



City of Surrey

Surrey Heritage Advisory Commission Minutes

Planning Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, JANUARY 21, 2009
Time: 5:09 p.m.

Present:

Chair - Councillor Steele
J. Foulkes
W. Farrand
R. Hart
B. Paton
L. Tannen
W. Tracey

Absent:

H. Lindenbach
B. Hol
E. Schultz, Planning &
Development

Staff Present:

J. McLeod, Planning & Development
J. O'Donnell, Parks, Recreation and Culture
N. Dyrbye, Legislative Services

Guests:

J. Sowik, Legislative Services
K. Broersma, Planning &
Development (6:44 p.m.)

A. ORIENTATION & REVIEW OF ROLES

Councillor Steele began the meeting by introducing herself to the Commission as the new Chair and advising that the Heritage meetings have now been scheduled for the evenings. The goal is to keep the meetings to a length of two hours and if additional time is required then exceptions could be made.

The Chair went around the table and had all members introduce themselves to the group.

The Chair went on to say that she is pleased to be part of the Commission and has a keen interest in heritage issues. While some things will stay the same, some will change and there is an interest to bring in the historical interpretation of heritage. She would like to see some of the heritage houses be open to interpretative events and ensure that the Commission works towards becoming more active in the community to bring awareness of Surrey's heritage. As well, she is keen to explore the heritage connections between Surrey and England, as well as Surrey, California - how they started and where the names came from.

The Commission made the following comments:

- The Commission should focus on being interactive with the community and work towards a vision of heritage awareness and knowledge. Focus should be on current heritage just as much as old heritage. It will be a matter of finding the right vehicle and right discussion to move forward.

J. Sowik left the meeting at 5:24 p.m.

- One of the problems the Commission faces is money not being available for projects. Perhaps a dedicated funding source could become available to help in moving forward with ideas.

The following comments were made in response to the Commission:

- Money is always a problem, and not just for the Heritage Commission. None of these ideas are impossible but everything needs to be looked at and prioritized into a game plan to move forward.

B. ELECTIONS AND APPOINTMENTS

Councillor Barbara Steele has been appointed as the Chair for the Commission.

The Commission is requested to elect a Vice-Chair for the 2009 calendar year.

The following comments were made:

It was suggested that a motion be made in keeping with the terms of the by-law to elect Councillor Steele as Chair for the Commission even though she has already been appointed.

It was
the Chair of the Surrey Heritage Advisory Commission for the 2009 Calendar Year.

Moved by Commissioner Paton
Seconded by Commissioner Tracey
That Councillor Barbara Steele be elected as

Carried

It was noted that an email had been received from Commissioner Lindenbach on January 19, 2009 advising that even though she would be absent from this particular meeting, she would be prepared to stand as Vice-Chair should the Commission choose to elect her as such.

It was
Vice-Chair of the Surrey Heritage Advisory Commission for the 2009 Calendar Year.

Moved by Commissioner Paton
Seconded by Commissioner Tracey
That Hazel Lindenbach be appointed as

Carried

C. ADOPTION OF MINUTES

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

It was noted that due to some potential financial implications, the recommendations related to the Kwomais Point Park be referred back to staff for review before they can be passed.

It was Moved by Commissioner Paton
Seconded by Commissioner Tracey
That the minutes of the Surrey Heritage
Advisory Commission of November 26, 2008 be adopted, with the exception of
the recommendations related to Kwomais Point Park which have been referred
back to staff by Council at their January 19, 2009 Regular Council, Public
Hearing meeting for further review.

Carried

D. DELEGATION REQUESTS

1. Lori Richards, H.Y. Engineering Ltd.

Request was received to present a Servicing Study on the Semiahmoo Trail to the
Commission.

It was Moved by Commissioner Tannen
Seconded by Commissioner Hart
That the Surrey Heritage Advisory
Commission agrees to hear Lori Richards of H.Y. Engineering Ltd. as a delegate
at their next meeting.

