

City of Maple Ridge

**COUNCIL WORKSHOP AGENDA**

**January 29, 2019**

**1:30 p.m.**

**Blaney Room, 1<sup>st</sup> Floor, City Hall**

*The purpose of the Council Workshop is to review and discuss policies and other items of interest to Council. Although resolutions may be passed at this meeting, the intent is to make a consensus decision to send an item to Council for debate and vote or refer the item back to staff for more information or clarification. The meeting is live streamed and recorded by the City of Maple Ridge.*

**REMINDERS**

**DATE**

Council Meeting

7:00 p.m.

1. **APPROVAL OF THE AGENDA**
2. **ADOPTION OF MINUTES**
  - 2.1 Minutes of the January 14, 2019 Council Workshop Meeting
3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**
4. **UNFINISHED AND NEW BUSINESS**
  - 4.1 **Maple Ridge Community Heritage Register Update: Additional Statements of Significance**

Staff report dated January 29, 2019 recommending that the attached report titled "Maple Ridge Community Heritage Register Update: Additional Statements of Significance" be forwarded to the February 12, 2019 Council Meeting for consideration.

4.2 Grant Monitoring Presentation

- Dan Olivieri, Corporate Support Coordinator

4.3 Council Matrix – January 29, 2019

Staff report dated January 29, 2019 recommending that the Council Matrix dated January 29, 2019 be forwarded to the January 29, 2019 Council Meeting for adoption.

5. *CORRESPONDENCE*


5.1 Upcoming Events

January 30, 2019 11:00 am	Conversation Café, #106 – 22838 Lougheed Hwy Alouette Addictions Services
January 31, 2019 11:30 am – 2:00 pm	UDI Fraser Valley Mayors' Panel & Municipal Expo, Langley Events Centre
February 9, 2019 6:00 – 8:00 pm	Afro Gala, St. Luke's Roman Catholic Church
February 9, 2019 6:30 – 9:30 pm	For the Love of Youth, SKY Hangar, Pitt Meadows

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL*

7. *MATTERS DEEMED EXPEDIENT*

8. *ADJOURNMENT*

Checked by:   
Date: Jan 24/19

2.0 Minutes

City of Maple Ridge

**COUNCIL WORKSHOP MINUTES**

January 14, 2019

The Minutes of the City Council Workshop held on January 14, 2019 at 1:30 p.m. in the Blaney Room at City Hall, 11995 Haney Place, Maple Ridge, British Columbia for the purpose of transacting regular City business.

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**PRESENT**

*Elected Officials*

Mayor M. Morden  
Councillor J. Dueck  
\*Councillor K. Duncan  
Councillor C. Meadus  
Councillor G. Robson  
Councillor R. Svendsen  
Councillor A. Yousef

*Appointed Staff*

P. Gill, Chief Administrative Officer  
K. Swift, General Manager of Parks, Recreation & Culture  
F. Quinn, General Manager Public Works and Development Services  
L. Benson, Corporate Officer  
T. Thompson, Chief Financial Officer

*Other Staff as Required*

J. Walsh, Emergency Program Coordinator  
J. Storey, Director of Engineering Operations  
H. Exner, Fire Chief  
D. Boag, Director of Parks and Facilities  
R. Stott, Environmental Planner 2  
L. Zosiak, Planner 2, Community Planning

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Note: These Minutes are posted on the City Web Site at [www.mapleridge.ca](http://www.mapleridge.ca)

Councillors Duncan and Meadus were not in attendance at the start of the meeting.

\*Councillor Duncan left the meeting at 2:18 p.m. and did not return.

**1. APPROVAL OF THE AGENDA**

R/2019-001

It was moved and seconded

That Community Donation Bins be added as Item 7.1 to the agenda of the January 14, 2019 Council Workshop Meeting and that the agenda be approved as amended.

CARRIED

2. **MINUTES**

2.1 **Minutes of the December 4 and December 11, 2018 Council Workshop Meetings**

R/2019-002

It was moved and seconded

That the minutes of the Council Workshop Meetings of December 4 and December 11, 2018 be adopted as circulated.

CARRIED

3. **PRESENTATIONS AT THE REQUEST OF COUNCIL**

3.1 **December 2018 Windstorm Update (Presentation)**

- Jeanne Walsh, Emergency Program Coordinator
- James Storey, Director of Engineering Operations
- Howard Exner, Fire Chief
- David Boag, Director of Parks & Facilities

H. Exner, Fire Chief, gave a presentation on the call volumes generated by the recent windstorm, the safety concerns and challenges faced by the damage to downed trees and power lines, and BC Hydro's role.

J. Storey, Director of Engineering Operations, discussed the timeline of events as they unfolded throughout the day and days following. He noted the cost to the City as a result of the storm is \$70,000 without including damage to park and street trees. In comparison, the August 2015 storm had a cost of \$150,000.

J. Walsh, Emergency Program Coordinator discussed the activation of the Departmental Operations Centre and coordination with Emergency Management BC.

H. Exner, Fire Chief, summarized by noting that nobody was hurt although citizens were inconvenienced by the closures and power loss. Crews prioritized human safety first, then property conservation.

Council asked what was learned through the experience and staff responded. Councillor Dueck asked if there was communication with School District No 42 and while staff responded in the negative, there are plans to improve collaboration. Mayor Morden asked how much of the \$70,000 would be recoverable from the Province and staff estimated about \$25,000.

#### 4. *UNFINISHED AND NEW BUSINESS*

##### 4.1 Tree Permit Appeal – 12238 Creston Street – Liability Reduction Options

Staff report dated January 14, 2019 providing information on Liability Reduction Options for Tree Permit Appeal.

Report be received for information only.

R. Stott, Environmental Planner 2 explained that on December 11, 2018 Council heard an appeal from the homeowner at 12238 Creston Street who had been denied a tree-cutting permit. Council opted to defer the decision until they had more information on how to reduce or eliminate the City's potential for liability, should the tree removal destabilize soils and neighbouring trees. Mr. Stott explained that the City's legal counsel had reviewed the options in the report, and recommended Option 3 as having the most significant impact on reducing the City's liability.

Councillor Meadus joined the meeting at 2:05 p.m.

It was moved and seconded

That Council defer the tree permit appeal decision, pending receipt of an arborist report prepared by a qualified, independent Arborist addressing potential impacts and mitigation, including Tree Permit requirements, a tree wind firm assessment prepared by a qualified, independent professional on potential blowdown risks for the trees on the neighbouring properties along with mitigation recommendations, supervision by the Arborist of record for the removal of the tree should that be the final recommendation of the Arborist, and notification to adjacent property owners of the potential tree removal, provision of reports, and date of the Appeal hearing.

Councillor Duncan left the meeting at 2:18 p.m after the above motion was moved and seconded. The question on the motion was called.

DEFEATED

Voting against: Mayor Morden, Councillor Dueck, Councillor Meadus and Councillor Yousef

R/2019-003

It was moved and seconded

That Council defer the tree permit appeal decision, pending receipt of an arborist report prepared by a qualified, independent Arborist addressing potential impacts and mitigation, including Tree Permit requirements, supervision by the Arborist of record for the removal of the tree should that be the final recommendation of the Arborist, and notification to adjacent property owners of the potential tree removal, provision of reports, and date of the Appeal hearing.

CARRIED

#### 4.2 Detached Garden Suites (DGS) Pilot Project – Phase 2

Staff report dated January 14, 2019 recommending that five properties be included in the Phase 2 process.

L. Zosiak, Planner 2, Community Planning, gave a Power Point presentation providing the following information:

- timelines of program development
- Council decisions and implementation
- the process to identify phase 2 properties
- a review the five proposed properties process and times

Councillor Dueck left the meeting at 2:26 p.m.

The meeting was recessed by unanimous decision at 2:26 p.m.

The meeting was reconvened at 2:46 p.m. with all of Council in attendance except Councillor Duncan.

R/2019-004

It was moved and seconded

That staff be directed to not proceed with phase 2 of the DGS Pilot Project and report back to Council with information on the options discussed in the report titled Review of Regulations for Secondary Suites and Detached Garden Suites: Public consultation Outcomes, dated February 6, 2018.

