

**SURREY HERITAGE ADVISORY COMMISSION
RECOMMENDATION INDEX
Wednesday, March 13, 2024**

1. Heritage Plaque Program Phase 3 - Potential Heritage Plaques for City-Owned Buildings at Stewart Farm

That Council:

1. Receive the report dated February 29, 2024, regarding a new phase of the plaque program, for the six (6) protected Stewart Farm buildings that do not have heritage plaques as information (Appendix I); and
2. Allocate up to \$8,000 from the Unrestricted Reserve for Future Expenditure for the cost of heritage plaque production and installation for up to six City-owned protected heritage buildings at Stewart Farm.

Council approved the following recommendation at the April 8, 2024 Regular Council – Public Hearing meeting and is not requested to consider this recommendation when adopting the minutes:

1. Wixalbrown House, 13667 Grosvenor Road – Demolition Permit Application

That Council:

1. Receive the report dated February 8, 2024, regarding a Demolition Permit application for the Wixalbrown House located at 13667 Grosvenor Road as information (Appendix I); and
2. Direct staff not to proceed with temporary or permanent protection measures for the Wixalbrown House located at 13667 Grosvenor Road.
3. Direct staff to remove the Wixalbrown House located at 13667 Grosvenor Road from the Heritage Register.



Surrey Heritage Advisory Commission - Minutes

2E - Community Room B
City Hall
13450 - 104 Avenue
Surrey, B.C.
WEDNESDAY, MARCH 13, 2024
Time: 5:00 p.m.

Present:

Councillor Stutt, Chair
M. Himler
F. Lou
J. Ring

Absent:

P. Priddy

Staff Present:

K. Hardie, Manager, Heritage Services
K. Baglo, Heritage Planner
L. Blake, Assistant City Clerk

A. ADOPTIONS

1. Adoption of the Agenda

It was Moved by Commissioner Himler
Seconded by Commissioner Lou
That:

1. The agenda of the Surrey Heritage Advisory Commission meeting held on March 13, 2024, be amended to add:
 - a. Item G.1: Update regarding Surrey Pet Cemetery; and
2. The agenda be adopted as amended.

Carried

2. Adoption of February 14, 2024 Minutes

It was Moved by Commissioner Ring
Seconded by Commissioner Himler
That the minutes of the Surrey Heritage
Advisory Commission meeting held on February 14, 2024 be adopted.
Carried

B. DELEGATIONS

This section had no items to consider.

C. OUTSTANDING BUSINESS

This section had no items to consider.

D. NEW BUSINESS**1. PLANNING & DEVELOPMENT****(a) Wixalbrown House, 13667 Grosvenor Road – Demolition Permit Application**

The Heritage Planner summarized the report dated February 28, 2024 regarding a Demolition Permit application that has been received for the Wixalbrown House located at 13667 Grosvenor Road. The following information was highlighted:

- In 2019, a development application was submitted for the property that did not propose the retention of the Wixalbrown house. In 2020, the development application was withdrawn and a demolition permit application was submitted for the house. The demolition permit application was brought to the Commission for feedback and to make a recommendation to Council. While the Commission did not provide a recommendation regarding the demolition permit, a staff report was forwarded to Council and Council approved withholding the demolition permit until the building permit was issued. The house was also added to the Heritage Register.
- In January 2023, there were two fire incidents at the property. Council directed staff to continue to withhold the demolition permit. Surrey Fire Services has expressed concerns regarding fire and life safety.
- The house has fallen into a state of disrepair, and it appears most of the character defining elements are in poor to fair condition and would likely need to be replaced. Therefore, the intent behind withholding the permit to try and retain the house no longer applies to the house.

In response to a question from the Commission, the Heritage Planner advised that the property has had the same owner since the original development application was submitted in 2019. A Building Permit has not yet been submitted for the property.

The Commission expressed concerns for public safety and noted that the situation would likely be different if the house was currently lived in. Further, since the house would likely need to be replicated at this point, withholding the demolition permit until other permits are issued does not accomplish the goal of retention of the Wixalbrown House.

It was Moved by Commissioner Himler
 Seconded by Commissioner
 That the Surrey Heritage Advisory Commission:

1. Receive the report dated February 8, 2024, regarding a Demolition Permit application for the Wixalbrown House located at 13667 Grosvenor Road as information; and
2. Recommend that staff do not proceed with temporary or permanent protection measures for the Wixalbrown House located at 13667 Grosvenor Road.
3. Recommend that Council remove the Wixalbrown House located at 13667 Grosvenor Road from the Heritage Register.

Carried

(b) Semiahmoo Trail - Proposed Heritage Alteration Permit

The Heritage Planner summarized the report dated March 5, 2024 regarding a proposed Heritage Alteration Permit for the construction of the realigned Semiahmoo Trail along 151A Street. The following information was highlighted:

- There is a segment of the Semiahmoo Trail the is not in alignment with the rest of the trial due to an extension to the trail made in the 1980s. This portion of the trail runs through a townhouse complex and does not meet the City's Semiahmoo Trail Design Guidelines.
- The realignment of the trial was identified in the Semiahmoo Town Centre Plan. Development Application No. 7922-0305-00 included an amendment to Heritage Designation Bylaw, 2004, No. 15280 to realign this portion of the trail. The Development Application was approved by Council at the January 29, 2024 Regular Council – Public Hearing meeting.
- A Heritage Alteration Permit (HAP) is required to construct the realignment of the trail. This portion of the trail will include a publicly accessible plaza, landscaping, three signs identifying the trail, a bench in tribute to the history of the trail. Since the trail will function as a sidewalk in this location, it will be unable to fully meet the Semiahmoo Trail Design Guidelines as it will be paved for safety and accessibility, and will meander in order to retain existing trees.

