two per long side. The perimeter foundation drain can be tied into the foundation drainage line for the adjacent new addition.

ii) Base Log Dutchman Repair – The base log Dutchman Repair can be completed at the storage area prior to the final move. This repair requires a careful cutting out of the base deterioration and gluing in a wood patch to the same exterior profile, generally, of the base log. Utilizing a log section for the patch works best.

iii) Eave Screening – Discreetly install 3 layers of folded chicken wire around the open beam and barge board areas, attached with No. 8 wood screws and flat washers at 12” o.c.

6 CONSERVATION STANDARDS

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

CONSERVATION STANDARD		CONSERVATION STRATEGY
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.	Circumstances require the slight relocation of this historic cabin, but this was not the original location to begin with as it was moved in the 1970s and again in 2005, so its current location is not a character-defining element. Character-defining elements will remain intact or be repaired as required.
2	Conserve changes to a historic place, which over time, have become character-defining elements in their own right.	There has been very little alteration to Anderson Cabin over time. The roof was replaced in kind to improve the conditions of the interior and the current roof will remain.



3	Conserve heritage value by adopting an approach calling for minimal intervention.	Although this log structure could, conceivably, be dismantled as part of a move, this would compromise the character-defining elements and reconstruction would not allow it to be rebuilt exactly as it is existing. As such, the decision has been made to move the structure in as close to its current form as possible.
4	Recognize each historic place as a physical record of its time, place & use. Do not create a false sense of historic development by adding elements from other historic places or other properties, or by combining features of the same property that never coexisted.	Proposed interventions will comply with this standard, but also allow respectful rehabilitation to meet modern standards for its continued use as a historic and cultural destination.
5	Find a use for a historic place that requires minimal or not change to its character-defining elements.	The proposed continued use as a historic cultural attraction of its former pioneer cabin use respects this principle.
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 building is being moved to safe and secure location during the Surrey Museum expansion project and will be protected while in this location by construction fences. Once construction is complete, the proposed location is safe and secure, in a small side court area of the proposed Surrey Museum expansion.
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.	This report identifies deficiencies and proposed interventions which retain or restore character-defining elements, and allow respectful rehabilitation to allow continuing use.
8	Maintain character-defining on an on-going basis. Repair character-defining elements by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.	A maintenance plan in compliance with this standard will be implemented.
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.	This relocation plan will provide guidance on future interventions to ensure maintenance of the building's heritage character-defining elements. Implementation measures will allow for the oversight of an independent heritage consultant.
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	The proposed intervention approach will comply with this Standard.



	with new elements that match the forms, materials, and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.	
11	Conserve the heritage value and character defining elements when creating any new additions to 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.	No new additions are proposed at this time. It is recommended to not consider any new additions to this building in the future as it functions well as a stand-alone pavilion structure within the context of the Surrey Museum grounds.
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.	No new additions are proposed at this time. It is recommended to not consider any new additions to this building in the future as it functions well as a stand-alone pavilion structure within the context of the Surrey Museum grounds.
ADDITIONAL STANDARDS RELATING TO RESTORATION		
13	<i>Repair rather than replace character-defining elements from the restoration period. Where character defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials, and detailing of sound versions of the same elements.</i>	The proposed intervention approach will comply with this Standard.
14	<i>Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.</i>	The deteriorated southwest corner base log is to be repaired with a Dutchman Patch. Improved rodent screening is to be installed around the perimeter eave/berge board areas.

7 PRELIMINARY OPINION OF PROBABLE RELOCATION/CONSERVATION COSTS

Below is the summary chart from the Opinion of Probable Relocation/Conservation Costs for the translational move utilizing Nickel Bros. Moving Ltd. and the crane move, with costing from GWL Industries Ltd.

7.1. Translational Move/Conservation Costs		
7.1.1.	Move Costs (all inclusive budget quote from Nickel Bros)	\$50,000.00
7.1.2.	Temporary Bracing for Transport	\$5500.00
7.1.3.	Temporary Storage cribbing/supports	\$1900.00
7.1.4.	Structural – Excavation/fill, new foundation, perimeter drainage, floor beams/planks, ground slab, re-instate plank flooring and baseboard	\$9,000.00
7.1.5.	Demolition – Remove existing foundation, allow for 1 ½ bin @ \$600.00/bin	\$600.00
7.1.6.	Dutchman Repair of Base Log	\$1900.00
7.1.7.	Installation of perimeter rodent screen at eave/gable	\$1100.00
		\$70,000.00



7.2. Crane Move/Conservation Costs		
7.2.1.	Crane Time, 1 st move, 18 hrs. @ \$350.00/hr.	\$6300.00
7.2.2.	Rigger, 1 st move, 18 hrs. @ \$70.00/hr.	\$1260.00
7.2.3.	Spreader Bar and Set-up, needle beams & placement, needle beam braces, floor removal	\$6500.00
7.2.4.	Ground Plane Load Spreading for Crane Staging – timber planking	\$3500.00
7.2.5.	Crane Time, 2 st move, 18 hrs. @ \$350.00/hr.	\$6300.00
7.2.6.	Rigger, 2 st move, 18 hrs. @ \$70.00/hr.	\$1260.00
7.2.7.	Spreader Bar and Set-up, needle beams & placement, needle beam braces– 2 nd move	\$4500.00
7.2.8.	Ground Plane Load Spreading for Crane Staging – timber planking – 2 nd move	\$2500.00
7.2.9.	Temporary Bracing for Transport	\$5500.00
7.2.10.	Temporary Storage cribbing/supports	\$1900.00
7.2.11.	Structural – Excavation/fill, new foundation, perimeter drainage, floor beams/planks, ground slab, re-instate plank flooring and baseboard	\$9,000.00
7.2.12.	Demolition – Remove existing foundation, allow for 1 ½ bin @ \$600.00/bin	\$600.00
7.2.13.	Dutchman Repair of Base Log	\$1900.00
7.2.14.	Installation of perimeter rodent screen at eave/gable	\$1100.00
		\$52,120.00

