



# City of Surrey

## Heritage Advisory Commission

### Minutes

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, OCTOBER 25, 2006  
Time: 9:03 a.m.

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**Present:**

Chair - H. Lindenbach  
D. Bowyer  
A. Clegg  
R. Fuller  
J. Monk  
M. Stibbs  
W. Tracey

**Absent:**

Councillor Higginbotham  
C. Johnston  
S. Sidhu

**Staff Present:**

A. Kopystynski, Planning & Development  
B. Sommer, Parks, Recreation and Culture  
C. Bonneville, Legislative Services

**Also Present:**

Dan Paulhus, Member of the  
Public

**Also Present:**

B. Parghi, Planning & Development  
M. St. Cyr, Legal Services Division  
K. Woodward, Realty Services Division

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#### A. ADOPTION OF MINUTES

##### 1. Heritage Advisory Commission Minutes - September 27, 2006

A member of the Commission stated that on page 14 of the September 27, 2006 minutes it should be noted that within the comments from the Commission it should also state:

- Mr. Ward had called to have the trees looked at on behalf of the tree committee. The trees were already cut and were required to be cut.
- The plaque should be looked at to see if the location is appropriate, as it may be located appropriately.
- It is important to heritage that the Parks continues to advise when they intend to cut trees down.

It was

Moved by Commissioner Fuller  
Seconded by Commissioner Stibbs  
That the minutes of the Heritage Advisory  
Commission of September 27, 2006, be adopted, as amended and circulated.  
Carried

#### B. DELEGATIONS

There were no delegations to be heard.

## C. REPORTS

### 1. PARKS AND RECREATION

#### a. Storyboard Planning 2007 – 2009

The Manager, Heritage Services provided an update regarding the Storyboard planning 2007 – 2009. Following are the comments made during her presentation:

- Presented were drafts of the storyboards for Newton Town Centre and Guildford. Edits are required and there is additional feedback coming from the community groups assisting. A final version will be available at the next meeting.
- In addition, the storyboards in the Surrey Centre Cemetery are being re-designed to match the template format and to replace the decade old existing signs that are quite deteriorated.

Following are comments from the Commission members:

- The opening of the Patullo Bridge was significant to the Guildford area. Transportation is significant to heritage. It was noted that the Guildford storyboard focuses on cultural heritage and the next will be natural heritage followed by built heritage (roads).
- It was noted that there are only two meetings of the Commission before 'Heritage week' in February.
- It was suggested that the Commission host a cemetery tour for members of the public. It was also mentioned that the Reverend at the Anglican Church would like to host a tour of the church in November for the Commission members. (*Commissioner Clegg will arrange the tour.*)
- It was suggested that Alan Davidson might be able to assist with recognition of individuals in the pre-1925 photograph of staff and members of Surrey council on the steps of the 1912 Municipal Hall.

In response to questions from the Commission the Manager, Heritage Services advised:

- The whole of Surrey was divided into sections and the lot numbers reflected those sections. There will be an excerpt of a map showing the section and indicating lot numbers and names of landowners.
- The Manager, Heritage Services will review the wording on the Guildford storyboard to ensure that the 'settlers' section reads correctly.
- The Newton storyboard focuses on built heritage and the Guildford storyboard advises on cultural (people) heritage.
- Fleetwood community team has been out of communication for two months and a follow up is underway. It is unlikely that this storyboard will be ready for February.
- The Cemetery storyboards will be redone in the same size as existing, which is slightly smaller than the other storyboards.

- The Archives has hired new staff and this staff will be doing more public programs and may include a photo identification project in 2007.
- Invitations for the opening of the Surrey Archives will be sent in the mail, please reserve space in your calendars for Saturday, November 18, 2006.

The Manager, Heritage Services circulated a pre-1925 photograph of individuals standing in front of the 1912 Municipal Hall and advised that at the opening on November 18, 2006, the Museum would like to re-create a 2006 equivalent of this photograph.

## 2. PLANNING & DEVELOPMENT

### a. Cloverdale Fairgrounds Concept Plan

At the September 27, 2006 the staff presentation regarding the Cloverdale Fairgrounds Concept Plan was tabled to the next meeting.

