

Present:

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

Absent:**Staff Present:**

K. Hardie, Manager, Heritage Services
K. Baglo, Heritage Planner
B. Haney, Transportation Engineer
L. Blake, Assistant City Clerk

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

It was Moved by Commissioner Lou
Seconded by Commissioner Priddy
That the agenda of the Surrey Heritage
Advisory Commission meeting held on April 15, 2024, be adopted.
Carried

2. Adoption of March 13, 2024 Minutes

It was Moved by Commissioner Himler
Seconded by Commissioner Priddy
That the minutes of the Surrey Heritage
Advisory Commission meeting held on March 13, 2024 be adopted.
Carried

B. DELEGATIONS

This section had no items.

C. OUTSTANDING BUSINESS

This section had no items.

D. NEW BUSINESS**1. PLANNING & DEVELOPMENT****(a) Tudor Inn at 187 176 Street
Proposed Rezoning, Development Permit and Heritage
Revitalization Agreement (HRA)
Addition to the Heritage Register**

The Heritage Planner summarized the report dated April 4, 2024, regarding a proposed rezoning, development permit and Heritage Revitalization Agreement (HRA) application and addition to the Heritage Register that has been received for the Tudor Inn located at 187 176 Street. The following information was highlighted:

- The Tudor Inn is valued as a rare surviving example of Streamline Moderne architecture and its continued use as a roadhouse and pub.
- After prohibition ended in British Columbia in 1921, the City continued to oppose granting liquor licenses. When the Tudor Inn opened in 1938, it was the only licensed establishment in the city.
- The property is bordered by the Ministry of Transportation and Infrastructure (MOTI) jurisdiction on three sides. Comments related to site access from the Ministry are still outstanding, so there could be further amendments to the design. The proposal includes relocating the Tudor Inn on the site so it does not interfere with the required road allowance, but the building will keep its original alignment along 2 Avenue.
- The applicant is proposing to redevelop the site to include a convention centre, hotel, and education, office and commercial space. The Tudor Inn is proposed for retention to be used as a pub.
- Staff have worked with the applicant to ensure proper sight lines for the Tudor Inn and that the building is not enclosed by the new development. The proposal has been reviewed by the City Architect and the Urban Design team.

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

- The Tudor Inn was on the Heritage Inventory but not added to the Heritage Register, possibly due to lack of the property owner's consent at the time. The property was previously evaluated and found to have heritage value.

- The HRA process is voluntary and provides staff an opportunity to work with the applicant to determine what incentives are necessary to make heritage retention feasible. For this proposal, an additional 0.2 Floor Area Ratio (FAR) was provided as an incentive to retain the Tudor Inn.

The Commission expressed support for the proposal and appreciation that the Tudor Inn is proposed for retention.

The Chair recognized Zubin Billimoria, DF Architecture, the architect on behalf of the application. In response to a comment from the Commission regarding the proposed connection from the new building to the Tudor Inn, the architect provided the following information:

- The proposal includes a small connection between the new structure and the Tudor Inn towards the back of the Tudor Inn. There will be a gap between the Tudor Inn and new building so it will appear as if it Tudor Inn is still a standalone structure.
- The proposed new hotel at the front of the site has been pulled back from 176 Street to provide a clear view of the heritage building.
- Feedback received from residents in the area has indicated that there is a desire to see more development and more commercial space.

It was

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

Commission (SHAC):

1. Receive the report dated April 4, 2024, regarding a proposed rezoning, development permit and Heritage Revitalization Agreement (HRA) application and addition to the Heritage Register for the Tudor Inn located at 187 176 Street as information;
2. Recommend to Council that the Tudor Inn at 187 176 Street be added to the Surrey Heritage Register; and
3. Recommend to the General Manager, Planning and Development, that staff be directed to proceed with the preparation of a Heritage Revitalization Agreement Bylaw (HRA) for the Tudor Inn at 187 176 Street.

Carried

(b) **Rothwell House (2598 O'Hara Lane) – Application for Financial Assistance for Painting**

The Heritage Planner summarized the report dated March 26, 2024, regarding a financial assistance application for painting that has been received for the Rothwell House located at 2598 O'Hara Lane.

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

1. Receive the report dated March 26, 2024, regarding a financial assistance application that has been received for the Rothwell House located at 2598 O'Hara Lane as information;
2. Recommend that Council approve financial assistance in the amount of \$4,600.00 which represents 50% of the value of the works as per the quote provided by Peter Pieniazek DBA Preferred Renovations, 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

(c) **Rothwell House (2598 O'Hara Lane) – Application for Financial Assistance for Roof Repair**

The Heritage Planner summarized the report dated March 28, 2024, regarding a financial assistance application for roof repair that has been received for the Rothwell House located at 2598 O'Hara Lane.

