



# City of Surrey

## Heritage Advisory Commission

### Minutes

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, JANUARY 26, 2005  
Time: 9:00 a.m.

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#### Present:

Chair - Councillor Higginbotham  
A. Clegg  
R. Fuller  
H. Lindenbach  
J. Monk  
M. Stibbs  
W. Tracey (9:28 a.m.)

#### Absent:

D. Bowyer  
C. Johnson  
S. Sidhu

#### Staff Present:

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

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## ELECTIONS

### 1. Electing a Chairperson for the 2005 calendar year.

It was

Moved by Commissioner Clegg  
Seconded by Commissioner Fuller  
That Councillor Higginbotham be elected as

Chairperson for the 2005 calendar year.

Carried

### 2. Electing a Vice Chairperson for the 2005 calendar year.

It was

Moved by Commissioner Monk  
Seconded by Commissioner Fuller  
That Alan Clegg be elected as

Vice-Chairperson for the 2005 calendar year.

Carried

## A. ADOPTION OF MINUTES

### 1. Heritage Advisory Commission Minutes - December 22, 2004

It was

Moved by Commissioner Clegg  
Seconded by Commissioner Lindenbach  
That the minutes of the Heritage Advisory

Commission of December 22, 2004, be amended to reflect that the recommendation heading entitled, "*Tree Plaquing*" read, "*Plaquing*" and adopted, as circulated.

Carried

The Chair suggested that Commission consider convening a special meeting in order to deal with items which may require longer periods of time.

**B. DELEGATION****C. CORPORATE REPORTS****1. PLANNING & DEVELOPMENT****(a) Second Round Statements of Significance (SOS)**

Commission reviewed the memorandum of January 18, 2005, advising of the status of this project and confirmed February 8, 2005 at 9:30 a.m., for a meeting of the Heritage Register sub-committee.

Commissioner Lindenbach was confirmed as an additional member of the Heritage Register sub-committee.

The Senior Planner will confirm meeting details with sub-committee members accordingly.

The Senior Planner distributed the first draft of the SOS.

**(b) Phase Three Heritage Register Review**

Commission reviewed the memorandum of January 18, 2005, requesting that consideration of a recommendation to Council, to place nineteen properties on the Heritage Register.

A Corporate Report outlining the properties recommended for inclusion on the Surrey Heritage Register by the Commission will be prepared and submitted to Council accordingly. This is required so Council is aware of the reasons why the properties are being included on the Register, in accordance with Section 954 of the *Local Government Act*.

The Senior Planner provided an overview of the relation between the Heritage Inventory, Heritage Register and the compilation of the SOS, and advised that all nineteen sites achieved at least a score of 70% in the Surrey Heritage Evaluation Worksheets prepared with the assistance of Don Luxton, thus qualifying all the sites to be added on the Register. There followed a general discussion relative to the inclusion of specific sites to the Heritage Register.

It was  
Moved by Commissioner Monk  
Seconded by Commissioner Clegg  
That the Heritage Advisory Commission  
recommends to Council that the properties identified in *Appendix A* be  
considered for inclusion on the Surrey Heritage Register.

Carried

(c) **Petro-Canada Sign at 8038 King George Highway**

Commission reviewed the memorandum of January 18, 2005, requesting that consideration of the offer made by Petro-Canada to transport the sign to a location of the city's choice for storage when it is removed later in 2005 as part of redeveloping the subject site. It was noted that Petro-Canada plans to remove the sign at the end of February 2005.

The Chair provided an overview of activities and events which recognize the Highway 99 corridor as a Canadian heritage feature.

The City Architect has concluded that the sign in itself has no architectural value, and therefore is not required to be retained on the site. However, the sign is a landmark along King George Highway.

At present, the City has no use for the sign, nor does it have a location where it may be securely stored.

Staff have suggested that should no location or use be recommended from Commission, a letter respectfully declining Petro-Canada's offer be forwarded to its property manager.

It was Moved by Commissioner Lindenbach  
Seconded by Commissioner Fuller  
That the Heritage Advisory Commission  
(HAC) recommends to the General Manager, Planning and Development  
that Petro-Canada be requested to store the sign at its own cost, and that  
staff be requested to provide a report containing further information  
relative to the heritage value of the sign for the next HAC meeting.

