



# City of Surrey

## *Special Heritage Advisory Commission - Minutes*

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
**TUESDAY, MAY 20, 2003**  
Time: 10:00 a.m.

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### Present:

B. Paton - Chair  
D. Bowyer  
A. Clegg  
C. Dragomir  
R. Fuller  
T. Menu  
A. Stewart  
Councillor Higginbotham

### Absent:

R. Cammack

### Staff Present:

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

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### **A. Development Application No. 7902-0392-00 6165 - 152 Street (Gillis House)**

At the April 30, 2003 Heritage Advisory Commission meeting, the following recommendation was forwarded to the General Manager, Planning and Development:

*That the Heritage Advisory Commission (HAC) recommends to the General Manager, Planning and Development that a final report be forwarded to the HAC, specifically addressing concerns relative to the wording, phasing and conservation standards to be implemented on the property; and further, that the materials used to restore the Gillis House be made of wood, or wood-like materials in keeping with the B.C. Heritage Trust Conservation Standards.*

Commission discussed the possibility of applying a designation by-law to the Gillis House. The Senior Planner explained that in view of the Restrictive Covenant that will shortly be in place on this property, it will cover all the protection measures, but will not be eligible for financial assistance, as would designated properties. The property will be included in overall strata agreement for this development. In effect, extra financial assistance will be the responsibility of the strata corporation.

Issues related to compensation for restoration and maintenance of the house were discussed, specifically the Restrictive Covenant which will provide stipulations relative to the upkeep of the property. The developer and City staff recommended this decision.

Commission agreed to review the Restrictive Covenant (RC) item by item:

- Legal information relative to the RC and CD by-law (legal instrument that will be drafted when the Land Registry office obtains the strata agreement, and relevant by-laws.
- Level of comfort with protection measures applied within the RC. Legal Services have reviewed the RC and have provided assurance that the detail provides adequate protection.

- Number of strata agreements for the site. Staff explained that there will be two strata agreements in place, one for the Gillis house, and a subsequent by-law for the remainder of the development.
- Security bond of \$50,000 was deemed inadequate. Dependent on the value of the proposed improvements, it was suggested that the bond be increased to at least \$75,000 or the value of the anticipated works to be completed. The house is currently rented, which staff feels provide a measure of protection during the two years expected to complete the work on the house.
- Concerns were expressed relative to the name, which will be given to the development. Staff explained the proposal states that during phase two of the development, an opportunity will be provided to re-address this issue. It was noted that Commission should attempt to be as user-friendly as possible with the developer, and not impose unnecessary or inappropriate restrictions on issues which are not generally considered the purview of the HAC.
- Interior of house: Plans for restoration in order to bring the building up to building code standards.
- Phasing and Restoration Standards: The applicant proposes to utilize the house as a dwelling within the 460-unit townhouse development. An RC with a conservation plan will be the legal mechanism used to protect and restore the heritage value and character of the house.

The developer has advised that the logistics of the development relative to servicing, grading and drainage prevent the portion of the site containing the house from being incorporated in the first phase of the development. Further, the developer will post a \$50,000 bond as security to ensure the restoration and landscaping will be done in the second phase, expected within two years. The City will retain the security until the house is fully restored in accordance with the conservation plan. The developer has indicated that the City standard for conservation will be applied, as referenced in the BC Trusts Conservation Standards.

- Materials to be used: Commission prefers wood, as opposed to wood-like materials.
- Rail Spur Pedestrian Walkway: Staff explained that developers are not normally required to supply additional information to advisory bodies to Council, however as the developer shares the objectives for preserving the house and having the details about the public heritage walkway resolved by staff and the HAC prior to final adoption by Council.

Commission reviewed the remainder of the document for content and accuracy, and was then requested to provide comments to the General Manager, Planning and Development.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Dragomir  
That the Heritage Advisory Commission  
(Commission) recommends to the General Manager, Planning and Development that  
Commission accepts the Restrictive Covenant and conservation plan in keeping with the  
above-noted comments for the Gillis House, and looks forward to the detailed design and  
landscaping for the pedestrian walkway once the final designs are available.

Carried

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Menu  
That the Heritage Advisory Commission  
(Commission) recognizes that a heritage name for the project may not be considered by  
the developer, however Commission respectfully approves applying heritage names to  
the streets within the development.

Carried

**B. NEXT MEETING**

The next meeting of the Heritage Advisory Commission is scheduled for May 28, 2003 in  
the Mayor's Executive Boardroom - 9:00 a.m.

**C. ADJOURNMENT**

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

Carried

The Heritage Advisory Commission adjourned at 11:10 a.m.

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Chair