



Surrey Heritage Advisory Commission - Minutes

Planning Boardroom #1
City Hall
14245 - 56 Avenue
Surrey, B.C.
TUESDAY, JUNE 22, 2010
Time: 5:04 p.m.

Present:

Chair - Councillor Steele
W. Farrand
R. Hart
B. Hol
L. Tannen

Absent:

Guests:

John Sprung and Allen
Aubert, Fraser Valley Heritage
Railway Society

Staff Present:

D. Luymes, Planning & Development
E. Schultz, Planning & Development
J. O'Donnell, Parks, Recreation and Culture
M. Petrovic, Engineering
N. Dyrbye, Legislative Services

A. ADOPTION OF MINUTES

It was

Moved by Commissioner Tannen
Seconded by Commissioner Hol
That the minutes of the Surrey Heritage
Advisory Commission meeting of May 26, 2010, be adopted, as circulated.
Carried

B. DELEGATION

1. Fraser Valley Heritage Railway Society

John Sprung and Allen Aubert to be in attendance concerning their request to the SHAC for a monetary donation.

A donation cheque in the amount of \$10,000 was presented to the Fraser Valley Heritage Railway Society in support of their work as a society and their 100th Anniversary Celebration and photographs were taken.

The delegates left the meeting at 5:08 p.m.

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

1. PLANNING & DEVELOPMENT

- (a) **Amendments to the Surrey Heritage Register and Canadian Register of Historic Places**
File No.: 6800-10

Memo dated May 20, 2010 from the Manager, Community Planning.

Staff made the following comments:

- It has come to staff's attention that there is some incorrect information on two Statements of Significant for properties located in Cloverdale.
- Members of the public came to speak with staff to make the corrections on the Canadian Register of Historic Places. The information changed was mainly in regard to who owned the houses.

It was
Moved by Commissioner Tannen
Seconded by Commissioner Farrand
That the Heritage Advisory Commission
receives the memo regarding the amendments to the Surrey Heritage
Register and Canadian Register of Historic Places as information.
Carried

**(b) Ocean Park Community Hall (1577 – 128th Street) –
Heritage Revitalization Agreement Application
File No.: 6800-10**

Memo dated May 21, 2010 from the Manager, Community Planning.

Staff made the following comments:

- The owner of the Ocean Park Community Hall has submitted an application for an Heritage Revitalization Agreement (HRA). Because there is no development associated with the application, the conservation plan for the building will be prepared for by the City.
- An integral part of an HRA is a Statement of Significance (SOS) and the SHAC is requested to make a recommendation to Council to that effect.

It was
Moved by Commissioner Hol
Seconded by Commissioner Farrand
That the Surrey Heritage Advisory

Commission recommends that:

1. Council approve allocating up to \$2,000.00 from the SHAC budget to hire a heritage consultant to prepare a Statement of Significance (SOS) for the Ocean Park Community Hall; and
2. The General Manager, Planning and Development direct staff to proceed with the preparation of a Heritage Revitalization Agreement (HRA) for the Ocean Park Community Hall.

Carried

(c) **Preventing the deterioration of vacant Heritage Buildings during the Development Process**
File No.: 6800-01

Memo dated June 7, 2010 from the Manager, Community Planning.

Staff made the following comments:

- It seems that heritage buildings are at the greatest risk of destruction and neglect during the development application process. Staff are trying to devise tools that will help to better protect structures during this vulnerable time.
- There are three possible options that the Commission need to consider:
 - Option 1 – Advance standard HRA ahead of land development applications:
 - Currently, HRAs are typically completed at the same time as rezoning. The idea would be to move this step up in the process to 3rd reading.
 - Until 3rd reading, there is a lot of risk for the developer and Council may turn down their application. A developer is not going to enter into an HRA that requires a the restoration of a heritage house until they have reasonable assurance that their application will be approved.
 - Option 2 – Heritage designation in advance of HRA and land development application
 - This idea is similar to what the City of New Westminster has in place wherein the developer submits an application which would include a heritage restoration. At that point, Council would preemptively put a designation bylaw on the structure to protect it.
 - One downside with this option is that under the legislation, the owner would then be able to seek compensation for loss of value of the property determined during the appraisal process. Currently, New Westminster asks the developer to waive their right to compensation.
 - Option 3 – Simplified HRA in advance of standard HRA and land development application
 - When a development application is put forward, staff can request the developer to enter into a simplified HRA. This Agreement would carry with it compensation and maintenance requirements. This would be in place before the application is brought to Council for introduction and will protect the building from the start.

