



# City of Surrey

## Heritage Advisory Commission

### Minutes

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, JUNE 25, 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

**Absent:**

**Staff Present:**

J. McLeod, Planning & Development  
A. Kopystynski, Planning & Development  
J. Boan, Engineering  
O. Croy, Parks, Recreation & Culture  
B. Sommer, Parks, Recreation & Culture  
K. Miller, Legislative Services

**Also Present:**

J. Monk, Friends of Semiahmoo Heritage Trail  
E. Shaw, Friends of Semiahmoo Heritage Trail

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**A. ADOPTION OF MINUTES**

**1. Heritage Advisory Commission Minutes - May 28, 2003.**

It was Moved by Commissioner Dragomir  
Seconded by Commissioner Bowyer  
That the minutes of the Heritage Advisory  
Commission meeting held on May 28, 2003, be adopted.  
Carried

**B. DELEGATIONS**

**1. Mr. Bob Parliament, Conservation Consultant, Heritage Programs, Community, Aboriginal and Women's Services**

Mr. Parliament contacted the Clerk's department to inform the Commission that due to a family emergency, he would not be in attendance, and requested that his delegation appearance be deferred to the September 2003 HAC meeting. Commission requested that the Administrative Assistant contact Mr. Bob Parliament, Conservation Consultant, Heritage Program, Community, Aboriginal and Women's Services, with a view to arranging a delegation appearance in July or August 2003.

The agenda was then varied.

## C. CORPORATE REPORTS

### 1. PLANNING & DEVELOPMENT

#### (a) Statements of Significance (SFU Workshop)

Commission reviewed the memorandum of June 17, 2003 from the Senior Planner. The above-referenced workshop took place at Simon Fraser University's downtown campus on May 29, 2003.

The Senior Planner provided an overview of the criteria for the national register and explained that the Historic Places Initiative (HPI) involves three components:

- On-line Canadian register of the Historic Places;
- Heritage Conservation Standards; and
- Financial incentives.

Statements of Significance (SOS) will describe sites on the National Register. The format and criteria was developed by Parks Canada, together with Provincial Heritage agencies, as the standard form of organizing information about heritage sites. The National Register will be on-line, allowing the public instant access to heritage information for all sites in Canada. The SOS is intended to supplement rather than to replace existing evaluation forms (such as the Heritage Evaluation Worksheet in use by Surrey).

#### Contents of the SOS

1. description of the place;
2. description of the heritage value;
3. description of the character-defining elements.

#### Listing a Site on the National Register

A site is placed on the National Register by approval of the Provincial Registrar based on nominations from municipalities. A municipality would need to draft and forward an SOS for each site being nominated to the Provincial Heritage Branch.

The required format and content for the on-line SOS has been established for our use by Parks Canada. It has been designed to supplement rather than to replace the evaluation forms used by municipalities. Commission would be involved with the nomination process.

Commission then reviewed Appendix A, Guidelines for Writing Statements of Significance.

There followed a discussion relative to the following:

- there will be a Federal, as well as Provincial Registrar;
- the system in place will include landscape, features, and built heritage assets;
- the most significant places in Canada will be included on the register;
- the intent is to make available to everyone, information relative to Canadian heritage, and to reverse the loss of heritage assets in Canada;
- the existing Community register will not be replaced by the National Register;
- it is anticipated that the HPI will foster appreciation of our built heritage and encourage action that will make more of Canada's historic places and buildings an integral part of the community life;
- staff confirmed that Commission's first role will be to review the heritage assets and submit a small number to the Province at a time;
- criteria will be developed to assist in selecting which Surrey's heritage assets will be submitted to the Province;
- tax incentives, grants, and other financial assistance measures;
- there was discussion about how financial incentives related to sites identified through HPI relates to the cost-sharing program for National Historic Sites of Canada; and
- more information being made available through additional workshops, courses, etc.

**(b) Rock Tree**

Commission reviewed the memorandum of June 17, 2003 from the Senior Planner relaying information from the City Landscape Architect. While the tree's condition is being monitored, it has suffered a minor setback while the contour of the surrounding land has been altered. It is expected that the tree will recover completely.

Concerns were expressed regarding any potential or ongoing risk to the tree. Commission queried the status of the subject lot, and requested further information regarding measures for the continuing safety of the tree.

The Senior Planner will provide a report regarding the existing restrictive covenant at the next meeting.

