



## HERITAGE ADVISORY COMMITTEE

Wednesday, September 7, 2016 at 7:00pm  
Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue, Langley, BC

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### MINUTES

#### **Present:**

Councillor P. Arnason, Co-Chair  
T. Annandale, Co-Chair

C. Boughen, A. Cappon, G. Doubleday, A. Johnson, W. Mufford, and H. Whittell

#### **Staff:**

J. Chenatte, Acting Cultural Services Manager  
E. Horricks, Heritage Planner  
C. Moore, Recording Secretary

### **A. APPROVAL AND RECEIPT OF AGENDA ITEMS**

#### **1. Heritage Advisory Committee September 7, 2016**

Moved by W. Mufford,  
Seconded by H. Whittell,  
That the Heritage Advisory Committee approve the agenda and receive the  
agenda items of the September 7, 2016 meeting.  
**CARRIED**

### **B. ADOPTION OF MINUTES**

#### **1. Heritage Advisory Committee June 7, 2016**

Moved by A. Cappon,  
Seconded by C. Boughen,  
That the Heritage Advisory Committee adopt the Minutes of the June 7, 2016  
meeting.  
**CARRIED**

### **C. DELEGATIONS AND PRESENTATIONS**

## **D. REPORTS**

### **1. Co-Chairs' Reports**

Councillor Arnason reported that she viewed the Portland Historical Society's building during a walking tour of downtown Portland this summer. She also visited a young historians' kiosk on the tour that had completed an oral research project in which community elders had shared their histories and stories with school and teenage children. She added that research has shown that the intergenerational networking provided by these opportunities has been effective in educating the youth about their community, while providing a more relaxed and positive environment for elders to share their stories than peer interviews often provide. She inquired as to whether a pilot project of this nature would be worth exploring.

J. Chenatte noted that a program such as this could function well as a virtual museum with photos provided by the interviewees, and could potentially be funded with grant monies. He indicated that he would speak to a teacher resource at the Langley Fine Arts School to see whether she would be interested in an initiative like this as a class project.

T. Annandale reported that he enjoyed a quiet summer and has been active with a number of projects that he will report on in the near future.

### **2. Heritage Planner's Report**

E. Horricks reported the following:

#### Heritage Building Incentive Program:

- The fall deadline for the next call for grant applications is Friday, September 30 at 4:30pm. Please pass this information along to anyone who may be interested.

#### Old Yale Road:

- Direction has been provided by Township of Langley Council for staff to continue with Commemorative Option B for Old Yale Road (hardcopy provided on table with an electronic copy available on the Township's website). The final design details will be worked out further this year.

#### Murrayville Cenotaph Restoration:

- Heritage Planning and Parks Operations have been successful in securing a grant from the Veteran's Affairs Canada Cenotaph and Monument Restoration Program for of up to \$22,500 to restore the Murrayville Cenotaph. The national awards committee indicated support for the approach outlined in the Conservation Plan which formed part of the application (hardcopy provided on table). The restoration work is being planned for 2017.

## **D. REPORTS**

### **3. Museum Manager's Report**

J. Chenatte reported the following:

#### Facility Repairs:

- The storage addition on the south side of the museum is approaching completion, and work on the HVAC system is in its preliminary stages. In the absence of original floor plans for the museum, CAD drawings have also been prepared for the museum for future planning and maintenance purposes.

#### Programs and Staff:

- 112 schools booked school visits on the first day that was open for bookings this year, which comprises approximately 30% of the bookings that can be accommodated annually.
- L. Pollack and A. Minto are temporarily filling the role of Educator at the Museum.

#### Events and Programs:

- Upcoming programs include a Culture Days walking tour on October 3 and a bus tour on October 1, 2016.
- The Museum will be sharing a tent with the Langley Heritage Society for the Country Celebration at Campbell Valley Park on September 17 & 18.
- A Halloween event is scheduled for Saturday, October 29. The Pioneer Christmas Event is scheduled for December 3, and Christmas on King Street Event, co-sponsored by the Langley Arts Council and the BC Farm Machinery and Agricultural Museum, is scheduled for December 10, 2016.
- The 2016 Canada Day event was the most successful to date with over 15,000 people in attendance compared to 6,500 five years ago.
- The current exhibition is entitled "Form and Function: A Showcase of Contemporary BC Furniture Designers". A reception will be held on September 8 at 7:00pm. Everyone is welcome to attend.
- The next exhibition is "It's Alive! The Development of Modern Electricity and Electromagnetism", which will run from October 19, 2016 to December 23, 2016.
- The Jackman research project is in its final editorial stages; dependent on funding, the project may lead to a publication and virtual exhibit.

### **4. Heritage Review Panel**

No report.

### **5. Douglas Day 2016 Planning Committee Report**

A. Johnson stated that the committee has had two meetings since June, and reported the following:

- The Douglas Day event is scheduled for Saturday, November 19, 2016 and will be about two hours in duration. Guests will be received in the

**D. REPORTS**

foyer as larger numbers are expected this year due to the event being held on a Saturday as opposed to a weekday.

