

1 Recommendation

1. Removal of Heritage Tree

File: 6140-20/G; 6800-05

Commission Recommendation

That Council remove the *Picea abies* (Norway Spruce; Significant Tree No. 161, Group 8) located in *The Glades* Garden Park, from Schedule B of "Surrey Tree Protection Bylaw, 2006 No. 16100" (**See Attached Appendix 1**).

Present:

Chair - Councillor Woods
R. Hart
P. Priddy
S. Thomas
P. Sooch – Youth Representative
K. Tecson – Youth Representative

Absent:

B. Hol

Guest:

D. Johnson, Surrey Historical Society

Staff Present:

D. Luymes, Planning & Development
J. O'Donnell, Parks, Recreation & Culture
K. Baglo, Planning & Development
K. Tiede, Transportation Planning
O. Croy, Parks, Recreation & Culture
P. Bellefontaine, Transportation Planning
L. Moraes, Planning & Development
T. Mueller, Legislative Services

A. ADOPTION OF MINUTES

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

1. Surrey Heritage Advisory Commission Minutes – November 26, 2014.

It was Moved by Commissioner Priddy
Seconded by Commissioner Hart
That the minutes of November 26, 2014,
Surrey Heritage Advisory Commission (SHAC) meeting be adopted.
Carried

B. DELEGATIONS

1. **Removal of Heritage Tree**
File: 6140-20/G; 6800-05

Owen Croy, Manager of Parks, ISA Certified Arborist, ISA Certified Municipal Specialist, BScF. was in attendance before the Commission to recommend that a Norway Spruce (Significant Tree No. 161, Group 8) that is located in ***The Glades*** Garden Park be removed from the "Schedule B" of "Surrey Tree Protection Bylaw, 2006 No. 16100"

The following comments were made:

- The park dedication was made as part of a trust agreement with *The Glades* Garden Park; the garden contains many rare species of Rhododendrons.
- Several years ago a review of the property was conducted to determine if any trees on the property were candidates for being listed as "Significant Trees". At that time, it was recommended by staff that the Commission recommend to Council that seven trees be added to "Surrey Tree Protection Bylaw, 2006 No. 16100" as significant trees in Schedule B.
- The DeWolf family conducted a subsequent review of both the garden and tree specimens and realized that they had misidentified a tree as being a

rare Weeping Norway Spruce when instead it was an ordinary Norway Spruce with mature drooping branches; the new classification of species was supported by an arborist and by Simon Fraser University.

- The family would like the subject tree removed because the area it shades contains some of the finest specimens of Rhododendrons in the garden; additionally, the tree is also growing adjacent to a European Beech tree which it is currently crowding.
- Staff requested that the Commission recommend to Council that the *Picea abies* (Norway Spruce; Significant Tree No. 161, Group 8) tree be removed from Schedule B.

COMMISSION RECOMMENDATION

It was Moved by Commissioner Hart
Seconded by Commissioner Thomas
That the Surrey Heritage Advisory
Commission (SHAC) recommends that Council remove the *Picea abies* (Norway Spruce; Significant Tree No. 161, Group 8) located in ***The Glades*** Garden Park, from Schedule B of "Surrey Tree Protection Bylaw, 2006 No. 16100" (**See Attached Appendix 1**).

Carried

C. OUTSTANDING BUSINESS

D. NEW BUSINESS

1. PLANNING & DEVELOPMENT

(a) Clova Theatre (5732 - 176 Street) Proposed Heritage Revitalization Agreement (HRA)

File: 6800-10; 7914-0241-00

The following comments were made:

- The Clova Theatre, built in 1947, was added to the Community Heritage Registry in 1998. The Theatre is valued as one of the first modern buildings built in Cloverdale during the postwar era. The Theatre recalls a period when Cloverdale's downtown area was still a regional commercial, retail and entertainment centre. The Theatre closed its doors in 2014 due to declining attendance and antiquated technology.