**B. DELEGATIONS**

**2. Mr. Jack Monk, Friends of the Semiahmoo Trail  
Development Application No. 7903-0106-00**

Mr. Monk and Ms. Edna Shaw, representing the Friends of Semiahmoo Heritage Trail were in attendance regarding Development Application No. 7903-0106-00. Mr. Monk provided the following information:

- a petition of 154 signatures was presented to Council at the June 23, 2003 Regular Council - Land Use meeting;
- the subject property is the only remaining green space that is not privately owned;
- the southern terminus of the Semiahmoo Trail is the only passive green space remaining for pedestrians;
- By-law No. 5556 provides official guidance on how to treat development in terms of green space;
- By-law 12880 (Schedule B) further defines in detail, protected and significant trees;
- old growth forest is at stake and the delegation is very concerned about the destruction of these trees;
- "maintained" versus "passive" park areas, relative to maintenance costs;
- three options were presented by the delegation:
  1. land exchange
  2. buy back property and
  3. modified development application to change the mix in proposed housing minimizing impact on the trail;
- the delegation felt that the City has defined what needs to be preserved.

Commission reviewed the aerial photo of the proposed development. The subject property and the dedicated parklands adjacent to the proposed development were reviewed in a separate map, which was distributed by staff.

Mr. Croy stated that the parkland is approximately 20 metres wide for the length of the Trail.

Mr. Monk stated that the BC Hydro right-of-way runs parallel to the Trail, which adds a 7.5-metre buffer to the 20-metre city property line. Mr. Monk wishes to emphasize the need to protect the Trail from the proposed clear-cut of some older growth trees.

Meeting recessed at 10:36 a.m., and reconvened at 10:52 a.m.

Mr. Monk noted that the Trail, as it exists today, is an important feature of the neighbourhood, and many people actively enjoy it on a daily basis. Further, it is an important heritage feature of the City of Surrey for its historical significance. The present state of the Trail represents the original trade route and salmon fishing grounds of the Fraser River. It provided the approach by which the early Hudson's Bay party (1824) traveled to survey the site of what was to become Fort Langley three years later. The trail lies just to the south of the Nicomekl River and is reached by a new bridge from Highway 99 immediately after its turn-off for Crescent Beach from Highway 99. There currently exists a commemorative cairn and plaque, both dwarfed by a gas station sign, which is the most visible landmark.

It was noted that Mayor McCallum referred this item to the Environmental Advisory Committee and the Heritage Advisory Commission, prior to the development application being received by Council.

Mr. Monk suggested that an interpretive centre be installed on the Trail, in order to recognize its valuable sense of history. Mr. Monk concluded by appealing to Commission to consider his presentation favourably.

Ms. Shaw thanked Commission for the opportunity to present concerns, and requested that the commemorative/interpretive sign be made more visible and highlight the Trail's historical significance.

Mr. Croy offered the following information for consideration:

- By-law No. 5556 was enacted in 1978, does not include the subject lands, but will be referred to Legal Services for review;
- It is dedicated parkland;
- The area is considered "second" growth trees;
- Water table has been increased through the parkland, and some drainage issues have created concerns for the health of the larger trees;
- Organic layer of soils are very thin, thus creating a further risk of trees falling;
- High winds, occurring from November through March contribute to the risk of the larger trees on the site;
- Should trees be cleared from the private development it is certain that other trees will require removal to avoid risk of failure;
- Removal of the trees most at risk for failure, does not mean that the Trail be cleared and replanted, thus the natural appeal of the Trail would not be compromised;
- Provision standards for parks in South Surrey is currently 4.2h per 1,000. Currently, South Surrey is well in excess of the provisional standards;
- Guideline is in place to not accept park sites of less than five acres;
- Examination of habitats have been completed however has no riparian features; and
- Other sites purchased at the same price would be significantly larger in size and would better benefit the community.

There followed a discussion relative to the occurrence and characterization of drainage issues.

It was

Moved by Councillor Higginbotham  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission

receive the presentation provided by Mr. Monk.

Carried

At the May 28, 2003 HAC meeting, the following recommendation was forwarded to the General Manager, Planning and Development:

*That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that Commission supports the amended tree augmentation strategy and with respect to the public gateway at the entry/exit to the Semiahmoo Trail, that a storyboard, in accordance with City standards, recognizing the cultural and natural significance of the Trail, be installed at the expense of the developer.*

It was suggested that to preserve the trees, that the developer may consider lessening the building footprint and increasing the setbacks in order to ensure more land is available for the preservation of natural vegetation for as much as the Trail as possible.

