



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, MARCH 30, 2005
Time: 9:05 a.m.

Present:

Chair - Councillor Higginbotham
D. Bowyer
A. Clegg
R. Fuller
C. Johnston
H. Lindenbach
J. Monk
S. Sidhu
M. Stibbs
W. Tracey

Absent:

Staff Present:

A. Kopystynski, Senior Planner – Heritage,
Planning & Development
I. Pachauer, Planning Technician, Planning &
Development
B. Sommer, Manager, Heritage Services, Parks,
Recreation and Culture
J. Boan, Transportation Engineer, Engineering
S. Palmer, Legislative Services

Others Present:

D. Woods, Surrey Environmental Partners
K. Diakiw, Surrey Leader

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - February 23, 2005

The request was made to amend the minutes of the February 23, 2005 Heritage Advisory Commission meeting as follows:

Page 8 – Bourassa House

Insert Commissioner Bowyer as Mover and Commissioner Lindenbach as Seconder for the resolution relative to Bourassa House.

Page 9 – Development Application No. 7903 0269 (2885 Semiahmoo Trail)

Delete “2885” and insert “2865”.

Delete the word garage in the second to last sentence on page 9 and insert the words “Coffey house”.

It was

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

Commission of February 23, 2005, as amended, be adopted.

Carried

B. DELEGATION

C. CORPORATE REPORTS**1. PLANNING & DEVELOPMENT****(a) 1891 Lodge Status Report**

Memorandum of March 21, 2005 from the General Manager, Planning and Development, for information.

Commissioner Tracey entered the meeting at 9:10 a.m.

Discussion ensued and the following comments were provided:

- Work is being undertaken by Donald Luxton and Associates in terms of finding a future location and willing recipient.
- If the Financial Plan is done by Donald Luxton, the estimated cost would be \$2,000 plus expenses for site visits, disbursements and taxes.
- Several sites have been identified for the lodge and possible uses as follows:
 - retain the building in the vicinity of the Surrey Centre Cemetery for future office/service facility related to the cemetery operation – at this time, there is no such facility planned for the cemetery.
 - incorporate into planned public plaza at “Five Corners” of 168 Street 60 Avenue and Old McLellan Road. Traffic circulation needs may prevent the placement of building in this area.
 - adapt the building for re-use in conjunction with the Fraser Valley Heritage Rail Society (FVHRS) facility in the Sullivan area. The FVHRS is currently leasing this site from the City, however it will revert to park use and the lodge may again be subject to displacement. As well, repeated moves are not recommended.
 - retain the building as a component of a heritage village to be plaqued and used for educational purposes, but not restored to occupancy standard for an adaptive re-use. Discussions are ongoing with Parks, Recreation & Culture Department about possible heritage street sites such as an area east of the Cloverdale Fairgrounds. It was noted that displacing heritage buildings away from their context and side-by-side with various types of structures often detracts from heritage value and character of each individual building. Success has been achieved through comprehensive heritage villages such as the Burnaby Heritage Village.
 - moving the lodge to the Daniel Johnson House site or other private site in the city, subject to agreement of the owner of the site and development of a heritage revitalization agreement with the owner. The move to the Daniel Johnson House site did not come to fruition as Council did not agree to the owner’s request that the City pay for the moving costs. The owners

have expressed interest in acquiring the lodge if they are not responsible for the moving costs.

The Chair noted that the City is looking for a site for the Harry Parr house located in the vicinity of 57A Avenue and 176A Street. A brief discussion then ensued with respect to bonus density and density transferring.

The Senior Planner - Heritage noted that dialogue continues between the Planning and Parks, Recreation & Culture Departments regarding possible adaptive re-use or leasing opportunities for the lodge; the FVHRS continues to express some interest in the lodge; and initial contact with the branch of the lodge in New Westminster did not materialize in any interest to subsidize the upgrading of or the acquisition and use of the building. He commented that a report would be provided to the Heritage Advisory Commission as soon as it became available.

The Manager, Heritage Services entered the meeting at 9:25 a.m.