Carried

Discussion ensued concerning the time allowed for delegations:

- A time limit needs to be set for delegates and they should be required to submit information in writing prior to their presentation for the Commission to have time to review. It is suggested that fifteen minutes be given for the presentation and question period per item.
- Comment was made that fifteen minutes does not seem like a reasonable time frame. There are often presentations from staff at the Commission's request that are fairly complex and need more time.
- It was suggested that if a delegate needs more time than the allowed fifteen minutes that they must provide justification for the need of extra time. The idea of having the floor left wide open with no time limits is not supported.
- Further suggestion was made to also have a time limit given to the question and answer period after the presentation.
- All presentation materials should be provided in advance so that they can be reviewed before hand so the Commission can be prepared. As well, all drawings should be legible.
- Comment was made that there can be special meetings scheduled for the Commission to deal with particularly large presentations so that the Agendas do not become overwhelming.

It was Moved by Commissioner Hart
Seconded by Commissioner Tannen
That the Surrey Heritage Advisory
Commission limit delegation presentations to fifteen (15) minutes including
presentation and question and answer period, and that if extra time is needed it
must be justified and will be granted at the discretion of the Chair.

Carried

E. CORPORATE REPORTS

1. PARKS AND RECREATION

(a) Parklane Southport Storyboards – Port Elgin Rich Habitat Values

Memo dated January 12, 2009 from the Manager of Heritage Services:

Recommendation

That the Surrey Heritage Advisory Commission review and approve the text and graphics for the third Southport Development, Nicomekl River Walk storyboard.

Background

In 2007, a bond was taken out by Parklane Development securing their agreement to produce three storyboards for a new development located at Elgin and Crescent Road, along the Nicomekl River in South Surrey. Parklane assumed responsibility to research, fabricate and install storyboards to be placed along the pedestrian greenway adjacent to the Nicomekl River. Two storyboards were prepared and approved by the Commission in late 2008, *Port Elgin, Building a Community* and *Port Elgin, Transportation and Communication*.

The Surrey Heritage Advisory Commission approved a theme change for the third storyboard in November 2008, from *Port Elgin, Dyking and Drainage* to *Port Elgin, Rich Habitat Values*. Following Commission approval of the new theme, Parklane contracted Legacy Heritage Consultants to research and develop the third storyboard. The agreed timeline for submission of a draft storyboard text for Commission review was early 2009.

The completed text and proposed graphics for *Port Elgin, Rich Habitat Values* are attached for Surrey Heritage Commission input and approval. Once approved, Parklane Development will undertake the fabrication and production of the storyboard. The three Parklane storyboards will be installed along the Nicomekl river walk in February 2009, weather permitting. Once the Parklane storyboards are installed and accessible for public viewing, the Surrey Heritage Advisory Commission will be

notified. A Commission site visit can be arranged for a date and time convenient to members.

It was
Moved by Commissioner Tannen
Seconded by Commissioner Hart
That the Surrey Heritage Advisory
Commission receive and discuss the memo dated January 12, 2009 from
the Manager of Heritage Services – Parklane Southport Storyboards – Port
Elgin Rich Habitat Values.

Carried

The Commission made the following comments:

- Suggestion was made to revisit the proposed photograph with the blue tarp in the background; perhaps a photo with salmon instead would be more suitable. As well, the proposed wording should include that the oysters were not edible.

The following comments were made in response to the Commission:

- Comment was made that the resolution for the photographs being used will be better than those provided in the package to the Commission. As well, there has already been some amendments to the text in the storyboard and it has been added that the oysters were inedible. They have also removed the portion of sentences related to Parklane's initiatives and instead expanded on City initiatives and partnerships with business and community organizations.
- The photograph with the blue tarp in the background has already been replaced.

The Commission made the following additional comments:

- Suggestion was made to remove the repetitious comments of the water and to change 'eagle' to Bald Eagle.
- Comment was also made to check on the last line of the wording and whether 'Parklane' is supposed to be one or two words.

It was
Moved by Commissioner Hart
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory
Commission receives and approves the proposed wording for the Parklane
Southport Storyboards, as amended.

