



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, MAY 31, 2006
Time: 9:00 a.m.

Present:

Chair - H. Lindenbach
C. Johnston
Councillor Higginbotham
D. Bowyer
J. Monk
M. Stibbs
R. Fuller

Absent:

A. Clegg
S. Sidhu
W. Tracey

Staff Present:

A. Kopystynski, Senior Planner, Heritage, Planning & Development Department
A. Wright, Property Agent, Realty Services Division
C. Bonneville, Assistant City Clerk, Legislative Services
F. Wong, Planning Technician, Planning & Development Department
J. Boan, Manager, Transportation Section, Engineering
J. Dean, Appraiser I, Realty Services Division
J. Johnston, Planner, Planning & Development Department

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes – April 26, 2006

Commissioner Stibbs noted the misspelling of his name in the previous minutes.

It was

Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That the minutes of the Heritage Advisory

Commission of April 26, 2006, be adopted, as circulated and amended.

Carried

B. DELEGATION

The agenda was varied to deal with Planning and Development and Engineering reports prior to dealing with Parks, Recreation and Culture reports.

C. REPORTS

2. PLANNING & DEVELOPMENT

c. Semiahmoo Trail Application File: 7905-0333-00

The Senior Planner, Heritage provided the following comments during his review of the Semiahmoo Trail application:

- The development proposal is a 6-lot RH-G subdivision on the west side of the Semiahmoo Trail.
- Lot 6, one of the lots in this development will be fronting onto Semiahmoo Trail; there is a proposed 10m wide buffer area subject to a restrictive covenant governing the landscaping requirement. The building envelope (building area) is proposed to be setback an additional 1.8m from the 10m buffer area.

- There is an existing split rail fence, which is proposed to have a gate.
- The driveway will be by way of the panhandle via 146 Street.
- Construction vehicles will only be accessing the development site via 146 Street and not via Semiahmoo Trail.

The Commission provided the following comments regarding this application:

- The fence is located on City property and therefore would be City maintained; if located on the private property then it would be privately maintained. The policy is that the fence be on the lot line and the responsibility of the lot owner.
- The fence should be located on private property and not interfere with trees along Semiahmoo Trail.

There was discussion about the Semiahmoo Trail Design Guidelines with respect to the placement of the split rail fences and retention of trees in and near the Semiahmoo Trail lands.

It was Moved by Commission Stibbs
Seconded by
That the snake (split rail) fence along
Semiahmoo Trail be built on the property line and maintained by the property owners.

The above motion received no seconder and Commission Stibbs withdrew the motion.

It was Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That all split rail fences along Semiahmoo
Trail Road, between 28 and 32 Avenues, shall be built on the property line.
Carried

Commissioner Bowyer entered the meeting at 9:25 a.m.

It was Moved by Commissioner Monk
Seconded by Commissioner Johnson
That all developments adjacent to the
Semiahmoo Trail Road, between 28 and 32 Avenues, shall make every effort to
retain trees along their frontages.
Carried

It was Moved by Commissioner Stibbs
Seconded by Commissioner Bowyer
That the SHAC recommends the following
to the General Manager of Planning and Development regarding development
application 7905-0333-00, that:

1. SHAC supports the registration of a restrictive covenant to protect a 10m wide buffer area along Semiahmoo Trail;
2. A landscaping plan be attached to the restrictive covenant that indicates all trees and plantings be retained, and the split rail fence should be along the property line for the full width of Lot 6, with not more than one switch back in the fence and only a naturally surfaced pedestrian walkway to the residence;
3. The residences is to have a front facing appearance to Semiahmoo Trail, to be sited at least 1.8m from the restrictive covenant buffer area and is not to have vehicular access to Semiahmoo Trail; and
4. No construction vehicles will use Semiahmoo Trail for access to the development site.

Carried

Councillor Higginbotham and F. Wong, Planning Technician entered the meeting at 9:30 a.m.

