

**Present:**

Councillor Woods, Chair  
A. Smith-Weston  
R. Hart  
B. Hol  
D. Plug  
P. Priddy, Vice-chair  
P. Sooch - Youth Representative  
M. Westwood - Youth Representative

**Absent:**

**Staff Present:**

D. Luymes, Planning & Development  
R. Gallagher, Parks, Recreation & Culture  
K. Baglo, Planning & Development  
K. Tiede, 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 - July 22, 2015

It was  
Commission (SHAC) recommends that the July 22, 2015 minutes be adopted.  
Moved by Commissioner Hart  
Seconded by Commissioner Hol  
That the Surrey Heritage Advisory  
Carried

**B. DELEGATIONS**

**C. OUTSTANDING BUSINESS**

**D. NEW BUSINESS**

1. **PLANNING & DEVELOPMENT**

- (a) **Financial Assistance Payment - South Westminster School (12469 104 Avenue)**  
File: 6800-01

It was  
Commission (SHAC) receive the Financial Assistance Payment - South Westminster School (12469 104 Avenue) report as information.  
Moved by Commissioner Smith-Weston  
Seconded by Commissioner Priddy  
That the Surrey Heritage Advisory  
Carried

(b) **Financial Assistance Payment – Hazelmere United Church and Hazelmere Untied Church Annex (1614 184 Street)**

File: 6800-01

It was Moved by Commissioner Hol  
Seconded by Commissioner Hart  
That the Surrey Heritage Advisory  
Commission (SHAC) receive the Financial Assistance Payment –  
Hazelmere United Church and Hazelmere Untied Church Annex (1614 184  
Street) report as information.

Carried

(c) **Church House (1556 131 Street) – Flagging of Potential Heritage Opportunities**

File: 6800-01

The following comments were made:

- The building was originally built in Crescent Beach in 1922, relocated to 131 Street in 1957 and became a private residence in 1966.
- Staff noted that the Church House does not currently have any heritage status with the City. An area resident wrote a letter to the City in August 2015 and requested the Commission to consider the heritage status of the building.
- Although the home is privately owned, area residents value the heritage aspects of the house and have named the adjacent laneway “Church House Lane”. Recently a Neighbourhood Enhancement Grant was applied for by members of the Community. The funds received were used to create a "garden park" and install shrubs and flowers to the laneway.
- Staff noted that the Church House will be discussed further as part of the Surrey Heritage Inventory Review [Item D.1.(f.) of this agenda].

It was Moved by Commissioner Hart  
Seconded by Commissioner Smith-Weston  
That the Surrey Heritage Advisory  
Commission (SHAC) receive the Church House (1556 131 Street) – Flagging  
of Potential Heritage Opportunities report as information.

Carried

(d) **Lee House (13971 Crescent Road) – Request for Removal of House from Surrey Heritage Register**

File: 6800-10

The following comments were made:

- Staff noted that when the property was evaluated in 1999 it received a score of 78%. Staff noted that not much of the 1999 worksheet will change as a result of a heritage re-evaluation. The design features appear the same; they have not changed since originally evaluated and that the structural integrity of the building cannot be adequately assessed through a heritage evaluation.
- The property owners sent a letter to staff requesting their property be re-evaluated and removed from the register. In their letter they stated that the building has structural issues, water damage, a leaky roof, and electrical issues. The owners have had the building for sale for a number of months; their realtor has suggested that removing the property from the register will help with the sale of the property. Most of the people interested in the property are looking to subdivide.
- The Commission expressed concern with the realtor's statement that the property cannot be sold as having the home on the register is an encumbrance. The Commission clarified that as the property is not protected by an HRA, and that there are no restrictive covenants limiting the use of the property; as such, it should remain on the register.
- Discussion ensued regarding the merits of leaving the home on the register versus removal. The Commission was sympathetic to the hardship faced by the current owners.
- In response to a question from the Commission, staff clarified that because the house is not protected it is within the property owner's right to apply for a demolition permit. Retaining the house on the heritage register ensures that the house remains flagged in the City's systems, and that the development and financial incentives would be available to any future property owners.
- On August 20, 2015, staff conducted a site visit of the property and noted that the house appears to be in fair condition. There are visible signs of deterioration and the house was vacant.
- Staff recommended that the property be retained on the register and noted that at, this time, there is no development proposal for the subject site.

