



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, JULY 21, 2004
Time: 9:03 a.m.

Present:

Chair - Councillor Higginbotham
D. Bowyer
A. Clegg
C. Johnson
H. Lindenbach
A. Lonneberg
J. Monk
A. Stewart
W. Tracey (9:42 a.m.)

Absent:

R. Fuller

Also Present:

R. Plett, WEB Engineering
B. Paton
L. Adkins, Friends of
Semiahmoo Trail
R. Way, Elgin Ratepayers
Association & RESCUE

Staff Present:

A. Kopystynski, Planning & Development
P. Lau, Planning & Development (11:30 a.m.)
B. Sommer, Parks, Recreation & Culture (10:53 a.m.)
A. Kopystynski, Planning & Development
P. Lau, Planning & Development (11:30 a.m.)
B. Sommer, Parks, Recreation & Culture (10:53 a.m.)
K. Miller, Legislative Services
J. Boan, Engineering
B. Fisher, Engineering

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - June 30, 2004

It was Moved by Commissioner Bowyer
Seconded by Commissioner Johnston
That the minutes of the Heritage Advisory
Commission of June 30, 2004, be adopted, as circulated.
Carried

2. Closed Heritage Advisory Commission Minutes – June 30, 2004

It was Moved by Commissioner Bowyer
Seconded by Commissioner Johnston
That the minutes of the Closed Heritage
Advisory Commission of June 30, 2004, be adopted, as circulated.
Carried

B. DELEGATION

1. Crescent Road & Elgin Road Concept Review (Semiahmoo Trail)

Mr. Rudy Plett, WEB Engineering, was in attendance to provide information relative to the inventory and technical evaluation, which was undertaken to seek options for the Trail. On December 17, 2003, Commission received and supported the draft Semiahmoo Trail Design Guidelines. The purpose of the guidelines is as follows:

1. To consolidate previously approved standards and practices regarding the interfacing of the trail with adjacent lands;

2. To set out the requirements for special setbacks and landscaping on sites being developed adjacent to the trail; and
3. To consider safety and crime prevention considerations in the design of the pedestrian trail.

The concept review of Crescent Road and Elgin Road were then discussed:

- Existing trail head area (Nicomekl Greenway, Coast Millennium, Semiahmoo and Crescent Road);
- Project objectives (review of historic routes, establishing corridors, environment impact assessments);
- Defining property acquisition requirements;
- Historical background;
- Existing trail sections (urban and trail crossing the local road, at trail head, Elgin School);
- Nicomekl greenway section;
- Coast Millennium Trail (Nicomekl crossing and North approach, Crescent Road to King George Highway, Crescent Road / 144 Street intersection);
- Crescent Road section (roadside trail at Elgin Creek and Sidewalk along Crescent Road, Elgin / Crescent triangle and Elgin Hall);
- Future trail options (Nicomekl greenway and Semiahmoo Crescent Road);
- Proposed Nicomekl greenway extension (lookout gazebo, foreshore dyke);
- Semiahmoo / Crescent Road (proposed boardwalk, historical address, Crescent Elgin triangle, Elgin Road proposed trail);
- Vehicular mobility issues (safe crossing locations, visibility);
- Potential trail crossing nodes (Crescent Road / 144 Street, Crescent Road mid-block, Crescent Road / Elgin triangle east crossing, Crescent Road / Elgin triangle west crossing, Elgin Road south crossing, Elgin Road north crossing);

Commissioner Tracey entered the meeting at 9:42 a.m.

- Traffic flow alteration options for trail improvements (Crescent Road / 144 Street intersection or cul-de-sac, traffic roundabout at 144 Street and 34 Avenue, Nicomekl Road / Elgin Road median, Elgin Road @ Crescent Road options);
- Stakeholder input through public consultation process;
- Existing crossings; and
- Options for managing traffic within the Crescent Road / Elgin Road triangle;

Councillor Higginbotham left the meeting at 10:09 a.m.

B. Fisher requested feedback relative to the concept plans, and reminded Commission that options for the trail are only in the formative stage.

There followed a summary discussion of the presentation and in response to queries from Commission, the delegation stated other issues, including environmental impact statements will be considered as the plans progress and that continuing plans will be forwarded to Commission accordingly. It was further noted that the established trail guidelines should be used in conjunction with the concept plan review.

Councillor Higginbotham returned to the meeting at 10:13 a.m.

There followed a general discussion relative to trail accessibility, aesthetic values, environmental impacts, traffic flow and calming issues, public consultation and public safety. The Commission requested that further review be undertaken on other options staff had previously rejected, specifically:

1. The pathway run along the south side of Crescent Rd between 144 St and Elgin Rd, and
2. The pathway run north from 144 St through the properties north of Crescent Road and then tie back west to Elgin Rd.

