



# Corporate Report

NO: R201

COUNCIL DATE: September 25, 2006

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## REGULAR COUNCIL

TO: Mayor & Council DATE: September 22, 2006  
FROM: Acting General Manager, Planning and Development FILE: 6900-20-203  
SUBJECT: Phase 3 Heritage Register Review

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Approve the addition of the seven properties identified in the attached Appendices I and II to the Surrey Heritage Register; and
3. Authorize the City Clerk to notify property owners and the Province, as required by Section 954 of the *Local Government Act*.

## INTENT

The purpose of this report is to:

- Provide information on the status of the Surrey Heritage Register Phase 3 Review; and
- Seek Council's approval of the addition of seven sites to the Surrey Heritage Register (the "Register"), as recommended by the Surrey Heritage Advisory Commission (the "HAC").

## BACKGROUND

The Register was established in 1997, with 19 heritage sites. A further 10 sites were added later in the same year. Major reviews have been undertaken every two to three years to identify and evaluate additional sites, and to seek Council's approval in adding sites with merit to the Register. Currently, there are about 220 sites on the Register.

The *Local Government Act* empowers local councils to establish a Community Heritage Register by resolution, listing sites that Council considers having heritage value and heritage character. In Surrey, sites are added on the advice of the HAC. Potential heritage sites are listed on the Surrey Heritage Inventory (the "Inventory"). This acts as a "wish list" of possible heritage sites that are identified by the HAC, by the public, through the "Hunt for Historic and Significant Places" (the "Hunt"), by staff through the Neighbourhood Concept Plan and development review processes, and by developers through the land development process.

With the assistance of a heritage consultant, the HAC has undertaken a review of the sites which have been identified or listed on the Inventory, to determine which sites are recommended for Council to consider for addition to the Register. Sites are evaluated based on their heritage character and heritage value. The steps in the review process involve:

- Undertaking a preliminary assessment of sites from the Inventory that the HAC considers as having merit for review;
- Informing property owners and holding public information meetings to present information on the Register, and the reasons for adding the specific sites to the Register and seeking feedback from the owners;
- Preparing and presenting a Corporate Report for Council to consider the sites being recommended by the HAC to be added to the Register; and
- Completing Surrey Heritage Evaluation Worksheets for each site, updating the heritage data base and webpage, and notifying property owners and the Province of the sites added by Council.

The Surrey Heritage Register Phase 3 Review ("Phase 3 Review") has been undertaken using the Heritage Places Initiative ("HPI") process recently established by Parks Canada. This involves the preparation of Statements of Significance ("SOS"), which is a new methodology for assessing heritage sites.

Financial assistance was received from the Province to offset part of the cost to undertake the SOS work. The Phase 3 Review and the SOS research have been timed with the Provincial grants offered for SOS work in 2004, 2005 and 2006.

## **DISCUSSION**

In November of 2003, the consulting firm of Donald Luxton and Associates was retained by the Planning and Development Department to assist the City and the HAC to undertake the Phase 3 Review. The review began with over 200 sites listed on the Inventory, as well as additional sites suggested by the HAC and submitted by the public through the Hunt. The consultant narrowed the review to 76 sites having heritage significance. Sites selected for review require a minimum rating of 70% when a preliminary assessment is done using the Surrey Heritage Evaluation Worksheet.

The consultant presented preliminary heritage assessments of 50 sites to the HAC on July 21, 2004. The owners of these properties were notified by registered letters as well as by newspaper notice that their properties were being considered for addition to the Register, and were invited to attend two Public Information Meetings held on October 20, 2004 and November 16, 2004.

On January 26, 2005, the HAC selected 18 sites recommended for addition to the Register from the larger list of sites which had been presented to the public. On January 25, 2006, the HAC requested that segments of Old Yale Road, forming part of the original road alignment located in Whalley and North Cloverdale, be considered for addition as part of the Phase 3 Review.

However, not all 18 sites are proposed to be added to the Register at this time. Only the six sites that are publicly owned and one private site (the Cloverdale Hotel, located at 5733 – 176 Street) whose owner gave consent, are proposed to be added. Therefore, it is recommended that the seven sites listed in Appendix I be added to the Register as part of the Phase 3 Review. The remaining sites will be brought forward separately for Council's consideration once owners are contacted, information is verified and various City Departments are consulted.

### **Next Steps**

The next step in the Phase 3 Review is for Council to consider passing a resolution to add the sites listed in Appendix I to the Register. This will bring the total number of identified heritage buildings or sites in Surrey to 237. In accordance with Section 954 (3) of the *Local Government Act*, the City Clerk will then provide a notice to the individual property owners, and to the Minister responsible, of the sites added by Council to the Register.

The heritage database and web site will be updated to reflect the additional heritage sites, and the Surrey Heritage Evaluation worksheets will be completed.

