



City of Surrey

Surrey Heritage Advisory Commission Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
THURSDAY, MAY 30, 2007
Time: 9:10 a.m.

Present:

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

Absent:

C. Johnston
S. Sidhu

Also Present:

B. Johnston, Consultant

Staff Present:

A. Kopystynski, Planning & Development
T. Mack, Manager, Parks Planning, Research and Design
G. Ward, Urban Forestry & Env. Prog
C. Bonneville, Assistant City Clerk
B. Ciunyk, Recording Secretary

A. ADOPTION OF MINUTES

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

1. Heritage Advisory Commission Minutes - April 25, 2007

It was Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That the minutes of the Surrey Heritage
Advisory Commission of April 25, 2007, be adopted, as circulated.
Carried

Commissioners Tracey and Bowyer joined the meeting at 9:17 a.m.

B. DELEGATIONS

1. Parks, Recreation & Culture Master Plan - Workshop

T. Mack, Manager, Park Planning, Research & Design was in attendance and introduced the Consultant, Brian Johnston. Following are comments provided by the Consultant:

- The 10-year Strategic Plan Workshop is an opportunity to share ideas and issues that need to be responded to over the next 10 years.
- The areas to be addressed in today's workshop are (1) what is getting worse in heritage services? And (2) what are the future challenges in heritage services?

Councillor Higginbotham joined the meeting at 9:28 a.m.

Following are the comments provided by the Commission members:

- The City continues to purchase parkland for future use in 10 – 15 years time.
- The relocation and clustering of heritage buildings may be the future of heritage building.

- Maintenance of heritage buildings is far greater than other buildings and partnering with other agencies may be the solution for enhancing them. This is an important element for the future.
- The slough problem at Sullivan Park may be a health issue if not attended to.
- Dedicated parkland not protected as in the case of the roadway in Bear Creek Park.
- Stewart Farm House is a hidden jewel--land that requires more public awareness to be better utilized.
- Education program and challenges of the city planning for future use.
- City departments should be cognizant of other departments' issues.
- Long-term financial plan for city owned heritage buildings and relocation and centralization of privately owned heritage homes.
- Focus on parks & amenities, & easy access to advertising brochures.
- Protecting our parks by referendum.
- Funding for Parks' increasing volume of work and better communication, specifically the Planning Department.
- More awareness is required of the natural heritage, i.e. paths and natural parks, which are currently under utilized.

The Senior Planner (Heritage) advised that a number of issues discussed by the HAC at its recent priorities and issues workshop may be matters to be coordinated with the proposed master plan as follows:

- There is an opportunity to coordinate the Parks Master Plan with a review of heritage policies proposed to be undertaken in 2007 - 2008;
- Matters related to heritage roads, storyboards and theme signs;
- Considering how much park land needs to be set aside for heritage conservation in a similar fashion as park land for city-wide, community and local purposes;
- The challenges of ongoing maintenance of City heritage buildings and adequate funds for preventative maintenance and preservation;
- Cultural heritage;
- Interdepartmental coordination in heritage conservation and heritage policy implementation;
- The relationship between heritage and public art; and
- The recognition that today's development is tomorrow's heritage.

The Consultant advised that if the Commission members would like to provide further comments to provide them to the Manager, Parks Planning, Research & Design before June 15.

C. BUSINESS ARISING FROM THE MINUTES

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

The item will be dealt with under Planning and Development Reports of this same agenda, see item D.2 (a).

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

The HAC was advised that this item is pending with Engineering and will be dealt with at a future meeting of the HAC.

**3. Priorities Workshop
File 6800-10**

On April 25, 2007 the Heritage Advisory Commission passed a motion that staff bring forward suggestions and a process for supporting and working towards the development of a Heritage Foundation and further that a sub-committee be formed to work with staff.

