

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0166-00

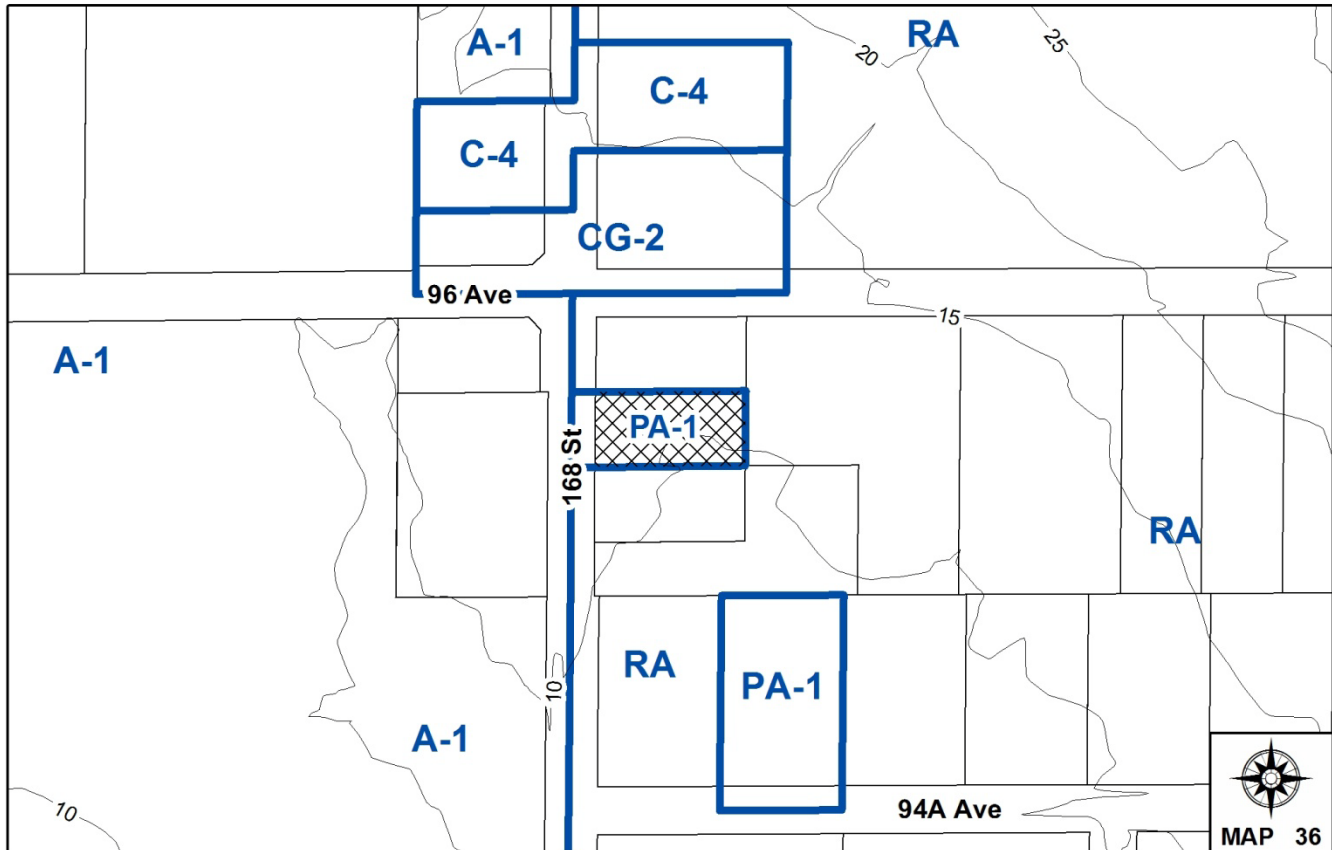
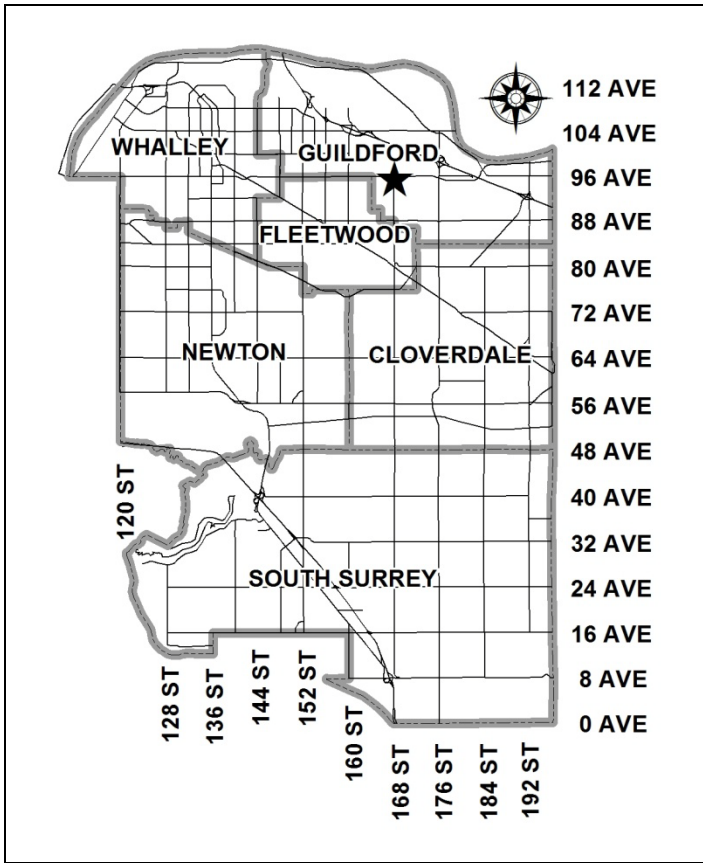
Planning Report Date: November 15, 2010

