



# City of Surrey

## *Surrey Heritage Advisory Commission Special Minutes*

Executive Boardroom  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
WEDNESDAY, JANUARY 10, 2007  
Time: 9:00 a.m.

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**Present:**

Chair – H. Lindenbach  
Councillor Higginbotham  
A. Clegg  
C. Johnston  
J. Monk  
W. Tracey

**Absent:**

D. Bowyer  
R. Fuller  
S. Sidhu  
M. Stibbs

**Staff Present:**

A. Kopystynski, Planning & Development  
C. Bonneville, Legislative Services  
P. Lau, Planning & Development

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The Assistant City Clerk opened the meeting and called for nominations for the 2007 Chair.

**A. ELECTIONS**

1. Commission is requested to elect a Chair for the 2007 calendar year.

It was  
elected as Chair for the 2007 calendar year.  
Moved by Commissioner Johnston  
Seconded by Commissioner Tracey  
That H. Lindenbach be nominated and  
Carried

H. Lindenbach assumed the role of Chair and called for nominations for the 2007 Vice-Chair.

2. Commission is requested to elect a Vice-Chair for the 2007 calendar year.

It was  
Vice-Chair for the 2007 calendar year.  
Moved by Councillor Higginbotham  
Seconded by Commissioner Johnston  
That A. Clegg be nominated and elected as  
Carried

**B. ADOPTION OF MINUTES**

Commission is requested to pass a motion adopting the minutes as circulated.

1. Special Heritage Advisory Commission Minutes - December 6, 2006

It was  
Advisory Commission of December 6, 2006, be adopted, as circulated.  
Moved by Councillor Higginbotham  
Seconded by Commissioner Monk  
That the minutes of the Special Heritage  
Carried

## C. DELEGATION

### 1. **Joe Daliwal** **Application 7905-0019-00**

Mr. Joe Daliwal and Mr. Satnam Johal, Joint Owners of the subject site were in attendance to discuss their development application 7905-0019-00. Following are the comments made during their presentation:

- This is the first time that we are dealing with a heritage home. We recently purchased the property and have found there have been additions made to the heritage house, that there are cracks in the foundation and that there are other various defects in the structural part of the building.
- We would like to move the building from its current location to the corner of the property and provide a new foundation for the building, which will prolong the life of this heritage house. We are willing to do whatever the SHAC request and are before the SHAC to be advised of the guidelines.

In response to questions from the SHAC, the delegation responded:

- There are other examples of houses that were moved onto to new foundations in the City of Surrey and a new foundation would be beneficial to the preservation of this house. We are willing to retain and maintain the heritage house.
- In meetings with staff of the Engineering and Planning Departments we were told that there is to be no driveways from Old McLellan Road.
- We would be able to make contributions to the Heritage Fund, as we would like to see the retention of Heritage House in the City of Surrey. We have agreed that we will move the house, provide a new foundation, and place a heritage covenant on the property.
- We have had quotes to have the house moved and we are comfortable that the movers can move the house with its additions.
- The changes to the house would be more cosmetic rather than structural.
- The heritage house will be located onto a site (lot number 35) that is ½ an acre in size, and adjoined to R9 sites.
- With the consideration of DCC, consultant fees, and Engineering cost the gross profit will be under 2 million.

The SHAC reviewed a map of the development site and discussed the current location of the heritage house and the proposed new location. The SHAC members noted that:

- The Bell House is proposed to be facing Bell Road, not Old McLellan Road.
- The 76% rating for the house on the Surrey Heritage Evaluation Work Sheet is due to the landmark value of the house, the setting of the house facing Old McLellan Road, and the streetscape.
- There are ½ acre lots across the street.
- The location of the house is in proximity to other heritage sites; abuts Old McLellan road, across from the Bell Hall, diagonally across from Christ Church Cemetery and Avenue of Trees. This corner is historically significant.

A discussion ensued regarding the cost of development and the lift in property value resulting if a portion of the site is developed for urban rather than the currently designated suburban density.

The delegation left the meeting at 10:00 a.m.

