



City of Surrey

Surrey Heritage Advisory Commission *SPECIAL Minutes*

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, AUGUST 26, 2008
Time: 9:06 a.m.

Present:

Chair - Councillor Higginbotham
W. Farrand
R. Fuller
H. Lindenbach
B. Paton
W. Tracey (9:12 a.m.)
J. Monk

Absent:

J. Foulkes
M. Stibbs

Staff Present:

D. Luymes, Planning & Development
E. Schultz, Planning & Development
S. Low, Planning & Development (9:58 a.m.)
S. Fillion, Finance & Technology
N. Dyrbye, Legislative Services

A. ADOPTION OF MINUTES

It was Moved by Commissioner Monk
Seconded by Commissioner Farrand
That the minutes of the Surrey Heritage
Advisory Commission of July 23, 2008, be adopted, as circulated.
Carried

B. BUSINESS ARISING

1. Charles Feedham House - Application for Financial Assistance

The Commission is requested to consider a motion to approve financial assistance and make a recommendation to Council.

Commissioner Farrand was in attendance but did not partake in the vote concerning this matter as this is his application.

The Commission made the following comments:

- Question was raised as to which quotation was preferable and why, as well as the amount of financial assistance available for the Charles Feedham House.

The following comments were made in response to the Commission:

- The first quotation from Sand Mountain Roofing of \$12,000 plus G.S.T. is the preferred company as they have performed previous works on the Charles Feedham House and their workmanship is reputable and trusted.
- The Charles Feedham House is eligible for \$11,500 in financial assistance, so half of the quotation from Sand Mountain Roofing would be \$6,300.

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Monk
That the SHAC recommend that Council approve heritage financial assistance for the Charles Feedham House to the maximum of \$6,300.00 (*six thousand three hundred dollars*), which represents 50% of the value of the work as per the quotation from Sand Mountain Roofing and as per section 10 of the By-law No. 15099 (*a by-law to provide a procedure for consideration of financial assistance for protected heritage sites*).

Carried

Commissioner Tracey arrived at the meeting at 9:12 a.m.

3. Heritage Canada Foundation 35th Anniversary Conference – Quebec City, September 25 – 27, 2008

Commissioner Tracey has requested to attend the Heritage Canada Foundation Conference and has provided an approximate budget of costs.

The Commission is requested to review the budget and consider a motion and recommendation to Council to approve this expenditure from the SHAC budget.

The Commission made the following comments:

- The estimate of costs totaling approximately \$2,500.00 for Commissioner Tracey's attendance seems appropriate.
- Question concerning a daily budget for Commission members was raised.
- Question was raised concerning how much is in the SHAC budget to allow for the attendance of this conference.

The following comments were made in response to the Commission:

- Commission members do not have a daily rate the same as Council does. Expenses are submitted after for reimbursement.
- The total unallocated amount in the SHAC budget is \$14,000, so there is enough money available in the budget to cover the cost of attendance at this conference.

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Fuller
That the SHAC recommends to Council that monies from the SHAC budget be allocated to cover the expenses incurred by Commissioner Tracey to attend the Heritage Canada Foundation Conference, taking place in Quebec City, September 25 – 27, 2008.

Carried

C. OTHER COMPETENT BUSINESS

1. Conversion of Heritage Videos

The Commission previously approved the conversion of the 4 Heritage VHS Videos to DVD format. The company chosen to complete the conversion is 'VHS to DVD Vancouver'.

The Commission is requested to make a motion and recommendation to Council to formally approve this expenditure from the SHAC budget.

Councillor Higginbotham advised the Commission that the 4 VHS videos have been converted to fit onto 1 DVD and they have ordered 100 copies.

The Commission made the following comments:

- Question was raised as to whether or not the City will sell these DVDs and how much they could be sold for.

The following comments were made in response to the Commission:

- Yes, the DVDs can be sold to create some revenue for approximately \$10 to \$15 a piece.
- As a matter of interest, G.S.T. is reimbursable to the Commission for costs such as these.

It was

Moved by Commissioner Paton

Seconded by Commissioner Farrand

That the SHAC recommend to Council that monies from the SHAC budget be allocated toward the cost of converting and copying the Heritage VHS Videos to DVD format made for the purposes of re-sale.