Bhargav Parghi, Senior Planner (Long Range & Policy) was present to provide heritage and geographical information on the Cloverdale Fairgrounds Concept Plan; following are some of the comments made during his presentation on two draft plan options:

- The background of the process to date was reviewed for the Commission members:
  - March 2006 Draft plan was presented Council;
  - April 2006 public open house was held;
  - May 2006 Council requested staff to proceed with RFP for consultant team to refine concept plan;
  - October 16, 2006 presented concept plan options to Council;
  - October 19, 2006 presented concept plan options to public; and, will be receiving public comments until tomorrow.
  - The new plan will be presented to Council in February 2007.
- Currently the 1881 Town Hall is located within the senior centre building.
- The heritage plaza at southwest corner of the site at 60 Avenue and 176 Street; the Hall could be exposed and integrated with the proposed hotel, as shown in Option A.
- There will be landscaped buffering provided at the northeast corner of the site to buffer the single family lots to the west of 180 Street.
- In Option B the tourist kiosk could be located within the existing 1881 City Hall, which would be exposed and renovated when the existing Seniors Centre is relocated to the community recreation centre.

The Senior Planner (Heritage) quoted from Heritage Designation By-law No. 7289 adopted in October 1982 the following:

*The following described parcel of land, together with the buildings thereon, is hereby designated as a Municipal Heritage Site for the purpose of preserving evidence of Municipality's history, culture and heritage for the education and enjoyment of present and future generations, namely: The south sixty-five (65) metres of lot thirty-one (31) of the northwest quarter (NW ¼) of Section eight (8), township eight (8), plan forty-four thousand two hundred fifty-four (44254), New Westminster District, being measured perpendicularly to the southern boundary thereof. Location: Northeast corner of 60 Avenue and 176 Street. This Property is the site of the Old Haddon Mill and the building on the site is the present Surrey Museum, which contains, within the building structure, the first Municipal Hall which was constructed in 1881 and was originally sited at Surrey Centre on the present site of the Surrey School Board Works Yard.*

The Senior Planner (Heritage) also advised that the east side of 176 Street was the alignment for the Great Northern Railway Line in the early days of Cloverdale. There may have also been a small RCMP building there, this is also the site at which the Anderson Cabin was situated before it was moved to the new Surrey Museum grounds.

Following are the Commission member comments:

- The total dimension of the designated lands (including a portion of 176 Street), a portion of which is proposed to be a heritage plaza, is 65m by 125m (1 acre), whereas the total area for redevelopment is 90 acres.
- Neither of the proposed plans shows how the green spaces on the fairgrounds are to connect with green spaces in the town centre area.
- A feasibility study is required to be done on an exhibition facility of the intended size.
- Multi-level parking should be considered for the convention centre to would allow for more green space, if soil conditions permit.
- It would be more conducive to have relocated houses and other buildings located and facing 60<sup>th</sup> Avenue.

In response to question the Senior Planners advised:

- There is a major bus route along 64 Avenue; a streetcar connection to Cloverdale is a possibility that be envisioned through the Cloverdale Town Centre Plan.
- The lease with the Fraser Downs is a long-term lease.

#### **b. Baron von Mackensen House**

The Senior Planner (Heritage) advised that the Commission has requested that Legal Services review of the HRA to determine the obligation of the owner to commence restorations, and how to respond if restorations are not commenced in the near future.

The Senior Planner (Heritage) provided background about the status of this application. This included that the Commission had previously reviewed an application for a pub license; and supported amending the approved heritage revitalization agreement to accommodate the pub and a license from the province is in the process of being approved.

Maureen St. Cyr, Assistant City Solicitor was presented and provided the following comments:

- It would be best to attempt to gain cooperation from the other party.
- Suggest meeting with the other party and if necessary including By-Law Enforcement.
- Legal Services will make a fuller report available at the next Heritage Commission meeting.

Following are the comments from the Commission members:

- This has been ongoing since 2002, there is no effort from the owner to clean and secure the site and begin restoring the Baron von Mackensen House.
- The original motion from the Commission was that the owner secure the building; install temporary fire alarm and sprinkler system; and to provide on site security.
- Bylaw Enforcement should be at the site to enforce the security of the property; the fences are down and there are squatters in the building.
- In reference to a letter from By-Law Enforcement that was copied to the Commission (see correspondence), staff was requested to follow up and inspect whether the site has been secured.