**PROPOSAL:**

- **Heritage Alteration Permit**

in order to allow a building addition to the Tynehead Community Hall.

**LOCATION:** 9568 – 168 Street  
**OWNER:** Tynehead Community Association  
**ZONING:** PA-1  
**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

- Approval and issuance of Heritage Alteration Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed Heritage Alteration Permit (HAP) is minor in scale and reflects the form of the existing hall.
- The proposed addition is consistent with the Statement of Significance and is supported by the Heritage Advisory Commission.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve the attached Heritage Alteration Permit No. 7910-0166-00 (Appendix III), authorize the Mayor and Clerk to sign the Heritage Alteration Permit, and authorize the transfer of the Permit to the heirs, administrators, executors, successors and assigns of the title of the land within the terms of the permit.

REFERRALS

Engineering: The Engineering Department has no objection to the project.

Heritage Advisory Commission (HAC): The application was reviewed at the October 26, 2010 HAC meeting and was recommended to be forwarded to Council.

SITE CHARACTERISTICS

Existing Land Use: Tynehead Community Hall.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant ½-acre lot.	Suburban	RA
East:	Vacant 2-acre lot.	Suburban	RA
South:	Single family dwelling on ½-acre lot.	Suburban	RA
West (Across 168 Street):	Single family dwelling on 1.3 acre lot.	Suburban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located at 9568 - 168 Street and is zoned Assembly Hall 1 Zone (PA-1) and designated Suburban in the Official Community Plan (OCP). The Tynehead Community Hall is located on the subject property.
- Built in 1907, the Hall is a modest vernacular one-storey structure, with a gabled roof and simple ornamentation. The Tynehead Community Hall is significant for its association with the Tynehead and Anniedale neighbourhoods.

- On January 27, 2010, the Heritage Advisory Commission (HAC) considered a memo requesting preliminary comments on a proposal from the Tynehead Community Association to construct an addition to the Tynehead Community Hall and to replace the existing cedar shake roof with a new duroid shingle roof. Based on HAC's favourable response, the applicant proceeded with submitting the current Heritage Alteration Permit (HAP) application.