### **CONCLUSION**

The Phase 3 Heritage Register Review was conducted by HAC and City staff with the assistance of Donald Luxton and Associates. The Phase 3 Review assessed approximately 200 sites listed on the Inventory, identified by the public or suggested by HAC as being potential heritage properties.

Fourteen sites on public land were approved to be added to the Register by Council on January 12, 2004 and seven more were approved in 2005 – 2006. At this time, a further seven are being recommended by the HAC for inclusion on the Register.

How Yin Leung  
Acting General Manager  
Planning and Development

AK/kms/saw

#### Attachments:

Appendix I           Heritage Sites Proposed to be Added to the Surrey Heritage Register

Appendix II          Location Maps for Phase 3 Heritage Register Sites

**Heritage Sites Proposed to be Added to the Surrey Heritage Register  
As part of the Phase 3 Heritage Register Review**

(See location map in Appendix II)

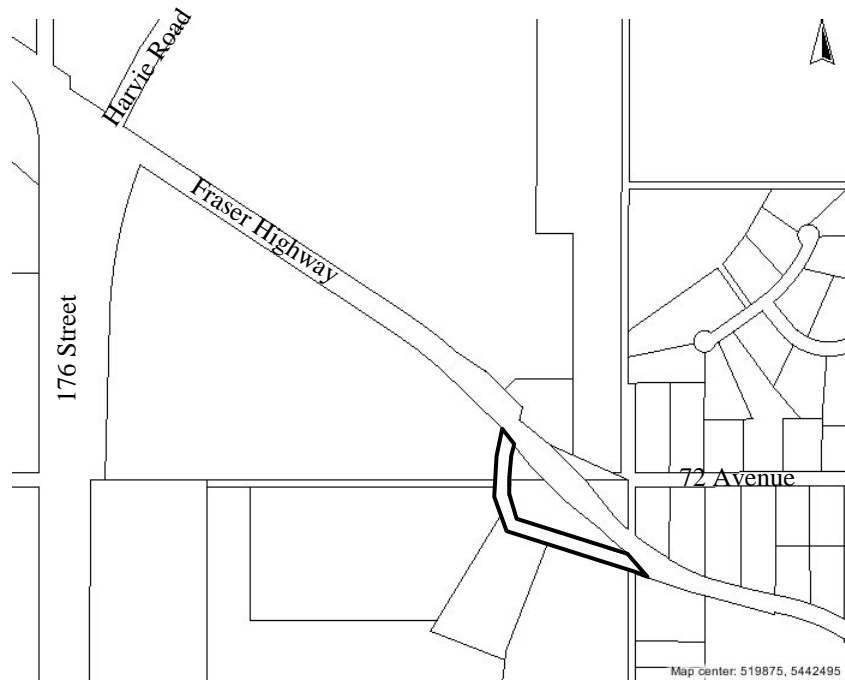
<b>Heritage Site No.</b>	<b>Name and Location</b>	<b>Rating</b>	<b>Reason for Heritage Significance</b>
227	Old Yale Road in Whalley	40/40 100%	Historical significance of this transportation corridor to the development of Surrey and the Fraser Valley
228	Old Yale Road in North Cloverdale	40/40 100%	Historical significance of this transportation corridor to the development of Surrey and the Fraser Valley
229	Pacific Highway (Stone Marker) on sidewalk at the northwest corner of 176 Street and Highway No. 10	42/53 79%	Significant Transportation Corridor and landmark
235	Cloverdale Hotel 5733 – 176 Street	74/96 77%	Architecture and association with historical development of downtown Cloverdale
241	Peace Arch Tea Room and other facilities at Peach Arch Park on the Canada/US Border	100/100 100%	Architecture and association with the Peach Arch Monument
246	Gerow Barn 9641 – 176 Street	85/100 85%	Architectural and association with agricultural heritage.
248	Port Kells Park	34/40 85%	Landscape heritage, development of Tynehead area and community values

Location Maps for Phase 3 Heritage Register Sites

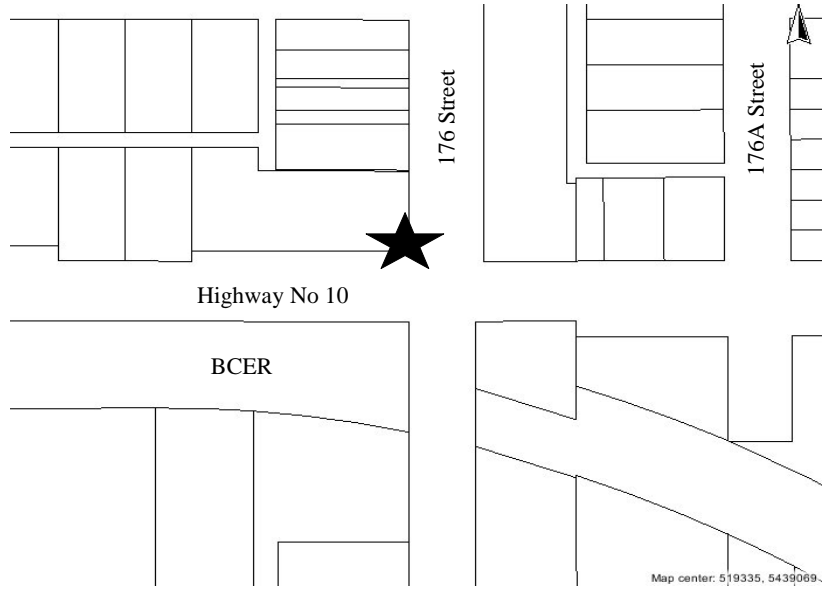
**Site 227**  
Old Yale Road in  
Whalley



