



## THE CORPORATION OF DELTA

### COUNCIL REPORT

### REGULAR MEETING

**To:** Mayor and Council  
**From:** Heritage Advisory Commission  
**Date:** November 14, 2007

**File No.:** J.7

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### Heritage Sites Impacted by the South Fraser Perimeter Road

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#### ■ CONSIDERATION:

The following advice of the Heritage Advisory Commission is submitted for Council's consideration:

- A. THAT the following sites be added to the Municipal Heritage Register subject to property owners approval:

Scow House	9569 Gunderson Road
Remmen Residence	9525 Gunderson Road
Boat Works	9500 Gunderson Road
Net Raft – Permit #20	Gunderson Slough
Net Shed – Permit #23	Gunderson Slough
* Net Shed – Permit #24	Gunderson Slough
Norum Net Shed	Gunderson Slough
* Alfred Jensen Residence	11192 River Road
Jacob Gunderson Residence	11128 River Road
K. Larson Residence	11102 River Road
Olaf Stokkeland Residence	11096 River Road
Ivor Iverson Residence	11090 River Road
Johnson Residence	10525 River Road
Stegavik Residence	10670 River Road
Glenrose Cannery	10453 River Road
Iverson Net Shed	West of River Road
McDonald Residence	6466 68 Street

Barn	7145 Ladner Trunk Road
Cullis Residence/barn	6855 Ladner Trunk Road
Byrom/Burns Residence	7064 Ladner Trunk Road
Burns Ranch	7225-69 Ladner Trunk Road

\* indicates owners permission has been received.

- B. THAT the policy to receive property owner’s approval prior to adding property to the Municipal Heritage Register be waived and the following sites be added to the Municipal Heritage Register;

Store/Berg Johnson Residence	10274-76 River Road
Gunderson Slough	North Delta

- C. THAT the Minister of Tourism, Sport and the Arts be notified of these additions to the Municipal Heritage Register as required by the *Local Government Act*.
- D. THAT the owners of properties noted above be advised of the addition of their properties to the Municipal Heritage Register as required by the *Local Government Act*.
- E. THAT the Minister of Transportation and Gateway be notified of all additions to the Municipal Heritage Register.

■ **PURPOSE:**

The purpose of this report is to recommend additions to the Delta Heritage Register.

■ **BACKGROUND:**

The Heritage Advisory Commission passed the following resolution November 8, 2007:

*That the heritage significance of the 33 sites listed below, which are within 500m of the SFPR alignment and which are currently the subject of review of the heritage working group which will be making recommendations regarding mitigation, be formally recognized by adding them to the Municipal Heritage:*

<b>Site</b>	<b>Location</b>
Gunderson Slough	North Delta
Scow House	9569 Gunderson Road
Remmen Residence	9525 Gunderson Road
Boat Works	9500 Gunderson Road
Net Raft - Permit #20	Gunderson Slough
Net Shed - Permit #21	Gunderson Slough
	(has recently fallen own)
Net Shed - Permit #23	Gunderson Slough
Net Shed - Permit #24	Gunderson Slough

<i>Norum Net Shed</i>	<i>Gunderson Slough</i>
<i>Alfred Jensen Residence</i>	<i>11192 River Road</i>
<i>Jacob Gunderson Residence</i>	<i>11128 River Road</i>
<i>K. Larson Residence</i>	<i>11102 River Road</i>
<i>Olaf Stokkeland Residence</i>	<i>11096 River Road</i>
<i>Ivor Iverson Residence</i>	<i>11090 River Road</i>
<i>Johnson Residence</i>	<i>10525 River Road</i>
<i>Stegavik Residence</i>	<i>10670 River Road</i>
<i>Glenrose Cannery</i>	<i>10453 River Road</i>
<i>Iverson Net Shed</i>	<i>West of River Road</i>
<i>Store/Berg Johnson Residence</i>	<i>10274-76 River Road</i>
<i>McDonald Residence</i>	<i>6466 68 Street</i>
<i>Barn</i>	<i>7145 Ladner Trunk Road</i>
<i>Cullis Residence/barn</i>	<i>6855 Ladner Trunk Road</i>
<i>Byrom/Burns Residence</i>	<i>7064 Ladner Trunk Road</i>
<i>Burns Ranch</i>	<i>7225-69 Ladner Trunk Road</i>

### **Council Policy:**

The Advisory Committee Protocol within Delta's Council Procedure Bylaw No. 5000, requires that Council authorize specific actions or initiatives to be undertaken by a committee.

