



City of Surrey

Heritage Advisory Commission

Minutes

Executive Boardroom
City Hall
14245 - 56 Avenue
Surrey, B.C.
WEDNESDAY, NOVEMBER 29, 2006
Time: 9:00 a.m.

Present:

Chair - H. Lindenbach
Councillor Higginbotham
A. Clegg
R. Fuller
C. Johnston
J. Monk
M. Stibbs
W. Tracey

Absent:

D. Bowyer
S. Sidhu

Staff Present:

A. Kopystynski, Planning & Development
J. Boan, Engineering Department
C. Bonneville, Legislative Services

A. ADOPTION OF MINUTES

1. Heritage Advisory Commission Minutes - October 25, 2006

The following changes to the minutes were noted by the Commission members:

- Page 2, 2nd bullet, should read "The plaque should be looked at to see if the location is appropriate, as it may be located inappropriately."
- Page 2, 3rd bullet, should read "It is important to heritage that the Parks continue to advise HAC when they intend to cut trees down."
- Page 5, 3rd paragraph, 2nd sentence, should read "There may have also been a small Police building there,"

It was

Moved by Commissioner Tracey
Seconded by Commissioner Johnston
That the minutes of the Heritage Advisory
Commission of October 25, 2006, be adopted, as circulated and amended.
Carried

There was a brief discussion as to whether to hear the delegation that was present regarding the Cloverdale United Church. It was decided to wait for the Senior Planner (Heritage) to be in attendance.

B. DELEGATION REQUEST

1. Ted Hewlett Society for the Preservation of the Kensington Prairie Site

Mr. Hewlett provided a letter requesting to make a presentation to the HAC regarding the preservation of the historic Kensington Prairie Site.

It was Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That Mr. Ted Hewlett, Society for the
Preservation of the Kensington Prairie Site be heard at the HAC meeting of
January 2007.

Carried

C. REPORTS

1. PARKS AND RECREATION

a. 2nd Draft Storyboards

The Commission reviewed the 2nd draft storyboards and had a discussion regarding the 'settlers' section of the Guildford storyboard, noting that the settlers lived first on the north side of the river and then on the south side. It was also noted that 'Lou Jacks' house was not mentioned; however 'Lou Jacks' is mentioned.

Councillor Higginbotham entered the meeting 9:18 a.m.

b. Heritage Week 2007

The Commission reviewed the report provided by the Manager, Heritage Services. The Chair reviewed the storyboard unveiling dates and times within Heritage Week 2007.

It was Moved by Councillor Higginbotham
Seconded by Commissioner Johnston
That HAC celebrate 2007 Heritage Week

with the following events:

1. Unveiling of the Newton Storyboard on Saturday, February 24, at 10:00 a.m.; and
2. Unveiling of the Guildford Storyboard on Saturday, February 24, at 11:00 a.m.

Carried

The Commission agreed to vary the agenda to deal with item F.1.

F. OTHER COMPETENT BUSINESS

1. Plaque Sub-Committee Report

Commissioner Clegg provided the following comments regarding the Plaque Sub-Committee meeting:

- In attendance at the sub-committee meeting were Commissioner Fuller, Commissioner Clegg and the Senior Planner (Heritage).
- He noted that a recent article in the province listed the top 50 heritage properties and three in the top forty are located within the Cloverdale area.

- He stated that the protected buildings would have oval bronze plaques and the properties on the register would have a metal sign in an oval shape.

The Senior Planner (Heritage) entered the meeting at 9:35 a.m. and provided samples of the plaque and signage as previously noted by Commissioner Clegg. This item was discussed again later in the meeting.

The Commission agreed to vary the agenda to deal with item C.2 (c) and new agenda item I.1.

C. REPORTS (continued)

2. PLANNING & DEVELOPMENT

c. Cloverdale United Church 17575 – 58A Avenue (Development Proposal: 7906-0436-00)

The Senior Planner (Heritage) provided the following comments regarding the Cloverdale United Church:

- An application for a HRA has been received for the Cloverdale United Church, located at the corner of 58A Avenue where 176 Street (Pacific Highway) is a diagonal road bypassing downtown Cloverdale. The site contains a church facing 58A Avenue that is listed on the Surrey Heritage Register.
- This application is being prompted by the desire to retain the Church, and remove and replace the attached building with a new and modern structure.
- The Statement of Significance for the Church lists the character defining elements of the Church, those plus others will be included in the proposed HRA.
- There are variances being sought for parking and the west side yard setback.
- The City Architect has reviewed the plans and has provided comments on parking, design, landscaping and signage. There is a concern and revisions are needed to reduce the impact of the proposed parking lot expansion on the stand of trees along 176 Street.

