



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, DECEMBER 22, 2004
Time: 2:08 p.m.

Present:

Chair – Councillor Higginbotham
D. Bowyer
A. Clegg
R. Fuller
H. Lindenbach
J. Monk (2:52 p.m.)
A. Stewart
W. Tracey

Absent:

C. Johnson

Staff Present:

A. Kopystynski, Planning & Development
F. Molina, Planning & Development (3:10 pm)
P. Lau, Planning & Development (3:10 pm)
B. Sommer, Parks, Recreation & Culture
J. Boan, Engineering
K. Miller, Legislative Services

A. ADOPTION OF MINUTES

1. Special Heritage Advisory Commission Minutes – November 17, 2004

It was Moved by Commissioner Bowyer
Seconded by Commissioner Lindenbach
That the minutes of the Special Heritage
Advisory Commission of November 17, 2004, be adopted, as circulated.
Carried

2. Heritage Advisory Commission Minutes – November 24, 2004

It was Moved by Commissioner Clegg
Seconded by Commissioner Bowyer
That the minutes of the Heritage Advisory
Commission of November 24, 2004, be adopted, as circulated.
Carried

B. DELEGATION

C. CORPORATE REPORTS

3. PARKS AND RECREATION

(a) Storyboard Unveilings

The Manager, Heritage Services, confirmed that the unveilings are scheduled for Saturday, February 19, 2005.

1. PLANNING & DEVELOPMENT

(a) Phase III Heritage Register File: 6800-20-203

The Senior Planner informed Commission that two Public Open Houses for the Phase Three Heritage Register Review were held and were well attended. About fifty properties for addition to the Heritage Register were presented in the display. Of the fifty sites, twenty are being recommended to be assessed for the Heritage Register because property owners were supportive or there were no responses to the contrary. Five (fifty are proposed to be retained on the Heritage Inventory because more assessment is required and the remaining, mainly due to owner opposition, will not be considered.

Surrey Heritage Evaluation Sheets for the twenty sites will be prepared with assistance of the project consultant, with input from property owners and staff. The Worksheets will be brought to Commission at a future meeting.

There was discussion about flagging sites that are protected, on the Heritage Register or on the Heritage Inventory.

There was discussion about the sites included in the original inventory at the onset of the Phase Three Review. These were not considered because the consultant concluded they did not meet the criteria for heritage value or significance. As for those among the fifty short-listed sites which are not proposed to be considered for the Heritage Register due to lack of consent from the owners, the Commission was of the view they be kept on the inventory.

It was Moved by Commissioner Fuller
Seconded by Commissioner Bowyer
That the Heritage Advisory Commission
recommends to the General Manager, Planning and Development that:

- the twenty sites identified in the first section of Appendix A, be subject to heritage assessment and the drafting of Surrey Heritage Evaluation Worksheets for sites to be added on the Surrey Heritage Register;
- the remaining sites identified in Appendix A be retained on the Surrey Heritage Inventory; and
- when completed, the Heritage Evaluations Worksheets for the sites in Appendix A be submitted for review and acceptance at a future Commission meeting.

Carried

(b) **Heritage Revitalization Agreement**
2598 O'Hara Lane
File: 7904-0426-00

The Senior Planner provided an overview of the above application. This property and the house sited on it, have been identified by the Commission for addition to the Heritage Register in the Phase Three Heritage Register Review.

The applicant supports adding the subject house to the Heritage Register and is seeking a Heritage Revitalization Agreement in conjunction with renovations being proposed to the house. This Agreement also entails varying the Surrey Zoning By-law to allow the current siting of the house and to allow the Floor Space Ratio (or the density) to be increased over that permitted in the Single Family Residential (RF) zone.

Further, the property owner wishes to remodel the home as follows:

- Removing the exterior staircases used for access to the basement;
- Enclosing the open porch at the rear of the house to act as an entrance foyer for the house;
- Creating a common internal stairwell to access all three levels internally; and
- Remodeling the kitchen and changing the room layout to take into account the stairwell changes.

Commission then considered the appropriate materials for the roof and window replacement.

It was noted that the City Architect and the Senior Planner will be meeting with the property owners as part of preparing the Heritage Revitalization Agreement.