It was  
Moved by Commissioner Bowyer  
Seconded by Councillor Higginbotham  
That the Heritage Advisory Commission  
recommends to Council, that staff work with the developer to find a solution to preserve and retain the undisturbed forest land abutting or adjacent to the historic Semiahmoo Trail.

Carried

It was  
Moved by Commissioner Bowyer  
Seconded by Commissioner Clegg  
That the Heritage Advisory Commission  
recommends to the General Managers, Planning and Development and Parks, Recreation and Culture, that staff identify areas of the Semiahmoo Trail which need to be included on the Heritage Register and/or designated to ensure the entire Trail has heritage status.

Carried

**(c) Loyal Orange Lodge**

Commission reviewed the memorandum of June 17, 2003 from the Senior Planner. A title search was conducted and it was revealed that ownership of the original site of the Lodge was transferred from Arthur Richardson to Arthur Boothroyd, Henri Laferre and J.J. Breen, Trustees of the Loyal Orange Lodge No. 1471 in 1896.

Councillor Higginbotham withdrew from the meeting at 11:59 a.m. and returned at 12:02 p.m.

There followed a discussion relative to the structural integrity of the building and the possible sources of funding available to save the building. Mr. Croy suggested that adaptive re-use be considered prior to the expenditure of funds.

Mr. Croy further stated the conditions under which the zoning of the subject site may be prohibitive to its use as a community/recreation centre. The structure is at risk to lateral wind loading, and its greatest risk is from vandals.

There followed a discussion relative to the future uses under consideration for the cemetery.

It was Moved by Councillor Higginbotham  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission recommends to Council that staff bring forward a report on funding designated to the Loyal Orange Lodge, and a status report on the Neighbourhood Concept Plan amenity contribution revenues.  
Carried

It was Moved by Commissioner Bowyer  
Seconded by Councillor Higginbotham  
That the Heritage Advisory Commission recommends and supports the adaptive re-use of the Loyal Orange Lodge as part of the cemetery redevelopment plan and request that staff be directed to find an adaptive reuse, and that the City proceed immediately to install proper footings and structurally reinforce the building with the funds which have set aside. (*Commission has allocated \$50,000 for the restoration and preservation of the Loyal Orange Lodge*).  
Carried with Commissioners Cammack, Dragomir and Fuller against.

Commissioner Stewart and Councillor Higginbotham withdrew from the meeting at 12:40 p.m.

**(d) Community Heritage Register Phase 3 Review**

Commission reviewed the memorandum of June 17, 2003 from the Senior Planner. Included in the memo were draft terms of reference for the Phase 3 review of the City's heritage register.

The Provincial and Federal governments recently announced that funding is available to assist cities to share the cost of updating community registers, and to nominate buildings or sites for inclusion on the National register. It was noted that the terms of reference requires finalization and adoption by Council prior to participating in a cost share programs with the higher levels of government. The Provincial government has requested that a minimum forty sites be submitted for consideration.

There followed a discussion relative to the finalization of the terms of reference and the selection process for a consultant.

Commissioner Bowyer withdrew from the meeting at 12:56 p.m.

It was Moved by Commissioner Clegg  
Seconded by Commissioner Dragomir  
That the Heritage Advisory Commission  
(HAC) request that the Senior Planner expedite the issuance of the  
Request for Proposals for Phase III of the Community Heritage Register,  
and that funding be provided as necessary from the HAC budget.  
Carried

The meeting recessed at 1:10 p.m. and reconvened at 1:18 p.m., with staff, and Commissioners Paton, Dragomir, Menun, Clegg and Cammack in attendance.

## 2. ENGINEERING

### (a) Surrey's Heritage Assets on Engineering Website

The Engineering representative provided an update relative to the above and stated that website mapping only offers infrastructure information however staff are currently working on additional information which will include heritage features on the corporate website. The Planning and Engineering departments are working together to bring the heritage data of the website up to date, and it is expected to be completed by September 2003.

### (b) Elgin Hall Roof

Commission reviewed the memorandum of June 23, 2003 relative to options for the replacement and reparation of the roof. The four options listed were as follows:

1. asphalt shingles, 20 year life span, \$15,200 installation equivalent to an annual cost of \$760;
2. fibreglass shingles, 30 year life span, \$17,000 installation equivalent to an annual cost of \$567;
3. fibreglass shingles, 40 year life span, \$21,800 installation equivalent to an annual cost of \$545; and
4. cedar shakes, 30 year life span, \$35,800 installation, equivalent to an annual cost of \$1,193.

There followed a discussion relative to the above options, and what constitutes "heritage", even though the structure has had duroid shingles for the last forty years.