- Staff noted that the Applicant is committed to conserving the Clova Theatre's heritage value by rehabilitating the building and restoring its original character-defining elements; the Theatre will be restored to its original colour scheme.
- Variances will be required to: waive the off-street parking requirement of the Zoning By-law; waive the requirements prohibiting murals in the Sign By-law; vary the Sign By-law to increase the number of fascia signs; vary the Sign By-law to increase the permitted sign area for fascia signs; and, vary the Sign By-law to increase the permitted sign area for projecting signs.
- Staff noted that the marquee will be retained and will mimic the historic sign; the project is an excellent adaptive reuse and through the HRA there are a number of elements that will be protected.

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

Commission (SHAC) recommends that:

1. The Clova Theatre (5732 - 176 Street) Proposed Heritage Revitalization Agreement (HRA) be received as information; and
2. The General Manager, Planning and Development forward the Clova Theatre HRA to Council for consideration following legal review.

Carried

(b) Heritage Revitalization Agreement (HRA) Amendment and Childcare Centre Proposal (16017 - 8 Avenue)

File: 6800-10; 7914-0340-00

The following comments were made:

- The Planning and Development Department received an application to amend the existing Heritage Revitalization Agreement (HRA) (No. 17700) for the Seventh Day Adventist Church to accommodate a childcare centre on the bottom floor of the Church.
- The Applicant is proposing to amend the HRA to: include a play area for a proposed childcare facility in the north portion of the existing parking lot; further reducing the parking requirements from 12 to 6 off-street parking spaces; and implement a parking agreement with Semiahmoo First Nation.

- Staff noted that 6 off-street parking stalls will be sufficient to accommodate the childcare centre; however, a parking agreement with the Semiahmoo First Nation will be required to accommodate the parking for large events. The Semiahmoo First Nation parking facility is located on the south side of 8 Avenue approximately 500 metres west of the subject site; a shuttle service will be provided for larger events.
- Staff explained that there will be no alterations to the building and that the Applicant is willing to work with the Commission regarding the design of landscaping elements, such as fencing.
- In response to a question from the Commission, staff clarified the project exceeds the required number of parking stalls for a childcare facility but noted no rezoning is required in association with this HRA amendment and that a childcare facility is a permitted use.

It was Moved by Commissioner Hart
 Seconded by Commissioner Thomas
 That the Surrey Heritage Advisory
 Commission (SHAC) recommends that the Heritage Revitalization
 Agreement (HRA) Amendment and Childcare Centre Proposal
 (16017 - 8 Avenue) be received as information.
Carried

(c) **Heritage Plaques for City Owned Buildings - "Black and Pewter"
 Plaque Option for Review**

File: 6800-01; 6800-08

The following comments were made:

- At the November 26, 2014 SHAC meeting staff provided a sample of the "olive and pewter" plaque for the Commission's review. The Commission expressed disappointment in the sample regarding the quality, technology and durability of the crest. After much discussion, the SHAC directed staff to follow up on the cost of alternative options for a "black and pewter" plaque.
- Staff presented three crest technology options for the Commission's consideration: the digital diamond crest, an acrylic coated label crest, and an engraved stainless steel insert crest. The Commission expressed concern with the acrylic coated label crest, noting that it would not be durable enough for use outside. Staff indicated that there have been issues in past with the digital diamond crest technology used for story boards and did not recommend the technology for use outside.
- The Commission stressed that the design of the plaque should be tasteful and demonstrate that the City is proud of its heritage.

- The Commission selected the solid aluminum plaque with an engraved insert crest as the preferred design. Staff recommended that the Commission have a sample plaque prepared by Winning Fairways at a cost of \$390.43.

It was Moved by Commissioner Priddy
 Seconded by Commissioner Thomas
 That the Surrey Heritage Advisory
 Commission (SHAC):

1. Receive the Heritage Plaques for City Owned Buildings - "Black and Pewter" Plaque Option for Review report as information; and,
2. Endorse the allocation of funds from the Surrey Heritage Advisory Commission Unrestricted Reserve to prepare a sample "black and pewter" plaque from Winning Fairways with a solid aluminum with engraved stainless steel insert.

Carried

(d) Log House (19518 - 32 Avenue)
 File: 6880-01

The Commission was asked to consider a request from the owners of 19518-32 Ave for their house to be reassessed with consideration being given to removing the house from the City of Surrey's Community Heritage Register.