Carried

The Senior Planner is requested to follow up with Commissioner Stibbs regarding options for storage of the sign.

Councillor Higginbotham withdrew from the meeting at 9:42 a.m., and Commission Clegg assumed the Chair.

(d) **Swanson House and Barn, 6571 King George Highway (DBA: Newton Mobile Home Park)**

Commission reviewed the memorandum of January 18, 2005, received correspondence from Mr. William Bodner, and the Heritage Evaluation Worksheets were distributed.

The subject land forms a remnant of a 20-acre farm, which was operated by Adolph and Ruth Swanson beginning about 1927. The property contains the Swanson house, built in 1932, and barn, built in 1943.

The property is currently used as a mobile home park, and the barn has been adapted for complementary uses. The northern part of the site is restricted due to a fisheries creek that flows under King George Highway and forms part of the Hyland Creek system to the east. Development of the land is a challenge, as the appropriate land use, heritage strategy, environmental protection and accommodation of potentially displaced mobile homes need resolution. It was noted that Mr. Bodner was opposed to his property being placed on the Heritage Register.

Mr. Bodner is proposing that the house and barn be removed from the Heritage Register in order to facilitate development of the site.

The Senior Planner recommended that a heritage assessment be conducted and the matter be further reviewed when a development application has been filed with the City.

It was  
Moved by Commissioner Fuller  
Seconded by Commissioner Stibbs  
That the Heritage Advisory Commission (HAC) receive correspondence of January 18, 2005 from Mr. William Bodner, and that the Senior Planner prepare a response for the Chair's signature, indicating that a heritage assessment be conducted as part of a development application being filed with the City. The HAC further wishes to clarify that the property is not protected by heritage designation (by-law), however is included on the Heritage Register.

Carried

**(e) Green Timbers Heritage Sites**

Commission reviewed the memorandum of January 25, 2005 from the Manager, Area planning & Development Division, providing information relative to a development proposal in Green Timbers adjacent to a number of sites with heritage significance.

The City has received an application to allow a 14-hectare portion of Green Timbers, once used as a BC Forestry research station, to be developed to accommodate the proposed new RCMP Division "E" headquarters. This facility is proposed to consolidate a number of policing, operational and administrative functions such as Criminal Intelligence, a new forensic laboratory, human resources, and corporate financing and accounting.

It was noted that this information is preliminary in nature, and further details such as the exact subdivision boundaries, development permit, building design and parking, landscaping and provision of services, will be determined through the application review process.

It is understood at this time, that the Province may consider dedicating the land on which the heritage sites exist to the City, providing an opportunity to address recognizing and/or protecting these heritage sites.

As plans for the development evolve, Commission will be consulted accordingly.

An open house was held on January 20, 2005, at which time preliminary information was shared with the City and public. Information from the open house was distributed. It was noted that general support was provided by the public for the proposed development.

There followed a general discussion relative to the proposed preliminary development.

It was Moved by Commissioner Tracey  
Seconded by Commissioner Lindenbach  
That the Heritage Advisory Commission (HAC) recommends to the General Manager, Planning and Development that staff be requested to ensure that sites having heritage significance in Green Timbers related to the proposed RCMP Division "E" Headquarters are suitably addressed through the development application process to protect heritage character and heritage value.

Carried

It was Moved by Commissioner Monk  
Seconded by Commissioner Fuller  
That the Heritage Advisory Commission (HAC) recommends to the General Manager, Planning and Development that the HAC be kept informed as more information becomes available regarding the RCMP Division "E" Headquarters as it relates to heritage issues.

Carried

## **2. ENGINEERING**

### **(a) Heritage Markers for Oak Street (102 Avenue)**

Commission reviewed the memorandum of January 18, 2005, requesting approval of \$200 for the installation of heritage markers.

It was Moved by Commissioner Lindenbach  
Seconded by Commissioner Fuller  
That the Heritage Advisory Commission approve the expenditure of up to \$200 for the installation of two heritage markers for Oak Street (102 Avenue).

Carried

**3. PARKS AND RECREATION**

**(a) Itinerary for Storyboard Unveilings**

The Manager, Heritage Services informed Commission that the storyboard unveilings have been confirmed in accordance with the schedule outlined in the memorandum of January 18, 2005.