8 FINAL RECOMMENDATIONS AND COSTS

As per the chart above, the preliminary opinion of rehabilitation costs are **\$70,000.00** for the translational move utilizing Nickel Bros. Moving Ltd. and **\$52,120.00** for the crane move, based on GWL Industries Ltd. budget quotation. Neither of these preliminary costs include a contingency allowance and a 20% contingency allowance is appropriate at this stage of the project.

It should be noted that the crane move represents considerably more risk than the translational move, both in physical risk to the resource (much can go wrong) and in the risk of scope creep and cost escalation. Nickel Bros. Ltd. are in the business of moving buildings, and actually moved the cabin to its current location, so we have more confidence in their budget quotation and capabilities for this work. We also feel there is some downward movement potential to Nickel Bros. Ltd. budget quotation once the City/contractor move toward contract negotiation and issuance.

Consequently, we recommend the City consider the translational move with Nickel Bros. Ltd. at the preliminary opinion of probable relocation cost of \$70,000.00.



McGinn Engineering &
Preservation Ltd.
Barry McGinn Architect.

9 REFERENCES

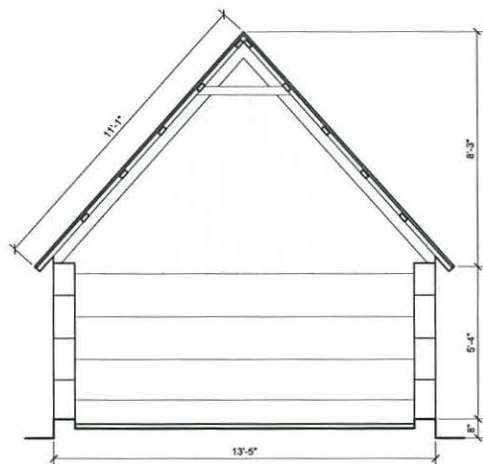
Parks Canada (2010). Standards and Guidelines for the Conservation of Historic Places in Canada. Her Majesty the Queen in Right of Canada.

10 APPENDICES

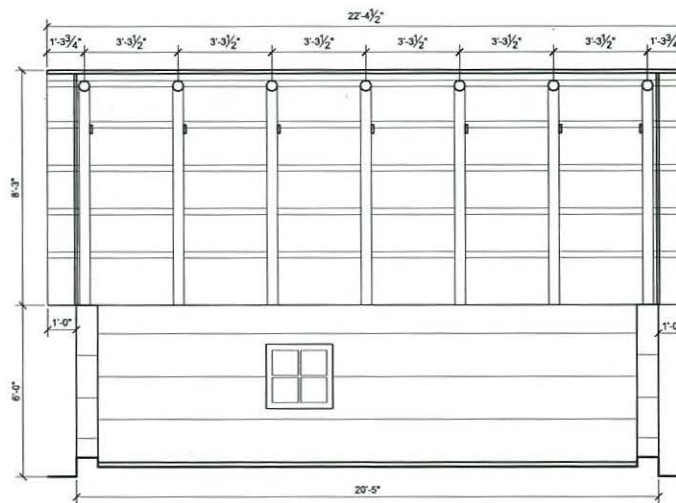
10.1 Rehabilitation Drawings

10.2 Translational Move and Crane Budget Quotations

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1 SECTION 1
1/2" = 1'-0"

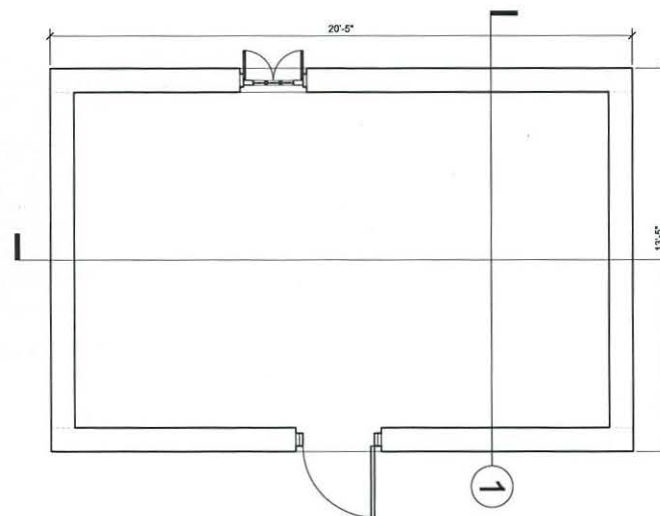


2 SECTION 2
1/2" = 1'-0"



ANDERSON CABIN

- 1A1-00 EXISTING PLAN AND SECTIONS
- 1A2-00 EXISTING ELEVATIONS
- TA5-00 TRANSPORT BRACING DETAILS
- TA5-01 TRANSPORT BRACING DETAILS
- TA5-02 SUPPORT AT TEMPORARY STORAGE
- PRA5-00 PROPOSED FOOTING AT NEW LOCATION