**a. Currie House Relocation – April 27, 2006
Public Open House Results**

The Senior Planner, Heritage provided the following comments during his review of the Currie House Public Open House Results:

- On November 7, 2005, Council considered Corporate Report R251 regarding the future of the Currie House. Three alternatives were considered:
 - Relocation to Crescent Road Area onto the same property as the Daniel Johnson House;
 - Creating a lot in Claude Harvey Park front 182 Street; or
 - Relocation to another City property at 5948 – 56 Street.
- Council requested that a public information meeting be held regarding the proposal to subdivide a lot from Claude Harvey Park to accommodate the House. The public information meeting was held on April 27, 2006 at which some of the Commissioners were present.
- Approximately 38 people attended the open house and 37 comment sheets were submitted.
 - Residents overwhelming rejected creating a lot out of parkland as a permanent location for the Currie House
 - It was clearly indicated that none the three location options situated in Claude Harvey Park were favoured.
 - The next step will be to prepare a Corporate Report to Council advising of the results of the public open house and reiterate the options available to Council.
 - SHAC will be kept informed of further developments concerning the Currie House.

It was Moved by Commissioner Stibbs
 Seconded by Commissioner Bowyer
 That the report regarding the Currie House
 Relocation – April 27, 2006 Public Open House Results, be received.
Carried

**b. South Westminster School Heritage Revitalization Agreement (HRA)
 File: 7906-0165-00**

The Senior Planner, Heritage provided the following comments during his review of the South Westminster School Heritage Revitalization Agreement:

- The proposal is to rezone the eastern portion of the subject site (portion along 125 Street) from Assembly Hall (PA-1) to Single Family Residential (RF) to allow the development of eight single-family residential lots.
- The South Westminster School will be retained on a triangular piece of land on the west portion of the subject site.
- The HRA contains a Conservation Plan, which describes the character defining elements and the requirements if restorations are done in the future, and variances for student and daycare capacities, and excludes secondary schools and dormitories.
- There are a couple issues that have not been resolved in the HRA. The applicant proposes some change be made to the usual terms of the agreement. In the unlikely event the school is destroyed, it is proposed that the owner:
 - Will not be required to compensate the City for loss of heritage value; and
 - A replica building will be constructed, however the replica may have more floor area than the current building, provided the façade facing 104 Avenue, and the side elevations, to the extent necessary, retain their original appearance.
 And the proposed changes to the existing landscaping include:
 - Suitable landscaping shall be installed along the 104 Avenue frontage; and
 - The applicant should attempt to retain the concrete stairs to the former school annex building.
- The applicant agrees that if the school were renovated in the future, character elements such as wood windows and the original colors would be restored.
- The building is currently vacant and the applicant is exploring possible use as a school annex or daycare.
- The applicant is agreeable to providing a contact name to the City if the building will be vacant for more than 30 days.
- The applicant is requested that 'on-site' security be dropped from the agreement.
- The applicant has also done extensive maintenance work including pressure washing and painting the exterior of the building, and interior work to clean the building and to allow the intended occupancies for the building.

The Commission discussed the HRA and provided some comments:

- The HAC is encouraged that the applicant would like to retain the school because it is among the most significant heritage buildings in the area. However, if for some reason the building is demolished then a replica needs to be constructed and compensation is to be made to the City.

- There should be no exception from the compensation requirement. As was the case for the Gillis House, the amount of compensation for the loss in heritage value is to be \$100,000. It is to be made clear that this compensation is only payable by owners in the event the school is destroyed in the future.
- There was a discussion about the process used by the school board when it offers lands for sale and the need for parkland in the immediate area of the school.

It was

Moved by Commissioner Bowyer
Seconded by Commissioner Stibbs

That SHAC recommends to the General Manager of Planning and Development that SHAC supports the HRA subject to staff negotiating with the applicant to include the compensation clause within the agreement.

Carried

J. Boan, Manager, Transportation Section, Engineering Department; John Dean, Appraiser I, and Avril Wright, Property Agent, of the Realty Services Division entered the meeting at 10:03 a.m.