Commission was requested to arrive at St. Oswald's Church no later than 12:15 p.m. A tour of the church and churchyard is available before the unveiling. The bus will depart at 12:45 p.m. Parking is available at the church and it is expected that the bus will return by 4:30 p.m.

There followed a detailed overview of the itinerary of the day. It was noted that Council, Board of School Trustees and community participants in the storyboard projects will be invited. RSVPs should be directed to Heritage Services prior to February 12, 2005. Commissioners Clegg, Lindenbach, and Monk have confirmed their attendance.

**(b) Final Version of the St. Oswald's Anglican Church Sign**

Commission reviewed and approved the final draft of the above.

**(c) Museum & Archives – Construction Project**

The Manager, Heritage Services presented a slide presentation relative to the above.

There followed a general discussion relative to the museum construction project.

The agenda was varied in order to revisit the following item:

**2. ENGINEERING (Cont'd)**

**(a) Heritage Markers for Oak Street (102 Avenue)**

The Transportation Planning Engineer provided further information relative to the placement of heritage markers for Oak Street, and further requested that Commission consider approving the installation of additional markers.

It was noted that this issue may be revisited, pending additional research being conducted relative to the relation between Oak Street and the Semiahmoo Road. J. Boan will contact T. Menun and A. Cleaver for further information.

**4. LEGISLATIVE SERVICES**

**(b) Budget 2005**

Commission reviewed the 2005 operating budget.

Commission was then requested to consider a motion, approving the expenditure for the purchase of fifty scarves "Supporting Heritage" scarves, at a cost not to exceed \$500.

It was  
Moved by Commissioner Lindenbach  
Seconded by Commissioner Tracey  
That the Heritage Advisory Commission  
approve the expenditure of up to \$500 for the purchase of fifty  
"Supporting Heritage" scarves.

Carried

**(c) Outstanding Items**

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

The Administrative Assistant and the Senior Planner were requested to follow up with the General Manager, Planning and Development, relative to the motion of July 21, 2004, which was directed to the City Manager.

**(d) Schedule of Meetings**

Commission was requested to confirm the 2005 schedule of meetings.

It was  
Moved by Commissioner Monk  
Seconded by Commissioner Tracey  
That the Heritage Advisory Commission  
convene on the last Wednesday of each month.

Carried

**D. CORRESPONDENCE**

**1. Heritage Society of British Columbia**

Commission was requested to consider a motion renewing the annual membership for a cost of \$50.

It was  
approve the annual renewal of its membership to the Heritage Society of British Columbia at a cost of \$50.

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

Carried

**2. Good Citizen Award**

The Administrative Assistant advised that commission may individually, or as a group, provide a nomination for the above award.

**3. St. Oswald's Anglican Church – Heritage Week**

Commission reviewed e-correspondence of January 18, 2005.

It was  
receive the above items of correspondence.

Moved by Commissioner Stibbs  
Seconded by Commissioner Tracey  
That the Heritage Advisory Commission

Carried

**E. INFORMATION ITEMS**

**1. Council Resolutions – December 13, 2004**

Memorandum of December 15, 2004 from Legislative Services.

**2. By-law No. 15280**

Correspondence of December 21, 2004, from Councillor J. Higginbotham, in response to a letter from Dr. A. Schulze.

**3. Council Resolutions – January 10, 2005**

Memorandum of January 11, 2005 from Legislative Services.

**4. LEGISLATIVE SERVICES**

**(a) 2005 Work Plan**

At previous meetings, members were requested to bring forward suggestions for the 2005 Work Plan. There followed a discussion relative to the following:

- Bursaries for community groups, which endorse heritage values (architecture, forestry, planning, etc.);
- Update and/or creating walking / driving tour brochures (Cloverdale, Crescent Beach and cemetery updates, create brochure for barns), estimated at \$5,000 each to print 10,000 brochures;

Councillor Higginbotham returned to the meeting at 11:25 a.m., and assumed the Chair.