CARRIED

#### 5. CORRESPONDENCE

##### 5.2 Upcoming Events

January 15 - 17, 2019		LGLA 2019 Elected Official Seminar, Radisson
January 15	5:30 p.m.	Hotel Vancouver Airport, Richmond
January 16	All day	
January 17	7:00 a.m.- 2:30 p.m.	
January 17	2:45 - 4:45 p.m.	Climate Action Interactive Workshop, Bridgeport Room, Radisson Hotel Vancouver Airport BC Municipal Climate Leadership Council & Community Energy Association

6. *BRIEFING ON OTHER ITEMS OF INTEREST/QUESTIONS FROM COUNCIL* – Nil

7. *MATTERS DEEMED EXPEDIENT*

7.1 Community Donation Bins

D. Pollock referred to a report to Council in 2017 which resulted in the Council of the day to permit donation bins on private property. He reported that there are three groups which currently supply the bins to the community. One group, has announced they are closing, the second group says they are in the process of swapping them out for a different style of bin. He advised that there is a review process currently in place. He suggested that one option available would be to locate the bins in locations where there is greater foot traffic where more people could see the bins. Staff was directed to write to groups to encourage them to replace their bins with safer style.

8. *ADJOURNMENT* – 3:13pm

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M. Morden, Mayor

Certified Correct

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L. Benson, Corporate Officer



City of Maple Ridge

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**MEETING DATE:** January 29, 2019  
**FROM:** Chief Administrative Officer  
**FILE NO:**  
**MEETING:** Council Workshop  
**SUBJECT:** Maple Ridge Community Heritage Register Update:  
Additional Statements of Significance

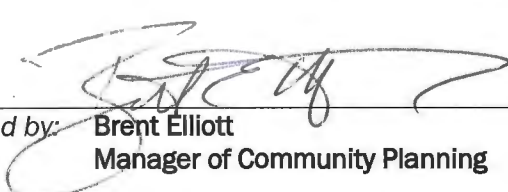
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**EXECUTIVE SUMMARY:**

The attached report is scheduled to be on the next Council Meeting agenda for discussion and consideration of the recommendation. The Council Workshop forum provides an earlier opportunity for Council to seek additional information if required, prior to decision-making.

**RECOMMENDATION:**

That the attachment to the January 29, 2019 report titled "*Maple Ridge Community Heritage Register Update: Additional Statements of Significance*" be forwarded to the next Council Meeting.



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Approved by: **Brent Elliott**  
**Manager of Community Planning**

Attachment: Maple Ridge Community Heritage Register Update: Additional Statements of Significance report dated January 29, 2019

## City of Maple Ridge

**TO:** His Worship Mayor Mike Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**MEETING DATE:** January 29, 2019  
**MEETING:** Workshop  
**SUBJECT:** **Maple Ridge Community Heritage Register Update: Additional Statements of Significance**

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### EXECUTIVE SUMMARY:

Following completion of the Heritage Resources of Maple Ridge (Heritage Inventory) update and endorsement from Council in April 2018, the Community Heritage Commission (CHC) has undertaken an update to the Maple Ridge Community Heritage Register with the addition of seven heritage sites and revised information for three existing Heritage Register sites.

A community heritage register is an official listing of properties identified by a local government as having heritage value or heritage character. Inclusion on a community heritage register does not constitute a heritage designation or any other form of permanent heritage protection. In addition to the local government's heritage register, heritage sites are also recognized at the provincial and federal levels through the BC Register of Historic Places and the Canadian Register of Historic Places, respectively.

Should Council approve the 10 new and revised Statements of Significance for the Maple Ridge Community Heritage Register, documentation will be submitted by staff to the Province for posting on the BC Register of Historic Places and in turn on the Federal Government's Canadian Register of Historic Places. The CHC, through a resolution made at their December 13, 2018 meeting, is forwarding on to Council 10 Statements of Significance for inclusion on the Maple Ridge Community Heritage Register.

### RECOMMENDATIONS:

- 1) That the proposed seven new Statements of Significance attached to the staff report dated January 29, 2019 be endorsed and added to the Maple Ridge Community Heritage Register; and,
- 2) That the three revised Statements of Significance attached to the staff report dated January 29, 2019 be endorsed and replace the existing documentation in the Maple Ridge Community Heritage Register; and,
- 3) That the Corporate Officer be authorized to submitted the attached Statements of Significance to the BC Heritage Branch Registrar for inclusion on the BC Register of Historic Places.

### DISCUSSION:

#### a) Background Context:

The provisions for the creation of a community heritage register are outlined in Section 598 of the *Local Government Act*. A community heritage register is an official listing of properties identified by a

local government as having heritage value or heritage character. It is a planning tool with legal status that provides formal recognition for historic places and access to powerful tools such as eligibility for special provisions with the BC Building Code Heritage Building Supplement. Inclusion on a community heritage register does not constitute a heritage designation or any other form of permanent heritage protection. Specifically, placing a property on a community heritage register does not prevent a land owner from pursuing demolition or building alterations. A community heritage register is a legislative tool which does permit a local government to engage in conversations with the property owner to find mutually agreed on solutions to maintain a heritage site, noting that a municipality may only temporarily withhold demolition and building permits, and/or order heritage inspections.

An important value of our community heritage register is that it provides municipal staff, the CHC, and Council with a greater understanding of heritage resources, thereby strengthening the basis for making heritage conservation and land-use decisions. It also helps to create greater awareness and appreciation of heritage resources for property owners and members of the community. Importantly, a community heritage register provides a tool for determining eligibility for heritage programs, incentives, and special provisions within the BC Building Code Heritage Building Supplement.

The key document in a community heritage register submission is a Statement of Significance. The Statement of Significance is a three-part statement including a description of the site, an explanation of the site's heritage value, and the site's character-defining elements. Together, these elements describe what the formal recognition applies to, why a historic site has significance, and how the heritage value is expressed in elements such as the materials, physical layout, uses, or cultural associations of the historic place.

#### **b) Planning Analysis:**

The Maple Ridge Community Heritage Register was established through Council Resolution in 1999, and was last updated in 2008. There are a total of 28 heritage sites listed on the City's Register. Over the past ten years since the last Maple Ridge Community Heritage Register update, a number of new heritage resources have been identified, often through development processes that resulted in the gifting of heritage buildings to the City or through other processes such as the approval of Heritage Revitalization Agreements.

A Heritage Revitalization Agreement process is similar to a rezoning process and is used for redevelopment of a heritage site. A Statement of Significance is prepared through the Heritage Revitalization Agreement. In exchange for the restoration of a heritage site guided by the Statement of Significance details, a developer is eligible to additional uses and densities beyond the existing zoning provisions. The Heritage Revitalization Agreement represents a binding legal agreement between the City and the land owner to maintain and protect the heritage site.

Since 2008, five Heritage Revitalization Agreements have been approved. While two of the sites are currently included on the Heritage Register, more detailed research was obtained through the Heritage Revitalization Agreement process for all of the properties.

Given the above noted Heritage Revitalization Agreements, it is timely to add or update the following sites to the Heritage Register:

- Miller Residence  
This heritage site is comprised of a rolling agricultural landscaping, a mix of orchard and berry fields, a house constructed in 1932, and supporting agricultural out-buildings. The Miller Residence typifies the early settlement of the Ruskin neighbourhood.
- Bank of Montreal and Port Haney Post Office  
Located in the Port Haney neighbourhood, the two-storey former bank building was the third Bank of Montreal in B.C and was constructed in 1911. The architecture is a very good and a rare example of false front, pioneer style commercial and financial buildings. The bank's original bank vault is partially intact.

The neighbouring former Post Office was constructed at a later date in 1933. Similar to the Bank of Montreal building, the former Post Office represents one of the last remaining commercial buildings along the Fraser River in Port Haney. The building was built for Mary Berry Charlton Storey, an ambitious early entrepreneur who took the role of Post Mistress. The building retains its original windows and red-brick chimney. Architectural features such as the triangular eave brackets reflect late influences of the Craftsmen style.

- Turnock/Morse Residence  
Built in 1938 and valued as a picturesque example of a Cape Cod cottage, architectural features include shed-roofed dormers and unique inset shutter vents beside the fixed windows.
- Beeton/Daykin Residence  
This building is an example of an early twentieth-century farmhouse in the Haney neighbourhood. The architecture includes Edwardian-era design features such as the front-gabled roof and horizontal wood siding and open plank soffits.
- Whitehead Property  
Located in the Hammond neighbourhood, the Whitehead Property includes two homes and two outbuildings dating to the 1920s. The buildings were constructed by various immigrant men from Sweden and Finland who arrived to Hammond for employment at the local mill. The building architecture reflects the Craftsman style.

Additionally, the City has identified two municipally-owned heritage sites for inclusion on the City's Heritage Register and has updated information relating to a third. In keeping with Canada's Historic Places Standards and Guidelines and the approach of the City's recently update Heritage Inventory, one of the new sites reflects the expanded definition of what constitutes a heritage site, which may now include places and landscapes.

