



# City of Surrey

## Heritage Advisory Commission

### Minutes

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

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**Present:**

B. Paton - Chair  
R. Cammack  
D. Bowyer  
A. Clegg  
C. Dragomir  
R. Fuller  
T. Menu  
A. Stewart  
Councillor Higginbotham (10:30 a.m.)

**Absent:**

**Staff Present:**

A. Kopystynski, Planning & Development  
B. Sommer, Parks, Recreation and Culture  
K. Miller, Legislative Services

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**A. ADOPTION OF MINUTES**

**1. Heritage Advisory Commission Minutes - February 26, 2003**

It was Moved by Commissioner T. Menu  
Seconded by Commissioner A. Clegg  
That the minutes of the Heritage Advisory  
Commission meeting held on February 26, 2003, be adopted.  
Carried

**B. DELEGATION (Invitation to School District No. 36)**

**1. Tynehead, Kensington Prairie and East Kensington Elementary Schools**

The School District's Manager of Facilities and Demographics Planning has contacted Legislative Services to state that no information is available at this time with regard to the Tynehead, Kensington Prairie and East Kensington Elementary schools. A School District representative hopes to appear at the April 30, 2003 HAC meeting, pending funding information from the Provincial government, which is critical for planning purposes.

There followed a discussion relative to other district schools, which are featured on the Heritage Register. It was suggested that when

It was Moved by Commissioner Menu  
Seconded by Commissioner Stewart  
That the Heritage Advisory Commission  
recommends to Council that following further consideration of the invitation to the School District to appear as a delegation to address specific schools, that additionally, a more global approach be adopted to address concerns relative to all district schools on the Heritage Register.  
Carried

**C. CORPORATE REPORTS**

**1. PLANNING & DEVELOPMENT**

**(a) Presentation by Provincial Heritage Branch Staff**

Memorandum of March 13, 2003 advising Commission that due to Mr. Kerr's busy schedule, it has been suggested that Mr. Bob Parliament, Conservation Consultant, be invited to appear at the April 30, 2003 HAC meeting.

There followed a discussion which provided consideration of possible questions and/or concerns regarding the Historic Places Initiative.

It was Moved by Commissioner D. Bowyer  
Seconded by Commissioner C. Dragomir  
That the Heritage Advisory Commission  
(HAC) recommends that Mr. Bob Parliament, Conservation Consultant, be invited to appear at the April 30, 2003 HAC meeting, at which time Mr. Parliament will be invited to speak to the Historic Places Initiative.  
Carried

The Administrative Assistant will forward correspondence to the delegation accordingly.

**(b) Development Application No. 7902-0392-00**

Memorandum of March 17, 2003 regarding the above townhouse development application in the Sullivan area.

The Senior Planner provided a review of the progress of the above development application. It was noted that a general resolution respecting a heritage management plan is required to enable the applicant and staff to address heritage resources on the subject site and develop a detailed design to enable these to be integrated into the proposed townhouse community.

Commission was requested to comment on specific heritage issues identified by staff and the heritage management plan being proposed by the applicant:

### **BC Electric Railroad Right-of-Way (RoW)**

The applicant has incorporated the general alignment of the RoW, into the development through the internal private road and a portion of a public pedestrian walkway that transverses the site. The public pedestrian pathway will have a statutory RoW registered over it to permit unimpeded pedestrian access through the site from 62 Avenue to the existing Hyland Road.

Commission was requested to provide feedback regarding the historical artifacts that may be incorporated into the walkway design.

### **Gillis House**

As the Gillis House is listed on the Heritage Register, the applicant has agreed to retain the seek heritage protection for the house, and its surrounding yard. The applicant proposes to utilize the house as a dwelling unit and that a heritage revitalization agreement (HRA) be the mechanism used to protect and restore the heritage value of the house.

The applicant agrees to make the completion of the HRA a condition of final adoption of the rezoning by-law with the long-term administration of the HRA being passed to the strata corporation and the eventual private owner of the strata unit.

In addition, a development permit is also required to govern the overall form and character of the townhouse project. This permit could be used to specify the transitional edges between the townhouse development and the Gillis House.

### **Gillis Workshop**

The applicant is proposing to remove the workshop due to its location within a future road RoW and the building's structural integrity.

Commission was requested to confirm acceptance of the applicant's proposal on this matter.