A discussion ensued regarding on site security (clause (g) on page 5 of the HRA) and it was clarified that the HRA does state 'continuous' on-site security and that this clause will stay within the HRA.

d. Grandview Heights NCP Area – Two Heritage Assessments
File: 6520-20 GH

The Senior Planner, Heritage advised that should the Commissioners have any comments about the above-cited report, to provide them to Planning by before the end of the week.

e. Letter from Mrs. Maxine Charlton regarding the Sedgewick House
File: 6800-01

The Senior Planner, Heritage provided the following comments:

- A building permit application was received to build a new house on property located at 7172 – 184 Street. The existing Sedgewick House was to be demolished upon completion of construction.
- During the time of the new house construction Council added the Sedgewick House to the Surrey Heritage Register. And when the time came for demolishing the Sedgewick House, the HAC requested that the owner retain and protect the Sedgewick House
- The HRA was not completed and now she would like to remove the home from the property as the septic tank is beyond repair.

Following are some of the comments made by the SHAC during their discussion of this item:

- Her new house is on septic and she cannot subdivide the property until there are assurances of services. This is a future urban area and an NCP may be done in the next year or so.

- Obtain information from the owner about connecting the Sedgewick House into the septic system for the new house if the other septic system cannot be repaired.
- She is now asking for permission to demolish the Sedgewick House, the action the City initially asked her to do as the condition for approving the construction of the new house.

It was Moved by Commissioner Bowyer
 Seconded by Commissioner Johnson
 That the issue of retaining the Sedgewick
 House be tabled pending staff working with the applicant.
Carried

3. ENGINEERING

a. Lease of City Property at 5288 - 168 Street (Mound Farm)

Following are the comments provided by the Realty Services Division regarding the lease of 5288 – 168 Street:

- The current lease on this property is a 20-year lease term that commenced on April 1, 2000 and will expire in 2020. The base rent under the Lease is subject to review every five years. The rent review taking effect from April 1, 2005 has not yet been settled.
- The current lessee would like the City to grant a 30-year lease (15 year extension) of the farmlands to facilitate the cultivation of a variety of berry plantings and intends to use organic farming practices and develop a “showcase” operation.
- A longer lease term is necessary due to the time taken for the proposed berry plantings to reach productive maturity and the amount of capital to be invested.
- The cost to set aside the lease would be considerable; the land will be tied up for 30 years and will be binding successive Councils to the lease.

The Commission discussed the above item and provided the following comments:

- Ensure that there is a right-of-way to get to the Mound Farm. It is possible to legally lock the rent to ensure the maintenance of the Mound Farm heritage structures.
- It was suggested that a ‘request for proposal’ be done.

It was Moved by Commissioner Bowyer
 Seconded by
 That a separate account be setup to ensure
 that the rental of the (Mound Farm) structures is used for the maintenance of the
 heritage site.

The above motion received no seconder and Commissioner Bowyer withdrew the motion.

Commissioner Bowyer left the meeting at 11:02 a.m.

The SHAC advised the Realty Services Division that the SHAC supports the concept of a 30-year lease to showcase an organic berry operation on the agricultural portion of the Mound Farm property and further that consideration be given to fund the maintenance of the heritage structure on the Mound Farm.

b. Memo of Agenda Items

i. 182 Street Possible Road Closure at Highway 10

The Manager, Transportation Section provided the following comments:

- Five options (plus do nothing) were presented at the April 19, 2006 open house and the result can be summarized as follows:
 - The residents supported neither of the two closure options.
 - Speed humps were supported, however, upon further analysis staff found that 182 Street did not meet the City criteria for traffic calming.
 - Restricting 182 Street to right-in/right-out at Highway 10 was supported and thus staff plan to evaluate options to achieve this; and
 - Sidewalk/pedestrian improvements were supported but many concerns on the impact south of 57A Avenue were raised. The City is proposing to construct sidewalk between 58 Avenue and 57A Avenue on the east side as a meandering asphalt walkway.
 - In addition, a lot of concern was expressed regarding the intersection of 58 Avenue and 182 Street, which currently has an unusual configuration due to large trees in the southwest corner of the intersection. Staff will investigate options to improve the geometry of this intersection.
 - Staff are recommending that with pavement markings a southbound right turn lane be developed southbound on 182 Street at 58 Avenue, which would shift the road centerline to match the centerline of 182 Street south of 58 Avenue. This would eliminate the jog at the intersection, but would also require removal of about 60m of paving.