### Current Proposal

- The Tynehead Community Association is proposing to upgrade washroom facilities and to provide a small storage space at the Tynehead Community Hall.
- The proposed 252-square foot (23-square metre) addition to the northwest corner of the building is to accommodate new wheelchair accessible washrooms and a small storage space. The existing washrooms are currently inadequate and are not wheelchair accessible.
- The applicant is also replacing the existing cedar shake shingles with a duroid shingle roof. No HAP is required for this work as it is considered general maintenance.
- The proposed changes will not significantly impact the heritage character of the already substantially altered building. They will, however, ensure the continued use of the building as a community facility and gathering place.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary  
Appendix II. Heritage Alteration Permit

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Katherine Poole  
                         Address:                17031 – 94A Avenue  
   Surrey, BC  
   V4N 6H2  
                         Tel:                        604-582-7909
  
2.            Properties involved in the Application
  - (a)      Civic Address:            9568 – 168 Street
  
  - (b)      Civic Address:            9568 – 168 Street  
            Owner:                    Tynehead Community Association  
            PID:                        013-238-558  
            Parcel "B" (Plan with Fee Deposited No. 15329F) North West Quarter Section 31  
            Township 8 New Westminster District
  
3.            Summary of Actions for City Clerk's Office

CITY OF SURREY

(the "City")

HERITAGE ALTERATION PERMIT

NO. 7910-0166-00

Issued To: TYNEHEAD COMMUNITY ASSOCIATION  
(the "Permittee")

Address of Permittee: 17031 94A Ave  
Surrey, BC  
V4N 6H2

1. This Heritage Alteration Permit (the "Permit") is issued pursuant to Heritage Designation By-law, 1993, No. 11809 (the "Heritage Instrument") for the purpose of allowing alteration to the Tynehead Community Hall (the "Hall"), subject to compliance by the Permittee with all statutes, by-laws, orders, regulations or agreements, except as may be specified by this Permit.

2. This Permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 013-238-558  
Parcel "B" (Plan with Fee Deposited No. 15329F) North West Quarter Section 31 Township  
8 New Westminster District

9568 - 168 Street

(the "Lands").

3. None of the provisions of the Heritage Instrument are being supplemented or varied by this Permit.

4. The Permittee, its agents and subcontractors are granted permission to carry out the following works in accordance with the conditions in this Permit:
  - (a) Construction of a 267 square foot addition on the north elevation of the Hall in accordance with the plans attached to and forming part of this Permit.
6. No security is required to guarantee the performance of the terms, requirements and conditions of this Permit.
7. Minor changes to the drawings that do not affect the general form and character of the Hall or the Lands, may be permitted subject to the prior written approval of the City.
8. The works specified in this Permit shall be carried out strictly in accordance with the terms and conditions of this Permit.
9. The terms of this Permit, or any amendment to it, are binding on all persons who hold this Permit on the Lands.
10. The Permittee shall bring this Permit to the attention of any prospective purchaser, leaseholder, tenant or other transferee of the Lands or the Hall.
11. This Permit is not a building permit or a servicing agreement.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

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Mayor - Dianne L. Watts

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City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS HERITAGE ALTERATION PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS HERITAGE ALTERATION PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