### **Marlow Building**

The applicant is proposing to remove the Marlow building due to its structural integrity. A preliminary structural assessment and Building Code assessment have been provided. Both assessments indicate the structure has serious structural and Building code deficiencies.

Commission was requested to consider a recommendation on this structure in order to enable the applicant and Planning and Development department to proceed with the detailed site planning and design of the proposed townhouse development.

There followed a general discussion relative to the Gillis property, and possible options for its preservation. The following issues were discussed:

- The consultant's report;
- Possibility of subdivision of the property;
- Proposed heritage railway line;
- Possibility of removal of Gillis and Marlow buildings, and/or salvage of original construction materials; and
- Renaming the project to reflect its heritage;
- Statutory RoW to BC Rail; and
- Heritage rail feature adjacent to property.

It was Moved by Commissioner R. Cammack  
Seconded by Commissioner D. Bowyer  
That the Heritage Advisory Commission recommends that the developer be thanked for providing the information to the General Manager, Planning and Development, and that the Surrey Museum be notified immediately should any artefacts be discovered during the development or construction process. The developer is to insert wording relative to the potential archaeological importance of the site in its contracts with sub-trades.

Carried

It was Moved by Commissioner D. Bowyer  
Seconded by Commissioner C. Dragomir  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development, that the interpretive signs along the pedestrian walkway follow the standard established by the community storyboards.

Carried

It was Moved by Commissioner R. Cammack  
Seconded by Commissioner D. Bowyer  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development, that the developer use elements which will enhance the heritage concept of the pedestrian walkway and landscape design.

Carried

It was Moved by Commissioner R. Cammack  
Seconded by Commissioner C. Dragomir  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development, that with respect to the Gillis House that the heritage protection instrument be forwarded to the HAC for review prior to the re-zoning process.

Carried

Commissioner C. Dragomir withdrew from the meeting at 10:19 a.m.

It was Moved by Commissioner D. Bowyer  
Seconded by Commissioner R. Fuller  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development, that the Gillis Workshop may be demolished subject to photo documentation of the building and that such documentation be forwarded to the HAC, and that salvaged materials be utilized elsewhere in the development.  
Carried

It was Moved by Commissioner R. Fuller  
Seconded by Commissioner D. Bowyer  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development, that the Marlow building may be demolished subject to photo documentation of the building and that such documentation be forwarded to the HAC, and that salvaged materials be utilized elsewhere in the development.  
Carried, with R. Cammack, B. Paton and A. Stewart against.

Councillor Higginbotham entered the meeting at 10:30 a.m.

It was Moved by Commissioner D. Bowyer  
Seconded by Commissioner R. Fuller  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development, that the developer consider using a heritage name for the development.  
Carried

**(c) Protective Fencing of Heritage Oaks on King George Highway**

Staff were requested to obtain information relative to the above.

**(d) New Residence on 13063 Crescent Road**

The Senior Planner was requested to obtain information relative to new construction at the above property.

**2. ENGINEERING**

The Administrative Assistant was requested to request representation from Engineering at the next meeting.

**3. PARKS AND RECREATION**

**(a) Railways Run Through It - Lecture Series**

Information Report of March 10, 2003, regarding an exhibit of the railway history of Surrey. This series is being conducted in conjunction with the Museum exhibit “Railways Run through it”.

**(b) Elgin Hall Roof Replacement**

Information Report of March 10, 2003, regarding the replacement of the roof at Elgin Hall.

Commission reviewed the photos of the roof, proposed materials and costs for the roof replacement, and discussed other options for materials.

It was  
Moved by Councillor Higginbotham  
Seconded by Commissioner R. Cammack  
That the Heritage Advisory Commission recommends to the General Manager, Parks, Recreation and Culture and the General Manager, Engineering, that the replacement of the roof at Elgin Hall be tabled, pending further information on other options for materials and costs.

Carried

**(c) Stewart Farmhouse Repairs**

Information Report of March 10, 2003, regarding repairs to the Stewart Farmhouse. Commission discussed the repairs to the verandah which will be undertaken within the next few weeks. It is expected that the work will be completed by June 1, 2003.

Staff also provided a report on pest control measures taking place on site.

Commission T. Menun left the meeting at 10:57 a.m. and returned at 11:00 a.m.

**(d) Community Heritage Storyboards**

Action Report of March 10, 2003. Commission was requested to consider recommendations to the General Manager, Parks, Recreation and Culture, relative to the costs of an ongoing storyboard project.

