

**Present:**

Councillor Annis, Chair  
F. Lou  
P. Priddy  
T. Sandher  
S. Sharma  
B. Turna

**Absent:**

**Staff Present:**

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

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**A. ADOPTIONS**

**1. Adoption of the Agenda**

It was  
Advisory Commission meeting held on November 17, 2022, be adopted.  
Carried

Moved by Commissioner Priddy  
Seconded by Commissioner Lou  
That the agenda of the Surrey Heritage

**2. Adoption of September 7, 2022 Minutes**

It was  
Advisory Commission meeting held on September 7, 2022, be adopted.  
Carried

Moved by Commissioner Sandher  
Seconded by Commissioner Turna  
That the minutes of the Surrey Heritage

**B. DELEGATIONS**

This section had no items to consider.

**C. OUTSTANDING BUSINESS**

This section had no items to consider.

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**D. NEW BUSINESS****1. PLANNING & DEVELOPMENT****(a) Semiahmoo Trail - Proposed Designation Bylaw Amendment**

File: 7919-0306-00

Kelsey Baglo, Heritage Planner, summarized the report dated November 3, 2022, regarding Development Application No. 7919-0306-00 to allow for the relocation of the southern portion of Section 7 of the Semiahmoo Trail along 151A Street, was resubmitted to Council for consideration as Development Application No. 7922-0305-00. The following information was highlighted:

- The application is for a six-story, 91-unit affordable housing development and the realignment of the Semiahmoo Trail. This application was reviewed by the Commission in 2020 and denied by Council.
- Applicants are required to wait six months before they can submit a new application. The new application received first and second reading at the October 2022 Regular Council – Land Use meeting and is scheduled to receive a Public Hearing at the November 28, 2022 Regular Council – Public Hearing meeting.
- The new application proposes the same realignment along 151A Street as the previous application. The trail is currently not clearly indicated as a public trail in this location and the proposed new trail better adheres to the Semiahmoo Trail Design Guidelines. A Heritage Alteration Permit (HAP) is required to construct the new portion of the Trail.

The Chair advised that the Commission had made a recommendation at the May 26, 2010 meeting that Hike BC be permitted to use heritage trails in Surrey as part of the National Hiking Trail and allow signage to be implemented where appropriate. The recommendation was approved by Council at the June 7, 2020 Regular Council – Public Hearing meeting.

Ms. Baglo advised that she can look into the recommendation further and report back at a future meeting.

In response to questions from the Commission, Ms. Baglo provided the following information:

- There have been no changes to the proposal since it was initially submitted.
- The proposal does not fully comply with the Semiahmoo Trail Design Guidelines, as the Trail is required to also function as a sidewalk; however, the proposal will better align the Trail with the location of the original Trail.

It was Moved by Commissioner Lou  
Seconded by Commissioner Turna  
That the Heritage Advisory Commission  
(HAC) receive the report dated November 3, 2022, regarding a proposed  
Designation Bylaw amendment for the Semiahmoo Trail.  
Carried

(b) **Charles Feedham House (14040 32 Avenue)**  
**Proposed Heritage Revitalization Agreement (HRA) Amending  
Agreement**  
File: 7916-0243-00

Kelsey Baglo, Heritage Planner, summarized the report dated November 7, 2022 to obtain the Commission's comments and recommendations regarding the proposed application to amend Heritage Revitalization Agreement By-law, 2005, No. 15804 to allow for the construction of a second dwelling on the property at 14040 32 Avenue.

- The Charles Feedham House was protected by a HRA in 2005, which allowed for the relocation of the house to the subject property, as well as the construction of a garage and studio at the rear of the house.
- A previous property owner had applied for an HRA amendment to remove the garage and studio and permit the construction of a second dwelling. The HRA amendment was supported by the Commission; however, the application was not completed and eventually went dormant.
- A new property owner has submitted an updated HRA amendment application to permit a second dwelling on the subject site, as an addition to the existing garage and studio. The Floor Area Ratio (FAR) for the site would remain below the permitted FAR under the RH zone. Several setback variances would be required to permit the construction of the second dwelling.
- The Charles Feedham House would remain protected by the HRA, and major changes to the second dwelling would require a heritage alteration permit.

The Commission discussed the new dwelling design as it relates to the Charles Feedham House.

Ms. Baglo noted that the heritage consultant hired by the applicant is an architect and familiar with the Standards and Guidelines for the Conservation of Historic Places in Canada. The City Architect has also reviewed the proposal and has advised that the design is sympathetic to the heritage house.