3 FLOOR PLAN
1/2" = 1'-0"

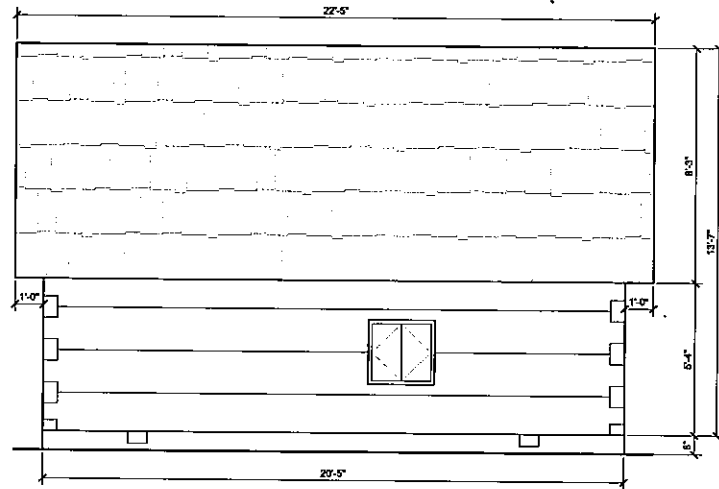
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PROJECT:
**ANDERSON CABIN
REHAB. & RELOCATION**
SURREY MUSEUM, SURREY, BC

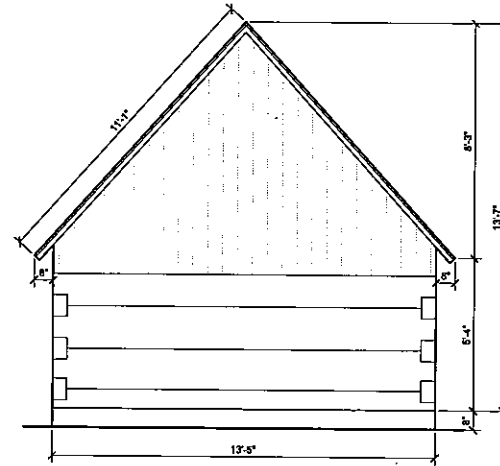
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**EXISTING PLAN
& SECTIONS**

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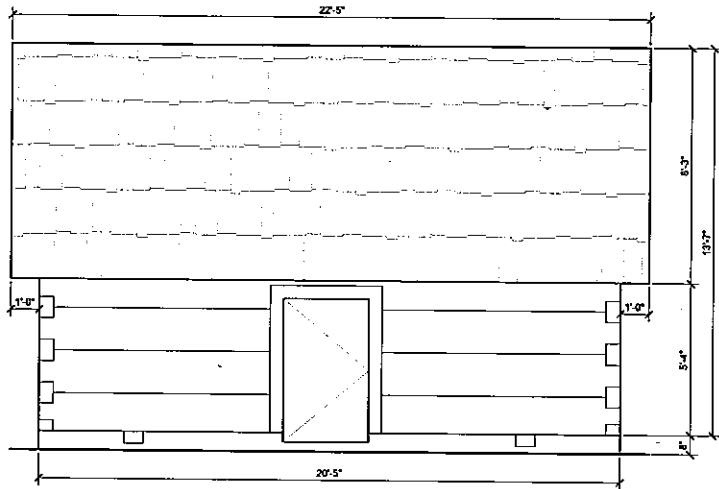
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1A1-00



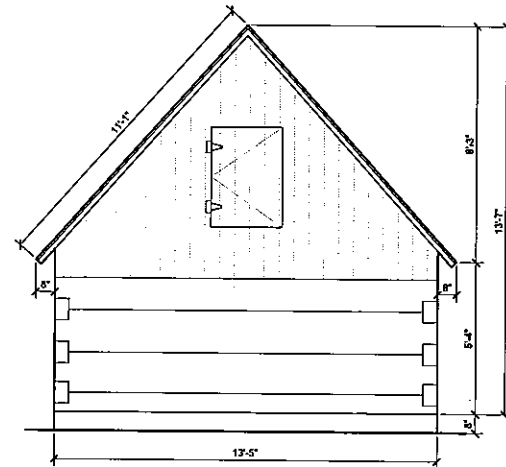
1 NORTH ELEVATION
1/2" = 1'-0"



2 EAST ELEVATION
1/2" = 1'-0"



3 SOUTH ELEVATION
1/2" = 1'-0"



4 WEST ELEVATION
1/2" = 1'-0"

McGinn Engineering & Preservation Ltd.
Barry McGinn Architect.