I. DELEGATION

It was Moved by Councillor Higginbotham
Seconded by Commissioner Johnston
That the Cloverdale United Church
delegation, present at today's meeting, be heard before the HAC.

Carried

1. Cloverdale United Church

Mr. Brian Tomlinson; Mr. Bruce Feltham; Ms. Jane Harding; Ms. Dianne Nichols; Ms. Lori Presunka; and Mr. Keith Donald, Architect were in attendance to present before HAC.

Ms. Dianne Nichols provided the following comments:

- She has been a member of the Church since 1956 and her mother has been a member even further back than 1956, when the Church was located on the main street of Cloverdale.
- The church has deteriorated over time and there has been flooding in the basement.
- We will be constructing a 72 unit – senior facility on the adjacent property.
- We will be retaining the character of the church.

Mr. Keith Denard, Architect provided the following comments:

- He reviewed the context of the surrounding properties, and noted that the existing church can be seen from the bypass.
- The main fault of the building is that it is not accessible and that the main part of the church is several steps below the rest of the hall.
- The main entrance to the building is proposed to be from the north from the outside parking area.
- The seating in the church is not being increased and therefore we are not increasing the parking area.
- We are proposing a hall that is slightly larger and will be the same as the existing.
- The elevations were reviewed for the Commission members.

The delegation requested a copy of the HAC minutes of today and the Senior Planner (Heritage) advised that he would make them available to the delegation.

C. REPORTS (continued)

2. PLANNING & DEVELOPMENT

c. Cloverdale United Church 17575 – 58A Avenue (Development Proposal: 7906-0436-00)

It was Moved by Commissioner Clegg
Seconded by Commissioner Stibbs
That the HAC recommend to the Acting
General Manager of Planning and Development that staff work with the
applicant to arrive at a heritage revitalization agreement and plans
acceptable to the City Architect to protect the Cloverdale United Church,
the proposed variances be supported and the agreement be forwarded for
Council consideration.

Carried

F. OTHER COMPETENT BUSINESS

3. Request for Reappointment

Councillor Higginbotham mentioned that Council will be considering applications for any vacancies within the City's Commission, Board and Committee and requested that any one requesting reappointment should submit letters for Council's consideration.

The Assistant City Clerk advised that Commissioner Fuller was the only term expiring as of December 31, 2006. Commissioner Fuller advised that he would provide a letter requesting reappointment to the Assistant City Clerk to forward to Council for consideration.

C. REPORTS (continued)

2. PLANNING & DEVELOPMENT

a. Heritage Character Guidelines for Old McClellan Road

(This is related to Development Proposal: 7905-0019-00.
16588 Old McClellan Road and 16600 Black Bell Road)

The Senior Planner (Heritage) requested that this item be deferred to the January 2007 HAC meeting because plans were not available for the meeting, however this item was dealt with later in the meeting.

b. Parr House Update

The Senior Planner (Heritage) reviewed the memo to the Mayor and Council from the Acting General Manager attached in the Correspondence section of the agenda, noting the following about the Corporate Report to implement temporary protection for the Parr House:

- The applicant has voluntarily withdrawn their application for demolition of the Parr House;
- A temporary protection order was not issued by Council
- Planning staff is continuing discussion with the applicant.
- Further information will come forward to the HAC in the future.

c. Cloverdale United Church

17575 – 58A Avenue

(Development Proposal: 7906-0436-00)

This item was dealt with earlier in the meeting.

d. Proposed Sale of Kensington Prairie Elementary School

The Senior Planner (Heritage) provided the following comments regarding a letter, dated November 10, 2006, from School District No. 36 regarding the disposal of Surplus School Site #006 – Kensington Prairie Elementary:

- The Kensington Prairie Elementary School is listed on the Surrey Heritage Register and rated 79% on the evaluation worksheet.
- The subject property is a 3-acre (1.2 ha) parcel of land that is located in the North Grandview Neighbourhood Concept Plan area.
- The practice of the School Board is to inform other government agencies about the disposition of surplus school sites, to allow the sites to remain in public ownership. If no government agency purchases the site then the School Board offers the site for purchase to the general public.
- The School Board has made an offer to the City, to sell the property and the school building on the site for \$5,000 under the appraised value, which they quote as \$2,195,000.
- Comments in response to this letter are being sought from the Commission.

