

Chair:

R. Hart

Present:

W. Farrand
B. Hol

Absent:

Councillor Steele
L. Tannen

Guests:

F. Harris, Springer Land Corp.
N. Fleming, DeJager Homes

Staff Present:

C. Stewart, Community Planning
D. Luymes, Community Planning
E. Schultz, Planning & Development
J. O'Donnell, Parks, Recreation and Culture
M. Petrovic, Engineering
T. Mueller, Legislative Services

A. ADOPTION OF MINUTES

It was

Moved by W. Farrand
Seconded by B. Hol

That the minutes of the Surrey Heritage
Advisory Commission meeting of October 26, 2010, be adopted with the following
amendment:

- Page 11 – it was noted that Commissioner Foulkes is no longer a member of the Surrey Heritage Commission. The seconder was changed to Commissioner Farrand.

Carried

B. DELEGATIONS

1. **Don Luymes, Manager, and Carla Stewart, Senior Planner, Community Planning Division.**
File:

A presentation was provided on the Official Community Plan (OCP) as follows:

- Have met with a number of stakeholder groups. Have conducted 5 external sessions with various groups throughout the city, social advocacy groups, board of trade and representatives from community associations and external agencies and Council Advisory Committees.
- Carla Stewart and her team are assembling various policy statements.
- Before December 25, Planning and Development will go to Council with a report and explain where they are with the process, provide an overview of the main policy themes for the new OCP, and ask for permission to host a public open house in January.

- Planning hopes to bring the OCP to Council in the spring for approval. It was noted the last update was in 2002 and since that time there has been a lot of growth and change along with a number of initiatives at both regional and municipal levels. The City has completed a number of policies and plans since 2002 that need to be folded into the OCP.
- A number of City plans and strategies that have been approved by Council in recent years need to be incorporated into the OCP.
- The City expects to receive a lot of growth pressure over the coming years. In 30 years there will be an estimated population of 700,000 people with region wide growth focused on Surrey. There is more land available for green field development in Surrey than in other communities, and the pressures for growth will be significant.
- The population is diverse. Diversity affects housing form and the types of businesses.
- Housing affordability is a concern. Affordability has driven the size of single family lots, secondary suites, and densification. It will continue to be a significant challenge.
- There is a demand on transportation choices.
- Energy is going to be more expensive and it is important citizens are prepared for that day. Have a long standing policy direction for improving the local employment within the city. The goal is to match the number of jobs available in Surrey to the size of the labour force. Make sure that as the City increases in density that there are environments that are attractive to work and live.
- Critical mass will be brought to the city centre and a high design standard will set the bar for private development. Expect to continue to grow well into the future achieving parity with the City of Vancouver by 2041.
- Making sure there is a supply of housing units is a part of the answer for producing affordable housing.
- Building Town Centre joined by transit corridors.
- Have structured the OCP into 5 major headings:
 1. Healthy Ecosystems and Green Infrastructure
 2. Downtown Surrey as a Metropolitan Centre
 3. Livable, Sustainable Town Centres and Neighbourhoods
 4. Vibrant, High-Quality Economy
 5. Safe, Healthy and Inclusive Communities
- Green structure is important. Have finished the green ecosystem mapping study. Picked out the large blocks of habitat and threads them together with green corridors. Some are potential corridors that could be created. Wildlife movement and biodiversity is important.
- Starting to connect the dots in the green system and layer it over in terms of the movement systems. Is an important balancing act. Intending to update the OCP map to include major parks.
- The downtown metropolitan centre has set a high standard in terms of urban design with civic investments that are creating a new brand for the downtown. The same approach is proposed for mixed use Town Centres.
- Transportation choice is important; there are a number of reasons for reducing reliance in the automobile and holding congestion at manageable levels.
- There is an increasing realization that ties the health of individuals in communities to the “active transportation” network, with amenities accessible by walking within neighbourhoods.

- Issues of Heritage will be covered in the OCP. There are a number of draft policy statements that will be imbedded.
- Want to imbed the recommendations of the Heritage Strategic Review.
- Develop more rigor around the development of Heritage Properties.
- Promoting Heritage Tourism and Heritage Structures.

Planning will come and present further on the OCP. J. O'Donnell requested that the wording be changed to reflect Arts and Heritage rather than Arts and Culture.

