



City of Surrey

Heritage Advisory Commission

Minutes

Executive Board Room
City Hall
14245 - 56 Avenue
Surrey, B.C.
MONDAY, MARCH 31, 2004
Time: 9:00 a.m.

Present:

B. Paton - Chair
A. Clegg
C. Dragomir
R. Fuller
T. Menuin
A. Stewart
A. Lonneberg

Absent:

R. Cammack
D. Bowyer
Councillor Higginbotham

Staff Present:

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

B. Paton, Chair of the Heritage Advisory Commission, commented that once Council has finished its review of the Committee/Commission structure, her term on the Heritage Advisory Commission would be concluded. She stated she has enjoyed serving for 7 years, and conveyed her appreciation to the members of Commission and to staff for all the work they have done towards heritage preservation in the City of Surrey.

A. ADOPTION OF MINUTES

It was

Moved by Commissioner Dragomir
Seconded by Commissioner Stewart
That the minutes of the Heritage Advisory

Commission meeting held on March 9, 2004, be adopted.

Carried

B. DELEGATIONS

C. CORPORATE REPORTS

Lee-Anne Pitcairn, Planner, entered the meeting at 9:10 a.m.

1. PLANNING & DEVELOPMENT

**(a) Development Application No. 7904-0077-00
Baron von Mackensen House at 9546 – 192nd St.**

This proposal involves the Baron von Mackensen House, which is on the Heritage Register and located on the southeast corner of 96 Avenue and 192 Street.

The proposal will allow retention of the existing Baron von Mackensen House and develop the balance of the property for three (3) mixed-use

commercial buildings. The applicant proposes to renovate the house for an eating establishment or neighbourhood pub used.

This development application is referred to the Heritage Advisory Commission to endorse the approach provided by the applicant and to provide general comments to the Planning & Development Department.

L. Pitcairn, Planner noted:

- That the current appearance is fairly simple and they are proposing to add a wraparound balcony with additional building on the side to accommodate the use.
- That the applicant wishes to move forward so that the building does not become unoccupied and subject to vandalism.
- That the proposed use for the house is restaurant or pub, but has not proceeded through rezoning at this time.

A. Kopystynski, Senior Planner noted:

- That the home on the site has been rented and staff understands that the person occupying the home is leaving.
- That the applicant is concerned about vandalism and wishes to ensure that the building is maintained.
- That the development proposal would adapt the building so that it is occupied and renovated according to a conservation plan.
- That the site is industrial and the applicant is proposing a rezoning to comprehensive development, which would allow for certain commercial uses, with the residence becoming a restaurant or pub.
- That a heritage revitalization agreement is not on the site yet, but the Statement of Significance approach is being used to determine the heritage value.
- That staff will work with the applicant and the City Architect to ensure the agreement maintains and enhances the character elements as part of the building.
- That it may be advisable to have a 2-step approval process, and at this point discuss whether the concept of providing heritage protection has merit by approving the development in principle.
- That approval in principle will allow staff the ability to negotiate a heritage conservation agreement.
- That once the City and applicant arrive at what is an acceptable heritage revitalization agreement it will be brought back to the Heritage Advisory Commission for discussion.
- That the applicant may also be able to access heritage revitalization funds through the Federal Government for heritage properties that pursue a commercial venue.
- That the house will be subject to a Heritage Revitalization Agreement that would include all details for design, how the building heritage would be conserved and how the heritage aspects would be renovated.

Commission discussed the proposed development at 192nd and 96th Avenue, which would include the Baron von Makensen house at 9546 - 192 Street and noted:

- That a survey done 7 years ago suggested that the structure and foundation appear to be in good condition.
- That the development permit should contain a proviso that the restoration of the building proceed in concert with the overall proposal to ensure that the house is not left unoccupied.
- That Commission is very pleased with the submission and would like the developer to know this.

The Senior Planner reviewed the various methods of preserving heritage in the City:

- Placement of the property on the Heritage Register through Council resolution – which signifies that the property/building is important to the community, has heritage value and cannot be demolished without input from the Heritage Advisory Commission.
- Through a Heritage Revitalization Agreement, which is between the City and landowner.
- Heritage Restrictive Covenant, which is attached to the land.
- Heritage Conservation By-law which is generally used only for City properties.
- Heritage conservation areas where blocks of land are designated for high levels of protection and alterations cannot be made without a Heritage Alteration Permit.