880-482 West Pender St. Vancouver, B.C.
Tel: 604-473-3866 Fax: 604-473-9877
Web: www.mcgin-engineering.com

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REV.	DESCRIPTION	DATE

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**ANDERSON CABIN
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SURREY MUSEUM, SURREY, BC

TITLE:
**EXISTING
ELEVATIONS**

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1A2-00

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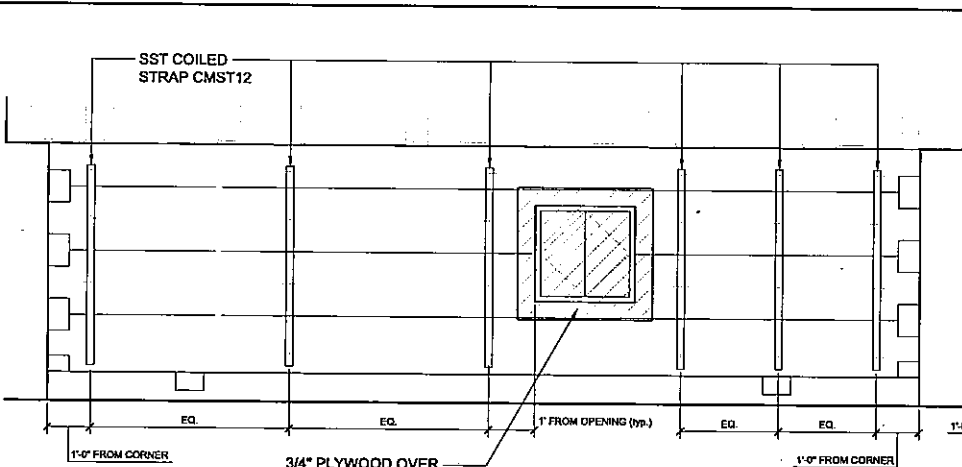
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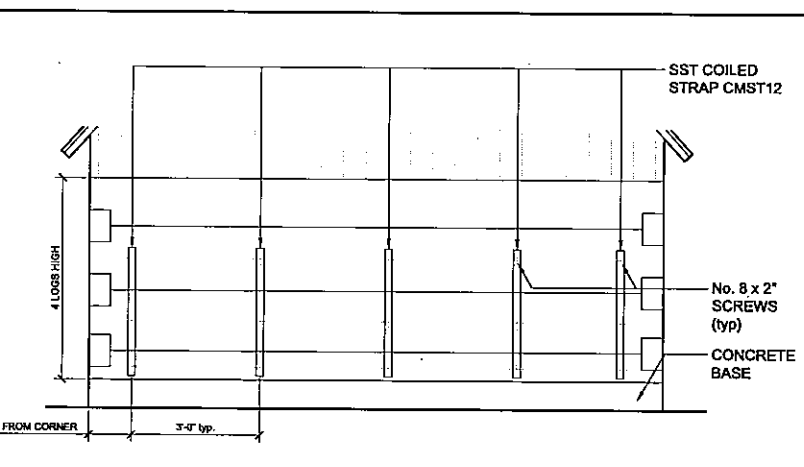
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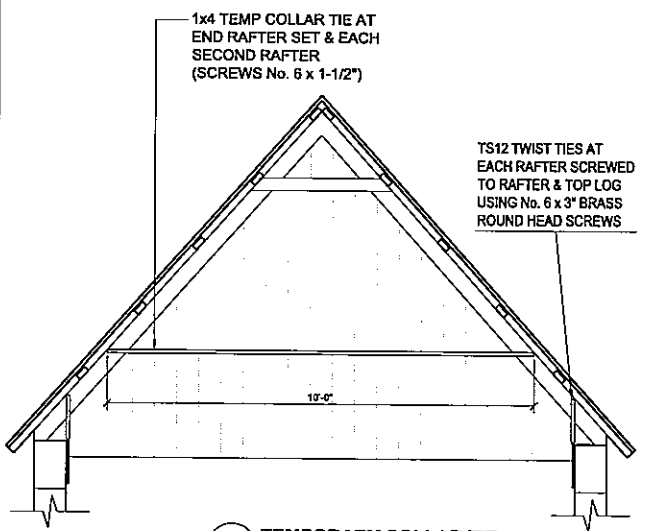