(b) Gillis House

Correspondence of February 28, 2005 from the Senior Vice President Development, Polygon Developments, to Councillor Higginbotham; and March 7, 2005 from Polygon's Development Manager to A. Kopystynski.

Memorandum of March 22, 2005 from the Manager, Area Planning & Development, requesting that Commission consider a recommendation to Council as follows:

1. Accept the construction of a replica and requests that the developer provide details of the exterior and interior construction and revised cost estimate for the Commission consideration;
2. accept the principle of "no net loss of heritage value in the community", such that where a development proposal adversely impacts the heritage value of heritage property, that monetary compensation toward enhancing other heritage features in the City be considered as a way to mitigate the impact on the overall heritage value loss in the community; and
3. Consider the adequacy of the compensation donation and make a recommendation to Council.

Discussion ensued relative to using the funds provided under the Letter of Credit to restore the house. It was noted that these funds would only be used for the purpose as originally intended and could not be used for other heritage projects. The suggestion was made to contact other municipalities and find out what their processes are in these types of situations. The Senior Planner - Heritage stated he had contacted other municipalities and was waiting for response. A brief discussion ensued regarding ensuring developers are made responsible for the preservation of heritage buildings and the suggestion was raised to require developers to

take out insurance for replacement cost in addition to a Letter of Credit for heritage buildings.

The suggestion was raised to hire an independent consultant to look at the costs of moving this building to the "Five Corners" area to reconstruct as a community building conforming to the heritage aspect of the area, funded by Polygon.

The Chair noted that the following motion would be divided:

It was Moved by Commissioner Bowyer
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission
recommends that Council:

1. accept the construction of a replica and requests that the developer provide details of the exterior and interior construction and revised cost estimate for the Commission consideration.

Carried with Commissioners Fuller and Monk against.

2. accept the principle of "no net loss of heritage value in the community", such that where a development proposal adversely impacts the heritage value of heritage property, that monetary compensation toward enhancing other heritage features in the City be considered as a way to mitigate the impact on the overall heritage value loss in the community; and

Carried

3. consider the adequacy of the compensation donation and make a recommendation to Council.

Carried

4. request that the heritage replacement value of the property be determined by the City of Surrey, based on the insurance replacement value and that this amount be used to determine the compensation that should be used to make a recommendation to Council.

Carried

Commissioner Tracey left the meeting at 10:50 a.m.

The meeting recessed at 10:50 a.m. and reconvened at 11:00 a.m.

(c) Bourassa House

Discussion ensued relative to the Bourassa House and it was noted that there are only two trees left on the site. The suggestion was raised that property owner secure heritage trees remaining on the site.

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Monk
That the Heritage Advisory Commission
would recommend to Council that staff:

1. review the value of the Bourassa House and net loss to the community; bring forward a recommendation on fair compensation of heritage replacement value to the community; and
2. update the inventory of heritage trees and ensure the protection of remaining trees by the developer through suitable fencing (i.e. chain link fencing) as soon as possible.

Carried

(d) Updated Statements of Significance

Memorandum of March 22, 2005 from the Senior Planner, requesting Commission consider the following recommendation to Council:

That the Heritage Advisory Commission (HAC) advise Council that these minor refinements are supported to be uploaded and placed on the Canadian Register of Historic Places as being in keeping with Council's original intent.

The Senior Planner – Heritage provided the following comments:

- On March 7, 2005, Council approved for uploading the second set of 21 Statements of Significance prepared with the assistance of Donald Luxton and Associates.
- Donald Luxton has provided minor revisions to the Bank of Montreal, Whiteley/Bourassa House and Cloverdale United Church sites relative to minor additions and refinements to selected character-defining elements (see Appendix A attached).
- These minor revisions have been made to the version forwarded to the Province on March 14, 2005 for uploading.

It was Moved by Commissioner Clegg
Seconded by Commissioner Stibbs
That the Heritage Advisory Commission
(HAC) advise Council that these minor refinements are supported to be uploaded and placed on the Canadian Register of Historic Places as being in keeping with Council's original intent.