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

1. Receive the report dated March 28, 2024, regarding a financial assistance application for roof repair that has been received for the Rothwell House located at 2598 O'Hara Lane as information;
2. Recommend that Council approve financial assistance in the amount of \$3,655.00 which represents 50% of the value of the works as per the quote provided by South-West Restoration; 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 Update**

The Manager, Heritage Services, provided the following storyboard updates:

- The new storyboard in Bridgeview has been completed and will be installed.
- The new storyboard in Newton will be installed at Newton Library. The existing storyboard stand will be sanded and repainted.
- The map from the heritage feature in Bear Creek was stolen, despite it being installed with safety screws. The feature was designed so the map could be replaced if new information was uncovered.
- The Komagata Maru storyboard in Strawberry Hill has been defaced for the second time. Staff have been investigating a new potential material that could be used for the storyboard that is more robust, and is scratch and weather resistant. While the storyboard would have the same design, the materials would be more expensive. If the storyboard experiences any further damage, staff may request that the Commission consider relocating the storyboard to a more visible location.

(b) Sikh Heritage Month

The Manager, Heritage Services, provided the report dated April 5, 2024 regarding Sikh Heritage Month, for information.

3. ENGINEERING**(a) Update on 177B Street Commemorative Sign Request**

The Transportation Planner provided the following update regarding the commemorative sign request that was received for 177B Street:

- The request from the Cloverdale Rodeo and Exhibition Association to provide a commemorative street name of "Will Senger Way" on 177b Street between 62 Avenue and 64 Avenue was approved by Council at the April 8, 2024 Regular Council – Public Hearing meeting.
- A media event to unveil the commemorative street sign will be organized a week before the Cloverdale Rodeo begins in May 2024.

In response to a question from the Commission, the Manager, Heritage Services advised that there has been ongoing discussions with stakeholders regarding to content and location for the Cloverdale Rodeo storyboard; however, details of the storyboard will be completed after the rodeo.

4. LEGISLATIVE SERVICES

This section had no items to consider.

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

File: 6800-01

In response to questions from the Commission, the Heritage Planner and Manager, Heritage Services, provided the following information:

James Creighton House

No conservation work has commenced as required under the Heritage Alteration Permit (HAP) for the James Creighton House located at 10668 125B Street. Bylaw Services will send a letter to the new property owners regarding the Heritage Properties Standards of Maintenance Bylaw requirements.

Grants and Sponsorships

Staff will provide an update regarding the funding provided from the Grants and Scholarships budget to provide transportation for low-income schools to heritage facilities after the school year has finished.

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 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 **May 8, 2024** in **2E Committee Room B**.

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 5:36 p.m.

Jennifer Ficocelli, City Clerk

Councillor Stutt, Chairperson

1. Tudor Inn at 187 176 Street
Proposed Rezoning, Development Permit and Heritage Revitalization Agreement (HRA)
Addition to the Heritage Register

That Council:

1. Receive the report dated April 4, 2024, regarding a proposed rezoning, development permit and Heritage Revitalization Agreement (HRA) application and addition to the Heritage Register for the Tudor Inn located at 187 176 Street as information (Appendix I);
2. Add the Tudor Inn at 187 176 Street to the Surrey Heritage Register.

Council approved the following recommendations at the April 22, 2024 Regular Council – Public Hearing meeting. Council is not requested to consider these recommendations.

1. Rothwell House (2598 O’Hara Lane) – Application for Financial Assistance for Painting

That Council:

1. Receive the report dated March 26, 2024, regarding a financial assistance application that has been received for the Rothwell House located at 2598 O’Hara Lane as information (Appendix I);
2. Approve financial assistance in the amount of \$4,600.00 which represents 50% of the value of the works as per the quote provided by Peter Pieniazek DBA Preferred Renovations, and
3. Direct staff to 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.

2. Rothwell House (2598 O’Hara Lane) – Application for Financial Assistance for Roof Repair

That Council:

1. Receive the report dated March 28, 2024, regarding a financial assistance application for roof repair that has been received for the Rothwell House located at 2598 O’Hara Lane as information (Appendix II);
2. Approve financial assistance in the amount of \$3,655.00 which represents 50% of the value of the works as per the quote provided by South-West Restoration, and
3. Direct staff to 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.