



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, JULY 30, 2003
Time: 9:04 a.m.

Present:

B. Paton - Chair
R. Cammack
D. Bowyer
A. Clegg
R. Fuller
T. Menu
Councillor Higginbotham

Absent:

C. Dragomir
A. Stewart

Staff Present:

A. Kopystynski, Planning & Development
W. Craig, Planning & Development
B. Parghi, Planning & Development
B. Clark, City Architect
D. Chow, Planning & Development
W. Whelen, Planning & Development
B. Sommer, Parks, Recreation and Culture
K. Miller, Legislative Services

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - June 25, 2003

It was Moved by Commissioner Bowyer
Seconded by Commissioner Cammack
That the minutes of the Heritage Advisory
Commission meeting held on June 25, 2003, be adopted.
Carried

B. DELEGATION

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a)(i) Development Application No. 7902-0392-00 (Gillis House) Polygon Development 148 Ltd.

Commission reviewed the memorandum of July 22, 2003 with supporting documentation relative to the above development. Commission was then requested to review the information, and provide comments to the General Manager, Planning and Development.

The Senior Planner provided an overview of previous information and issues identified by the HAC. Commission was advised on the applicant's proposed development concept for a heritage walkway through a multiple residential development, consisting of approximately 460 dwelling units in the Sullivan area. The proposed heritage walkway follows a portion of an old BCER railway spur line that transversed the subject site. Commission had previously reviewed and accepted the location of the heritage walkway, however details on the walkway design were not available at that time.

The applicant had previously submitted information on a proposed heritage management plan, which responded to heritage assets identified by staff.

The applicant further submitted correspondence outlining the proposed heritage walkway design in response to Commission's previous recommendations, and has provided photo documentation on the two structures that are to be demolished prior to development.

There followed a discussion relative to the pedestrian right-of-way through the site, and a highlighted portion, which would concentrate all the heritage elements, including sitting areas, storyboards and sheltered areas. The Tulip trees would be of 6" – 8" caliper. The length of the proposed walkway is approximately 150 metres, in order to preserve as many of the heritage buildings as possible. Other heritage enhancements include interpretive signs along the walkway, wooden boardwalks, bollards and decorative streetlights. The applicant has offered to call the first two townhouse development phases as "Gillis Walk", and "Sullivan Wynd" to recognize the heritage value of the development.

Concerns were expressed relative to Commission's initial request for the location of the walkway. The Senior Planner explained that due to development constraints, the applicant was unable to locate the entire walkway along the original location of the rail spur. . However, a continuous pedestrian walkway through the site is being provided.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Fuller
That the Heritage Advisory Commission
(HAC) recommends to the General Manager, Planning and Development that in addition to the highlighted area of the site plan, that the pedestrian walkway be continuous, in terms of the pavement treatment and signage throughout the entire site; and that the landscaping be designed in keeping with the historical era of the Sullivan settlement.

Carried

It was Moved by Councillor Higginbotham
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission
(HAC) recommends to the General Manager, Planning and Development that staff investigate the possibility of relocating to an alternate site on the Sullivan Park area, the original portion of the First Bethany United Church building, currently located at 6187 – 152 Street.

Carried

It was Moved by Commissioner Bowyer
Seconded by Commissioner Cammack
That the Heritage Advisory Commission
will, when it deems necessary, incur the cost of an independent assessment
on Heritage Properties, as defined in the *Local Government Act*, which are
subject to the impacts of development.

Carried

Councillor Higginbotham withdrew from the meeting at 10:05 a.m.

It was Moved by Commissioner Menun
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
(HAC) requests that the General Manager, Planning and Development
forward development permits on lands forming part of Rezoning
Application No. 7902-0392-00 with respect to heritage issues to the HAC
for review prior to issuance.

Carried

(a)(ii) Photo Documentation – Gillis Workshop

(a)(iii) Photo Documentation – Marlowe Building

(b) Heritage Alteration Permit – Richardson House

Commission reviewed the memorandum of July 21, 2003 regarding the
owner's proposed two-car garage.

The owner of the property has submitted a proposal to construct a two-car
garage as allowed in the Heritage Revitalization Agreement, and an
application to relax the setback requirements to accommodate the
proposed garage.