There was a call for those interested in serving on the sub-committee to work towards the development of a Heritage Foundation. It was determined that the sub-committee would consist of:

HAC Members:	Surrey Staff Members:
Councillor Higginbotham	
Commissioner Lindenbach	Adrian Kopystynski, Senior Planner (Heritage)
Commissioner Tracey	Bev Sommer, Parks, Recreation and Culture
Commissioner Stibbs	

It was noted that the purpose of the Sub-committee was to undertake more detailed work in preparing a work program for 2007 – 2008. One of the objects of the priorities and issues workshop was for the HAC to be a catalyst to establishing a foundation to provide owners of heritage properties with funds for preservation and restoration of heritage buildings. It was noted that this is separate from the desire of HAC to increase the \$3,000 of financial assistance from Council currently made available for protected sites.

D. REPORTS

1. PARKS, RECREATION & CULTURE

**a. Heritage Awareness Award
File 8096-001**

The Manager of Heritage Services advises that the Heritage Awareness Award information has been mailed to all Surrey Schools (public and independent) for distribution. A copy is attached for information purposes.

There was a brief discussion regarding the National Historica Fair at the Museum and the great presentations provided by the students.

It was Moved by Councillor Higginbotham
Seconded by Commissioner Bowyer
That the Heritage Awareness Award
information package be received for information purposes.
Carried

2. PLANNING & DEVELOPMENT DEPARTMENT

a. Allocation Component for the Proposed Policy for Compensation for Loss in Heritage Value

The Senior Planner (Heritage) provided the following comments:

- The component of the compensation policy related to the collection of moneys has been previously reviewed and endorsed by the HAC;
- Legal Services has advised that a by-law, similar to the existing financial assistance by-law, needs to be prepared for the allocation of compensation funds.
- This by-law would: (1) establish a statutory reserve for collected funds; (2) provide for the application and allocation process; and (3) set out the allocation criteria.

Their proposed allocation criteria are:

1. Owner make application for funds
2. Protected property would be eligible
3. Cost estimates are to be submitted
4. The affect of the intervention is to be assessed
5. A Schedule of Maintenance is to be submitted
6. Acceptable works would include:
 - i. Preservation
 - ii. Rehabilitation
 - iii. Restoration (these as defined in the HPI program)
 - iv. Essential Maintenance
 - v. Relocation of heritage buildings, if acceptable to HAC
7. Funds would be allocated to sites in the same heritage neighbourhood as the occurrence of the loss.

It was Moved by Commissioner Bowyer
Seconded by Michael Stibbs
That the Heritage Advisory

Commission:

- a) Endorse the “allocation” component of the proposed policy regarding the Compensation for Loss in Heritage Value (the “Compensation Policy), as presented by the Senior Planner; and
- b) Recommend to the Acting Manager of Planning and Development that a report be brought forward to Council concerning the Compensation Policy and allocation of funds collected under the Policy.

Carried with Commissioner Fuller
opposed

There was a brief discussion and following are comments:

- Particular attention should be paid to the allocation of funds, as periodically emergency funding is required.
- A corporate report will likely be before Council in September/October 2007.
- That the HAC requests that the Finance Department review the HAC budget at the next HAC meeting.

**b. Baron Von MacKensen House HRA
9546 – 192 Street
File 6800-10; 7904-0077-00**

The Senior Planner (Heritage) provided the following comments:

- The Architect and the Developer of this site meet with staff and are finalizing the preservation and restoration plans for the HRA. A revised set of plans by early next week.
- There is a construction trailer on site and it is used as the construction office. It was noted that after hours resident security is on site.

**c. Heritage Alteration Permit for works along Semiahmoo Trail
in front of 2961 Semi Trail**

The Senior Planner (Heritage) advised that this matter was resolved and a report is not longer necessary.

It was Moved by Councillor Higginbotham
Seconded by Commissioner Monk
That the letter from the Engineering
Department May 23, 2007 about amending Heritage Alteration Permit
7905-0335-00 be received as information.
Carried

**d. Seniors Care Building on the Semiahmoo Trail
7906-0435-00**

This item is deferred to a future HAC meeting as there has not been sufficient progress in resolving outstanding concerns.