Carried

(e) **Semiahmoo Trail Heritage Designation By-law**

Memorandum of March 22, 2005 from the Senior Planner, requesting that Commission consider the following recommendation to Council:

That the Heritage Advisory Commission (HAC) endorse the addition of these two sites to the Semiahmoo Trail Heritage Designation By-law as part of the Corporate Review currently being prepared by the General Manager, Planning and Development; and

Recommends to Council that these additional lands be added the lands on the Heritage Register forming part of the Semiahmoo Trail site because of their heritage character or heritage value.

The Senior Planner – Heritage advised that a corporate report is being prepared to amend the Surrey Semiahmoo Trail Heritage Designation By-law to restrict the installation of utilities and services in Semiahmoo Trail. It was noted that HAC has requested Section 7(h) ensure an exemption only applies to existing street crossings and that all other locations of the Trail be subject to a Heritage Alteration Permit prior to any utilities or services being installed.

Staff identified two additional City owned lands or roads that could be included in the list of designated properties subject to the designation by-law as follows:

- segment of road called “Elgin Diversion” linking Elgin Road and Crescent Road and contributing to the heritage character of the area. It is proposed to add this segment for a suitable transition in landscaping and to maintain the option for Semiahmoo Trail to cross Crescent Road.
- Lands associated with land and road being added to the Semiahmoo Trail on the north side of 32 Avenue, dedicated to the City as part of a townhouse development.

The Transportation Engineer provided information on vehicular access adjacent to the creek and Trail and noted that the road for access to the manhole would be planted with grass; that there would not be vehicular access to 32 Avenue at that point; and that trees would be planted in the Trail.

It was Moved by Commissioner Monk
Seconded by Commissioner Johnston
That the Heritage Advisory Commission
(HAC) recommends that Council:

1. endorse the addition of these two sites to the Semiahmoo Trail Heritage Designation By-law as part of the Corporate Review currently being prepared by the General Manager, Planning and Development; and

2. that these additional lands be added the lands on the Heritage Register forming part of the Semiahmoo Trail site because of their heritage character or heritage value.

Carried

The Chair accepted on table information as presented by D. Woods of the Surrey Environmental Partners relative to the King George Highway Corridor Land Use/Development Concept Plan. She advised Surrey Environmental Partners to provide their comments in writing to Mayor and Council.

(f) Transfer to the City of the Land in Green Timbers having Heritage Value

Memorandum of March 24, 2005 from the General Manager, Planning and Development. Commission is requested to recommend that Council adopt the recommendation contained in the memorandum.

The Senior Planner – Heritage provided the following comments:

- the rezoning process for the area proposed for the RCMP “E” Division headquarters in Green Timbers is completed and the subject site has been subdivided from the remainder of the Provincially-owned land.
- Title to the subject parcel is being transferred from the Province to the Federal Government.
- Land and Water British Columbia is preparing a subdivision plan to create a separate lot containing the area deemed to have significant heritage value.

It was Moved by Commissioner Stibbs
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission
recommends that Council adopt the following resolution:

“That the Province transfer to the City of Surrey through a Free Crown Grant, the lands within the Green Timbers area that contain the Arboretum, the original Forestry Research building, the Commemorative Plantation and the Inaugural Plantation and such other lands as are necessary for the protection of these heritage structures and features.”

Carried

2. ENGINEERING**(a) 2005 Capital Construction Projects**

Memorandum of March 22, 2005 regarding the above. The Transportation Engineering provided an update on the following 2005 Capital Construction Projects:

- Crescent Road: 128 Street to 136 Street
- King George Highway: Highway 10 to 64 Avenue
- King George Highway: 156 Street to 10 Avenue
- 168 Street: 60 Avenue to 64 Avenue

(b) Semiahmoo Trail @ 32 Avenue

Staff provided information relative to the Semiahmoo Trail at 32 Avenue earlier in the meeting.

It was
staff be received.

