



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, FEBRUARY 26, 2003
Time: 9:00 a.m.

Present:

R. Cammack - Vice Chair
D. Bowyer
A. Clegg
C. Dragomir
R. Fuller (Alternate)
T. Menuin
A. Stewart
Councillor Higginbotham

Absent:

B. Paton

Staff Present:

A. Kopystynski, Planning & Development
K. Miller, Legislative Services

A. ADOPTION OF MINUTES

1. Special Heritage Advisory Commission Minutes - February 13, 2003.

It was Moved by Commissioner Stewart
Seconded by Commissioner Dragomir
That the minutes of the Heritage Advisory
Commission meeting held on February 13, 2003, be adopted.
Carried

2. Special Closed Heritage Advisory Commission Minutes - February 13, 2003.

It was Moved by Commissioner Clegg
Seconded by Commissioner Dragomir
That the minutes of the Special Closed
Heritage Advisory Commission meeting held on February 13, 2003, be adopted.
Carried

B. DELEGATION

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Tynehead Elementary School

The Senior Planner provided a report relative to the terms of conveyance for the above property, and possible procedures to protect the property under heritage management.

With respect to conveyance, an historical title search revealed that four parcels of land were consolidated into what is currently the school site. A monetary sum of \$4,875 over fifty-four years for the four parcels was provided for the property.

Ongoing protection is grouped in terms of four categories:

1. Heritage Register
2. Heritage Restrictive Covenant
3. Heritage Revitalization Agreement
4. Designation and/or Conservation Area By-laws

In addition to the above tools, Council may also require an owner to obtain a Heritage Alteration Permit for protected sites. This tool is used to ensure that the guidelines or requirements specified in a Heritage Restrictive Covenant, Heritage Revitalization Agreement, Heritage Designation By-law or Heritage Conservation Area are achieved. Such a permit is similar in nature to a development permit in that it is authorized by Council and includes the specifics as to how a heritage building is to be altered or a site is to be developed.

As Tynehead Elementary School is on the Heritage Register the school can only be legally demolished, if the School District obtains the approval from Council to remove the building from the Register.

In the past, the School District has expressed its reluctance to having school placed on the Register or designated. Two items of correspondence of September 1998 and October 2000 respectively were included in the agenda package for reference.

There followed a discussion relative to the possibility of convening a meeting with the School District representatives to obtain information regarding the possible closure of Tynehead, East Kensington, and Kensington Prairie Elementary Schools.

It was

Moved by Commissioner Bowyer
Seconded by Commissioner Menun
That the Heritage Advisory Commission
(HAC) requests that representatives from Surrey School District No. 36 be invited to attend the March 26, 2003 HAC meeting with a view to discussing the future of the heritage buildings, specifically Tynehead, East Kensington, and Kensington Prairie Elementary Schools.

Carried

(b) East Kensington Elementary School

At the February 13, 2003 HAC meeting, the Senior Planner informed Commission that the General Manager, Planning and Development would respond to the correspondence of January 21, 2003 from Councillor Judy Villeneuve regarding the above property.

There followed a general discussion relative to the generation of the response to Councillor Villeneuve's memo from the General Manager, Planning and Development.

(c) South Westminster Neighbourhood Concept Plan (NCP)

At the November 20, 2002 HAC meeting, the following resolution was adopted:

That the South Westminster Neighbourhood Concept Plan be brought forward when Councillor Higginbotham returns, in the event there are other items she would like identified.

Councillor Higginbotham indicated that as she has already been provided with a presentation at Council, another presentation for Commission is unnecessary.

Councillor Higginbotham requested that the Senior Planner provide a color copy of the presentation.

(d) Development Applications - Update

At the January, 2003 HAC meeting, Commission requested that the Senior Planner provide a status report relative to the recommendations to Council of the November 20, 2002 HAC meeting.

**Development Application No. 7902-0278-00 Semiahmoo Trail
3370 - 144 Street, Surrey**

That the Heritage Advisory Commission recommend to Council that some form of protective fencing be installed now along the common lot lines between the park and proposed lots 9 and 10, and remain in place throughout the construction period.

This suggestion was noted in the Planning Report submitted to Council on November 25, 2002. The Engineering department has been advised of the suggestion for having temporary protective fencing during the subdivision construction phase. The property file on the Building Division computer

system has been flagged for protective fencing to be addressed when application is made for building permits.

**Development Application No. 7901-0279-00
12861 Crescent Road, Surrey**

That the Heritage Advisory Commission recommend to Council that the property relating to Development Application No. 7901-0279-00 be developed in accordance with the Heritage designation and that the existing edge be maintained as far as possible.

Commission's comments were referred to the Approving Officer. Following discussions between the applicant and staff, the applicant has indicated that the proposal will not involve altering the exiting boulevard conditions.

**Development Application No. 7902-0256-00
13924, 13938 and 13950 Fraser Highway, Surrey**

That the Heritage Advisory Commission recommend to Council that:

- *Development Application 7902-0256-00, 139024, 13938 and 13950 Fraser Highway, be supported, subject to the registration of a heritage restrictive covenant that applies BC Heritage Trust Conservation Standards; and*
- *Wood-like elements be used for windows, doors, railings, etc; and*
- *Option 2 (rectangular façade option) be applied to the project; and*
- *The developer somehow acknowledge the name and style of Roll's Carpenter Shop in the signage of the project; and*
- *Staff ensure that proposed road widening does not impact the integrity of the building; and*
- *The Heritage Advisory Commission review the final copy of the Heritage Restrictive Covenant.*

Commission's suggestions were noted in the Planning Report submitted to Council on November 25, 2002. The applicant was advised of Commission's façade preference, and is considering Commission's suggestions as their design plans are being developed. A copy of the Heritage Restrictive Covenant template was forwarded to the applicant. Once a draft covenant (i.e., Conservation Plan) and the final design of the building façade are provided to the City, it will be referred to Commission for review and comment.

