



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, NOVEMBER 24, 2004
Time: 9:00 a.m.

Present:

Chair - Councillor Higginbotham
D. Bowyer
A. Clegg
R. Fuller
C. Johnson
H. Lindenbach
J. Monk
A. Stewart

Absent:

W. Tracey

Staff Present:

A. Kopystynski, Planning & Development
J. McLeod, Manager, Long Range Planning and Policy
Development, Planning & Development
R. Epp, Landscape Architect
P. Lau, Planning & Development (10:35 a.m.)
B. Sommer, Parks, Recreation and Culture
J. Boan, Engineering (10:30 a.m.)
K. Miller, Legislative Services

Also Present:

Dr. A. Schulze, Friends of Semiahmoo Heritage Trail

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - October 27, 2004

It was Moved by Commissioner Stewart
Seconded by Commissioner Johnson
That the minutes of the Heritage Advisory
Commission of October 27, 2004, be adopted, as circulated.
Carried

B. DELEGATION

C. CORPORATE REPORTS

1. PLANNING & DEVELOPMENT

(a) Tree Preservation in the City of Surrey

The Manager, Long Range Planning and Policy Development and the City Landscape Architect were in attendance to provide additional information relative to Corporate Report R270.

J. McLeod informed Commission that a public consultation process has been conducted and relevant materials will soon be posted on the City's website. There followed a brief overview of the strategy for tree preservation within the City.

There followed a discussion relative to the following issues:

- Protocol for choosing neighbourhoods for planting of street trees;
- Street planting program;
- Concerns relative to the cutting and removal of trees in South Surrey;
- Impacts of development on trees (the By-law cannot be used to prohibit first time development as stated in the Community Charter);
- Planning and development process cannot use a tree preservation by-law to deny a property owner the right to develop land to the density permitted by the Zoning By-law;
- City's attempts to preserve established trees in new developments;
- Damage to retained trees from the removal of neighbouring trees;
- Development plans should be congruent with the City's Preservation By-law;
- Non-compliance with the By-law;
- Friends of Semiahmoo Heritage Trail concerns relative to development in South Surrey;
- Requirement to plant three trees on every new lot unless owner states otherwise;
- Build-out population of the current Official Community Plan (OCP);
- Focus should be on tree preservation and replacement in new developments, and that plan should be enforced;
- Planning for heritage conservation;
- Amendments to existing By-law will allow for public input through the consultation process;
- Current approach to tree preservation is monitored by landscape inspectors on single lots, and multi-family lot plans are received by the Landscape Architect via letters of assurance;
- Design guidelines when development occurs close to significant trees; and
- Best possible practices do not always mitigate impacts of development.

Members were encouraged to submit to Planning and Development, a list of changes they would like to see made to the Tree Preservation By-law.

J. McLeod stated that following the public consultation process, if it is the wish of Commission, this item will be brought back for information.

It was Moved by Commissioner Monk
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission
recommends to the General Managers, Planning and Development and Parks, Recreation and Culture that staff work with the Heritage Tree Subcommittee to discuss possible additions to the draft amendments.
Carried

J. McLeod and R. Epp withdrew from the meeting at 10:05 a.m.

(b) Statements of Significance- Second Round

Commission was requested to review the attached and provide recommendations to Council. Concerns were expressed regarding the absence of the Martha Currie and Bourassa Houses. As both properties are subject to development it should be noted that Statements of Significance will be written for each property by the developer as a condition of final approval.

It was Moved by Commissioner Stewart
Seconded by Commissioner Fuller
That the Heritage Advisory Commission recommends to Council that Statements of Significance be prepared, with the assistance of Don Luxton and Associates, for the twenty-one Cloverdale sites identified in Appendix A, and the Martha Currie and Bourassa Houses in Appendix B.

Carried

(c) Baron von Mackensen House

A. Kopystynski advised about the status of application no. 7900-0077-00 relative to the Heritage Revitalization Agreement for the above property.