Carried

(b) Green Timbers Exhibition Opening

Memo dated January 14, 2009 from the Manager of Heritage Services:

The purpose of this memo is to invite Surrey Heritage Advisory Commission members to the official opening of the *Green Timbers Urban Forest: from Forest to Farm to Urban Forest* exhibition.

Saturday, February 21, 2009 – 2:00 – 4:00 p.m.

Surrey Nature Centre
9800 – 140th Street, Surrey, B.C.

The new Green Timbers exhibition, a Cultural Capitals of Canada project was developed through a partnership of the Heritage Services and Parks Divisions of the Parks, Recreation and Culture Department. Throughout 2008, environmental groups, preservation activists, long-time residents and staff of the B.C. Forest Service contributed to the exhibition research process. *Green Timbers Urban Forest: from Forest to Farm to Urban Forest* showcases a unique natural heritage treasure, nestled within a fast growing urban city. The exhibition explores the history of Green Timbers from it's beginning as a resource for First Nations, a timber source for early settlers, the first North American eco-tourist destination, to the birthplace of reforestation and environmental activism in British Columbia. This diverse and long-standing history represents a site rich in the enduring spirit of community involvement, scientific innovation, ecological wonder and enjoyment for people of all ages.

The exhibition opening will showcase archival film footage of the original old growth stand at Green Timbers, a wide range of historic photographs depicting ninety years of changes and the people who worked to preserve the forest. Guest can explore eight interactive stations with flipbooks, video and film, tree and seed observation and hands-on fun. Held at the new Surrey Nature Centre, the opening will feature a ribbon cutting ceremony, exhibition viewing, family activities and refreshments.

The Surrey Heritage Advisory Commission is invited to celebrate Heritage Week at the opening of the *Green Timbers Urban Forest: from Forest to Farm to Urban Forest* exhibition on Saturday, February 21, 2009 at 2:00 p.m., at the Surrey Nature Centre, East Cape Cod heritage interpretation building.

It was

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

Commission received and discuss the memo date January 14, 2009 from the Manager of Heritage Services – Green Timbers Exhibition Opening.

Carried

The Commission made the following comments:

- Question was raised as to whether there will be information about the Heritage Commission at this event in the form of handouts, as the Commission should be working toward broadening people's knowledge about the Commission.
- Further inquiry was made as to the plans for the "Great Tree Hunt" and request for a status update was made.

The following comments were made in response to the Commission:

- There will be many hand outs prepared once the exhibition is launched which will be accessible to the public at the site during operational hours. Staff will follow up with the Parks, Recreation and Culture Department concerning the plans for the "Great Tree Hunt".
- There will be the opportunity at the exhibit opening for the Surrey Heritage Advisory Commission to be present to create more awareness about heritage in Surrey. The members are invited to attend this event.

The Commission made the following additional comments:

- Question was raised concerning a Heritage Bus Tour during Heritage Week and what the plans were concerning that.

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

- Once the storyboards are launched and installed on the Elgin Walk, staff will arrange a bus tour for the Commission, however it may not be the most desirable time during Heritage Week due to the weather and construction in the area.

2. PLANNING & DEVELOPMENT

(a) Original location of the Old Anniedale School

Memo dated December 3, 2008 from the Manager, Long Range Planning & Policy Development:

Recommendation:

It is recommended that the Heritage Advisory Commission (HAC) receive this memorandum as information.

Background:

At the November 26, 2008 meeting of the Heritage Advisory Commission:

It was *Moved by Commissioner Foulkes*
Seconded by Commissioner Paton
That the Surrey Heritage Advisory
Commission requests that staff research the original location of the
Anniedale Heritage School site and provide the Commission with an
update when the information is available.

Carried

Discussion:

Staff has now had an opportunity to research the original location of Old Anniedale School. Built in 1891, the Old Anniedale School was one of the first schools in Surrey and is the oldest still standing. The school was originally located at the corner of 96 Ave and 184 St. The school was operational in this location until 1954 at which time it was closed and a newer school was constructed on 176 St. In 1975, the Anniedale Elementary School PTA wanted to save the Old School from probable demolition and had it moved to its current location, the new school site at 9744 176 Street as illustrated in Appendix 1. In recent years, the Old Anniedale School has been used for the presentation of 19th Century school lessons in an historical context. A photo of the building in its current location is attached as Appendix 2. The Old Anniedale School is protected by a Heritage Designation Bylaw.