A Commission member suggested that the City consider purchasing only a portion of the property to preserve the building on site. The Senior Planner (Heritage) advised that the School District seeks to maximize their return on the property and leaves development or subdivision of surplus sites to buyers.

There was a brief discussion regarding the potential future development of the site and if an application comes forward the HAC members would provide comment then.

e. Compensation for Loss in Heritage Value – Update

The Senior Planner (Heritage) requested that this item be deferred to the January 2007 HAC meeting and the HAC concurred.

The Transportation Manager entered the meeting at 10:35 a.m.

f. Heritage Value of Clova Theatre

Councillor Higginbotham referenced an article that was in a recent newspaper regarding the 264-seat theatre. She suggested that the theatre could be used for local children to put on plays and for local fundraisers. The owner is willing to preserve the building and the HAC should assist in keeping the Clova Theatre operating.

The Surrey Heritage Evaluation Worksheet and Statement of Significance for the Clova Theatre were distributed by the Senior Planner (Heritage).

3. ENGINEERING

a. Sullivan Hall

The Transportation Manager advised that the Engineering Department has reviewed the issue of cost for the driveway removal and has agreed that, as this is a Heritage Revitalization Agreement, the City will undertake this work under one of the Capital Projects.

In response to questions the Transportation Manager advised that the Mr. MacNamara has been advised that the City will undertake the work. The driveway located to the south will be removed as the driveway to the north has better site lines.

b. Semiahmoo Trail along Crescent Road and Elgin Road

The Transportation Manager advised that the results of the May 25 Open House were clear in the support for traffic calming roundabout on Elgin Road, along with closure of the east leg of Elgin Road for Semiahmoo Trail. However, the crossing of Crescent Road and a proposed roundabout at Crescent Road/144 Street met with a mixed reaction.

Engineering will be proceeding with the roundabout on Elgin Road in conjunction with the Parklane development. Associated road works and traffic calming will also be constructed at that time (anticipated for 2007 construction). Work on Crescent Road has been deferred so that staff can study the issue further and re-consult with the public. A report to council detailing this will be forthcoming.

In response to questions from the HAC, the Transportation Manager advised:

- Before construction the Engineering Department will present before HAC to ensure the characteristic of the works are compatible with HAC.
- Crossing options will be provided at a future public open house.

4. LEGAL

a. Baron von Mackensen House

This item was dealt with later in the meeting.

D. CORRESPONDENCE**1. Wallmark Homes**
Application no. 7906-0019-00
17694, 17706, 17714 and 17724 – 57A Street

This item was dealt with earlier in the meeting under item C.2 (b) of this agenda.

2. Ellen Neal

Letter dated October 16, 2006 regarding the Semiahmoo Heritage Trail where it crosses Crescent Road. At the October 25, 2006 HAC meeting the Senior Planner (Heritage) advised that there is a public process underway by the Engineering Department and requested that this item be deferred to today's meeting.

It was
Ellen Neal.

Moved by Commissioner Clegg
Seconded by Commissioner Stibbs
That a letter of acknowledgement be sent to

Carried

3. Surrey Historical Society

Letter dated November 1, 2006 from Mary Harris, President, Surrey Historical Society regarding preserving Walter Blackie House located in Crescent Beach.

The Senior Planner (Heritage) advised that the Blackie Spit area and the House is a potential heritage site and that it can be added to the heritage inventory for future assessment. If the HAC would allocate funds from its budget, about \$2,000 for a consultant, the heritage assessment could be done now and the house considered to be added to the heritage register.

A Commission member questioned the value of researching this property and mentioned that there are two other buildings in Cloverdale noted in the newspaper article referenced earlier that are not on the heritage register. It was suggested that this be discussed later at today's meeting.

4. Gordon Hall

Letter from Gordon Hall, received November 14, 2006, regarding Fraser Valley Heritage Railway and South Fraser Perimeter Road (SFPR) blocking interurban route.

- The Senior Planner (Heritage) identified the rail lines cited in the letter and identified the heritage register sites in the vicinity of the proposed new roadway. Information about archaeological and heritage sites from a draft MOT feasibility study was distributed. Commissioners were asked to comment about the adequacy of this study respecting the heritage assessment.

