

Chair:

Councillor Steele

Absent:

Commissioner Turner

Staff Present:D. Luymes, Planning & Development
D. McLeod, Engineering
E. Schultz, Planning & Development
G. Ward, Parks, Recreation and Culture
J. Boan, Engineering
K. Broersma, Planning & Development
T. Mueller, Legislative Services**Vice-Chair:**

R. Hart

Commissioners:B. Farrand
B. Hol
L. Tannen

Before the start of the meeting, Commissioner Tannen selected the winning entry from the Flavours of Surrey Heritage draw box. Councillor Steele thanked all members of the Commission and Staff for their efforts in making the Heritage Advisory Commission display booth a success.

A. ADOPTION OF MINUTES

It was

Moved by Commissioner Hol
Seconded by Commissioner Farrand
That the minutes of the Surrey Heritage
Advisory Commission meeting of June 22, 2011, be adopted.
Carried**B. DELEGATIONS****1. J. Boan, Transportation Manager re: Relocation of Heritage Oak Tree
32 Avenue Connector at King George Boulevard
File: 5400-80-03200**

- In 2010, staff met with the Commission regarding the potential relocation of the heritage oak tree that would require removal due to the construction of 32 Avenue at King George Boulevard.
- The Commission supported relocation of the heritage oak tree based on an estimated cost of \$65,000, with funding coming from the developer and the Green City Fund.
- BC Plant Health was selected as project managers for the relocation based on their technique and expertise.
- Subsequent review determined that a fiber optic cable located in close proximity to the tree root ball would reduce the success rate of the tree survival to only 50% and relocation costs would increase to almost \$100,000.

- On this basis, staff was reconsidering the merit of relocating the tree and whether it would be better to instead plant oak trees, heritage oak tree offspring throughout the City. An opinion was sought from members of the Commission on how best to proceed.
- The Commission asked for clarification on planned planting and options.
- Staff clarified that the guideline for King George Boulevard is strictly heritage oak trees every hundred feet or less. The notion of planting another heritage tree that would be of the same calibre size is not possible, but a somewhat smaller oak tree could be planted in the vicinity. Alternately, much smaller offspring (6-7 centimetres in diameter) of the heritage oak trees could be planted. The other option would be to put funding to planting other deciduous trees within the area to compensate for the removal.
- The Chair requested clarification regarding the number of oak trees in the subject area. Staff indicated the saplings would be ready within 3 - 4 years; the young trees, when ready for planting would be 5 to 6 centimetres in diameter. Staff further noted there is an available tree from a local nursery that is 18 centimetres in diameter, which might be worth pursuing.
- Staff clarified that sometimes it is difficult to transplant substantial trees and they have a higher mortality rate when transplanted.
- Staff explained when a tree is larger and there is a larger root mass, work is normally done in the winter; however, there is only a 50/50 survival rate. Additionally, a relocated mature tree would have to be watered for 8 years with copious amounts of water.
- The Commission noted careful attention should be given to the streetscape and what is trying to be achieved. There are a number of technical aspects for consideration; due to the survival rate projected, it is a risk. Staff was asked for guidance on what the most appropriate streetscape treatment to mitigate the oak tree removal.
- Staff noted that at least 100 smaller trees could be planted within the area as mitigation. Staff added that if additional new oak trees were to be planted in existing City parks 80 percent will be there within the next 80 - 100 years. Surrey has a young park system, now is a good opportunity to contribute to the future of the parks.
- The Commission asked staff to undertake further review and find the best way to remedy the situation.

It was

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

Commission requests Engineering and Parks staff undertake further review and provide recommendations to the Commission in the fall regarding the heritage oak tree on King George Boulevard at the 32 Avenue Connector and a mitigation strategy.