TYNEHEAD COMMUNITY ASSOCIATION

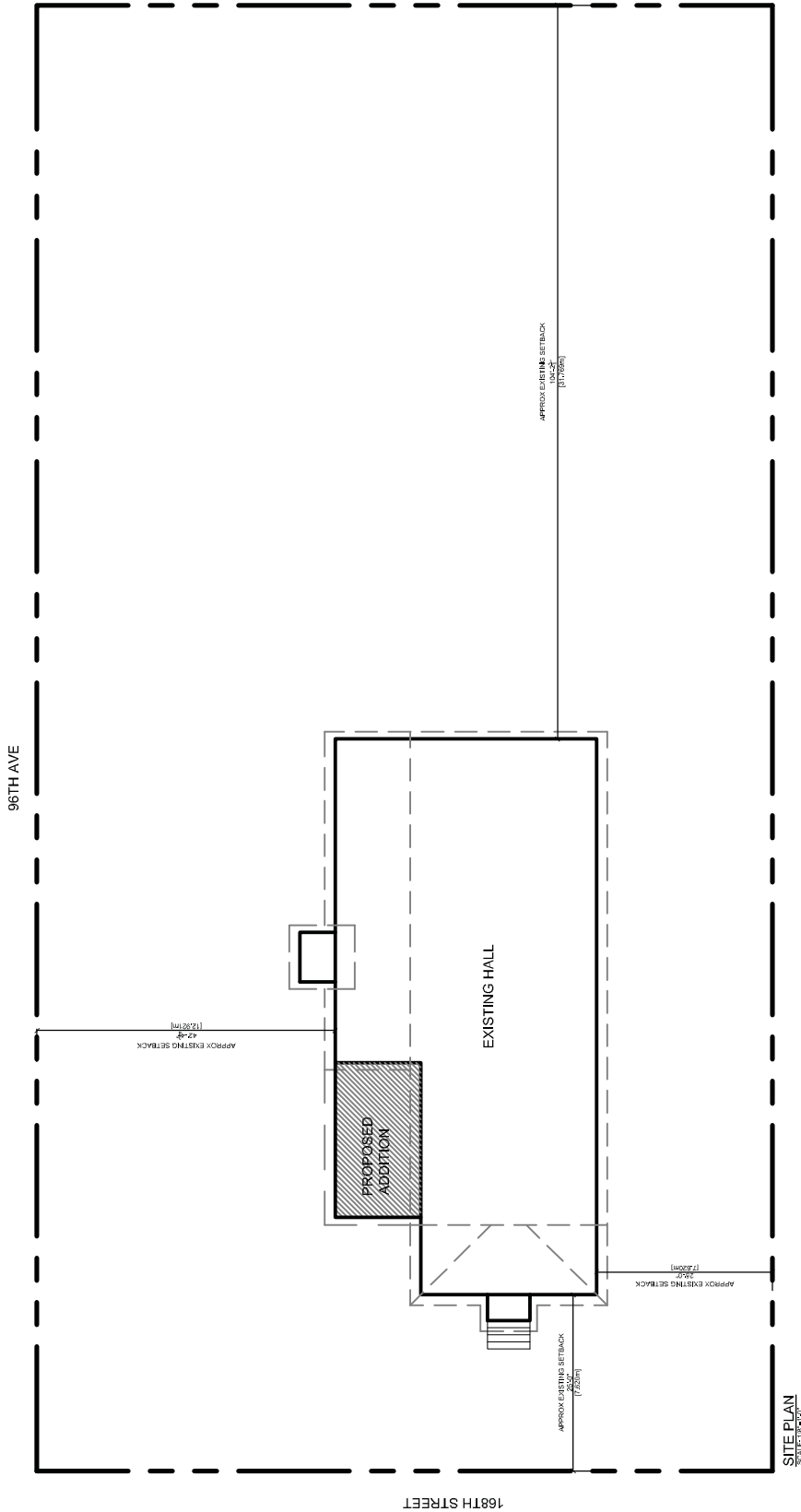
\_\_\_\_\_  
By: Authorized Signatory (Signature)

Name: (Print) \_\_\_\_\_

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By: Authorized Signatory (Signature)