The following comments were made:

- Staff noted that the Log House was assessed by Donald Luxton & Associates Inc. in 1999, receiving a score of 80%.
- The house is now deteriorating, facing issues such as dry rot and carpenter ants. The owners have requested that their house be reassessed with consideration being given to removing the house from the Community Heritage Register.
- The home is located in an area of Campbell Heights slated for industrial development.
- Staff requested the Commission to authorize the necessary funds to facilitate an evaluation of the property by a heritage professional.

It was Moved by Commissioner Thomas
 Seconded by Commissioner Priddy
 That the Surrey Heritage Advisory
 Commission (SHAC) recommends:

1. The necessary funds be allocated from the SHAC budget to have a heritage professional conduct a heritage assessment on the Log House (19518 - 32 Avenue), and;
2. That staff provide a copy of the report to the Commission and to the owners.

(e) **General Updates**

Planning staff provided verbal updates on the following properties:

The Brown House (17555 56 Ave)

File: N/A - Verbal

- The Brown House was listed on the Heritage Inventory.
- Due to a glitch in the system, the heritage status of the Brown House was not noted by staff and thus not referred to the Commission for comment. The Brown House was demolished in January 2015. Staff noted they are investigating the cause of the glitch and will work to rectify the issue.
- Staff noted that when heritage properties are slated for demolition "as found" reports are compiled and forwarded to the Surrey Archives for posterity.

The Commission requested an update from staff regarding the proposed development at the next SHAC meeting.

Loyal Orange Lodge

File: N/A - Verbal Update

- The Loyal Orange Lodge, built in 1891, is nearing the point of natural collapse and cannot be restored to a usable structure.
- Concern from the public has been expressed regarding the safety of the structure. The Commission recognizes that the safety of the structure is a concern.

The Commission requested a report from Staff outlining a plan for the Lodge, including a salvage, communication, and demolition plan. It was suggested that should the demolition of the Lodge occur, that aspects of the building (such as the sign) be salvaged.

Harbidge House (17633 96 Ave

File: N/A - Verbal Update

- The Harbidge House, built in 1937, is listed on the Heritage Inventory.
- The property owner has applied for a demolition permit. The City of Surrey Bylaw Department supports the demolition of the house due to social issues associated with the property. Staff clarified that the owner has no interest in retaining or restoring the house.
- Staff requested the Commission to make a recommendation as to whether or not a demolition permit should be issued for the Harbidge House.

It was

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

Commission supports the staff recommendation that a demolition permit for the Harbidge House be issued.

Carried**Cloverdale United Church Manse (6533 168 Street)**

File: N/A - Verbal Update

- The Cloverdale United Church Manse, built in 1905, has been on the Community Heritage Registry since 1998.
- Demolition permits for three structures on the property, including the Cloverdale United Church Manse, were issued.
- Due to different building addresses for each of the structures on the property, the heritage flag was not noted by staff and a demolition permit was issued without the knowledge of the Commission.

(f) SHAC Task List

File: 0540-20V

The following comments were made:

- **Cobblestones (2854 O'Hara Lane)** - The Cobblestones Heritage Revitalization Agreement (HRA) is currently under legal review.
- **Louis Dahl House (11334 River Road)** - Staff noted that the required security measures have not been provided and that payment of financial assistance will be held until the required measures to secure the house are completed.

- **Galbraith House (13756 112 Avenue)** - The Commission requested staff to provide an update on the status at the next SHAC meeting.
- **George Lawrence House (18431 Fraser Highway)** - The Commission requested an update on the status of the project and the penalty levied against the developer.
- **Pop-Up "Heritage Commission" Banner** - The Commission requested that an update be provided at an upcoming meeting.

2. ENGINEERING

(a) **Memo re: Green Timbers Urban Forest - Road Widening**

File: 5400-80

P. Bellefontaine, Transportation Planning Manager, appeared before the Commission to provide a verbal report regarding Green Timbers Urban Forest - Road Widening.