It was Moved by Commissioner Priddy  
Seconded by Commissioner Sandher  
That the Heritage Advisory Commission

(HAC):

1. Receive the report dated November 7, 2022 regarding a proposed Heritage Revitalization Agreement (HRA) amending agreement for the Charles Feedham House located at 14040 32 Avenue as information; and
2. Recommend to the General Manager, Planning and Development that the Heritage Revitalization Agreement By-law Amendment for the Charles Feedham House be forwarded to Council for consideration.

Carried

**(c) Creelman House (5678 182 Street) – Demolition Permit Application**  
File: 6800-01

Kelsey Baglo, Heritage Planner, summarized the report dated October 20, 2022 to inform the Commission that a demolition permit application for the Creelman House at 5678 182 Street was submitted to the City. The following information was highlighted:

- The house was built by the Creelman family in 1936 in a Period Revivalist style with modernist details. The Creelman family is noted for their association with the founding of the Surrey Credit Union.
- The current property owner has applied for a demolition permit to allow for the construction of a new house on the site. Staff have discussed the benefits available through a Heritage Revitalization Agreement; however, the owner has indicated that they wish to move forward with a new build.

In response to questions from the Commission, Ms. Baglo provided the following information:

- The property was last sold in 2016 and many new, larger homes have been built since that time on 182 Street.
- If the house was relocated and protected within Surrey, the City could provide up to \$15,000 in matching funds as per the Heritage Site Improvements fund. A heritage house was last relocated on site in Surrey in 2014 and the associated costs were approximately \$30,000. Costs have likely increased significantly since that time.

The Commission noted they do not support the demolition of heritage homes and recommended that the property owner explore relocating the house. The Commission requested that staff provide a report back outlining the efforts made by the owner to relocate the home.

The Chair called for division of the question.

It was Moved by Commissioner Lou  
Seconded by Commissioner Priddy  
That the Heritage Advisory Commission (HAC) receive the report dated October 20, 2022 regarding a demolition permit application for the Creelman House located at 5678 182 Street as information.

Carried

It was Moved by Commissioner Priddy  
Seconded by Commissioner Sharma  
That the Heritage Advisory Commission (HAC) recommends that:

1. Council use the following temporary protection measures (whichever measure is longer) with regards to the demolition permit application for the Creelman House at 5678 182 Street:
  - a. Order for temporary protection (60 days) as per Section 606 of the *Local Government Act*;
  - b. Withholding of demolition permits until other approvals and the building permit is ready for issuance and all fees associated with the building permit have been paid, as per Section 605 of the *Local Government Act*; and
2. The applicant be encouraged to explore the relocation of the house to a suitable alternative lot as well as consider advertising the heritage house for sale.

Carried

**(d) Development Application and Heritage Alteration Permit for the Semiahmoo Trail (2811 Semiahmoo Trail)**

File: 7921-0135-00

Kelsey Baglo, Heritage Planner, summarized the report dated November 3, 2022, to inform the HAC of the proposed Development Application (7921-0135-00), which is adjacent to the Semiahmoo Trail, and which complies with the Semiahmoo Trail Design Guidelines. An associated Heritage Alteration Permit is also proposed to allow for the construction of servicing within the Trail for the proposed development.

It was Moved by Commissioner Sharma  
 Seconded by Commissioner Turna  
 That the Heritage Advisory Commission  
 (HAC) receive the report dated November 3, 2022 regarding a Development  
 Application and Heritage Alteration Permit for a portion of the Semiahmoo  
 Trail located at 2811 Semiahmoo Trail.  
Carried

(e) **House at 2695 McKenzie Avenue – Demolition Permit Application**  
 File: 6800-01

Kelsey Baglo, Heritage Planner, summarized the report dated November 7, 2022 to notify the HAC that a demolition permit was issued for the house at 2695 McKenzie Avenue and highlighted the following information:

- The permit was issued prior to the heritage site flagging work in the AMANDA system, so staff were not notified that the property was on the Heritage Inventory.
- By the time staff noted the property was on the Heritage Inventory, the applicant had already invested significant funding on the project and were not interested in retaining the house.
- The General Manager, Planning & Development, issued the permit because the property's status on the Heritage Inventory was missed so early on in the process.

In addition, Ms. Baglo noted that color of the dot indicating properties on the Heritage Inventory has been changed from light mauve to red stars for better visibility.