- A short brochure outlining the history of several corner stores will be prepared for handout at the event to promote the theme for this year. To date over a dozen corner stores have been identified that existed prior to 1950.
- The ticket price for 2016 has increased to \$32 due to rising costs.
- J. Roberts' photograph has been selected for the newspaper ads which will be running shortly.
- The BC Farm Machinery and Agricultural Museum will be supplying some memorabilia for display purposes and the Porter truck will be present on site.
- Friends of the Fort have assisted with serving at the event in the past, but eight to ten additional volunteers will be required this year to help serve.

J. Chenatte suggested offering the opportunity to serve to our youth volunteers.

A. Johnson will follow up with J. Chenatte to discuss this possibility further.

**6. Museum Advisory Group Report**

No report.

**E. CORRESPONDENCE**

**1. Brookwood/Fernridge Community Plan Update**

E. Horricks noted that the Township is in the early stages of a planning process to update the Brookwood-Fernridge Community Plan. Committee members are being invited to participate in the consultative process which is now underway. Interested members should contact R. Nelson in Long Range Planning.

In response to a query regarding the heritage of the area, it was noted that potential heritage resources have already been identified and assessed to determine whether they meet the Township's heritage criteria. Sites of interest include the Fernridge Hall, Brookwood Community Centre (now the Langley Playhouse), Saint Paul's Anglican Church (now Langley Life Tabernacle Church), and the Glenwood School.

**F. 2016 WORK PROGRAM**

**1. Historic Context Statement and Thematic Framework**

T. Annandale thanked E. Horricks for the comprehensive terms of reference and encouraged the membership to read through it to assist in their understanding of what lays ahead for the project. He added that the project will comprise a large part of the committee's work plan between now and June, 2017.

**F. 2016 WORK PROGRAM**

E. Horricks noted that the Terms of Reference were endorsed by Township of Langley Council on June 13, 2016. She added that one item that remains to be completed is to establish a task force.

T. Annandale noted that further to the recommendations made by the committee membership in previous meetings regarding appointments to the task force, the Co-Chairs and staff met on two occasions during the summer and have confirmed the following eight appointments to the task force:

- 1) John Aldag – MP Langley-Cloverdale, and former Manager of the Parks Canada National Historic Sites Coastal Branch;
- 2) Ashley Doyle – Manager of Lands and Resources, Kwantlen First Nation;
- 3) Mark Forsythe – Journalist and former host of CBC Almanac, and current Director of the Langley Heritage Society;
- 4) Dick Klein Geltink - Glen Valley Dairy Farmer, and current Member of the BC Milk Marketing Board;
- 5) Jim McGregor – Past City of Langley Fire Chief, and current Chair of the Justice Institute of BC;
- 6) Debbie Miller – Spokesperson and Head of Treaty Negotiations, Katzie First Nation;
- 7) Jane Watt – Writer, Historian and Past Chair of the Heritage Advisory Committee;
- 8) Adam Cappon – Archaeologist, and current member of the Heritage Advisory Committee;
- 9) Staff as required.

Donald Luxton and Associates, who have recently completed a similar project for the City of Vancouver, have been contracted to lead the project based on their extensive experience. Staff will schedule the first task force meeting after obtaining approval from Council for the proposed time frame for the Task Force, as per the requirements of the Council Advisory Committee Establishment Bylaw pertaining to Task Force duration.

**COUNCIL**

Moved by W. Mufford,

Seconded by H. Whittell,

That the Heritage Advisory Committee recommends that Council approve establishment of a task force, as per the Terms of Reference endorsed by Council on June 13, 2016, comprised of the following members: J. Aldag, A. Doyle, M. Forsythe, D. Klein Geltink, J. McGregor, D. Miller, J. Watt and A. Cappon, to run for the duration of the Historic Context and Themes Project to June 30, 2017.

**CARRIED**

**2. Interpretive Signage for the Hudson's Bay Company Farm**

E. Horricks noted that one of the items on the committee's work plan this year is to explore signage opportunities for the historic Hudson Bay Company (HBC) Farm in Milner. This work plan item was discussed earlier this year when the Committee looked at options for raising awareness of the history of this area.

## **F. 2016 WORK PROGRAM**

Background materials provided to assist with the committee's deliberations including the following:

- A researched history of the HBC farms in Langley with special emphasis on the Milner Farm.
- The historic boundaries of the farm and where they fall today.
- Interpretive sites that already exist that address the Milner Farm including:
  - the Milner Cairn completed in 2013 which recognizes First Nations, the Hudson Bay Company, the historic Milner Church and the early growth of the Milner;
  - Signage on the Milner escarpment that addresses the history of the valley, its vegetation, varying uses, and the HBC Farm;
  - Other existing commemorations that are within the HBC Farm boundaries, such as the 1946 Portage Marker/Jardine Crossing commemoration.
- Potential locations for future signage, such as:
  - The existing greenway on the south side of Mufford Crescent;
  - The trail currently planned for the Dixon Site and McLeod Park;
  - The future extension of 80 Avenue onto Labonte Avenue on the west side of Glover Road across from TWU;
  - The parkette associated with the Portage Marker/Jardine Crossing on Glover Road;
  - Other locations above the original farm on the escarpment;
  - Vehicular entry points to the original farm boundaries on the map; and
- Examples of various types of sign options.

