



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, APRIL 28, 2004
Time: 9:04 a.m.

Present:

B. Paton - Chair
R. Cammack
A. Clegg
C. Dragomir
R. Fuller
T. Menu
A. Stewart
Councillor Higginbotham (11:49 am)

Absent:

D. Bowyer

Staff Present:

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

A. ADOPTION OF MINUTES

1. Minutes of Heritage Advisory Commission Meeting held March 31, 2004.

It was Moved by Commissioner Dragomir
Seconded by Commissioner Stewart
That the minutes of the Heritage Advisory
Commission meeting held on March 31, 2004, reflect the addition of L. Pitcairn,
Planning and Development and adopted.

Carried

B. DELEGATIONS

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Statements of Significance (Phase 3 Heritage Register Review)

The Senior Planner provided an overview of recent events relative to funding, the final submission has successfully been transmitted by the Consultant to the Heritage Branch, and further stated that revisions may be made by Commission accordingly. The Senior Planner then described the data elements and the rationale behind forwarding the descriptive portions of the SOS sites to the Commission. Commission discussed the statements of significance, and brought the following issues forward:

- "located on 60th Avenue, in Surrey Centre Cemetery", and "part of life in many countries";
- Semiahmoo Trail: location should read, "between 28 Avenue and 32 Avenue";
- Boothroyd House: data will be updated in the future to reflect the proposed adaption of the house for commercial purposes;
- Red Cedar Stump: should include that stump is on City-owned land;

- St. Oswald's Trees: age of trees should be included if possible; clarify the type of street with the consultant, and maintain consistency "the character defining elements ..." versus "Key elements that define ...";
- Avenue of Trees: no revisions to this site;
- Royal Oak Trees on KGH: it was noted that the title of this site should read, "Daniel Johnson House". Should read, "between New Westminster and Blaine, USA". Prior farming use of site can be mentioned;
- Royal Oak Trees: The Senior Planner read the intended text for this site. Should read, "... from Nicomekl River to 8 Avenue". Staff to update document to insert missing page;
- Hazelmere United Church: should read, "... with two congregations sharing the church". A general comment was made relative to some Description of Historical Place are more specific than others as to having a specific location or address being noted;
- Collishaw House: some concern about using simpler language ; a reader's ability to understand technical or legal terms (e.g. "reception of a Crown Grant");
- Colebrook United Church: should read, "three stained glass windows and the doors from the original building..."....building to receive heritage...";
- Tynehead Community Hall: no revisions to this site;
- 1912 Municipal Hall: staff to check spacing in text. Should include that the building currently houses a seniors' centre;
- Redwood Park: "Clover Valley Road, now 176 Street". General comment to place current street name after historic one used in the text;
- Lorne Circus: no revisions to this site. General comment to place abbreviation of railway name in brackets;
- Elgin Centre School: should read, "Blaine, USA". Should read "... clad in modern wood siding, replicating the original profile...".
- Elgin Hall: should read, "Blaine, USA". Remove the hyphen from character-defining. The statement "last active one-room school" needs to be investigated and clarified;
- Stewart Farm: should include a reference to the Bose farm as one of the remaining intact farm operations, refer generally to the "Ward Family, including Earl Ward", include more elaborations on the Ward family, and indicate the Ward Marina name is still in use;
- Christ Church Anglican: date built should appear in the second paragraph and also in the fifth paragraph;
- Anderson Cabin: no revisions to this site;
- 1881 Town Hall: no revisions to this site;
- St. Oswald's Anglican Church: no revisions to this site;
- Pillath House: Canadian National Railway should be spelled in full followed by abbreviation, add reference to this (and all others) being City-owned buildings to demonstrate City's commitment to heritage protection;
- Robert Dougal MacKenzie House: no revisions to this site;
- Richardson House: no revisions to this site;

- The Castle (Baron von Mackensen House): note bell is located in the St. Georges Anglican Church in Fort Langley, discussion about including the legend of this being a safe-house for spies during World War II, and the turret should be included in the character defining elements;
- Rock Tree: "unique" should be deleted;
- W. Gillis House: should read, "... received Surrey's Citizen of the Year Award in 1989";
- St. Mary's Ukrainian Greek Orthodox Church: reference should be made to Wally's Garage, and VI should be deleted;
- Latimer Residence: an explanation about the Latimer family be included;
- Stagecoach House: should include (BCER) and reference should be made to the date building was constructed;
- Mound Farm: should make reference that this is a City-owned property;
- St. Helen's Anglican Church: date the building was constructed should appear in the first sentence;
- Old Anniedale School: no revisions to this site;
- Crescent Road: third paragraph should be reconsidered for text (e.g. "discrete part of the community");
- Green Timbers Inaugural Plantation: no revisions to this site;
- Surrey Centre: no revisions to this site;
- Great Northern Railway right-of-way: abbreviations should be spelled in full;
- Royal Oak Tree, Surrey Centre: no revisions to this site; and
- Surrey Columbian Centennial Totem Pole: no revisions to this site.

