



City of Surrey

Surrey Heritage Advisory Commission Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, APRIL 25, 2007
Time: 9:10 a.m.

Present:

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

Absent:

Staff Present:

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

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - March 28, 2007

It was Moved by Commissioner Clegg
Seconded by Commissioner Stibbs
That the minutes of the Surrey Heritage
Advisory Commission of March 28, 2007, be adopted, as circulated.
Carried

B. DELEGATIONS

It was Moved by Commissioner Fuller
Seconded by Commissioner Bowyer
That the Commission agreed to hear
Mr. Deol, registered owner of the property located at 9948 – 123 A Street.
Carried

Mr. Avtar Deol spoke regarding the George Kennedy House located at 9948 - 123A Street (File 6800-10). There are two homes on the property with one listed on the Surrey Heritage Register. Mr. Deol reported he purchased the property in 1993 and was unaware one of the homes was a heritage home until 1998. The heritage home is unoccupied as of one (1) month ago and the other home is occupied. He had plans to keep one house and demolish one, the heritage home. Mr. Deol's request was originally submitted to the Commission Sept 27th, 2006. After much discussion, the chair referred Mr. Deol to the Planning & Development Department to find a suitable solution to retaining the building on the property. Mr. Deol departed at 9:30 a.m.

C. BUSINESS ARISING FROM THE MINUTES

**1. Heritage Site Improvement listing
Olsen House, No. 17**

At the March 28, 2007 HAC Meeting the Senior Planner (Heritage) advised that he would report back whether no. 17 on the Heritage Site Improvement listing should read 'Olsen House' or 'Feedham House'.

The Chair reported that the Senior Planner, Heritage, advised that the Heritage Site Improvement listing should be the James Creighton house (not the Olsen House).

2. Discussion Paper on Compensation for Loss in Heritage Value Policy

At the February 28, 2007 HAC Meeting the Commission passed the following motion:

“...request staff to bring forward to a future HAC meeting a report on a process for allocating compensation funds received under the proposed policy.”

At the March 28, 2007 HAC Meeting the Senior Planner advised that this item would be deferred to a future meeting when a report is available for discussion.

**3. Sedgewick House
7172 – 184 Street**

At the February 28, 2007 HAC Meeting the Commission passed the following resolution:

“... that By-law Enforcement staff arrange for an inspection of the Sedgewick House and report back ... on the condition and security of the house, if security of the building is required that a letter be sent to the owner advising them to secure the house.”

At the March 28, 2007 meeting, Commission passed the following recommendations regarding the Sedgewick House:

“That the HAC recommend that By-law Enforcement staff arrange for a inspection of the Sedgewick House and report back to the HAC at their April meeting, on the condition and security of the house, if security of the building is required that a letter be sent to the owner advising them to secure the house.”

“That the HAC recommend that Council request City staff to review:

1. The location of the new septic field on the site of the Sedgwick House;
2. Assess the cost to the owner to install a new septic field on the site; and
3. Assess the feasibility of extending city services to connect to the Sedgwick House.”

The Chair advised the Commission that the Bylaw Department did an inspection but the remaining issues still need to be addressed by the Building and Engineering Departments.

D. REPORTS

1. PARKS, RECREATION & CULTURE

(a) Environmental Extravaganza File 8096-0001

The Manager, Heritage Services has provided a report on the events to be held at the Museum and Stewart Farm House related to the annual Environmental Extravaganza.

The Parks, Recreation & Culture department advised that the Museum and the Stewart Farm House annual Environmental Extravaganza require pre-registration but that the programs are drop in and FREE.

(b) Guidelines for Rehabilitating Old Buildings File 8096-001

The Manager, Heritage Services had provided a copy of an article from the Old-House Journal which was printed in 1997 and provides a quick generic overview of principles and practices in restoring old buildings.

(c) Heritage Awareness Award 2008 File 8096-001

The Manager, Heritage Services asked that the Heritage Advisory Commission confirm their desire to proceed with the Heritage Awareness Award program in 2008.

