



City of Surrey

Surrey Heritage Advisory Commission Minutes

Pondside Meeting Room
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, OCTOBER 29, 2008
Time: 9:10 a.m.

Present:

Chair - Councillor Higginbotham
W. Farrand
R. Fuller
H. Lindenbach
B. Paton
M. Stibbs
W. Tracey

Absent:

J. Foulkes

Staff Present:

J. McLeod, Planning & Development
E. Schultz, Planning & Development
J. O'Donnell, Parks, Recreation and Culture
B. Lee, Legal Services
S. Fillion, Finance
N. Dyrbye, Legislative Services

At the start of the meeting, Councillor Higginbotham advised that she will not be running for Surrey City Council this term and will be acting as Councillor only until November 30, 2008. She advised that the new Council will be sworn in on December 1, 2008 and therefore, she will also no longer be Chair for the Surrey Heritage Advisory Commission.

She further advised the Commission that she made two motions at the last Council meeting concerning some of the issues discussed at the last Heritage meeting. One was concerning requesting staff to bring forward a report on whether the Commission can advance \$15,000 to people who are moving heritage houses to another site in the City with a view to protecting them. The money would be available upfront rather than over a three-year period as the by-law currently states.

The second motion was concerning the land use plan in Cloverdale and having a 'heritage lane' concept instead of the proposed parking lot for the future expansion of the Museum.

She commented that land use issue in Cloverdale is a fairly complex issue that staff is still working on and will report back to the SHAC when more information is available.

The Commission commented that they would like staff to provide them with an update of the Port Kells Church at a future meeting.

Question was raised concerning any public events happening in the City in the near future.

Staff made the following comments:

- There are two events currently underway:
 - "Wonders of Wood" exhibition is on display at the Historic Stewart Farm until November 16, 2008; and
 - "Undies: Shorts, Supports and Foundations" is on display at the Surrey Museum until November 1, 2008.

A. ADOPTION OF MINUTES

It was Moved by Commissioner Lindenbach
Seconded by Commissioner Fuller
That the minutes of the Surrey Heritage
Advisory Commission of October 1, 2008, be adopted, as circulated.
Carried

B. DELEGATIONS**C. CORPORATE REPORTS****1. LEGAL SERVICES****(a) Heritage Trees on Private property and the Rock Tree & Boulder located at 12237 – 91A Avenue**

Benjie Lee from the Legal Services Department was in attendance to discuss the Rock Tree and Boulder and recommend a course of action to the Commission.

The following comments were made:

- Legal Services has looked into this specific matter and determined that the property with the Rock Tree has changed ownership. The City undertook work to protect the Rock Tree with the intention that the cost would be charged to the property owner through their taxes. However, the property ownership was transferred without it being apparent that there were taxes owing. It has been determined that it would end up costing the City more to pursue these costs in legal fees rather than to take it as a loss. These taxes cannot be charged to the new owners' property taxes as they had nothing to do with these issues.

The Commission made the following comments:

- These types of situations need to be pursued so that the City is not left having to absorb the costs.
- Perhaps the Finance Department should work with the Building Department to ensure that in future they can flag tax arrears.
- Question was raised concerning the designation of heritage trees on private property and whether the owner would have a say or not.

The following comments were made in response to the Commission:

- Taxes cannot be applied to the property now as it is a new owner and they were not aware there were taxes payable when they purchased this property.

- There must always be a mutual agreement between the City and the new owner. The owner must always agree to have a covenant put on their property. This is done through the development application as a condition of re-zoning.

The Commission made the following additional comments:

- Suggestion was made to change the Community Charter so that the City can go onto private property without an agreement when there are circumstances where an owner is not providing care as needed.

The following additional comments were made in response to the Commission:

- The Community Charter is something that is completely out of the City's hands; it is not a by-law that can be changed. This would have to go through the Provincial Government.
- The main issue is the health of the Rock Tree, and the City has done its best to take action where needed. The new owner of this property is compliant with the covenant, so to bill them would potentially jeopardize their willingness to continue to work with the City on this issue.

It was

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

Commission receives the report from Legal Services and that the City continue to work cooperatively with the owner of the property with the Rock Tree to ensure the health and safety of the Tree.

Carried

B. Lee left the meeting at 9:43 a.m.

2. FINANCE

(a) Heritage Advisory Commission Budget & Expenditure Analysis for 2008

The Financial Services Manager was in attendance to present the 2009 SHAC budget to the Commission.

The following comments were made:

- So far, the only financial assistance provided up to this point in the year has been for the Hazelmere United Church.
- A grant has been received for the SOS to expend and identify further properties or items of significance.
- An award was made to the Islamic Elementary School and the Sullivan Heights Secondary School for heritage awareness.

