



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, DECEMBER 17, 2003
Time: 9:06 a.m.

Present:

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

Absent:

Staff Present:

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

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - November 19, 2003

It was Moved by Commissioner Dragomir
Seconded by Commissioner Stewart
That the minutes of the Heritage Advisory
Commission meeting held on November 19, 2003, be adopted.
Carried

2. Special Heritage Advisory Commission Minutes – November 26, 2003

It was Moved by Commissioner Cammack
Seconded by Commissioner Dragomir
That the minutes of the Special Heritage
Advisory Commission meeting held on November 26, 2003, be adopted.
Carried

B. DELEGATIONS

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Semiahmoo Trail Design Guidelines

Commission reviewed the proposed standards of the Semiahmoo Trail and the Senior Planner stated that Planning staff has been evaluating the application along the Trail, based on a collection of reports. One of the first was Corporate Report R97, which was approved by Council in April 1993. It was in this report that design objectives, the split rail fence

standards, special setback and landscaping interface were considered and approved by Council upon the recommendation of the Commission.

The policy consolidates all standards and practices related to interfacing of development with Semiahmoo Trail into a single document. It takes into consideration more recent policy initiatives, including designs that promote safety Crime Prevention through Environmental Design (CPTED).

The Senior Planner explained that the establishment of the Design Standards for the Trail ensures coordinated development of the public Trail, and provides guidelines for developments abutting the Trail in order to protect the heritage value and character of this public amenity.

The following issues were discussed:

- Typical cross-section residential interface;
- Typical standards for development on adjacent lots;
- Development of the public trail;
- Development standards on private land abutting the Trail;
- 10 metre restrictive covenant area;
- Fencing along the Trail; and
- Procedures and implementation of policies.

The Senior Planner explained that all parkland landscaping shall be designed and installed by the Parks, Recreation and Culture department. Landscaping should consider principles of CPTED as outlined in the Official Community Plan (OCP). Landscaping on private property should emphasize native plants and may also include flowering and fruiting shrub species that provide wildlife habitat and aesthetic appeal. New landscaping should reflect and complement existing trail conditions. Councillor Higginbotham then explained the purpose of CPTED standards, which primarily serve to provide a visual advantage for law enforcement and also serve to deter illegal access to properties.

Concerns were expressed regarding the landscaping requirements on private property, and Commission felt that consideration should be focused on the buffer, rather than on private properties. Further it was suggested that some of the issues contained in the Design Standards were not the purview of the Commission, for example the three items under the heading, *Development of the Public Trail* (monetary contributions of the developer). The Senior Planner explained that the clause relative to the requirement of monetary contributions from developer are typical and allows the design policies of the Trail to be achieved. Following further discussion, it was suggested that Commission was being requested to review and endorse the Design Standards, in order that staff be authorized to apply the proposed Standards to development proposals along the Trail.

It was Moved by Commissioner Stewart
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
recommends to the General Manager, Planning and Development that the
Proposed Semiahmoo Trail Design Standards are supported by the HAC.
Carried with Commissioner Paton against

**(b) Development Application No. 7903-0268-00
14647 – 28 Avenue, and 2865 Semiahmoo Trail**

Commission reviewed the above application, which proposes a rezoning from One-Acre Residential (RA) to Half-Acre Residential, Gross Density Zone (RH-G), to permit a subdivision into thirteen suburban single-family lots. The development proposal complies with the Suburban designation of the OCP, however it does not comply with the land use designation under the Central Semiahmoo Peninsula Local Area Plan for the parcel located at 14647 – 28 Avenue. The applicant has requested a re-designation, for this parcel only, from One Acre to Half Acre Gross Density.

Since the applicant is seeking a rezoning, the Surrey Zoning By-law requires that the applicant provide 15% parkland. The applicant is proposing to dedicate 15% of the western portion of the property as parkland, which will allow for an eventual linkage to Semiahmoo Trail Elementary School, and Semiahmoo Trail Park to the north and to Sunnyside Acres Urban Forest Park to the south. A proposed internal road network from 28 Avenue will provide vehicular access to the internal lots, as well as allowing the closure of any vehicular access currently on the Trail.

A pedestrian gate/access to the Trail is being encouraged for Lot 10 to address CPTED recommendations in the OCP. The existing house presently located at 2865 Semiahmoo Trail is to be retained. Further discussion regarding the specific details of the retention of the house and its adherence to the proposed standards will be required.

Commissioner Dragomir left the meeting at 9:45 a.m., and returned at 9:48 a.m.