The Commission requested staff to follow up with the owners and communicate that they are sympathetic to the property owners' health and financial issues but that they did not feel that retaining the home on the Surrey Heritage Register creates an encumbrance for resale prospects, and that there are various incentives available should they opt to undertake an HRA.

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

Commission (SHAC):

1. Receive the Lee House (13971 Crescent Road) – Request for Removal of House from Surrey Heritage Register report as information;
2. Recommends that the Lee House, located at 13971 Crescent Road not be re-evaluated;
3. Requests that staff contact the property owners and advise that their request to have the Lee House removed from the Surrey Heritage Register is declined; and
4. Requests staff to advise the property owners of the various incentives available should they wish to explore undertaking an HRA.

Carried

(e) **House at 3030 O'Hara Lane - Demolition Permit Application**

File: 6800-01

The following comments were made:

- Staff spoke with the Project Consultant and explained the development and financial incentives available to owners of protected heritage properties; the Project Consultant indicated that the property owners would prefer to proceed with a new building.
- The Commission expressed disappointment regarding the owner's wish to demolish and rebuild on the site instead of preserving the heritage aspect of the home. The Commission requested staff to document and photograph the site prior to issuing a Demolition Permit.
- Staff in response to a question from the Commission clarified that there is limited ability for the City to regulate single family housing design, as single-family houses are not subject to development permits with respect to form and character the way that multi-family developments are.

- Staff clarified that because the home is not protected by an HRA, all that is available is the goodwill of the Project Architect to maintain the character of the neighbourhood.
- The Commission requested staff to send a letter to the property owners detailing their disappointment in the loss of the heritage home and that the Project Architect give consideration to retaining the heritage spirit in the new design concept.
- The Commission noted that unfortunately, because the subject area is not in a heritage conservation area, there are no available tools to prevent other homeowners from making similar requests. Staff clarified that the only tool available is to appeal to goodwill and ask homeowners to consider preserving the heritage aspects of the neighbourhood.

The Commission expressed frustration of having unprotected heritage properties demolished and not having the necessary power or authority to prevent it.

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

Commission (SHAC):

1. Receive the House at 3030 O'Hara Lane - Demolition Permit Application report as information; and
2. Recommend that staff request that the heritage property owner's new design is reflective of the heritage context of the neighbourhood.

Carried

**(f) Surrey Heritage Inventory Review**

File: 6800-01

- Staff noted that the heritage inventory is a list of properties that may have heritage value or character. The inventory does not have legal status and is not enabled under the *Local Government Act*.
- The Commission was asked to review and determine which sites should be evaluated by a heritage professional and which should be removed. Considerations are: does the site maintain its heritage integrity, is the site historically significant, does the site maintain its original context, is there a potential for adaptive reuse, additions/alterations.

The Commission reviewed the staff report and made the following recommendations/comments:

1. Prairie Cafe, 15280 Fraser Highway - **Evaluate.**
2. Christopherson Road - Christopherson Road from 24 Avenue north to ravine - staff clarified that the right turn is undeveloped and it is north of 24 Avenue. It is not just built heritage, it is environmental and natural. The Chair noted that the benefit of retention is unclear. The Commission noted that if it was designated it could be protected and any future development would need to respect the heritage character of the road. There are some roads in Victoria that are designated in a similar fashion; there is also Semiahmoo trail and Crescent Road, Parts of KGH and Old Yale. Staff noted that there is a Christopherson family story board in the works as well - **Evaluate.**
3. Blackie Spit - North of 124 Street and 32 Avenue - **Evaluate.**
4. House at 5811 176A Street - The Commission asked the benefit of putting City Properties on the Register. There is a benefit because if there is the support of other departments, the City may consider the retention of the house. The building could be retained as an amenity building - **Evaluate.**
5. House at 5941 176 - The Commission noted that there is a rare number of this form in the City. The house has a strong connection to Surrey people who have lived in Surrey for many years. The family operated a garage in Cloverdale - **Evaluate.**
6. House at 5933 177B - There is no information available on this home in the archives - **Remove.**
7. Fleetwood Community Hall - 8415 160 Street - In order to develop, a land assembly to the north may be required. It was noted that the owners use the property as a Montessori school - **Evaluate.**

Commissioner Hart requested a copy of the photo.

