



# City of Surrey

## Heritage Advisory Commission

### Minutes

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, SEPTEMBER 24, 2003  
Time: 9:09 a.m.

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**Present:**

B. Paton - Chair  
R. Cammack  
D. Bowyer  
C. Dragomir  
R. Fuller (9:46 a.m.)  
T. Menu  
A. Stewart

**Absent:**

A. Clegg  
Councillor Higginbotham

**Staff Present:**

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

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**A. ADOPTION OF MINUTES**

**1. Special Heritage Advisory Commission Minutes – September 9, 2003**

It was Moved by Commissioner Dragomir  
Seconded by Commissioner Menu  
That the minutes of the Special Heritage  
Advisory Commission meeting held on September 9, 2003, be adopted.  
Carried

**2. Heritage Advisory Commission Minutes – August 20, 2003**

It was Moved by Commissioner Dragomir  
Seconded by Commissioner Menu  
That the minutes of the Heritage Advisory  
Commission meeting held on August 20, 2003 be adopted.  
Carried

**B. DELEGATION**

**C. CORPORATE REPORTS**

**3. PARKS AND RECREATION**

**(a) Project Updates**

Information Report of September 16, 2003 regarding the following items:

- Tynehead Storyboard: production and installation completed, staff are awaiting final invoice to allocate costs to the HAC. The unveiling event was successful.

- Designation of Trees on Mound Farm: staff have identified that the trees are protected and would cost \$5,000 to undertake specimen evaluation and this expense was identified as unwarranted at this time. There followed a discussion relative to process which designates heritage trees.

The Administrative Assistant was requested to forward by-laws regarding park dedication and significant trees for the Mound Farm to the next agenda.

- National Designation of Mound Farm: Commission discussed the Planning department's review of sites for heritage value statements.
- Elgin Hall Roof: Facilities Management will oversee the roof replacement in the next eight weeks (weather depending).
- Thomas Joseph Brown House: staff had no additional updates at this time. There followed a discussion relative to the future of the house and concerns from local residents regarding train whistles.

It was Moved by Commissioner Fuller  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission  
(HAC) requests through the General Manager, Parks, Recreation and Culture and the General Manager, Engineering an update regarding the HAC recommendation of November 20, 2002 with regards to the Thomas Joseph Brown house.

Carried

It was Moved by Commissioner Fuller  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission  
(HAC) requests through the General Manager, Engineering an update on the protective and remediation measures that have been taken relative to the significant tree at the Thomas Joseph Brown house.

Carried

- Loyal Orange Lodge: a corporate report has been requested by Council and will be submitted in October 2003 by O. Croy. There followed discussion relative to measures which may be implemented to preserve the Lodge.

The Chair requested that the City provide Commission with address labels of residents in the area surrounding the Lodge with a view to conducting an opinion poll of the residents in that area, with a view to determining community interest in preserving the Lodge.

Commissioner Fuller joined the meeting at 9:46 a.m.

It was Moved by Commissioner Stewart  
Seconded by Commissioner Dragomir  
That the Heritage Advisory Commission requests through the City Clerk and the General Manager, Planning and Development that on the HAC's behalf, a letter be forwarded to residents in the areas covered by the West Cloverdale Neighbourhood Concept Plan, including properties as far east as 172 Street, advising that the Loyal Orange Lodge is at risk for demolition, and requesting community involvement to future possible uses for the building. Community responses should be forwarded to the City Clerk within two weeks following dispatch of the letter.

Carried

## 1. PLANNING & DEVELOPMENT

### (a) **Heritage Canada Conference September 18 – 20, 2003, Winnipeg**

Commission was informed that the Manager, Policy and Long Range Planning will be in attendance to provide an overview of the above event at the October 2003 meeting.

### (b) **Consultant Submissions – Phase 3 Heritage Register Review**

The Senior Planner provided an update relative to the responses to the proposal call for the Phase 3 Heritage Register Review. It is anticipated that the study will commence in early October 2003. Commission was requested to provide direction in terms of reviewing the proposals and selecting a consultant.

It was recommended that Commission appoint a sub-committee to assist in the review of the submissions and interviewing of the consultants.

Regarding the cost of the study, Commission previously agreed to consider making a contribution to ensure the full study is completed. The City has a tentative agreement to fund the Statements of Significance portion of the Review, however this is not sufficient to cover the entire cost.

It was agreed that a sub-committee comprising Commissioners Fuller, Stewart and Paton, be convened as soon as possible.

### (c) **Relocation of Marlow Photography Studio**

The Senior Planner provided background information about the possibility of relocating the subject building.

The developer has voluntarily postponed demolition until a decision is made about Commission relocation concept. Parks, Recreation and Culture was consulted, and have advised that with no identified adaptive re-use, the building is not on the heritage register, and further review would be needed to determine if it has heritage value and if it is feasible to move and upgrade for an intended use. Unless there is a particular purpose and program, the PR&C department is not prepared to assume the cost of constructing or acquiring buildings for City parkland. Consequently, relocating the building to Sullivan park is not a consideration.