Staff then recommended that the Commission accept the treatment interface between the proposed subdivision and the Trail and provide comments to the, and provide recommendation(s) to the General Manager, Planning and Development.

There followed a general discussion relative to the subject site.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Stewart
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that the proposed rezoning and subdivision be supported, and that a realignment to the property line be made to straighten out the configuration of the Semiahmoo Trail, and finally, that the Semiahmoo Trail Design Standards be implemented.

Carried

(c) **Planning & Development Department Outstanding Items**

1. **Statements of Significance:** In addition to the minor corrections which were requested at the November 26, 2003 Special Heritage Advisory Commission meeting, the following four sites have been added:
 - Lorne Circus (exemplifies the long-standing efforts to establish a good quality of life in the City through well planned neighbourhoods, parks and road systems).
 - Great Northern Rail Right-of-Way (exemplifies the significant role of rail transportation in stimulating growth and contributing to the historical identity of Surrey);
 - Surrey Centre and Old McLellan road (recognizes Surrey's agricultural antecedents as well as the significant historical and cultural role of this community to the early formation of Surrey); and
 - The Columbian Centennial Totem Pole (commemorates Canada's Centennial in 1967, and is located on the grounds of the Municipal Centre; exemplifies the significance of aboriginal heritage of Surrey).

2. **Heritage Register:** Properties may not be considered for the National Register unless they are on a Community Register. Therefore, the properties under consideration for the National Register and *not* designated or already on Surrey's Heritage Register may be reviewed and brought forward for inclusion on the Heritage Register as follows.
 - Semiahmoo Trail from the Nicomekl River to 28 Avenue and from 24 Avenue to 20 Avenue;
 - Mound Farm;
 - Green Timbers Inaugural Plantation;
 - Peach Arch;
 - King George Highway Royal Oak Trees;
 - Lorne Circus;

- Great Northern Rail Right-of-Way segment;
- City Centre and Old McLellan Road; and
- Centennial Totem Pole.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Stewart
That the Heritage Advisory Commission
recommends to Council that the following sites be added to the Surrey
Community Heritage Register and that staff work with the consultant to
prepare Heritage Assessment Sheets for each of the sites:

- Semiahmoo Trail from the Nicomekl River to 28 Avenue and from 24 Avenue to 20 Avenue;
- Mound Farm (excluding Snow House and Smith House);
- Green Timbers Inaugural Plantation;
- Peach Arch;
- King George Highway (Rte. 99A) & Royal Oak Trees;
- Lorne Circus;
- Great Northern Rail Right-of-Way segment;
- Surrey Centre and Old McLellan Road;
- Centennial Totem Pole;
- B.C. Southern Rail Right-of-Way;
- Great Northern Railway Right-of-Way on Harvie Road;
- Redwood Park;
- Loyal Orange Lodge;
- Brownsville (Sandbar).

Carried

Commissioner Cammack left the meeting at 10:34 a.m. and returned at 10:37 a.m.

- 3. Semiahmoo Trail Designation By-law:** Commission reviewed the draft Heritage Designation By-law and recommended that staff produce the appropriate report and forward the report and by-law to Council.

Councillor Higginbotham left the meeting at 10:38 a.m.

Commissioner Menun left the meeting at 10:41 a.m. and returned at 10:44 a.m.

- 4. Crescent Beach Tree:** The City Landscape Architect recommended no further action on this matter.

(d) News Release

Commission reviewed the website publication of the Hunt for Historic and Significant Places in Surrey. There followed a discussion relative to the number of entries received to date. The Senior Planner stated that the deadline for the request for submissions is January 5, 2004.

2. ENGINEERING

(a) Sale of Surplus Parkland Located at 13951 Crescent Road (Daniel Johnson House)

Commission reviewed the memorandum of December 8, 2003 from the General Manager, Engineering. It was noted that an offer for the property has been accepted. The purchasers of the property have subsequently offered to restore the Loyal Orange Lodge to Crescent Road, pending completion of a feasibility study.

Councillor Higginbotham returned to the meeting at 10:56 a.m.

It was noted that the purchase of the property is not subject to the restoration of the Lodge. The detailed feasibility and the cost of relocating the Lodge are currently being reviewed, and once this is confirmed, the issue of HAC funding for the possible relocation will need to be addressed. The preliminary cost estimate was in the range of \$80,000.

Commission discussed the benefits of relocating the building or restoring it on the current site.

The Commission stressed the importance of maintaining the Lodge at its current location.

The Manager, Heritage Services left the meeting at 11:23 a.m.