The Commission made the following comments:

- Question was raised as to where this property was situated and on what corner.
- Suggestion was made that the Land Titles Office would have this information and that a search could be done.

The following comments were made in response to the Commission:

- At this time, this is the best information staff could obtain. However, the sites were all researched for the original inventory that then became the Heritage Register and title searches were done at that time which would be available in City Archives. Staff can look this information up and advise the Commission further.

It was Moved by Commissioner Hart
Seconded by Commissioner Foulkes
That the Surrey Heritage Advisory
Commission receive the report from staff concerning the Original location
of the Old Anniedale School and request that the information on the Land
Title Search from the City Archives is brought forward as information for
the Commission.

Carried

(b) Surrey Ecosystem Management Study Stakeholder Meeting

Memo dated December 22, 2008 from the General Manager, Planning and
Development:

On March 31, 2008 Council endorsed an approach and methodology, and
authorized staff to proceed with an update of Surrey's environmental and
land inventory, including updated mapping and the development of a new
environmental management process.

The current ESA map and database, developed in 1990 and updated in
1997, was award winning at the time, and has been a useful tool in the
review of land development applications and in identifying priority areas
for parkland acquisition. However the mapping is in need of updating,
and the current ESA approach, which rated ESAs as "high", "medium" or
"low" linked to recommended management guidelines, is proposed to be
replaced by and "Ecosystem Management" approach. The Ecosystem
Management approach shares many of the components of an ESA
approach. It focuses, however, not just on the protection of existing
priority areas, but recognizes that all parts of the City can contribute to
ecological sustainability. The results of this work, once adopted by
Council, will be included in the update of Surrey's Official Community
Plan.

The City has retained the consulting firm of HB Lanarc to assist in this
study, and the consultants are nearing the completion of the Citywide
inventory and mapping of the City. Staff are arranging Stakeholder
Meetings and Public Open Houses at key points in the process in order to
share this information, and to receive commend and feedback.
Representatives from the Surrey Environmental Advisory Committee, the
Agricultural Advisory Committee, the Heritage Advisory Commission, the
Parks and Community Services Committee, the Development Advisory
Committee and other groups with an interest in, and knowledge of
Surrey's land base are being invited to these meetings.

The first Surrey Ecosystem Management Study Stakeholder Meeting will be held:

Thursday, February 5, 2009
5:30 to 8:30 p.m.
Executive Boardroom, Surrey City Hall

The Heritage Advisory Commission is requested at its January meeting to appoint two members of the Commission to attend this meeting and to provide input and to represent the Committee through this process.

Staff made the following comments:

- It is requested that the Commission appoint two of its members to participate in this focus group to help with the strategy for the Surrey Ecosystem Management Study. The meeting date has been postponed from February 5, 2009 and is to be announced.
- The study will be looking at old ESA mapping especially to update the environmentally sensitive areas, but will be looking at the City as a whole. There will be a new approach toward how they look at natural environment.

It was Moved by Commissioner Farrand
Seconded by Commissioner Tracey
That the Surrey Heritage Advisory
Commission appoints Commissioner Paton and Commissioner Foulkes to
attend the Surrey Ecosystem Management Study Stakeholder Meeting.
Carried

(c) Fred J. Ebben House at 17936 Old Yale Road East

Memo dated January 12, 2009 from the Manager, Long Range Planning & Policy Development:

RECOMMENDATION

It is recommended that the HAC endorse a process for the protection of the historic elements of the Fred J. Ebben house whereby staff will work with the developer of this property to have the developer:

- Replicate elements of the building's architecture in the new structures to be built on site and provide drawings acceptable to the HAC;
- Provide interpretative signage, in the form of a plaque that documents the history of the Fred J. Ebben House, and the area in general with specific reference to the significance of Old Yale Road. The Plaque and replication of architectural features should be oriented to the corner of 179 Street and Old Yale Road; and

- For historical reference, retain the Ebben name in the name of the townhouse development to be built on the site of the house (e.g., “Ebben Crossing”).