It was Moved by Commissioner Turna  
 Seconded by Commissioner Sharma  
 That the Heritage Advisory Commission  
 (HAC) receive the report dated November 7, 2022 regarding the issuance of a demolition permit for the house located at 2695 McKenzie Avenue.  
Carried

(f) **Grandview Heights Elementary School Annex (17651 20 Avenue)**  
**Demolition Permit Application**  
 File: 6800-01

Kelsey Baglo, Heritage Planner, summarized the report dated October 25, 2022 to inform the HAC that a demolition permit application for the Grandview Heights Elementary School Annex at 17561 20 Avenue was submitted to the City. Ms. Baglo advised that the Annex is not currently being used by the School District due to safety concerns. The School District also approached the Nickel Brothers to sell the Annex; however, they were refused because of the building contamination.

The Chair called for division of the question.

It was Moved by Commissioner Turna  
Seconded by Commissioner Priddy  
That the Heritage Advisory Commission (HAC) receive the report dated October 25, 2022 regarding a demolition permit application for the Grandview Heights Elementary School Annex located at 17561 20 Avenue as information.

Carried

The Commission noted that the Annex has not been well maintained.

It was Moved by Commissioner Priddy  
Seconded by Commissioner Sandher  
That the Heritage Advisory Commission (HAC) recommend that staff not use permanent or temporary protection measures with regards to the demolition permit application for the Grandview Heights Elementary School Annex located at 17561 20 Avenue.

Carried

**(g) Heritage Grant Reminder Letter to Protected Heritage Property Owners**

File: N/A (Verbal Update)

Kelsey Baglo, Heritage Planner, advised that the heritage grant reminder letter to protected heritage property owners were mailed out in October, following the adoption of the Permissive Property Tax Exemption Bylaw.

**2. PARKS, RECREATION & CULTURE**

**(a) Storyboard Program Updates**

File: N/A (Verbal Report)

Ryan Gallagher, Manager, Heritage Administration and Facilities, provided the following update regarding the Storyboard Programs:

**Cloverdale Library Storyboard**

- Heritage staff are working the Library staff to revamp storyboards located outside of the Cloverdale Library.
- The storyboard content will be related to the history of the development of the Library.
- It is anticipated that project will be completed by the end of the year or by early 2023.

**Newton Library**

- Staff were at the Library to conduct a community engagement session regarding general heritage, as well as the storyboards. Staff have undertaken two community engagement sessions about the storyboard program in general and the Newton Library storyboard specifically.
- A Community Advisory Group has been convened that includes representatives from the community, the Commission and the Library.
- A local historian has been hired to assist with the storyboard content.
- The project is currently in the final content development phase and it is anticipated the storyboards will be installed in February during Heritage Week.

**General Maintenance**

- A number of storyboard frames have been repainted.

**(b) Indigenous Carving Centre Construction Update**

File: N/A (Verbal Report)

Ryan Gallagher, Manager, Heritage Administration and Facilities, provided the following update regarding the Indigenous Carving Centre:

- An existing building on the property has been repurposed as an Indigenous Carving Centre. A new pavilion will be constructed in front to support programming, with step seating.
- The Centre is set to begin operations in Spring 2023.

**3. ENGINEERING**

This section had no items to consider.

**4. LEGISLATIVE SERVICES**

This section had no items to consider.



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

File: 6800-01

Kelsey Baglo, Heritage Planner, provided the following updates for the Task List:

**Ocean Park Community Hall**

The exterior painting has been completed and the cheque has been requested.

The Commission suggested that a cheque presentation ceremony could be held to help promote the financial grant program and heritage institutional buildings that are available for public use.

**Cecil Heppell House**

The financial assistance grant request to replace corner boards and moulding has expired. This item can be removed from the Task List.

**James Creighton House**

In response to a question from the Commission, Ms. Baglo advised that a heritage consultant will conduct a second review of the property, which will be used by management and Legal Services on the next steps.

**E. CORRESPONDENCE**

This section had no items to consider.

**F. INFORMATION ITEMS**

This section had no items to consider.

**G. OTHER BUSINESS**

This section had no items to consider.

**H. FINANCIALS****1. Financial Summary as at October 31, 2022**

File: 0504-20V

No updates were provided.

**I. NEXT MEETING**

The next meeting of the Surrey Heritage Advisory Commission (SHAC) is to be confirmed.

The Commission thanked Councillor Annis for her work as the Chair over the past four years.

**J. ADJOURNMENT**

It was

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

Commission meeting do now adjourn.

Carried

The Surrey Heritage Advisory Commission adjourned at 5:59 p.m.

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Jennifer Ficocelli, City Clerk

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Councillor Annis, Chairperson