The developer has committed to resolving the concerns raised by the HAC, and following final documentation relative to this property, Commission have an opportunity to review the final proposal.

Commission was then requested to receive this document for information.

It was Moved by Commissioner Monk
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission receive the information presented regarding the Baron von Mackensen House.

Carried

(d) Phase III Heritage Register Review

A. Kopystynski provided a verbal report regarding the Open Houses at which time the following issues were discussed:

- Approximately fifty people attended the open houses;
- Approximately one-third of property owners have made statements through the questionnaire or correspondence;
- Approximately one-quarter of respondents are opposed to having their properties included on the Register; and
- Over 200 sites are currently on the Heritage Register;
- Distinction between the Register and the Heritage Inventory.

This item will be forwarded to a future meeting.

(e) **Heritage Schools**

A. Kopystynski provided a verbal report relative to heritage schools in Surrey. In accordance with the School District's commitment to re-notify the City of any intention to sell surplus school sites, notice was provided regarding Tynehead and South Westminster Elementary schools. After consultation with Engineering and Parks departments, Realty Services responded that the City had no land needs identified for those areas.

(f) **182 Street Heritage Conservation Area**

Further to the Special HAC meeting of November 18, 2004, A. Kopystynski distributed the draft by-law to amend the Surrey OCP By-law, 1996, No. 12900, as amended, to designate the 182 Street area in Cloverdale as a Heritage Conservation Area. It was noted that this document has not yet been reviewed by the Legal Division.

A. Kopystynski stated that there is some urgency relative to this issue, in that the temporary protection measures taken by Council expires in December 2004.

The following issues were outlined:

- This would become the first Heritage Conservation Area (HCA) in Surrey;
- All development taking place in a HCA must first obtain a heritage alteration permit unless otherwise exempted;
- The Surrey Heritage Management Plan, approved by Council in January 2003 identified this area as becoming a HCA;
- Strong association with the "Village of Cloverdale";
- Concentration of heritage houses in the area;
- Guidelines forming part of the proposed designation by-law; and
- Allowable exceptions from having a Heritage Alteration Permit.

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

Commission made the following comments:

- Subdivision application proposes an 18-metre wide lot to accommodate the Currie House;
- The house would be relocated to the south;
- Landscaping fronting the house would be protected; and
- Future of the Surrey Museum site.

J. Boan then provided information relative to the 182 Street Conservation Plan, as it relates to the amendments to the OCP and different standards of country-like roads, including an example from Langley and Panorama Ridge.

J. Boan then displayed three road cross-section plans, that would be appropriate for a street in a subdivision having a traditional, rural and heritage character. It was noted that the cross-section for 182 Street had an offset road pavement and other unique features, such as narrow asphalt pavement, limited number of sidewalk, no curbs or gutters and a minimal amount street lighting.

Commission agreed that the above description would satisfy the expectation to maintain 182 Street as a heritage area and further agreed that the Heritage Conservation Area Guidelines respecting the area, should be applied to subdivisions under consideration for 182 Street.

Commissioner Monk left the meeting at 11:06 a.m.

It was
Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
recommends to the General Manager, Planning and Development that the
draft by-law to amend the portions of Surrey Official Community Plan
By-law, 1996, No. 12900, as amended to declare a Heritage Conservation
Area, be approved, and any further alterations would require a Heritage
Alteration Permit.

Carried

Commissioner Monk returned to the meeting at 11:11 a.m.

**(g) Development Application No. 7904-0127-00
Proposed Rezoning and Development Permit for a Mixed Use
Residential and Commercial Development
16741 Old McLellan Road**

The applicant proposes to rezone and develop one parcel, approximately 0.55 hectare in total size. The proposal to rezone from one-acre residential to comprehensive development zone in order to facilitate the development of eighteen townhouse units, three apartment units above three ground-level commercial retail units. The commercial component will consist of neighbourhood commercial uses.