1 LOG STRAPPING: LONG WALLS
 3/4" = 1'-0"

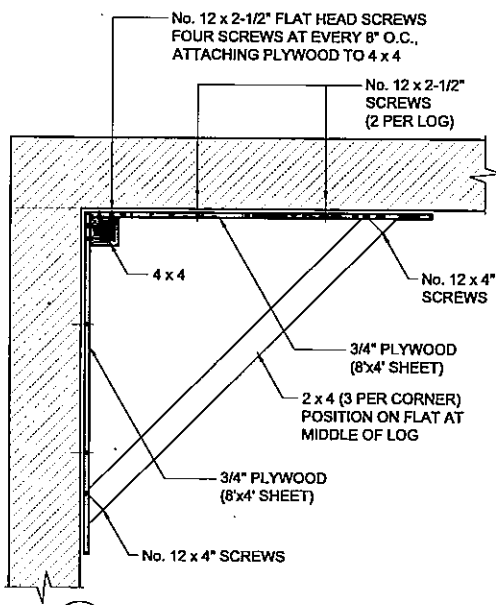


2 LOG STRAPPING: SHORT WALLS
 EXTERIOR & INTERIOR
 3/4" = 1'-0"

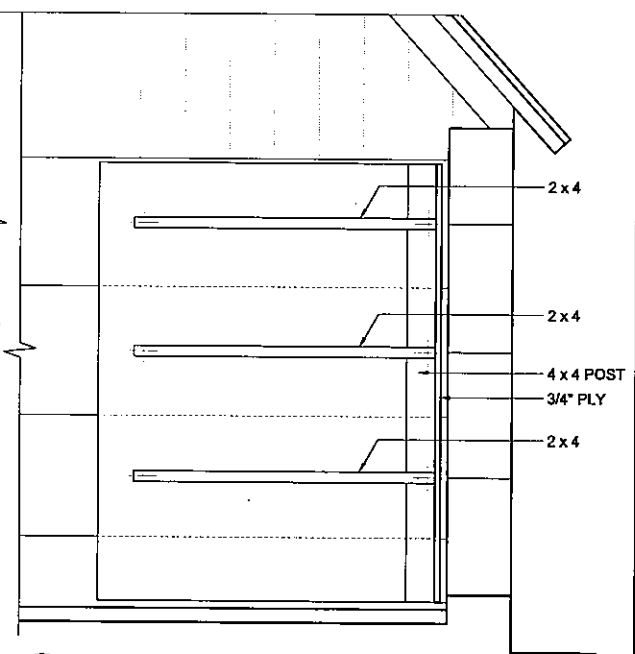
NOTE: STRAPPING TO BE INSTALLED ON ALL FACADES ON EXTERIOR, & ON THE SHORT WALLS (EAST & WEST) IN THE INTERIOR.



3 TEMPORARY COLLAR TIE
 3/4" = 1'-0"



4 CORNER BRACE PLAN DETAIL
 1 1/2" = 1'-0"



5 CORNER BRACE SECTION DETAIL
 1 1/2" = 1'-0"

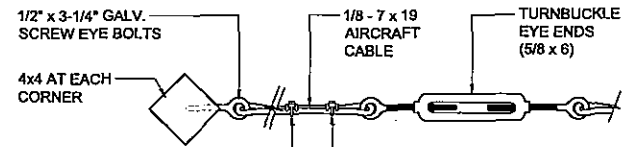
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PROJECT: **ANDERSON CABIN REHAB. & RELOCATION**
 SURREY MUSEUM, SURREY, BC

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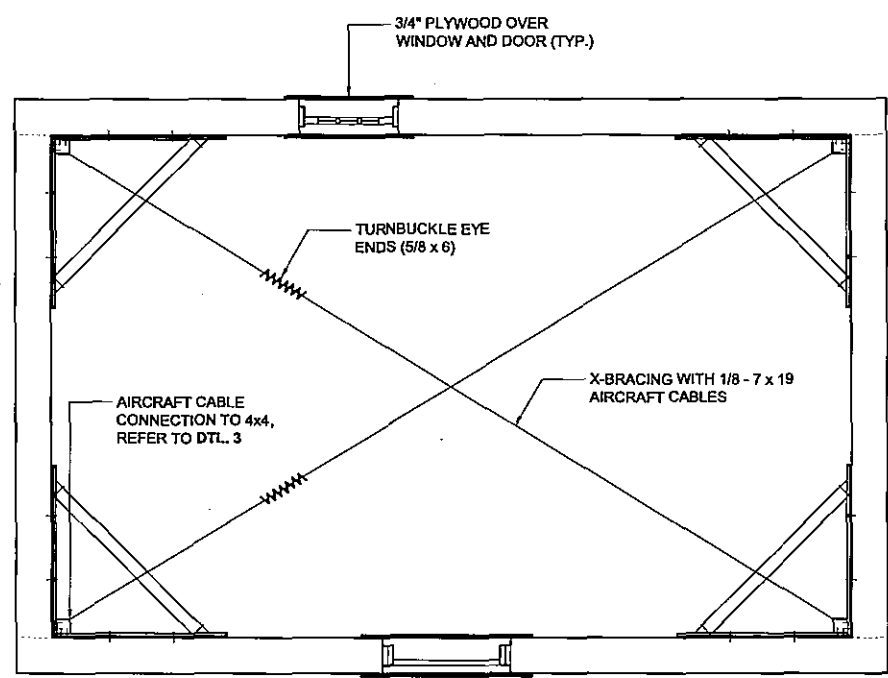
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TA5-00



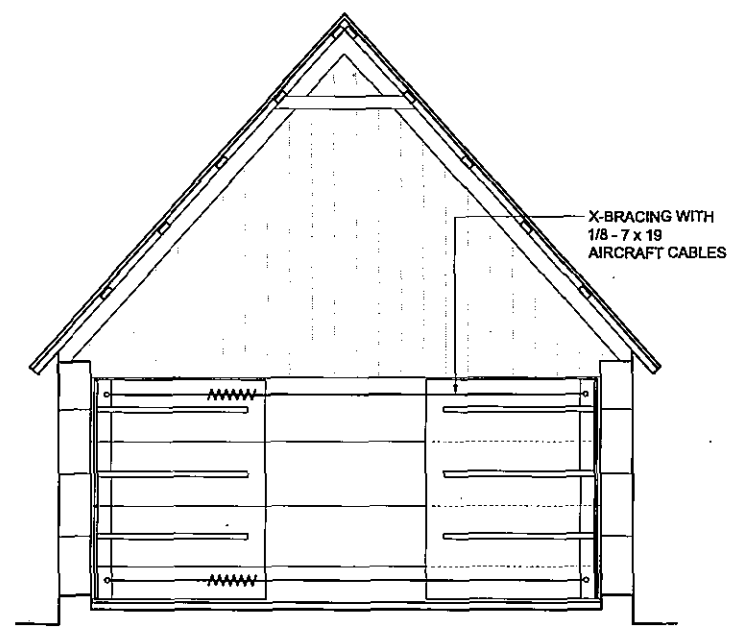
TWO CROSBY CLIPS. APPLY THE SECOND CLIP AS NEAR THE LOOP AS POSSIBLE. TIGHTEN NUTS EVENLY, ALTERNATING UNTIL REACHING THE DESIRED TORQUE. THE RETURN CABLE LENGTH SHOULD BE AT LEAST 4" min.