It was Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That the HAC recommend to the General
Manager, Engineering and the Acting General Manager of Planning &
Development that staff advise MOT that more detailed investigation is necessary
relative to Surrey heritage sites in the area, including how the rail lines are to be
impacted, and further that Mr. Hall's letter be referred to staff in the Engineering
Department and the Planning and Development Department for a review and to
provide a response to Mr. Hall's concerns.

Carried

Councillor Higginbotham left the meeting at 11:06 a.m.

5. Kelly MacNamara

Letter from Kelly MacNamara, Sullivan Community Athletic Association, dated
November 20, 2006, regarding the Sullivan Community Hall.

It was noted that the compensation policy has not been forwarded to Council and
therefore it is premature to make a decision as to the allocation of funds. It was
noted an acknowledgement letter should be sent to Mr. MacNamara.

6. Al Cleaver

E-correspondence from Al Cleaver dated November 10, 2006, regarding the
installation of signs "Snake Hill" and "Beaver Dam Hill" along Scott Road.

The Commission considered this letter and received it for information.

7. Sunny Deol

Letter from Sunny Deol regarding the George Kennedy House located at
9948 - 123 A Street.

It was Moved by Commissioner Johnston
Seconded by Commissioner Tracey
That the HAC receive the correspondence
and advise Mr. Deol that he is to work with staff to find a suitable solution to
retaining the building on the property.

Carried

**8. Draft Concept Plans for Grandview Heights Neighbourhood
Concept Plan #2: Public Open House – December 7, 2006**

Interoffice memo from the Manager, Long Range Planning and Policy
Development regarding the Draft Concept Plans for Grandview Heights
Neighbourhood Concept Plan #2: Public Open House – December 7, 2006.

The Commission considered this letter and received it for information.

The agenda was varied to deal with the items C.2 (a) and C.4 (a).

C. REPORTS (continued)

2. PLANNING & DEVELOPMENT

a. Heritage Character Guidelines for Old McClellan Road

(This is related to Development Proposal: 7905-0019-00.
16588 Old McClellan Road and 16600 Black Bell Road)

The Senior Planner (Heritage) reviewed a map depicting the heritage character and proposed guidelines to apply to Old McClellan Road from Highway No. 10 to 168 Street. The main design theme is to simulate a progression of time, from pioneer to modern times through the design characteristics in the road. The southernmost portion of the would be agriculture, done through simple roads with ditches and no lighting, the next portion would be suburban with a meandering sidewalk on one side, then an urban portion and finally a chicane leading to a pedestrian plaza and the historic Five Corners and Boothroyd House.

COMMISSION RECOMMENDATION

It was Moved by Commissioner Monk
Seconded by Commissioner Johnston
That HAC generally support the proposed
Heritage Character Guidelines for the Old McClellan Road Corridor, as
attached to the HAC minutes of November 29, 2006 as Appendix A, and
recommends that Council authorize staff to prepare a report about the
proposed heritage guideline for Council consideration.

Carried

4. LEGAL

a. Baron von Mackensen House

Following the October HAC meeting, Legal Services staff contacted the owner of the Baron Von MacKenson House, explaining the concerns of HAC and seeking cooperation to resolve outstanding matters.

The front gate has been locked and secured. Further security measures such as boarding up the house, will be taken as soon as weather conditions permit. A building permit to commence restorations according to the heritage revitalization agreement has been submitted. The owner is preparing revised building plans that need to be submitted to allow the permit application to be reviewed and issued. By-law enforcement and City Planning staff continue to monitor the situation.

At this point, the Assistant City Solicitor considers it to be premature to consider taking legal action. If it does become necessary, the Assistant Solicitor will brief the HAC.

The regular agenda resumed.

E. INFORMATION ITEMS

1. Fraser Valley Heritage Railway Society News

The Commission considered the Fall 2006 (2 page) Newsletter and received it for information.

2. List of Outstanding Items

The Commission reviewed the list of outstanding items and provided the following comments:

- Rolls Carpentry Shop – ongoing.
- Statement of Significance – ongoing.
- Hazelmere Village – ongoing.
- George E. Lawrence House – Engineering to provide comments at the January HAC meeting – ongoing.
- 182 Street Neighbourhood – pending.
- Currie House Update – ongoing.
- Tynehead Elementary School – this is in the hands of the owner/developer - pending.
- (Gillis House) Heritage Loss Compensation – ongoing.
- Henry Parr House – ongoing.
- 1912 Municipal Hall and pedestrian feature design – ongoing.
- 1891 Lodge Status Report – ongoing.
- White Rock Church – ongoing.