It was Moved by Commissioner Lou
 Seconded by Commissioner Ring
 That the Surrey Heritage Advisory Commission
 receive the report dated March 5, 2024, regarding a proposed Heritage
 Alteration Permit for the realigned Semiahmoo Trail along 151A Street as
 information.

Carried

(c) **Heritage Plaque Program Phase 3 - Potential Heritage Plaques for City-Owned Buildings at Stewart Farm**

The Heritage Planner summarized the report dated February 29, 2024, regarding a new phase of the plaque program, for the six (6) protected Stewart Farm buildings that do not have heritage plaques. The following information was highlighted:

- Phase one of the Heritage Plaque program was for City-owned heritage buildings. Two of the eight heritage buildings at Stewart Farm were included as part of phase one.
- The six heritage buildings proposed to be included as part of phase three are:
 - Stewart Farm - Bunk House
 - Stewart Farm - Garage
 - Stewart Farm - Machine Shed
 - Stewart Farm - Root Cellar
 - Stewart Farm - Threshing Machine Shed
 - Stewart Farm - Woodshed
- Providing plaques for the remaining six heritage buildings will help better identify and provide insight into their heritage value.

It was Moved by Commissioner Ring
 Seconded by Commissioner Himler
 That the Surrey Heritage Advisory
 Commission receive the report dated February 29, 2024, regarding a new
 phase of the plaque program, for the six (6) protected Stewart Farm
 buildings that do not have heritage plaques as information; and
Carried

It was Moved by Commissioner Lou
 Seconded by Commissioner Ring
 That the Surrey Heritage Advisory
 Commission recommend that Council allocate up to \$8,000 from the
 Unrestricted Reserve for Future Expenditure for the cost of heritage plaque
 production and installation for up to six City-owned protected heritage
 buildings at Stewart Farm.
Carried

(d) Clayton United Church (7027 184 Street) – Demolition Permit Application

The Heritage Planner summarized the report dated March 6, 2024, regarding a Demolition Permit application that has been received for the Clayton United Church located at 7027 184 Street. The following information was highlighted:

- The church is also known as the Surrey Little Theatre and is valued for its role as a church and theatre. It is located on a small property in the West Clayton Neighbourhood Concept Plan and the in-progress Clayton Corridor Plan, which calls for consolidation of a group of properties, including the church, to allow for potential development.
- There is currently a development application in progress to the west that could impact the church. Staff have requested that the applicant provide a concept plan for how the site could build out..
- The site is close to a future SkyTrain station and will require a road dedication, which will likely require the relocation of the church. The site is also in a Tier One Transit Oriented Area and Bill 47 would apply to the site, which could permit a 5 FAR and up to 20 storeys; however, no development application or building permit has been submitted for the site at this time.

In response to a question from the Commission, the Heritage Planner provided the following information:

- The church is privately owned.
- It appears that the windows and some siding has been replaced. Overall, the church looks to be in fair condition.
- The West Clayton Neighbourhood Concept Plan has outlined some proposed relocation plans for the church, and the Urban Design team has been working on the road layout.

The Commission expressed concerns that the church could fall into a state of repair, but hopefully there will be an opportunity to retain the building before a building permit is issued for the site.

It was

Moved by Commissioner Lou

Seconded by Commissioner Himler

That the Surrey Heritage Advisory Commission

receive the report dated March 6, 2024, regarding a Demolition Permit application for the Clayton United Church located at 7027 184 Street as information.

Carried

It was Moved by Commissioner Lou
Seconded by Commissioner Ring
That the Surrey Heritage Advisory Commission
recommend that the General Manager, Planning and Development withhold
the demolition permit until building permit and other approvals are ready for
issuance for the Clayton United Church located at 7027 184 Street; and
Carried

2. PARKS, RECREATION & CULTURE

This section had no items to consider.

3. ENGINEERING

This section had no items to consider.

4. LEGISLATIVE SERVICES

This section has no items to consider.

5. PLANNING & DEVELOPMENT and PARKS, RECREATION & CULTURE

(a) HAC Task List
File: 6800-01

The Heritage Planner provided the following update regarding the Task List:

Semiahmoo Trail

The Semiahmoo Trail Heritage Alteration Permit was been approved by Council at the January 29, 2024 Regular Council – Public Hearing meeting and will be removed from the Task List.

E. CORRESPONDENCE

This section had no items to consider.

F. INFORMATION ITEMS

This section had no items to consider.

G. OTHER BUSINESS

1. Update Regarding the Pet Cemetery located at 7777 147A Street

The Heritage Planner advised that several inquiries have been received requesting that a pet cemetery located 7777 147A Street be designated as a heritage site. Staff have advised that it is not the City's practice to designate a property without the property owner's consent.

H. FINANCIALS

1. Financial Summary as at December 31, 2023

No updates were provided.

I. NEXT MEETING

The next meeting of the Surrey Heritage Advisory Commission (SHAC) is scheduled for 5:00 p.m. on **April 10, 2024** in **2E Committee Room B**.

J. ADJOURNMENT

It was

Moved by Commissioner Himler
Seconded by Commissioner Ring
That the Surrey Heritage Advisory

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 5:31 p.m.

Jennifer Ficocelli, City Clerk

Councillor Stutt, Chairperson