The following comments were made:

- Staff noted in the last few months a strategic planning process has been conducted in support of the "Mayor's Transportation and Transit Plan". The plan identifies Light Rapid Transit (LRT) connecting Surrey City Centre with Langley City Centre.
- Fraser Highway through Green Timbers Urban Forest will require widening to ease traffic demand on Fraser Highway and accommodate LRT. Engineering and PRC staff has undertaken detailed discussions with the Green Timbers Heritage Society to address concerns related to road alignment, cross-sections, tree preservation, wildlife crossings and park protection opportunities.
- There has been very extensive discussion about what the Fraser Highway widening might look like and how it might affect the forest.
- Staff provided historical background regarding Old Yale Wagon Road and noted a heritage evaluation was conducted in 2005. Old Yale Wagon Road was identified as an example of early road building, surveying and engineering practices. The historical value is that it is as a Transportation corridor, it was added to Surrey's Community Heritage Register by resolution of Council in 2006. Staff clarified that no Statement of Significance (SOS) under the *Local Government Act* has been completed to-date.

- **Minimizing Tree Impacts** - Tree retention has been maximised in the planning work based on the alignment of the road and the details of the cross-section outlining the transitions is as follows:
 - Transition #1 at 96 Avenue - modest transition, straight alignment, view of Mount Baker is respected. Presents a shifting of the road to the north will allow the City to protect a greater number of trees.
 - Transition #2 at Hydro Corridor - proposing a realignment/transition shifting to the South that allows the older stands of trees to be protected.
- The ultimate cross section identifies the light rail in the middle of the road with two travel lanes for vehicles in each direction with bike lanes and also multiuse pathways.
- Discussions with the Green Timbers Urban Forest Society noted that the cross section would be reduced to preserve more trees. Where the road crosses, creek structures would be put in place to allow wildlife corridors directly underneath. There are modest adjustments at intersections and that is where you can expect to see a station and a platform.
- The park was established through a referendum in 1998; therefore, there is a very high order of protection associated with the referendum. Any changes need to go through an Alternative Public Approval Process. The Alternative Approval Process under Part 4, Division 2 of the *Community Charter* is a method used to gauge public opinion in regard to certain types of proposed bylaws.
- Staff noted that by conducting a review of the site and reconciling road allowances within and around the Green Timbers Urban Forest, it was discovered that an additional 6.9 acres could be re-designated as Park.
- **Green Timbers Heritage Society Feedback** - Staff has undergone a comprehensive process with the Society's Executive, who feel quite positive overall and see significant value to the increase of the park area and at the same time understand there is a transportation need along Fraser Highway. They are currently seeking a broader feedback with their membership and more conversations will be required.
- **Broader Public Consultation** - Staff has been to a number of Select Committee of Council meetings and will have more dialogue with the Green Timbers Heritage Society.

Next Steps:

1. Staff will provide a presentation to Council in spring;
2. Subject to Council's endorsement would engage consultants to undertake a more detailed design phase, and;
3. Initiate Alternative Approval Process to pursue bylaw amendment of park property.

The Commission asked for clarification as to what would occur in the event there was a significant tree in the proposed pathway. Staff noted that they have talked to the Society Executive regarding that matter and will explore opportunities to meander in behind, a successful example of a similar application would be what was done at the Sunnyside Acres site.

- (b) **Memo re: Heritage Road Markers - Intersection Corner Signs**
File: 6800-01; 0540-20 (HAC)

It was Moved by Commissioner Hart
Seconded by Commissioner Priddy
That the Surrey Heritage Advisory
Commission (SHAC) receive the memo entitled: *Heritage Road Markers -
Intersection Corner Signs* as information.
Carried

3. **LEGISLATIVE SERVICES**

E. **ITEMS REFERRED BY COUNCIL**

F. **CORRESPONDENCE**

G. **INFORMATION ITEMS**

H. **OTHER BUSINESS**

1. **Canada 150 (1867-2017) – Strong. Proud. Free.**
File: N/A - Verbal Update

In 2017, Canadians across the country will celebrate Canada's 150th anniversary. The Government of Canada invites Canadians to learn more about the major events that have shaped their country's history and express their pride in everything that Canada represents – a strong, proud and free nation.

It was discussed that Canada's 150th Birthday presents an opportunity for the Commission to create and produce a memorable event and that there is ample lead time to develop a proposal for Council consideration.