PR&C are not prepared to acquire and relocate the Marlow Building to Sullivan Park because an adaptive re-use has not been identified and due to the cost implications. Consequently, there is no further need for the developer to hold off with the demolition.

It was  
Moved by Commissioner Fuller  
Seconded by Commissioner Stewart  
That the Heritage Advisory Commission receive the information regarding the Marlow Photography Studio and request that salvaged materials be used within the development where possible as previously indicated.

Carried with Commission Paton against

**(d) Semiahmoo Trail Designation**

The Senior Planner provided a presentation regarding the next phase of a development adjacent to the Semiahmoo Trail. It was noted that not all segments of the Trail are on the Heritage Register or designated.

Commission reviewed the inventory of lands, their status and description of character in the area between Elgin in the north and 16 Avenue in the south. The lands are commonly associated with Semiahmoo Trail and Southmere pedestrian systems.

The pedestrian system is secured in a variety of ways: portions are City roads and other are owned by the City as lots. Still others are dedicated parks, and in some instances private lands are subject to easement, rights-of-way or restrictive covenants with or without public access. Only the portion between 24 and 32 Avenues has a heritage designation (By-law No. 5556). Some additional portions or slivers needed to complete the Trail will be obtained when sites next to the Trail are subject to development applications.

Different portions of the pedestrian trail system have different qualities as follows:

- Alignment
- Character

- Function

Based on the above, expanding the lands identified in the Community Heritage Register and/or subject to heritage designation as part of the Semiahmoo Trail designation can be considered, based on two alternative criteria:

- Lands that once were the true alignment of Semiahmoo Trail; and
- Lands that once formed the true alignment or evoke the historic function of the Trail.

Although not all portions of the Trail have been secured, there is some potential for considering heritage recognition of the trail segment controlled by the City from Highgrove to 24 Avenue, and stronger potential for heritage recognition for the segment from 32 Avenue to Elgin.

Staff suggested that a heritage designation by-law be drafted for those additional segments of the Trail that Commission concludes are candidates for designation once there is sufficient progress with the Phase 3 Review. Input will also be obtained from the Parks, Recreation and Culture, and Engineering departments. In conjunction with Area Planning and Development, another task is to draft suitable character and design guidelines to be included in the designation by-law. As further development occurs, the missing slivers can be obtained, added to the Trail and the designation can be extended.

There followed a discussion relative to the following issues:

- Collection of data related to CPTED, environmental impacts, standards and maintenance
- Inclusion of new and replacement of existing signage in order to remove any inference to the Trail originally being an aboriginal travel route
- Cost of installing a bronze plaque on the stone cairn, and removal of the current wording, in view of historical evidence that the Trail was used as a wagon trail

It was

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

receive the information regarding the Semiahmoo Trail Designation, and recommend to Council that a heritage designation by-law be drafted for additional segments of the Trail that Commission concludes are candidates for designation, once there is sufficient progress with Phase 3 of the Heritage Register Review.

Carried

It was Moved by Commissioner Cammack  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission recommends to Council that the wording on the bronze plaque attached to the stone cairn located on the Elgin Road portion of the Semiahmoo Trail, be reviewed and considered for its accuracy.

Carried with Commissioner Dragomir against

It was Moved by Commissioner Dragomir  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission recommends to Council that the Friends of Semiahmoo Trail be consulted with respect to the content of the signage on the Semiahmoo Trail.

Carried

**(e) Development Application No. 7903-0210-00  
14585, 14615, 14667 and 14643 – 32 Avenue**

Commission reviewed information relative to the proposed townhouse development at the above location, along the east side of the Semiahmoo Trail.

The applicant is proposing to develop of 76 townhouse units. Since the development is adjacent to the Trail, the developer proposes a combination of dedication and design enhancements to preserve the heritage character of the Trail.

The applicant is proposing to dedicate a minimum of five metres in addition to the existing Trail right-of-way. The amount of land being dedicated widens to 15 metres along the northern half of the subject site's western boundary to comply with Department of Fisheries and Oceans requirements. The applicant also provides monies to the satisfaction of the Parks, Recreation and Culture department to help maintain and improve the Trail.

The proposed buildings are to be set back a minimum of ten metres to establish a landscape buffer instead of the required 7.5 metres as stated in the Zoning By-law.

The landscape buffer will be reviewed by a certified arborist to determine the quality of the existing trees, however the applicant will also be planting more native species of trees and shrubs to ensure a naturalistic treatment along the Trail. Fencing along the Trail will also be restricted to split rail style and 1.2 metres tall. A restrictive covenant will be instituted to ensure that no disturbance of the landscape buffer occurs, and that no structures are erected in the setback area.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Menu  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that the proposed design enhancements to the Semiahmoo Trail for Development Application No. 7903-0210-00 be supported as part of the townhouse development.

Carried

The meeting recessed at 11:48 a.m. and reconvened at 12:06p.m.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Menu  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development, Development Application No. 7903-0210-00 be endorsed, subject to the following:

- Connecting pathway surfaces be similar to the design criteria for the Trail;
- That split rail fencing be used throughout; and
- That the developer be requested to take appropriate steps to lessen the environmental impact on the Trail.