Carried

2. New DVD Covers

Legislative Services has put together a DVD cover for the new Heritage DVD, encompassing elements from all 4 VHS Videos.

The Commission is requested to provide any comments and suggestions.

The Commission approved the design for the proposed DVD cover made the following comments:

- Suggestion was made to include an email address to contact the Commission on the CD cover as not many people write letters anymore.
- Further suggestion was made to provide a photo of a railway that is more recognizable than that of the one provided, perhaps the interurban line instead.

3. Heritage Revitalization Agreements – suggested wording

Commissioner Tracey has provided some suggestions for wording to be included in the City's Heritage Revitalization Agreements for the Commission to review and comment on:

*"1) In light of the recent loss of heritage buildings, I would like to suggest that all future Heritage Revitalization Agreements include a clause that states **"in the event that the building is vacant for more than 5 days, whether it is part of a development proposal, undergoing renovations, or a change of tenancy, that the owner be required to either employ a watchman to live in a self-contained mobile trailer unit on the property or arrange for a monitored alarm or video surveillance while the property is vacant."** The property monitoring can be powered either through a power pole (as used on construction sites) or by a generator, whether or not the building is in a state to be powered.*

2) All Heritage Revitalization Agreement protected properties be eligible for partial reimbursement of the cost of the above security measures, from the property owners \$5,000 maximum yearly allowance for maintenance and repairs, on the same cost-sharing basis."

The Commission made the following comments:

- The wording provided in number 1 is a good suggestion, however, the second suggestion does not work. The City cannot give out money for security measures or otherwise; financial assistance is meant for repairs and maintenance of heritage properties. Providing money to assist with securing heritage buildings will have to come from elsewhere, and this is money that SHAC does not have available.
- Question was raised as to whether an insurance specialist has been consulted concerning coverage with vacant houses. Perhaps adding a clause to the agreement that states that in order to make an application for a permit there must be evidence of the property already being insured to some degree from damage.
- Insurance these days can be cost prohibitive and if there are too many loop holes for owners and developers to jump through. This will only make it harder for people to want to get involved with heritage buildings. It may be more advantageous and cost effective to have someone live in the house rent-free.
- Suggestion was made to have this wording encompass all heritage buildings, not just ones that have an HRA.
- Installing signage outside of the houses advising the building is heritage may be helpful to deter people from vandalizing.
- Most of the problems with these houses will arise with the Building Department so perhaps having someone specialized in heritage to inspect the buildings so the builder is not faced with outrageous costs to bring the building up to code, which is practically impossible to do to a heritage house would be helpful.

- The Commission should look into creating a booklet for owners/developers of heritage houses stating some of the positive elements to the upkeep and restoration of heritage.

The following comments were made in response to the Commission:

- The City itself is insured to some degree, but having an insurance specialist take a look at these circumstances to provide some feedback would be advantageous.

E. Schultz left the meeting at 9:54 a.m.

- Reality is the City has had trouble with protecting houses both before and after the HRA process. A wider scope of the situation needs to be assessed.
- A possibility is to have this suggested wording brought up at the next Damage Prevention and Heritage Protection Sub-Committee for further review and discussion. It can then be run by Legal Services to ensure this is the correct wording to use in the Agreement.

E. Schultz returned to the meeting along with S. Low from Area Planning, North Division at 9:58 a.m.

It was Moved by Commissioner Tracey
Seconded by Commissioner Paton
That the SHAC recommends that the suggested wording for inclusion to the City's Heritage Revitalization Agreements be referred to the Damage Prevention and Heritage Protection Sub-Committee for their further review and discussion, and to report back to the SHAC with their comments and suggestions.

Carried

4. George Kennedy House – 9948 – 123A Street

The Chair would like to have a discussion concerning this matter.

Staff made the following comments:

- The owner has been speaking with the Chair concerning the issue of wanting to subdivide and develop a parcel of land in which the George Kennedy House is situated.
- The City has had a number of discussions with the owner over the years concerning this "L" shaped parcel of land, which currently is zoned as such that it could allow for four separate lots. To the north of the site is a gas line right-of-way with the heritage house south of that. Three additional lots could be had with one adjacent the lot with the heritage house and two south of the lot with the heritage house.
- In discussions with the owner, it is clear that he would rather demolish the house or move it to the adjacent lot so that he can develop new homes with yards facing 123A Street.