The Chair congratulated all those who were involved in this project, including staff and the consultant. This is an excellent report that portrays Surrey's heritage in the most informative, readable way possible.

There followed a general discussion relative to how and when a corporate report will be provided to Council. B. Sommer suggested that the Federal Register make provision for a formal overview to be included which describes Surrey and provides context for the heritage sites in the City. The inclusion of links to the City's website also be considered.

It was
Moved by Commissioner Cammack
Seconded by Commissioner Menun
That the Heritage Advisory Commission
receive the working draft of the Statements of Significance.

Carried

**(b) Development Application No. 7903-0269-00
2885 Semiahmoo Trail**

This proposed rezoning from One-Acre Residential Zone (RA), to Half-Acre Residential Gross Density Zone (RH-G), to permit the development of five lots and the dedication of 15% open space along the western portion of the subject site.

The applicant has agreed to register a restrictive covenant on the title of the property to ensure that the vehicular access onto Semiahmoo Trail will either be closed when the entire length of the trail is closed to vehicular traffic between 28 and 32 Avenues or when the applicant proceeds forward in the future, with a subdivision application and is able to provide alternative access.

There followed a discussion relative to driveway access for the proposed development.

Commission was then requested to provide comments to the General Manager, Planning and Development.

In the absence of the Planner, the Chair requested that the agenda be varied until such time as the Planner arrived at the meeting.

3. PARKS, RECREATION AND CULTURE

(a) Invitation from Historical Society

Early morning coffee get-together on Saturday, May 1, 2004 from 10:00 a.m. to 12:00 p.m., at the Historic Stewart Farm.

(b) Plans for New Museum

The landscape plans were distributed. There followed a general discussion relative to the plans for the new museum.

**(c) Application for Funding to Canadian Heritage - Cultural Spaces
Canada**

The Manager, Heritage Services explained that this item will be forwarded to Council for endorsement. Letters of support are currently being gathered from outside agencies and community groups. Commission then reviewed a letter of support from the Heritage Society of British Columbia. Last year British Columbia received 10% of the total grants available, however only received 5% of the funding distributed.

1. PLANNING & DEVELOPMENT**(b) Development Application No. 7903-0269-00
2885 Semiahmoo Trail**

It was Moved by Commissioner Fuller
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission
(HAC) recommends to the General Manager, Planning and Development
that the HAC wants to ensure that the proposed non-vehicular access to
Semiahmoo Trail be attained as soon as possible, and that in view of the
existing access to the detached garage beside the tennis court, that
development application no. 7903-0269-00 be approved, subject to
compliance with the Semiahmoo Trail Guidelines and the proposed
Restrictive Covenant, including the following:

- That when the next subdivision to the north proceeds and the road is built, the property owner should then be required to access his property from the cul de sac of the adjoining development to the north;
- That if once all property owners relinquish their driveway access along that portion of the Semiahmoo Trail, this or a subsequent property owner be required to find alternative access;
- In the event that the property to north is not developed, a condition of this development should be to provide a right-of-way or no building covenant on lots 3 or 4 to guarantee alternative access; and
- Notwithstanding the above, in the event that the property to the north is not developed by 2010, that driveway access be removed. The owner should maintain alternative access through lots 3 or 4.

Carried

The meeting recessed at 11:23 a.m. and reconvened at 11:31 a.m. with the same persons in attendance except for B. Sommer.

**(c) Development Application No. 7903-0469-00
2923 & 2907 Semiahmoo Trail**

Commission reviewed the proposed rezoning from One-Acre Residential Zone (RA) to Half-Acre Residential Gross Density Zone (RH-G), to permit the development of eleven lots and the dedication of 15% open space along the western portion of the subject site. One home is being retained and the other will be removed. Planning staff are satisfied that all the outstanding requirements have been met.

The Chair felt that pedestrian access should be through a gate in a split rail fence.

Commission was then requested to review the above development application and provide comments to the General Manager, P&D.

It was Moved by Commissioner Cammack
Seconded by Commissioner Fuller
That the Heritage Advisory Commission
accepts the treatment interface between the proposed subdivision and
Semiahmoo Trail for development application no. 7903-0469-00.
Carried

**(d) Baron von Mackensen House
Heritage Revitalization Agreement
Development Application No. 7904-0077-00; 6800- 20-BVM**

Commission reviewed the draft Conservation Plan that will form an attachment to a Heritage Revitalization Agreement Bylaw for the above property. Due to an urgency to submit the development application for Council's consideration on May 3, 2004, the applicant has indicated that the developer would be prepared to work with staff on any details of the heritage revitalization agreement or other necessary steps to ensure that a satisfactory agreement and Conservation Plan for the preservation of the house will be achieved prior to final approval of the development application.