The proposed development complies with the land use designation under the West Cloverdale South Neighbourhood Concept Plan (NCP), which designates the site for commercial/residential.

The NCP indicates that Old McLellan Road being realigned between 58 Avenue to 60 Avenue, to be sited along the western property line of the subject site. To retain the historical corridor and the Five Corners, however as recommended by the HAC, the existing portion of Old McLellan Road will remain open to one-way vehicular traffic, thereby retaining the Five Corners design.

This portion which adjoins the southeast edge of the subject site is intended to be renamed Old McLellan Lane.

Staff stated the importance of having landscaping interfaces, and requested that an interface be achieved with respect to Old McLellan Lane. The site is currently barren with few trees.

Commission was then requested to review the documents provided on-table and provide recommendations to the General Manager, Planning and Development.

Commissioner Johnson left the meeting at 11:22 a.m. and returned at 11:24 a.m.

There followed a discussion relative to relocating the 1891 Lodge to the Five Corners area, in conjunction with the development of the 182 Street Conservation Area Plan.

B. Sommer left the meeting at 11:33 a.m. and returned at 11:34 a.m.

It was noted that Commission approves the proposed landscape treatment concept and building design along the existing alignment of Old McLellan Road, subject to minor revisions to address staff concerns for refinement to fencing detail and landscaping.

It was Moved by Commissioner Clegg
Seconded by Commissioner Stewart
That the Heritage Advisory Commission
(HAC) recommends to the General Manager, Planning and Development
that as the proposed rezoning and development permit application no.
7904-0127-00 interferes with the historic context of the Five Corners area,
the HAC recommends that the development be more sensitive to the
heritage significance of the Cloverdale area, and be brought back to the
HAC for further review; and

That in order to address the concerns relative to the natural heritage
resource conservation of the area, in addition to those already identified,
the HAC requests that the natural features which have cultural or historical
value be identified in the area.

Carried

P. Lau withdrew from the meeting at 11:52 a.m.

The agenda was then varied.

3. PARKS AND RECREATION

(a) Heritage Week 2005

The Manager, Heritage Services provided on-table, final drafts relative to storyboard unveilings on February 26, 2005.

- Ukrainian Orthodox Church of St. Mary;
- St. Oswald's Anglican Church;
- Semiahmoo Trail;
- Historic Stewart Farmhouse; and
- Surrey's Farming History (Cultural).

Commission was requested to contact B. Sommer directly at 604-502-6460 with any last changes to the draft text.

It was noted that should the process require revision, it will be discussed at the December HAC meeting.

B. Sommer withdrew from the meeting at 12:07 p.m.

2. ENGINEERING

(b) Semiahmoo Trail Sewer Line / Correspondence from Dr. A. Schulze, Friends of Semiahmoo Heritage Trail

Dr. Schulze's concern is related to works undertaken for services and utilities paralleling Semiahmoo Trail as part of a townhouse proposal north of 32 Avenue that compromised the integrity of heritage character of the Trail due to tree removal. The relevant designation by-law prohibits construction or placing of buildings, driveways or excavations on the subject lands unless the works qualify as an exemption or Council approves a Heritage Alteration Permit (HAP). HAPs enable specific work proposals to be assessed by staff, with input from the Commission to ensure the heritage character of Semiahmoo Trail is protected.

Engineering department advises that a HAP will be sought for any works, utilities or services that become necessary in the lands designated as Semiahmoo Trail.

The Pacific Pointe Homes development at 14585 – 32 Avenue resulted in a relocation of a sanitary sewer line to the west edge of the subject property. The area within which the sewer line was located was dedicated to form part of the Trail.

Engineering presented this relocation and the associated replanting proposal to the HAC on May 26, 2004. At that time, it was believed that placement of the utility within the Trail did not require a HAP.