Carried

### **Semiahmoo Heritage Trail**

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Menu  
That the Heritage Advisory Commission recommends to Council that any amenity funds for developments which impact the Semiahmoo Trail, be set aside and only used to maintain and improve the Trail.

Carried

Commissioner Dragomir withdrew from the meeting at 12:22 p.m.

**(f) Development Application No. 7903-0261-00  
3310 & 3320 – 144 Street**

Commission reviewed the development application which proposes 10 suburban single family lots, with 15% parkland dedication which will expand the Trail. The applicant's proposal complies with existing land use designations, the OCP and all applicable local area plans.

Public access in the form of a walkway to the Semiahmoo Trail is to be provided at a mid-point location between 34 and 32 Avenues. The exact location of this walkway, whether it will be provided within this site or to the south, has not yet been resolved with the applicant.

The applicant is further proposing to:

- conduct a complete arborist assessment by a qualified professional to address tree preservation, augmentation and re-planting and prepare a landscaping plan, which includes fencing details;
- provide split rail fencing no more than 1.2 metres in height for lots adjacent to the Trail,
- provide a amenity fund contribution for the upgrading of the Trail at this location, based on the requirements of the Parks, Recreation and Culture department, and
- Provide a minimum 10 metre building setback from the Trail right-of-way, which will be secured under the building scheme and registered on title.

The applicant is being encouraged to provide individual access through gates, from lots 1, 2 and 3, backing onto the Trail, for natural surveillance and increased use of the parkland.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Cammack  
That the Heritage Advisory Commission  
recommends to the General Manager, Planning and Development that  
Development Application No. 7903-0261-00 be supported.  
Carried

The agenda was then varied.

#### **4. LEGISLATIVE SERVICES**

##### **(b) Hazelmere United Church – Application for Financial Assistance: Legal Opinion**

Memorandum of September 22, 2003 from the City Solicitor, stating that .

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Stewart  
That the Hazelmere United Church be  
notified that the application for financial assistance for the installation of a  
holding tank, and the construction of two washrooms has been approved.  
The City's financial contribution amounts to a maximum of \$7,025,  
provided the applicant has matching funds.

Carried



Commissioner Bowyer withdrew from the meeting at 12:43 p.m.

## 2. ENGINEERING

### (a) Project Updates

Memorandum of September 16, 2003 regarding the following items:

- Heritage Assets on the Corporate Website: Commission comments and requests have been forwarded to the Manager of the project. Heritage Features will not be available as a default, but Engineering will review options to highlight the availability and need for developers to check Heritage Features. Commission will be updated as the project proceeds.
- KGH @ 34 Avenue Construction: this project may be extended approximately 200m further south to tie to the previous intersection widening at 148 Street. If the budget is available for this extension, six heritage trees would be in proximity to the works. It is anticipated that the work will be completed prior to December 2003, but it may be delayed until the Spring of 2004. Commission will be advised when the temporary protective fencing is installed around the heritage trees.
- 34 Ave @ Semiahmoo Trail: Traffic Operations Section has been advised of the Commission's concerns regarding lack of warning signage for the raised crossing and Semiahmoo Trail signage.
- Chantrell Creek Culvert: the concrete works noted previously were temporary barriers. The corrugated steel and wood post barrier will be reinstated so that the heritage aspect of Crescent Road should be unchanged.
- Teresan Gas Line: Teresan needs to upgrade their facilities and will be installing a new gas line in proximity to the heritage trees in this area. Temporary protective fencing will be installed around the trees, as the trees are still small. Works are not expected to impact existing trees. Teresan Gas will be contributing \$10,000 towards future Oak tree planting along the KGH. The Parks Dept and Engineering Dept will be working together to expand on the existing program of acorn gathering and growing trees in Nurseries for future planting. Like the existing program, school children will be involved in taking care of the trees.
- Significant Trees Along 152 Street (4100 Blk.): ditch improvements required temporary removal of the rock/bronze plaque associated with these trees. Upon completion of the project, the rock will be reinstated to an appropriate location.

**4. LEGISLATIVE SERVICES**

**(a) Outstanding Items**

This item was forwarded to the next agenda.

**D. CORRESPONDENCE**

**E. INFORMATION ITEMS**

**1. Moving of the Ingram (Watson) House**

Memorandum of September 4, 2003 from the General Manager, Planning and Development.

**2. Hazelmere United Church – Application for Financial Assistance**

Memorandum of September 8, 2003 from Legislative Services to the Assistant City Solicitor.

**3. Council Resolutions – September 8, 2003**

Memorandum of September 10, 2003 from Legislative Services.

**F. OTHER COMPETENT BUSINESS**

**1. Heritage Week 2004**

Commission agreed to convene a meeting of the sub-committee to discuss activities and/or projects for October 20 and 29, 2003.

**2. Plaquing and/or Signage of Heritage Properties**

This item was referred to a future agenda.

**G. NEXT MEETING**

The next meeting of the Heritage Advisory Commission is scheduled for October 29, 2003 in the Mayor's Executive Boardroom - 9:00 a.m.

**H. ADJOURNMENT**

The Heritage Advisory Commission adjourned at 1:04 p.m.

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Chair