

**NOTE: The following recommendations were adopted at the November 20, 2023 Regular Council – Public Hearing meeting. Council is not requested to consider these recommendations.**

**1. Cloverdale Rodeo and Exhibition Association Request For Commemorative Street Naming on 177B Street**

That Council allocate up to \$7,500 from the SHAC Unrestricted Reserve to install a storyboard that includes acknowledgement of Will Senger's community contributions on the Rodeo Grounds.

**2. Collishaw House (16520 40 Avenue) – Application for Financial Assistance for Painting**

That Council:

1. Receive the report dated October 30, 2023 regarding an application for financial assistance for painting for the Collishaw House located at 16520 40 Avenue as information (Appendix (II));
2. Recommend that Council approve financial assistance in the amount of \$1,742.47 which represents 50% of the value of the works as per the invoice provided by Rob Ireland Studios; and
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

**3. Cloverdale Rodeo and Exhibition Association Request For Commemorative Street Naming on 177B Street**

That Council allocate up to \$7,500 from the Unrestricted Reserve to install a storyboard that includes acknowledgement of Will Senger's community contributions on the Rodeo Grounds.

**Present:**

Councillor Stutt, Chair  
M. Hilmer  
F. Lou  
P. Priddy

**Absent:****Staff Present:**

R. Gallagher, Manager, Culture  
K. Hardie, Manager, Heritage Facilities & Administration  
K. Baglo, Heritage Planner  
L. Blake, Assistant City Clerk

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**A. ADOPTIONS****1. Adoption of the Agenda**

It was

Moved by Commissioner Lou  
Seconded by Commissioner Hilmer  
That:

1. The agenda of the Surrey Heritage Advisory Commission meeting held on November 7, 2023, be amended by adding item G.1: 2024 Heritage Week Tour; and
2. The agenda be adopted as amended.

Carried

**2. Adoption of June 14, 2023 Minutes**

It was

Moved by Commissioner Lou  
Seconded by Commissioner Hilmer  
That the minutes of the Surrey Heritage

Advisory Commission meeting held on June 14, 2023 be adopted.

Carried

**3. Receipt of October 4, 2023 Notes**

It was

Moved by Commissioner Hilmer  
Seconded by Commissioner Lou  
That the minutes of the Surrey Heritage

Advisory Commission meeting held on October 4, 2023 be received.

Carried

**B. DELEGATIONS****1. Annie Kaps and Jaeger Mah  
Friends of Bear Creek Park**

The delegation provided a PowerPoint presentation overview of Bear Creek Park, including the history of the area, the process of the City acquiring the land, park uses over the years, and the ecology of the park. The following information was highlighted:

- The 160-acre northern section of Bear Creek Park was gifted from the Province to the City in 1932, with the City only being required to pay a \$10 registration fee. Incrementally, the City acquired additional land to the south of the park for park purposes; however, this additional southern parts of the park were not included in By-Law 4100, adopted in 1973, that protected the 160-acre northern portion of the park. The City's website could include information regarding the history of each of the City's parks and how the land was acquired.
- Bear Creek Park represents less than 5% of Surrey's total land area, yet it offers extremely rare, high-value biodiversity habitat that is surrounded by a quickly growing and densifying urban environment. Some factors that make the park unique include:
  - The presence of eels in its creeks, which is unusual in an urban environment;
  - Its function as a biodiversity hub;
  - Home to two Class A, Red Listed creeks;
  - Vital spawning grounds for three species of salmon;
  - It provides environmental protection from flooding, the heat-island effect and air pollution.
  - Parks and green space provide mental and physical health benefits.
  - Accessibility to residents of all income levels; and
  - It is one of the few parks that showcase Surrey's ancient heritage.