8. Church House – 1556 131 Street - Staff in response to a question from the Commission clarified that the results of the evaluation will come to the SHAC and then the owners would be approached to determine if they would support the addition of the property to the heritage register - **Evaluate.**

**RECOMMENDATION**

It was Moved by Commissioner Hart  
Seconded by Commissioner Hol  
That the Surrey Heritage Advisory  
Commission (SHAC) recommends that Council:

1. Receive the Surrey Heritage Inventory Review report as information,
2. Endorse the Commission's recommendation to remove the following property from the heritage inventory;
  - (a) House at 5933 177B
3. Endorse the Commission's recommendation to have the following properties evaluated:
  - (a) Prairie Cafe, 15280 Fraser Highway
  - (b) Christopherson Road - Christopherson Road from 24 Avenue north to ravine
  - (c) Blackie Spit - North of 124 Street and 32 Avenue
  - (d) House at 5811 176A Street
  - (e) House at 5941 176
  - (f) Fleetwood Community Hall - 8415 160 Street
  - (g) Church House - 1556 131 Street
4. Authorize staff to spend up to \$8,750 from the Surrey Heritage Advisory Commission (SHAC) Unrestricted Reserve Budget to finance the evaluation of the seven (7) properties identified.

Carried

- (g) **SHAC Task List**  
File: 6800-01

The following comments were made:

**Old Anniedale School (Update)**

- Staff contacted the Secretary Treasurer and was advised that the School Board sold the property to the Church with a 5-year closing.
- The Church has applied for a Temporary Use Permit (TUP) to use the property for Church services. At this point, it is unclear if the Church also intends to utilize the school. Staff clarified that the heritage school located on the site is protected by designation bylaw and that the School Board is still the owner of record and the Church has been assigned as the Agent.

- Staff noted that an interim heritage revitalization agreement will be a requirement for a TUP. The interim HRA will include conservation plan and maintenance strategy.
- The Commission asked staff if it was possible to have a structural evaluation conducted on the school and whether there was funding available to conduct minor repair work. Staff in response noted that there is \$15,000 available for maintenance of the building.

The Commission requested staff to provide a quotation for the structural evaluation of the building at an upcoming meeting.

### **Bulman's Garage (8745 and 8761 Harvie Road) Proposed Heritage Revitalization Agreement (HRA)**

- The Commission expressed concern regarding the maintenance of heritage buildings during the heritage revitalization agreement bylaw adoption process.
- Staff clarified that there are some outstanding Engineering items on the project.

The Commission expressed concern that the structure will disappear due to neglect and requested a status update from staff at a future SHAC meeting.

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

## **2. PARKS, RECREATION & CULTURE**

### **(a) Crescent Beach Story Board - Status Update**

File: N/A - Verbal Update

The following comments were made:

- Staff reported that the Crescent Beach sign had peeling laminate. The damage sustained due to exposure to the elements was extensive and the sign has been removed and will be replaced at no cost to the Commission.
- Upon further investigation and discussion with the Vendor, staff discovered that the laminate used was only applied to the front of the sign up to the edges but did not wrap all the way around which resulted in deterioration and peeling observed on the Crescent Beach sign.

- Staff will monitor the other signs and noted that the Vendor has agreed to cover all costs of replacement of other signs that peel prematurely. Going forward the Vendor will be laminating all new signs all the way around.
- The Vendor has also advised that there is a superior product available, for an increased cost, which will extend the lifespan of signs from 5 to 10 years.

The Commission requested staff to provide a sample of the superior product for review at an upcoming meeting.

**(b) Redesign of Storyboards - Update**

File: N/A - Verbal Update

The following comments were made:

- The Old Yale Road Storyboard has been researched and written and is in the final design stages.
- Staff asked if the Commission would agree to not have the Lawrence House included on the sign.

It was Moved by Commissioner Priddy  
Seconded by Commissioner Hart  
That the Surrey Heritage Advisory  
Commission (SHAC) authorizes staff to remove text related to the  
Lawrence House from the final Old Yale Road Storyboard design.  
Carried

Staff will provide the Commission with a copy of the redesigned Old Yale Road sign for review and final approval.

**(c) Heritage Advisory Commission Canada 150 Surrey History Book Project**

File: 8200-01

**Note:** Due to the timing considerations associated with this project, this SHAC recommendation was dealt at the Regular Council Public Hearing Meeting of September 28, Corporate Report R197.

The following comments were made:

- After the July 22 meeting staff submitted a funding proposal to the Finance Department. In response, the Finance Department requested staff to approach the Commission to ascertain whether members of SHAC would endorse the use of funds from the Unrestricted Reserve Fund in support of the project.
- Staff clarified that if the Commission is willing to endorse the use of \$40,000 from the Unrestricted Reserve Fund, the remaining funds needed for the Legacy Book Project can be sourced through the 2016 budget process and through federal and provincial grant opportunities.
- It was discussed that funding approval, project coordination and start-up are intricately linked. Staff noted that they have started a dialogue with the Finance Departments to get a sense of the timeline required during the tender process and the associated deadlines are on track.