Commission was then requested to consider recommendation(s) to the General Manager, Engineering.

The Manager, Heritage Services entered the meeting at 10:53 a.m.

It was
Moved by Commissioner Stewart
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission receive the delegation from WEB Engineering and recommend to the General Manager, Engineering that staff take into consideration the comments and consensus from Commission, and that refined options be forwarded to Commission for further review at the September 2004 meeting.

Carried

It was
Moved by Commissioner Lindenbach
Seconded by Commissioner Monk
That the Heritage Advisory Commission recommends to General Manager, Engineering and General Manager, Planning and Development, that the stone cairn located at the northern tip of the Crescent / Elgin triangle be integrated into the Semiahmoo Trail pedestrian corridor and brought forward to Commission for further review at the September 2004 meeting.

Carried

The delegation and Mr. Atkins withdrew from the meeting at 11:12 a.m., at which time Commission recessed.

The meeting reconvened at 11:30 a.m.

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) **Development Permit Application No. 7903-0222-00 Proposed Rezoning and DP for a 104 Bare Land Strata Lot Subdivision**

The Senior Planner presented the above development application, to obtain preliminary information relative to the interface of the proposed single-family development, with Crescent Road and Elgin Road.

The proposed development complies with the land use designation under the King George Corridor plan. The applicant is proposing 104 unit bare land strata lots in order to maintain some areas, such as the Crescent Road buffer, the treatment along Elgin Road, and the sanitary lift station, as common property areas in order to ensure consistent treatment and maintenance.

The applicant further proposes a 15-metre landscape buffer along Crescent Road with a 10-metre landscape buffer along Elgin Road. The treatment of landscaping along Crescent Road is subject to compliance with the Crescent Road Heritage Designation Bylaw as well as the guidelines that Council approved on November 12, 2003. The Elgin Road is subject to the Semiahmoo Trail Heritage Designation Bylaw, thus landscaping treatment, would be in accordance with the principles of the *Semiahmoo Trail Design Guidelines*.

The applicant has provided a preliminary arborist assessment for the trees located along Crescent Road. The arborist has indicated that there will be no removal of trees from this area of the site. The applicant has further confirmed that no trees will be removed, unless for hazard mitigation purposes, subject to the approval of the City. The applicant is also proposing new under-storey planting of native conifers, cedars, firs and hemlock in compliance with the November 2003 guidelines.

There followed a discussion relative to the following issues:

- Density and massing concerns, particularly to mitigate the impact upon the pedestrian environment of Semiahmoo Trail;
- Traffic interfaces with adjacent neighbourhoods;
- Units per acre proposal (local area plan amendment);
- Continuation of dyke at the expense of the developer;
- The environmental and heritage aspects of the proposed development permit application are not adequately considered; and
- Financial feasibility of complying with density requirements.

Commission was then requested to provide recommendation(s) to the General Manager, Planning and Development.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Stewart
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that regarding Development Permit Application No. 7903-0222-00, the heritage and environmental aspects are not adequately considered and that further information be brought forward to Commission with respect to compliance of the *Semiahmoo Trail Design Guidelines* and *Crescent Road Heritage Designation By-law*, and further that the heritage aspect of the property should be further investigated, i.e., the original location of Elgin Village Hall, the Customs Office, and the Elgin Hotel.

Carried

P. Lau withdrew from the meeting at 11:49 a.m.

With the consent of the Chair, Mr. Way stated that he felt community concerns were addressed at the meeting, and that he appreciated being heard. The Chair suggested that Mr. Way forward comments in writing to the Planning and Development department, with a copy to Council.

Mr. Way withdrew from the meeting at 11:52 a.m.

(b) Gillis House – 15188 – 62A Avenue

The property owner has applied for a building permit to move the house off its existing foundation, to prepare a new foundation and move the house back in preparation for reconstruction. The Heritage Planner provided a verbal report during which time the following issues were discussed:

- The terms of the Heritage Restrictive Covenant on title;
- Potential impacts to the building and landscaping; and
- It is anticipated that the house will remain on its current site.

It was Moved by Commissioner Monk
Seconded by Commissioner Clegg
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that further information be brought forward to Commission regarding the proposal to place the Gillis House on a new foundation at its current site and that the existing landscaping not be compromised.

Carried

(c) Future Grants for Statements of Significance Preparation

The Senior Planner provided an overview of the attached memorandum of July 13, 2004 and requested that the Commission consider the following issues:

1. Participation in the second round of SOS preparation;
2. Proposed scope of the second round; and
3. Financial contribution towards costs.

The Commission was also informed that the Province has offered a grant of \$24,000 to undertake the preparation of a further 21 Statements of Significance.