3. Heritage BC Newsletter

The Commission considered the Fall 2006 (16 page) Newsletter and received it for information.

F. OTHER COMPETENT BUSINESS

1. Plaque Sub-Committee Report

Commissioner Clegg provided the following comments during his report regarding heritage signs, heritage plaques and heritage road markers:

- Copies of the November 5, 2006 Province article entitled “A Celebration of Vintage Places” was distributed by the Senior Planner (Heritage) for the Commission’s information.
- A sample of the oval signage as an alternative to the square-shaped one considered previously, was provided for review. It was noted that the signage

can be done in house, and the metal can be ordered pre-cut, the approximate cost would be \$50 to \$70 dollars.

- It was suggested that a member of the Commission meet with the Cloverdale Chamber of Commerce to get their blessing before applying signage to the buildings. The citywide project would start in Cloverdale.
- Continuity in the signage is important.

It was Moved by Commissioner Tracey
Seconded by Commissioner Monk
That the samples of signage and plaques
provided at HAC meeting of November 29, 2006 be approved.
Carried

It was Moved by Commissioner Johnston
Seconded by Commissioner Clegg
That the following four sites be added to the

Surrey Heritage Inventory:

1. Prairie Café (1949), 15280 Fraser Highway, Surrey;
2. Venus Cleaners (1946), 5758 – 176 Street, Cloverdale, Surrey;
3. Walter Blackie House and Blackie Spit, Crescent Beach, Surrey; and
4. Christopherson Road (north of 24 Avenue).

Carried

COMMISSION RECOMMENDATION

It was Moved by Commissioner Clegg
Seconded by Commissioner Fuller
That HAC recommend that Council allocate
the unspent money from the HAC 2006 operating budget to the 2007 HAC
operating budget, specifically to increase the 2007 plaquing and consulting
budget.

Carried

It was Moved by Commissioner Monk
Seconded by Commissioner Stibbs
That Commissioner Clegg and Councillor
Higginbotham be authorized to represent the HAC at the Cloverdale Chamber of
Commerce luncheon on December 13, 2006.

Carried

2. 2007 Meeting dates

The Assistant City Clerk provided the 2007 Meeting dates for the Commission's consideration and adoption.

It was

adopted, as circulated.

Moved by Commissioner Clegg
Seconded by Commissioner Stibbs
That the 2007 HAC meeting dates be

Carried

G. NEXT MEETING

The next meeting of the Heritage Advisory Commission is scheduled for January 31, 2007, at 9:00 a.m. at the 1912 Municipal Hall.

It was decided by the Commission that the Heritage Workshop with Don Luxton, the City Architect and Senior Planner (Heritage) be scheduled for 10:00 a.m. and a Christmas Social Lunch is to be scheduled 11:30 a.m. on Wednesday, December 13, 2006 at the Pondside Room.

F. OTHER COMPETENT BUSINESS (continued)

3. Semiahmoo Trail

A Commission member expressed his concern for the serious situation on Semiahmoo Trail. He stated that the trail is being used by traffic and heavy duty equipment to develop the land nearby, he stated that it is relatively in control with the help of the Engineering Department. He stated that there are now a number of school children traveling along the road that is very narrow, has fast traffic and large trucks. A meeting has been arranged on Friday between the local residents and Engineering staff to discuss the issues and find resolution to the issue.

4. Tour of Christ the Redeemer Church and Cemetery

The Commission discussed the November 21st tour of Christ the Redeemer Church and the Cemetery, and requested that letters of thanks be sent to Rev. Craig Vance and Arie Van Halst of the Church and Susan Waddacor of the Cemetery. It was noted how valuable it is for the Commission member tour facilities, and it was suggested that there be a tour in the spring and fall of each year. Mound Farm should be the location of the next tour.

5. Opening of the Museum Archive

The Chair noted the success of the Museum Archive opening and thanked the Commission member for being in attendance.

H. ADJOURNMENT

It was

meeting do now adjourn.

Moved by Commissioner Stibbs
Seconded by Commissioner Johnston
That the Heritage Advisory Commission

Carried

The Heritage Advisory Commission adjourned at 12:09 p.m.