It was
Moved by Commissioner Bowyer
Seconded by Commissioner Stewart
That the Heritage Advisory Commission
(HAC) recommends to Council that the purchasers of the property located at 13951 Crescent Road (Daniel Johnson House), be invited to appear as a delegation at a future HAC meeting to discuss the Loyal Orange Lodge.
Carried

Councillor Higginbotham requested that Realty Services and Parks, Recreation and Culture staff liaise with the purchasers of 13951 Crescent Road (Daniel Johnson House) and provide information relative to any funding allocated to the restoration of the Loyal Orange Lodge and any options related to siting, relocation and costs of the restoration of the Lodge. This information is requested as soon as possible.

The meeting recessed at 11:32 a.m. and reconvened at 11:36 a.m.

It was
Moved by Commissioner Clegg
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission
request that Mayor McCallum forward correspondence to the new Minister of
Canadian Heritage to encourage the continuation of the Canadian Historic Places
Initiatives.

Carried

(b) Project Updates

Commission reviewed the memorandum of December 9, 2003 regarding the following items:

- 1. Chantrell Creek Culvert under Crescent Road.**
- 2. Significant Trees Along 152 Street (4100 Blk.).** The Project Manager is proposing to locate the granite marker approximately 20-30 feet from the trees so that it can rest against a culvert headwall without the chance of rolling into the ditch. An object marker will be placed approximately one metre in advance for driver safety.
- 3. Trees Along 188 Street & 83 Avenue:** Commissioner Bowyer expressed concerns relative to the status of installation of plaques in time for Heritage Week. Staff confirmed that this item would be addressed as soon as possible. This item will be forwarded to the next meeting.

The Engineering representative withdrew from the meeting at 11:52 a.m.

3. PARKS AND RECREATION

(a) Heritage Storyboards

The Manager, Heritage Services provided the final copy of the storyboards for Bridgeview, Sullivan, Railway History and Norwegian Heritage. The suggested date for the Bridgeview sign will be July 24, 2004 – in conjunction with the 60th anniversary of the Bridgeview Community Association and the unveiling of the public art mosaic. It was further noted that 2004 marks the 100th anniversary of the opening of the Fraser River Bridge. There will be additional events to mark this anniversary.

Darlene Bowyer will confirm the dates and times for the unveiling of the Sullivan and Railway sign and the Norwegian Heritage sign at the January meeting.

(a(i)) Project Schedule – Surrey Museum

The Commission received the preliminary project schedule for the design and construction of the new Surrey Museum. Commission is encouraged to attend a Public Open House to review and provide input into the site layout and building design for the new Museum.

The Open House will take place on Thursday, January 8, 2004, 6:30 p.m. at the Cloverdale Seniors Centre, 17671 – 56 Avenue. The presentation is scheduled to begin at 6:30 pm.

(b) 1912 Municipal Hall

The Manager, Heritage Services provided a verbal report, regarding an application to the Gaming Commission from the Friends of Surrey Museum and Archives Society. The application for \$200,000 will address minor building restoration, handicapped access, youth learning center equipment and specialized equipment associated with providing access to the archives collections (microfilm reader, computer kiosks, map storage, oral history study areas, and video viewing in 1912 Municipal Hall.

(c) Property Ownership of Green Timbers Site

Commission reviewed the memorandum of December 12, 2003 from the Manager, Urban Forestry and Environmental Programs.

The Manager, Heritage Services withdrew from the meeting at 12:11 p.m.

4. LEGISLATIVE SERVICES

(a) Outstanding Items

This item will be forwarded to the next meeting.

D. CORRESPONDENCE

E. INFORMATION ITEMS

1. Council Resolutions – November 26, 2003

Commission reviewed the memorandum of November 25, 2003 from Legislative Services.

2. Council Resolutions – December 1, 2003

Commission reviewed the memorandum of December 8, 2003 from Legislative Services.

F. OTHER COMPETENT BUSINESS

1. Gaming Policy (Discussion)

Commission reviewed the City's Gaming Policy, adopted by RES.R01-1742 on July 16, 2001. Commission members were requested to liaise with the Manager, Heritage Services to research heritage projects, which would require capital funding.

Commissioners Dragomir and Bowyer withdrew from the meeting at 12:18 p.m.

2. Committees/Commissions/Boards (Appointment)

The Commission discussed the restructuring of the committees and the appointment process.

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for January 29, 2004 in the Mayor's Executive Boardroom - 9:00 a.m.

H. ADJOURNMENT

The Heritage Advisory Commission adjourned at 12:25 p.m.

Chairperson