PURPOSE

The purpose of this memorandum is to inform the Heritage Advisory Commission of a proposed residential development at the site of the Fred J. Ebben House and to seek the Commission’s advice and direction with regard to this matter.

BACKGROUND

Historical significance of the Fred J. Ebben House:

The Fred J. Ebben House is located at 17936 Old Yale Road as shown in Appendix 1. The site was evaluated and added to the City of Surrey’s Heritage Register in 1997. With a relatively low overall heritage evaluation score of 70%, the Fred J. Ebben House was valued primarily for its historical significance and environmental context and less so for its architectural significance, scoring only 4 out of 10 in this category.

Fred J. Ebben built the house in 1919 after acquiring the land from J.T. Morton. Ebben operated the Clayton store located at the top of Clayton Hill. The massing of this modest house is a peaked rectangular box with projecting peak. The main floor of the house is clad in shingles while the lower section is clad with narrow lap siding. The roof is a side gable with centered gabled portico covering the narrow front porch.

The architectural integrity of this house has been compromised by several changes. The house has undergone some significant alterations, specifically the replacement of almost all the windows with aluminum frames and an addition to the rear. Overall the addition does not detract from the rest of the house, however, the alterations have taken away what little architectural significance there was in this house to begin with.

At the time of original inspection, in 1997, the concrete foundation and wood frame structure were assessed to be in good condition, however, over the last 10+ years the house appears to have deteriorated significantly. The roof is in severe disrepair with several large holes and there are concerns over asbestos in the walls.

The house originally received relatively high scores for its setting and rural context. In the years since this evaluation was completed, however, the redevelopment of the surrounding area has changed the context dramatically. The surrounding neighbourhood has been redeveloped at a much higher density, predominantly as small-lot single-family homes and townhouses. If this evaluation were to be completed, it is unlikely that the house would have received the minimum required score of 70%.

Proposed Development:

The subject site consists of two properties and is located in the North Cloverdale West Neighbourhood Concept Plan at 17918 and 17936 Old Yale Road East. The application was submitted on June 6, 2007 and involves an OCP Amendment of a portion from Suburban to Urban, an NCP amendment of portions, and rezoning of portions of the subject site from A-1 to CD (based on the RC Zone with 67% of the area set aside as open space), RF-12, and RA in order to allow subdivision into approximately 62 single family lots.

The Public Hearing for the rezoning bylaw for the application was held on June 16, 2008 and on the same evening Council gave the rezoning by-law Third Reading. The Subdivision Preliminary Layout Approval (PLA) letter was issued on September 17, 2008.

The applicant is now in the process of finalizing all rezoning and subdivision requirements. Unfortunately, due to an oversight in our heritage flagging system, the heritage status of this site did not become apparent until the owner initially enquired about a demolition permit. The application for a demolition permit was received on January 6, 2009.

DISCUSSION**Current status of the Development Application:**

As noted, the Fred J. Ebben house is on the City of Surrey's Heritage Register. As such, the City is able to withhold the issuance of a demolition permit for 60 days, during which time the site can be evaluated in more detail, and discussions can take place with the owner. In this case, the City has 60 days from January 9, 2009 to respond. The City cannot prevent the demolition of the house after this "temporary protection" period has elapsed.

Options for Preservation:

A range of options for the preservation of the Fred J. Ebben house have been discussed with the owner, including:

1. Restoring the building in situ – While restoration in situ is generally the preferred option for heritage preservation, in this case, the widening of 179th Street by 3.9 m. (12.8 ft), the poor condition of the house, and the lack of significant architectural features make in situ restoration a less desirable and less feasible option. It should also be noted that services to the house have already been cut off in an effort to prevent squatters from taking up residence in the house which has been an ongoing problem for the owner.