- Jackson Farm  
The Jackson Farm was dedicated to the City as park land through a development application in 2010. This land is significant for its association with the early agricultural development of Maple Ridge, the establishment of the local Finnish community, for its reputation as an agricultural landscape, and as a community park and open space.

- Mussallem Residence

Constructed in 1937, the Mussallem Residence is significant for its association with the prominent Mussallem family, its representation of the interwar development of Maple Ridge, its romantic Period Revival architecture, and as an example of the domestic work of prominent architect H.H Simmonds. The home was donated to the City by BC Housing in 2018.

- Spencer Farm Milk House

This building is currently listed on the Heritage Register, but has updated information stemming from a Conservation Plan completed in 2013. The Spencer Farm Milk House dates to the 1920s and is valued for its recollection of the early agricultural history of Maple Ridge.

Lastly, through the Heritage Inventory review process, the property owner of one of the newly identified sites expressed an interest in adding their property onto the City's Heritage Register. The CHC was able to accommodate the preparation of the Westacre Farms Statement of Significance with its Heritage Register update.

- The Westacre Farms site is significant for its associations with the early agricultural development of Maple Ridge, the history of Japanese-Canadian settlement in the area, and for its protected wetland and wildlife habitat.

**c) Community Heritage Commission Input:**

The Community Heritage Commissioners reviewed the drafts of the attached Statements of Significance and expressed their support for the updating and additions by passing the following resolution at the December 13, 2018 CHC meeting:

*That the 11 Statements of Significance be forwarded to Council for inclusion on the Maple Ridge Heritage Register.*

At this time, 10 Statements of Significance are being brought forward for Council consideration, as the ownership of one of the heritage sites has changed since the Statement of Significance was prepared, and this warrants additional communication with the new landowner prior to proceeding.

**d) Consultation Process and Next Steps:**

Due to the involved process required for a Heritage Revitalization Agreement, the property owners of those five sites were made aware of the heritage protection requirements at the onset of their development applications. For these sites, inclusion on the City's Heritage Register is the next step in the restoration and preservation of these heritage resources, noting the landowner's commitment is inherent in the original Heritage Revitalization Agreement.

The inclusion of city-owned heritage sites, whose maintenance is overseen by the Parks, Recreation and Culture Department, will provide the opportunity to be eligible for BC Building Code equivalencies and provincial funding opportunities, as applicable. Additionally, this initiative sets a best practice example noting the many heritage sites listed on the Heritage Inventory which are not currently included on the Heritage Register.

In accordance with Section 598 of the *Local Government Act*, notification will be sent to property owners and the minister responsible for the *Heritage Conservation Act* within 30 days after including a property on the City's Heritage Register.

It is noted that the CHC will be engaging with current Heritage Inventory property owners in 2019 to further discuss the benefits and opportunities of adding their property to the City's Heritage Register. Additionally, the CHC, in partnership with a heritage consultant, will be exploring heritage incentive opportunities for heritage sites on the City's Heritage Register with eligible property owners. The outcomes of that engagement work will be shared with Council in the coming months.

#### **CONCLUSION:**

Building on the completion of an update to the Heritage Inventory in April 2018, the CHC has undertaken an update to the Maple Ridge Community Heritage Register with the preparation of Statements of Significance for seven new heritage sites and revised information for three existing Heritage Register sites. Upon Council's approval, the attached updates and additions will be made to the Maple Ridge Community Heritage Register and the information will be forwarded for inclusion on the BC Register of Historic Places.

Prepared by: **Amelia Bowden, M.Urb, MCIP, RPP**  
**Planner 1**

Reviewed by: **Christine Carter, M.PL, MCIP, RPP**  
**Director of Planning**

Approved by: **Frank Quinn, MBA, P. Eng**  
**GM: Public Works & Development Services**

Concurrence: **Paul Gill, CPA, CGA**  
**Chief Administrative Officer**

Appendix A – Statements of Significance, Donald Luxton & Associates

# MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

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# MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

## WHITEHEAD PROPERTY, 11406 205 STREET

**HISTORIC NAME:** Whitehead Property

**ADDRESS:** 11406 205 Street

**ORIGINAL OWNER:**

- **Cottage:** Charles Gustive Dahlberg
- **House:** Carl (Walkeapaa) Whitehead

**ORIGINAL BUILDER:**

- **Cottage:** Charles Gustive Dahlberg (assumed)
- **House:** Carl (Walkeapaa) Whitehead, with the assistance of Finnish friends and his stepdaughters, Ellen and Ethel McBryan

**DATE OF CONSTRUCTION:** Cottage 1919, Enlarged 1922; House 1923-24

**NEIGHBOURHOOD:** Hammond

**HERITAGE STATUS:** Heritage Revitalization Agreement

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

### DESCRIPTION OF HISTORIC PLACE

The Whitehead Property includes two historic houses and two outbuildings on the northeast corner of the intersection of 205th Street and 114th Avenue in the historic neighbourhood of Hammond, in Maple Ridge. The Whitehead Residence is one and one-half storey late Craftsman bungalow with a prominent gabled front porch. The adjacent Whitehouse Cottage is a one-storey front-gabled bungalow located close to the lane, at the north end of the property. A small front-gabled garage faces 205 Street, and a one-storey front-gabled structure sits behind the cottage near the rear property lines.

### HERITAGE VALUE OF HISTORIC PLACE

The Whitehead Property is significant for its representation of the urban and social development of Hammond in the 1920s, the establishment of the local Scandinavian community drawn to the area by employment offered by the Hammond Cedar Mill, and its representation of vernacular domestic architecture.

Due to the number of Scandinavian immigrants who worked at the Mill, this street became known as 'Swede Row.' Charles G. Dahlberg bought the property (and other lots) in 1919 and built a two-room cottage. He was from Sweden, came to Hammond about 1910, raised poultry, and died in 1922. Carl Whitehead then purchased the property, which is still owned by his descendants. Born in 1888 in Kurkijoki, Finland, Whitehead (a literal translation of his original Finnish surname Walkeapaa) was known as C.K. Olson when he first immigrated to Canada at the age of eighteen. He worked in the pulp mill at Powell River before moving to Chase, and then relocated his family to Hammond where he started work at the Hammond Cedar Mill. He expanded the cottage by adding two rooms on the front, moved in while he built a larger home on the same property starting in 1923, and also built other rental houses. Typical of the more informal arrangements of the time, the buildings are sited as required, close to the property lines to maximize the usable areas of the site.

This buildings and landscaping on this property contribute significantly to the historic character of Hammond. The development of the Whitehead Property also demonstrates the increasing settlement and prosperity of the Hammond community, as the Mill – one of the major cedar processing mills on the



## MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

Fraser River, and the town's major employer – prospered in the years following the end of World War One. The modest vernacular cottage is typical of the earliest settlers' homes in Hammond, of wood frame construction with details such as the multi-paned windows that demonstrate pride of ownership. As the community became more established, houses grew larger and more elaborate. The Whitehead House demonstrates the influence of the late Craftsman style; its design was copied from a house on Dewdney Trunk Road near Webster's Corner, the centre of the Finnish community in Maple Ridge.

The Whitehead Property also demonstrates the evolution over time of the community and generations of its families, with sensitive additions made over time to meet evolving residential needs over the decades of its existence. The outbuilding facing the lane is additionally significant for being the site of the first recycling depot in Maple Ridge.

### HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Whitehead Property include its:

- location in the historic Hammond neighbourhood of Maple Ridge, at the intersection of 205 Street and 114 Avenue, with an adjacent lane;
- continuous residential use;
- two wooden front-gabled outbuildings; and
- mature landscaped setting including two large Linden trees in the front yard.

#### Whitehead House:

- residential form, scale and massing as expressed by its: one and one-half storey height plus basement, side-gabled roofline, projecting side bay, and prominent open front porch;
- typical wood frame construction materials, as expressed by its: bevelled wooden siding on the main floor; double-coursed cedar shingle cladding on the porch column bases, foundation skirting and gable ends; tongue-and-groove roof and porch soffits; and dimensional door and window trim;
- design features of the late Craftsman style such as: tapered square porch piers and columns; frieze of paired dentil blocks; square balusters; triangular eave brackets; open soffits; and pointed vergeboards;
- original windows such as three-part casement assemblies with paired art glass transoms, and diamond-shaped feature window above the front entry;
- glazed and panelled wooden front door; and
- original interior detailing, such as wooden wainscoting and brick fireplaces.