The Commission directed staff to allocate \$40,000 in funds from the Unrestricted Reserve Budget in support of the Legacy Book Project.

## RECOMMENDATION

It was Moved by Commissioner Hol  
 Seconded by Commissioner Priddy  
 That the Surrey Heritage Advisory  
 Commission (SHAC) recommends that Council authorize staff to allocate  
 \$40,000 from the Surrey Heritage Advisory Commission (SHAC)  
 Unrestricted Reserve Budget to be used in support of the Heritage Advisory  
 Commission Canada 150 Surrey History Book Project (see Corporate Report  
 R197 - September 28, 2015 Regular Council Public Hearing).  
Carried

### 3. ENGINEERING

### 4. LEGISLATIVE SERVICES

## E. CORRESPONDENCE

### 1. Letter received from Surrey Retired Teachers' Association Heritage Committee dated August 17, 2015.

The Chair noted that staff provided a status update regarding the Old Anniedale School under the SHAC Task List portion of the meeting [Item D.1.(g) of this agenda].

It was Moved by Commissioner Hart  
Seconded by Commissioner Priddy  
That the letter from the Surrey Retired  
Teachers' Association Heritage Committee dated August 17, 2015, be received as  
information.

Carried

**F. INFORMATION ITEMS**

**G. OTHER BUSINESS**

**1. Meeting Start Time Amendment - 5:00 PM**

File: N/A - Verbal Update

Commissioner Hol requested consideration be given to instituting a new meeting start time of 5:00 p.m. for future meetings.

It was Moved by Commissioner Hol  
Seconded by Commissioner Priddy  
That the Surrey Heritage Advisory  
Commission (SHAC) meeting start-time be changed from 6:00 p.m. to 5:00 p.m.  
effective October 28, 2015.

Carried

**2. Removal of HRA Agreements - Replica Buildings**

File: N/A - Verbal

- The Commission asked for clarification from staff if it would be possible to remove the eligibility for properties that were destroyed and replaced by replicas, such as the Henry Bose Farm Site and George E. Lawrence House.
- Staff noted that buildings are eligible for grants under the building preservation program bylaw if they are subject to an HRA or Designation Bylaw. This includes replica houses. Building preservation program grants, however, are granted at the recommendation of the Commission and the discretion of Council. A provision would need to be included in a heritage revitalization agreement for a replica that the structure is not eligible for the grant program.

The Commission requested staff to check with the Legal Department as to whether an HRA can be removed from a replica building and provide an update at a future SHAC meeting.

3. **House at 58th Avenue**  
File: N/A - Verbal Update

Staff noted that the house in Cloverdale has had extensive renovations without building permits and is being dealt with through the building division; currently there is a stop work order in place.

4. **Lawrence House Replica**  
File: N/A - Verbal Update

Staff advised that work on the replica is currently in progress. The Commission noted that the two chimneys are wood and may be a departure from the original design.

The Commission requested staff to follow up and provide a status update at a future meeting.

5. **Bose Farm**  
File: Insert #/Verbal Update

Staff met with the Consultants and clarified that as the majority of the house will not be reconstructed with original materials, as per the HRA, the use of new materials in excess of 50% requires written approval by the City. The consultant was requested to provide a proposal for staff review outlining the plans for the construction of the replica and the material to be use. The consultant agreed that compensation will be provided for the loss of heritage.

## H. FINANCIALS

1. **Financial Summary as at August 31, 2015**  
File: 0540-20V

It was

Moved by Commissioner Smith-Weston  
Seconded by Commissioner Priddy  
That the Surrey Heritage Advisory

Commission (SHAC) receive the Financial Summary as at August 31, 2015 as information.

Carried

I. NEXT MEETING

The next meeting of the Surrey Heritage Advisory Commission (SHAC) is scheduled for **5:00 p.m.** on **October 28** in **2E Committee Room B.**

J. ADJOURNMENT

It was

Moved by Commissioner Hart  
Seconded by Commissioner Smith-Weston  
That the Surrey Heritage Advisory

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 8:06 p.m.

---

Jane Sullivan, City Clerk

---

Councillor Woods, Chairperson