It was

Moved by Commissioner Fuller

Seconded by Commissioner Lindenbach

That the Heritage Advisory Commission

(HAC) recommends to the General Manager, Planning and Development that the HAC:

- support this Heritage Revitalization Agreement By-law application to protect the house located at 2598 O'Hara Lane in Crescent Beach to proceed to Council for consideration;
- support the Conservation Plan and variances noted by staff, provided the final documentation is satisfactory to staff; and
- supports the City Architect's recommendation of using cedar, or cedar-like shingle roofing, given the roof is a prominent skyline element, with wood windows and doors on the west (beach) elevation and vinyl windows with a thick profile for the other windows.

Carried

(c) **Proposed Rezoning & Development Permit for a Mixed Use Residential & Commercial Development**
16741 Old McLellan Road
File: 7904-0127-00

The Senior Planner (Heritage) advised that the application in question is not on the Heritage Register or Heritage Inventory. It front on the Old McLellan/Surrey Centre Corridor which is on the Heritage Register and subject to Statements of Significance. The Senior Planner (Heritage) distributed a map identifying this corridor from Highway No. 10 in the south to the Five Corners area (60th Avenue and 168 Avenue) in the north. He stated the practice is to refer development applications for properties abutting this corridor to the Commission to comment about the landscaping transition to the Corridor.

The subject application was forwarded to Commission at the November 24, 2004 meeting at which time the Commission requested further information relative to the application, the corridor and the Surrey Centre area in general. The Senior Planners provided information in response to specific queries made by Commission As follows:

- Based on old legal plans, the historical settlement patterns along Old McLellan Road, the community's first "Main Street" and Civic Centre, had activities concentrated closer to Bell Road.
- The Commissions previous decision, in about 1996, was to retain and convert a portion of Old McLellen Road, the fifth street at Five Corners, to a "Chicane" in conjunction with traffic diversions in the area. This would retain the historic transportation link and visual corridor from the Serpentine River to Five Corners.
- As the intersection of Old McLellan Road with Highway No. 10 will be closed, the Old McLellan Road corridor is expected to carry less traffic. 60th Avenue and 168th Street will take up the difference;
- The Neighbourhood Concept Plan has the vision of having two nodes, one being at the historic Five Corners, and activities focused along 60th Street between the nodes. The proposal on the subject site is consistent with this NCP;
- A Surrey Heritage Evaluation Worksheet for the Old McLellan/Surrey Centre Heritage Register Corridor, together with guidelines concerning the design of the "Chicane", will be developed by staff and referred to the Commission for input.
- Respecting natural features, a number of individual trees or clusters of trees in and near the Corridor were identified as being on the Heritage Register or protected by Heritage Designation By-laws or scheduled in the Tree Protection By-law;

There followed a general discussion relative to the transition from the subject site to the corridor, and preserving and enhancing the natural environment along the Corridor. .

B. Sommer left the meeting at 3:13 p.m. and returned at 3:23 p.m.

It was Moved by Commissioner Stewart
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that the HAC receive the information and confirms that the building and landscaping interfaces along the existing alignment of Old McLellan Road are acceptable, subject to approval of landscape plans by the City's Landscape Architect.

Carried

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Tracey
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that information be brought forward to Commission identifying the existing heritage trees in the Old McLellan Road corridor and that a strategy be brought forward to enhance the future planting of any additional trees.

Carried

**(d) Heritage Revitalization Agreement
Baron von Mackensen House, 9564 – 192 Street
File: 7904-0077-00**

The Senior Planner presented the Conservation Plan for the proposed renovation and restoration of the "Castle" – Baron Von MacKensen House, proposed to be undertaken as part of the Baron Manor Center commercial development in Port Kells.

The property is currently subject to a rezoning application that has been given Third Reading.

The developer agreed to enter into a Heritage Revitalization Agreement in conjunction with the rezoning. The rezoning will be considered only in concert with a by-law providing protection to the house. It was noted that the house will be renovated in a manner that is consistent with the character-defining elements identified in the Agreement.

It was noted that the house is not the only focal point for this commercial development, but is also a prominent landmark in the Port Kells community. The restoration of the house and the proposed parking relaxation will ensure that this house can be successfully renovated and adapted for reuse as a commercial building. The Heritage Revitalization Agreement will provide for long term protection through the Maintenance Strategy to be established for the House, as well as ensuring that this significant and valuable heritage building will be retained.