2. Relocation and restoration – The option of moving this house to another location was also discussed with the owner, however, the precarious condition of the house and lack of significant architectural elements makes moving and restoring the building an unfavourable option.
3. Replicating the house on another lot in the development – In the interest of avoiding the situation where a moved heritage house remains unfinished and under the threat of destruction by fire and/or vandals, replication may provide a better alternative than moving and restoring the house or restoring the house in situ. However, once again, the lack of significant architectural elements raises the question about whether or not it makes sense to preserve the structure at all.
4. Replicating architectural elements of the house in the architecture of the new buildings – Although the architectural elements of the house did not receive particularly high scores, preservation of elements of the building’s architecture in the new structures to be built on the site is an option. Elements such as the peaked roof, shingles, lap siding, and front porch in particular may provide a good alternative to restoration or replication.
5. Documentation of the Historic Elements of the House – In addition to preserving elements of the house’s architecture, interpretative signage, in the form of a plaque or storyboard that documents the history of the Fred J. Ebben house and the area in general is a viable option. The developer has also expressed an interest in retaining the Ebben name in the name of the development (e.g., “Ebben Crossing”). This would perhaps be best option for preserving the historical significance of the house.

RECOMMENDATIONS

Due to various site constraints, the loss of contextual significance over the last several years, and the lack of architectural significance of the Fred J. Ebben House, this house does not appear to be a good candidate for in situ restoration or relocation and restoration.

It is recommended that the HAC endorse a process for the protection of the historic elements of the Fred J. Ebben house whereby staff will work with the developer of this property to:

- Replicate elements of the building’s architecture in the new structures to be built on site and provide drawings acceptable to the HAC;
- Provide interpretative signage, in the form of a plaque that documents the history of the Fred J. Ebben House, and the area in general with specific reference to the significance of Old Yale Road. The Plaque and replication of architectural features should be oriented to the corner of 179 Street and Old Yale Road; and

- For historical reference, retain the Ebben name in the name of the townhouse development to be built on the site of the house (e.g., “Ebben Crossing”).

CONCLUSION

Given the time sensitivity of this issue, staff is seeking advice and direction from the Heritage Advisory Commission on this matter in relation to the options and recommendations presented above.

The following comments were made:

- Staff is recommending replicating certain elements of the building, not the actual building itself. The Fred J. Ebben House was put on the registry because of its context at the time of assessment many years ago. At that time, the house was in much better shape however that is no longer the case today. There are not a lot of significant elements but there are some that can be replicated in the design of the townhouse development in the area.

The Commission made the following comments:

- Comment was made that this property is near the historic portion of the Old Yale Road. It would be nice to see the road signified by a storyboard and have the developer in some way work the streetscape to be more definitive from the rest to bring significance to the historic road.

The following comments were made in response to the Commission:

- Staff will need to look into what exactly can be done to preserve and recognize the heritage road, however it is not believed to have a by-law attached to it.
- Staff needs direction from the Commission which direction to take with this house. It can be made a condition of the demolition permit to require including an interpretive storyboard in recognition of that portion of Old Yale Road.

The Commission made the following additional comments:

- Suggestion was made that perhaps the same guidelines that are used along the Semiahmoo Trail could apply for this portion of Old Yale Road in the development process.
- Comment was made that there is not much ‘heritage’ in the style of the Fred J. Ebben House in terms of architectural elements.
- Further suggestion was made to have the developer provide financial compensation for having to have this house demolished.
- Comment was made that for this area, it would make far more of an impact to have a cairn installed as opposed to a storyboard.

It was Moved by Commissioner Hart
Seconded by Commissioner Foulkes
That the Surrey Heritage Advisory
Commission endorses a process for the protection of the historic elements
of the Fred J. Ebben house whereby staff will work with the developer of
this property:

- 1) To provide interpretive signage, in the form of a storyboard that documents the history of the Fred J. Ebben House and the area in general with specific reference to the significance of its location on the Old Yale Road;
- 2) To have the storyboard oriented to the corner of 179th Street and Old Yale Road, and the façade of the development designed in such a way to enhance the visibility and profile of the story board location;
- 3) To the extent possible, have the Semiahmoo Trail Guidelines incorporated into the plan through the development permit in the form of split rail fencing and native planting along the Old Yale road edges of the property;
- 4) That for historical reference, retain the Ebben name in the name of the townhouse development to be built on the site of the house (e.g., “Ebben Crossing”); and
- 5) That the suggestion of having a cairn for this site be referred back to staff to review and provide the Commission with a follow up on this request at a future meeting.