It was Moved by Commissioner Stewart
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission
recommend to the General Manager, Planning & Development that the proposal for heritage protection of the Baron von Mackensen house be given approval in principle subject to:

1. Successful negotiation of a Heritage Revitalization Agreement that contains a suitable conservation plan.
2. The house being developed in concert with phase 1 of the development and confirmation that the house will continue to be situated in its original location.
3. Submission of the Heritage Revitalization Agreement and revised Surrey Heritage Evaluation worksheet for review and approval of the Heritage Advisory Commission prior to first reading or public hearing.
4. Demonstration that the proposed exterior alterations are in keeping with the character defining elements for the building.
5. Consideration of reinstating the turret as originally designed and at the original height; and

6. The applicant paying for the design and installation of a storyboard for the property, which would be a mutual benefit to both the development and to the City of Surrey.

Carried

L Pitcairn left the meeting at 9:42 am

(b) Statements of Significance

The Senior Planner reported that due to the amount of work involved in the Statements, the deadline was extended to March 31. Donald Luxton, consultant, has completed all the work, some last minute pieces of information have been included, and the Statements will be transmitted today (March 31).

The Senior Planner advised that the next step will be to bring recommendations to the April meeting of the Heritage Advisory Commission on how the project will be continued.

The Senior Planner continued that approximately two dozen sites had been brought forward by the public as part of the heritage hunt. Don Luxton will review these sites and advise the Heritage Advisory Commission which sites merit further attention and consideration for the Heritage Register. A public information/open house will be held and any affected City Departments notified and involved in the process. The School District will also be notified if there are any affected schools.

The Heritage Advisory Commission expressed an interest in receiving information on funding available for the next level of the Statements of Significance project, and what can be planned for 2005.

A. Kopystynski left the meeting at 10:40 a.m.

2. ENGINEERING

(a) 2004 Construction and Design Projects

The Transportation Engineer presented 2004 construction and design projects that are in proximity to heritage features and significant trees.

J. Boan, Transportation Planning Engineer advised that the projects are still very much in draft form, and the Heritage Advisory Commission will be kept informed of any changes or new projects. Mr. Boan noted the following heritage elements and engineering projects:

- Highway Garage – a water line project on 57 Avenue between 175B and 177 Avenue – project has not been designed and may not proceed this year - no impact is anticipated.

- Charles Bell House, Christ Church Bell Hall, Avenue of Trees – water line along Old McLellan Road, just north of Bell Road past the church and down the hill. The Avenue of trees is on the cemetery side and the water line on the opposite side. There is no design for this project yet and it may not proceed this year.
- Elgin Hall and significant trees – water line on 142A Street, Greencrest Drive – Crescent Road. The project is within the road allowance and no anticipated impact.
- Elgin Road - sewer project at Elgin Pump Station 2 - two sewer lines in conjunction with development along Elgin Road. The lines will be on the east portion of the road, and within the paved area. They are still working on how the project will be facilitated and hope to bring more information to the Heritage Advisory Commission next month.
- 500mm diameter heritage tree on King George – sewer line along King George Highway between Lilac Drive and Broome – McBeth Road. The Project Manager will be contacting Parks to see what they can do to minimize impact on the heritage tree.
- Roll's Carpentry Shop – sewer project on Fraser Highway between 140 and 138 Street. Do not anticipate any impact on the building.
- Hycrest Nursery Barn – sewer project on 192 Street between 40th & 52nd – no anticipated impact.
- Sullivan Station - East Newton Dyke Upgrades east of 152nd and 64th. There is sufficient separation so that there will be no impact.
- Sunneydene Poultry Farm House – North Cloverdale Dyke Tie-in 168 Street/68 Avenue – there is sufficient separation so that there is no impact.
- Collishaw House – old Logging Ditch Channel Upgrade on 164th & 40th. There is sufficient separation so that there will be no impact.
- Cenotaph – road urban features – 176 Street between 57 Avenue and 68A Avenue. The Cenotaph will be relocated by Parks and Ministry of Transportation. Staff will continue to monitor the highway project because of the heritage features and keep the Heritage Advisory Commission updated.
- Significant Trees – arterial paving 96th Avenue 138 Street - 148 Street. There will be no impact as this is pavement overlay only.
- Charles Feedham House – major collector sidewalks on 32 Avenue 142 – 144 Streets – no anticipated impact.
- Heritage Oak Trees – King George Highway – On-street bicycle core network 152 Street – 32 Avenue Diversion and 32 Avenue on Crescent Road. This is shoulder repaving only and there will be no impact.