#### Whitehead Cottage:

- residential form, scale and massing as expressed by its: one storey height, low-pitched front-gabled roofline, and offset open front-gabled entry porch;
- typical wood frame construction materials, as expressed by its: cedar shingle siding on the main floor; bevelled siding in the front gable ends; tongue-and-groove soffits; and dimensional door and window trim;
- design influences of the Craftsman style such as vertical battens in the gable ends, open soffits, and split vergeboards; and
- original windows such as double-hung, 1-over-1 wooden sash windows with flashed upper sash.

## MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

### MUSSALLEM RESIDENCE, 21404 DEWDNEY TRUNK ROAD

**HISTORIC NAME:** Mussallem Residence

**ADDRESS:** 21404 Dewdney Trunk Road

**ORIGINAL OWNER:** George & Elizabeth Mussallem

**DATE OF CONSTRUCTION:** 1937

**ORIGINAL ARCHITECT:** Henry Holdsby Simmonds

**ORIGINAL CONTRACTOR:** Dugald Brown

**NEIGHBOURHOOD:** The Ridge

**HERITAGE STATUS:** Heritage Inventory

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

#### DESCRIPTION OF HISTORIC PLACE

The Mussallem Residence a one and one-half storey, wood-frame house that has been relocated to the Maple Ridge Cemetery, in The Ridge neighbourhood of Maple Ridge. It is an attractive cottage with Period Revival references such as half-timbering, multipaned windows and shutters.

#### HERITAGE VALUE OF HISTORIC PLACE

Constructed in 1937, the Mussallem Residence is significant for its association with the prominent Mussallem family, its representation of the interwar development of Maple Ridge, its romantic Period Revival architecture, and as an example of the domestic work of prominent architect H.H. Simmonds.

The story of the Mussallem family represents the settlement history of Maple Ridge. In 1897, Solomon Mussallem left his native Lebanon and travelled to Canada. In 1905 he married Annie Besytt, also Lebanese, and they had seven children. Their son, George, was born in Winnipeg in January of 1908, and four more children, Nicholas, Mary, Helen and Peter, were born in Prince Rupert. After a short time in Vancouver, the Mussallems settled in Maple Ridge where their last child, Lily, was born. Solomon Mussallem started the Haney Garage in 1919, which became a Ford agency in 1924; in 1930 it became a General Motors agency. Solomon was an active member of the municipal government, serving twenty-three years on council, twenty-one of those years as Mayor. His daughter Helen went on to study nursing, spent many years working with the World Health Organization developing nursing and triage systems for underdeveloped nations, and was considered to be one of the top nurses in the world. For most of his life, George was involved with family's automotive business and with community service. In 1966 he was elected to the Provincial Legislature, serving four terms as MLA until 1983. George Mussallem married Elizabeth Suttie 'Beth' Brown in August of 1934, and they had three children: Anne in 1936; David in 1937; and Robert in 1942. Beth passed away in 1962, and George married Grace Cuthbert in 1970. George Mussallem passed away on April 10, 2007.

This house was built in 1937 for George and Beth Mussallem and their growing family, commissioned by Solomon Mussallem on a site adjacent to the family home in Port Haney. It was constructed by local builder Dugald Brown, who was Beth's father. Located close to Port Haney, it reflects the development of Haney and the local road network that was providing access through the Fraser Valley, and connecting to the regional road network. As Beth was never quite satisfied with the design of the house, there were several changes made prior to 1950, including the addition of the shutters, the alteration of

## MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

the front windows and the addition of an upper floor dormer and rooms, all undertaken by Dugald Brown.

The Mussallem Residence is an interwar bungalow that displays a variety of Period Revival references. The years following the end of World War One were a time of cozy, entrenched traditionalism in North America, which escaped the physical devastation of its cities. Historic revivals of traditional domestic architecture continued for several decades, evoking feelings of pleasant and comfortable nostalgia. This provided a powerful impetus for the re-invention of the bungalow, often clothed in historical elements, reflected here in the use of half-timbering in the gable ends, multipaned windows and the use of decorative shutters. The Mussallem Residence is valued additionally as an example of the domestic work of architect Henry H. Simmonds (1883-1954). Born in Australia, Simmonds worked in San Francisco before relocating to Vancouver in 1911. In the 1920s and 30s, he was a prolific designer of theatres, churches and exhibition buildings. His residential commissions ranged from large mansions in Shaughnessy to many smaller domestic commissions such as the Mussallem Residence.

### HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Mussallem Residence include its:

- residential form, scale and massing as expressed by its one and one-half storey height, side-gabled roof, rectangular floor plan, front gabled extension and projecting rear semi-octagonal bay;
- Period Revival-style influence, including: roughcast stucco cladding; half-timbered gables; multi-paned windows; decorative shutters; inset entry; open tongue-and-groove soffits with exposed rafter ends; and dimensional wood window and door trim with bullnose mouldings;
- variety of fenestration, including: double-hung wooden sash with 2, 3 and 4-paned upper sash; double-assembly 2-paned casement windows in the basement; multi-paned bay window in living room; and multi-paned window in front bedroom; and
- interior combed red brick chimney with corbelled top.

# MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

## BANK OF MONTREAL, 22355 RIVER ROAD

**HISTORIC NAME:** Bank of Montreal

**ADDRESS:** 22355 River Road

**ORIGINAL OWNER:** Bank of Montreal

**ORIGINAL ARCHITECT:** Unknown

**ORIGINAL CONTRACTOR:** Unknown

**DATE OF CONSTRUCTION:** 1911

**NEIGHBOURHOOD:** Haney

**HERITAGE STATUS:** Heritage Register / Heritage Revitalization Agreement

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

### DESCRIPTION OF HISTORIC PLACE

The Bank of Montreal is a two-storey, rectangular-plan wood-frame commercial structure located in the centre of the historic commercial district of Port Haney. Oriented towards the Fraser River and the railway tracks, this building was adapted for use as a local pub and restaurant in the 1970s. It is sited adjacent to another historic commercial building, the Port Haney Post Office.

### HERITAGE VALUE OF HISTORIC PLACE

The Bank of Montreal is one of the last active commercial buildings in the historic core of Port Haney and is valued for its associations with the historic precinct. Originally a branch of the Bank of Montreal, it was strategically positioned close to the Fraser River in the commercial core of Port Haney, to take advantage of the river boat landing, CPR station and the services in the area including postal and retail outlets. It was built for Mary Berry Charlton Storey in 1911, and was the first bank in the Port Haney, and the third Bank of Montreal in British Columbia.

The early settlement of Port Haney was centred on the Fraser River, which provided access prior to the development of roads through the area. After the arrival of the CPR, significant commercial and residential development occurred and Port Haney became a major historic transportation hub in the region. Decline set in after the onset of the Great Depression. In 1931, the completion of the Lougheed Highway – a make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in 1932 destroyed much of the existing business centre, hastening the shift of businesses up the hill. With the shift in economic activity the Bank of Montreal relocated, and this structure served a host of functions before being adapted as a pub. The former bank's use as a neighbourhood pub also reflects the change in liquor laws in the 1970s that allowed pubs to locate in neighbourhood settings rather than requiring a connection to a hotel function. Prior to this, local pubs had been located in purpose-built roadhouse hotels located along the Lougheed Highway.

The Bank of Montreal is also valued for its association with an important historic personality, Mary Berry Charlton Storey, an ambitious early entrepreneur who ran commercial operations and acted as Port Haney's Post Mistress. By opening the first local bank, she cemented Port Haney's prime position in the river-based life of the early twentieth century.

## **MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018**

The architecture of the Bank of Montreal is valued as a very good and rare example of False Front, pioneer style commercial and financial buildings. Witness to its role as a bank, the interior retains part of its original vault. Additionally, the second storey served as residential space for the bank manager, as was common practice at the time of construction, and still serves a residential function today. The simple style of the structure indicates its function as a branch bank in an isolated location; in more urban settings banks of the time were constructed in solid masonry in the Classical revival style popular during the Edwardian era.

Little remains of the historic downtown streetscape of Port Haney, which increases the value of this building as one of the only intact commercial buildings from the early days of settlement. Port Haney remains as a heritage precinct and a reminder of the origins of the City of Maple Ridge, and this building remains a vital part of the local neighbourhood.

### **HERITAGE CHARACTER-DEFINING ELEMENTS**

Key elements that define the heritage character of the Bank of Montreal include its:

- original siting and orientation to the street, and its proximate relationship to the railway and to an adjacent heritage structure;
- continuing mixed commercial and residential use;
- commercial form, scale and massing including its rectangular plan, two-storey height and flat roof;
- vernacular design features such as the False Front parapet, inset off-centre door on ground floor, and large shop-front windows;
- wood-frame construction including wooden drop siding with cornerboards and dimensional trim; and
- partially intact bank vault.

# MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

## PORT HANEY POST OFFICE, 22355 RIVER ROAD

**HISTORIC NAME:** Port Haney Post Office

**ADDRESS:** 22355 River Road

**ORIGINAL OWNER:** Mrs. M.B. Storey

**ORIGINAL ARCHITECT:** Unknown

**ORIGINAL CONTRACTOR:** Unknown

**DATE OF CONSTRUCTION:** 1933

**NEIGHBOURHOOD:** Haney

**HERITAGE STATUS:** Heritage Register / Heritage Revitalization Agreement

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

### DESCRIPTION OF HISTORIC PLACE

The Port Haney Post Office is a modest one and one-half storey, front-gabled wood-frame commercial structure located in the centre of the historic commercial district of Port Haney. Oriented towards the Fraser River and the railway tracks, this building has now been adapted for commercial use. It is sited adjacent to another historic commercial building, the Bank of Montreal, now the Billy Miner Pub.

### HERITAGE VALUE OF HISTORIC PLACE

The Port Haney Post Office is one of the last active commercial buildings in the historic core of Port Haney and is valued for its associations with the historic precinct. Port Haney is a reminder of the early history of the City of Maple Ridge and the development of its original small town centres. The early settlement of Port Haney was centred on the Fraser River, which provided the earliest access before the development of roads through the area. After the arrival of the CPR, significant commercial and residential development occurred and Port Haney became a major historic transportation hub in the region. Decline set in after the onset of the Great Depression. In 1931, the completion of the Lougheed Highway – a make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in late November 1932 destroyed much of the existing business centre, hastening the shift of businesses up the hill. There was initially some reluctance in relocating the post office, due to its convenient proximity to the railway station; in 1933, this post office was built across from the station to replace the one that had been destroyed in the fire. Public demand led to the construction of another post office in 1939 in the new town centre area. This early post office therefore remains as a representation of the transitional period that marked the end of the dominance of the railway industry and the emergence of road-based transportation that allowed greater flexibility in land development and heralded new development throughout the Fraser Valley. Following its redundancy as a post office, it served for many years as a single-family residence, until its conversion back to commercial use.

The Haney Post Office is also valued for its association with an important historic personality, Mary Berry Charlton Storey, who built the post office and acted as Post Mistress. Well known as an ambitious early entrepreneur, she was the wife of Alfred Charlton, a retailer and post office operator in Port Haney. After his death in 1907, she assumed his professional responsibilities, taking on the role of Post Mistress, harbour master and retailer in addition to raising her children. Additionally, she is important to the history of Port Haney for opening the first bank in the community, cementing Port Haney's prime position in the river-based life of the early twentieth century. She was remarried in 1918 to William



## MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

Storey, Mr. Charlton's cousin. Mary Berry Charlton Storey, one of Haney's most determined and ambitious businesswomen, is buried between her two husbands in the Maple Ridge Cemetery.

The Port Haney Post Office is also significant for its modest scale, indicating the shifting nature of the area's economy. It also demonstrates the late persistence of the influence of the Arts and Crafts style, popular as a domestic style but reflected here in a way that tied the building to an emerging residential context.

Little remains of the historic downtown streetscape of Port Haney, which increases the value of this building as one of the only intact commercial buildings from the early days of settlement. Port Haney remains as a heritage precinct and a reminder of the origins of the City of Maple Ridge, and this building remains a vital part of the local neighbourhood.

### HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Port Haney Post Office include its:

- original siting and orientation to the street, and its proximate relationship to the railway and to an adjacent heritage structure;
- commercial form, scale and massing, including its one and one-half-storey height, front gabled roof with a skirt roof at the front, rectangular floor plan and offset front entry;
- wood-frame construction including lapped wooden siding with cornerboards;
- late influence of the Arts and Crafts style including triangular eave brackets at the front and rear, open soffits and exposed rafter tails;
- internal red-brick chimney with corbelled top; and
- original windows including: wooden-sash window assemblies of double casement windows with arched three-part transoms; double-assembly, double-hung wooden-sash windows on the east side; and 4-paned double sliding windows at the rear.

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### TURNOCK/MORSE RESIDENCE, 22325 ST. ANNE AVENUE

**HISTORIC NAME:** Turnock/Morse Residence

**ADDRESS:** 22325 St. Anne Avenue

**ORIGINAL OWNERS:** Hilda & Joseph Dakin Turnock

**LATER OWNERS:** Iris & Garnet Robert Morse

**ORIGINAL ARCHITECT:** Joseph Daykin Turnock (assumed to be based on a pattern book design)

**ORIGINAL CONTRACTOR:** Joseph Daykin Turnock

**DATE OF CONSTRUCTION:** 1938

**NEIGHBOURHOOD:** Haney

**HERITAGE STATUS:** Heritage Revitalization Agreement

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

#### DESCRIPTION OF HISTORIC PLACE

The Turnock/Morse Residence is a one and one-half storey, wood-frame Cape Cod cottage located at the northeast corner of St. Anne Avenue and 223<sup>rd</sup> Street, in the historic Port Haney neighbourhood of Maple Ridge. Built in 1938, the house reflects the picturesque traditions and vernacular revivals popular in domestic architecture at the time, and features side-gabled roofs with clipped eaves, shingle siding, multi-paned windows and unique inset shutter vents.

#### HERITAGE VALUE OF HISTORIC PLACE

The Turnock/Morse Residence is valued as a picturesque example of a Cape Cod cottage, a style that became increasingly popular in the two decades that followed the end of World War One. The use of various Colonial Revival styles had gained new popularity at the time of the American Sesquicentennial in 1926, when patriotism was at a fever pitch and architectural fashion favoured the use of traditional, Colonial models that reflected the modern ideals of economy and good design as well as ongoing pride in past traditions. It was presumed at the time that a well-built house would display a traditional and readily-identifiable style as a hallmark of good taste. The austere economics of the time dictated that houses were generally modest in scale, and reflected the reality of families having to make do without domestic help. The Colonial Revival style – including this variation known as the Cape Cod cottage – experienced a further surge in popularity during the 1930s, when both the Colonial Revival and the Depression combined to create a desire for small, economical, yet old-fashioned houses. Family houses often assumed a cottage appearance that provided a romantic ideal of traditional domesticity, hearkening back to the values and ideals of an earlier age and evoking feelings of pleasant and comfortable nostalgia. The Cape Cod cottage received national publicity through numerous pattern books, which were widely used by many homeowners as the basis for their residential construction.

The Turnock/Morse Residence is also significant for its association with the late 1930s development of the Port Haney neighbourhood of Maple Ridge. The early settlement of Port Haney was centred on the Fraser River, which provided the earliest mode of transportation prior to the development of roads through the area. After the arrival of the CPR, significant commercial and residential development occurred and Port Haney became a major historic transportation hub in the region. In 1931, the completion of the Lougheed Highway – a Depression-era make-work project that connected the Fraser Valley communities by road – signalled a shift in the location of Haney's commercial activity. A devastating fire in 1932 destroyed much of the existing business centre, hastening the shift of



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businesses up the hill. This marked the end of the dominance of the railway industry and the emergence of road-based transportation that allowed greater flexibility in land development and heralded new development throughout the Fraser Valley. The old townsite was therefore less desirable for commercial purposes, opening up residential opportunities in the Port Haney area. The original owners, Joseph Dakin Turnock [1887-1974] and his wife, Hilda [née Tipper, 1887-1971], decided to settle in Port Haney at the time, but only lived briefly in this house before turning it over to their daughter, Iris, and her husband, Garnet Robert Morse (1915-1987) – the son of Dr. David Garnet Morse, pioneering physician in Maple Ridge – who lived here with their family for many years.

### HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Turnock/Morse Residence include its:

- location at the northeast corner of St. Anne Avenue and 223<sup>rd</sup> Street in the historic Port Haney neighbourhood of Maple Ridge;
- continuous residential use;
- residential form, scale and massing as expressed by its one and one-half storey height, side-gabled roofline, rectangular plan with projecting setback wing to the east, and offset front entry; and
- Period Revival, Cape Cod design features such as: clipped eaves; wide, random-width, cedar shingle siding with wide exposure to the weather; simple wooden trim; front and rear shed-roofed dormers; central red brick chimney; multi-paned wooden-sash windows including single and double fixed and double-hung assemblies; and inset shutter vents beside the fixed windows.

## MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

### BEETON/DAYKIN RESIDENCE, 12016 YORK STREET

**HISTORIC NAME:** Beeton/Daykin Residence

**ADDRESS:** 12016 York Street

**ORIGINAL OWNERS:** Joseph Alfred Beeton

**LATER OWNERS:** Calvert & Annie Daykin

**ORIGINAL ARCHITECT:** Unknown

**ORIGINAL CONTRACTOR:** Unknown

**DATE OF CONSTRUCTION:** 1911; Later Additions and Alterations

**NEIGHBOURHOOD:** Haney

**HERITAGE STATUS:** Heritage Revitalization Agreement

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

#### DESCRIPTION OF HISTORIC PLACE

The Beeton/Daykin Residence is an early twentieth-century farmhouse located at the northeast corner of York Street and Dewdney Trunk Road, in the Haney neighbourhood of Maple Ridge. The house, which had been expanded and modified over the years, was originally built as a simple front-gabled structure with enclosed verandahs at the front and rear; it has now been rehabilitated as a multi-unit dwelling.

#### HERITAGE VALUE OF HISTORIC PLACE

The Beeton/Daykin Residence is significant as an example of an early twentieth-century farmhouse that has been adapted over time, and as a representation of changing agricultural activities. Joseph Alfred Beeton (1864-1924) owned a 37.5-acre farm fronting Dewdney Trunk Road where he kept poultry and dairy cattle. In 1911, he subdivided the property, but retained a 9.4-acre parcel where he built the original part of this house. In 1914, Beeton married Annie McWhinnie (née Henry, 1870-1950), a widow with many children. In order to enlarge the house for more bedroom and bathroom space required by his growing family, he raised it to add a basement, and added a dormer to open up the attic. Calvert and Annie Daykin purchased the property in 1919, and established a large poultry farm. A second house was built on the west side of the property for Ernest and Vina Daykin in 1919-20 (22007 Dewdney Trunk Road), and the two houses co-existed on the farm until it was subdivided for residential use. York Street provided access to the new lots, and was laid out between the two houses. This expanded house was home to the several generations of the Daykin family over the course of 52 years, from 1919 to 1971. The verandah has been enclosed, an addition was made to the west side, and the house has been turned to face York Street.

The farm, which began with a chicken hatchery, was expanded in 1940 to become a large Leghorn poultry operation as well as a dairy farm. The site is additionally valued as an example of the modernization of the small family farm when, in 1947, the farm replaced its horses with one of the region's first Ford Ferguson Tractors. The large farm plot was subdivided in 1966 to produce twenty-two building lots, representing the suburbanization of Maple Ridge. The evolution of the house over the last century in response to the need for expansion and modernization transformed it from an early Haney farmhouse to a multi-family residence on subdivided land, accommodating the changing needs of its resident families and the community.

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## HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Beeton/Daykin Residence include its:

- location at the northeast corner of York Street and Dewdney Trunk Road, in the historic Haney neighbourhood;
- contiguous relationship with the Daykin Residence, 22007 Dewdney Trunk Road;
- continuous residential use; and
- vernacular Edwardian-era design features, such as the medium-pitched front-gabled roof, horizontal wood siding, shingled dormer and basement walls, open plank soffits, and 1-over-1 double-hung wooden-sash windows.

## MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

### ***WESTACRE FARMS, 23575 124 AVENUE***

**HISTORIC NAME:** *Westacre Farms/Westacres*

**ADDRESS:** 23575 124 Avenue

**ORIGINAL OWNERS:** Gordon L. and Anne Margaret Clark

**LATER OWNERS:** Doug and Sharon Hanzlick / Josine and Adriaan Eikelenboom

**ORIGINAL ARCHITECT:** Unknown

**ORIGINAL CONTRACTOR:** Unknown

**DATE OF HOUSE CONSTRUCTION:** 1968; Later Additions

**NEIGHBOURHOOD:** East Haney

**HERITAGE STATUS:** Heritage Inventory

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

#### **DESCRIPTION OF HISTORIC PLACE**

*Westacre Farms* is an agricultural landscape located in the East Haney neighbourhood of Maple Ridge. The entry is a curving, tree-lined drive that leads to a house and farm compound. To the north of the house, a widening of Coho Creek has resulted in the establishment of a wetland area surrounded by mature native Maple trees.

#### **HERITAGE VALUE OF HISTORIC PLACE**

*Westacre Farms* is significant for its associations with the early agricultural development of Maple Ridge, the history of Japanese-Canadian settlement in the area, and for its protected wetland and wildlife habitat.

Maple Ridge and Pitt Meadows were once home to a large, vibrant Japanese-Canadian population. Immigration from Japan to Canada increased greatly in the first decades of the 1900s, and Japanese settlement in Maple Ridge began with the arrival of Jiro Inouye in 1907. These new settlers were mainly farmers, and although they established farms throughout the District, most chose to farm near Haney, in the area north of Dewdney Trunk Road, and many raised strawberries. Anti-Japanese feeling was evident at the time; in 1919 the Agricultural Association barred Japanese from their Directorate, and three years later decided not to solicit any further subscriptions from them. By the time of the 1921 Census of Canada, many second-generation children of Japanese descent had been born in Canada, and were considered Canadians. The population of Maple Ridge reached was almost a third Japanese-Canadian in the 1930s, and formed an important part of the community. The site of *Westacre Farms* was subdivided in 1908 from a larger property owned by Archibald Baillie; the access road to the south, now 124 Avenue, was called Baillie Road at the time. Yazayemon Tamura owned this property and the adjacent site to the west from 1912 to 1921; in 1921 this twenty-acre parcel was transferred to his brother Jube Tamura; they were both poultry farmers. In 1940, there were 29 Japanese-Canadian families engaged in the poultry business in Haney, with a total of 18,800 birds, all of the 'White Leghorn' variety. In 1942, the Japanese-Canadian population was forcibly evacuated from the Coast, and their properties were confiscated.

The Secretary of State of Canada owned this confiscated property until 1944, when it was transferred to the Director of *The Veterans' Land Act*. It was then rented out, and in the 1950s was the site of a business that provided therapeutic services for racehorses; a large deep concrete pool still exists where

## MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

a trainer could exercise the horses while they swam, saving wear and tear on their legs. The curving drive that runs through the site appears to be part of a racetrack. Gordon L. and Anne Margaret Clark acquired this farm property in 1963, and built a new house in 1968. Doug and Sharon Hanzlick lived in Burnaby, Vancouver and Coquitlam for the first seven years of their marriage, but with a growing family plus numerous pets they began to look for a larger property. Doug Hanzlick was approached by Gordon Clark, who was a business acquaintance, to see if he would be interested in 'trading' their two year-old home for this property in Maple Ridge. The Hanzlicks agreed, and moved into the ranch-style house on the property in August 1970. They expanded the home twice during their nine years of living here; the house has a sweeping view over a small lake on the property, and a party room suitable for large-scale entertaining. Josine and Adriaan Eikelenboom acquired the property in 1979, and were soon hosting musical events in the great room, just as they had done in their native Holland before they came to Maple Ridge; this series of modest house concerts led to the formation of the Maple Ridge Music Society in 1983. There is a part of the property where Coho Creek has been enlarged into a pond, now a wetland that is a home to herons, ducks and geese. After the death of her husband in 2001, Josine Eikelenboom committed to protecting the land from future development, and has dedicated ten acres of the site through a legal covenant.

### HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of *Westacre Farms* include its:

- location in East Haney, in an agricultural area;
- continuous residential and agricultural use;
- rolling agricultural landscape, with cleared open fields, curved entry drive lined with mature fruit trees, 1968 house with later additions, barns and outbuildings, equestrian therapeutic concrete swimming pool, numerous trees and shrubs, and natural springs and creeks;
- remnants of original plantings from previous house and garden, including cultivated bushes, two Prune Plums, two King apple trees, and heirloom daffodils; and
- protected wetland pond and natural habitat created by the widening of Coho Creek, surrounded by mature native Maple trees.

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### JACKSON FARM, 24554 102 AVENUE

**HISTORIC NAME:** Jackson Farm

**ADDRESS:** 24554 102 Avenue

**ORIGINAL OWNER:** John Jackson

**LATER OWNER:** City of Maple Ridge

**DATE OF ESTABLISHMENT:** circa 1901

**NEIGHBOURHOOD:** Albion

**HERITAGE STATUS:** Heritage Inventory

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

#### DESCRIPTION OF HISTORIC PLACE

Jackson Farm is part of a former farm site in the Albion neighbourhood of Maple Ridge. Part of the farm is now a community park; all of the original buildings have been demolished, but the landscape retains remnants of its agricultural features. The rolling farm site has a panoramic outlook to the west, over a downslope coniferous forest.