## **D. REPORTS**

### **1. PLANNING & DEVELOPMENT**

#### **b. Bell House Application 7905-0019-00**

The SHAC discussed the issues of the proposed relocation and reorientation of the Bell House, and the issues raised in the presentation from the delegation, following are some of the comments made during their discussion:

- If they are receiving a bonus density that the house should be retained in its current location.
- The area is developing and changes are required, there are smaller houses across the street.
- What the developer is proposing on site will not match the Bell House. The house was at the site first; if the house were relocated the 76% rating would be adversely affected.
- The evaluation worksheet stated that the foundation of the Bell House is in good condition.
- Is the intent of the Old McLellan Road Guidelines endorsed by the SHAC in November 2006 reflected in the intent of the development with respect to facing the heritage road?
- The developer has not submitted plans for the restoration and conservation of the Bell House. A decision needs to be made as to the restoration context, i.e. should the house be restored to what it looked like in 1912 or in 1930?

In response to questions, the Senior Planner (Heritage) advised:

- There was a heritage assessment of the Bell House undertaken by a previous applicant and the structure was found to be in reasonable condition. The developer would need to retain an architect familiar with heritage buildings to further assess and develop a conservation plan.
- New houses to be built on lots along Old McLellan Road would need to face that historic street.
- Facing the Bell House to 57A Street would not adhere to the Guidelines.
- The Bell House and Old McLellan Road are both on the Surrey Heritage Registry. An application to protect the Bell House would be a typical requirement as part of a proposal to rezone and or subdivide this site.

**COMMISSION RECOMMENDATION**

It was Moved by Commissioner Clegg  
Seconded by Commissioner Tracey  
That SHAC recommend that Council only support a subdivision if the Bell House is subjected to a heritage revitalization agreement acceptable to SHAC, the Bell House is maintained on the ½ acre lot number 35 at the corner of Old McLellan and Bell Roads, the Bell House faces Old McLellan road, and that the character defining elements of the Bell House including being a landmark, the streetscape and the setting are retained.

Carried with Councillor Higginbotham opposed.

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

Councillor Higginbotham requested an update on the Baron House and was advised that there is no update at this time.

**2. Loyal Orange Lodge**

Councillor Higginbotham requested an update on the Loyal Orange Lodge report on revitalization and was advised that this item is pending.

**3. Surrey's Heritage – a Driving Tour Brochure / Surrey's Heritage Booklets**

Councillor Higginbotham provided a brochure developed in 1992 and made the suggestion that research be done as to the cost of redeveloping this brochure. The Senior Planner (Heritage) advised that there are a number of heritage brochures and the 'driving tour' brochure could be added on to the City's website.

The Assistant City Clerk advised that there are booklets in storage entitled "Surrey's Heritage". It was suggested that the booklets be made available in the City store and sold for a cost. It was determined that the booklet would be provided with the next agenda package for the Commission members to decide the cost of selling the booklets.

**4. Currie and Henry Parr Heritage Houses**

Councillor Higginbotham stated that Council has approved a contribution by the City up to the amount of \$32,500 from the Council Initiatives Fund and has authorized staff to enter into an agreement with the owners of 5418 – 184 Street for subdivision and relocation of the Currie and Parr Houses.

## 5. Plaque subcommittee

Commissioner Clegg provided the following comments during his update from the Plaque subcommittee:

- The format of the plaques that was presented at the Cloverdale Chamber lunch of December was well received.
- We are hoping to have two plaque unveilings done during 'Heritage Week', one for Dann's Electronics and the other for Clova Theatre.
- Commissioner Clegg advised that he would contact the Manager, Heritage Services to coordinate the unveilings during 'Heritage Week'.
- There was a brief discussion regarding the coating of signs with anti-graffiti spray. The Senior Planner (Heritage) advised that the sign shop has advised that anti-graffiti spray is done on larger signage and it is more economical to replace small graffitied signs rather than coat them.
- It was requested that the Senior Planner (Heritage) prepare and consult with the registered property owners about the content of the proposed heritage signs.

It was

Moved by Commissioner Clegg

Seconded by Commissioner Tracey

That the SHAC recommend to the Acting

General Manager Planning and Development that the Senior Planner (Heritage) proceed with preparing the heritage signs in consultation with the registered property owners of the Clova Theatre and Dann's Electronics with a view to unveiling them during 'Heritage Week' of February 19 – 25.

Carried

Commissioner Clegg advised that he would be away until February 10<sup>th</sup>, and requested that the plaques not be delayed. He further advised that he would chair the meeting of February, as Commissioner Lindenbach would be away at this time.