The following items were brought forward from Agenda Item D - Correspondence:

D.3. Heritage Road Signs - Appearance

The Heritage Advisory Commission noted the excellent work done by the Engineering Department on clean up of the Heritage road signs and asked the Transportation Planning Engineer if this could become an annual clean up program, prior to Heritage week.

J. Boan will raise the question with Operations to see what can be done, and will look into clean up of the benches on Crescent Road near Elgin.

D.1. Heritage Marker for Fry's Corner

In response to a request by Thelma Bregg, the Transportation Planning Engineer will look into a Heritage Marker for the area.

It was noted that due to lack of pedestrian activity in the area, and the high volume of traffic that a storyboard would not be suitable for the area, but a Heritage Marker could be considered.

A. Kopystynski returned to the meeting at 10:25 a.m.

J. Boan left the meeting at 10:30 a.m.

3. PARKS, RECREATION & CULTURE

(a) Heritage Tree Stump – 8920 Queen Mary Blvd.

Surrey Parks & Recreation were planning to remove the residential fence around the heritage stump at 8920 Queen Mary Blvd. and replace it with a more heritage related fence.

The owner of the property felt that he had not been properly consulted, and in discussion with the Interim General Manager, Parks, Recreation & Culture, the project was put on hold. The General Manager felt that it may not be necessary to build a fence at this time, but if future changes are required, staff will work with the resident to ensure that there is a full understanding of the work to be done.

The Manager Heritage Services reported that staff of the Parks Division met with the owner of the property adjacent to the cedar stump, and he is vehemently opposed to any changes. The matter was discussed with the Interim General Manager, Parks, Recreation & Culture who felt that because of the owner's feelings it was not necessary to spend the money at this time, however restoration to the stump has proceeded.

(b) Storyboards – 2003 and 2004

The Manager, Heritage Services provided a report on 2003 and 2004 Storyboards. The report notes that in 2003 four storyboards were prepared – Norwegian Heritage, Railway Heritage, Sullivan Heritage and Bridgeview Heritage. Total cost of the 2003 Storyboards was \$4,133.33.

The Manager Heritage Services is recommending that Commission consider four new storyboards for 2004 and submitted the theme of Natural Heritage, Cultural Heritage and Built Heritage. The Manager recommends that the Heritage Advisory Commission identify four preferred storyboard topics and invite community participation.

The Manager, Heritage Services distributed photographs of storyboard openings and noted the significant number of participants in the Norwegian community. The Railway and Sullivan Station were also very successful and well received.

The Manager, Heritage Services provided a list of potential themes under Natural Heritage, Cultural Heritage and Built Heritage and recommended that Commission support a balance in the annual selection of themes, as well as a balance in the geographical distribution of signs.

The following projects were presented for discussion:

| <u>Natural Heritage</u> | <u>Cultural Heritage</u> | <u>Built Heritage</u> |
|-------------------------|---|-----------------------------------|
| Semiahmoo Trail | Ukrainian Heritage – St. Mary's Church | South Westminster School |
| Serpentine Fen | Japanese Heritage – Strawberry Hill | St. Oswald's Church & environs |
| Cedar Stump | South Asian Heritage – Gurdwara | Whalley's Corner |
| John Thompson Park | | King George Highway - multiple |

The Manger, Heritage Services briefly reviewed the projects and noted that the Parks Department is willing to provide \$500 towards installation of a sign at John Thompson Park. Mr. Thompson died in 2003 and homesteaded 20 acres along Bear Creek. Mr. Thompson built a water wheel which provided his home with power and a fish ladder to ensure the fish could pass through. Mr. Thompson was an environmentalist ahead of his time working on Bear Creek and received a Governor General's award for his contribution to the community.

The Manager, Heritage Services noted that none of the structures have survived.

The Manager, Heritage Services reported that the Ukrainian community is very organized at St. Mary's Church, but there are no signs which indicate the heritage value of the church or Ukrainian culture.

The Manager, Heritage Services noted two other cultural heritage groups which played an important part in the community – the South Asian heritage – Gurdwara and Japanese heritage in the Strawberry Hill area pre World War II.

The Manager, Heritage Services advised that a \$2700 developer amenity contribution has been provided for Semiahmoo Trail, and the Friends of Semiahmoo are prepared to write the storyboard. There may also be funds from another developer near the Gillis house. The four storyboards for 2005 would be exclusive of the Semiahmoo Trail storyboard.

The Senior Planner noted that the Green Timbers and Sunnyside Urban Forests have a lot of pedestrian activity, and there are organizations associated with the areas who would be willing to write copy for a storyboard. He noted some of the sites that will be added to the National Heritage database might be worth future consideration, and the Inaugural Plantation or Mound Farm.

