

**Present:**

Chair - Councillor Steele  
R. Hart  
L. Tannen  
S. Thomas

**Absent:**

W. Farrand  
B. Hol

**Guests:**

D. Johnson, Surrey Heritage Society

**Staff Present:**

D. Luymes, Planning & Development  
E. Schultz, Planning & Development  
J. O'Donnell, Parks, Recreation and Culture  
P. Bellefontaine, Transportation Planning  
T. Mueller, Legislative Services

**A. ADOPTION OF MINUTES**

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

1. Surrey Heritage Advisory Commission Minutes – May 30, 2012.

It was Moved by Commissioner Thomas  
Seconded by Commissioner Hart  
That the minutes of the May 30, 2012 Surrey  
Heritage Advisory Commission (SHAC) meeting be adopted.  
Carried

**B. DELEGATIONS**

1. **M. Daniwall, Transportation Planner**  
File: 8630-01
  - This item was deferred to the July 18, 2012, SHAC meeting.

**C. OUTSTANDING BUSINESS****D. NEW BUSINESS**

1. **PLANNING & DEVELOPMENT**
  - (a) **Memo re: Brooksdale Estate (19353 – 16 Avenue) Proposed Subdivision and Heritage Revitalization Agreement (HRA)**  
File: 6880-60; 7912-0080-00
    - This item was deferred to a future SHAC meeting.

(b) **Memo re: Henry Bose Farm (16420 – 64 Avenue)**

File: 6800-10; 7911-0330-00

The following comments were made:

- This item was previously presented at the February 22, 2012 SHAC meeting for preliminary feedback from the Commission. At that time, there was direction from the Commission to direct the applicant to ensure that the Calf Barn was visible from a “public” street. The Commission also recommended that the applicant prepare and implement an interpretation plan for the property.
- The applicant responded to the Commission’s comments by locating the Calf Barn close to 63A Avenue. The applicant is also proposing to develop and install an "interpretive panel" on private property (visible to the public) near the corner of 64 Avenue and 165 Street. The panel will be maintained by the strata of the new townhouse development.
- The applicant indicated that a special provision could be made for the installation of additional storyboards by, the SHAC at their expense, along the multi-use pathway on 165 Street.
- Three of six registered heritage buildings are still proposed for retention and restoration. The Calf Barn will be relocated, restored, and re-used as the amenity building for the proposed townhouse development. Due to its condition, the Farmhouse will be deconstructed, catalogued, relocated, and reconstructed as a residential unit in the proposed townhouse development. The Milk Cooling Shed will be relocated along with the Farmhouse for adaptive reuse as a single-car garage.
- Staff provided an overview of the proposed site plan. Staff also explained that materials from the Horse Barn are proposed to be re-used in the restoration of the Calf Barn, Farmhouse, and Milk Cooling Shed. Staff clarified that the proposed HRA includes provisions that require written approval from the City to use new "like materials" in excess of 50%.
- The Commission requested that the transfer of responsibility for maintenance of the interpretative panel from the developer to the strata be clearly listed as an encumbrance on title. Staff noted that specific language could be written into the HRA to clarify that the strata will be responsible for maintaining the interpretive panel once installed.
- The Commission suggested there might be an opportunity to further highlight the location of the “Calf Barn” (amenity building) through the installation of a second interpretive panel at the entrance to the development on 63A Avenue.

- Staff indicated that an Interim HRA will be required to provide heritage protection earlier in the process. The Interim HRA will be adopted between Third Reading and Final Adoption when ownership of the property transfers from the current owner to the developer.

The Commission requested that the developer install a second interpretive panel at the entrance of the proposed townhouse development on 63A Avenue.

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

Commission (SHAC):

1. Receive the Memo regarding the Henry Bose Farm (16420 – 64 Avenue) as information.
2. Recommend to the General Manager, Planning, and Development that the HRA and Interim HRA for the Henry Bose Farmhouse, Milk Cooling Shed, and Calf Barn be forwarded to Council for consideration following Legal review.
3. Recommend that the developer install an additional interpretive panel at the entrance to the proposed townhouse development on 63A Avenue.

Carried

(c) **Memo re: Brown House (17555 and 17565 Highway 10)**

File: 6800-10; 7912-0033-00

The following comments were made:

- The Brown House (at 17555 and 17565 Highway 10) is listed on the Surrey Heritage Inventory. It is not listed on the Heritage Register nor is it a protected property. The Heritage Inventory is a list of building sites with potential heritage value.
- The Brown House was previously assessed and did qualify for addition to the Heritage Register; however, because the property owner was opposed to adding it to the Register, the Commission of the day did not recommend that Council add the House to the Heritage Register. Instead, they recommended that the House be retained on the Heritage Inventory.