Discussion ensued and it was agreed that provision of simple signage at key vehicular entry points to the original Farm boundaries should be explored. W. Mufford confirmed there are six entry points and noted that the Milner Community Association would be responsive to such signage.

Staff will develop a design concept for the signage for the committee to review at a future meeting.

## **3. Fraser Highway Mile Markers Update**

Staff have now plotted the locations of the Fraser Highway Markers on a geographic map and will be going to the sites this week to find acceptable locations for those markers that need re-positioning. Considerations for relocating them will include: traffic safety, distance from the original location, potential for future road widening, and maintaining visibility to the markers as points of interest.

Out of the original nine markers that would have existed in the Township, two are lost, two are in place and five are out of position. Once possible locations for the markers have been determined, staff will proceed with finalizing a relocation plan.

Although the original point of origin for the markers has been speculated as being the historic location of the main post office at 701 West Hastings Street in Vancouver, further conversation with J. Foulks has indicated that point zero may

**F. 2016 WORK PROGRAM**

have been in the vicinity of Hastings and Main Street in Vancouver. It still remains unclear as to who initiated the markers, but J. Foulks indicated that they may have been associated with one of the automobile clubs or associations of the time as no government records that address them have surfaced to date. It was also observed that their obelisk shape was created by a mould, and given their weight they were likely poured in situ.

Further consideration will be given to discreet brass plaques for the seven markers, and survey pegs to mark the two that are lost, as part of the relocation process that includes information on what they are and the longitude and latitude of a particular marker's original location.

E. Horricks thanked H. Whittell for his extensive background work with J. Foulks in locating the markers which has made the mapping possible.

**G. COUNCIL REFERRALS**

**H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

**1. Heritage Canada The National Trust, "Financial Measures to Encourage Heritage Development", (Full Report)**

E. Horricks noted that in late 2014 the HAC received a presentation on various tax incentive programs in BC and elsewhere and their overall effectiveness.

One of the long-term action items for the HAC in the Heritage Strategy is to look at conservation tax incentives for heritage building owners. This report on financial measures that encourage heritage development is based on a survey undertaken by the National Trust and is intended as additional information regarding tax incentives for future consideration.

This survey of the development community is the first pan-Canadian sampling of its type and identifies the key incentives identified by all stakeholders for addressing heritage projects. Although the ranking varied, the top five measures remained the same for all stakeholders.

Key factors that discourage heritage development include:

- Low return on investment;
- Limits on Development Potential;
- Complexity of Building Code Compliance (in larger projects and those in new construction);
- The "unexpected" in heritage projects; and
- Delayed return on investment.

The five financial measures identified which alleviate these challenges included:

- Ongoing property tax relief;
- Heritage grants;

## **H. OTHER BUSINESS AND ITEMS FOR INFORMATION**

- Refundable income tax credits;
- Non-refundable income tax credits; and
- Property tax abatement.

Given that the development community is diverse in its composition and investment expectations, the report recommends that when considering financial measures that might assist heritage development, the key is to identify and pursue a variety of financial measures that can be combined to affect a diverse range of development and investment models.

Currently incentives for retention in the Township are negotiated on a case-by-case basis and include a range of measures including tax exemption. The Township's Heritage Building Incentive Program (HBIP) also plays a positive role in incentivizing investment in heritage through the provision of grants, but is more geared to individual building owners than developers given the size of the grants. The HBIP grants have achieved a high leverage for investment to date, with a ratio of approximately 1:12 (grant dollars to dollars invested in heritage projects), while a typical leverage ratio for similar grant programs is approximately 1:4.

### **2. Heritage BC, "Japanese Canadian Historic Places" Nomination Deadline: September 9, 2016**

E. Horricks noted that the nomination period for this initiative has been extended so there is still time to consider a submission if there is anything in the Township that the committee feels is relevant for consideration. She noted that during the Second World War there was a Japanese schoolhouse in Walnut Grove, and archival information also exists on the Takeda family home. She asked whether anyone was familiar with these sites.

H. Whittell noted there was a small green building called the "Port Kells Boxing Club" in the early 1960s on 96 Avenue in Walnut Grove which may have been used for other purposes earlier on, and noted that the Symington family may have some knowledge about it.

C. Boughen noted there is a small collection of Japanese graves in the Murrayville Cemetery that indicates the presence of a small community at one time.

## **I. NEXT MEETING**

**Date:** Wednesday, October 5, 2016  
**Location:** Salmon River Committee Room  
4<sup>th</sup> Floor, 20338 – 65 Avenue  
**Time:** 7:00 – 9:00pm



J. **TERMINATE**

Moved by H. Whittell,  
That the meeting terminate at 8:30pm.  
**CARRIED**

**CERTIFIED CORRECT:**

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Community Representative Co-Chair

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Council Representative Co-Chair