#### HERITAGE VALUE OF HISTORIC PLACE

Jackson Farm is significant for its associations with the early agricultural development of Maple Ridge, the establishment of the local Finnish community, for its representation of an agricultural landscape, and as a community park and open space.

The establishment of Jackson Farm occurred at a time when European settlers were attracted to Maple Ridge by its fertile land and rich agricultural opportunities. John Jackson, who originally immigrated to the United States from Finland, had changed his Finnish name, Hyvari, to 'Jackson.' From the United States, John went to Vancouver Island, where he worked as a miner. He travelled with two of his friends to Maple Ridge to inspect the land, and bought this property from William Wales in 1901. Wales (1856-1928) had received the land grant for this eighty-acre property in Albion in 1895, planted an orchard of fruit trees and built a small house. The Jacksons lived there until they built a larger new house in 1915. For the family's main income, John Jackson worked hauling gravel for municipal road building projects, and cleared his land with a team of horses. At one time the family had seventy milk cows as well as an extensive orchard. The Jackson family included seven children; their son Vaino, known as 'Vin,' took over the family farm and lived there until his death in 1996.

Once the farming activities were abandoned, part of the farm was developed for residential use, but a portion remains as a community park. Although the land is no longer cultivated and the original structures have been demolished, throughout the landscape there are remnant plantings that have survived. Today, the remaining portion of Jackson Farm is a much-valued community park and open space.

#### HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of Jackson Farm include its:

- location in Albion, the site of early agricultural activities in Maple Ridge;
- rolling landscape with open area on the high lands to the east, and panoramic views over the downslope coniferous forest to the west; and
- remnants of original agricultural crops such as fruit trees and other garden plantings.

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### SPENCER MILK HOUSE, 23448 JIM ROBSON WAY

**HISTORIC NAME:** Spencer Milk House

**ADDRESS:** 23448 Jim Robson Way

**ORIGINAL OWNER:** David Spencer Ltd.

**LATER OWNERS:** North Fraser Valley Fair / City of Maple Ridge

**ORIGINAL ARCHITECT:** Unknown

**ORIGINAL CONTRACTOR:** Unknown

**DATE OF CONSTRUCTION:** circa 1922

**NEIGHBOURHOOD:** Albion

**HERITAGE STATUS:** Heritage Register

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

#### DESCRIPTION OF HISTORIC PLACE

The Spencer Farm Milk House is a small, one-storey plus attic masonry building with stucco cladding and a jerkin-headed roof, located on the agricultural fairgrounds in the historic Albion neighbourhood of Maple Ridge.

#### HERITAGE VALUE OF HISTORIC PLACE

Constructed in the early 1920s, the Spencer Farm Milk House is valued for its recollection of the early agricultural history of Maple Ridge, and in particular the Albion neighbourhood. Originally located near an access road within a grouping of buildings of associated agricultural uses, the Milk House was constructed for the specific purpose of cooling and storing milk while awaiting transportation off the farm, and for the cleaning, sanitizing, and storing of materials and equipment used in the production and handling of milk on a small scale.

The building is significant as an unusual and very good example of an early agricultural outbuilding constructed as part of a larger dairy farming operation. Its overall form, window design, stucco cladding and roof form suggests a domestic design language applied to an agricultural building, reflecting the popular local and regional architectural styles of the time. Its modest size demonstrates that only small quantities of milk were stored here; without refrigeration milk could not be held for long periods and was shipped regularly off the farm, along with other agricultural products.

Heritage value is found additionally in the building's historical association to Samuel Robertson, the first European settler in Maple Ridge, who established a large farm here with "...fields, fences, barns, orchards, residences..." and in the continuation of agricultural traditions on the property through its purchase by David Spencer's Limited of Vancouver in 1919 as a dairy operation and stopover for beef cattle from the Prairies en route to the coast. The Milk House is one of only two remaining structures that reflect this early agricultural use; the other is the adjacent Spencer Farm Residence at 23423 Lougheed Highway. Purchased in 1959 by the Municipality of Maple Ridge, the Milk House and its site possess additional significance as the location of the North Fraser Valley Exhibition and Maple Ridge Agricultural Fair, an important tradition of rural life in Maple Ridge and throughout British Columbia.

# MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

## HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Spencer Farm Milk House include its:

- location in Albion, on the site of early agricultural activities in Maple Ridge and as part of the later Fairgrounds site;
- modest agricultural form, scale and massing, as expressed in its one-storey plus attic height, side jerkin-headed roof and concrete milk cooler;
- features that supported its use as a milk house, including its interior layout, the roof ventilator and concrete cooler with steel door;
- masonry construction, including concrete foundations, terra cotta block walls, roughcast stucco cladding with ground red brick binder and board-formed concrete cooler;
- two original wooden doors, and original double-hung 6-over-1, single and double-assembly wooden sash windows; and
- open landscape setting adjacent to an access road.



# MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

## MILLER RESIDENCE & PROPERTY, 28594 104 AVENUE

**HISTORIC NAME:** Miller Residence & Property

**ADDRESS:** 28594 104 Avenue

**ORIGINAL OWNER:** Charles A. & Blanche Miller

**ORIGINAL ARCHITECT:** Unknown

**ORIGINAL CONTRACTOR:** Unknown

**DATE OF CONSTRUCTION:** 1932

**NEIGHBOURHOOD:** Ruskin

**HERITAGE STATUS:** Heritage Register / Heritage Revitalization Agreement

**Location of Supporting Documentation:** Maple Ridge Heritage Inventory Files

### DESCRIPTION OF HISTORIC PLACE

The Miller Residence & Property consists of a one and one-half storey wood-frame bungalow and its cultivated setting. It is set into the south western slope of a large rural property, which features outbuildings, orchard trees, berry fields and ornamental deciduous trees, set against the backdrop of a downslope coniferous forest.

### HERITAGE VALUE OF HISTORIC PLACE

The heritage value of the Miller Residence & Property lies in its location in the historic community of Ruskin, its mix of orchard and berry fields typical of small farm holdings of its time, its association with the Miller family, and in Charles Miller's surviving residence.

The settlement of the Miller Property typifies the early settlement of the Ruskin community. The original 160-acre land grant was made to Moses Ball in 1893. In 1898, Ball sold 130 acres of his property to James and Robert Harris. Eager to move to South Africa, in 1903 they sold the site to Albert G. Miller; the farm was later subdivided, and this house stands on a fraction of the original farm. The rural settlement pattern of Ruskin includes small, somewhat isolated farms in forest clearings on sloping sites that make use of the terrain for orchards and berry fields.

Albert Miller epitomized the independent settler and resident; he was a farmer who made ends meet by working seasonally on riverboats, fishing, or in the logging camps. Miller was also a master builder, well known for his design and construction work on local projects in Ruskin and neighbouring Whonnock, such as the Heaps Sawmill in Ruskin, the Whonnock Memorial Hall, and the Ruskin Community Hall. Albert's son, Charles A. Miller (1902-1988) married Blanche Yvonne Antaya (1902-1977) in 1925, and built this Craftsman-inspired farmhouse for their growing family in 1932. Charles Miller worked in the powerhouse at Ruskin Dam, but was also a noted local author. A legal agreement now protects the house, as well as a number of early agricultural outbuildings and landscape features, including orchard trees and ornamental deciduous trees set against the backdrop of a downslope coniferous forest.

# MAPLE RIDGE STATEMENTS OF SIGNIFICANCE 2018

## HERITAGE CHARACTER-DEFINING ELEMENTS

Key elements that define the heritage character of the Miller Residence & Property include their:

- location in the Ruskin neighbourhood of Maple Ridge;
- continuous residential and agricultural use;
- rolling agricultural landscape, including: cleared open fields; the house and related outbuildings such as the sheep barn, storage barn, chicken house and water building; variety of fences; orchard and ornamental deciduous trees; remnants of the original fruit and nut orchards; rows of berry bushes; numerous trees and shrubs; and panoramic views over the downslope coniferous forest to the south; and
- residential form, scale and massing of the Miller Residence, including: one-and-one half storey height with full basement; front-gabled roof; projecting porch to east; inset verandah horizontal to north; wooden siding; shingles in the gable ends and the foundation skirting; entry porch to the east; internal garage at basement level; 1-over-1 double-hung wood sash windows in single and double-assembly; glazed and panelled wooden front door; and interior wood features such as doors, trim, floors and staircase.