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

1. PLANNING & DEVELOPMENT

- (a) **Memo from Steve Whitton, Manager of Trees and Landscapes Planning and Development Re: 12237 – 91A Avenue – The "Rock Tree".**
File: 12237-09150; 6800-05

It was Moved by Commissioner Hol
Seconded by Commissioner Farrand
That the Heritage Advisory Commission
receive the memo from Steve Whitton regarding 12237 – 91A Avenue – The
"Rock Tree" as information.

Carried

- (b) **Memo from Don Luymes, Manager, Community Planning regarding West Clayton Heritage Study Workshop.**
File: 0540-20

The following comments were made:

- We will be holding a workshop on Tuesday, January 11, 2011 at 5:30 p.m. for the West Clayton Heritage Area Study and are looking for two Commissioners to attend.

Commissioners Hart and Hol will attend. Ryan Gallagher from the City Archives will also be invited to attend.

- (c) **Memo from Don Luymes, Manager, Community Planning Regarding Streamlining of the Surrey Heritage Register.**
File: 6800-10

It was Moved by Commissioner Hol
Seconded by Commissioner Farrand
That the Heritage Advisory Commission
receive the memo regarding streamlining the Surrey Heritage Register as
information.

Carried

RECOMMENDATION

It was Moved by Commissioner B. Hol
Seconded by Commissioner W. Farrand
That the Heritage Advisory Commission
recommends that Council remove the following properties, which have
either been demolished or destroyed by fire, from the Surrey Heritage
Register:

1. South Colebrook Railway Station;
2. Fred J. Ebben House;
3. Anniedale Methodist Church; and,
4. John Sedgewick House

Carried

**(d) Erin Schultz, Planning Technician verbal update regarding
Kensington Prairie Elementary School (16824 32 Avenue).**

- The City purchased the building and it is currently undergoing renovations to become a community centre. The scope of the proposed renovations has changed somewhat. The existing stucco siding will be removed and the windows that were previously covered over will be reinstated.
- The colour will likely be a neutral grey.
- Donald Luxton has been retained by the Architect for the project to oversee the heritage component of the renovation work. The building will also be a venue for Heritage Extension Projects. Funding has been provided to host programs in the facility when it opens. There will be interpretive panels in the building and some display cabinets with heritage displays.

The Commission identified Kensington Prairie as a publicity opportunity and a grand opening should be advertised.

(e) **Memo from Ron Hintsche, Section Manager, Area Planning and Development – South Division regarding Major Restrictive Covenant Amendment to building setbacks of two properties adjacent to Semiahmoo Trail.**

File: 6800-10

It was Moved by Commissioner Hol
Seconded by Commissioner Farrand
That the Heritage Advisory Commission
receive the letter of concern from the Friends of the Semiahmoo Trail as
information.

Carried

The following comments were made:

- The applicant was before the Commission seeking approval to reduce the front-yard setback from 7.5 metres to 5 metres from the 10 metre buffer to accommodate a proposed building on the property that is more consistent with the size of houses on Semiahmoo Trail.
- It was noted that the applicant would prefer to have a straight line rather than jogging the design. The designs, as submitted, will be in keeping with the RF zone. The intent is to keep the home with a heritage look fronting the trail.
- Staff explained that there is a consistent 10 meter buffer provided along the trail. There is no additional setback to the south. To the north there are the 10 metres and probably an additional 18 metres setback from the trail. Was not able to establish the dates of the two developments to determine which came first. The trail design guidelines do not actually go into criteria which require an additional 7.5 metres. It says that porches and patios can encroach by 2.5 metres.
- The Chair commented that he will not question the built form but commented on a similar development in Victoria. The residents were very protective of both the trees and the landscape and homes needed to be designed around the covenants put in place.
- Planning Staff shared that the zoning is based on a standard and some setback was prescribed to give the homeowner functional yard space. The Commission and Council approved the lot design in 2008 in spite of the trees and the trail setbacks.
- Although somewhat sympathetic, the encumbrance was on the lots and the applicant was aware of the covenants before they purchased. The Commission is not comfortable overriding the premise. If there was more information regarding the building envelope and planning process to understand why the covenants were put in place, it would easier to provide comments. Without that information, it is difficult to comment.
- Staff shared that if the intent is to provide for some functional yard space and the applicant is providing an articulated rear elevation, a functional yard can be achieved while keeping with the intent of the covenant.

The Commission asked Staff to further look into the background information pertaining to the rationale for the 7.5 metre setback in preparing a recommendation to Council.