Commission was then requested to review the attached, and provide
approval of the proposed design.

It was Moved by Commissioner Clegg
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission
(HAC) recommends to the General Manager, Planning and Development
that the HAC approves the proposed design and location for the two-car
garage.

Carried

(c) **Canadian Register of Historic Places and BC Register of Historic Places**

The Senior Planner provided a verbal report relative to the above and described the contract to be entered into with the Provincial government as part of the national heritage initiative. Surrey has been granted funding of \$25,000 to identify heritage properties to be included in the National Register.

Commissioner Bowyer left the meeting at 10:33 a.m. and returned at 10:35 a.m.

(d) **Rock Tree – Restrictive Covenant**

Commission reviewed the memorandum of July 21, 2003, which provided a description of the measures contained in a Restrictive Covenant registered against the titles of lots located at 12237 and 12245 – 91A Avenue, upon which the Rock Tree is situated.

Commission then reviewed the main provisions of the document as follows:

- Two no disturbance zones;
- No buildings or structures, no change in grade and no hard surfacing allowed within the 8-metre no disturbance zone;
- No vehicle storage or parking allowed within the 8-metre no disturbance zone;
- Landscaping will be restricted to Cotoneaster Dammeri (Coral Beauty);
- The boulder will not be defaced, moved, relocated or disturbed;
- A split rail fence will be placed and maintained;
- Owners will maintain the tree in accordance with tree protection measures;
- Arboreal inspection will be conducted once annually; and
- Measures to take place prior to, during and following future construction.

The meeting recessed at 10:50 a.m. and reconvened at 11:04 a.m.

(e) **South Westminster NCP**

The City Architect, in conjunction with Planning and Development staff, presented the heritage strategy for South Westminster. Staff have recently completed an extensive review of the area, and revised the heritage evaluation sheets for each of the three heritage properties located in the study area.

Olsen House: The City Architect provided a review of the Olsen House, located at 10979 Olsen Road. The structure is in good condition and is being used as office space, but may also be used as a residence. There followed a general description of the property and how it relates to the provisions in the Plan for retaining the house.

Commission reviewed options for preserving the Olsen House. The South Westminster Land Use Plan designates the area surrounding the house for future business park/residential development. It is conceivable that the house site would be redeveloped in conjunction with the redevelopment of the adjacent RV park site. The redevelopment would require pre-loading, which could require temporary storage of the house off-site prior to relocation back on the site within the development. The house could be restored, to the recommendation of the HAC, at the time of the redevelopment of the site. It could be reused as an office, employee amenity building or caretaker's house within a business park development, or it could be reused as an indoor recreation amenity building, a detached strata unit or as a guesthouse within a multiple residential development. Commission reviewed a sketch illustrating how the house could be integrated with new development in South Westminster.

Staff explained that typically during redevelopment, adaptive reuses are discussed with the development and options for retaining the structure on the current location are reviewed.

It was suggested that rather than relocating the house, that the proposed park area be planned around the existing structure. Staff are currently considering high-density residential development in conjunction with the commercial/business development.

Commission discussed the house's landmark value, which was evaluated at 8/8 on the proposed revised worksheet.

Robert Kennedy House, and Martin Wilkes House: Located at 12481 and 12432 Old Yale Road respectively, it has been determined that while the area is zoned industrial, the owners are consistent in taking care of the properties.

There followed a discussion relative to the Ambler House, St. Helen's Anglican Church and rectory, James Creighton House, and the Stagecoach House, which was formerly the Westminster Hotel. The NCP does not currently reflect plans for the revival of the electric streetcar line in the area. Staff suggested that the owners of the above properties should be encouraged to maintain and retain the properties.

Staff reviewed the urban design plan for the area, which feature two primary corridors, which will accommodate community activities and heritage sites. The interurban rail is included in the Plan, and will link to Old Yale Road. Also proposed is a gateway plaza, which will create an entrance to the precinct.

Councillor Higginbotham returned to the meeting at 11:31 a.m.

To incorporate the heritage value of Old Yale Road, landscaping and special paving are proposed. Visual connections to other areas were described. The historical value of the area has been integrated into the Plan.