Carried

2. **J. Boan, Transportation Manager re: Development Application
– Old Yale Road East**

File: 5400-01

The following comments were made:

- The NCP identified closing Old Yale Road East to create a buffer and multi-use corridor. However, there has not been an official road closure done to date.
- The road allowance is being built as a multiuse path; however, there are potential issues in terms of CPTED associated with nuisance, loitering, vandalism, etc. Based on this and the fact that Old Yale Road is a Heritage Road, Engineering is of the view that the ability to reopen the road allowance to vehicular traffic should be maintained.
- The current design will enable future conversion from pedestrian use only to include vehicle usage for parking and local circulation.
- Before committing to an approach, Engineering would like to have comments from the Commission on this approach from a heritage perspective.
- The Commission noted that the route may help to create synergies with the proposed heritage storyboard marker and allowing usage by motor vehicles would be in keeping with the roads heritage status.
- Staff shared the principal's and guidelines for the storyboard locations. It was noted, the boards are to be located within pedestrian walkways in order to provide access to individuals who are strolling, walking and biking. Adjacencies next to transit were not appropriate locations for the program due to damage, vandalism, and maintenance issues, an example of which would be the Sullivan Hall storyboard.
- The Heritage Planner noted that there was to be a marker to note the house that was demolished from the area and referenced a staff report regarding a requested cairn.
- The Commission suggested approaching the developers to fund the location of the marker as a DCC contribution as good corporate citizens.

It was

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

Commission supports the idea in principle of having Old Yale Road East (registered Heritage Route #228) as a vehicular road connection.

Carried

C. OUTSTANDING BUSINESS

The agenda was varied

D. NEW BUSINESS**1. PLANNING & DEVELOPMENT**

- (e) **Heritage Alteration Permit Application for the McKettrick House
15250 – 54A Avenue**
File: 6800-10

The following comments were made:

- Staff provided an overview of the plans for the phased development of the Montessori school which will include the retention and restoration of the McKettrick House.
- Staff explained that the existing siding will be restored and new siding, to match, will be added to the lower floor. New wood windows will be added to the lower floor, while on the upper floor, the existing windows will be restored as needed.
- They are proposing three new entrances into the building with solid wood doors. The painting will be done with Benjamin Moore True Colours.

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

Commission:

1. Receive the Heritage Alteration Permit Application for the McKettrick House (15250 – 54A Avenue) as information.
2. Recommend to the General Manager, Planning, and Development that the Heritage Alteration Permit (HAP) for the McKettrick house be forwarded to Council for execution.

Carried

- (a) **Surrey City Centre: Heritage Review**
File: 6520-20

The following comments were made:

- Staff provided an overview of the recently completed City Centre Heritage Review.
- Under Section E, potential heritage resources, staff requested that the Commission review and make recommendations with respect to which of the 20 sites identified should be added to the heritage inventory for future review. The Commission suggested all items identified be added to the inventory and then prioritized.
- The Commission asked that that historic street names / markers be emphasized.

It was Moved by Commissioner Hart
Seconded by Commissioner Hol
That the Surrey Heritage Advisory
Commission recommends that all (20) sites identified as 'Potential Heritage
Resources' in the Surrey City Centre Heritage Review be added to the
heritage inventory for future review.

Carried

(b) Freemason Hall Renovations - 14042 Grosvenor Road

File: 6800-10

The following comments were made:

- Staff reported the owners are currently undertaking renovations for the building and are willing to consider comments from the Commission with respect to exterior finishes.
- The owners have advised that they are willing to use horizontal wood siding in a cream bone colour similar to the existing siding and an asphalt roof sympathetic to cedar shakes. .

It was Moved by Commissioner Farrand
Seconded by Commissioner Hol
That the Surrey Heritage Advisory
Commission agrees in principle with the proposed Freemason Hall
Renovations (14042 Grosvenor Road).

Carried

**(c) Verbal update re: George E. Lawrence House -
18431 Fraser Highway.**

File: N/A

Staff noted the Heritage Revitalization Agreement (HRA) was finally adopted on July 11, 2011 and that as of July 27, 2011, no building permit has been applied for by the owners.

It was Moved by Commissioner Hart
Seconded by Commissioner Tannen
That the Surrey Heritage Advisory
Commission verbal update regarding the George E. Lawrence House
(18431 Fraser Highway) be received as information.