(f) **Memo from Don Luymes, Manager, Community Planning
Regarding HAC Task List.**

File: 0540-20

The following comments were made:

- Nothing is proposed to be removed from the task list at this time.
- One item was added regarding the financial assistance by-law.

It was
Moved by Commissioner B. Hol
Seconded by Commissioner W. Farrand
That the Heritage Advisory Commission
receive the HAC Task List as information.

Carried

2. **PARKS AND RECREATION**

(a) **Joint Memo from J. O'Donnell, Manager, Heritage Services
and Don Luymes, Manager, Community Planning
Regarding 2010 Commission Achievements**

File: 0540-20

The following comments were made:

- At the last meeting, there was some discussion regarding the desire of the Commission to be more active in promoting the accomplishments of the Commission.
- Staff has drafted a memo regarding the Commission's achievements in 2010.
- A draft PSA has also been prepared for feedback.
- An editorial news interview will be pursued with a reporter.
- The Commission requested a quote from the Chair to be included in the release.
- The Commission has had a fantastic year and they thanked staff for their support.
- Commissioner Hart volunteered to act as official spokesman on behalf of the Surrey Heritage Advisory Commission.

It was
Moved by B. Hol
Seconded by W. Farrand
That the report regarding 2010 Commission
Achievements be received as information and Commissioner Hart will
serve as the media spokesperson on behalf of the Surrey Heritage Advisory
Commission.

Carried

3. **ENGINEERING**

4. **LEGISLATIVE SERVICES**

E. ITEMS REFERRED BY COUNCIL**F. CORRESPONDENCE**

- 1. Letter received November 10, 2010, from Tynehead Community Association**
File: 6800-10

The following comments were made:

- It was noted that the school is protected by by-law.

It was
Moved by Commissioner B. Hol
Seconded by Commissioner W. Farrand
That the Heritage Advisory Commission
recommends that the letter from Tynehead Community Association be received as
information.

Carried

- 2. Newspaper Article, Surrey Leader regarding Sullivan Hall**
File: 6800-01

The following comments were made:

- The HRA for Sullivan Hall has been approved by Council. This is a newly protected heritage building in Surrey.
- The hall was built in the 1930's.

It was
Moved by Commissioner Hart
Seconded by Commissioner Farrand
That the Heritage Advisory Commission
recommends that the article regarding Sullivan Hall be received as information.

Carried

G. INFORMATION ITEMS

- 1. Regular Council Public Hearing Minutes – October 18, 2010**
RES.R10-1870
- 2. Regular Council Public Hearing Minutes – October 4, 2010**
RES.R10-1770

It was Moved by Commissioner Farrand
Seconded by Commissioner Hol
That the Heritage Advisory Commission
receive Council Resolutions R10-1870 and R10-1770 as information.
Carried

H. OTHER BUSINESS

1. City of Surrey By-Law No. 15099 Procedure for consideration of Financial Assistance for Protected Heritage Sites.

Note: Action Item from the October 26, 2010 meeting. The Heritage Commission requested that By-Law No. 15099 be brought forward for review / discussion.

It was Moved by Commissioner B. Hol
Seconded by Commissioner W. Farrand
That the Heritage Advisory Commission
defer discussion regarding the By-Law No. 15099 until the January 26, 2011,
meeting.

Carried

I. TASK/LIAISON GROUPS

J. FRIENDS OF HERITAGE

1. Friends of Heritage Award

Commission requested to consider potential candidates.

The following comments were made:

- The deadline for submission is January 21, 2011.
- The Commission discussed several potential nominees for this year's Friends of Heritage Awards.
- The Commission will work with staff to ensure that the nomination forms are submitted.
- The South Westminster School was suggested as a potential candidate for 2012.

It was suggested that all noteworthy City of Surrey heritage success stories be shared with the media.

K. FINANCIALS

1. Financial Summary as at October 31, 2010

It was
October 31, 2010 Financial Summary be received as information.

Moved by Commissioner B. Hol
Seconded by Commissioner W. Farrand
That the Heritage Advisory Commission the
Carried

L. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for January 26, 2011 in the Planning Boardroom #1 – 5:00 p.m.

M. ADJOURNMENT

It was
Commission meeting do now adjourn.

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

The Surrey Heritage Advisory Commission adjourned at 7:09 p.m.

Jane Sullivan, City Clerk

Commissioner Hart, Acting Chair