**e. Proposed Development Application at 3632 Elgin Road Heritage
Alteration Permit
File: 7905-0211-00**

The HAC was given background information concerning this heritage application for a Heritage Alteration Permit.

It was Moved by Councillor Higginbotham
Seconded by Commissioner Stibbs
That the Commission recommends to the
Acting General Manager, Planning and Development Department
endorses this Heritage Alteration Permit for servicing work on Elgin Road
and the construction of a street for access to Elgin Road, be supported
provided:

1. The HAP makes provision for the removal of overhead wiring and installation of only underground wiring; and
2. A Restricted Covenant be registered on proposed lots 1 and 2 that stipulate all the restrictions as stipulated in the Semiahmoo Trail Heritage Guidelines and the zoning bylaw respecting landscape.

Carried

f. Feasibility Study for Repairing the Lawrence House

COMMISSION RECOMMENDATION

It was Moved by Commissioner Bowyer
Seconded by Commissioner Tracey
That the Heritage Advisory Commission
recommends that Council allocate up to \$4,000 from the Heritage
Advisory Commission budget for a consultant to be retained for this
project and that any future application for development include
compensation for these consultant fees.

Carried with Commission Fuller opposed

Commissioner Bowyer departed at 11:05 a.m.

The Commission meeting recessed at 11:05 am and reconvened at 11:10 a.m. with the exception of Commission Bowyer.

g. Fraser Highway through Green Timbers

Discussion following regarding retaining a consultant to do a study on issues related to cultural landscaping and heritage matters.

It was Moved by Commissioner Clegg
Seconded by Commissioner Stibbs
That Heritage Advisory Commission recommends
that:

1. The Acting General Manager Planning & Development Department request proposals from Commonwealth Historical Resources and Donald Luxton and Associates, and select one of the consultants, to undertake a Statement of Significance for the

portion of Fraser Highway/Old Yale Wagon Road through Green Timbers that is being studied for road upgrading.

2. The Acting General Manager Planning & Development Department seek funding from the Provincial Heritage Branch for this project; and
3. Council authorize that a consultant be retained, and in the event funding is not available from the Provincial Heritage Branch, that up to \$2,000 be identified from the 2007 Budget to undertaken a Statement of Significance for the Fraser Highway/Old Yale Wagon Road heritage Register Site through Green Timbers to help determine how the character-defining elements can be preserved and enhanced when Fraser Highway is upgrading.

Carried.

The Commission agreed that when the budget is brought forward by Finance Department, that funds be identified in the 2008 Heritage Budget to cover the cost of proposed studies not covered by outside funding and for consultant work on an emergency basis.

h. Statements of Significance 2007 – 2008

It was Moved by Councillor Higginbotham
Seconded Commissioner Stibbs
That given the announcement by the
Heritage Branch for funding to undertaken Statements of Significance for
2007 – 2008, Heritage Advisory Commission recommends that:

1. The Acting General Manager of Planning and Development send a letter to the Heritage Branch indicating the Heritage Advisory Commission wishes to undertake the preparation of seven (7) more Statements of Significance;
2. A request for proposals be sent out to qualified firms to undertake these further Statements of Significance subject to approval of funding; and
3. Council approve up to \$1,400 be identified in the HAC budget as a contribution toward the cost of the project.

Carried

i. Relocation and Restoration of the Bell House

The Senior Planner (Heritage) advised that a conservation plan has been submitted for the Bell House at 16588 Old McLellan Road. A special HAC meeting is necessary to accommodate the developer's schedule for approval for the development cost charges deadline.

The Heritage Advisory Commission agreed a special meeting be held on June 8th at 8:30 a.m. Legislative staff will email members location of boardroom for the meeting.

