

Present:

Councillor Woods, Chair
D. Plug
P. Priddy
L. Tannen

Absent:

D. Evans
B. Hol

Staff Present:

A. Parsons, Planning & Development
N. Aven, Parks, Recreation & Culture
L. Blake, Legislative Services

A. ADOPTION OF MINUTES

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

1. Surrey Heritage Advisory Commission Minutes - May 24, 2017

It was

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

Commission (SHAC) recommends that the May 24, 2017 minutes be adopted.

Carried

B. DELEGATIONS**C. OUTSTANDING BUSINESS****D. NEW BUSINESS****1. PLANNING & DEVELOPMENT**

- (a) **Lee House (13971 Crescent Road)
Proposed Rezoning, Subdivision, Heritage Revitalization
Agreement (HRA) and Heritage Alteration Permit (HAP)**
File: 6800-20

Staff summarized the report dated June 15, 2017 regarding a proposed rezoning, subdivision, Heritage Revitalization Agreement (HRA) and Heritage Alteration Permit (HAP) that have been received for the Lee House located at 13971 Crescent Road.

- The house is one storey craftsman style built around 1926.
- The house was added to the Heritage Registry in 2000.

- In response to concerns raised by staff, the applicant has reduced the amount of lots from five to four, as well as altered the lot grading for the project.
- The applicant is proposing to widen Nico Wynd Drive to improve access, safety and sightlines. The Nico Wynd Estates' Strata Council has expressed support for the proposed widening.
- Access to the lots would be provided from a newly created lane at the rear of the proposed lots which would connect to Nico Wynd Drive.

In response to questions from the Commission, staff provided the following information:

- There are two existing homes on the lot, including the Lee House. The other house will be demolished.
- The new homes would comply with the new RF-13 zoning, and will be approximately 2800 square feet.
- The project will meet the minimum flood plain requirements.
- The new homes will be built in a similar character to Lee House; however, the new homes would remain distinct.
- The developer has indicated that four lots are required in order for the project to be viable.
- The applicant has provided an arborist report indicating that the majority of trees along Crescent Road can be retained.
- The applicant's tree retention plan will be reviewed by the City's arborist.
- The excavation required for the project could impact ground water and affect trees that have been retained.

Discussion ensued, and the Commission noted the following comments:

- The widening of Nico Wynd Drive is a positive aspect of the proposal.
- Appreciation was expressed that the applicant is proposing to retain the trees along Crescent Road.

- Support was expressed for the proposed laneway access for the new lots, which will help minimize additional traffic movement on Crescent Road generated from the proposed development.
- It was noted that the existing trees along Crescent Road would screen and minimize the visual impact of the proposed development on the area.
- As the lots will be zoned RF-13, the homes will not be too large.
- Crescent Road is a registered heritage site. The trees, particularly the mature trees, contribute to the heritage value of the road,
- Due to the significant role that the trees play in the heritage value of Crescent Road, extra protection should be taken to retain trees, advocate for larger tree protection barriers (6:1) and request oversized replacement trees.

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

1. Receive the report dated June 15, 2017 as information; and,
2. That staff receive the comments regarding the retention and restoration of the Lee House as part of the proposed redevelopment of the property at 13971 Crescent Road.

Carried

(b) 3221 140 Street
Proposed Development Permit for Building Expansion
 File: 6800-01

Staff summarized the report dated June 16, 2017 regarding a proposed Development Permit for building expansion at 3221 140th Street.

- The building is not currently on the Heritage Inventory or Registry.
- The existing zoning of Highway Commercial Industrial will be retained.
- The applicant is proposing to build two additional storeys on the building to accommodate potential uses such as a childcare and office space. The additional floor area would

require additional parking on-site, which would result in the loss of landscaping.

In response to questions from the Commission, staff provided the following information:

- The Historic Context Statement and Thematic Framework that the City of Surrey is working towards having done (by Donald Luxton and Associates), would assist staff and the Commission when evaluating projects like this.
- Staff estimate that it would cost approximately \$2000 to have a heritage evaluation completed for this building
- A public hearing would not be required as the proposal is for a Development Permit; however, there would be public notification regarding the proposal.
- Staff have expressed concerns regarding the impact the proposed addition could have on the neighbouring single family homes, the additional parking required and the removal of landscaping.

Discussion ensued, and the Commission noted the following comments:

- The heritage value for the property is in the architecture. It is not clear what portion of the exterior building would be retained, which could affect the architectural value of the building.
- A heritage building evaluation would be required to determine if the building is in good condition.
- The building is not used for the same purpose for which it won the *Prestigious Award for Hospital* from *Veterinary Practice Magazine*. The award won by the veterinary clinic is not an architectural related award.
- The massing of the proposed building relative to the existing community may be a concern, but is not a heritage issue.
- The owner of the property has not taken any steps to document the history of the building.

It was Moved by Commissioner Tannen
 Seconded by Commissioner Priddy
 That the Surrey Heritage Advisory
 Commission (SHAC) receive the report dated June 16, 2017 as
 information.

Carried

(c) **SHAC Task List**

File: 0540-20V

Staff summarized the report dated June 16, 2017 regarding the Surrey Heritage Advisory Commission (SHAC) task list, and provided the following additional information:

- Donald Luxton is revising and resubmitting his proposal for the Historic Context Statement and Thematic Framework project for the city. Staff are hoping to finalize the contract over the summer and move forward with the project in the Fall.
- Staff are exploring completing evaluations for a number of properties on the heritage inventory, including the North Surrey Medical Building.
- Staff will look into hosting a Surrey Heritage Group Information Networking meeting in 2017.

The Commission noted that the proposal for a Nicomekl monument as discussed at the May 24, 2017 SHAC meeting should be included on the task list.

2. **PARKS, RECREATION & CULTURE**

(a) **City Awards**

File: 0290-20

Staff summarized the report dated June 7, 2017 regarding City Awards.

The Commission noted that all Commissioners should receive the information package regarding the City Awards. All Commissioners will be invited to participate in the discussion and recommend winners, if they choose.

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

1. Receive the report dated June 7, 2017 as information; and,

2. Select Commissioners Plug, Priddy and Tannen to review the Heritage in the City Award nominations and recommend winners in a closed portion of the July meeting
Carried

3. **ENGINEERING**

4. **LEGISLATIVE SERVICES**

E. CORRESPONDENCE

F. INFORMATION ITEMS

1. **2017 BC Historical Federation Annual Conference Summary**

File: 6800-01

Commissioner Plug attended on behalf of SHAC.

2. **Tree Removal at Redwood Park**

File: 6140-20

Staff summarized the memo dated June 12, 2017 regarding tree removal at Redwood Park.

G. OTHER BUSINESS

H. FINANCIALS

1. **Financial Summary as at May 31, 2017**

File: 0540-20V

The Commission requested that the 2018 scholarships be added to the SHAC Task List so that they will be revisited in 2018.

It was

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

Commission (SHAC) receive the Financial Summary as at May 31, 2017 as information.

Carried

I. NEXT MEETING

The next meeting of the Surrey Heritage Advisory Commission (SHAC) is scheduled for 5:00 p.m. on **Wednesday, July 19** in **2E Committee Room B**.

J. ADJOURNMENT

It was
Commission meeting do now adjourn.
Moved by Commissioner Tannen
Seconded by Commissioner Priddy
That the Surrey Heritage Advisory
Carried

The Surrey Heritage Advisory Commission adjourned at 6:55 p.m.

Jane Sullivan, City Clerk

Councillor Woods, Chairperson