While the HAC did not object to the relocation, it specified that all replantings should be native species.

As a result of tree root impacts, most of the existing trees that were expected to remain were determined to be hazard trees and had to be removed by the Parks department. The resulting impacts to the Trail due to the sewer relocation were much more significant than Engineering or the HAC expected.

It is now the position of the Engineering department that new utilities for developments will not be accepted within the Trail. If Engineering were to support an applicant's assertion that there were no other choices than to utilize the Trail corridor, they would be required to seek a HAP.

It was suggested that the Semiahmoo Heritage Trail Designation By-law, 2004, No. 15280 be amended to reflect the above position.

It was Moved by Commissioner Monk
Seconded by Commissioner Johnson
That the Heritage Advisory Commission
recommends to the General Manager, Planning and Development that a report be brought forward to Council to amend By-law 2004, No. 15280 Section 7(h) to ensure an exemption only applies to existing street crossings and that all other locations of the Trail will be subject to a Heritage Alteration Permit prior to any utilities or services being installed.
Carried

(a) Fraser Highway through Green Timbers Urban Forest

J. Boan informed Commission that the most recent work indicated that widening Fraser Highway to four lanes would impact less than seventy-six trees (the exact number is not known at this time). The Green Timbers Urban Forest Advisory Committee is working with Surrey staff to finalize Terms of Reference for a Consultant assignment for further review of options and to facilitate agreement among stakeholders of a conceptual approach. Terms of reference for consultants will be ready in January 2005.

There followed a brief review of transit options for the area.

This item will be forwarded to a future agenda, when Engineering have drafted the terms of reference for consultants.

4. LEGISLATIVE SERVICES

(a) Schedule of Meetings – 2005

Commission revised the meeting schedule for 2005 to reflect scheduling HAC meetings to the third Wednesday of each month.

This item will be forwarded to the December agenda.

(b) Fraser Valley Heritage Railway Society – Membership Renewal for 2005

Commission was requested to consider renewal of the above membership.

It was
Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Heritage Advisory Commission
approve the renewal of the Fraser Valley Heritage Railway Society
membership in the amount of \$100.

Carried

(c) HAC Budget

This item will be forwarded to a future agenda.

(d) List of Outstanding Items

This item will be forwarded to a future agenda.

D. CORRESPONDENCE

1. Application by Owner at 2865 Semiahmoo Trail Road to Use the Semiahmoo Trail Landscape Buffer Zone (Set-back)

It was
Moved by Commissioner Clegg
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission
refer this item to staff for appropriate action.

Carried

E. INFORMATION ITEMS

1. Council Resolutions – November 1, 2004

Commissioner reviewed the memorandum of November 2, 2004 from Legislative Services.

2. Tynehead Elementary School

Commission reviewed the correspondence of November 19, 2004 from Dave Hayer, MLA, Surrey-Tynehead, requesting that Council provide heritage protection to the above property.

F. OTHER COMPETENT BUSINESS

It was
approve the expenditure of up to \$500 for the purchase of City of Surrey scarves, to be given as gifts throughout the year.

Moved by Commissioner Lindenbach
Seconded by Commissioner Johnson
That the Heritage Advisory Commission

Carried with Commissioner Fuller against

It was
(HAC) approve the expenditure of up to \$500 for a reception following the December 22, 2004 HAC.

Moved by Commissioner Johnson
Seconded by Commissioner Lindenbach
That the Heritage Advisory Committee

Carried

G. NEXT MEETING

Commission discussed the next meeting of the Heritage Advisory Commission is scheduled for December 22, 2004 at 1:00 p.m., in the Mayor's Executive Boardroom.

H. ADJOURNMENT

It was
meeting do now adjourn.

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

Carried

The Heritage Advisory Commission adjourned at 12:55 p.m.

Margaret Jones, City Clerk

Councillor Judy Higginbotham, Chair
Surrey Heritage Advisory Commission