The Commission made the following comments:

- Should it be decided to go with option 3, it needs to be made clear to the developer at the time of application that the Agreement is only an interim one and they will need to sign a final HRA upon final adoption.

- Suggestion was made that a covenant be put on title before a developer buys a property so they would know before even coming to the City with an application of the heritage requirements.

Commissioner Hart arrived at the meeting at 5:24 p.m.

- Perhaps adding notations or flagging properties on the Heritage Register will more clearly indicate the need for an HRA in relation to re-development. Heritage protection wording could be put into NCPs and in relation to density.

Staff made the following comments in response to the Commission:

- Having a covenant put on title of certain properties would entitle the owner to compensation, but there may be ways to eliminate this while protecting the property.
- Possibly giving a density enticement for developments with heritage properties attached could work; staff will look further into this option.
- Speaking with the Legal Department will help to provide a better idea of what new ideas can be put into place concerning this issue.

It was

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

Commission recommends that staff pursue Option 3 and incorporate the Commission's comments and suggestions concerning the memo on preventing the deterioration of vacant heritage buildings during the development process.

Carried

(d) **HAC Task List**
File No.: 0540-20 V

Memo dated June 7, 2010 from the Manager, Community Planning.

The Commission reviewed the items on the Talk List and made the following comments:

Heritage Precinct

- Suggestion was made that Bird Land should be given a heritage designation to prevent huge development to take away from the character of the neighbourhood.
- This should be a standing item on the Task List in the event an opportunity arises in the future.

Cecil Heppell House – Heritage Revitalization Agreement

The owners are currently working with an architect. They have advised the City that this will be a slow process.

Placement of Cross on the former South Westminster School Site

Staff advised that the HAP will hopefully come to the Commission at their July or September meeting. Work is being done with the applicant to bring the building back to its original heritage character.

Heritage Preservation

Staff advised that this item is pending the completion of the Foundation study.

Semiahmoo Trail Marker

Staff are currently reviewing and making an inventory of all the markers in the City and will hopefully come up with an assessment guideline in the near future. There are several hundred including the tree markers throughout the City.

South Colebrook Railway Station House

Staff explained that the previous Commission had requested that the Heritage Register be amended to reflect the fact that this building no longer exists due to it being burnt down.

Hall's Prairie Elementary School

Staff advised this is one that Donald Luxton is looking into for the Heritage Strategic Review.

The Commission made the following comments:

- When schools are closed down, it would be nice to have some type of recognition, even if just in the site itself.

Staff made the following comments in response to the Commission:

- Staff can provide a report to the Commission documenting the history and heritage of school sites throughout the City and the Commission can decide which ones they would like to work on having a plaque or storyboard for.

Loyal Orange Lodge

Commissioner Farrand advised he still has yet to receive a response from Kwantlen Polytechnic University as to whether they are interested in the Lodge or not.

The Commission made the following additional comments:

- Suggestion was made to have a letter written to the University from the Chair and hopefully that way there will be a response.

Fraser Highway through Green Timbers

Staff advised this item is still pending.

White Rock Church

Staff advised that the building is still for sale and there have not been any new developments concerning the Church recently.

(e) Heritage Tree Removal File No.: 6800-05

Memo dated June 14, 2010 from the Manager, Trees and Landscape.

Staff made the following comments:

- The Green Timbers Heritage Society were consulted with respect to removal of this tree and are understanding of the reasoning behind this.

It was
receives the memo concerning Heritage Tree Removal for information.
Moved by Commissioner Hart
Seconded by Commissioner Farrand
That the Heritage Advisory Commission
Carried

2. PARKS AND RECREATION

There are no reports from Parks and Recreation.

3. ENGINEERING

There are no reports from Engineering.

4. LEGISLATIVE SERVICES

There are no reports from Legislative Services.

E. ITEMS REFERRED BY COUNCIL

F. CORRESPONDENCE

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

It was
Commission receives the Correspondence Items for information.

Moved by Commissioner Hol
Seconded by Commissioner Tannen
That the Surrey Heritage Advisory
Carried

1. Exhibit Funding for Building Surrey, Architecture, People & Places That Shape the City

Letter dated May 25, 2010 from the Historic Stewart Farm to SHAC.

This item was received.

2. Application for Financial Assistance – Tynehead Community Hall

Letter dated June 10, 2010 from Legislative Services to the Tynehead Community Association.