There followed a general discussion relative to the amount of staff time to manage this project, study costs in excess of the grant, and provincial and federal activities with Statements of Significance.

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Stewart
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that an additional twenty-one Statements of Significance be drafted and that funding be pursued from the provincial and federal governments, that a call for proposals be drafted as soon as possible, and that sufficient staff time be allocated and that further additional financial requirements be brought forward.

Carried

**(d) Heritage Register Sub-committee
Phase 3 Heritage Register Review**

The sub-committee met on July 9, 2004 at which time Donald Luxton presented his findings about which sites listed on the Heritage Inventory and identified by the public through the Heritage Hunt are candidates for further consideration and potentially being added to the Register.

Commission then reviewed the summary table prepared by the consultant and provided the following comments:

- The sites to be considered for addition to the Heritage Register as identified by the Consultant;
- The remaining properties proposed for deletion from the inventory;
- Revisions to the summary table recorded by the Senior Planner;
- Rivers which may be considered as heritage sites; and

Commissioner Bowyer and Ms. Paton withdrew from the meeting at 12:20 p.m.

- Dyking systems, such as the Nicomekl Tidal Dam in Elgin, which may be considered as heritage sites;

The Senior Planner then requested consensus relative to specific properties to be added to the inventory.

It was Moved by Commissioner Stewart
Seconded by Commissioner Johnston
That the Heritage Advisory Commission
recommends to the General Manager, Planning and Development that Donald Luxton review and add to the heritage register, the following properties:

Heritage Area	Type or Name	Approximate Location
Cloverdale	House	5731 - 182 Street
Crescent Beach	House	12263 - 24 Avenue
Crescent Beach	House	2781 Gordon Avenue
Crescent Beach	House	2566 O'Hara Lane
Crescent Beach	House	2598 O'Hara Lane
Crescent Beach	House	2604 O'Hara Lane
Crescent Beach	House	2618 O'Hara Lane
Crescent Beach	House	2624 O'Hara Lane
Crescent Beach	House	2638 O'Hara Lane
Crescent Beach	William Shelley House	2652 O'Hara Lane
Crescent Beach	House	2664 O'Hara Lane
Crescent Beach	House	2684 O'Hara Lane
Crescent Beach	House	2756 O'Hara Lane
Crescent Beach	House	2802 O'Hara Lane
Crescent Beach	House	3016 O'Hara Lane
Crescent Beach	House	3022 O'Hara Lane
Crescent Beach	House	3030 O'Hara Lane
Crescent Beach	House	3042 O'Hara Lane
Crescent Beach	House	2771 McBride Avenue
Crescent Beach	House	2815 McKenzie Avenue
Crescent Beach	House	2847 McKenzie Avenue
Crescent Beach	House	2873 McKenzie Avenue

Douglas	Park Buildings	Peace Arch Park (Canada-US Border)
Douglas	Peace Arch Park, Washroom Building	Canada – U.S. Border Crossing
Grandview Heights	Harper House	1633 - 184 Street
Port Kells	House	9153 - 189 Street
Port Mann	Freemason Hall	14042 Grosvenor Road
	House	13539 - 16A Ave
Douglas	Tudor Inn	187 176 Street
Grandview Heights	Dart's Hill Park	NW Corner of 16th & 168th
Port Kells	Preedy House	8871 Harvie Road
Port Kells	Preedy Cottage	8895 Harvie Road
Port Kells	Harbidge House	17633 96 Avenue
Tynehead	Gerow Barn	NW corner 96 Ave & 176 St
Port Kells	Hornby Barn	8976 187 Street
Port Kells	Port Kells Park	88th Avenue
Cloverdale	The Cloverdale Hotel	5735 – 176 Street
Douglas	Hazelmere Farms Barn	961 - 176 Street
Hazelmere	House	1578 - 176 Street
Newton	Hall	7375 - 144 Street
Panorama Ridge	House	5389 – 148 Street
Panorama Ridge	House	5389 - 148 Street
Panorama Ridge	Enderby Hill	Old McLellen & Scott Roads
Surrey Centre	Charles Fox Todd House	5177 - 157 Street
Surrey Centre	Benjamin Minors Woolar Barn	5177 – 157 Street
Surrey Centre	Bose Farm - Horse Barn	16420 - 64 Avenue
	House	4117 - 152 Street
	House	11630 Surrey Road
	BC Hydro ROW tunnel	124 Street and 124 Avenue
Grandview Heights	Newcombe Barn	18316 - 20 Ave
	Barn	13143 - 56 Avenue
Elgin	Nicomekl Tidal Dam	Elgin Road

Carried

(e) Heritage Plaques

The Senior Planner (Heritage) presented sample heritage Plaques used by other communities. There followed a general discussion about the various designs of plaques, the cost and the type of plaque that might be suitable for Surrey. The sub-committee was requested to meet and to consider the following:

- To determine the type and design, priority of buildings, timing and administrative approaches to be taken for the plaquing of heritage trees in Surrey, with particular reference to Cloverdale; and
- To arrange for a plaque and a ceremony for the Rock Tree heritage site.