Properties may be added to the Municipal Heritage Register by resolution. While not required legally, Council has previously requested owners consent to add a property to the Register.

It is Council's policy to only designate sites at the request or agreement of the property owner.

### **■ DISCUSSION:**

Over the years Delta has established programs and procedures to recognize, celebrate and encourage the protection of its rich heritage. The proposed SFPR will have a significant impact on a large part of Delta's community heritage, especially North Delta, and it is important that mitigation by Gateway is maximized.

### **Recognition of Delta's Heritage Resources**

#### **Heritage Inventories**

In 1998 and 2000, the Rural and Urban Heritage Inventories were completed to highlight Delta's most significant heritage resources. Being listed on the Inventory does not protect a property but these properties are flagged and any proposed changes to them are referred to the Heritage Advisory Commission (HAC) for review and comment. While these Inventories trigger a heritage review, they are not recognized in the Local Government Act as formal recognition of resources with heritage value.

#### **Municipal Heritage Register**

A Municipal Heritage Register is one way to formally recognize property with heritage significance. It is not heritage protection. Sites are added to it by Council resolution. Delta's Heritage Register was established by Council in 1999 and there are currently 51 sites on it. The Register is built up by corresponding with owners of property included in the Inventories to request their consent to be added to the Register.

### Heritage Designation

Heritage Designation formally recognizes and protects heritage sites over the long term. Sites are designated heritage by bylaw. There are 6 designated heritage sites in Delta. Three owned by Delta, two owned by Metro Vancouver, one privately owned.

### Impact of the SFPR on Delta's Heritage

There are 34 sites listed in Delta's Heritage Inventory within 500m of the proposed SFPR alignment. (Attachment A). Only 10 of these sites are formally recognized on Delta's Heritage Register and the National Heritage Register (one of the ten, the Paterson Residence, is also a Municipally designated Heritage Site). Excerpts from the Heritage Inventories for each of the 24 properties not on the Register are in Attachment B.

As outlined in a separate report on tonight's agenda, a heritage working group is currently working with Gateway to determine the heritage value, impact, and recommended mitigation for these heritage sites. The HAC has become aware that mitigation may be less for the 24 sites which are not officially recognized on the Municipal Heritage Register.

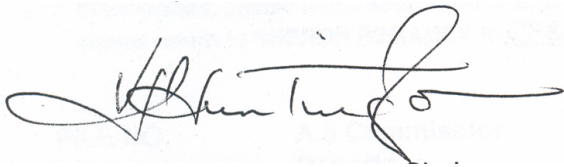
### Policy regarding addition of sites to Register

Delta's policy to request owner's permission prior to adding a property to the Heritage Register is based on a desire to work together with property owners to encourage the preservation of community heritage. There is no requirement in the Local Government Act to have the owner's permission. A Heritage Register is a tool to **recognize** rather than **protect** a property. In one instance in 1999, Council added 12 heritage homes located in the Roberts Bank Back-up lands to the Register without individual property owner approval as part of a larger negotiation with the Province.

The HAC is supportive of this voluntary approach to heritage preservation generally. In the case of Gunderson Slough, which is an area rather than a site, and which has significant heritage value and risks significant impact from the SFPR, the HAC recommend Council consider waiving their policy regarding owners consent. In addition, the HAC recommend Council consider adding the Store/Berg Johnson Residence at 10274-76 River Road, which has been purchased by the BC Transportation Authority in anticipation of the SFPR, to the Heritage Register without owners approval so that mitigation can be maximized. Officially recognizing these sites by adding them to the Municipal Heritage Register will ensure that their true heritage value can be considered.

### ■ CONCLUSION:

The SFPR will have significant impacts on many aspects of life, community and environment in Delta. The context of Delta's built heritage in North Delta will be significantly impacted by severing the connection to the Fraser River. It is important that appropriate mitigation is negotiated based on the true value of this heritage. Formal recognition of the heritage value of these resources will put Delta in a stronger position to carry out those negotiations and maximize mitigation. Given the extraordinary circumstances and significant impact of the proposed alignment of the SRPR to community heritage, the HAC recommend that Council consider adding 22 sites to the Heritage Register subject to owners approval and waiving the policy to receive property owner's permission in the case of 2 additional sites and adding them to the Heritage Register and directing staff to carry out the required notification.



Councillor Vicki Huntington, Chair  
Heritage Advisory Commission

[Attachments:](#)

- ATTACHMENT A:            heritage properties within 500m of the SFPR alignment  
ATTACHMENT B:            Excerpts from the Heritage Inventories

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