## 6. Bose Farm

Councillor Higginbotham requested that an update be provided on the Bose Farm, with particular focus on the heritage buildings that will be retained on site.

The Senior Planner (Heritage) advised that:

- The property owner has retained an architect and pre-application discussions are under way. No application has yet been submitted. The NCP identifies a large grove of trees on the site and the proposal is to cluster the density so the forest area can be retained. Use and/or relocation of the heritage buildings are being considered, as the land is needed to accommodate the development density transferred from the forested area.
- The SHAC has retained Commonwealth to do a 'statement of significance' on the site.
- The owner is proposing to rebuild or relocate the heritage bard to develop an equestrian compound on the agricultural portion of the site.

There was some discussion the Bose Farm consisted of an assembly of buildings like that of the Steward Farmhouse facility. There is a concern as to how the development may be graded and effect 'Bose Hill' during and after development.

Councillor Higginbotham requested that a report be provided regarding this proposed development to the SHAC for review at the January 31st meeting.

It was

Moved by Commissioner Clegg  
Seconded by Commissioner Monk  
That the SHAC recommend to the

Acting General Manager of Planning and Development that a report be provided to SHAC regarding the status of the Bose Farm development particularly respecting the proposed heritage conservation strategy and contact the consultant to advance the completion of the statement of significance for the Bose Farm.

Carried

## 7. SHAC Planning Session

A discussion ensued regarding the 2007 Planning Session. Following are comments made during this discussion:

- The planning session will result in a SHAC work plan, strategy, and priority list for projects.
- It was suggested that Don Luxton be asked to be the facilitator for the planning session.
- The planning session should be scheduled in the early spring and should include how the SHAC can be more proactive in saving Surrey's Heritage Buildings.
- It was noted that staff support for the SHAC is provided from the City Clerk's office, Planning Department, Engineering Department and the Parks Department.
- It was recognized that progress on heritage issues depends on resources available. A brief discussion ensued regarding the compensation policy status and the Senior Planner (Heritage) advised that further work with Legal Services is taking place on the details of the policy.
- Councillor Higginbotham advised that when the information about the SHAC work plan is available, she will discuss with the City Manager and the Manager, Long Range Planning & Policy Development the possibility of more help or temporary help.
- It was suggested that a list of architects with heritage background be provided to applicants.
- It was suggested that after the planning session that the SHAC have a liaison meeting with Council to provide a presentation of the work plan, advise on the priorities of SHAC, and show what SHAC is planning for five years down the road.
- The workshop should be of a constructive nature and deal with the roles of SHAC members and how the SHAC can be more effective.

With respect to staff resources, it was suggested by SHAC that the Senior Planner (Heritage) do research for the planning session about what other municipalities

have for heritage staff, and provide a comparison based on the size of the municipalities and number of heritage houses within other municipalities in comparison to Surrey.

The Senior Planner (Heritage) note efforts to undertake heritage work:

- Front line staff training on heritage issues.
- Provincial funding for consultants and this year's efforts for increasing the grant requests.
- Applicants retain their own architect with heritage background to prepare and submit plans and heritage documents with their applications.

It was

Moved by Commissioner Clegg  
Seconded by Commissioner Tracey  
That the SHAC recommend to the Acting

General Manager of Planning and Development that a facilitated Heritage Planning Workshop be coordinated for early spring of 2007; and thereafter that the City Clerk coordinate a Council liaison meeting at which the SHAC could present the proposed SHAC work plan.

Carried

The Senior Planner (Heritage) was requested to provide information at the next SHAC meeting regarding the consultant to be retained to facilitate the 2007 Planning Session and the retainer required for such a consultant.

The Senior Planner (Heritage) requested that SHAC members provide via email further suggestions as to what they would like addressed at the spring 2007 SHAC Session. It was requested by one member that a review be included of the Heritage Manual given to Commissioners.

## **F. NEXT MEETING**

The next meeting of the Surrey Heritage Advisory Commission is scheduled for January 31, 2007, at 9:00 a.m. at the 1912 Municipal Hall.

## **G. ADJOURNMENT**

It was

Moved by Commissioner Clegg  
Seconded by Councillor Higginbotham  
That the Surrey Heritage Advisory

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 11:15 a.m.

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Margaret Jones, City Clerk

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H. Lindenbach, Chairperson  
Surrey Heritage Advisory Commission