The agenda was varied to deal with the following item:

**b. Cloverdale Fairgrounds Concept Plan (continued)**

**COMMITTEE RECOMMENDATION**

It was Moved by Commissioner Fuller  
Seconded by Commissioner Monk  
That in as much as the south west corner of the Cloverdale Fairground is designated heritage and has existing heritage value, the HAC recommends that Council give adequate consideration to including sufficient land with the Cloverdale Fairground Concept Plan where existing heritage structures could be retained and in the future to which heritage structures could be moved for future public enjoyment.

Carried

The regular agenda resumed.

**c. Bell House and Old McClellan Road Guidelines  
(Development Proposal: 7905-0019-00)  
16588 Old McClellan Road and 16600 Block Bell Road**

The Senior Planner (Heritage) was to provide a verbal report on the preferred interface of a subdivision that includes the Bell House with Old McClellan Road. Both the road and the house are on the Surrey Heritage Register. The Senior Planner (Heritage) requested that this item be deferred to the next HAC meeting to permit time for input from Area Planning and Development, and the HAC concurred.

**2. ENGINEERING**

There were no reports from the Engineering Department.

**3. FINANCE**

There were no reports from the Finance Department.

**D. CORRESPONDENCE**

**1. Troy Abromaitis, Wallmark Homes**

The HAC concurred to consider this letter dated September 27, 2006, faxed to the City on October 16, 2006, regarding the Parr House after the next item.

**2. Dan Paulhus, Construction Coordinator, Roots & Wings Montessori School**

Mr. Dan Paulhus was in attendance; he had submitted a letter regarding the McKetrick House, 5446 – 152 Street (7900-0163-00).

The Senior Planner (Heritage) provided the following comments:

- The site is located on the east side of 152 Street. There is a rezoning application in process, to rezone a portion of the property to industrial.
- The McKetrick house is on the Surrey Heritage Register.
- Heritage protection for the McKetrick House is required by Council, as recommended by the HAC, as part of moving the house to a new foundation on the same lot;
- The applicant has requested that the HAC consider two design matters:
  - The extension to the front roof of the house over a proposed deck; and
  - The use of the new roof material (sample provided).
- The applicant is seeking a restrictive covenant on the property rather than a heritage revitalization agreement. This would make the owners eligible for financial assistance and to apply to Council for property tax reduction. The restrictive covenant will allow more immediate works to take place to secure

the building on its new foundation. The owners are working with the City Architect to complete the restrictive covenant.

There was discussion by the Commission members concerning the types of roof materials appropriate for heritage structures of different decades of construction, considering the types of materials used on surrounding buildings, fire safety and moss problems. The Commission commended Roots and Wings for their efforts to comply with their requirements.

It was

Moved by Commissioner Fuller

Seconded by Commissioner Monk

That the HAC recommend to the General Manager, Planning and Development that the roofing material (Enviroshake), presented to the Commission at the October 25, 2006 meeting, be a permitted material used on the McKettrick House.

Defeated with Commissioner Bowyer, Commissioner Clegg, Commissioner Stibbs, and Commissioner Lindenbach against.

The Commission recessed their meeting at 10:55 a.m. and reconvened with the same members in attendance at 11:58 a.m.

The agenda was varied to deal with the following item:

**1. Troy Abromaitis, Wallmark Homes (continued)**

Letter dated September 27, 2006 regarding the Parr House.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Tracey  
That it is the HAC understanding through a recommendation of the July 14, 2005 HAC minutes that the developer would be responsible for the cost of moving the Henry Parr House to a new location in Cloverdale and that a Heritage Restrictive Covenant or Heritage Revitalization Agreement would be a condition of the house being relocated. The HAC now reiterates it's recommendation to the General Manager, Planning and Development that Wallmark Homes pay to move the Henry Parr House; that Wallmark Homes continue to work with the City of Surrey to move the Henry Parr House to a site within Cloverdale; and that Wallmark Homes work with City staff to develop a more reasonable timeline.

Carried

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Tracey  
That staff respond to the letter from Troy Abromaitis of Wallmark Homes prior to November 3, 2006, advising of the HAC resolution of today's meeting.

