



# City of Surrey

## Heritage Advisory Commission

### Minutes

Surrey Arts Centre  
13750 - 88 Avenue  
Surrey, B.C.  
**THURSDAY, JULY 14, 2005**  
Time: 9:02 a.m.

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**Present:**

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

**Absent:**

**Staff Present:**

A. Kopystynski, Planning & Development  
K. Miller, Legislative Services

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Commissioner Sidhu requested a moment of silence in remembrance of the London transit bombings of Thursday, July 7, 2005.

**A. ADOPTION OF MINUTES**

**1. Heritage Advisory Commission Minutes - June 29, 2005**

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Lindenbach  
That the minutes of the Heritage Advisory  
Commission of June 29, 2005, be amended to include in Item C.2 (g) the  
following statement, "*Commissioner Monk noted that he had advised a member of  
the Elgin Ratepayer's Association that a development was intended to occur at  
14040 – 32 Avenue.*", and that the minutes be adopted, as circulated.

Carried

**B. DELEGATION**

**C. CORPORATE REPORTS**

**1. PLANNING & DEVELOPMENT**

**(a) Compensation for Loss of Heritage Value Policy**

Commission reviewed the memorandum of June 22, 2005 from the Senior Planner, Heritage.

On March 23, 2005, Council received a report requesting that monetary compensation be paid when a heritage property is affected by development. Staff were requested to draft a corporate report.

There followed a discussion relative to the following approaches:

- **Legal Penalties:** Where an owner fails to undertake conservation work under a protection agreement, the City may seek a conviction and fines under provisions contained within the *Local Government Act*. The effort and cost for legal action does not make this a preferred option.
- **Financial Assessment:** Market value, construction value and insurance value approaches include a heritage component in the assessment figures. However, the heritage component is not easily isolated.
- **Compensation Approach:** Fishery regulations require "in kind compensation" in exchange for approval for filling in, piping or relocation of sensitive fisheries streams. This involves enhancing a stream elsewhere on a development site, the stream system or watershed to compensate for the negative action being approved. If a heritage value can be determined, this method is well suited to deal with heritage loss.
- **Relative Value Approach:** Heritage value could be assessed based on general categories rather than on specific buildings or sites. These categories can be set based on the extent of heritage recognition (designated or on the register) and the degree of impact, e.g., relocated versus demolished. Statements of significance and the rating contained within the Heritage Evaluation Worksheets can be suitable benchmarks.

The following options were discussed:

- Compensation on a sliding scale (percentile for damages incurred during relocation, larger percentile for any kind of loss, based on land value);
- When development applications which impact a heritage property, an insurable bond be secured from the developer to protect against damage or loss of built heritage (on-site bonus density or other incentives to preserve heritage);
- Commission agreed with compensation being charged when built heritage is impacted by development;
- Commission discussed compensation not being charged based on the heritage status of individual buildings, but rather buildings of all heritage status be the same;
- Commission discussed monetary compensation in the event of loss of heritage plus the construction of an authentic restoration;

- Commission discussed compensation being determined based on a sliding scale of monetary thresholds; and
- The Senior Planner suggested that a distinction be made between buildings on the inventory and those on the registry.

Staff recommended endorsement of the Relative Value Approach as it may easily be applied in most circumstances. Commission was then requested to provide comments and recommendations to the General Manager, Planning and Development, followed by a report to Council.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Lindenbach  
That the Heritage Advisory Commission (HAC) recommends to the General Manager, Planning and Development that the use of the Relative Value Approach be endorsed in assessing the compensation to be paid for loss of built heritage, and that the Senior Planner develop an appropriate policy for consideration by the HAC at its next meeting.

Carried

It was Moved by Commissioner Lindenbach  
Seconded by Commissioner Tracey  
That the Heritage Advisory Commission (HAC) recommends to the General Manager, Planning and Development that as provided in the restrictive covenant, the HAC continues to support the replication of the Gillis House in consultation with the Gillis family and that in accordance with the pending new policy that the HAC suggest that since the figure for compensation proposed by the developer only represents the construction costs savings for the replica over its restoration, that a total of \$100,000 in compensation be awarded to the City for the loss of heritage value in the community.

Carried

**(b) Planning Items**

Commission reviewed the memorandum of June 28, 2005 from the Senior Planner, Heritage.

Heritage Plaquing

It was noted that the Hazelmere United Church will celebrate its 100<sup>th</sup> anniversary and that a plaque would be installed on the site.

Gillis House

It was stated that the developer has requested that the construction of the roof take place to provide weather protection.