- Increase the number of storyboards each year;
- Increase awareness of local heritage and history in elementary and secondary schools through an annual award program to recognize the successful development of local history curriculum similar to the example done in the USA where schools nominate projects that are awarded a prize (\$2,000) during Heritage Week;
- Having local private school replant native plants and trees along Semiahmoo Trail;
- Relocate the first residence built in Surrey (Anderson log cabin) to the Learning and Discovery campus beside the new Surrey Museum (\$30,000);
- Publish the history of the Anderson family – 1860's pioneers (the book is written) (\$20,000, plus two storyboards);
- Matching fund projects through the Council Initiative Program;
- Create a subsidized position for a summer student to work on the website and brochure projects; and
- Plaquing of buildings (previously approved by Council).

There followed a general discussion relative to the above projects.

Commissioner Stibbs left the meeting at 12:07 p.m. and returned at 12:11 p.m.

It was Moved by Commissioner Clegg  
Seconded by Commissioner Monk  
That the Heritage Advisory Commission  
(HAC) recommends to Council that staff prepare an application to  
Summer Career Placements for a summer student to work on heritage  
projects identified by the Heritage Advisory Commission.  
Carried

The meeting recessed at 12:30 p.m. and reconvened at 12:38 p.m.

**F. OTHER COMPETENT BUSINESS****1. Tree Sub-committee**

Commissioner Monk provided a report from the Tree Sub-committee, relative to Corporate Report No. R270 and the Tree Protection By-law No. 12880. The following items were reviewed:

- Mandate of the sub-committee's review;
- Summary of Salient Features of the Report;
- Focus of citizens' concerns: removal of mature trees as a result of clearing for development;
- Precedents: OCP recognizes following environmentally sustainable practices in development;
- Interim: staff should follow more closely the existing By-law No. 12880;
- Environmentally Sensitive Areas: a consultant be engaged to re-examine areas which retain mature tree stands and make recommendations for restrictive covenants;
- Incentives and Remedies: inherent values should be placed on substantial standing trees;
- Zoning By-laws: amendments should include definition of "undevelopable areas" to include mature tree stands;
- By-law Clarity: definitions of protected, significant or substantial trees should be clarified, and only one definition used;
- Arborist Reports: are overly cautious to the detriment of mature trees;
- Replacement Trees: not practical to increase the ratio of replacement trees in new developments, upsizing to mature tree level is possible.
- Significant Trees: should not be removed for any reason other than being hazardous; Schedule B should be updated and completed;
- Enforcement: additional fines or equivalent penalties should be levied; ability to issue "tickets" for infractions and additional staff should be hired;
- The Planning Process: City should do as much as possible to avoid removal of mature trees; developers should include tree location plans to ensure the retention of trees; locations for infrastructure improvements should not destroy trees;
- Long Term Planning: plans should be in place to meet OCP objectives for sustainable practices in development;
- HAC Responsibility for Stewardship of Natural Heritage: should have more responsibility for stewardship of natural heritage.

Commissioner Monk expressed concerns that Corporate Report R270 goes beyond the public's main concerns and issues with the Tree Preservation By-law, and thus the sub-committee's comments focused on what are considered to be the main public concerns.

There followed a general discussion relative to the report.

It was  
receive the report from the Tree Sub-committee, and requests that Commissioners Bowyer and Monk be thanked for their efforts.

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

Carried

It was  
refer the report from the Tree Sub-committee to the General Manager, Planning and Development, with particular attention paid to Section F, and Section L, item 2.

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

Carried

**2. Brochure: Investing in Our Community**

Commissioner Fuller presented the above brochure, which is published by the City. Commissioner Fuller expressed concerns with the apparent costs of producing the brochure, that the font size and ink colour make it difficult to read, and that the brochure does not mention heritage. It was requested that Commissioner Fuller's concerns be forwarded to the City Manager.

**3. Plaquing**

Commissioner Clegg distributed samples of heritage plaques from a previous memo to the Commission with examples from various municipalities in BC. The Plaquing Sub-committee requested that Commission approve one concept for the City of Surrey. It was noted that sizes of plaques will vary in accordance with the specific structures or natural features to which the plaques will be affixed.

Further information, including siting and costs of specific plaques will be addressed at the next HAC meeting.

**G. NEXT MEETING**

The next meeting of the Heritage Advisory Commission is tentatively scheduled for February 23, 2005 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 Lindenbach  
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 2:15 p.m.

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Margaret Jones, City Clerk

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Councillor Judy Higginbotham, Chair  
Heritage Advisory Commission