Individual Commission members then gave five choices for 2005 Storyboards (with the additional storyboard to be used in the event one of the others is not feasible at this time). The majority choices were:

1. Whalley's Corner
2. Serpentine Fen
3. St. Mary's Ukrainian Church – Ukrainian Heritage
4. St. Oswald's Church and environs
5. South Westminster School

(c) Invitation from Surrey Historical Society

The Manager, Heritage Services distributed an invitation from the Surrey Historical Society to a special meeting May 1, from 10:00 a.m. to noon at the Stewart Farmhouse. She noted that the Surrey Historical Society would like to meet with the Friends of the Museum and Archives and the Heritage Advisory Committee to discuss issues of mutual interest.

(d) Progress Report – Surrey Museum & Archives Development

The Manager, Heritage Services provided a progress report on the development of the Surrey Museum & Archives and distributed site and building plans which have been reviewed by the Advisory Design Panel, City Architect, and will go to Council on Monday, April 5 for issuance of the Development Permit.

The Manager, Heritage Services commented that they are at the stage where they are matching concepts to the budget and want to ensure that everything is included in the tender.

The Manager, Heritage services continued:

- That relocation of the Cenotaph is not something that has been sought by the City or the Legion, but is the result of road works being done by the Province.
- That the Cenotaph will need to be in a location that is sufficient to accommodate the type of gathering that occurs on November 11.
- That there will be some upgrading of the Cenotaph lettering.
- That they are applying for sponsorship to move the Anderson's Cabin.
- That they will be breaking ground in May.

The Manager, Heritage Services concluded that there is a model of the new Museum & Archives site, which if not too heavy, can be brought to the next meeting of the Museum and Advisory Commission.

Bhargav Phargi entered the meeting at 11: 15 a.m.

(e) Regional Meeting of BC Museums Association

The Manager, Heritage Services advised that the BC Museums Association would be holding a Regional Meeting in Surrey on April 2 and 3, and that on Friday, April 2, they will be holding a reception at the Surrey Museum.

Members of the community interested in heritage are invited to attend and an invitation will be extended to the Surrey Historical Society.

The reception will be held from 5:30 p.m. to 7:30 p.m.

4. LEGISLATIVE SERVICES

D. CORRESPONDENCE

1. Heritage Marker for Fry's Corner

Email correspondence from Thelma Bregg, asking that a Heritage Marker be placed at "Fry's Corner".

This item was dealt with under Item 2. Engineering.

2. South Port Kells Heritage Workshop

Memorandum from Manager, Long Range Planning and Policy Development asking that the Heritage Advisory Commission select members as representatives for a workshop to be held April 1, 2004 from 6:30 p.m. to 8:30 p.m. at Tynehead Community Hall.

Note due to the short time frame between the Heritage Advisory Commission meeting and the Workshop, the memorandum was forwarded to the Chair of the Commission for her information and action.

A. Kopystynski Senior Planner, advised that the City is in the process of preparing a general land use plan for the South Port Kells area, which will include a heritage component. Bhargav Parghi, Senior Planner is in charge of the project.

Bhargav Parghi invited members of the Heritage Advisory Commission to a workshop to be held April 1, and asked that two members of Commission attend.

Mr. Parghi noted that Donald Luxton will prepare a draft report of recommendations from the workshop, which will be provided to the Heritage Advisory Commission. Mr. Parghi noted that the consultant has done a bit of work in the area and the land use consultant will be making recommendations on how to integrate the heritage component into the land use plan.

A. Kopystynski commented that Heritage policies and strategies will be contained in the South Port Kells land use plan. The consultant wants to get more ideas, identify gaps and receive any additional material to be included. When the plan is at a more advanced stage, the Heritage Advisory Commission will be given an opportunity to review the proposed policies and make recommendations to the General Manager, Planning & Development, prior to plan finalization

Commissioners Paton and Clegg agreed to attend the workshop.

3. Heritage Road Signs - Appearance

Email correspondence from Al Cleaver complimenting the City of Surrey and Heritage Advisory Commission on the work done to clean the Heritage Road signs. Mr. Cleaver is suggesting consideration of making this an annual event.

This item was dealt with under Item 2. Engineering.