- Staff reported that there is an active development application for a commercial development on the property immediately to the east of the Brown House (17555 and 17565 Highway 10). The applicant has recently purchased 17555 and 17565 Highway 10 in order to expand his current application. In purchasing the subject property, the applicant did his due diligence; however, when he inquired about extending his application to the west was informed that the House is listed on the Heritage Inventory. This information is not published.
- The new owner has indicated that retaining the heritage house in the context of the proposed commercial development is not an option due to the high land values. Instead, the applicant is proposing to market the house for relocation within the Cloverdale Area. If no interested party comes forward to relocate the House, the current owner will apply for a demolition permit.
- The applicant requested this matter to be brought before the Commission for ideas and suggestions.
- Staff indicated that if the owner was to apply for a demolition permit for the House, because the House is not listed on the Register, the City could not legally withhold the demolition permit.
- The Commission directed staff to refer the owner to the following organizations: Cloverdale Chamber of Commerce, Cloverdale Business Improvement Association (BIA), Surrey Heritage Society, or Vancouver Heritage Foundation, to see if anyone is willing to undertake relocating the building at their own expense.
- If demolition is the only option available, the House should be fully documented and a salvage company should be brought in to salvage any reusable materials.

Staff noted they will put the developer in touch with the suggested agencies.

It was  
Commission (SHAC) receive the Memo regarding the Brown House (17555 and 17565 Highway 10) as information.  
Carried

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

- (d) **SHAC Task List**  
File: 0540-20V

It was Moved by Commissioner Thomas  
Seconded by Commissioner Tannen  
That the Surrey Heritage Advisory  
Commission (SHAC) receive the Task List as information.  
Carried

2. **PARKS, RECREATION AND CULTURE**

3. **ENGINEERING**

4. **LEGISLATIVE SERVICES**

**E. ITEMS REFERRED BY COUNCIL**

**F. CORRESPONDENCE**

It was Moved by Commissioner Tannen  
Seconded by Commissioner Thomas  
That the following correspondence of the  
June 27, 2012, Surrey Heritage Advisory Commission Meeting be received as information:

1. Council Resolutions re: Public Hearing, Monday, June 11, 2012; and,
2. Clayburn Village Heritage Day & Heritage Tour, July 15, 2012  
Carried

**G. INFORMATION ITEMS**

1. **National Tree Day is September 26, 2012**  
File: Verbal Update

The Commission requested the SHAC Task List be updated to reflect  
September 26, 2012, as the correct date for National Tree Day.

**2. House at 15582 – 104 Avenue – Fire Damage**

File: Verbal Update

The following comments were made:

- Staff advised members of the Commission that a Demolition Permit Application had been submitted for the house located at 15582 104 Avenue due to extensive fire damage sustained in April of this year. The demolition permit for the House will be issued on June 28, 2012.
- It was clarified that the home is not a recognized heritage building and that previous assessments completed years ago indicated that it possessed "limited heritage value". The house likely scored poorly due to alterations to its exterior.
- Staff clarified that this item is brought to the Commission's attention solely as an information item. If members of the Commission were to receive questions from the public as to the heritage status of this building, they were asked to please refer inquiries directly to the City of Surrey Community Planning Department.
- Photos of the house (taken by staff prior to the fire when the House was brought to staff's attention by a member of the public) will be forwarded to the City Archives.

**3. Ocean Park Day - Heritage Plaque Unveiling (June 16, 2012)**

File: File: 6800-01

The following comments were made:

- Commissioners Hart and Thomas attended the event. It was noted the plaque was placed in the interior of the building (rather than on the exterior as directed). Staff indicated that they have asked the Ocean Park Community Association to ensure the plaque is correctly situated in a more prominent location on the exterior of the building.
- A member of the Ocean Park Community Association advised the Commission that the storyboard located on the front of the building contains some errors. Staff indicated that the storyboard can be corrected as part of the new signage program that will be rolled out shortly.
- A member of the Ocean Park Community Association has asked about the status of their request for heritage street name signs to be installed.

The Commission requested that engineering staff provide a report to the HAC regarding the Ocean Park Community Association's request for heritage street signage; and noted this item has been on the SHAC Task list since April 18, 2012.

H. TASK/LIAISON GROUPS

I. FINANCIALS

1. **Financial Summary as at May 30, 2012**

File: 0540-20V

It was  
  
Commission (SHAC) receive the Financial Summary of May 30, 2012 as information.

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

Carried

J. NEXT MEETING

The next meeting of the Heritage Advisory Commission was re-scheduled to Wednesday, July 18, 2012 in Planning Meeting Room #1 at 5:00 p.m.

K. ADJOURNMENT

It was  
  
Commission meeting do now adjourn.

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

Carried

The Surrey Heritage Advisory Commission adjourned at 6:10 p.m.

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Jane Sullivan, City Clerk

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Councillor Steele, Chairperson