



# City of Surrey

## Heritage Advisory Commission

### Minutes

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, SEPTEMBER 29, 2004  
Time: 9:08 a.m.

#### **Present:**

Chair - Councillor Higginbotham  
D. Bowyer  
A. Clegg  
C. Johnson  
H. Lindenbach  
J. Monk  
A. Stewart  
W. Tracey (9:28 a.m.)

#### **Absent:**

R. Fuller  
A. Lonneberg

#### **Staff Present:**

A. Kopystynski, Planning & Development  
P. Heer, Planning & Development (9:30 a.m.)  
B. Parghi, Planning & Development (11:05 a.m.)  
K. Rendek, Planning & Development (11:27 a.m.)  
J. Boan, Engineering (11:32 a.m.)  
B. Sommer, Parks, Recreation and Culture  
K. Miller, Legislative Services

#### **Also Present:**

Mr. A. Herok (11:19 a.m.)

## **A. ADOPTION OF MINUTES**

### **1. Heritage Advisory Commission Minutes – July 21, 2004**

It was  
Commission of July 21, 2004, be adopted, as circulated.

Moved by Commissioner Bowyer  
Seconded by Commissioner Johnston  
That the minutes of the Heritage Advisory  
Carried

## **B. DELEGATION**

Councillor Higginbotham informed commission that attempts to confirm a commitment from the Resource, Tenures and Engineering Branch of the Ministry of Forests have been unsuccessful.

It was  
recommends to Council that correspondence be forwarded to the Minister of Forests outlining concerns relative to the Green Timbers site, specifically the protective designation of the two buildings as heritage buildings, complete designation of forest and that the area be saved in perpetuity.

Moved by Commissioner Monk  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission  
Carried

**C. CORPORATE REPORTS****1. PARKS AND RECREATION****(a) Community Heritage Storyboards**

Commission reviewed the Manager, Heritage Services' report of September 29, 2004 requesting endorsement of recommendations for storyboard production, installation and annual maintenance. It was noted that Heritage Services could continue to support the maximum of four storyboards per year. The total cost of each storyboard would be \$1,250. Based on production of four storyboards per year, the Commission should budget \$5,000. In addition, an annual inspection, maintenance and repair budget is required. This cost, based on the current inventory of 15 storyboards is \$1,500 per year.

There followed a discussion relative to funding allocation and Commission and community participation on research.

It was Moved by Commissioner H. Lindenbach  
Seconded by Commissioner Stewart  
That the Heritage Advisory Commission  
(HAC) recommends to Council that an annual expenditure of \$6,500 be allocated from the HAC budget per year to continue the storyboard project.

Carried

**(b) Western Red Cedar Stump  
8920 Queen Mary Boulevard**

Commission reviewed the memorandum of September 21, 2004 from the Manager of Parks, requesting direction from Commission relative to the removal or retention of two trees. It was noted that the property owner adjacent to the subject site has verbally expressed strong opposition to the removal of the trees.

There followed a discussion relative to logging practices of the era and the significance of the Red Cedar stump on the site. Commissioner Stewart to assist Heritage Services with the community heritage storyboard planned for this site.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Lindenbach  
That the Heritage Advisory Commission recommends to the General Manager, Parks, Recreation and Culture that in order to preserve the heritage aspects of the site, and allow the heritage community storyboard on the site, if possible, that the ornamental cedar tree and cherry tree on the northwest side of the Red Cedar stump be relocated to the adjacent owner's property, if that action would not damage the stump; if relocation is not possible, the Heritage Advisory Commission recommends removal of the subject trees.  
Carried

## 2. PLANNING & DEVELOPMENT

### (a) **Development Application No. 7903-0335-00 16541 Old McLellan Road**

Commission reviewed the memorandum of September 20, 2004 from the Manager, Area Planning and Development Division and noted that the application involves a rezoning to Comprehensive Development Zone (CD) to permit the subdivision into 9 clustered single-family lots with 50% open space adjacent to the ALR.

This application was referred to the Commission because it abuts Old McLellan Road which is a site listed on the Surrey Heritage Register, with respect to the lot interfacing with this heritage corridor. As well, the Bell House is located across the street.