Photos of the property were circulated, and it was noted that the turret will be reinstated in the proposed design, and attempts will be made to rekindle the original design of the house. It was further noted that the documents would be revised accordingly.

The proposed rezoning is for a Comprehensive Development (CD) Zone for a range of Commercial Uses, with the heritage house intended to be used as a restaurant or neighbourhood pub. Other uses on the site include: restaurant use with drive-thru, commercial office and commercial retail. The existing heritage building is approximately 400 sq. metres in area.

The following comments were provided relative to the conservation plan:

- Brick fascia should be installed on the exposed basement wall on the north elevation;
- Automatic interior sprinkler system should be installed to provide better fire protect for this wood frame building;
- The Conservation Plan needs to specify specific interior elements to be protected, including the stair case;

Councillor Higginbotham entered the meeting at 11:49 a.m.

- The heritage vista to the Fraser River from the turret be protected;
- Once determined, the original height of the turret be permitted by the CD by-law and required to be restored;
- That trim colour for the exterior be determined and specified;
- Clarification that windows will be restored to original state and wood material be used;
- That a definition of "building code equivalencies" be provided to the HAC; and
- The applicant be made aware of funding options for the restoration of the house.
- Investigate and provide a suitable solution to grade difference between the heritage house and the rest of the site;
- List and describe Character Defining Elements (including the turret) as contained in the Statements of Significance for this site;
- Consult with law to insure the agreement will apply if another developer takes possession of the project or it is apparent the development application fails to be finalized;
- The Heritage Revitalization Agreement Bylaw will be considered for adoption by Council before or at the same time as the Comprehensive Development (CD) Zone Bylaw.

Commission then reviewed and suggested specific changes to the enclosed documents and provide comments to the General Manager, Planning & Development.

It was Moved by Commissioner Clegg
Seconded by Commissioner Dragomir
That the Heritage Advisory Commission
would like to ensure that the following issues are addressed prior to the finalization of the Heritage Revitalization Agreement:

- Brick fascia should be installed on the north elevation;
- Automatic interior sprinkler system should be installed;
- Protection of the interior design elements, including the stair case;
- The heritage vista from the turret be protected;
- The original height of the turret be restored and accommodated by the CD by-law;
- That trim colour for the exterior be determined;
- That wooden framed windows be installed;
- That a definition of "building code equivalencies" be provided to the HAC;
- The applicant be made aware of funding options for the restoration of the house; and
- That the HAC be forwarded the final document for information.

Carried

2. ENGINEERING

4. LEGISLATIVE SERVICES

(a) Outstanding Items

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

Oaks on KGH

Engineering staff are requested to maintain the lawns around the heritage oaks between Nicomekl River and 32 Avenue.

Bronze Plaques – Heritage Trees in Port Kells

Parks staff are requested to provide an update regarding the installation of bronze plaques.

Hazelmere United Church

Staff are requested to follow up on this item.

(b) Heritage Society of British Columbia Annual Conference, June 4 and June 5, 2005 at the Shadbolt Centre in Burnaby, B.C. & Election of Directors 2004

Members are reminded to submit registration forms directly to the HSBC, and subsequent expenses to the Administrative Assistant.

Commissioner Stewart withdrew from the meeting at 12:45 p.m.

Commission was requested to review the ballot for the HSBC directors and respond accordingly.

(c) HAC Budget

2004 budget for information.

(d) Community Charter

Amendments to the Local Government Act concerning community heritage commissions (information).

(e) Surrey's Stories Newsletter (Submission Deadline)

Clerk's staff are requested to submit one statement of significance to Dani Brown for submission to the Surrey's Stories Newsletter.

A. Lonneberg withdrew from the meeting at 1:15 p.m.

D. CORRESPONDENCE

E. INFORMATION ITEMS

1. Fry's Corner

E-correspondence of April 1, 2004 from Engineering, confirming that a Heritage Marker will be installed at the above location.

2. Council Resolutions – April 5, 2004

Memorandum of April 7, 2004 from Legislative Services.

3. Green Timbers (Delegation Requests)

Correspondence of April 14, 2004 from Legislative Services to Green Timbers Heritage Society and the Ministry of Forests respectively.

F. OTHER COMPETENT BUSINESS

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for May 26, 2004 in the Mayor's Executive Boardroom - 9:00 a.m.

H. ADJOURNMENT

It was

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

meeting do now adjourn.

Carried

The Heritage Advisory Commission adjourned at 1:20 p.m.

Chair