The Commission stated their support for the meandering asphalt pathway on the east side, the 182 Street right turn lane at 58 Avenue and the right-in/right-out at Highway 10.

ii. King George Highway Upgrading from 24 Avenue to 152 Street

The Manager, Transportation Section provided the following comments:

- The city is undertaking detailed design of the section of the King George Highway with construction planned to start later this year.
- A concept plan of the improvement was reviewed for the Commissioners.

- The cross-section and alignment is generally consistent with the approved Functional Pre-Design for KGH from Crescent Road to 8 Avenue. Engineering has improved the condition for the planned Heritage trees, though, by narrowing the paved surface and widening the boulevards by an additional metre to approximately 4.7m between the curb and sidewalk.

It was Moved by Commissioner Stibbs
 Seconded by Commissioner Johnston
 That the existing guidelines for the Protection and Enhancement of the Heritage Character and Vista of King George Highway and Statements of Significance for the King George Highway heritage register site be implemented as part of the construction of road works on King George Highway in the section from 24 Avenue to 152 Street.

Carried

iii. Heritage Markers on Scott Road

The Manager, Transportation Section provided the following comments during his review of the Heritage markers on Scott Road:

- At one point in time, Scott Road crossed a body of water. It is believed that a beaver dam was located at the foot of the hill; hence, the name Beaver Dam Hill. Scott Road section from 67 Avenue to 69 Avenue; Span: 400m.
- It is believed that the origin of the name “Snake Hill” came from the snake-like 18-degree curve climbing up the hill. Even today, “Snake Hill” retains some of its curvature. Scott Road section from 99A Avenue to 102 Avenue; Span: 500m.
- The history of Snake Hill and Beaver Dam Hill:
 - In 1922, a new route for Scott road at “Snake Hill” was proposed in order to lessen the grade.
 - In 1926, the construction of Beaver Dam Hill revision was completed, the distance being .64 mile; width of road 30 feet. This revision has made great improvement in alignment, grade, and eliminated all curvature.
 - In 1927, the line of “Snake Hill” was relocated to reduce the grade to 6% and a curvature of 8 degree.
 - In 1934, Construction work that included bituminous spray coat, averaging 20 feet in width, was done on the .30-mile gravel portion of Snake Hill on Scott Road.
 - In 2002 the City realigned “Snake Hill” to further improve the grades, the “Snake” curvature remains.

The Commission made the following comments during their discussion:

- The Commission would have to approve funding of \$800 and will there be future requests for more signage.
- Engineering’s concern is a proliferation of signs resulting from too many request of this type.

- There is a Heritage value in this area and there maybe a central area available to provide good historical information possible on a storyboard.
- More signage on Scott Road may be a traffic issue.

It was suggested that the database of heritage signage be provided at the next SHAC meeting.

It was Moved by Councillor Higginbotham
Seconded by
That the issue of Heritage markers on Scott Road be referred to the next meeting and that staff bring forward the database and map of the location of heritage signage in the City of Surrey.

The above motion received no seconder.

Councillor Higginbotham left the meeting at 11:37 a.m.

It was Moved by Commissioner Fuller
Seconded by Commissioner Monk
That after due consideration the SHAC did not see it appropriate to install Heritage markers on Scott Road, however consideration will be given to incorporate 'Beaver Dam Hill' and 'Snake Hill' into the story board program.

Defeated with Commissioners Johnston, Stibbs and Lindenbach against.

It was Moved by Commissioner Johnston
Seconded by Commissioner Stibbs
That SHAC agrees that there should be heritage markers for 'Beaver Dam Hill' and 'Snake Hill' installed in the appropriate places, on the Surrey side, of Scott Road.

Carried with Commissioner Fuller and Monk against.

iv. Status Update of Semiahmoo Trail along Crescent Road and Elgin Road

The Manager, Transportation Section provided the following comments during his review of the public open house held at Elgin hall on Thursday, May 25, 2006:

- 90% of respondents support completion of the trail; 80% support north alignment; 70% support the closure of the east leg; 65% support the round-about; 80% support the speed humps on Elgin Road; and 65% support the round-about on Crescent Road; 22% support the median option on Crescent Road. More questionnaires responses will be received before the cut off of June 9, 2006.
- There were 120 people in attendance at the open house and approximately 50 questionnaires received to date, many took the questionnaires with them and will submit them prior to June 9, 2006.