I. FINANCIALS

1. Financial Summary as at December 31, 2014

File: 0540-20V

It was

Commission (SHAC) receive the Financial Summary as at December 31, 2014 as information.

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

Carried

J. NEXT MEETING

The next meeting of the Surrey Heritage Advisory Commission (SHAC) is scheduled for 6:00 p.m. on **February 26** in **2E Community Room B**.

K. ADJOURNMENT

It was

Commission meeting do now adjourn.

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

Carried

The Surrey Heritage Advisory Commission adjourned at 8:02 p.m.

Jane Sullivan, City Clerk

Councillor Woods, Chairperson



INTER-OFFICE MEMO

TO: **Heritage Advisory Commission**

FROM: **Manager of Parks**

DATE: **January 12, 2015** FILE: **6140 - 20/G**

RE: **Removal of Heritage Tree**

RECOMMENDATION

The Parks, Recreation and Culture Department recommends that the Heritage Advisory Commission recommend to Council that the *Picea abies* (Norway Spruce; Significant Tree No. 161, Group 8) that is located in ***The Glades*** Garden Park be removed from the Schedule “B” of the Surrey Tree Protection By-law No. 16100.

BACKGROUND

The Glades Garden Park is comprised of ten acres (4.04 ha) on 172 Street. Five acres (2.02 ha) of this land was given to the City in trust by Jim and Elfriede DeWolf, who continue to live on the property on a life estate, and effectively serve as the horticultural directors of the gardens. The property has fabulous Rhododendron gardens, fine lawns, and many beautiful mature trees.

Because ***The Glades*** has a wealth of interesting and mature trees, a review of the property was carried out to determine if trees on the property were candidates listing as ‘Significant Trees’ within Schedule “B” of the Surrey Tree Protection By-law No. 16100. Subsequently, seven trees were identified, and with the DeWolf’s approval, were included by By-law 16100. The attached map shows the location of the various ‘Significant Trees’ on the property.

Among these ‘Significant Trees’ is a *Picea abies*, Norway Spruce. (See attached Location Map) When the tree was originally identified for listing, it was believed that the tree was a very large and somewhat rare Weeping Norway Spruce (*P. abies* ‘Pendula’). Since that time, the tree has been properly identified as an ordinary Norway Spruce, whose mature branches were simply drooping.

The noted tree is one of several hundred mature trees on the property.



Aerial View of *The Glades* Garden Park

The DeWolfs have asked that the *Picea abies* be removed for the following reasons:

- To provide additional sunlight to the rare Rhododendrons growing in its shade, in order to facilitate the production of blooms;
- To allow additional growth opportunity for the Beech that is growing beside the *P. abies*. (The Beech is considered a far more aesthetically pleasing tree.)
- The *P. abies* has developed a lean and is top-heavy, leading to the concern that the tree will fail, damaging rare plant material in the garden.
- The tree is not aesthetically pleasing.

DISCUSSION

The best garden directors always review the palette of plant materials (including trees) that make up the garden, and change the garden so that it is not static over time. The DeWolfs have not made the decision to recommend removing the tree lightly, but feel that it would be best for the garden to remove it now. In light of the tree not being a rare or special tree, and valuing the input of Jim and Elfriede DeWolf in this matter, staff concur that the tree should be removed.

As compensation for removal of this tree, staff will work with the DeWolfs to find a location within the garden in which to plant a suitable tree that will complement the permanent collection of Rhododendrons and other shrubs that *The Glades* is known for.

SUMMARY

Based on the wishes of the DeWolfs, who gave *The Glades* to the City in trust, and based also on staff's assessment of the mis-identification of the tree, the Parks, Recreation and Culture Department recommends that the Heritage Advisory Commission recommend to Council that the *Picea abies* (Norway Spruce; Significant Tree No. 161, Group 8) that is located in *The Glades* Garden Park be removed from the Schedule "B" of the Surrey Tree Protection By-law No. 16100.

Owen Croy,
Manager of Parks

Cc -Jim and Elfriede DeWolf
-Manager, Horticulture and Landscape Operations

Attachment: Map Showing Location of the *Picea abies*.

Map Showing Location of the *Picea abies*