Carried

The regular agenda resumed.

### **3. Surrey Historical Society**

The HAC considered the letter from Mary Harris, President, Surrey Historical Society regarding the Kensington Prairie School. The Chair advised that she had recommended the Society to come as a delegation to the Commission, however it seems that they have chosen not to appear.

### **4. Maxine Charlton Sedgewick House**

The HAC considered the letter dated September 14, 2006 regarding the Sedgewick House. The Chair advised that staff is dealing with this letter.

### **5. Kelly MacNamara, Sullivan Community Athletic Association**

The HAC considered the letter dated October 10, 2006 regarding the Sullivan Community Heritage Hall. The Senior Planner (Heritage) provided the following comments:

- He met with a Transportation Engineer on site and was requested to provide a verbal report.
- 152 Street is an arterial road and carries high volumes of traffic moving fairly quickly along this downhill portion of the street.
- The Engineering Department is requesting that the southernmost driveway be closed and that only the north driveway be used to access the property. The

property owner is concerned with the cost of removing one driveway, and is stating that the removal is only due to the City changing the road requirements and he is requesting that the City pay for the removal of the driveway.

- Heritage applications are referred to various departments for comments, and the driveway was a concern raised by the Engineering Department in their review.

Following are some of the comments from the HAC members:

- We have asked them to apply for a Heritage Revitalization Agreement to protect the Hall and now they are being asked by the City to fix another issue with the property.

It was

Moved by Commissioner Bowyer

Seconded by Commissioner Stibbs

That the HAC recommends to the General Manager, Planning and Development and the General Manager, Engineering that consideration be given to relieve the Sullivan Community Athletic Association cost of closing off the southernmost driveway to the Sullivan Community Heritage Hall and that the closure of the driveway be included in the Surrey Annual Works Project budget for 2007, and further that in the interim we recommend that cement barricades be put in place at the City's cost to allow the Heritage Revitalization Agreement to proceed.

Carried

#### **6. Ellen Neal**

The HAC considered a letter dated October 16, 2006 regarding the Semiahmoo Heritage Trail where it crosses Crescent Road. The Senior Planner (Heritage) advised that there is a public process underway by Engineering and he then suggested that this item be deferred to the next meeting and the HAC concurred.

A Commissioner commented that 54% of the trees were retained on the property that is to be developed in the Elgin area.

#### **7. Rick Goodacre, Executive Director Heritage Society of BC**

The HAC considered the letter dated September 27, 2006 regarding the September 25<sup>th</sup> announcement of spending cuts by the Conservative government with respect to the Museums Assistance Program (MAP) and the Commercial Heritage Property Incentive Fund.

Council referred this letter to the Commission at the Regular Council meeting of Monday, October 16, 2005.

#### **8. Notice of Board of Variance Hearing 12275 Sullivan Street, Crescent Beach**

Notice dated October 13, 2006. There is concern with the proposal as there is one significant tree located in the proximity of the proposed addition. A tree-cutting permit may be required.

The Senior Planner (Heritage) advised that the Landscape Architect has indicated the tree in question on the property is not a good condition as it has been topped and is not on the significant tree list.

The Commission requested that the staff send a letter to the Board of Variance thanking them for providing notice and request that the Board continue to advise the HAC on heritage matters on properties in their review.

**9. Allan Cleaver  
South Westminster School**

The HAC considered the e-correspondence dated October 18, 2006 regarding the South Westminster School.

**10. Sally Bradley  
Loyal Orange Lodge**

The HAC considered a letter dated October 24, 2006 regarding their proposal to preserve the Loyal Orange Lodge.

Following are the comments made during the discussion of the above item:

- If the lodge is converted to public use there are requirements for upgrading the building. Further investigation may be required as to what the intended use is to be and as to whether they fully understand the situation.
- The Parks Committee had previously requested that an assessment of the building be done and that is yet to be completed. This would determine whether the building would be used for storage versus public occupancy. Adaptive reuses are not falling into sync.

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Clegg  
That a letter be sent to Sally Bradley  
applauding them for their vision to bring the building into public occupancy and advising that we have forwarded their letter to the Parks, Recreation & Culture Department as the building is located on City of Surrey Parks property.  
Carried with Commissioner Monk against.