1. PARKS AND RECREATION

a. Storyboard Planning 2007 – 2009

The Commission members reviewed and received the report regarding the Storyboard Planning for 2007 - 2009. It was suggested that staff extend the invitation to the Heritage Storyboard meeting to include the West Panorama Ratepayers Association.

b. Heritage Awareness Award Program

The Commission reviewed and received the new version of the Award Program description and nomination form.

D. CORRESPONDENCE

Commission is requested to adopt a motion to receive the following correspondence items:

It was

Moved by Commissioner Johnston
Seconded by Commissioner Stibbs
That the following correspondence items 1

to 3 be received.

- 1. Heritage Society of B.C. – Newsletter Spring 2006**
- 2. Heritage Society of B.C. – Annual Report 2005**
- 3. British Columbia Historical Federation Journal**
Vol. 39, No. 1, 2006
- 4. Anne A. Hargreaves**

The Commission reviewed and received the letter from Anne A. Hargreaves dated May 22nd, 2006 regarding the maintenance of the front boulevard at 13456 Crescent Road – located within the designated Crescent Road heritage area.

E. INFORMATION ITEMS

- 1. Fraser Valley Heritage Railway Society**
Membership
- 2. Friends of the Surrey Museum & Archives Society**
Membership
- 3. List of Outstanding Items**

The Commission reviewed the list of outstanding items and made the following comments:

- Rolls Carpentry Shop - ongoing.
- History on Snake Hill and Beaver Dam Hill – is now complete and can be removed from the list.
- Statements of Significance, Bose Farm – Final comments are being incorporated.
- Old Yale Road Walkway – ongoing.
- Heritage Branch Contract – ongoing.
- Directional Signage – Circle Route Tour – is now complete and can be removed from the list. It was suggested that members ‘Google’ ‘BC Circle Route Tour’.
- Hazelmere Village – there is a request for information from Commission members; currently no plans and no application received.
- George E. Lawrence House – ongoing.
- 182 Street Neighbourhood – Heritage Conservation Area pending.
- Currie House Update – ongoing.
- 7905-0184-00: Tynehead Elementary School – Rezoning in process – pending.
- Gillis House – compensation policy – pending.
- Cloverdale Business Improvement Association – Heritage Village – remove from listing, item for discussion in Closed Heritage meetings.
- Henry Parr House – Pending.
- 1912 Municipal Hall – waiting for the Manager of Heritage Services to comment – pending.
- 1891 Lodge Status Report – pending.
- Heritage Revitalization Agreement for White Rock Church – discussion are taking place – pending.

F. OTHER COMPETENT BUSINESS

1. SNAP Delegation Request

Mr. Greg Ward, Manager, Urban Forestry and Environmental Programs is requesting that summer students be heard before the Surrey Heritage Commission regarding the Surrey Natural Areas Partnership (SNAP) program, which is an integral part of the City’s new Nature Matters initiative, which is a comprehensive initiative to protect, enhance and enjoy the City’s natural heritage. Their presentation would take about 10 – 15 minutes.

The Commission agreed that the SNAP Delegation would be heard at the June Commission meeting.

2. Tree Removal at the Currie House Property

A Commissioner stated that a large tree was removed from the Currie House property. It was requested that staff provide a report regarding the removal of the

tree at the west portion of the property. The Senior Planner, Heritage advised that the removal was due to a service easement.

3. East Kensington (Prairie) School

A Commissioner advised that the East Kensington (Prairie) School would be closing at the end of the school year.

4. Friends of the Semiahmoo Trail

A Commissioner advised that the Friends of the Semiahmoo Trail had submitted a grant application and received a grant of \$11,000.

5. Christopherson House

The Senior Planner, Heritage advised the owners of this property have extended an invitation to tour this house prior to the demolition.

It was Moved by Commissioner Johnston
Seconded by Commissioner Monk
That the property owners be requested to
photo document the Christopherson house prior to demolition.
Carried

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for June 28, 2006 in the Mayor’s Executive Boardroom at 9:00 a.m.

H. ADJOURNMENT

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

The Heritage Advisory Commission adjourned at 12:20 p.m.

Margaret Jones, City Clerk

Commissioner Lindenbach, Chairperson
Surrey Heritage Advisory Commission