- An extension to 84 Avenue to relieve traffic congestion, particularly at 88 Avenue and King George Boulevard has been proposed for a number of years. The proposed extension would run through the southern part of Bear Creek park. In addition to residents expressing opposition to the proposal for many reasons, including the environmental impacts to the park, the Ministry of Environment, Lands and Parks advised the City of its opposition to the extension during an Environment Review Committee meeting in 2000. Residents have organized a number of protests throughout the years, including major protests in 2000 at a Parks, Recreation and Culture Commission (PRCC) meeting, 2007 at a City open house, and 2009 prior to Council considering the extension during a Council meeting. Councillors and the PRCC noted that the public outcry were determining factors in their decisions to not support the extension. There were additional protests in 2021, as well as a lawsuit filed by the Force of Nature Society in an attempt to stop construction of the road.
- The 84 Avenue extension was ultimately built over an area that crosses King Creek and Bear Creek. The City has implemented numerous innovative documents intended to protect the environment, such as the Community Climate Action Strategy, the Sustainability Charter, and the Biodiversity Conservation Strategy; however, these documents do not seem to have been considered when the extension to 84 Avenue was approved. The extension has negatively impacted the park's salmon populations, which are an endangered and keystone species, and wildlife as there is only one wildlife crossing. New storm drains deposit into the creeks and more pollution is funneled into the creeks. Areas of the park have fallen into disrepair and there is more litter and debris throughout the park. In addition, the creation of a new road traps additional heat, which further negatively impacts the environment.
- One of the goals of Friends of Bear Creek Park (FOBCP) is to support the protection of the land south of 84 Avenue. To support the FOBCP, residents can follow their Facebook page @FriendsofBearCreekPark and to support Bear Creek Park in general, residents can volunteer with future clean-up and restoration initiatives and share concerns with Mayor and Council.

In response to a question from the Commission, the delegation advised that there is approximately \$800,000 remaining in the park budget. A subcommittee of the Environment and Climate Change Committee has provided recommendations to the Environment and Climate Change Committee regarding the remaining park budget. One of the recommendations includes transforming the King's Creek area into a wetland.

2. **Steven Purewal**  
**Managing Director, Indus Media Foundation**

The delegation provided a PowerPoint presentation regarding a military memorial on the plaza near the Museum of Surrey, adjacent to the existing cenotaph. The following information was highlighted:

- The Indian army greatly contributed to the Allied war effort during World War One (WWI). One in three soldiers from the British Empire on the Western front was Indian and over 74,000 Indian soldiers died during the war, with a majority of Indian soldiers coming from the Punjab region. A majority of the Indo-Canadian community in Surrey is also from the Punjab region, and WWI has a special place in the Punjabi population's history.
- The Indian army not only saved the British Expeditionary Forces in Flanders by holding back German forces, they also held the Port of Calais from occupation, which was needed for Canadian soldiers to make it the Western front. Without the intervention of the Indian army, Canadian history and nation building stories, such as the Battle of Vimy Ridge and John McCrea's *In Flanders Fields* may not have happened.
- Canadians and Indians shared citizenship until 1947. There are 115 cemeteries on the Western front where Canadians and Indians share grave sites. This further supports that Canadian and Indians were brothers in arms fighting on the same front lines, and for the same crown and empire.
- Despite the Indian Army's contributions being well-known and acknowledged in the years following WWI, Indian immigrants experienced discrimination, including events such as the Komagatu Maru. Lack of education, popular culture and media have been used to exclude people, particularly immigrants, and monopolizing what it means to be a Canadian soldier. There is a lack of multicultural narratives in the education system and shared spaces, such as museums.
- To bring attention to the Indian army's contribution to WWI, members of the Punjabi community partnered with leading key education partners, Simon Fraser University and the BC Royal Museum to validate their service and history, and address the heritage deficit. A badge campaign, The Poppy Belongs to All of Us, was started at LA Matheson to help all students develop a sense of belonging. The City has also supported these efforts by providing space at the Museum of Surrey, Surrey Archives and libraries.

The delegation requested that the Commission consider supporting an inclusive memorial dedicated to brotherhood and friendship in Veterans' Square, along with an associated gallery in the Museum of Surrey that would bring education outside of the schools and into shared public spaces.