The agenda was varied to deal with the following item:

**F. OTHER COMPETENT BUSINESS**

**1. Heritage Register Sub-Committee**

The Chair and the Senior Planner (Heritage) provided a verbal report regarding the sub-committees interviews of the three consultants for consideration to undertake the next six Statements of Significance.

Following are the comments made during the discussion:

- Three consultants responded to the proposal call.
- The Senior Planner (Heritage) is requesting a recommendation from the HAC to proceed with one of the consultants.
- Consideration was given to criteria used to evaluate the proponent's submission. Based on the points scored, which included previous work done by the consultants in Surrey and other communities and the relations of cost and the (staff) time required.

### COMMITTEE RECOMMENDATION

It was Moved by Commissioner Bowyer  
Seconded by Commissioner Fuller  
That the HAC recommends that Council retain Luxton and Associates to undertake the next six Statements of Significance; that the HAC express to Luxton and Associates their concern for the amount of staff time required; and further that staff advise Luxton and Associates that there is a limit as to the amount of staff time that is available.

Carried

Commissioner Bowyer and the Manager, Heritage Services left the meeting at 1:02 p.m.

### E. INFORMATION ITEMS

A Commission member made the suggestion that copies of the magazine subscriptions be available 'on table' at the meeting and not copied into the agenda package and the HAC concurred.

#### 1. Friends of the Surrey Museum and Archives Society

Newsletter from Friends of SMAS.

#### 2. Heritage Canada Foundation

Newsletter from the Heritage Canada Foundation – Summer 2006.

#### 3. BC History

Newsletter from the BC Historical Federation – Vol. 39, No. 2.

#### 4. List of Outstanding Items

The Commission is requested to review the list of outstanding items and comment. Following are the comments made:

- Rolls Carpentry Shop – ongoing.
- Statement of Significance –ongoing.
- Old Yale Road – added to the registry – remove from list.
- Heritage Branch Contract – given to the Luxton and Associates and proposal called – remove from list.
- Hazelmere Village – ongoing.
- George E. Lawrence House – Engineering staff to send letter, remove P&D from staff column – ongoing.
- 182 Street Neighbourhood – pending.
- Currie House Update – ongoing.
- Tynehead Elementary School – pending.
- (Gillis House) Heritage Loss Compensation– pending.
- Henry Parr House – new resolution to be added.
- 1912 Municipal Hall and pedestrian feature design – pending.
- 1891 Lodge Status Report – pending.
- White Rock Church – pending.

**F. OTHER COMPETENT BUSINESS**

**1. Heritage Register Sub-Committee (continued)**

This item was dealt with earlier in the meeting.

**2. Gillis House**

A Commission member expressed his concern for the original wooden letter “G” was not being displayed on the front of the Gillis House.

**3. Street Naming Sub-Committee**

It was determined that the Street Naming Sub-Committee would consist of the following members:

- Commissioner Johnston
- Commissioner Lindenbach
- Commissioner Stibbs

**4. Vice-President – Heritage Society of BC**

A Commission member congratulated the Chair on her recent appointment to the Vice-President of the Heritage Society of BC.

**5. Allocation of Funds**

**COMMITTEE RECOMMENDATION**

It was  
reallocated \$4,000, currently allocated for conferences, to be spent on plaques and signage before December 31, 2006, and that the HAC subcommittee reports on the specific use of the funds.

Moved by Commissioner Fuller  
Seconded by Commissioner Stibbs

That the HAC recommend that Council

Carried

**3. Henry Richardson House**

The Senior Planner (Heritage) advised that the property owner is resolving the issues with the Building Division to complete construction of the garage on the heritage property.

**G. NEXT MEETING**

The next meeting of the Heritage Advisory Commission is scheduled for November 29, 2006 **at the 1912 Municipal Hall**, located at 17671 – 56 Avenue, at 9:00 a.m.

**H. ADJOURNMENT**

It was  
meeting do now adjourn.

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

Carried

The Heritage Advisory Commission adjourned at 1:22 p.m.

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Margaret Jones, City Clerk

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Hazel Lindenbach, Chairperson  
Heritage Advisory Commission