Margaret Jones, City Clerk

Hazel Lindenbach, Chairperson
Heritage Advisory Commission

Appendix A

Old McLellan Road Heritage Character Guidelines

(December 2006)

Intent

The intent of these guidelines is:

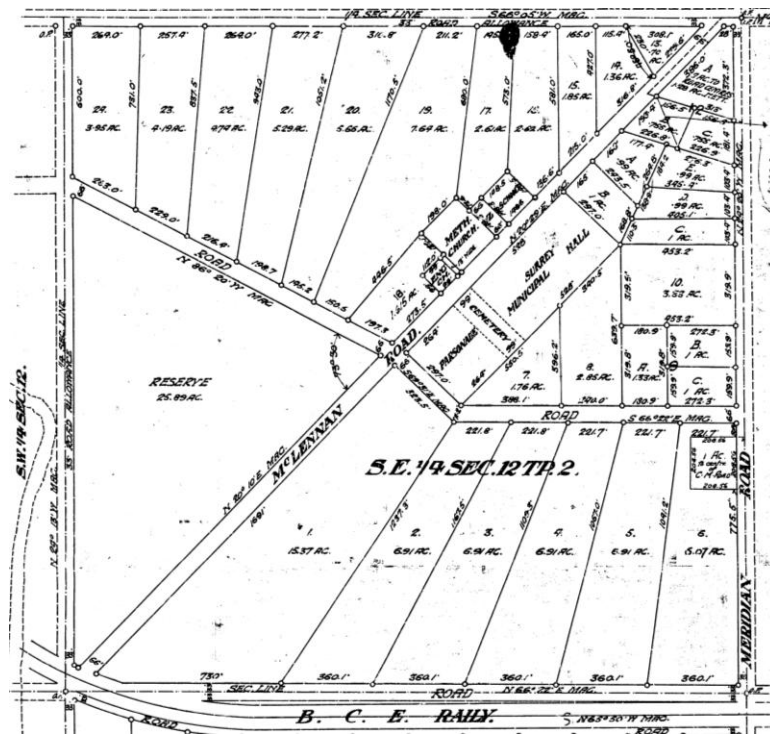
- To elaborate on the design aspects described in the Surrey Heritage Evaluation Worksheet for this Surrey Heritage Register Site;
- To preserve the character of Old McLellan Road;
- To preserve the relationship of existing heritage houses and the relationship of future construction to the Old McLellan Road;
- To preserve the cultural and landscape elements in and along the Road corridor, particularly along its west side; and
- To create a pedestrian environment, allowing the character of the corridor to give the sense of a “progression in time” from wilderness, to pioneering and to the current day.

Historical Background

A road to connect Semiahmoo Trail from Woodward's Hill and along Panorama Ridge to Langley was contracted in 1875, to be built by A. J. McLellan. Eventually, this road was named after this Surrey resident who was responsible for the construction works. Some maps, such as the one to the right, name this street as McLennan Road.

Where the road crossed the Serpentine River, it was directed diagonally towards the northeast, creating a “five corner” intersection at Coast Meridian Road (168 Street) and Churchland Road (the portion of 60th Avenue west of Coast Meridian Road). This followed what some sources indicated was the direct path used to drag lumber for house and farm building construction and to bring supplies from shipping on the Serpentine River.

As the area became settled, Surrey Centre became an important community centre. The stretch below Five Corners towards Bell Road included: Christ Church and Cemetery (built in 1884), a general store and post office operated by Abraham Buck after he settled here in 1872 (it was



demolished in 1956), the Surrey Centre School (built 1891 on the west side of Old McLellan Road), Surrey Town Hall (built here in 1881 and moved to the Cloverdale Fairground in 1938), the Charles Bell House (built in 1912) and Rev. William Bell Hall (built in 1932). The east side of Old McLellan Road was the home of the original Surrey Agricultural Fairgrounds. The land was sold to the School Board by the City in 1949. The site was used as the School Board Works Yard. The Board replaced the school on the west side of Old McLellan Road by a new one built in 1949. This school was added to, but was eventually replaced by the current school in 2003.

There is a significant cultural landscape, including “The Avenue of Trees” on the west side of Old McLellan Road between Bell Road and Christ Church, and the Royal Oak Tree which was planted as a seedling from the Royal Forests in England, around 1940 to commemorate the coronation of King George VI and Queen Elizabeth.

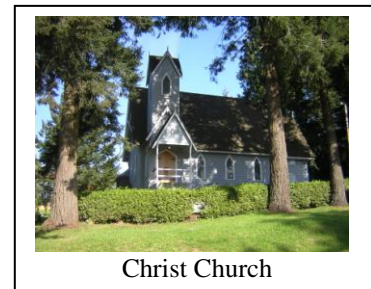


Avenue of Trees

The green, treed and natural edge of the west side of Old McLellan Road is a significant character-defining element of this corridor.