- At this time, there is \$13,270 unallocated and if this remains unspent, then it will be put into a reserve for next year.
- The current actual reserve for future expenditures of financial assistance is \$242,000. There is also \$100,000 of proceeds from the Gillis House demolition that has not yet had specification where it should be spent.
- Given the number of years that there has been no increase to the operating budget, Finance is proposing a \$1,000 per year increase. The Commission is able to re-allocate the funds if they find necessary it for programs they see fit.

The Commission made the following comments:

- Question was raised where the money is in the budget for the maintenance and cleaning of storyboards. Perhaps money and energy should be spent trying to clean up what there is rather than creating new storyboards. As well, moving some to safer places where they are less likely to be damaged and vandalized should be considered.
- Further question was raised concerning the budget for other heritage assets such as benches and signs and whether there is a maintenance budget for these items.
- Question was raised as to whether the money for these expenses should come from the SHAC budget or from Parks.

The following comments were made in response to the Commission:

- The money for maintenance was moved to the heritage budget because this is an ongoing budget.
- A report is being prepared concerning Surrey's storyboards. There is a budget of \$3,500, which will be increased to \$4,000 for 2009. This budget allows for the cleaning of about six to seven boards a year. The City currently has 26 boards and there are three more in production. There is an inventory in excess of resources with Surrey being the owner of 30 storyboards and only having a budget to maintain only six or seven per year. As well, if these storyboards require dismantling and Plexiglas replacement, this can cost up to \$600 per storyboard, more than is available to have them all done at once.
- As well, there is a Parks Operation Budget for the maintenance of benches and signs. This budget is available to assist with the installation of the storyboards but they ultimately belong to the Commission and is their responsibility.

S. Fillion left the meeting at 10:14 a.m.

3. PLANNING & DEVELOPMENT

(a) Upfront Grants by the City for Moving Heritage Buildings

Memo dated October 23, 2008 from the Manager, Long Range Planning and Policy Development.

The following comments were made:

- A motion was made for staff to look into the possibility of providing upfront grants of financial assistance of \$15,000 to move heritage houses in place of the receiving the money over a three-year period.
- Upon review of the Community Charter, staff determined that this option would be financially and legally feasible and there is nothing that states that this could not be done. This would require the amendment of the bylaw to allow for the monies to be given upfront and in this case, applicants would receive the money upfront in lieu of \$5,000 over a period of three years.
- In order to ensure that the City is financially protected, the City would need to ensure that the property in which the house will be moved to is protected and that the move takes place before the money is issued. A cheque cannot be issued until these requirements are in place.

The Commission made the following comments:

- The processes to have a site designated heritage need to be expedited as heritage is being lost because things take so long. The procedures need to be looked at and a way needs to be found so this can be done.
- The problem with moving houses is that the wording of the agreement states that the foundation needs to be put in place before the move happens. The reality is that moving companies do not like to have foundations already in place. If this remains a mandatory requirement, this will be detrimental and people will not be interested.
- As well, there seems to be a problem with how these heritage houses are inspected. Building Inspectors are using 2008 building codes for 100-year-old houses. This creates problems because it is simply impossible to bring a heritage house up to today's building standards. There needs to be a guideline in place for the inspection of heritage houses.
- Comment was made that the City should have one heritage inspector that deals with these types of matters and specific heritage guidelines should be used for inspections.

The following comments were made in response to the Commission:

- Suggestion was made the Nick Marach be invited to attend the next meeting to speak directly to these issues being raised.

It was Moved by Commissioner Paton
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory
Commission recommends to Council that By-law No. 15099 be amended to allow
upfront grants of \$15,000 in lieu of \$5,000 over three years to those seeking to
move and restore heritage houses.

Carried

D. CORRESPONDENCE

It was Moved by Commissioner Paton
Seconded by Commissioner Farrand
That the following correspondence items be
received.

Carried

1. Information Request

Email dated October 10, 2008 from Sherie Lauck requesting information on
family member.

- This item should be referred to the Surrey Archives.

2. Application for Financial Assistance – Charles Feedham House

Letter dated October 21, 2008 from Legislative Services enclosing cheque for
Financial Assistance for the Charles Feedham House.

E. INFORMATION ITEMS

It was Moved by Commissioner Stibbs
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory
Commission receive the Information Items.

Carried

1. Friends of Heritage 2009

Advertisement for the 2009 Friends of Heritage Award Program for Heritage
Week – February 16 – 22, 2009.

2. Heritage Canada Foundation Conference

Report from Commissioner Tracey on the Heritage Conference attended in
Quebec City – September 25 – 27, 2008.