Name: (Print) \_\_\_\_\_





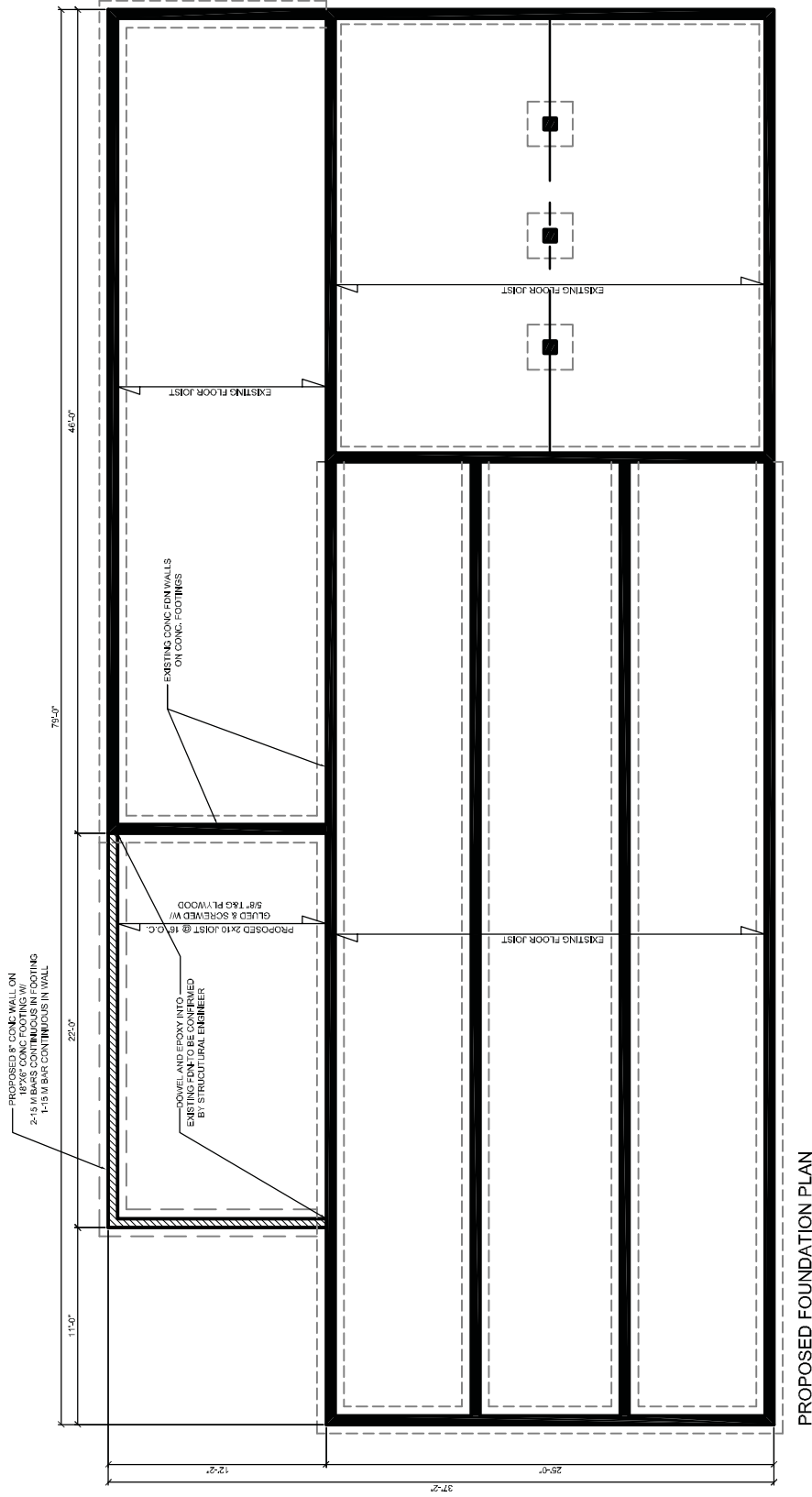
DRAWING DATE:  
SEPT 02, 2010

DRAWING SCALE:  
NOT TO SCALE

# TYNEHEAD HALL ADDITION SITE PLAN

7684 232ND STREET  
LANGLEY, BC  
Phone: (604) 888-1717  
Fax: (604) 888-1828  
[www.canteragroup.com](http://www.canteragroup.com)





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**SEPT 02, 2010**

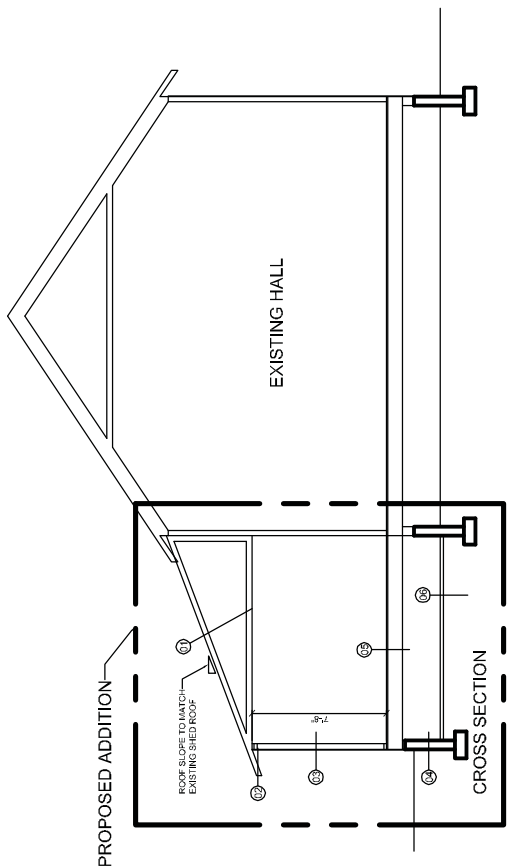
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# TYNEHEAD HALL ADDITION