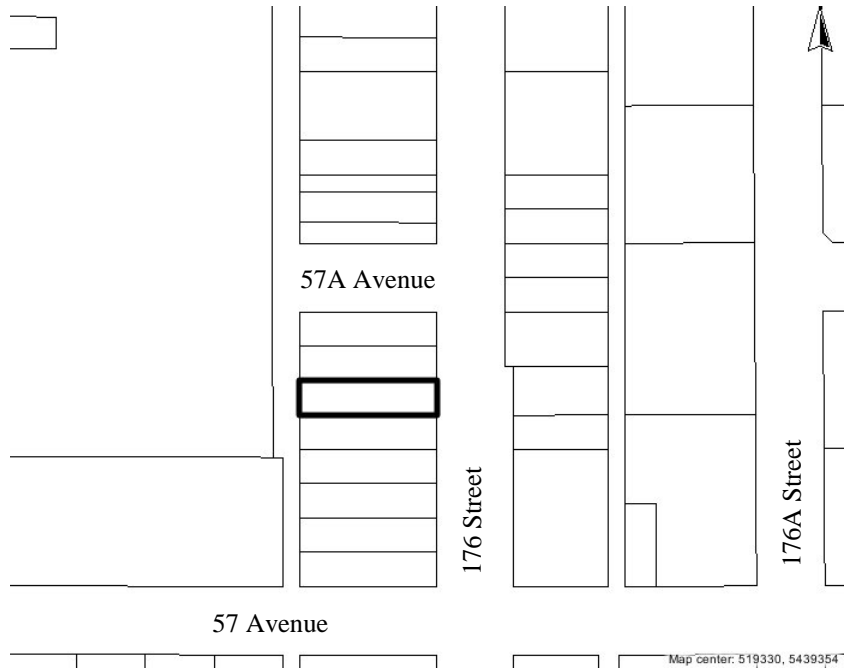
**Site 228**  
Old Yale Road in  
North Cloverdale



**Site 229**  
Pacific Highway  
(Stone Marker)



**Site 235**  
Cloverdale Hotel  
5733 – 176 Street

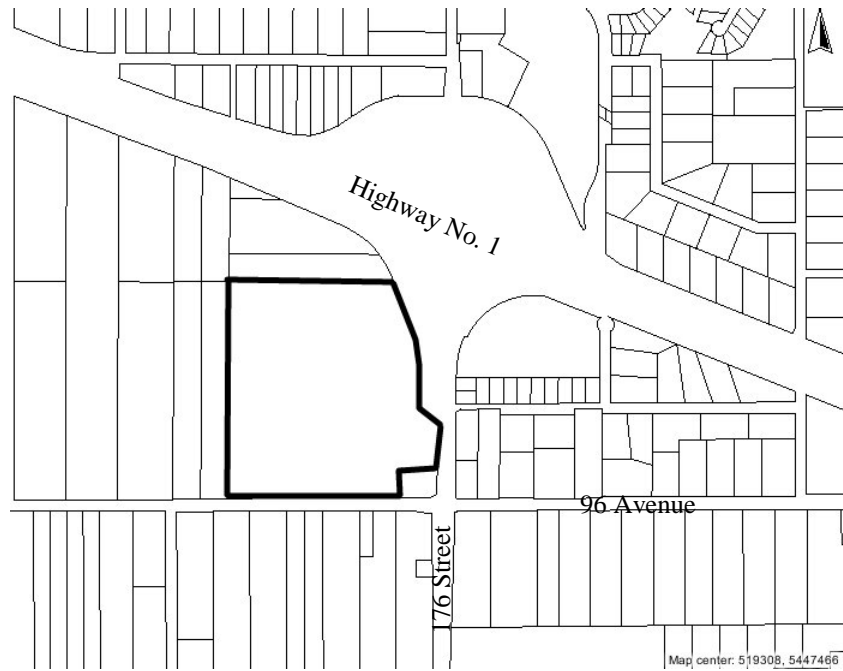


**Site 241**  
Peace Arch Tea  
Room and other  
facilities at Peace  
Arch Park on the  
Canada/US Border

**Site 242**  
Tudor Inn  
187 – 176 Street



**Site 246**  
Gerow Barn  
9641 - 176 Street



**Site 248**  
Port Kells Park  
88 Avenue



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