The following comments were made:

- The Heritage Conference in Quebec was very interesting and informative. Quebec has a budget of \$460,000,000 dedicated to heritage, and this is only for one district alone.
- One of the interesting programs discussed was the “Main Street” program which entails cost sharing between the Federal, Provincial and Municipal Governments to revitalize downtown areas. Funds are often matched and sometimes trades are made in lieu of cash with labour, supplies or land.

The Committee made the following comments:

- It would be interesting to get more information on the “Main Street” program and see if this is something that Surrey could similarly adopt for its heritage.

It was

Moved by Commissioner Tracey
 Seconded by Commissioner Paton
 That the Surrey Heritage Advisory

Commission request that the General Manager, Planning and Development direct staff to bring forward information with respect to the Main Street program and the potential for Surrey to adopt a similar program for its heritage.

Carried

3. British Columbia History – Journal of the British Columbia Historical Federation – Vol. 41 No. 2

(to be provided on-table at the meeting)

F. SUBCOMMITTEE/LIAISON UPDATES

1. Damage Prevention and Heritage Protection Sub-Committee

Sub-Committee formed at April 30, 2008 SHAC meeting and issues regarding protection of Heritage Houses referred to Sub-Committee for discussion and report back to SHAC.

SHAC made a motion at August 26, 2008 Special SHAC to have Sub-Committee review, discuss and report back to SHAC concerning the suggested wording for inclusion into the City’s Heritage Revitalization Agreements.

This item was deferred from the October 1, 2008 SHAC meeting Agenda.

The following comments were made:

- This issue is still being dealt with. Perhaps staff could take a look to see who the appropriate staff liaisons should be for this sub-committee.
- This item should be deferred to the next meeting.

2. Replacement member for various Sub-Committees

Commissioner Monk has resigned from the Commission and therefore the following Sub-Committees/Liaison positions that Commissioner Monk had now have vacancies that need to be filled:

1. Heritage Tree Sub-Committee;
2. Development Advisory Committee Liaison; and
3. Cultural Capitals – Green Timbers Liaison.

This item was deferred from the October 1, 2008 SHAC meeting Agenda.

- The Commission would like to defer this item until the January, 2009 meeting at which time there will be new members that will be able to fill vacancies.

G. OTHER COMPETENT BUSINESS

1. Outstanding List

The Commission is requested to review the updates provided to the Outstanding List and provide any additional updates and/or comments.

The following comments were made:

- Heritage Preservation
 - This item is still pending.
- Semiahmoo Trail Marker
 - This item is still pending.
- Rempel Developments – Bose Farm
 - This item is to be removed from the Outstanding List.
- George Kennedy House
 - Suggestion was made that this matter be given to a consultant to do more research on the site and also look at how a subdivision plan could work.

It was

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

Commission recommend that the General Manager, Planning and Development direct staff to hire a consultant, if needed, to look at how a subdivision plan could work to save the George Kennedy House.

Carried

- Camp Alexandra
 - Area Planning is currently working on this item – still pending.

- Annidale School
 - There are a lot of issues still outstanding concerning the School. Work on the Neighbourhood Concept Plan has come to a halt until some larger transportation issues are able to be resolved. Ultimately, the School will most likely need to be relocated. It was recommended that staff contact the School District with regard to the status of and plans for the designated school building.

- South Colebrook Railway Station House
 - Suggestion was made that rather than hire a consultant to investigate this matter, a staff member could accompany a Commissioner to do a site visit.
 - It was decided that E. Schultz and Commissioner Stibbs would visit the site together and be in contact with each other to coordinate a mutually convenient time.

- Heritage Interest – 3056 – 184th Street
 - This item is still pending.

- Peace Arch Beaver Relic

It was

Moved by Commissioner Fuller
 Seconded by Commissioner Paton
 That the Surrey Heritage Advisory

Commission recommends that the Museum Manager continue to pursue the return of the Peace Arch Relic currently in the possession of the Vancouver Maritime Museum.

Carried

- Port Mann Elementary School
 - This item is still pending.

- Hall's Prairie Elementary School
 - The Commission would like the original letters from the School brought forward to the next meeting.

- Grand Fir Tree
 - Commissioner Stibbs to update the Commission concerning this item.

- FVHRS – Sullivan Station

It was

Moved by Commissioner Tracey
Seconded by Commissioner Farrand

That the Surrey Heritage Advisory

Commission recommend that the General Manager, Parks, Recreation and Culture direct staff to look into the possibility of using the \$100,000 Polygon funds towards preserving the Sullivan Station and the Loyal Orange Lodge and provide the Commission with a report on the feasibility of these suggestions.