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

- Funding for the statue and gallery would be provided by the Federal government.
- Surrey is the preferred location for the statue and gallery as there would be an immediate benefit for Indo-Canadian youth, who are disproportionately involved in gang activity. As a warrior community, Sikhs are drawn to military service, and the statue and gallery can highlight the honor associated with serving in a uniform rather than in a gang. In addition, there would be a lot of interest in the statue and gallery due to the large demographic of people of Punjabi descent in Surrey. Surrey would also have the opportunity to demonstrate itself as a leader in inclusive history.
- The proposed statue and gallery have not been discussed with the Royal Canadian Legion.

The Commission commended the delegation for their presentation. The Commission discussed the history of veterans and, including an incident when Sikh veterans were turn away from the Newton branch of the Royal Canadian Legion on Remembrance Day, which demonstrated that many Canadians do not understand the history of Sikh veterans.

It was

Moved by Commissioner Priddy

Seconded by Commissioner Lou

That staff provide a report to the

Commission regarding the Inclusive Remembrance Memorial Dedicated to Brotherhood & Friendship proposal, as presented by Steven Purewal at the November 7, 2023 meeting.

Carried

**3. Bob Campbell**  
**Heritage Property Owner**

The delegation provided a PowerPoint presentation regarding the upfront requirements of a property owner prior to a property being designated as heritage protection. The following information was highlighted:

- The delegation outlined the work that has been put into his heritage property, the Joseph Thompson Brown House in Panorama Ridge, including replacing knob and tube wiring, missing exterior support posts, two failing septic systems, an iron pipe waterline, constant painting of large exterior wood surface, and lack of insulation. While the grants available through the Building Preservation Program are a nice benefit available to protected heritage homeowners, the \$5,000 per year, up to a maximum of \$15,000, is inadequate compared to the cost of properly maintaining a heritage home.

- The Joseph Thompson Brown House has been evaluated by the City on numerous occasions and deemed to be in great condition, the house is still in its original location and the room layout is fairly original even though the home has been renovated throughout the years. City staff have noted that if the City could preserve any heritage home in the city, it would be the Joseph Thompson Brown House. Residents also express their appreciation for the house because of what it means to the community and how it reflects the city's history. In addition to being passionate about preserving heritage, the delegation noted that preserving heritage homes is a better environmental option compared to demolition and new construction.
- The property value of the delegation's home comes from the land and not the house itself. The lot would support a new 17,000 square foot house and has great views. In addition, recent Provincial changes overriding zoning and increasing density could make the lot even more attractive to potential buyers.
- The City's current heritage policies, including the preservation requirements, could be discouraging private property owners to protect their heritage homes. Unprotected heritage homes are at risk of demolition, especially heritage homes on large lots that would support a much larger new construction home. Development incentives might appeal to developers but can be less impactful for private property owners.
- The delegation's estimated upfront costs to protect his home total approximately \$25,000, with no guarantee that the home will receive full heritage protection. Local real estate agents estimated that heritage protection could result in between \$500,000 and \$1 million reduction in property value. The majority of heritage preservation benefits flow to the city and residents while the property owner takes on financial risk and loss. The delegation provided the following recommendations to help support heritage retention:
  - Determine the upfront application requirements that are necessary to preserve a heritage property;
  - Pre-approve heritage preservation applications, subject to conditions;
  - The City could pay for upfront studies it unilaterally deems necessary for preservation;
  - Increase the levels of annual tax relief and annual shared cost amounts; and
  - Provide a one-time value payment to compensate private property owners for the loss in property value.

The Heritage Planner noted that there are different study requirements for heritage property owners seeking to protect their home and further develop their site (such as adding a second dwelling) compared to simply protecting a heritage home.