The Commission discussed announcing the Heritage Awareness Award agreed that the deadline would be early May and the award would be discussed and confirmed at the Commission’s meeting at the end of May and the award presented before the end of the school year in June. This would align with the September to June school year. The Program will be advertised in the Spring and in September and the next awards presented in June 2008.

It was Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That the Heritage Advisory Commission
continue with the Heritage Awareness Award program for 2008 with the
school year 2007/2008 deadline being the beginning of May, 2008.
Carried

**(d) Community Heritage Storyboards - 2008
File 8096-001**

The Manager, Heritage Services is recommending three storyboards be unveiled during Heritage Week 2008:

Guildford Natural Heritage
Newton Cultural Heritage
Fleetwood Cultural Heritage

The Manager, Heritage Services is asking that the Heritage Advisory Commission confirm priorities for storyboard research, development and production over the next eight months.

It was Moved by Commissioner Bowyer
Seconded by Commissioner Stibbs
That the following three storyboards:
Guildford Natural Heritage; Newton Cultural Heritage; and Fleetwood Cultural Heritage, be unveiled during Heritage Week 2008.
Carried

Discussion continued regarding graffiti on storyboards and the expense incurred for the removal of it. As a preventative measure storyboards can be coated with a graffiti guard. Staff advised that the locations of the storyboards are not under surveillance and that the graffiti removal costs in 2006 exceeded the maintenance budget of \$3500.

The Manager, Heritage Services advised that the railings and spindles on the verandah of the Stewart Farmhouse were installed today, April 25th.

The 1912 Hall has won an Award of Honour for heritage rehabilitation from Heritage B.C. The award will be presented on June 1st in North Vancouver at the annual Heritage Conference.

2. PLANNING & DEVELOPMENT

(a) Lower (Western) Bose Farm Draft Statement of Significance (SoS) File: 6800-20-203

It was Moved by Commissioner Stibbs
Seconded by Commissioner Johnston
That the Heritage Advisory Commission:

1. Received the Statement of Significance (SOS) for the lower (Western) Bose Farm, attached as Appendix A;
2. Recommend that the Acting General Manager of Planning and Development use this SOS to work with the applicant to establish a satisfactory heritage conservation strategy in association with application 7906-0398-00; and
3. Recommend that the Acting General Manager of Planning and Development refer the proposed strategy to the HAC for review and approval.

Carried

It was Moved by Commissioner Bowyer
Seconded by Commissioner Stibbs
That Heritage Advisory Commission
recommend to the Acting General Manager, Planning & Development that given the condition of the large barn from the past winter, that the Planning Department ensures that the owner expedites the stabilization of the barn as soon as possible.

Carried

(b) Priorities Workshop File 6800-10

The Senior Planner (Heritage) presented the summary of the Priorities Workshop that was prepared by Don Luxton.

Discussion ensued regarding the lack of heritage support groups in Surrey and the need for such groups. A separate heritage foundation would benefit the city. Various ways of funding were discussed. It was reported that efforts are underway to start a Heritage Advocacy Society, and that currently 11 people have expressed an interest.

It was Moved by Councillor Higginbotham
Seconded by Commissioner Johnston
That the Heritage Advisory Commission

1. Receive as information the notes from the April 11th, 2007 Heritage Priorities Workshop; and
2. Recommend to the Acting General Manager of Planning and Development that subject to Provincial funding and staff availability, the HAC proceed with retaining consultants to undertake the three-point work programme for 2007 – 2008 as outlined in the notes.

Carried

It was Moved by Commissioner Tracey
Seconded by Commissioner Bowyer
That staff bring forward some suggestions
and a process for supporting and working towards the development of a
Heritage Foundation and a sub committee be formed to work with staff.

Carried

Commissioner Clegg departed from the meeting at 10:40 a.m.

(c) **George Lawrence House Fire**
18431 Fraser Highway

The Heritage Advisory Commission discussed bringing forward a report as soon as possible. However, it was noted that this application is premature because the area is not yet subject to a neighbourhood concept plan.