## PROPOSED FOUNDATION PLAN

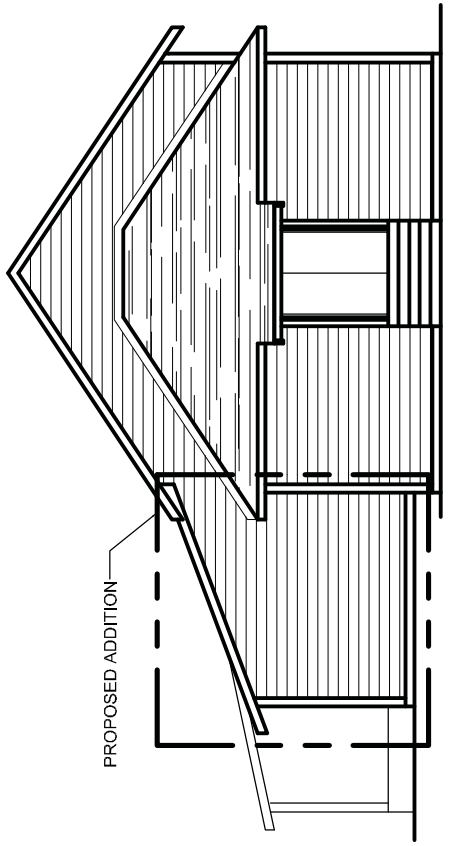
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**CONSTRUCTION SPECIFICATIONS**

<p>① EXTERIOR ROOF          WEAR COAT - ASPHALT SHINGLES          1/2" GYP BOARD          EAVE PROTECTION TO CODE          ENG. TRUSSES @ 24" O.C.          2x4 STUDS @ 16" O.C.          8 MIL POLY V.B.          GYPSUM WALL BOARD</p>	<p>② EXTERIOR FOUNDATION WALL          6" WIDE CONC. FIN WALL          18" X 18" CONC. STRIP FOOTING          2x4 STUDS @ 16" O.C.          8 MIL POLY V.B.          PVC PERIMETER DRAIN SYSTEM</p>
<p>③ EXTERIOR OVERHAUNG          ALUMINUM FASCIA GUTTER          PERFORATED VINYL SOFFIT</p>	<p>④ EXTERIOR FLOOR SYSTEM          5/8" TAG PLYWOOD SHEATHING          2x4 STUDS @ 16" O.C.          X-RAYED @ 9" X 12" O.C.          1" GYPSUM BOARD</p>
<p>⑤ EXTERIOR EXTERIOR WALLS          EXTERIOR FINISH TO MATCH EXISTING          1/2" PLYWOOD SHEATHING          2x4 STUDS @ 16" O.C.          8 MIL POLY V.B.          GYPSUM WALL BOARD</p>	<p>⑥ EXTERIOR CONCRETE GEARCE SLAB          8 MIL POLY V.B.          COMPACT GRANULAR FILL</p>