3 CROSS BRACING DETAIL
3/4" = 1'-0"



3/4" PLYWOOD OVER WINDOW AND DOOR (TYP.)

1 CROSS-BRACING: PLAN
3/4" = 1'-0"



X-BRACING WITH 1/8 - 7 x 19 AIRCRAFT CABLES

2 CROSS BRACING: SECTION
3/4" = 1'-0"

REV.	DESCRIPTION	DATE

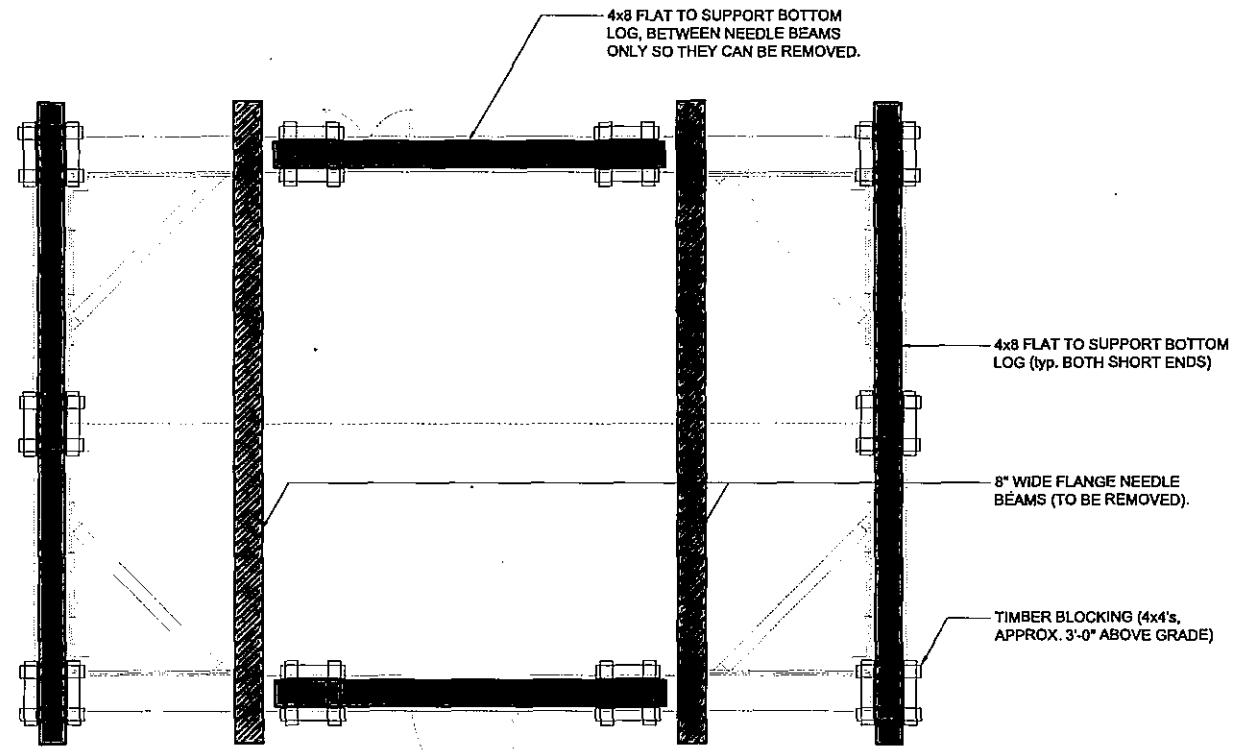
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SURREY MUSEUM, SURREY, BC

TITLE: **TRANSPORT BRACING DETAILS**

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1 SUPPORT AT TEMPORARY STORAGE
3/4" = 1'-0"