**TO:** His Worship Mayor Michael Morden  
and Members of Council  
**FROM:** Chief Administrative Officer  
**SUBJECT:** Council Matrix – January 29, 2019

**MEETING DATE:** January 29, 2019  
**FILE NO:** 2141690  
**MEETING:** Council Workshop

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**EXECUTIVE SUMMARY:**

Council has drafted a strategic plan as a high-level guiding document. In response, staff have developed a detailed workplan matrix that identifies specific workplan items that align with this plan. The timeline covers the period up to the August 2019 Council break. The Council Matrix does not list all staff workplan items; it captures those more significant items.

The January 29, 2019 Council Matrix represents a snapshot in time. The matrix will evolve along with changing needs. Flexibility in the target meeting dates will be needed as Council business evolves. Issues will emerge over the coming months that will need to be dealt with. Additions to the workplan could impact timelines for remaining items. The matrix also lists a number of items that, due to capacity issues, will be scheduled later in the year. Some of the workplan items are comprehensive such as the Community Safety Plan, and will require subsequent meetings as they progress. For these items, the initiating meeting is shown, and subsequent meetings will be scheduled as appropriate.

**RECOMMENDATION:**

That the Council Matrix dated January 29, 2019 be forwarded to the January 29, 2019 Council Meeting for adoption.

**CONCLUSION:**

In alignment with direction provided by Council's draft Strategic Plan, a detailed workplan matrix has been developed to guide staff through to the August 2019 Council break.

  
Submitted by: Kelly Swift, MBA  
General Manager Parks, Recreation & Culture

  
Submitted by: Frank Quinn, MBA, P.Eng.  
General Manager Public Works & Development Services

  
Submitted by: Paul Gill, BBA, CPA, CGA  
Chief Administrative Officer

Attachment: Council Matrix dated January 29, 2019

# Council Matrix – January 29, 2019

Page 1

Matrix Item	Action Item/Report Title	Target Meeting Date
001	Council Code of Conduct	14-Jan
002	Detached Garden Suites Pilot Project - Phase 2	14-Jan
003	Tree Bylaw - appeal re 12238 Creston Street deferred from Dec.11 meeting	14-Jan
004	Sport Network's Sport and Physical Activity Strategy Implementation Plan	22-Jan
005	Albion Flats Overview	22-Jan
006	Council Strategic Plan	29-Jan
007	Council Matrix - January 29, 2019	29-Jan
008	Grant Funding Approach - Overview	29-Jan
009	Heritage Registry Update	29-Jan
010	Culture Plan Implementation Schedule	5-Feb
011	Community Safety Plan Process	5-Feb
012	Leisure Centre Renovation Update (and Tour)	5-Feb
013	Community to Community Forum	5-Feb
014	Transportation Plan Overview	12-Feb
015	240 Street Bridge to Silver Valley - alignment and profile	12-Feb
016	Regulations for the Production & Processing of Cannabis	12-Feb
017	Albion Community Centre Phase 1 Contract Award	19-Feb
018	Property Assessments Update	26-Feb
019	Translink - Area Transport Plan Update	26-Feb
020	Lougheed Corridor Study	26-Feb
021	Citizen Satisfaction Survey discussion	5-Mar
022	New Fee Bylaw for Liquor Licence and Cannabis Applications	5-Mar
023	Bicycle Plan Update including discussion on bicycles on sidewalks	5-Mar
024	Overview of Proposed Integrated Court (Community Court)	12-Mar
025	Filming Process and Fees	12-Mar
026	Sign Bylaw Update, including development and election signage	12-Mar
027	Electric Vehicle Charging Report Follow-up	12-Mar
028	Tree Bylaw Review	12-Mar
029	Council Procedures Bylaw Update	19-Mar



# Council Matrix – January 29, 2019

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Matrix Item	Action Item/Report Title	Target Meeting Date
030	MRSS Track Facility Design Contract Award	19-Mar
031	2019 Communications Program	19-Mar
032	Metro Vancouver Katzie Pump Station Upgrades & North Langley Sewage Treatment Plant Update	19-Mar
033	Property Frontage Upgrades as part of Building Permits - Policy Discussion	19-Mar
034	Council Public Interface Program	26-Mar
035	Civic Core Place Making Event	26-Mar
036	Fire Department Update	26-Mar
037	RCMP Update	26-Mar
038	Youth Strategy Implementation Schedule	2-Apr
039	Commercial Industrial Strategy - Employment Lands Briefing	2-Apr
040	128 Ave/232 St Yennadon Lands - Planning Process Report	2-Apr
041	Zoning Bylaw	9-Apr
042	Tax Rates Bylaw	16-Apr
043	Financial Plan Amending Bylaw	16-Apr
044	Social Planning Update	16-Apr
045	Industrial Park Identification Signs	16-Apr
046	Translink - B-Line Update	16-Apr
047	Open Government Portal - Development Tracking	16-Apr
048	2019 Community Grants Awards	7-May
049	Hammond Community Centre Renovation Design Contract Award	7-May
050	Whonnock Community Centre Renovation Design Contract Award	7-May
051	Post-Secondary Task Force Update	7-May
052	Downtown Festival & Tourism Events Review	7-May
053	Tandem Parking	7-May
054	Abernethy Way Extension - Routing options	14-May
055	Post Disaster Water Supply - briefing	14-May
056	Water Quality Report	14-May
057	Recovery House Regulations - 1-year Review	14-May
058	Kennel Bylaw Amendments	21-May

# Council Matrix – January 29, 2019

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Matrix Item	Action Item/Report Title	Target Meeting Date
059	Fraser River Escarpment - Review of Existing Data and Policies and recommendations for future	21-May
060	Albion Flats Drainage Review	21-May
061	Integrated Stormwater Management Plans - briefing	21-May
062	Capital Plan Update	28-May
063	Panhandling Bylaw	11-Jun
064	Fraser Basin Council	18-Jun
065	Business Licence Bylaw Fee Amendment	2-Jul
066	Citizen Petitions Best Practices discussion	2-Jul
067	Business & Industrial Property Tax Comparison	TBD
068	Aquatic Facilities Planning	TBD
069	Traffic Calming Policy - Revision	TBD
070	Driveway Access and Encroachment Policies	TBD
071	Sanitary Sewer Inflow & Infiltration Reduction Strategy	TBD
072	Incentives for Development	TBD
073	2020 – 2024 Financial Plan Summary & Presentation	TBD
074	Albion Community Centre Award of Tender for Construction Phase 2	TBD
075	Lower Hammond Drainage Update	TBD
076	DCC Bylaw Amendment-minor rate update	TBD
077	Integrated Stormwater Management Plans - Final, for adoption	TBD
078	New Property Nuisance Bylaw	TBD
079	Council Code of Conduct - Q4 2019 Review	TBD
080	Quarterly Meeting: SD42	TBD
081	Bi-monthly Meeting: MLAs	TBD
082	Quarterly Meeting: City of Pitt Meadows	TBD
083	Quarterly Meeting: District of Mission	TBD
084	Province: Conditional housing and health care services emphasizing treatment and recovery	TBD
085	Accountability Mechanisms	TBD
086	Restorative Justice	TBD

# Council Matrix – January 29, 2019

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Matrix Item	Action Item/Report Title	Target Meeting Date
087	Committee Review	TBD
088	Translink	TBD
089	GVRD	TBD
090	Great Canadian Gaming Company	TBD
091	Fraser Valley Regional Library	TBD
092	BC Lottery Corporation	TBD
093	Growth in the Downtown	TBD
094	Procurement	TBD
095	Fees and Charges Update	TBD
096	Open Government Portal - enhancements for families and seniors	TBD
097	Private Development Public Art Program	TBD
098	Implications of Climate Change on Storm Water Management	TBD
099	Pitt Meadows Dyking	TBD
100	NE Albion Process Report	TBD
101	Agricultural Land Commission	TBD
102	Council Tour: Detached Garden Suites	TBD
103	Soil Depository Bylaw - 1 year update	TBD
104	Secondary Suite Expansion Options Research Report	TBD
105	Residential Tenure Zoning	TBD
106	Port Haney Planning Process	TBD
107	OCP Housekeeping Amendments	TBD
108	Heritage Incentives Discussion Paper	TBD
109	Hammond Heritage Revitalization Area Regulatory Options	TBD
110	Green Infrastructure Policy Options Report	TBD
111	Food Hub Workshop Outcomes	TBD
112	Backyard Hens	TBD
113	Agricultural Development Permit Guidelines	TBD
114	Eco-tourism Opportunities	TBD