To ensure the houses built on the 2 proposed lots flanking Old McLellan Road have a suitable heritage character and have a compatible landscape along the corridor, a building scheme will be registered, in conjunction with the application.

The proposed treatment of Old McLellan Road will be consistent with the envisioned heritage character of the corridor using narrow pavement and the west side will be a natural treed environment complementary to the existing protected trees and buildings under heritage designation by-laws further to the north. There followed a general discussion relative to the development application.

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

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Lindenbach  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that the HAC appreciates receiving this information prior to subdivision and that the heritage integrity of Old McLellan Road be preserved, and that P&D ensure compliance of the heritage guidelines contained within the building scheme at the building permit stage.

Carried

**(b) SOS Consultant Interviews**  
**File: 6800-20-043**

Commissioner Johnston provided an overview of the meeting of July 21, 2004, at which time the HAC sub-committee interviewed candidates for the next phase of the Statements of Significance. The Senior Planner then explained the criteria selection process, and the point system which was used to rate the consultants.

Commission was then requested to provide a recommendation to Council.

It was Moved by Commissioner Clegg  
Seconded by Commissioner Stewart  
That the Heritage Advisory Commission (HAC) recommends to Council that the City enter into an agreement with Donald Luxton and Associates to proceed with the Second Stage Statements of Significance Review for twenty-one more sites to be selected by the HAC, subject to agreement with the Province for the \$24,000 grant; and

That the General Manager, Planning and Development be advised of the recommended consultant selected, in order that the department may enter into an agreement to undertake the preparation of the Second Round Statements of Significance.

Carried

It was Moved by Commissioner Johnston  
Seconded by Commissioner Monk  
That the Heritage Advisory Commission requests that the sub-committee draft correspondence for the Chair's signature, expressing appreciation to the consultants, for applying and submitting proposals for the next stage of the Statements of Significance.

Carried

**(c) Gillis House**  
**File: 6800-20-043**

Commission reviewed the information memorandum of September 20, 2004 from the Senior Planner, and related supplemental information provided on-table.

There followed a discussion relative to the status of the building, and plans to ensure compliance with the Heritage Restrictive Covenant, including retention of the original siting of the house and not compromising the landscaping. It was noted that the developer has assured the City of its commitment.

It was noted that concerns regarding the safety and security of the Gillis House has been resolved. Staff noted that inspection officers would be notified to conduct a site visit if safety becomes a concern.

**(d) Guidelines for Heritage Trees Along King George Highway in South Surrey**  
**File: 6800-20-225**

Commission reviewed the memorandum of September 13, 2004 providing revised guidelines for heritage trees along King George Highway. It was noted that the Guidelines were received by the HAC on March 22, 2004 and subsequently approved by Council.

There followed a review of the guidelines and made the following comments:

- Species of trees to be planted;
- The designation will protect the land and trees;
- Existing heritage trees will be preserved;
- Commission is supportive of future work being done to research appropriate species of trees for planting along King George Highway.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Tracey  
That the Heritage Advisory Commission (HAC) recommends to Council that the HAC supports the revised *Guidelines for the Protection and Enhancement of the Heritage Character and Vista of King George Highway Between the Nicomekl River and 8<sup>th</sup> Avenue*, and look forward to its successful implementation.

Carried

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Johnston  
That the Heritage Advisory Commission recommends to Council that similar guidelines and tree re-planting strategies be established for the remainder of King George Highway.

Carried

**(e) Bourassa House (Development Application)****File: 6800-20-11; 7904-0123-00**

The Bourassa House was discussed at the May 27 and July 21, 2004 HAC meetings, and information relative to the proposed siting, possibility of relocating the house from its current location in a grove of trees, the grove of existing trees near the house, and the condition of the house was requested. Commission then reviewed the memorandum of September 16, 2004 from the Senior Planner, which included Corporate Report No. R1541 of June 15, 1998.

It was noted that the City has received inquiries about moving the Bourassa House off the site. Generally, it is preferred to maintain a heritage building on its historical setting, however some have been successfully relocated to better ensure long term conservation. Several concerns were expressed relative to the rapid deterioration of the building and the condition of the vista.

Once the development plans and heritage protection strategy have been submitted to the City, information will be forwarded to Commission for review.