COMMITTEE RECOMMENDATION

It was Moved by Commissioner Johnston
Seconded by Commissioner Bowyer
The Heritage Advisory Commission
recommends that Council withhold the request for demolition in accordance with the act and that the city retain an independent consultant to conduct a feasibility study to identify the scope and cost of work to repair the building and that the owner secure the building from entry or further damage including but not limited to a fence and no trespassing signage.

Carried

It was Moved by Commissioner Bowyer
Seconded by Commissioner Johnston
That Heritage Advisory Commission
recommends to the Acting General Manager of Planning and
Development that heritage issues be referred to staff to ensure that
Heritage buildings of significance are dealt with quickly and expeditiously
prior to development permits being issued.

Carried.

**(d) Baron Von MacKensen House
9546 – 192 Street
File 6800-10; 7904-0077-00**

The Senior Planner (Heritage) reported that the application is proceeding
subject to minor updating of the HRA plans. The application was
approved two years ago and revised plans are forthcoming.

It was Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That the report presented by the Senior
Planner (Heritage) regarding the Baron Von MacKensen House (property
located at 9546 – 192 Street) be received.

Carried

**(e) Proposed 4-storey, 197 unit Seniors Housing /Care Facility
Building at 15024 – 24th Avenue (Project No 7906-0435-00)**

The Senior Planner (Heritage) presented background information and
outlined how the proposed development would interface with Semiahmoo
Trail.

Discussion followed on the proposed complex noting that 104 trees are
being removed and 14 trees being retained. The Commission discussed
Semiahmoo Trail and moving the complex further away from the Trail to
reduce visual intrusion and increase landscaping. Also discussed was
reducing the height of the complex as it is not conducive to the density of
the area. At the present time the complex does not have funding from
Fraser Health for the seniors housing/care facility.

It was Moved by Commissioner Bowyer
 Seconded by Commissioner Monk
 That to enhance and maintain the natural
 and heritage character of the Semiahmoo Trail through the trees,
 vegetation and landscaping on adjacent lands, and appropriate massing,
 HAC recommends to the Acting General Manager, Planning &
 Development that:

- The portion of Semiahmoo Trail that enters onto the subject property may be relocated by the City at the expense of the developer.
- No portion of the internal walkway will enter into the 10 metre buffer area along Semiahmoo Trail.
- No amenities like gazebos or seating areas shall be located within the 10 metre buffer area along Semiahmoo Trail.
- The massing of the building when viewed from Semiahmoo Trail be modified to reduce its massing.
- Reduce the number of pedestrian access points from the site to Semiahmoo Trail.
- There be no change to the natural grade within the 10 metre buffer area along the Semiahmoo Trail.
- The proposed building be shifted away from Semiahmoo Trail and closer to the Church, Rectory and the residential subdivision.
- Staff work with the developer and the Friends of Semiahmoo Trail to retain more trees on the site.

Carried

(f) 3575 – 140th Street – Removal of Trees

Application has been received for the removal of three trees on the south side of Crescent Road on the corner of 140th. There are 3 (three) trees (tree #128, #129 and #182) on the property they are requesting be removed.

COMMITTEE RECOMMENDATION

It was Moved by Commissioner Monk
 Seconded by Commissioner Fuller
 That the Heritage Advisory Commission
 recommend that Council approve the removal of three trees (#128, 129
 and #182) at property located 3575 – 140 Street.

Carried

MOTION TO HOLD A MEETING IN A CLOSED SESSION

It is in order for the Commission to pass a resolution to close the meeting to the public pursuant to Section 90 (1) (a) (e) (g) and (i) of the *Community Charter*.

1 It was Moved by Commissioner Bowyer
Seconded by Commissioner Monk
That Commission closed the meeting to the
public pursuant to Section 90 (1) (a) (e) (g) and (i) of the *Community Charter*.
Carried

The meeting recessed 11:30 a.m. and reconvened at 11:50 a.m. with all the same members in attendance.

3. **ENGINEERING DEPARTMENT**

There are no reports from the Engineering Department.