Carried

(d) Proposed Amendments to the Semiahmoo Trail Design Guidelines

Memo dated January 12, 2009 from the Manager, Long Range Planning & Policy Development.

K. Broersma arrived at the meeting at 6:44 p.m.

Purpose:

The purpose of this memorandum is to advise the Heritage Advisory Commission (HAC) of proposed amendments to the Semiahmoo Trail Design Guidelines. The guidelines currently require the construction of a 10-metre landscape buffer and split-rail fence. The amendment would require that these actions be undertaken prior to Building Permit issuance. The amendments would also require installation of tree-protection barriers around the entire buffer area and placement of temporary signage identifying that construction traffic is not permitted to use the Semiahmoo Trail.

Recommendation:

It is recommended that the Heritage Advisory Commission support the addition of the following proposed amendments to the section of the Semiahmoo Trail Design Guidelines entitled “Development Standards on Private Land Abutting the Semiahmoo Trail”:

Development Standards on Private Land Abutting the Semiahmoo Trail

Prior to obtaining Building Permit issuance for any construction of buildings, the applicant is to:

- 1. Complete the landscaping and split-rail fencing within the 10-metre buffer area along the Semiahmoo Trail and install tree protection barriers around the entire 10-metre landscaped buffer area, to the satisfaction of the Planning & Development Department; and*
- 2. Place temporary signage facing the Semiahmoo Trail to identify that construction traffic is not to use the Semiahmoo Trail, to the satisfaction of the Planning & Development Department.*

Fencing along the Trail

The applicant will be responsible for erecting fencing on private property fronting the trail within the Buffer area *prior to the issuance of a building permit for construction of any buildings*, in accordance with the adopted standards. Generally, this involves the installation of a maximum 1.2 m (4 foot) high wooden split-rail fence.

Background:

On March 9, 2004, following review and commentary on draft guidelines; the Heritage Advisory Commission recommended to Council that the Semiahmoo Trail Design Guidelines be accepted. Council approved the Commission’s recommendation at the March 22, 2004 Regular Council meeting.

The purpose of the Design Standards was to ensure coordinated development of the public Semiahmoo Trail, and to provide guidelines for developments abutting the Trail in order to protect the heritage value and character of this important public amenity. The Guidelines require registration of a Section 219 Restrictive Covenant on adjacent properties to establish a Landscape Buffer and prohibit construction (including fencing except in accordance with the fencing guidelines identified in the policy) within the 10-metre Buffer fronting the Trail.

Discussion:

The guidelines have been implemented on all developments along the Semiahmoo Trail since their adoption in 2004.

The *Friends of the Semiahmoo Heritage Trail* recently approached City staff about the possibility of improving the compliance by landowners with respect to installing the approved landscaping buffer prior to any dwellings being constructed. Currently, construction of the 10-metre landscape buffer can be completed during and/or after construction is complete. The proposed change will ensure completion and City acceptance of the landscape buffer before a Building Permit is issued, which should reduce compliance problems with new homeowners, as the landscape buffer will be established before they move in.

The proposed protective tree barrier-type fencing around the landscape buffer will also indicate that this buffer area is not to be disturbed, and that no vehicular access is permitted through the buffer area.

The *Friends of the Semiahmoo Heritage Trail* also expressed a desire to reduce the amount of construction traffic using Semiahmoo Trail. Where servicing is required on the Semiahmoo Trail, a Heritage Alteration Permit is required, and construction traffic would be permitted on the Trail in these limited instances. All other construction traffic is required to use alternate routes to the development site to install services, for land clearing, grading and house construction. At the Pre-Construction meeting with the Engineering Department, the developer will be notified that construction traffic is not permitted use Semiahmoo Trail.