It was  
Moved by Commissioner Priddy  
Seconded by Commissioner Hilmer  
That staff report back regarding the  
feasibility and necessary steps that would be required to enact the  
recommendations as presented by Bob Campbell at the November 7, 2023 meeting.  
Carried

## C. OUTSTANDING BUSINESS

### 1. James Johnston House (6543 152 Street) – Demolition Permit Application

A report regarding a Demolition Permit Application for the James Johnston house located at 6543 152 Street was presented at the October 4, 2023 meeting. As quorum was not achieved at that meeting, a recommendation to staff on the use of temporary protection measures for the James Johnson House was deferred to a future meeting.

The Heritage Planner advised that the condition assessment report indicated that the house has a wood foundation on dirt and there are obvious signs of deterioration; however, the rest of the house was in fair to moderate condition. The applicant does not have immediate plans to redevelop this portion of the property.

The Commission noted that the house does not appear to be in poor condition and once it is demolished it would be gone forever. The Commission suggested that the demolition permit could continue to be withheld until the applicant plans to redevelop this portion of the property. Over time, the applicant might consider another use for the house, such as a daycare.

It was  
Moved by Commissioner Lou  
Seconded by Commissioner Priddy  
That Surrey Heritage Advisory Commission  
recommend that Council:

1. Receive the report dated September 25, 2023 regarding a demolition permit application that was received for the James Johnston House located at 6543 152 Street as information;
2. Recommend that the General Manager of Planning and Development continue to withhold the demolition permit until building permit and other approvals are ready for issuance for the James Johnston House located at 6543 152 Street.

Carried



**2. Cloverdale Rodeo and Exhibition Association Request For Commemorative Street Naming on 177B Street**

At the October 4, 2023 meeting, staff provided a verbal report regarding a request that has been received for commemorative street naming on 177B Street. As quorum was not achieved at that meeting, the Commission was requested to provide a recommendation regarding the request.

The Manager, Heritage Facilities and Administration, summarized the request that was received from the Cloverdale Rodeo and Exhibition Association and highlighted the following information:

- In July, staff received a request from the CREA to add a commemorative street name on 177B Street, proposing "Will Senger Way", in memory of Will Senger, who was a longtime participant and volunteer for the Cloverdale Rodeo and has a long history associated with the rodeo grounds. Mr. Senger passed away in 2017.
- The City has a Street Naming policy, as well as best practices and procedures for considering a commemorative street name. Criteria to consider include:
  - Honoring people or events that reflect positively on Surrey and that have a clear geographic relationship to the event or person being commemorated;
  - Individuals, groups, events or places that qualify for consideration of commemorative street naming include those of a historical nature with a significant positive influence on Surrey, have contributed outstanding civic service, have achieved an accomplishment of regional, national or international acclaim, or have made an extraordinary contribution to their field of endeavor that reflected positively on Surrey; and
  - Contributes to creating a sense of place.
- The proposed commemorative street name meets the technical requirements of the City's Street Naming Policy. Staff have noted the importance of inclusion and representation in street naming, and recommended that the Commission could consider "Celebration Way" as a commemorative street name, as it is a broader term that still embodies Mr. Senger's volunteerism and is related to the surrounding area and its history.

In response to questions from the Commission, staff noted that the street name proposal would be for an additional, commemorative street name to be displayed under the civic street sign for 177B Street.

The Chair recognized Councillor Annis, who was in attendance and has also been in contact with the Senger family regarding their request. Councillor Annis advised that the family had requested both the commemorative street name and a storyboard, and had funding available for both requests.

The Commission noted the following comments:

- Surrey has many citizens that have contributed so much to the City who deserve recognition.
- Other organizations, such as the School District, have stopped naming new buildings after individuals.
- Private funding should not be accepted in exchange for commemorative naming for individuals.
- As discussed at the June 14, 2023 meeting, a storyboard could be a better opportunity to provide context for Will Senger's relationship and contributions to the surrounding geographic area.

It was

Moved by Commissioner Priddy

Seconded by Commissioner Lou

That the Surrey Heritage Advisory

Commission (SHAC) recommend that Council allocate up to \$7,500 from the Unrestricted Reserve to install a storyboard that includes acknowledgement of Will Senger's community contributions on the Rodeo Grounds.