Carried

- (d) **Verbal update re: Burkart House (Old Surrey Restaurant) - 13483 72 Avenue.**
File: N/A

The owners want to make their heritage building accessible and will be installing a set of doors below the existing set of doors. The new doors will be similar to the existing doors.

- (f) **Daniel Johnson House**
13951 Crescent Road
File: 6800-10

The following comments were made:

- The Daniel Johnson House, which was destroyed by fire in December 2010, was subject to an HRA that requires the House to be rebuilt in the event it is destroyed.
- According to the HRA, development on the site must be contained within a restricted building envelope.
- The original HRA did allow the house to be relocated onto a new foundation within the restricted building envelope.
- The applicants are proposing to move the home slightly north and rotate it on the lot so that the front of the house faces Crescent Road.
- The applicants are proposing the construction of a detached 3-car garage which will require the HRA to be amended.
- The applicants are further proposing to construct an 800 square foot carriage house above the garage which will require a further amendment to the HRA.
- The applicants are also proposing to construct a pool house adjacent to the existing pool.
- The Commissioners were provided with preliminary drawings of the house.
- Members of the Commission noted that a careful balance must be achieved on how to manage the heritage aspects of the structure.
- Staff informed the Commission that the 2nd and main floors have been bulked up from the original design. The bulk of the new building could be somewhat reduced to better retain the original character of the house.
- The Commission noted some detailing is missing from the original form, justification was requested as to why the exterior design was changed from what existed originally. Staff clarified that the designs provided for Commission review are strictly preliminary.
- The Commission suggested that the step down to the family room addition detracts from the heritage design and should be revisited. The Commission suggested that a 'reveal line' be used to differentiate between what would have been the original building and the new addition rather than the step down.

It was Moved by Commissioner Farrand
Seconded by Commissioner Hol
That:

1. The Surrey Heritage Advisory Commission is supportive of amending the HRA for the Daniel Johnson House (13951 Crescent Road) to accommodate the 3-car garage, carriage house, pool house and building addition.
2. The Commission requests the Applicant to resolve the following elements to the satisfaction of planning staff:
 - (a). **Reveal Line** - The step down to the family room detracts from the heritage design and should be revisited. The Commission suggests a 'reveal line' as opposed to a step down.
 - (b). **Building Character** - The bulk of the original building should be reduced to retain the original character of the building.

Carried

Members of the Commission commended the work the applicants have done on their preliminary plans and noted that having a B&B in a heritage home is an excellent way to continue promotion of heritage within the City of Surrey.

D. NEW BUSINESS

1. PLANNING & DEVELOPMENT (continued)

- (g) **HAC Task List**
File: 0540-20 V

The following comments were made:

- The Old Yale Road East item will be updated to reflect the discussion of the July 27 SHAC meeting.
- Building preservation program has been transferred to the Planning Department and the letters have now been sent out.
- The lawyer for the owners of the Welsh House HRA has submitted additional suggested revisions.
- The Bose (Meadow Ridge) Farm application has become active again. The applicant is hoping to go for Final in September.
- All speakers/presenters have been finalized for the CHC.
- Networking Conference. Commissioner Tannen volunteered to MC the event. Thank you gifts will be presented to the speakers.

It was Moved by Commissioner
Seconded by Commissioner
That the Surrey Heritage Advisory
Commission receives the HAC Task List as information.
Carried

2. **PARKS, RECREATION, AND CULTURE**
3. **ENGINEERING**
4. **LEGISLATIVE SERVICES**

E. OTHER BUSINESS

1. **Doors Open Surrey Event in 2012**
File: 8200-01; Corporate Report: R143

Councillor Steele reported that at the Regular Council Public Hearing of July 25, 2011, Council approve as a pilot, a “Doors Open” event in Surrey in 2012 and instructed staff to include \$50,000 in the 2012 Budget to support this pilot.

A Community Steering Committee of volunteers from other City committees including the Social Planning Committee, the Diversity and Inclusion Committee and the Heritage Advisory Commission will plan and co-ordinate the first *Doors Open Surrey* event.