Moved by Commissioner Bowyer
Seconded by Commissioner Lindenbach
That the Engineering report as provided by

Carried

The Senior Planner – Heritage left the meeting at 11:55 a.m.

3. PARKS AND RECREATION**(a) Community Heritage Storyboards**

Commission Report of March 22, 2005, requesting that Commission identify priorities and community partners for the development of additional storyboards.

It was
convene to review the 2005/2006 process and priorities and report back to the HAC for the Year 2006 Storyboard program.

Moved by Commissioner Bowyer
Seconded by Commissioner Clegg
That the Storyboard Sub-Committee

Carried

The Transportation Engineer left the meeting at 12:00 p.m.

(b) Anderson Log Cabin

Commission Report of March 22, 2005, requesting that Commission consider a partnership with the Friends of Surrey Museum and Archives to relocate the Anderson Log Cabin and the publication of the Eric Anderson

story. The Manager, Heritage Services commented that further information would be provided to the next HAC meeting regarding the Anderson Log Cabin.

She noted that the 85-page manuscript was written by Lorne Pearson, based on research of the Anderson family, archival records and local newspaper articles. Funding is being sought by the Friends of Heritage Society to relocate the cabin and publish the book. An update will be provided.

Action Item:

Staff send a letter of appreciation to L. Pearson thanking and commending him for his fine work and that the HAC looks forward to seeing his book in print.

(c) City-Owned Heritage Building Maintenance

Commission Report of March 22, 2005, requesting that Commission receive the attached information.

The Manager, Heritage Services provided the following comments:

Stewart Farmhouse

- The City funds preventative maintenance programs through the Corporate Facilities Division of Planning and Development Department and annually allocates funds for city building capital projects.
- The estimated cost to repairs the Stewart Farmhouse verandah is approximately \$60,000 to \$70,000 and funding is not yet secured.
- The Manager, Heritage Services is working to identify funding sources including grant programs.

1912 Municipal Hall

The Manager, Heritage Services, reported that she is working with staff in Corporate Facilities and Permits to ensure that the un-reinforced stone and masonry foundations are stable and not subsiding. She advised that a report would be available within the next two months.

4. LEGISLATIVE SERVICES

(a) List of Outstanding Items

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

The Chair advised that the following items may be struck from the List of Outstanding Items:

- Second Round Statements of Significance (SOS)

It was Moved by Commissioner Clegg
 Seconded by Commissioner Lindenbach
 That staff prepare a bound copy of Phase 1
 and Phase 2 Statements of Significance to every member of the
 Heritage Advisory Commission for information and reference.
Carried

- Budget Recommendations for Consideration
- Application for Financial Assistance – 13951 Crescent Road
- Summer / Fall 2005 Surrey's Stories Submission
- Heritage Society of British Columbia / Call for Nominations
- Bourassa House (Application No. 7904-0123-00) – delete the first item only and affix the title Bourassa House (Application No. 7904-0123-00 to the second item, namely:

“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.”

It was Moved by Commissioner Clegg
 Seconded by Commissioner Bowyers
 That the Heritage Advisory Commission
 requests staff:

1. Prepare a one-page biography, with photo, for Commission Lindenbach, to be faxed to the Heritage Society of British Columbia / Call for Nominations for the 2005 Board of Directors; and
2. Prepare talking notes for use by Heritage Advisory Commission members when speaking on behalf of the HAC at various functions. Said talking notes to provide background information on the mandate of the Surrey Heritage Advisory Commission, Terms of Reference, types of applications, brochures; including perspectives from Engineering, Parks, Recreation & Culture, and Planning & Development Department staff.

**(b) Application for Financial Assistance
 Rothwell House – 2598 O'Hara Lane
 B/L No. 15657**

Commission is requested to review the attached application for financial assistance, and consider a recommendation to Council requesting that a

pro-rated amount not exceeding \$2,250 be approved from the HAC Reserve for Future Expenditures.