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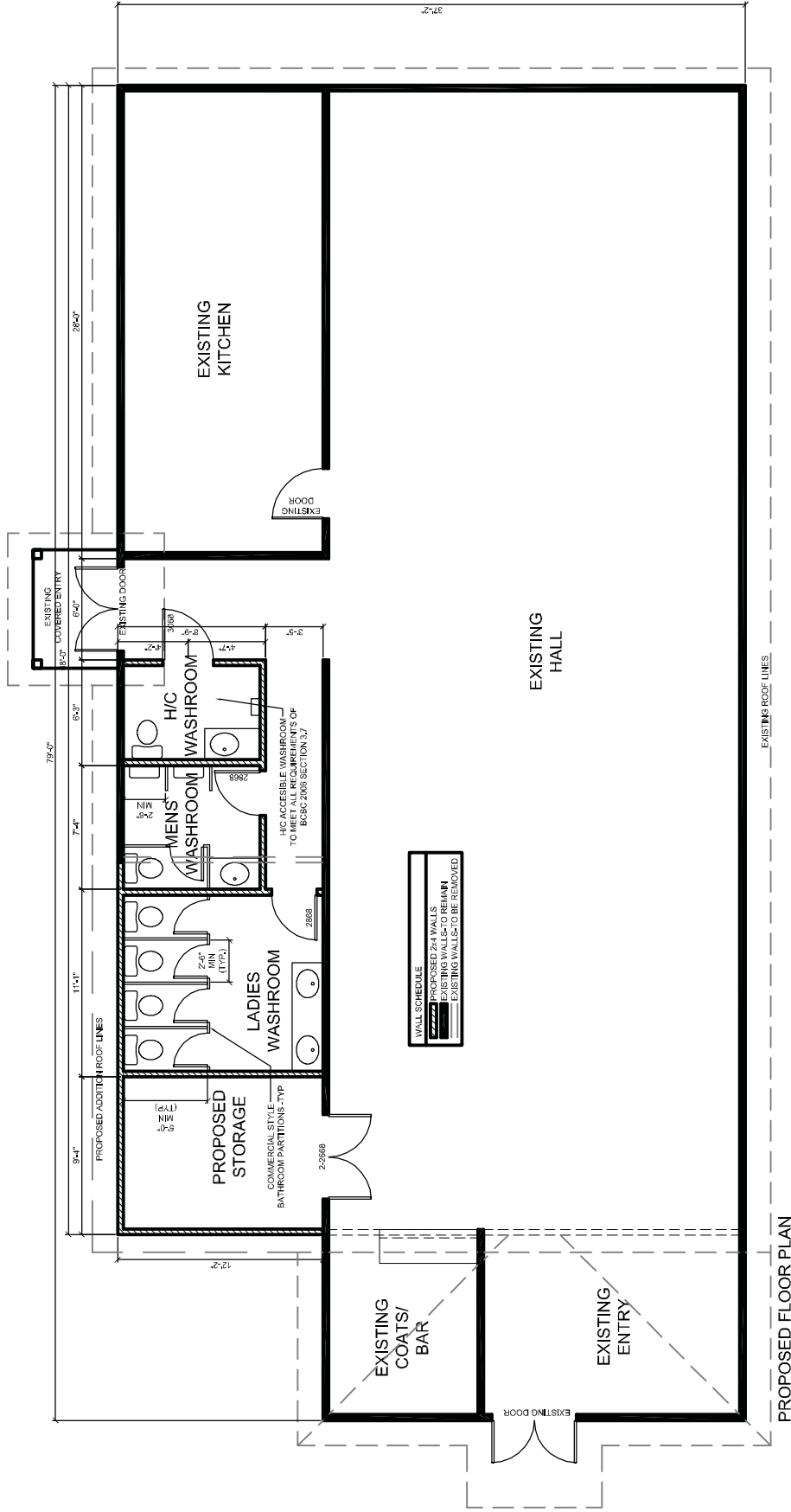
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# TYNEHEAD HALL ADDITION

## PROPOSED ELEVATION & SECTION

7684 232ND STREET  
 LANGLEY, BC  
 Phone: (604) 888-1717  
 Fax: (604) 888-1828  
[www.canteragroup.com](http://www.canteragroup.com)