E. CORRESPONDENCE

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

It was Moved by Commissioner Bowyer
Seconded by Commissioner Johnston
That the Heritage Advisory Commission
receive correspondence items E.1 through to E.8.
Carried

**1. Notification of 2007 Annual General Meeting
Fraser Valley Heritage Railway Society
File 6800-01**

Notice from the Fraser Valley Heritage Railway Society that their Annual General Meeting will be held Saturday April 28, 2007 at the Hampton Inn, Langley, 19500 Langley Bypass, Conference Rooms A and B; and

HAC is asked to renew its membership in the Fraser Valley Heritage Railway Society at a cost of \$100.00 for the year.

It was Moved by Commissioner Stibbs
Seconded by Commissioner Tracey
That staff be instructed to renew its
membership to Fraser Valley Heritage Railway Society at a cost of \$100.00 for
the year.

Carried

2. British Columbia History
RE: Journal of British Columbia Historical Foundation
File: 6800-10

HAC is asked to approve subscription renewal for 2007 for the Journal of British Columbia Historical Federation at \$18.00 for the year.

It was
Moved by Commissioner Bowyer
Seconded by Commissioner Fuller
That the Heritage Advisory Commission
approves the subscription renewal of \$18.00 with an amendment that it is
forwarded to Surrey Archives.

Carried

3. Heritage Society of B.C.
Election of Directors 2007

Ballot from the Heritage Society of B.C. advising that Commission may vote for up to 4 members, and that the ballot should be received by the Heritage Society no later than May 28, 2007.

The Commission reviewed the Heritage Society of BC Election of Directors 2007 ballot. The Commission recommended that City staff return the Ballot to the Heritage Society with the selection of four candidates.

It was
Moved by Commissioner Fuller
Seconded by Commissioner Monk
That the Ballot from the Heritage Society of
BC ballot be received by the Heritage Society no later than May 28, 2007
advising them of 4 members on the ballot.

Carried

4. George Kennedy House
9948 – 123A Street
File 6800-10

Copy of a letter from the Senior Planner (Heritage) responding to a request from the owner of the George Kennedy House to have it removed from the heritage registry.

It was
Moved by Commissioner Bowyer
Seconded by Commissioner Monk
That HAC recommends to the Acting
General Manager, Planning and Development that the owner refer to the City's
correspondence of April 2007 where it was recommended that the property owner
work with staff to find a suitable solution to retain the building on the property;
and, further to the Heritage Advisory Commission meeting of April 25, 2007 that

it be disclosed that the building is now vacant and the building be properly secured.

Carried.

**5. Copy of letter sent Deborah Hencheroff
18385 – 80 Avenue**

Copy of a letter sent from the Clerk regarding the plaque for Heritage Tree, significant tree no 251.

It was

Moved by Commissioner Tracey
Seconded by Commissioner Bowyer
That correspondence be received for

information purposes.

Commissioner Monk left the meeting at 2:00 p.m.

6. Copy of letter sent to Christ the Redeemer Church

Letter dated April 23, 2007 from Assistant City Clerk addressed to Christ the Redeemer Church to advise that Council approved the heritage financial assistance in the amount of \$4815.00 contribution.

7. Dormer & Doorways

The Commission received the Spring 2007 Bulletin for information purposes only.

8. Subscription for Heritage Canada

It was

Moved by Councillor Higginbotham
Seconded by Commissioner Fuller
That Heritage Advisory Commission renew

the \$35.00 subscription to Heritage Canada.

Carried.

F. INFORMATION ITEMS

1. List of Outstanding items

This item was deferred to next meeting.

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for May 30, 2007, at 9:00 a.m. in the Executive Boardroom at City Hall.

H. ADJOURNMENT

It was

Moved by Commissioner Bowyer
Seconded by Commissioner Johnston
That the Surrey Heritage Advisory

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 2:10 p.m.

Margaret Jones, City Clerk

H. Lindenbach, Chairperson
Heritage Advisory Commission