- Planning has advised the owner that they would be willing to provide a fifth lot on this land provided that the City had assurances that the heritage house would be properly restored and undamaged through the development. However, the City's fear is that the owner, Mr. Deol does not have a great interest in heritage or preservation of the house and he has expressed his reluctance in getting involved with heritage issues.
- If the City were to provide Mr. Deol with a fifth lot on this land, it would have to be a pan handle lot meaning that it would have no street frontage except for a narrow driveway that leads to the lot at the back. As well, Council is generally not in favour of these types of lots, so this is generally a last resort option.

The Commission made the following comments:

- Having a pan handle lot is not unusual as there are others throughout the City. This house does not look like it has a whole lot of heritage characteristics to it and looks as though a lot has been significantly changed from its original form.
- Regardless of what the heritage architecture is now, this house still has heritage value based on its historical association and is worth salvaging as heritage.
- This house is situated in an area that is not along a main street, and it is unlikely to have a lot of tourists around to see this house. This may affect the degree to which the City should pursue preservation of the house.
- Question was raised as to how the City would treat the right-of-way on the land and whether it is calculated in the density of the site.
- Perhaps the City should require that the owner pay money to the City if he wishes to demolish the heritage house rather than restoring and protecting it to develop this site.
- Suggestion was made that the owner be required to have the site re-zoned before development is permitted and to have the right-of-way used as a public space such as for community gardens.
- Further suggestion was made to look into moving the house and finding a new area for it. Nickel Bros. is a company known for moving and storing houses in Port Coquitlam and Maple Ridge. This may be an option if the owner just wants to demolish the house rather than move it to another spot on the site.
- Moving the house should not be an option. The house should be salvaged, as having the house removed completely will destroy the Kennedy heritage to the area.

The following comments were made in response to the Commission:

- Based on the heritage evaluation of the house, it scores 74% which meets the 70% required threshold for pursuing protection. It is recognized more for its historical association and landmark value rather than its architectural elements and streetscape appeal.
- The City does not allow building on right-of-ways, but this area of the site would be calculated towards the overall density of the site. The context of the

area is single family unlike other areas that allow cluster housing and townhouse developments.

- There currently is no protection on the George Kennedy House, so the City doesn't have much power to protect the house, beyond delaying the issuance of a demolition permit.

It was Moved by Commissioner Farrand
Seconded by Commissioner Lindenbach
That the SHAC recommends that the
General Manager, Planning and Development:

- 1) Direct staff to do further investigations into the history of the George Kennedy House and the site on which it is situated and report back to the SHAC; and
- 2) Ensure that the developer is responsible for any costs associated with this site, whether the house is moved or demolished.

Carried

S. Fillion advised that the 2009 SHAC budget will be on the Agenda for the October 1, 2008 SHAC meeting.

S. Fillion left the meeting at 10:59 a.m.

5. Charles Bell House – update

The Chair would like to discuss the current status of this matter.

Staff provided the following comments:

- The City has had further communications with Mr. Dhaliwal concerning the Charles Bell House. Currently, the wreckage of the demolished house is still on the site. After the house was demolished without a permit, WorkSafe BC became involved as they are concerned about possible toxic or hazardous substances.
- Mr. Dhaliwal has claimed to have hired an environmental consultant to investigate and ensure the wreckage is safe. Once a report is received concerning these issues, WorkSafe BC will sign off on the debris to be cleaned up.
- The owner also claims to have hired a house designer to design a replica of the Charles Bell House, however the City has expressed concern that this person does not have the appropriate heritage experience. Mr. Dhaliwal said that the plans will be submitted to Donald Luxton & Associates for review, as well as to the City as part of the Heritage Alteration Permit application.
- As of now, the City is holding \$158,000 in security as well as a heritage covenant on the first lot (where the house was to have been moved to) and "No Build" restrictive covenants on the two other lots (on which the heritage house was situated) to ensure that a replica of the house is built. This money was originally meant for protection of the house while it was moved to the adjacent lot.