The Senior Planner then reviewed the terms of the Agreement and the requirements Conservation Plan. There followed a general discussion relative to the following:

- Concerns regarding the owner's obligations to conserve and maintain the property, particularly in the period prior to renovations being undertaken;
- Expansion of the stonework on the north elevation in relation to the exposed basement (see Figure 4);
- Identifying on the plan, the historic view corridor to the North Shore mountains;
- Approvals related to the final exterior colour scheme and interior elements to be retained and improved by the City Architect, with input as necessary from the Commission;
- Future financial incentives that may be available from the City or Federal government to the owner; and
- Parking.

It was

Moved by Commissioner Bowyer
Seconded by Commissioner Stewart
That the Heritage Advisory Commission recommends to the General Manager, Planning and Development that

- the agreement appended to the staff report be accepted;
- any outstanding issues be resolved to the satisfaction of the City Architect;
- the Heritage Revitalization Agreement By-law without parking relaxation be forwarded to Council; and
- the applicant be advised to submit an application for a Development Variance Permit or Heritage Alteration Permit after final project approval for the parking relaxation.

Carried

2. ENGINEERING

(a) Sidewalk & Heritage Wall @ Hwy 10 & 177B Street

J. Boan presented the design drawings and photographic representations of the Cloverdale sidewalk improvement at the 1912 Municipal Hall, which are now at a stage appropriate for review.

It was noted that through the design process and internal reviews, the concept for the corner entry treatment at 176A Street and Highway 10 has been enhanced to create a corner plaza and entry feature matching the character of the existing heritage stone fence.

There followed a general discussion relative to the following:

- Site signage;
- Possibility of an overpass being constructed on the west side of 176A Street; and
- Pedestrian access gate.

It was
approve the design drawings and photographic representations presented by staff.

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

Carried

4. LEGISLATIVE SERVICES

(a) Friends of Surrey Museum & Archives Society Membership Renewal - File: 0605-20

It was
renew its annual membership to the Friends of Surrey Museum and Archives Society, in the amount of \$50.

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

Carried

D. CORRESPONDENCE

1. Grandview Heights School File: 6800-10-GHS

Correspondence received on November 30, 2004 from Gord Tolan.

It was
receive the correspondence of November 30, 2004 from Gord Tolan.

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

Carried

E. INFORMATION ITEMS

1. Hazardous Tree Removal – Elgin Centre File: 6300-01

Memorandum of November 22, 2004 from the General Manager, Parks, Recreation and Culture.

2. Daniel Johnson House (7904-0391-00)

File: 6800-10-DJH

Correspondence of November 29, 2004 to the property owners from the Senior Planner, Heritage.

3. Council Resolutions – November 29, 2004

Memorandum of November 30, 2004 from Legislative Services.

4. Council Resolutions – December 6, 2004

Memorandum of December 7, 2004 from Legislative Services.

F. OTHER COMPETENT BUSINESS

1. Plaquing

Commissioner Clegg provided a report relative to the above.

It was
(HAC) recommends to Council that \$5,000 be allocated from the 2005 HAC budget, for plaquing.

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

Carried

2. Work Plan 2005

This item will be forwarded to the next agenda. Members are requested to bring forward suggestions for the Work Plan.

3. Heritage Property Owners

Councillor Higginbotham provided clarification to the incentives and benefits provided by the Provincial government to heritage property owners. The Manager, Heritage Services, added that the Provincial legislation enables a municipality to provide tax incentives but each municipality has to itself enact the appropriate by-laws and financial policies if this option is to apply.

4. Storyboard Maintenance

The Manager, Heritage Services informed Commission that annual maintenance has been completed on all City storyboards.

5. Heritage Conservation in the Public Sector
Friday, February 18, 2005: Simon Fraser University
Harbour Centre Campus, 515 West Hastings Street, Vancouver
Cost: \$195

It was Moved by Commissioner Monk
Seconded by Commissioner Fuller
That the Heritage Advisory Commission
(HAC) recommends to Council that two HAC members attend the "Heritage
Conservation: What are our Values?" at a cost of \$195 for each registrant, and
that all other relevant expenses be authorized in accordance with Council policy.
Carried

G. NEXT MEETING

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

H. ADJOURNMENT

It was Moved by Commissioner
Seconded by Commissioner
That the Heritage Advisory Commission
meeting do now adjourn.
Carried

The Heritage Advisory Commission adjourned at 4:37 p.m.

Margaret Jones, City Clerk

Councillor J. Higginbotham, Chair
Surrey Heritage Advisory Commission