(e) Heritage Management Plan - Update

Memorandum of February 17, 2003 from the Senior Planner. As the Heritage Management Plan was just recently approved by Council in January 2003, it is up to date with respect to actions and completion targets over the next twelve to eighteen months, for the Planning, Parks,

and Engineering departments. Therefore it would be premature to conduct an annual review this year.

For Commission's information, a copy of Corporate Report No. R003 was forwarded to Commonwealth Historic Resource Management Limited.

(f) Rock Tree - Update

Memorandum of February 17, 2003 from the Senior Planner, regarding Subdivision Application No. 7901-0137-00.

The Senior Planner informed Commission that subdivision identification signs are placed at entrances to subdivisions by the developer as part of the subdivision's approval. This particular subdivision has been approved therefore there is no opportunity to have a subdivision identification sign placed in this area. Further, street naming (By-law No. 1500) requires that roads be numbered to facilitate locating properties expediently, particularly for emergency services. Therefore a numbered system will be implemented, as opposed to a name.

It was
Moved by Commissioner Bowyer
Seconded by Commissioner C. Dragomir
That the Heritage Advisory Commission (HAC) recommends to Council that a plaquing ceremony take place to recognize the heritage significance of the Rock Tree, using its aboriginal name, and that participants include the Sto:lo Nation, the development company, and the Friends of Kennedy Park;

And further that a storyboard be considered for 2004 community projects and that the community be encouraged to provide background related to the Rock Tree.

Carried

(g) Heritage Register Replacement Pages

Commission was requested to replace page 2 of 34 in the Heritage Register.

(h) Friends of Heritage Awards - Photos

Commission reviewed photos of the above event.

It was
Moved by Councillor Higginbotham
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission (HAC) recommends to Council that as the HAC and the recipients of the

Friends of Heritage Awards were impressed with the Friends of Heritage Award design, that thanks be extended to staff for efforts in the success of the Heritage Week activities.

Carried

(i) Preliminary Comments - Sullivan Area Townhouse Development

The Senior Planner requested that Commission provide preliminary comments regarding the approach to heritage management being proposed in conjunction with a townhouse development proposal in the Sullivan Area. The developer is proposing a 34-acre townhouse development, which is subject to several heritage considerations.

The applicant wishes to develop an approach regarding heritage management for this site, the details of which would be referred to Commission by a report accompanied by plans from the Area Planning Division.

Commission discussed the following components of the development application:

- Building demolition of the Gillis workshop and Marlow Photography building;
- Heritage protection for the Gillis house; and
- Heritage recognition of the old rail spur alignment.

Councillor Higginbotham left the meeting at 10:39 a.m. and returned at 10:41 a.m.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission
recommends to the General Manager, Planning and Development:

1. That the developer save significant portions of the rail road right-of-way;
2. That the Gillis house remain on the current site and be restored;
3. That Commission has no objection to the Gillis Workshop's removal or relocation; and
4. That preservation of the Marlow buildings be considered on the current site, pending a more in-depth independent report.

Carried

2. ENGINEERING

3. PARKS AND RECREATION

(a) Storyboard Unveilings - February 17 - 21, 2003

Commission discussed the above events and agreed that the unveilings were successful and were well represented by the HAC. Commission commended Councillor Higginbotham and the Manager, Heritage Services for their efforts towards the success of the events.

Councillor Higginbotham recommended that the community storyboard projects be continued on an annual basis as they are an excellent tool for providing historical facts on Surrey's communities.

4. LEGISLATIVE SERVICES

(a) Outstanding Items

Commission reviewed the list of outstanding items and provided direction accordingly.

Loyal Orange Lodge

The Senior Planner was requested to provide information relative to the terms of conveyance of the above property, information on the four pioneers who built the Lodge, and any historical facts, at the March 2003 HAC meeting.

Bourassa House

The Senior Planner was requested to provide a status report relative to the above property at the March 2003 HAC meeting.

D. CORRESPONDENCE

It was

Moved by Councillor Higginbotham
Seconded by Commissioner Dragomir
That the following correspondence item be

adopted.

Carried

1. HSBC - Notice of Annual General Meeting

Correspondence of February 14, 2003 regarding the upcoming AGM and includes a Call for Nominations. Commission was requested to consider nominations and pass a motion to be forwarded to the HSBC. ***Please note that nominations close on March 31, 2003.***

It was Moved by Councillor Higginbotham
Seconded by Commissioner Bowyer
That Commissioners Fuller, Clegg, Stewart,
Dragomir, and Paton attend the HSBC Annual General Meeting scheduled for
May 30, 2003 at Richmond City Hall, and that all expenses be approved in
accordance with Council policy.

Carried

E. INFORMATION ITEMS

1. Delegation Request - Heritage Week 2003

Memorandum of February 19, 2003 from Legislative Services.

2. Council Resolutions - February 17, 2003

Memorandum of February 18, 2003 from Legislative Services.

F. OTHER COMPETENT BUSINESS

1. Thomas Joseph Brown House

The Administrative Assistant was requested to follow up and request that Parks,
Recreation and Culture provide a report at the March 2003 HAC meeting.

Councillor Higginbotham withdrew from the meeting at 11:20 a.m.

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for March 26, 2003
in the Mayor's Executive Boardroom - 9:00 a.m.

H. ADJOURNMENT

It was Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
meeting do now adjourn.

Carried

The Heritage Advisory Commission adjourned at 11:22 a.m.

Chair