- Mr. Dhaliwal still has not paid the \$15,000 for lost heritage as per the agreement, and the City will hold back this amount from the \$158,000 security when a replica house is constructed, if the payment is not made.

6. Route 99 Twinning

The Chair would like feedback from the Commission concerning working on the twinning of Route 99 with Indio, California.

Brief discussion ensued concerning a phone call the Chair received from Indio, California concerning the association between their Route 99 and our Highway 99. The Chair advised a letter would be sent to request further information from them.

The new Planning Technician for Heritage, Erin Schultz, was briefly introduced to the Commission.

7. Danish Community Centre

This item was brought on-table at the meeting from the Planning Technician (Heritage).

Staff made the following comments:

- An application has been received to rezone a quarter acre of the site on which the Danish Community Centre is located at 17672 – 57th Avenue in Cloverdale to build a four storey residential building, with a total of 22 units.
- The biggest issue with this proposal is that the site contains a heritage building and they are finding it difficult to keep the heritage building while having enough space for the residential building.
- The City is encouraging the developer to incorporate the heritage building into their development plans, and have encouraged the applicant to look into purchasing additional land to the east of the site.
- The applicant has approached the owners of an adjacent law firm proposing to purchase their land and providing commercial space in their new building at reduced rates, however, the owners of the law firm are not interested in selling.
- A second alternative is to move the heritage building and find some adaptive reuse for it elsewhere. The applicant has suggested it be used as a train station as part of the Cloverdale heritage rail preservation project; however, this project is still under development and far from completion. As well, the City's Parks, Recreation and Culture department has indicated that they are unable to take on additional heritage buildings within parklands at this time.
- The third option is to have the applicant reflect the heritage elements or perhaps incorporate the façade of the building in the architecture of the new building.
- The Danish Community Centre is not currently protected by the City, so the developer is not required by any agreement to retain or restore the heritage building if it does not work with their plans.

The Commission made the following comments:

- Question was raised as to the current uses of the Hall.
- Suggestion was made that this area would be a good place for Senior's housing. Perhaps this should be looked into as a possible use for the site instead of market residential development.
- Further suggestion was made to contact the people who currently rent out the Community Centre and see whether they have any comments or suggestions for the building.
- The City should ensure that developers are doing more the save places like this, particularly in this area as there already is a plan for beautification and heritage retention of the downtown Cloverdale area.
- Suggestion was made to perhaps see whether the lawyers in the adjacent site would like to swap buildings and use the Danish Community Centre as their office and then the developer could have the rest of the site and the adjoining site for their development.

The following comments were made in response to the Commission

- The Danish Community Centre was sold to the developer some time ago and is currently rented out and mostly used as a church.
- Having a strongly worded position from the Commission will assist staff in negotiating for heritage protection as part of the redevelopment of the site.

It was

Moved by Commissioner Monk
Seconded by Commissioner Lindenbach
That the SHAC recommends that the

General Manager, Planning and Development direct staff to encourage the developer to pursue more aggressively coordination with the neighbouring land parcel owner not only to save the Danish Community Centre but also to incorporate commercial aspects into the comprehensive project.

Carried

D. Luymes left the meeting at 11:45 a.m.

- Request was made of staff to bring forward the current Neighbourhood Concept Plans and Official Community Plan of the Cloverdale Town Centre for the Commission to review the heritage, zoning, beautification and to discuss possible recommendations for Council to consider purchasing lands in this area when they become available.

It was
General Manager, Planning and Development direct staff to bring forward the current Neighbourhood Concept Plan (NCP) and Official Community Plan for Cloverdale Town Centre to the next SHAC meeting for review, evaluation and discussion.

Moved by Commissioner Monk
Seconded by Commissioner Lindenbach
That the SHAC recommends that the

Carried

D. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for October 1, 2008 in the Mayor's Executive Boardroom - 9:00 a.m.

E. ADJOURNMENT

It was
Commission meeting do now adjourn.

Moved by Commissioner Lindenbach
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory

Carried

The Surrey Heritage Advisory Commission adjourned at 11:55 a.m.

Margaret Jones, City Clerk

Councillor Higginbotham, Chairperson
Surrey Heritage Advisory Commission