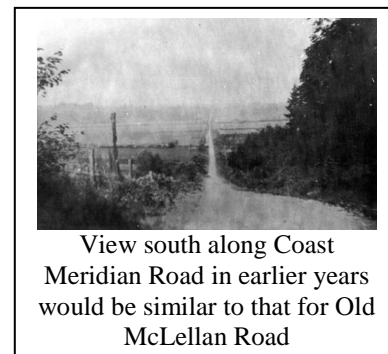
There are some significant heritage buildings along this corridor. The Boothroyd House is located at the northeast corner of 60th Avenue and 168 Street and is the culminating focus of the McLellan Road Corridor. Built shortly after pre-empting lands in the mid 1870's, the Boothroyd House is considered to be one of the oldest, if not the oldest remaining pioneer farm house in Surrey. Building materials for its construction were likely dragged from the river along what was to become McLellan Road.

Christ Church sits on a rise along the east side of Old McLellan Road. It has a significant natural setting including mature trees, and is surrounded by one of the oldest cemeteries in the City. The Bell Hall is situated on the east side and across from Christ Church, forming part of a newer church complex. The Charles Bell House faces Old McLellan Road at the southeast corner of Bell Road. Its visual relationship, landscaping, front yard oriented to Old McLellan and a stone wall to the south of the house are significant character-defining elements.



Christ Church

The value of the Old McLellan Corridor rests with it being the historic link from the Serpentine River to Five Corners, and being a diagonal element on a square grid of roads. It was one of Surrey's first east-west routes. The value also rests with the relationship of buildings to the corridor, the fact that it was the first administrative centre of the City, the natural and cultural landscape of the corridor, its country-like character and the simple engineered road.



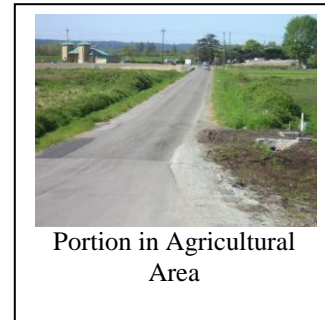
View south along Coast Meridian Road in earlier years would be similar to that for Old McLellan Road

Character Guidelines

These guidelines encourage the retention and enhancement of the four character context elements of the Old McLellan Road corridor. The character contexts overlap in some areas and include the following:

Agricultural Character

This portion of the corridor (shown in a red-brown colour and identified by green brackets in Figure 1) reflects the agricultural origins by the retention of a rural road standard. It follows both sides of the street beginning at Highway No. 10 at the south. Although the physical connection is severed by Highway No. 10 and the former BC Electric Railway line, a focal point at this location is proposed to recall the former landing on the Serpentine River. The agricultural character extends to the ridge where Old McLellan Road begins to climb out of the Agricultural Land Reserve and the floodplain area. A proposed linear park at this location crosses Old MacLellan Road and will follow the lower ridge, giving pedestrians an opportunity to walk towards the Serpentine River and experience the historic relationship as was experienced at the time of the riverboat activity which was important to the development of this community.



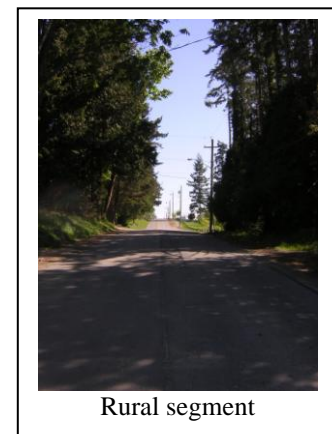
Portion in Agricultural Area

The road standard (see Section AA in Figure 1) will include the following physical characteristics and relationship to adjacent lands:

- a narrow road pavement with coarse asphalt material;
- no curbs, sidewalks or lighting;
- facilitating access to the Serpentine River directly or indirectly;
- most buildings located a distance away from the road;
- possible turn-off from Highway No. 10 for heritage marker.

Rural Character

This portion of the corridor (shown in a green-blue and a blue-grey colour and identified by olive colourer brackets in Figure 1) will allow pedestrians to experience a rural or country-like setting. This character is to be achieved along one side of the street and complemented by a natural characteristic on the opposite side as described in the next section. The portion of this corridor reflecting this character will be the east side from the bottom part of the ridge, across Bell Road and to the beginning of the playgrounds at Surrey Centre School.