It was Moved by Commissioner Stibbs  
Seconded by Commissioner Clegg  
That the Heritage Advisory Commission  
(HAC) recommends to the General Manager, Planning and Development  
that the HAC is not opposed to lifting the Stop Work Order in order to  
allow for the construction of the roof on the Gillis House in accordance  
with the restrictive covenant.

Carried

#### 1912 Municipal Hall

It was stated that work would be undertaken shortly on the corner entry  
treatment at 176A Street and Highway 10.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Lindenbach  
That the Heritage Advisory Commission  
(HAC) recommends to the General Managers, Planning and Development  
and Engineering, that:

- The circular element in the centre of the corner plaza have a commemorative function, with the "1912" cast into the concrete representing the opening of the Cloverdale Municipal Hall;
- That the same circular element be incorporated in the proposed corner plaza in Surrey Centre at Five Corners, with the year "1881" cast into the concrete representing the opening of the Town Hall, and another circular element at a suitable location in the vicinity of the Centennial Totem Pole for the year of construction of the current City Hall at Woodward's Hill;
- The proposed engineering let down standard being considered at this corner be modified to maintain a continuous pavement pattern design and material around the corner being built at the corner plaza;
- The existing power pole be moved out of the plaza area and no other similar structures be situated within the corner plaza, obstructing pedestrian movement.

Carried

#### Henry Parr House

It was stated that an application to develop the above property's current  
site, and that the preparation of a financial strategy to relocate the building  
is underway.

Commissioner Tracey withdrew from the meeting at 12:10 p.m.

It was Moved by Commissioner Clegg  
Seconded by Commissioner Bowyer  
That the Heritage Advisory Commission (HAC) recommends to the General Manager, Planning and Development that in accordance with the pending new policy, that the relocation of the Henry Parr house be approved in principle and that the cost of relocating the house be at the expense of the developer, and further that the City work with the applicant to find a suitable site in Cloverdale and that a heritage restrictive covenant or heritage revitalization agreement be a condition of being relocated.

Carried

Commissioner Bowyer withdrew from the meeting at 12:20 p.m.

Heritage Tree Stump

It was requested that Commission consider including on the heritage register a logged tree stump located in the 3400 block of 140 Avenue.

It was Moved by Commissioner Clegg  
Seconded by Commissioner Stibbs  
That the Heritage Advisory Commission (HAC) recommends to Council that staff be requested to provide the HAC with a report relative to the logged cedar tree stump located at 3481 – 140 Avenue for its next meeting.

Carried

**c) Presentation to the Cloverdale Chamber of Commerce**

It was agreed that the above presentation be tabled.

**2. PARKS AND RECREATION**

**3. ENGINEERING**

**4. LEGISLATIVE SERVICES**

**D. CORRESPONDENCE**

**E. INFORMATION ITEMS**

**F. OTHER COMPETENT BUSINESS****1. Currie House**

The Senior Planner stated that there has been some interest expressed by the public relative to the Currie house. A report will be provided at the next meeting.

**2. Cloverdale Business Improvement Association**

Commission discussed correspondence of June 6, 2005 received at the May 25, 2005 HAC meeting. It was agreed that this item would be deferred to the July 27, 2005 meeting. The Senior Planner was requested to bring forward pertinent information, and draft a response to the correspondence.

**3. "Bluff trees cleared for a view", Peace Arch News, May 28, 2005**

There followed a discussion relative to the above.

**4. Baron von Mackensen House**

Commission discussed the status of the above property. Security measures have been installed, and a report will be provided at the next meeting.

**5. Thomas Joseph Brown House**

Commission discussed the status of the above property. Councillor Higginbotham stated that plans are being considered for the property. Realty Services will be requested to provide information for the next meeting.

**6. "Barns" Ernest Faessler**

The above noted artist was requesting financial assistance for the publication of the book, "Barns".

It was

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

although the Heritage Advisory Commission is not a funder of projects, it supports the hard work put into the project, and would suggest that a grant application be forwarded to the City and that the Surrey Arts Council be approached as an alternative funding source.

Carried

**7. Mound Farm**

Councillor Higginbotham expressed concerns regarding the state of buildings on the Mound. This item will be forwarded to a future agenda.

**8. Horse Chestnut Tree Located at 6033 – 168 Street**

It was  
recommends to the General Manager, Engineering that the tree located at 6033 – 168 Street be referred to staff to look at saving the tree.

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

Carried

**G. NEXT MEETING**

The next meeting of the Heritage Advisory Commission is scheduled for July 27, 2005, at 9:00 a.m., at a location to be announced.

**H. ADJOURNMENT**

It was  
meeting do now adjourn.

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

Carried

The Heritage Advisory Commission adjourned at 12:49 p.m.

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Margaret Jones, City Clerk

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Councillor Judy Higginbotham, Chair  
Heritage Advisory Commission