The inaugural *Doors Open Surrey* event in 2012 will showcase a range of community venues and places of social, heritage, business, and leisure interest as a means to encourage residents and welcome visitors to learn about and enjoy Surrey. The 2012 event will offer free access to over 20 sites highlighting the Newton and North Surrey town centres and the King George Boulevard Corridor.

Doors Open Surrey sites will include:

1. designated heritage buildings, such as homes, farms, or businesses;
2. churches and schools of community significance or architectural interest;
3. unique places of industry;
4. municipal buildings and cultural facilities;
5. significant sites in the history of Surrey; and
6. other natural heritage sites.

The date of the event is yet to be determined but consideration will be given to a time that does not conflict with other major City events.

2. **Update regarding Heritage Rail Relocation.**

File: 0520-20; 6800-01, 0250-20; 0550-20-10

Commissioner Farrand provided an update from the meetings he has attended on behalf of the Commission (see June 22 minutes). Another meeting will be held in a few weeks. Commissioner Farrand reported he will have further information to share with HAC members in September 2011.

3. **Cloverdale Chamber of Commerce**

File: N/A

It was reported that Bill Reid has started a foundation for fundraising through the Cloverdale Chamber of Commerce. The Commission requested staff to follow up with Bill Reid regarding this initiative and provide an update at a future meeting.

4. **8th Annual Cloverdale Blueberry Festival, Saturday, August 6, 2011**

Council reported the Blueberry Festival and Surrey Show N' Shine event will take place in Cloverdale on August 6 from 9:00 a.m. – 4:00 p.m.

F. CORRESPONDENCE

It was

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

Commission receives the Correspondence of the July 27, 2011 SHAC meeting as information.

Carried

1. **Heritage BC – Notice of Annual General Meeting & Call for Nominations to the Board of Directors**

File: 0250-20

The following comments were made:

- Seeking to fill 5 positions on the board.
- The Heritage Planner was asked to find out more information about what was involved in sitting on the Board of Directors, what the opportunities are and possibly flag this item for 2012.

2. **June 27, 2011, Regular Council Public Hearing Resolution re: 14th International Conference of National Trusts.**

RES.R11-1129

Note: See Item G1

3. **Memo from E. Balmer, Community Services Coordinator dated July 12, 2011 re: Kensington Prairie Community Centre Grand Opening**
File: 0330-20

The following comments were made:

- The event will be held on September 24, 2011.
- The Commission noted the school looks fantastic and they hope the media is invited to attend.
- The Heritage Planner has suggested to event organizers that media be invited to attend and the statement of significance for the school be on display during the grand opening.

4. **Letter from Wallmark Homes, dated July 20, 2011 re: Application No. 7906-0019-00 Parr House Demolition & Wallmark Parr House Relocation & Retention \$50,000 Contribution**
File: 6800-01

The following comments were made:

- Staff reported that the letter has been referred to the City's Legal Services Division.

The Commission noted it is a matter to be resolved between the Engineering Department and Wallmark.

G. INFORMATION ITEMS

1. **Commissioner Hol unavailable to attend the 14th International Conference of National Trusts in Victoria, October 12 – 15, 2011.**
File: 0330-20; RES.R11-1129

Note: See Correspondence Item F2

It is in order for the Commission to select another representative to attend the 14th International Conference of National Trusts.

It was
Moved by Commissioner Hol
Seconded by Commissioner Tannen
That the Surrey Heritage Advisory
Commission recommends that Commissioner Farrand attend the 14th
International Conference of National Trusts in Victoria, October 12 – 15, 2011 in
place of Commissioner Hol.

Carried

H. TASK/LIAISON GROUPS

I. FINANCIALS

1. Financial Summary as at June 30, 2011

File: 0540-20 V

It was

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

Commission recommends that the Financial Summary as at June 30, 2011 be received as information.

Carried

J. NEXT MEETING

Summer Recess – no meeting in August

September Meeting - Cancelled

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

L. ADJOURNMENT

It was

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

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 7:27 p.m.

Jane Sullivan, City Clerk

Councillor Steele, Chairperson