Adaptive reuses for the building were discussed:

- Restaurant / pub;
- Daycare within a townhouse development; and
- A community building perhaps connected with the Kwantlen University College development.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Lindenbach  
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that the Bourassa Farmhouse be preserved at its existing location in order to maintain its architectural and historical integrity which is tied to the heritage context of the yard and surrounding significant trees and that the City proceed with a Heritage Revitalization Agreement as part of the development negotiations.

It is further recommended that the surrounding trees which have been identified as significant be retained and incorporated into a development project on the site, and that the restoration of the building to its original heritage status be negotiated.

Carried Unanimously

(f) **Final Report – South Port Kells Heritage Study**  
**File: 6520-20-SPK**

Commission reviewed the memorandum of September 20, 2004 from the Manager, Long Range Planning and Policy Development. The final report on the South Port Kells Heritage Study is now complete, and the following issues were discussed in the report:

- Historical context and development;
- Identifying heritage resources and sites;
- Archaeological and historical sites;
- Heritage incentives;
- Regulations;
- Possible relocation of identified buildings;
- Commemorative actions;
- Implementation and conservation actions; and
- Five related recommendations:
  1. Conserve two heritage precincts;
  2. Retain heritage register sites;
  3. Preserve other sites of value as possible;
  4. Document and commemorate through an interpretation plan; and
  5. Further interpretation of First Nations history, re-enforcement of historic neighborhood boundaries, re-introduce historic street names using pioneer family names whenever possible.

Commission and staff reviewed the report, and made some minor suggestions regarding the text.

There followed a general discussion relative to recognizing individual community members for their input to this project. The Manager, Heritage Services will provide information relative to a training course for oral history interviews for distribution to Commission.

Mr. A. Herok entered the meeting at 11:19 a.m.

It was  
 Moved by Commissioner Clegg  
 Seconded by Commissioner Lindenbach  
 That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that in accordance with the South Port Kells Heritage Study the following six recommendations be endorsed:

1. Conserve two heritage precincts;
2. Retain heritage register sites;
3. Preserve other sites of value as possible;
4. Document and commemorate through an interpretation plan;
5. Further interpretation of First Nations history, re-enforcement of historic neighbourhood boundaries, re-introduce historic street names using pioneer family names whenever possible, and storyboard; and
6. The HAC, Planning and Development Department and community work together to develop guidelines and processes for the identification, preservation and recognition of all aspects of heritage in the study area (built, natural and cultural).

Carried

**(g) Development Application No. 7904-0291-00  
 5731 and 5753 – 182 Street**

This application proposes to subdivide two properties on the west side of 182 Street between 57 and 58 Avenues with the Currie house which is currently on the Heritage Inventory and being considered for inclusion to the Heritage Register as part of the Phase 3 Heritage Register Review.

Commission reviewed the memorandum of September 21, 2004 from the Manager, Area Planning & Development Division relative to the above development application.

Commission was then requested to review the attached documents, and provide recommendations to the General Manager, Planning and Development.

It was  
 Moved by Commissioner Clegg  
 Seconded by Commissioner Johnston  
 That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that development application no. 7904-0291-00 be supported subject to:

- A restrictive covenant being registered that the house not be demolished and renovations cannot be done until a protection tool is approved by Council; and
- The houses on lots facing 182 Street be designed to have a complementary character.

Carried

A. Kopystynski withdrew from the meeting at 11:35 a.m.

The agenda was then varied to accommodate Mr. Herok's concerns regarding the Red Cedar Stump.

**Red Cedar Stump located at 8920 Queen Mary Boulevard**

This item was dealt with under C.1 (b), however the Chair requested that Mr. Herok's correspondence be received. The Chair read portions of the letter.

It was  
Moved by Commissioner Tracey  
Seconded by Commissioner Stewart  
That the Heritage Advisory Commission receive correspondence of September 28, 2004 from Mr. Antoni Herok of 8916 Queen Mary Boulevard, Surrey, relative to the Red Cedar stump, and that the letter be forwarded to staff for a response.

Carried

The previous motion under Item C.1 (b) was reconsidered and upheld, however concerns were expressed relative to the status of the trees under consideration for relocation and/or removal, and therefore

It was  
Moved by Commissioner Lindenbach  
Seconded by Commissioner Monk  
That in reference to the previous motion addressing the Red Cedar Stump, that consultation with property owner take place prior to any action on the removal and/or relocation of the trees.