Carried

- Driveway with 13 Heritage Trees
 - The owner of these trees has to accept a heritage designation before anything can be done about this. This matter should be removed from the Outstanding List. The City has now power as they are private trees.
- \$100,000 Polygon Funds
 - This item is still pending.
- Kensington Prairie School

It was

Moved by Commissioner Stibbs
Seconded by Commissioner Farrand

That the Surrey Heritage Advisory

Commission requests that the General Manager, Parks, Recreation and Culture direct staff to provide the Commission with an update concerning the Kensington Prairie School at the next meeting.

Carried

- Amendment to Financial Assistance By-law
 - This item was dealt with earlier in the meeting.
- George E. Lawrence House
 - Phase 2 of the restoration plan has been completed. Staff will report back to the SHAC on this matter.

The meeting recessed at 12:06 p.m. and reconvened at 12:14 p.m. with the same members in attendance.

- Martha Currie House
 - The developers are currently looking at their finances. This issue is primarily in the developers' hands at this point.

- Tynehead Elementary School
 - This item is still pending. The Planning Department will provide the Commission with a further status update.
- 1891 Lodge
 - This item is still pending. The Planning Department will provide the Commission with a status update of the possibility of relocation of the Lodge.
- White Rock Church
 - This item is still pending. Staff are awaiting further revisions to the plans for the Church.

2. Land for relocation of Heritage Buildings

Discussion ensued concerning the vacant land in Cloverdale that has been designated to become a parking lot for the future expansion of the Cloverdale Museum. Comment was that this land should be used to move heritage houses that are threatened here instead of used for a parking lot.

The following comments were made:

- When the Cloverdale plan was first done, this land was designated as a heritage lane. However, as plans progressed, in selecting the Museum location and because of funding, it was determined that the Museum would fit in that location best and this land would be needed for parking.

The Commission made the following comments:

- Question was raised whether a heritage row could still be included with the plans for the enlargement of the Museum.
- Question was raised whether the parking could instead be put underground.
- There is a need for some type of heritage lane or village and a plan should be devised that everyone can be happy with and agree on to have presented to Council.
- Suggestion was made to split up the Museum in Cloverdale so that it will not be so large and have one in Cloverdale and one in Whalley, perhaps as an extension of the Cloverdale Museum so that there would still be room for a heritage lane in Cloverdale.

The following comments were made in response to the Commission:

- The whole plan is still under review by staff, and there will be a report back to the Commission when there is more information.
- Staff has looked into the option and determined that it is extremely expensive to put in underground parking and that would not be a viable and cost effective option.

3. Dr. Sinclair House

A letter was received by Councillor Higginbotham from Edith Katronis, a Realtor in Cloverdale. She is requesting assistance from the City with regard to the Dr. Sinclair House that is located in Cloverdale. The area in which the house is situated is slated for multi-family residential and the current owners fear that the house's structure could not withstand it being moved. She is requesting assistance in seeing what can be done to protect this house to be used in the future as a Wellness Centre.

It was Moved by Commissioner Stibbs
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory
Commission refers the letter dated October 28, 2008 from Edith Katronis to Planning staff to respond to her questions and provide a status update to the Commission.

Carried

4. Pantages Theatre

The following comments were made:

- Request has been made of the Commission by staff to provide support by letter to the Vancouver Pantages Theatre that is under threat of demolition in the hopes that Surrey's support could help save this historic building.

It was Moved by Commissioner Stibbs
Seconded by Commissioner Paton
That the Surrey Heritage Advisory
Commission supports the continued preservation and restoration of the historic Vancouver Pantages Theatre.

Carried

J. McLeod and E. Schultz left the meeting at 1:08 p.m.

5. Western Red Cedar Stump

It was Moved by Commissioner Fuller
Seconded by Commissioner Paton
That the Surrey Heritage Advisory
Commission requests that the General Manager, Planning and Development direct staff to provide the Commission with an update concerning the Western Red Cedar Stump.

Carried

6. Heritage Oak Trees

It was Moved by Commissioner Paton
Seconded by Commissioner Stibbs
That the Surrey Heritage Advisory
Commission requests the General Manager, Planning and Development to direct
staff to provide the Commission with an update concerning the Oak trees planted
along King George Highway between 24th and 26th Avenues and whether the plan
is to have them plaqued and if so, when this is expected to happen.
Carried

Commissioner Tracey left the meeting at 1:15 p.m.

H. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for November 26,
2008 in the **Pondside Meeting Room** - 9:00 a.m.

I. ADJOURNMENT

It was Moved by Commissioner Fuller
Seconded by Commissioner Paton
That the Surrey Heritage Advisory
Commission meeting do now adjourn.
Carried

The Surrey Heritage Advisory Commission adjourned at 1:20 p.m.

Margaret Jones, City Clerk

Councillor Higginbotham, Chairperson
Surrey Heritage Advisory Commission