It was noted that Commissioner Stewart will join the sub-committee.

The agenda was then varied.

The Administrative Assistant was requested to contact Mr. Langridge with to confirm his attendance at the September 2004 HAC.

3. PARKS AND RECREATION

(a) Community Heritage Storyboards on Semiahmoo Trail

At the May 26, 2004 HAC, Commission received correspondence of May 16, 2004 from Mr. R.J. Dowle. Commissioner Monk has requested that this information be reintroduced in order to clarify the plans for the installation of two storyboards, historical and cultural respectively. Both storyboards will be completed in early 2005.

Commission also reviewed the attached correspondence to Messrs. Monk and Dowle, from the Manager, Heritage Services.

The Manager, Heritage Services provided an update relative to the storyboard process and reminded members of the Bridgeview Storyboard unveiling.

(b) Community Heritage Storyboard on Crescent Beach

This item was addressed under Item C.3 (a).

2. ENGINEERING

(a) Cloverdale Sidewalk Improvement & Heritage Stone Fence

Commission reviewed the memorandum of July 13, 2004, outlining the following information:

The Parks department is undertaking a major project to build a new museum located on the north side of Highway 10, between 176A Street and 177B Street. The cenotaph currently located on the Cloverdale Fairgrounds will also be relocated to this site in conjunction with the Highway 15 upgrading project.

Staff are recommending the relocation of the sidewalk away from Highway 10 to the north side of the heritage stone fence for the following reasons:

- Improved pedestrian safety;
- Improved pedestrian environment;
- Enable sidewalk to be integrated with walkways; and
- A landscaped boulevard between the roadway and the curb to enhance the aesthetics of the area.

Commission was requested to provide recommendation(s) to the General Manager, Engineering.

It was
Moved by Commissioner Tracey
Seconded by Commissioner Stewart
That the Heritage Advisory Commission recommends to the General Manager, Engineering that the proposed realignment of the sidewalk along No. 10 Highway and 176A Street be endorsed as presented.

Carried

(b) Old McLellan Road South of Bell Road

Staff have been reviewing the appropriate road and sidewalk standard between Bell Road and Highway 10. A portion of Old McLellan Road is being developed to an urban standard, but the remainder to the south will remain rural farmland.

As part of the Highway 10 upgrading, Old McLellan Road will be closed at Highway 10, consistent with the City's West Cloverdale South NCP.

Commission was then requested to provide recommendation(s) to the General Manager, Engineering.

It was
Moved by Commissioner Johnston
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission recommends to the General Manager, Engineering that Old McLellan Road cross-section standard be endorsed.

Carried

D. CORRESPONDENCE

1. Surrey/Delta/Richmond 125th Anniversary

Commission reviewed correspondence of June 16, 2004 forwarded from Councillor Vicki Huntington, Corporation of Delta.

It was
Moved by Commissioner Clegg
Seconded by Commissioner Tracey
That the Heritage Advisory Commission receive correspondence from Councillor Vicki Huntington, Corporation of Delta with thanks.

Carried

E. INFORMATION ITEMS

1. Council Resolutions – July 5, 2004

Memorandum of July 6, 2004 from Legislative Services

2. Loyal Orange Lodge

Correspondence forwarded to Mr. Jim Barbour, B.A., LLB. It was noted by the Chair that a meeting with interested parties will soon be scheduled with a view to developing a strategy to save the building.

3. Delegation to Surrey Heritage Advisory Commission

Correspondence forwarded to Messrs. Wayne Noye, and Umur Olcay, Surrey School District No. 36.

4. Application for Financial Assistance – Hazelmere United Church

Correspondence forwarded to the Hazelmere United Church, enclosing the remainder of the 2004 entitlement.

5. Application for Financial Assistance – Historic Collishaw Farm

Correspondence forwarded to the Historic Collishaw Farm, enclosing the 2004 entitlement.

6. The Hunt for Historical and Significant Places

Correspondence forwarded to Ms. Monica Brabander, in appreciation for her submission to the above.

F. OTHER COMPETENT BUSINESS

1. Orientation Bus Tour

The Administrative Assistant was requested to request a van or bus from Parks, Recreation and Culture in order to conduct a tour of heritage sites for orientation purposes.

G. NEXT MEETING

The next meeting of the Heritage Advisory will be held at the Call of the Chair, or September 29, 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 Johnston
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 2:20 p.m.

Margaret Jones, City Clerk

Councillor J. Higginbotham, Chair
Heritage Advisory Commission