3. LEGISLATIVE SERVICES

**a. Saint Helen's Anglican Church
Application for Financial Assistance**

COMMISSION RECOMMENDATION

It was Moved by Commissioner Stibbs
Seconded by Commissioner Monk
That Heritage Advisory Commission
recommend that Council approve St. Helen's Anglican Church's request for a designated heritage building financial assistance grant, to the maximum of \$8,920, which is the 2007 entitlement for this heritage site from the Heritage Advisory Commission's Heritage Site Improvement Reserve.

Carried

E. CORRESPONDENCE

It was Moved by Councillor Higbotham
Seconded by Commissioner Cleff
That the Heritage Advisory Commission receive the
correspondence items E.1 through to E.4. and that items E.3 & E.4 be carried forward to special meeting on June 8th.

Carried

1. Avtar Deol

Copy of letter sent to Mr. Deol regarding the Commission's resolution of April 25, 2007.

2. Heritage Canada

Letter dated May 7, 2007 requesting nominations for candidates to serve on its Board of Governors.

3. Friends of the Semiahmoo Heritage Trail

Letter dated May 16, 2007 responding to Arborist's Report regarding the Seniors' Facility located at 15024 – 24 Avenue.

This item is deferred to the special HAC meeting June 8th.

**4. Sylvia Browne
2198 – 150A Street**

Letter dated May 18, 2007 regarding the proposed seniors development located at 15024 –24 Avenue.

This item was deferred to the special Heritage Advisory Commission meeting on June 8th.

Legislative staff was requested to acknowledge Mrs. Browne’s letter advising that her letter was referred to Planning & Development and also deferred to the special Heritage Advisory Commission meeting on June 8th.

5. 0761210 BC Ltd. – (received “On Table”)

Copy of letter sent to 0761210 BC Ltd. Regarding Council adopting Heritage Advisory Commission recommendation to withhold the request for demolition.

6. Fraser Valley Heritage Railway - (received “On Table”)

Spring 2007 Newsletter

7. City of Parks Turning to Jungle

Article from the Surrey Now, May 2007, entitled “City of Parks Turning to Jungle” authored by Pieter Spierenburg.

F. INFORMATION ITEMS

1. List of Outstanding items

The Commission requested a current updated list of outstanding items be provided.

The Commission reviewed the Outstanding Items list and requested the following items be removed from the list as they have been completed.

May 29/06	Planning	SOS - Bose Farm
Jan 25/06	P&D	Old Yale Road Walkway
July 27/05	P&D	Compensation for Loss of Heritage Value (Gillis House)
July 14/05	P&D	Henry Parr House

Legislative Services will provide Heritage Advisory Commission with an updated list.

Councillor Higginbotham departed at 12:30 p.m.

2. Newsletter from Heritage BC

Spring 2007 Newsletter provided to the Heritage Advisory Commission for their information.

**3. British Columbia History
Vol. 39, No. 4**

Journal of the BC Historic Federation

4. Letter to Bob Ogilvie

The Commission requested a letter be forwarded to Bob Ogilvie of 2918 Semiahmoo Trail Road, acknowledging receipt of his letter addressed to Heritage Advisory Commission in January 2007; and that he be advised we have attended to his concerns. This item will be brought forward to ensure it has been completed.

G. NEXT MEETING

A special meeting is scheduled on June 8 at 8:30 am in the Executive Boardroom, to deal with the following item: Seniors Care Building on the Proposed 4-storey, 197-unit, seniors' housing/care facility building at 15024 – 24 Avenue (Project No. 7906-0435-00).

An email will be forwarded to all members reconfirming date, time and location.

The next regular meeting of the Heritage Advisory Commission is scheduled for June 27, 2007, at 9:00 a.m. in the Executive Boardroom.

H. ADJOURNMENT

It was

Moved by Commissioner Clegg
Seconded by Commissioner Monk
That the Surrey Heritage Advisory

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 12:36 p.m.

Margaret Jones, City Clerk

H. Lindenbach, Chairperson
Surrey Heritage Advisory Commission