In addition, as a condition of the Building Permit, it is proposed that the developer place temporary signage at the development site, facing the Semiahmoo Trail, that indicates that construction traffic is not permitted to use Semiahmoo Trail and that alternate access should be used instead. Security for the installation of these temporary signs can be collected as part of the landscaping security.

The Commission made the following comments:

- Comment was made that there needs to be something in place at the Planning stage to ensure that these requirements are met by developers.
- Developers need to be made more aware of the requirements at the beginning of the development so these issues do not go unattended to.
- Comment was made that if a permit is in place because a developer applied then that should cover protection of the property at the buffer until such time as the developer has done servicing.

It was
Moved by Commissioner Foulkes
Seconded by Commissioner Hart
Opposed by Commissioner Paton
That the Surrey Heritage Advisory
Commission support the addition of the proposed amendments to the
section of the Semiahmoo Trail Design Guidelines:

Prior to obtaining Building Permit issuance for any construction of
buildings, the applicant is to:

- 1) Complete the landscaping and split-rail fencing within the 10-
metre buffer area along the Semiahmoo Trail and install tree
protection barriers around the entire 10-metre landscaped buffer
area, to the satisfaction of the Planning and Development
Department; and
- 2) Place temporary signage facing the Semiahmoo trail to identify
that construction traffic is not to use the Semiahmoo Trail, to the
satisfaction of the Planning and Development Department.

Carried

K. Broersma left the meeting at 7:02 p.m.

3. LEGISLATIVE SERVICES

(a) REVISED Schedule of Meeting Dates for 2009

The Commission made the following comments:

- Suggestion was made that the July 29, 2009 meeting be moved up one
week to accommodate Council's August break.
- It was agreed that the July meeting date would be moved if needed
closer to that date.

It was
Moved by Commissioner Hart
Seconded by Commissioner Foulkes
That the Heritage Advisory Committee
adopt the proposed REVISED 2009 SHAC meeting dates.
Carried

F. CORRESPONDENCE

G. INFORMATION ITEMS

It was Commission receives the information items.
Moved by Commissioner Hart
Seconded by Commissioner Tannen
That the Surrey Heritage Advisory
Carried

1. Resignation of Commissioner Michael Stibbs

Letter dated November 30, 2008 from Commissioner Stibbs advising of his resignation from the Commission.

2. Heritage BC Quarterly Newsletter – Fall 2008

(to be provided on-table at the meeting).

3. British Columbia History Magazine – Vol. 41 No. 3

(to be provided on-table at the meeting).

H. SUBCOMMITTEE/LIAISON UPDATES

Deferred to the February, 2009 meeting.

I. OTHER COMPETENT BUSINESS

1. Grand Fir Tree

Written report from Commissioner Stibbs dated November 20, 2008.

The following comments were made:

- This item was forwarded to the staff responsible in the Parks, Recreation and Culture Department for review and comment back to the SHAC.

It was Commission receive the information concerning the Grand Fir Tree.
Moved by Commissioner Paton
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory
Carried

2. Sub-Committee and Liaison List

- Suggestion was made to have the list sent out to the members prior to the next meeting so they can decide which committees they would like to sit on.

3. Heritage Week 2009

- Suggestion was made that the members from the previous year who are no longer part of the Commission should be presented with an award at the Council meeting following Heritage Week.

4. Status Request

The Commission made the following comments:

- Request was made concerning the status of the Currie, Parr and Loyal Orange Lodge and what the status on these ongoing matters is. The Commission needs to be taking an active role in these matters to ensure the protection and preservation of these buildings.

The following comments were made in response to the Commission:

- Suggestion was made to have these matters deferred to the next meeting at which point an update can be provided from staff on the status of these buildings.
- Comment was made that the City is awaiting response from the applicant interested in relocating the Currie and Parr Houses to their property as to how they would like to proceed.

J. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for February 18, 2009 in the Planning Boardroom #1 – 5:00 p.m.

K. ADJOURNMENT

It was

Moved by Commissioner Hart
Seconded by Commissioner Foulkes
That the Surrey Heritage Advisory

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 7:38 p.m.

Jane Sowik, City Clerk

Councillor Steele, Chairperson
Surrey Heritage Advisory Commission