There followed a general discussion relative to the following:

- Parks/green space incorporated around the Olsen House;
- Reduced setbacks as an owner's incentive to maintain buildings;
- Currently zoned low impact industrial;
- Options for a theme for the area;
- The possibility of provision of a ferry service across the Fraser River;

It was Moved by Councillor Higginbotham
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission
(HAC) receive the heritage strategy for South Westminster, and recommends to the General Manager, Planning and Development that the HAC supports in principle the draft Heritage Strategy for South Westminster and that further, a tour in August 2003 be arranged for the HAC to view the heritage properties in the Plan area.

Carried

Councillor Higginbotham withdrew from the meeting at 11:56 a.m.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Cammack
That the Heritage Advisory Commission
(HAC) recommends to Council that the Planning and Development department be encouraged to incorporate green spaces contiguous with the existing heritage sites in the South Westminster Area.

Carried

(f) Heritage Salvage

Concerns were expressed relative to the lack of independent assessment conducted on the property.

This resolution will be forwarded to the Chair during development of the 2004 budget.

It was
Moved by Councillor Higginbotham
Seconded by Commissioner Fuller
The Heritage Advisory Commission
recommends to Council that recognizing that heritage salvage has a monetary value, that staff provide a report that deals with the process of heritage salvage.

Carried

The agenda was then varied.

3. PARKS AND RECREATION

(a) Tynehead Community Heritage Storyboard

Commission reviewed the report of July 17, 2003 submitted by the Manager, Heritage Services. Commission was then requested to review the information, and provide approval of the content.

It was
Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
approves the content of the Tynehead Community Heritage Storyboard.
Carried

The unveiling is scheduled for Saturday, September 13, 2003 at Tynehead Community Hall, 9568 – 168 Street at 5:00 p.m. Four tickets will be provided free of charge to the HAC; purchase for \$15 and reservations may be confirmed by contacting 604-582-3365.

The Administrative Assistant is requested to forward invitation and publish newspaper announcements for the unveiling event.

(b) Community Heritage Storyboards – 2004

Commission reviewed the report of July 17, 2003. Commission was then requested to review the attached information and provide approval for storyboard projects for 2004.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Fuller
That the Heritage Advisory Commission
approve Community Heritage Storyboards for the communities of
Bridgeview, Sullivan and South Westminster, and anywhere along the
Interurban Railway route during 2004.
Carried

1. PLANNING AND DEVELOPMENT

(f) Tree Cutting Along Crescent Road

The City Landscape Architect will provide a report relative to planned tree cutting along Crescent Road at the next meeting.

(g) Hazelmere United Church – Application for Financial Assistance

The Administrative Assistant will follow up this item and provide a report at the next meeting.

2. ENGINEERING

(a) Project Updates

The following items will be forwarded to the next agenda.

- (i)** Heritage Assets on Engineering Website
- (ii)** Chantrell Creek Culvert
- (iii)** King George Highway @ 34 Avenue
- (iv)** Development Application No. 7803-0171-00 (Boothroyd House Site)

4. LEGISLATIVE SERVICES

(a) Heritage Canada Foundation – Annual Conference

Commission was requested to pass a motion approving attendance of members.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Commissioner Paton and the Senior
Planner attend the Heritage Canada Foundation Annual Conference
scheduled for September 18 – 20, 2003, at the Hotel Fort Garry in
Winnipeg, Manitoba, and that all expenses be approved in accordance
with Council policy.

Carried

(b) BC Historical News – Subscription Renewal

Commission was requested to consider a motion to renew the above
annual subscription for \$15.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
renew the annual subscription of the BC Historical News for \$15.

Carried

(c) Outstanding Items

This item will be forwarded to the next agenda.

D. CORRESPONDENCE

E. INFORMATION ITEMS

F. OTHER COMPETENT BUSINESS

1. Heritage Society of BC Award Winners – 2003

The Chair provided a review of the above event.

2. Gaming

It was Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
(HAC) requests that Council consider providing a percentage of future revenue
from Gaming to Surrey's heritage initiatives.

Carried

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for August 27, 2003 at 9:00 a.m., on September 24, 2003 in the Mayor's Executive Boardroom.

H. ADJOURNMENT

It was

meeting do now adjourn.

Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 12:31 p.m.

Chair