Carried

**3. ENGINEERING**

**(a) 168 Street Alignment**

This item will be forwarded to the next agenda.

**4. LEGISLATIVE SERVICES**

**(a) British Columbia Historical News**

Commission is requested to consider a renewal of the above subscription, in the amount of \$18.

It was  
Moved by Commissioner Bowyer  
Seconded by Commissioner Johnson  
That the Heritage Advisory Commission renew its membership to the British Columbia Historical News in the amount of \$18.

Carried

**(b) BC Museums Association Conference 2004  
October 13 – 16, 2004, Nanaimo**

Commission considered authorizing the attendance of members to the above conference, however decided that staff representation was sufficient for this event.

**(c) Regional, Provincial and Federal Heritage Annual General Meetings**

Commission reviewed the memorandum of September 1, 2004 which provided the list of heritage organizations which hold annual general meetings.

The meeting recessed at 12:09 p.m. and reconvened at 12:17 p.m.

**(d) Outstanding Items**

Commission was requested to review the attached list of outstanding items, and provide direction accordingly.

**Development Application No. 7903-0210-00  
32 Avenue West of King George Highway**

Commissioner Monk provided an overview of the above item. It was noted that all the trees along 32Avenue west of King George Highway have been removed. Commission will view the area during today's tour.

The Chair requested that through the General Manager, Planning and Department and the Interim General Manager, Parks, Recreation and Culture, that staff attend a future HAC meeting to provide a presentation on the Tree Preservation By-law.

**1891 Lodge (Previously known as Loyal Orange Lodge)**

The Chair informed the Commission that a proposal to relocate the Lodge to the Fraser Valley Heritage Railway Society site will be coming forward shortly. In order to relocate and re-stabilize the building, funding options are being investigated.

There followed a general discussion relative to possible measures which may be taken to preserve and relocate the building.

It was Moved by Commissioner Lindenbach  
Seconded by Commissioner Stewart  
That the Heritage Advisory Commission  
recommends to Council that the conservation strategy developed by  
Donald Luxton and Associates regarding the 1891 Lodge (formerly known  
as the Loyal Orange Lodge) be completed; and

That financial plans be developed for the retention of the structure at its  
existing site; and/or possible relocation to the Sullivan Park site, or the  
Daniel Johnson House site. These plans will include costs for the  
relocation as applicable, restoration, operating and ongoing maintenance;

And further that the building be leased or transferred to a willing recipient.

Carried

The remainder of the outstanding items will be forwarded to the next  
agenda.

**(e) Heritage Canada Foundation Membership**

Commission was requested to consider a renewal of the above  
membership, in the amount of \$25.

It was Moved by Commissioner Clegg  
Seconded by Commissioner Lindenbach  
That the Heritage Advisory Commission  
renew its membership to the Heritage Canada Foundation for \$25.

Carried

**D. CORRESPONDENCE**

**E. INFORMATION ITEMS**

**1. Application for Financial Assistance**

Correspondence of July 27, 2004 to St. Oswald's Anglican Church.

**2. Council Resolutions – July 26, 2004**

Memorandum of July 28, 2004 from Legislative Services.

**3. Correspondence from Vaughn Evans**

Correspondence of August 4, 2004 from Councillor Higginbotham to Council  
Vicki Huntington, Corporation of Delta.

**4. Council Resolutions – September 7, 2004**

Memorandum of September 8, 2004 from Legislative Services.

**5. Council Resolutions – September 13, 2004**

Memorandum of September 14, 2004 from Legislative Services.

**F. OTHER COMPETENT BUSINESS**

**1. Heritage Canada Foundation Conference 2004**

Commissioner Lindenbach will provide an overview of the above event during the orientation bus tour.

**G. NEXT MEETING**

The next meeting of the Heritage Advisory Commission is scheduled for October 27, 2004 in the Mayor's Executive Boardroom - 9:00 a.m.

**H. ADJOURNMENT**

It was  
  
meeting do now adjourn.

Moved by Commissioner  
Seconded by Commissioner  
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 1:08 p.m.

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Margaret Jones, City Clerk

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Councillor J. Higginbotham, Chair  
Surrey Heritage Advisory Commission