REV.	DESCRIPTION	DATE

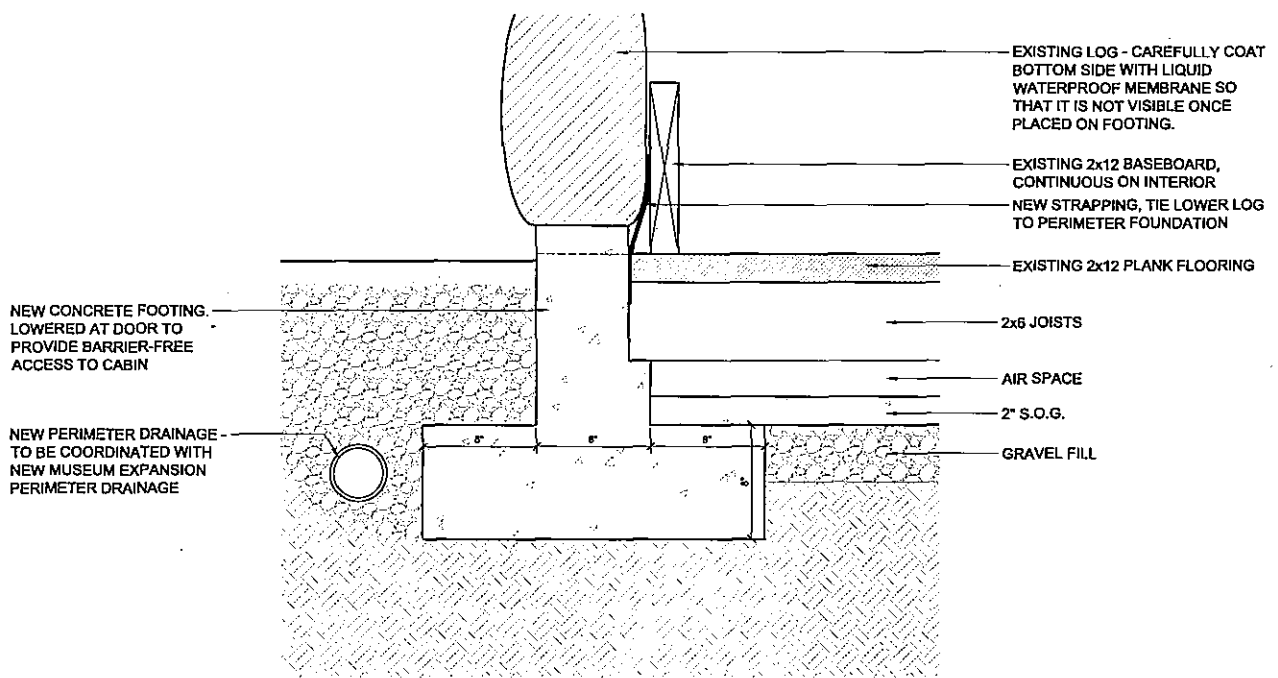
PROJECT:
**ANDERSON CABIN
REHAB. & RELOCATION**
SURREY MUSEUM, SURREY, BC

TITLE:
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TEMP. STORAGE**

DRAWN BY:	NDV
DATE:	03/26/2017
SCALE:	3/4" = 1'-0"

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TA5-02

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1 PROPOSED FOOTING AT NEW LOCATION
 3" = 1'-0"

REV.	DESCRIPTION	DATE

PROJECT:
ANDERSON CABIN REHAB. & RELOCATION
 SURREY MUSEUM, SURREY, BC

TITLE:
PROPOSED FOOTING AT NEW LOCATION

DRAWN BY: KDV
 DATE: 03/09/17
 SCALE: 3" = 1'-0"

DWG. NO.:
PRA5-00

NB
NICKEL
BROS

March 14, 2017

TDM Projects Inc.
6420 Rosebery Avenue
West Vancouver, BC
V7W 2C6

Attention: Mr. Thomas Day
Tel: 604-277-2315
Email: tomalo@shaw.ca



Re: Lot moves on wheels at Surrey Museum, Heritage log cabin

Nickel Bros (NB) will provide all equipment, material, and labor to relocate the above-mentioned building in accordance with all relevant Health & Safety regulations including Nickel Bros own Safety in Motion (SIM) standards for lifting and moving buildings.

NB will install an engineered steel support frame and lift the building using a Unified Hydraulic Jacking System to ensure equal and level lift across the entire footprint of the building.

NB will then install hydraulic transporters under the building and move the building across the lot to the above-mentioned storage destination on the property.

NB will then return to site and move the building from storage and onto its new supports.

Our BUDGET pricing to move on wheels the above-mentioned building is as follows:

Completed for the BUDGET price of\$50,000.00 + GST

Safety. Precision. Integrity.

Vancouver:
1528 Broadway Street
Port Coquitlam, BC V3C 2M8
Toll-Free: 1.866.813.9430
Fax: 604.944.6082
E-mail: Vancouver@nickelbros.com

Vancouver Island:
1990 Balsam Road
Nanaimo, BC V9X 1T5
Toll-Free: 1.866.320.2268
Fax: 250.753.8215
E-Mail: vanisland@nickelbros.com

Seattle:
625 Riverside Road
Everett, WA 98201
Toll-Free: 1.866.920.2767
Fax: 425.257.2069
E-mail: Washington@nickelbros.com

Residential: www.nickelbros.com

Industrial: www.nickelbrosindustrial.com

Inclusions (Nickel Bros Responsibilities):

Administrative

- All business licenses

Insurance

- Cargo Insurance of \$300,000.00 for while the building is being moved and staged
- Riggers Insurance of \$300,000.00 for while the building is being lifted hydraulically
- General Liability Insurance of \$5,000,000.00
- Auto Liability Insurance of \$1,000,000.00
- Adding client as an additionally insured upon request

Health & Safety

- Workers Compensation coverage for all NB workers
- Working in accordance with all applicable health and safety regulations
- All workers certified in accordance with applicable Health & Safety requirements

Engineering

- Quality control oversight to ensure safe moving operations
- Arrangements for temporary shoring engineering as required

Building Move/ Lift/ Lower

- Labor, equipment and material required to move the building as described above
- Load building onto wheels
- Move the building across the lot
- Lower building onto new supports completed to NB satisfaction, ready to receive the building
- Remove all equipment and material from site, leaving a clean site

Exclusions (Customer Responsibilities):

Administrative

- All applicable taxes
- Providing Notice of Project as required to NB office 2 days prior to NB commencing work on site
- Allowing an NB signs to be placed on site for duration of project
- Providing NB with a copy of building/site plans showing current and final elevations of the building
- All cost associated with clearing over-head obstructions such as but not limited to tree limb, utility lines, etc.
- Cost of placing "no parking" signs, traffic plans and traffic control as/if required
- Obtaining all required permits and approvals to relocate the building including but not limited to:
 - Building permits as required
 - Demolition permits as required
 - Written permission to cross private and public property as required