Carried

## **D. NEW BUSINESS**

### **1. PLANNING & DEVELOPMENT**

#### **(a) Preddy House and Cottage at 8875 and 8891 Harvie Road – Demolition Permit Application**

The Heritage Planner summarized the report dated October 31, 2023 regarding a demolition permit application that was received for the Preddy House and Cottage located at 8875 and 8891 Harvie Road. The following information was highlighted:

- The Preddy House and Cottage are listed on the Heritage Inventory, indicating they may have heritage value and be heritage resources in the South Port Kells area.
- The buildings may have heritage value for their association with the development of the Port Kells area; however, the applicant provided a heritage evaluation that found the buildings are not of significant heritage value and are in poor condition. It was noted the owner, Elsie Preedy, worked at Surrey Archives.
- The buildings' condition has deteriorated significantly since the property was listed for sale. As the doors and windows have been removed, the buildings have been flagged by the Community Safety Team as a fire hazard.

The Commission noted the poor condition of the buildings and recommended that safety concerns should take priority over heritage preservation in this situation.

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

Commission (SHAC):

1. Receive the report dated October 31, 2023 regarding a demolition permit application that was received for the Preddy House and Cottage located at 8875 and 8891 Harvie Road as information; and
2. Recommend that staff do not proceed with temporary or permanent protection measures for the Preddy House and Cottage located at 8875 and 8891 Harvie Road.

Carried

**(b) House at 18477 76 Avenue  
Proposed Rezoning, Subdivision, Development Permit and  
Neighbourhood Concept Plan Amendment**

The Heritage Planner summarized the report dated October 30, 2023 regarding a proposed Rezoning, Subdivision, Development Permit and Neighbourhood Concept Plan amendment for the house located at 18477 76 Avenue. The following information was highlighted:

- A heritage evaluation found that the building has some heritage value for its age and design, but found no historic significance.
- As one of the few remaining potential heritage homes in the Clayton area, staff requested that the applicant consider retention of the heritage building. A subsequent condition assessment report found that the house was in poor condition and due to the presence of asbestos and lead paint, any retention attempts would likely result in a replica.

In response to a question from the Commission, the Heritage Planner advised that the windows were installed with putty containing asbestos, and the condition of the board and batten underneath the stucco is unclear, so it would likely not be possible to salvage parts of the house.

It was

Moved by Commissioner Hilmer

Seconded by Commissioner Lou

That the Surrey Heritage Advisory Commission:

1. Receive the report dated October 30, 2023 regarding a proposed Rezoning, Subdivision, Development Permit and Neighbourhood Concept Plan amendment for the house located at 18477 76 Avenue as information; and
2. Recommend that staff do not proceed with temporary or permanent protection measures for the house located at 18477 76 Avenue.

Carried

**(c) Collishaw House (16520 40 Avenue) – Application for Financial Assistance for Painting**

The Heritage Planner summarized the report dated October 30, 2023 regarding an application for financial assistance for painting for the Collishaw House located at 16520 40 Avenue and highlighted the following information. The application has been submitted for completed work, and one supplier quote. The house cannot be power-washed, and there is only one supplier in the area that provides hand washing services. The supplier also had a time constraint, so they work was completed before the property owner could submit an application to the Commission. Council can, at its discretion, approve a grant for completed work by a 2/3 majority vote.

In response to a question from the Commission, the Heritage Planner advised the property owners repainted the house in its current color scheme. Homes that are protected through a Heritage Revitalization Agreement bylaw may have a specific color scheme, while a home protected by a Heritage Designation bylaw would be required to maintain the same colour scheme unless approved by the City Architect.