It was Moved by Commissioner Clegg
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission
would recommend to Council that staff:

1. bring forward a report with recommendations indicating if it is appropriate to provide \$3000;
2. bring forward an assessment on the Rothwell House and how it is being restored to heritage standards; and
3. clarify whether there is funding available in this year's budget and whether the applicant is eligible for funding from the current year's budget.

Carried

Commissioner Bowyer left the meeting at 12:35 p.m.

D. CORRESPONDENCE

1. Heritage Road Signs

Correspondence of February 21, 2005 from Mr. A. Cleaver, requesting heritage road signs for "Beaver Dam Hill" and "Snake Hill".

It was Moved by Commissioner Clegg
Seconded by Commissioner Fuller
That the Item D.1 Heritage Road Signs be
referred to staff for report back to the Heritage Advisory Commission.
Carried

2. Semiahmoo Trail

Correspondence of March 7, 2005 from Dr. A. Schulze, on behalf of the Friends of Semiahmoo Heritage Trail, stating concerns for the future.

It was Moved by Commissioner Clegg
Seconded by Commissioner Monk
That the Heritage Advisory Commission
would recommend that Item D.2 - Semiahmoo Trail be referred to the City Solicitor to advise the Heritage Advisory Commission how the City intends to provide continuity of setback on the Semiahmoo Trail.
Carried

It was
Moved by Commissioner Clegg
Seconded by Commissioner Lindenbach
That the Heritage Advisory Commission
would recommend to Council that the letter from Dr. A. Schulze, for the Friends
of the Semiahmoo Heritage Trail be referred to staff to bring forward a
determination as to the City's responsibility in this matter.

Carried

E. INFORMATION ITEMS

1. Council Resolutions – February 28, 2005

Memorandum of March 1, 2005 from Legislative Services.

2. Swanson House & Barn

Correspondence of March 2, 2005 from Legislative Services.

Action Item:

The Chair made the suggestion the originating correspondence be provided for
information and reference.

3. Heritage Legacy Fund

E-correspondence of March 3, 2005 from the Heritage Society of British
Columbia. The request was made that a sub-committee meeting be held with the
Manager, Heritage Services.

It was
Moved by Commissioner Clegg
Seconded by Commissioner Lindenbach
That the Plaquing Sub-Committee meet and
submit an application to the Heritage Legacy Fund of British Columbia for
matching funds in the amount of \$5,000 for the Surrey Heritage Plaquing
Program.

Carried

4. Council Resolutions – March 8, 2005

Memorandum of March 8, 2005 from Legislative Services.

It was
Moved by Commissioner Clegg
Seconded by Commissioner Lindenbach
That the memorandum of March 8, 2005
from Legislative Services be received.

Carried

5. 2598 O'Hara Lane – Heritage Register

Correspondence of March 17, 2005 from Planning and Development to the owner of the above property.

It was

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

would recommend to Council that staff bring forward previous considerations of heritage conservation areas and designations for review.

Carried

F. OTHER COMPETENT BUSINESS

1. 2865 Semiahmoo Trail

Commissioner Monk referenced a letter from L. Atkins dated November 2004 discussing a possible driveway reconfiguration. The Chair noted that this matter should be forwarded to the Planning & Development Department and was not in order for consideration by the HAC.

2. Semiahmoo Heritage Trail Walk

Commissioner Monk advised that the Semiahmoo Heritage Trail Walk would take place on May 3 and 4, 2005 at 6:30 p.m., starting at the south end of the Trail at 21st Avenue. The Chair requested staff advise Council of this event.

Commissioner Johnston left the meeting at 1:30 p.m.

3. Installation of Plaques

Discussion ensued relative to the plaquing project.

It was

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

approve funding in the amount of \$990 for a prototype of plaques for Surrey's built heritage.

Carried

4. Heritage Brochures

Commissioner Fuller discussed heritage brochures and the Chair asked that staff bring brochures of heritage significance; statistics on the numbers of brochures printed and how they are distributed. to the next meeting for review.

Carried

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for April 27, 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 1:35 p.m.

Margaret Jones, City Clerk

Chairperson: Councillor J. Higginbotham
Heritage Advisory Commission