E. INFORMATION ITEMS**1. News from the Heritage Society of British Columbia and Information on Annual Conference, June 4 and June 5, 2005 at the Shadbolt Centre in Burnaby, B.C.**

Commissioners noted the dates of the Heritage Society of British Columbia Annual conference. Commission commented that this event would be particularly interesting for new members of Commission, and will broaden Commission's outlook.

It was Moved by Commissioner Fuller
Seconded by Commissioner Clegg
That the Heritage Advisory Commission recommends to Council that members of Commission who wish to attend the BC Heritage Society Conference, be allowed to do so, with costs being taken from the funds allocated for this item in the Commission budget.
Carried

2. List of Outstanding Items

Commission asked that the Administrative Assistant provide an updated list of outstanding items for the next meeting of the Heritage Advisory Commission.

F. OTHER COMPETENT BUSINESS**1. Heritage Schools in the City of Surrey**

The Chair requested that the issue of Heritage Schools in the City of Surrey be added to the March 31, 2004 agenda. The following documents were distributed:

- Minutes of February 13, 2003 Heritage Advisory Commission meeting
- Memorandum with attachments regarding designation of East Kensington Elementary School.
- Recommendation index and notes from Heritage Advisory commission meeting held March 26, 2003

The Chair reviewed the history of this item and commented that the School Board had been invited to attend and meet with the Heritage Advisory Commission, but this had not yet occurred. She advised that several heritage schools may be in jeopardy – Tynehead, South Westminster, Kensington Prairie, Grandview Heights and possibly East Kensington. She noted that these schools were added to the Heritage Register, and that perhaps liaison should occur with the School District to discuss their goals and objectives with respect to these heritage buildings.

The Senior Planner commented:

- That some of these schools are not physically large enough or technically superior enough to meet current standards, or may be in an area where enrolment is down.
- That the School District does not have sufficient money to sustain these schools with small populations.
- That most of the facilities do not translate into recreational centres without huge capital improvements.
- That Anniedale and Elgin Schools are slated for preservation and there appears to be a community in South Westminster prepared to work towards maintaining the school, but this may not be something that will happen for the other schools.
- That there is a consultant looking at the South Westminster School and what can or cannot be done to preserve the building.
- That the consultant has spoken to the City regarding the city's position on retention of the building.
- If the property is valuable for development, the heritage memory can be retained so that the location is marked and people know the history of the site.
- That this is an issue of related to the goals and objectives the School Board.
- That when a building is on the Heritage Register, it has to come back to Council before the building is changed or demolished, which makes it Council's decision.
- That the best way to preserve heritage buildings or sites is to work cooperatively and come up with a plan that is mutually accepted.
- That Commission should work on those sites that are of significant importance, because it will not be possible to save all the schools.
- That School District staff do have a sincere desire to maintain the buildings, but have limited resources.
- That a strategy would need to be developed to identify what buildings merit a higher level of protection and which ones cannot be protected.

Commission comments included:

- That South Westminster is a stand-alone facility and there are no other buildings around it as is the case with some of the other older schools.
- That there may be a case for maintaining the school.
- That the Heritage Society of BC should be consulted to see if there are examples of preservation or adapted reuse of heritage schools in other BC communities.
- That School Districts are in a difficult position because parents complain to the schools about earthquake protection and fire protection, but the cost to retrofit and preserve may not be within the School District's budget.
- That as part of a demolition permit, documentation could be provided through photographs and written history to preserve the heritage memory of any schools which are not suitable for protection.

It was
recommmend to Council that the Board of School Trustees be invited to strike a Joint Committee to identify a strategy to deal with the future of existing and proposed schools on the heritage register.

Moved by Commissioner Stewart
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission

Carried

2. Cenotaph

The Manager, Heritage Services noted that moving of the Cenotaph will cost approximately \$80,000 and that this is the result of Provincial road improvements. There is a Federal Heritage Legacy Fund which is just beginning and could be something that the Legion can apply to for a grant towards the cost of moving the Cenotaph.

The Manager, Heritage Services also noted that the Department of Veterans Affairs has a preservation fund for monuments and cenotaphs and they may be willing to assist with the cost of moving the structure.

The Manager, Heritage Services commented that Parks staff has been dealing with this and that the Legion is a very organized and competent association who are aware that they have to deal with this issue.

3. Roll's Carpentry

Commission asked for a report on the Roll's Carpentry building, as it appears to have suffered significant vandalism.

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for April 28, 2004 in the Mayor's Executive Boardroom - 9:00 a.m.

H. ADJOURNMENT

It was
meeting do now adjourn.

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

Carried

The Heritage Advisory Commission adjourned at 12:35 p.m.

Chair