Health & Safety

- **Providing Demolition permit, Hazmat Survey, and Clearance Letter for NB workspace to NB office 7 days prior to NB commencing work on site**
- Building security and weatherproofing as/if required
- Site security & fencing as/if required
- Ensuring all contractors/ workers/ guests on site during the lifting/ moving process or while building is supported on temporary shoring comply with relevant Health & Safety regulations
- Ensuring all contractors/ workers/ guests on site during the lifting/ moving process or while building is supported on temporary shoring do not impede, make contact with, or excavate near NB workers, equipment & shoring

Disconnects

- Disconnect all services and utilities to the building
- All pipes/ wires entering the structure must be cut prior to any work commencing by NB



De-Construction & Building Removal

- Remove basement walls as required for moving operation
- Removing obstructions in and out of the origin and destination site
- Removing trees and landscaping as required on both origin and destination site as required.
- Remove all masonry and concrete as required
- Remove tie downs that secure the building to the foundation
- Remove all building material and demolition debris potentially containing hazardous material from all NB work areas

Construction

- Repair floor joists as/if required prior to move
- Any bracing and temporary walls required to NB's satisfaction
- Install a 2x10" beams on all exterior walls to NB's satisfaction
- Road building required to move building to NB's satisfaction

Origin Site Preparations

- Identify and mark underground services where applicable.
- Site preparations required for NB to access site with heavy equipment
- Provide staging areas (as directed by NB) for crane access for steel beam loading and unloading
- Site work and roadwork required for move of building on site
- All site remediation as required

Lowering

- Ensure new foundation/support systems are completed to adequately support the building while allowing for maneuvering and removal of all NB equipment from under building/ structure after it has been lowered
- Ensure adequate room and ground conditions around the perimeter of the building to allow the removal of all NB equipment
- Remove all obstacles and debris from around the building to allow the lowering and removal of NB equipment
- Ensure contractor is on site for the lowering procedure to ensure new foundation/ support system is adequate and to make adjustments as directed by mover
- Provide an excavator on site during the move process to assist NB equipment if required.

Please Note:

- Price is valid for 30 days and does not include applicable taxes.
- Price is subject to all NB standard contract terms & conditions.

Thank you for the opportunity to earn your business on this project.

Sincerely,
Dennis Langendorff


604.315.8843





March 15, 2017

Gwil Industries Inc.
5337 Regent Street
Burnaby BC V5C 4H4

TDM PROJECTS INC.
6420 Rosebery Ave.
West Vancouver BC
V7W 2C6

Tel (604) 291-9401
Fax (604) 291-2751

Attention: Thomas Day, M. Eng., P. Eng.

Re: Relocating log cabin structure weighing 8T in Surrey.

We are pleased to confirm our prices for the supply of the following cranes:

1. To supply a 60 ton hydraulic boom truck mount crane placing the cabin at a maximum radius of 40 ft.

Hourly Crane Rate fully operated.....	\$260
Rigger (if requested by customer)	\$70 per hour
Travel time charges at quoted hourly crane rate.....	one hour each way
Rigging cartage to and from site.....	\$400
Permit.....	\$65

2. To supply a 90 ton hydraulic boom truck mount crane placing the cabin at a radius beyond 40 feet up to 70 feet.

Hourly Crane Rate fully operated.....	\$350
Rigger (if requested by customer)	\$70 per hour
Travel time charges at quoted hourly crane rate.....	one hour each way
Rigging cartage to and from site.....	\$400
Permit.....	\$65

Overtime premium.....\$70 per hour per man
Overtime premium applies to all hours worked beyond eight, Monday through Friday plus all hours worked on Saturday, Sundays, and General holidays.

Free and easy access to the job site is to be provided at no cost to Gwil. The customer is to ensure that the supporting surface is capable of supporting all loads imposed by the cranes. All quotes are subject to no road weight restrictions being in effect. Traffic control is the responsibility of the customer. All engineering and lift procedures are subject to Gwil Crane's approval and acceptance.

GWIL will not be liable for:

- 1) loss, damage or delay resulting from inability to provide equipment and services quoted due to force majeure, including strike, lockout, civil commotion, governmental regulations or controls, acts of God, accident resulting in physical and mechanical damage to equipment or physical or mechanical breakdown of equipment;



- 2) consequential damages or economic loss, including overhead, standby charges, liquidated damages and loss of profit, related in any way to the provision of equipment and services as quoted or as agreed to be provided.

Federal, provincial, and municipal taxes are not included in quoted prices and will be charged extra at time of invoicing. Should our quote be successful please notify us as early as possible to ensure that the required equipment is available for your project. The terms of this quote will be incorporated into any purchase order, work order, contract or agreement between GWIL and the customer.

Accounts shall be due and payable 30 days after the invoice date (the "Due Date") and shall bear compound interest at the rate of 1.5% per month (19.56% per annum) from the Due Date until paid in full.

Please confirm your acceptance of this quote by signing and returning a copy by fax to 604-291-2751.

Yours truly,

Terry Gage
Sales Manager

Terms of quotation accepted and agreed:

Date: _____

Thomas Day, M. Eng., P. Eng.
TDM PROJECTS INC.

Per: _____

Name of Authorized Signatory

Signature