PROPOSED FLOOR PLAN

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**SEPT 02, 2010**

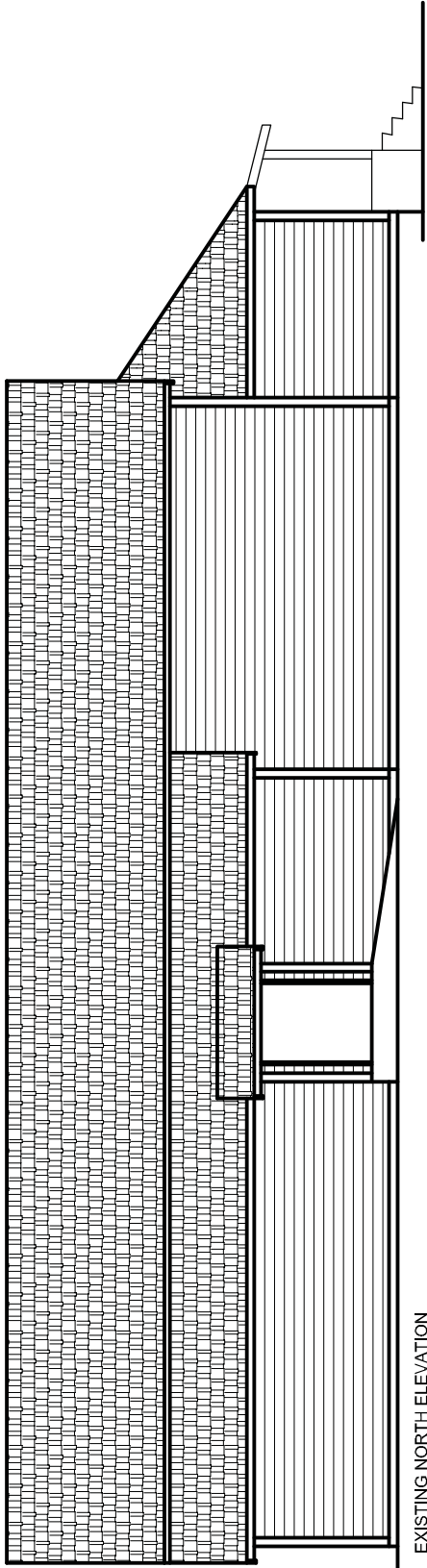
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# TYNEHEAD HALL ADDITION

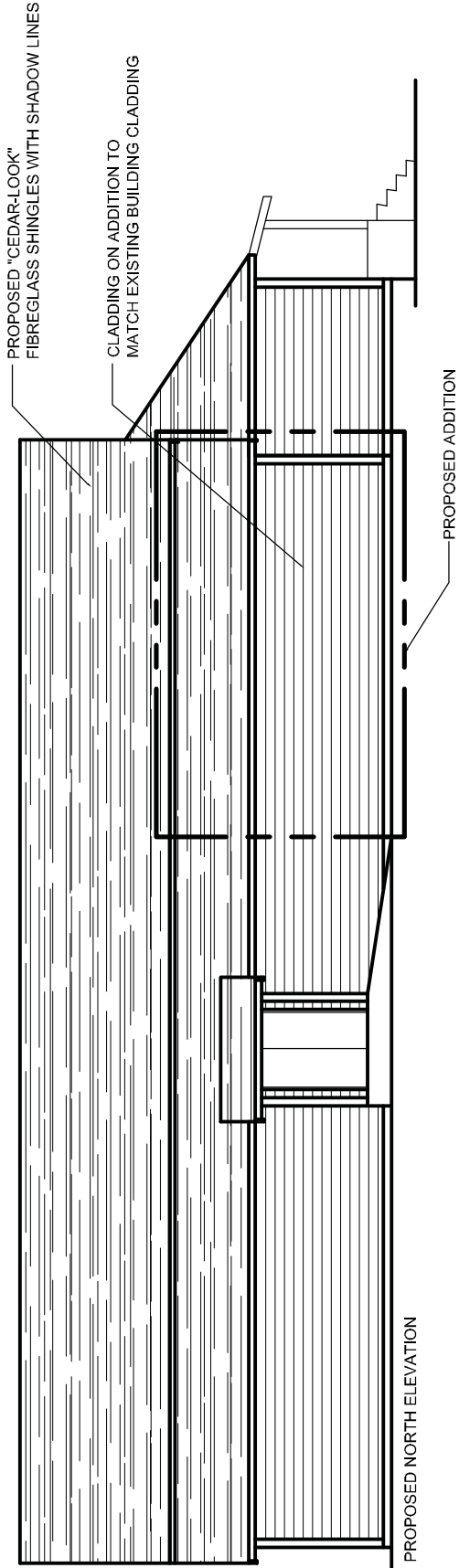
## PROPOSED MAIN FLOOR

7684 232ND STREET  
 LANGLEY, BC  
 Phone: (604) 888-1717  
 Fax: (604) 888-1828  
[www.cantergroup.com](http://www.cantergroup.com)





EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

PROPOSED "CEDAR-LOOK"  
FIBREGLASS SHINGLES WITH SHADOW LINES

CLADDING ON ADDITION TO  
MATCH EXISTING BUILDING CLADDING

PROPOSED ADDITION

# TYNEHEAD HALL ADDITION EXISTING & PROPOSED ELEVATIONS

7684 232ND STREET  
LANGLEY, BC  
Phone: (604) 888-1717  
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