It was Moved by Commissioner R. Cammack  
Seconded by Commissioner A. Stewart  
That the Heritage Advisory Commission  
(HAC) recommends to the Council that the HAC advance sufficient funds up to \$1,000 to complete the Tynehead storyboard project.  
Carried

It was Moved by Councillor Higginbotham  
Seconded by Commissioner A. Stewart  
That the Heritage Advisory Commission  
advises Council that the HAC is appreciative of the hard work and dedication of staff and the community, for the creation of the community storyboards at various locations.  
Carried

It was Moved by Commissioner D. Bowyer  
Seconded by Commissioner A. Stewart  
That the Heritage Advisory Commission  
recommends to Council that six or more community storyboards be done each year at a cost to the HAC budget of up to \$1,500 for each storyboard.

Before the question on the main motion was put: -

It was Moved by Councillor Higginbotham  
Seconded by Commissioner R. Cammack  
That the main motion be tabled pending  
recommendations from the Heritage Week sub-committee.  
Carried with D. Bowyer against.

Commissioner R. Cammack left the meeting at 11:40 a.m. and returned at 11:43 a.m.

**(e) Walking Tour Pamphlets**

The Manager, Heritage Services noted that the Cloverdale Walking Tour pamphlet and the general Surrey Driving Tour pamphlet are out of print. She noted that in the past, the HAC had paid for the re-prints and this cost would be approximately \$500 per 1,000 brochures. The brochures last approximately two years, distributed through Surrey libraries and recreation facilities.

Consideration should be given to retiring the printed brochures and making the information available on-line on the City's website.

This item will be forwarded to a future agenda.

**(f) Provincial Endowment Fund**

The Province of BC has just announced a Heritage Legacy Endowment Fund that will be managed by the Heritage Society of BC (HSBC), and the Land Conservancy in cooperation with the community. This granting agency has been given \$5 million to support community heritage projects. More information might be available from Bob Parliament, who will appear as a delegation at a future HAC meeting.

**(g) International Museums Day**

International Museums Day is an annual day in mid-May declared by the International Committee of Museums (ICOM). This year, the Friends of the Surrey Museum and Archives Society will host an open house on Wednesday, May 21, 7:00 - 8:30 p.m. at the Surrey Museum. HAC members are invited to attend and are reminded to note the date and time accordingly.

**(h) Adaptive Re-use of the 1912 Municipal Hall**

The Manager, Heritage Services provided a brief update on the revised concept plans for the Surrey Learning and Discovery Centre - new Museum and Archives. The location approved by Council is the City-owned land east of the 1912 Municipal Hall (Cloverdale Seniors' Centre). The concept includes a new 18,000 square ft. museum and weaving collection, the archives and heritage learning centre in the 1912 Hall, and the existing Surrey Library and Genealogy Collection completing a campus-style destination. The concept is waiting funding approval from the Province. If approved, the Museum and Archives will relocate in late 2005, and the Cloverdale Senior's Centre operations will relocate into the existing museum and archives building (single floor, 7,000 square feet larger than existing space). The advantages to the museum operations is a very visible, pedestrian-friendly site, adjacent cultural attractions and a heritage building, used for heritage operations. The Museum and Archives gain almost 10,000 square ft. of space in the 1912 Hall. If funded, more updates will be provided.

The meeting recessed at 12:02 p.m. and reconvened at 12:10 p.m. with Commissioners Paton, Cammack, Fuller, Stewart, Menuin, Clegg and Councillor Higginbotham in attendance.



#### 4. LEGISLATIVE SERVICES

(a) **Surrey Heritage Advisory Commission By-law, and New Municipal Heritage Sites Financial Compensation By-law, 1983, No. 7692**

Memorandum of March 18, 2003 and amended By-law for Commission's consideration. Commission was requested to review the by-laws, and provide recommendations to the Acting City Clerk accordingly.

Commission requested an up-to-date copy of the Heritage Advisory Commission Establishment By-law following final adoption.

It was Moved by Councillor Higginbotham  
Seconded by Commissioner R. Cammack  
That the Heritage Advisory Commission  
advises the Acting City Clerk that this matter is tabled, pending a closer review of the contents of the Surrey Heritage Advisory Commission Establishment By-law, 1997, No. 13232, and the Municipal Heritage Site Financial Compensation By-law, 1983, No. 7692, Amendment By-law, 1991, No. 10947.