This item was received.

3. Hike BC

Letter dated June 10, 2010 from Legislative Services to Patrick Harrison.

This item was received.

4. Civic Treasures

Letter dated June 11, 2010 from Councillor Barbara Steele on behalf of SHAC to the Civic Treasures Selection Committee.

Commissioner Hart mentioned that he was nominated to sit on the Civic Treasures Selection Committee and they will be reviewing the application and making a recommendation to Council shortly.

**5. 1861 Kennedy Trail in Surrey
File No.: 6800-01**

Email dated June 14, 2010 from John Macdonald to SHAC.

The Commission agreed to invite Mr. Macdonald to the Commission as a delegation for their October, 2010 meeting.

G. INFORMATION ITEMS

It was

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

Commission receives the Information Items.

Carried

1. **Regular Council Public Hearing Minutes – June 7, 2010**
RES.R10-1033
2. **Regular Council Public Hearing Minutes – June 7, 2010**
RES.R10-1034
3. **Historic Stewart Farm – Jump into Summer – Summer, 2010 Information Pamphlet**
(To be provided on-table at the meeting).
4. **Surrey Museum – LEGO Pirates Sail into Surrey – Summer 2010 Information Pamphlet**
(To be provided on-table at the meeting).

H. OTHER BUSINESS

1. **Heritage BC ‘Values in Action’ Conference – Victoria – June 3 – 5, 2010**
File No.: 0390-20

Commissioner Hart provided the Commission with a brief report on-table and made a brief presentation concerning the conference he attended. This conference was far superior to the one in Kelowna last year and there was a lot of useful and interesting information and it was a worthwhile conference to attend.

2. **George Lawrence House Update**

Staff made the following comments:

- Staff have been in contact with the owner/developer, however, they continue to cancelled meetings to discuss this issue with staff last minute.
- They have been requested to clean up the site and have recently done so, but in the process now have three separate bylaw infractions, one of which is for unlawful removal of trees.

3. **Heritage Website**

The Commission previously made a motion to Council that all items are to remain on the Heritage Register unless a specific motion is made to remove those items.

Staff advised that there are three properties currently on the Register that have been destroyed by fire or demolished, that should be removed from the public record on the website as they no longer exist.

The Commission agreed that the public record for these properties can be removed from the website.

4. Heritage Canada Foundation's 2010 Annual Conference – September 30 – October 2 – St. John's, Newfoundland and Labrador

It was
Commission recommends that Council approve Commissioner Hart and Commissioner Hol to attend the Heritage Canada Foundation's 2020 Annual Conference from September 30 – October 2 in St. John's, Newfoundland and Labrador from the SHAC budget.

Moved by Commissioner Tannen
Seconded by Commission Farrand
That the Surrey Heritage Advisory

Carried

5. City of Surrey By-law No. 13282 – A By-law to establish a Surrey Heritage Advisory Commission.

The by-law currently reads under section 14(e):

“Expenditures of the Commission may include expenditures for items such as recognition projects, memberships, subscriptions, supplies, and projects/events necessary to fulfill its mandate. Minor expenditures, up to \$500 shall be approved by the Commission and referred to the City Clerk to authorize payment.”

The Commission is requested to make a motion to Council to change the wording for clarification to:

“up to and including \$500...”

It was Moved by Commissioner Tannen
Seconded by Commissioner Hart
That the Surrey Heritage Advisory
Commission recommends to Council that City of Surrey By-law No. 13282 – A By-law to establish a Surrey Heritage Advisory Commission be amended under section 14(e) as follows:

*“Expenditures of the Commission may include expenditures for items such as recognition projects, memberships, subscriptions, supplies, and projects/events necessary to fulfill its mandate. Minor expenditures, up to **and including \$1,000** shall be approved by the Commission and referred to the City Clerk to authorize payment.”*

Carried

I. TASK/LIAISON GROUPS

J. FRIENDS OF HERITAGE

K. FINANCIALS

**1. Financial Summary as at May 31, 2010.
File No.: 0540-20 V**

This item was received.

L. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for July 21, 2010 in the Planning Boardroom #1 – 5:00.p.m.

M. ADJOURNMENT

It was Moved by Commissioner Hart
Seconded by Commissioner Tannen
That the Surrey Heritage Advisory
Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 7:17 p.m.

Jane Sullivan, City Clerk

Councillor Steele, Chairperson
Surrey Heritage Advisory Commission