It was

Moved by Commissioner Priddy

Seconded by Commissioner Lou

That the Surrey Heritage Advisory

Commission (SHAC):

1. Receive the report dated October 30, 2023 regarding an application for financial assistance for painting for the Collishaw House located at 16520 40 Avenue as information;
2. Recommend that Council approve financial assistance in the amount of \$1,742.47 which represents 50% of the value of the works as per the invoice provided by Rob Ireland Studios; and
3. Recommend that staff advise the applicant that payment of financial assistance shall only be made following inspection by appropriate City staff to ensure that the works have been undertaken in accordance with the original terms of the application.

Carried

**2. PARKS, RECREATION & CULTURE****(a) Storyboard Updates**

The Manager, Heritage Administration and Facilities, provided the following Storyboard Program updates:

- The proposed content for the Newton Library storyboard project is "three interesting facts about Newton":
  1. It was waterfront property.
  2. Its namesake is an early homesteader.
  3. It's a cultural hub.

The Commission suggested that if the storyboard includes photos, the photos should include women.

**(b) Recent Indigenous Artwork in South Surrey**

The Manager, Heritage Administration and Facilities, provided the following updated regarding Indigenous artworks in South Surrey:

- "Se Ne Si'Le: My Grandmother" by Roxanne Charles and Chalise MacCallum, artists in residence at Totest Aleng: Indigenous Learning House, will be on display at the Crescent Beach pop-up and Bill Reid Gallery.
- Leslie Wells from the Semiahmoo First Nation has been commissioned for an installation at Totest Aleng: Indigenous Learning House. The installation will be a cedar carving called "Sun" and is anticipated to be completed by Spring 2024.
- Leslie and Leonard Wells have restored the "Under the Double Eagle" and "Elder Moon" installations at the South Surrey Recreation & Arts Centre.
- A mural at Black Spit, "Tláh Schache" (or "Saltwater Relatives") by Roxanne Charles was completed.
- Four panels to be installed on the King George Bridge at Nicomekl are in progress. The panels include a wolf canoe representing Kwantlen First Nation and a thunderbird representing Semiahmoo First Nation by Phyllis Atkins and a hand motif by Joan Williams and are currently in progress.

**3. ENGINEERING**

This section had no items to consider.

**4. LEGISLATIVE SERVICES****(a) 2024 Meeting Schedule**

It was

Moved by Commissioner Lou  
Seconded by Commissioner Hilmer  
That the Surrey Heritage Advisory  
Commission receive the 2024 meeting schedule as presented.  
Carried

**5. PLANNING & DEVELOPMENT and PARKS, RECREATION & CULTURE****(a) HAC Task List**

File: 6800-01

The Heritage Planner provided the following updates:

**Creelman House**

A demolition permit was issued for the Creelman House located at 5678 182 Street and the house has been demolished.

**Mooring House and Cottage**

The Mooring House and Cottage located at 17717 and 17719 56A Avenue Heritage Revitalization Agreement bylaw, has received third reading and will be brought forward for final adoption soon.

**James Creighton House**

There are new owners for the James Creighton House located at 10668 125B Street. Staff will work with the new owners on the restoration requirements to bring the house into compliance with the Heritage Properties Standards of Maintenance Bylaw.

**E. CORRESPONDENCE**

This section had no items to consider.

**F. INFORMATION ITEMS**

This section had no items to consider.

**G. OTHER BUSINESS****1. Heritage Tours**

The Manager, Heritage Administration and Facilities, advised that in previous years, heritage tours were organized for the Commission to visit storyboards and other areas of heritage interest in the city. Staff proposed that a tour be organized during Heritage Week 2024 and that a proposed schedule can be presented at a future meeting.

The Commission supported the proposed heritage tour.

**H. FINANCIALS****1. Financial Summary as at September 30, 2023**

No updates were provided.

**I. NEXT MEETING**

The next meeting of the Surrey Heritage Advisory Commission (SHAC) is scheduled for January 10, 2024.

**J. ADJOURNMENT**

It was

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

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 7:26 p.m.

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Jennifer Ficocelli, City Clerk

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Councillor Stutt, Chairperson