Rural segment

The road standard (See Sections BB and CC) will include the following physical characteristics and relationship to adjacent lands:

- A narrow road pavement with a meandering asphalt sidewalk on the east side;
- Curbs and no driveways to lots fronting the road;
- Minimum street lighting that is mainly mounted on wood poles;

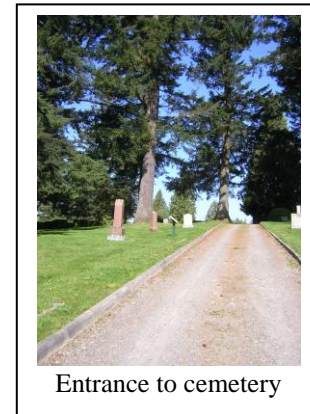
- Where residential lots are permitted, only front facing houses, and no garages facing the road. For other uses, deep front yards are to be provided;
- Some pocket parking and pavement treatment like “traffic buttons”;
- Retention and planting of indigenous species of trees and shrubs;
- The existing yards, relationship and visibility from the Old McLellan Corridor for buildings along the corridor such as the Bell Hall and the Charles Bell House are to be preserved;
- Complementary landscaping is to be encouraged in the front yards of lots along this side of the corridor.

Natural Character

This portion of the corridor (see dark green coloured brackets in Figure 1) will allow pedestrians to experience the natural character that once existed in the area. The Natural Character area is to encompass the area on the west side of Old McLellan Road from the bottom part of the ridge, across Bell Road, incorporating the “Avenue of Trees”, the frontage of Christ Church, the Royal Oak Tree, the cemetery and cemetery hedge, and follows the diverted portion of Old McLellan Road to 60th Avenue.

The road standard (see Sections BB, CC and DD) will include the following physical characteristics and relationship to adjacent lands:

- A narrow road pavement without any sidewalk along the west side of Old McLellan Road;
- Curbs and swales or ditches for drainage;
- Driveways only to the church or cemetery, to be have a gravel surface and be as natural in design as possible and limited, if possible, to existing entry points;
- Minimum street lighting, that is mainly mounted on wood pole;
- Retention of the heritage trees, hedges and other indigenous species of trees and shrubs in the portion of the right of way from the pavement to the adjacent lots; Additional plantings, particularly along the diverted portion of Old McLellan Road and in the area where the ridge begins its rise are to be encouraged.



Entrance to cemetery

The existing yards and relationship to the Old McLellan Corridor for buildings along the corridor such as Christ Church are to be preserved. The natural edge is intended to give the pedestrian the impression of buildings and a cemetery located in a forested area, reminiscent of the forests when the area was settled. Complementary landscaping is to be encouraged in the front yards of lots along this side of the corridor.

Urban Character

This portion of the corridor (see light and dark grey sections and the orange coloured brackets in Figure 1) stretches along the east side of Old MacLellan Road to 60th Avenue. The urban character is to be reflected on both sides of the chicane along the original diagonal alignment.

This will allow pedestrians to experience an urban and a more current day character of the area, particularly along the chicane, which will have new mixed use developments related to the chicane. The pedestrian experience will culminate in a heritage plaza at “Five Corners.” The Boothroyd House will be visible on the opposite corner.

The road standard (see Sections CC and DD) will include the following physical characteristics and relationship to adjacent lands:

- A narrow road pavement with curbs and concrete or asphalt sidewalks;
- A chicane with an even narrower pavement, that meanders, allows for angled parking and only one way traffic;
- Concrete driveway aprons and wheel chair letdowns;
- Curbs, sidewalks and lighting mounted on “heritage style” poles;
- Bollards and other interventions to separate traffic and pedestrians;
- A visual corridor for pedestrians to the Boothroyd House starting from the top of the hill the vicinity of the Surrey Centre School through to “Five Corners”;
- An urban pedestrian plaza located diagonally across from the Boothroyd House; and
- Road treatment at the intersection at “Five Corners.”

Implementation

Staff will apply the guidelines to development or building applications that are submitted to the City on properties abutting Old McLellan Road, along the chicane and at any of the “Five Corners”. Building schemes and development permits will reflect the intent of this policy. At the discretion of staff, applications may be forwarded to Heritage Advisory Commission for information or to seek input on heritage matters in relation to the Worksheet or these Guidelines.