Carried

(b) **Outstanding Items**

Commission was requested to review the list of outstanding items and provided direction accordingly.

**Rock Tree - Plaquing Ceremony**

The Senior Planner was requested to provide a status report at the April 30, 2003 meeting.

**Bourassa House**

The Senior Planner informed Commission that no development application has been filed for this property.

**Incentives for Heritage Conservation Workshop**

Commissioner Fuller provided an overview of the above event, which took place on February 28, 2003 at Simon Fraser University - Harbour Centre. The event was mainly attended by heritage planners, architects, and municipal employees. A good presentation was provided by Parks Canada regarding the \$10 million being budgeted from the federal government and other topics including revitalization programs.

**OCP: 182 Street Heritage Conservation Area**

It was Moved by Councillor Higginbotham  
Seconded by Commissioner Fuller  
That the Heritage Advisory Commission  
requests that the General Manager, Planning and Development provide a  
status report on the possibility on expediting the implementation of the  
182 Street Heritage Conservation Area in Cloverdale as referenced in the  
Implementation Strategy for the Heritage Management Plan.

Carried

**(c) HAC Budget 2003**

It was Moved by Councillor Higginbotham  
Seconded by Commissioner Stewart  
That the updated 2003 budget be tabled  
pending review by the Chair.

Carried

**D. CORRESPONDENCE**

It was Moved by Commissioner A. Stewart  
Seconded by Commissioner R. Cammack  
That the following correspondence items be  
received.

Carried

**1. Tree in Crescent Beach Area**

Correspondence of March 1, 2003 requesting that Commission investigate the age  
of a tree.

It is recommended that this item be forwarded to the Landscape Architect for  
response.

Commissioner R. Cammack withdrew from the meeting at 12:52 p.m.

It was Moved by Commissioner A. Clegg  
Seconded by Commissioner R. Fuller  
That the correspondence of March 1, 2003  
requesting that Commission investigate the age of a tree in the Crescent Beach  
area be referred to the Landscape Architect, through the General Manager,  
Planning and Development, and that an analysis be forwarded to Commission for  
review.

Carried

**E. INFORMATION ITEMS**

**1. Friends of the Surrey Museum & Archives Society**

Correspondence of February 21, 2003 regarding the HAC's membership renewal.

**2. Council Resolutions - March 3, 2003**

Memorandum of March 4, 2003 from Legislative Services.

**3. Community Charter - News Release & Backgrounder**

**4. Downtown Revitalization Course (HSBC)**

**F. OTHER COMPETENT BUSINESS**

**1. Evergreens at Surrey City Centre School**

Councillor Higginbotham informed Commission that historical trees have been removed and that the Surrey Leader newspaper will be featuring an article on the trees' history. The Senior Planner stated that upon investigation, it was learned that at least half of the trees were considered to be diseased.

Councillor Higginbotham requested that the Senior Planner investigate the history of the site, and the reasons for the removal of the trees, and report as soon as possible to Councillor Higginbotham.

It was  
requests that the General Manager, Planning and Development bring forward the history of the trees located 16600 Block Old McLelland Road (Surrey Centre Elementary School).

Moved by Councillor Higginbotham  
Seconded by Commissioner A. Stewart  
That the Heritage Advisory Commission

Carried

B. Sommer withdrew from the meeting at 1:06 p.m.

**2. Heritage House Tour**

It was  
authorized to attend the heritage house tour, scheduled for June 1, 2003 and that the \$30 registration expense be authorized in accordance with Council policy.

Moved by Councillor Higginbotham  
Seconded by Commissioner R. Fuller  
That Commissioner A. Stewart be

Carried

**3. Council Appointments to HAC**

The Chair expressed concerns relative to the "alternate" status of the membership to Commission. In the event that Mr. Fuller is appointed as a member in full standing, an alternate will be required for appointment as well.

The Administrative Assistant was requested to bring the above item to the attention of the Acting City Clerk.

There followed a discussion relative to the process by which Council appoints members to committees.

**G. NEXT MEETING**

The next meeting of the Heritage Advisory Commission is scheduled for April 30, 2003 in the Mayor's Executive Boardroom - 9:00 a.m.

**H. ADJOURNMENT**

It was  
  
meeting do now adjourn.

Moved by Councillor Higginbotham  
Seconded by Commissioner A. Clegg  
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 1:31 p.m.

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Chair