It was Moved by Commissioner Clegg  
Seconded by Commissioner Fuller  
That the Heritage Advisory Commission recommends to the General Manager, Engineering that the roof of Elgin Community Hall be replaced with fibreglass shingles, with a life span of 40 years, an installation cost of \$21,800; and further that the appearance and texture should closely resemble cedar.

Carried, with Commissioners Paton and Dragomir against.

**(c) Loyal Orange Hall**

Please see item C.1 (c).

**(d) Crescent Road - Chantrell Creek Culvert Road**

This item will be forwarded to the next agenda.

**(e) King George Highway - Opportunities for Inspection  
34 Avenue and King George Highway**

This item will be forwarded to the next agenda.

**(f) Future Road Projects**

The Engineering representative informed Commission that a report would be forwarded to Council prior to being available for committee/ commission review. There followed a discussion relative to the Mound Farm.

This item will be forwarded to a future agenda.

**g) Development Application 7803-0171-00  
168 Street and 60 Avenue (Boothroyd House)**

168 Street is an arterial road planned for a four-lane cross-section. Rapid growth in this area will severely strain this already busy road. As a result, the engineering department is considering upgrading 168 Street in the short term. A previously prepared a plan that shows by narrowing the cross-section and shifting the alignment, impact to the Boothroyd House itself and heritage trees can be avoided.

An additional 1.9-metre road dedication is required to accommodate road widening. Engineering is seeking HAC support for this critical road widening on 168 Street. Commission was requested to provided recommendation(s) to the General Manager, Engineering.

Staff were requested to obtain previous conceptual drawings and accompanying recommendations from 1997 and provide a report at the next meeting.

**3. PARKS AND RECREATION**

**(a) Storyboard Project - Tynehead**

The Manager, Heritage Services provided the proposed text of the Tynehead Storyboard. Tynehead Community Association is currently reviewing the text and will provide feedback at the July 2003 HAC meeting.

This item will be forwarded to the July 2003 agenda.

Commissioner Cammack withdrew from the meeting at 1:56 p.m.

**4. LEGISLATIVE SERVICES**

**(a) Corporate Flow Chart**

An updated version of the corporate flow chart is unavailable at this time. The Administrative Assistant informed Commission that the previous organizational flow chart may still be referred to, with the difference that facilities division now reports to the General Manager, Parks, Recreation and Culture.

**(b) HAC 2003 Operating Budget**

This item will be forwarded to the next agenda.

**(c) Regional Heritage Meeting (HSBC)  
September 26 & 27, 2003, Kamloops**

Commission reviewed the information regarding the above event, and was requested to consider a motion, approving members' attendance.

It was  
Moved by Commissioner Fuller  
Seconded by Commissioner Dragomir  
That the Heritage Advisory Commission  
recommends to the General Manager, Planning and Development that the Senior Planner attend the Regional Heritage Meeting scheduled for September 26 and 27, 2003 in Kamloops and that all expenses be authorized in accordance with Council policy.

Carried

**(d) List of Outstanding Items**

Commission is requested to review the list of outstanding items, and provide direction accordingly.

**Purchasers of Heritage Properties (Register)**

This item will be forwarded to a future agenda with back up information.

**(e) Friends of Heritage - 2004**

This item will be forwarded to the July 2003 agenda. Commission is requested to consider activities and promotional ideas.

**D. CORRESPONDENCE**

**E. INFORMATION ITEMS**

**1. Fraser Valley Heritage Railway Society**

Newsletter of May 2003.

**2. Jon Wright, Artist**

Commission reviewed the submission from Mr. Wright regarding potential heritage projects.

**F. OTHER COMPETENT BUSINESS**

**1. Heritage House Tour - June 1, 2003**

This item will be forwarded to the next agenda.

**2. HAC Tree Sub-Committee - June 9, 2003**

Commissioner Menun informed Commission that the tree sub-committee convened on June 19, 2003 to discuss significant trees in the Port Kells area. The Manager, Urban Forestry will address Commission at a future meeting.

**3. HSBC Annual Conference - May 29 - 31, 2003**

This item will be forwarded to the next agenda.

**4. Heritage Canada Conference 2003**

The conference is scheduled for September 18 - 20, 2003 in Winnipeg, Manitoba. The Administrative Assistant was requested to contact Ms. Heather Hunter, Heritage Foundation in Ottawa for more information.

This item will be forwarded to the next agenda.

**G. NEXT MEETING**

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

**H. ADJOURNMENT**

The Heritage Advisory Commission adjourned at 2:40 p.m.

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Chair