

Guidelines for the Protection and Enhancement of the Heritage Character and Vista of King George Highway

Surrey Heritage Register Site 214

Approved by Council on March 22, 2004. These guidelines are to be used to assist Owners, Developers and Staff to implement the protection of existing heritage English Oak trees and the planting of new heritage English Oak trees along King George Highway from the Nicomekl River to 8 Avenue.

City Of Surrey May 2004

Guidelines for the Protection and Enhancement of The Heritage Character and Vista of King George Highway between the Nicomekl River and 8th Avenue

Approved by Council on March 22, 2004, Resolution No. RES.R04-706

1. Historical and Planning Context:

In the original legal plans from the 1930's, the road connecting the Patullo Bridge with the Canada-US boarder crossing at Douglas was called the "Peace Arch Highway". Following the 1939 Royal Visit of King George VI and Queen Elizabeth, Surrey Council approved the renaming of this road to "King George VI Highway" in April 1940 by notice in the BC Gazette, now commonly known as King George Highway.

The generally accepted historical account is that as a commemoration of the Coronation of King George VI in 1937, both sides of King George Highway from the Patullo Bridge to the Peace Arch were planted at approximately 100 foot intervals with English Oak trees imported from Great Windsor Park, England. Disease and the development of lands along King George Highway over the years have claimed many of these trees. The main remaining concentration is located in South Surrey between the Nicomekl River and 8 Avenue. Some maple and other species of trees were part of this same planting plan, some of which are located north from Highway No. 10 towards Newton.

In recognition of their historical significance, all remaining trees are on Council's Significant Tree List, and in January 2004, Council added King George Highway from the Patullo Bridge to 8 Avenue and the heritage English Oak trees between the Nicomekl River and 8 Avenue to the Surrey Heritage Register. These same segments have been identified for recognition on the Federal Register of Historic Places, as described in a Statement of Significance authored by the City.

When the City upgrades stretches of King George Highway in South Surrey, heritage Oak Trees will be planted in those locations where they are missing. Where a site along this stretch of King George Highway is subject to a development application, the developer will be encouraged to pay the cost of planting the sapling trees as part of their development.

These guidelines are intended to assist in coordinating landscaping in the vicinity of existing or proposed heritage English Oaks, particularly when sites along the King George Highway are developed, subject to building permit applications or being considered for road widening, exchanges or closures, to insure that the heritage vista of the King George Highway in South Surrey is restored, maintained and protected in the future.

2. Tree Spacing along King George Highway:

- (1) A 30-meter (100 foot) spacing, that reflects the historical planting pattern, is established for the planting of heritage English Oaks (*Quercus robur*) along both sides of King George Highway from the Nicomekl River to 8 Avenue.
- (2) The portion of King George Highway subject to these guidelines is shown on the map attached as Appendix A.
- (3) The approximate location of the existing trees and the proposed location of future trees are shown on the plan in Appendix B.

3. Protection of Existing Trees:

- (1) Existing heritage English Oaks located along the King George Highway and any that may be located on intersecting streets for corner lots shall be preserved.
- (2) As part of all development or building permit applications along King George Highway, it is the responsibility of the developer or owner to ensure retention of the existing heritage English Oaks on the public road allowance lands fronting a subject property.
- (3) If a strip of King George Highway is being closed and consolidated with the lot(s) being developed, all existing heritage English Oaks shall remain on public road allowance lands. The diagrams in Appendix C show the possible options of achieving this requirement.
- (4) Underground services or connections and underground utilities such as natural gas lines, telephone or like telecommunications cables, and water or other City service, shall be situated no closer than 7.5 meters from heritage English Oak tree. Excavations for the installation and maintenance of these utilities will involve practices that avoid damaging a heritage Oak Tree or its root system.

4. Guidelines:

Where a site along King George Highway is subject to development or building permit applications, road widening or road closure, and a heritage English Oak tree exists or is intended to be planted along the boulevard fronting the subject site, then the following guidelines apply:

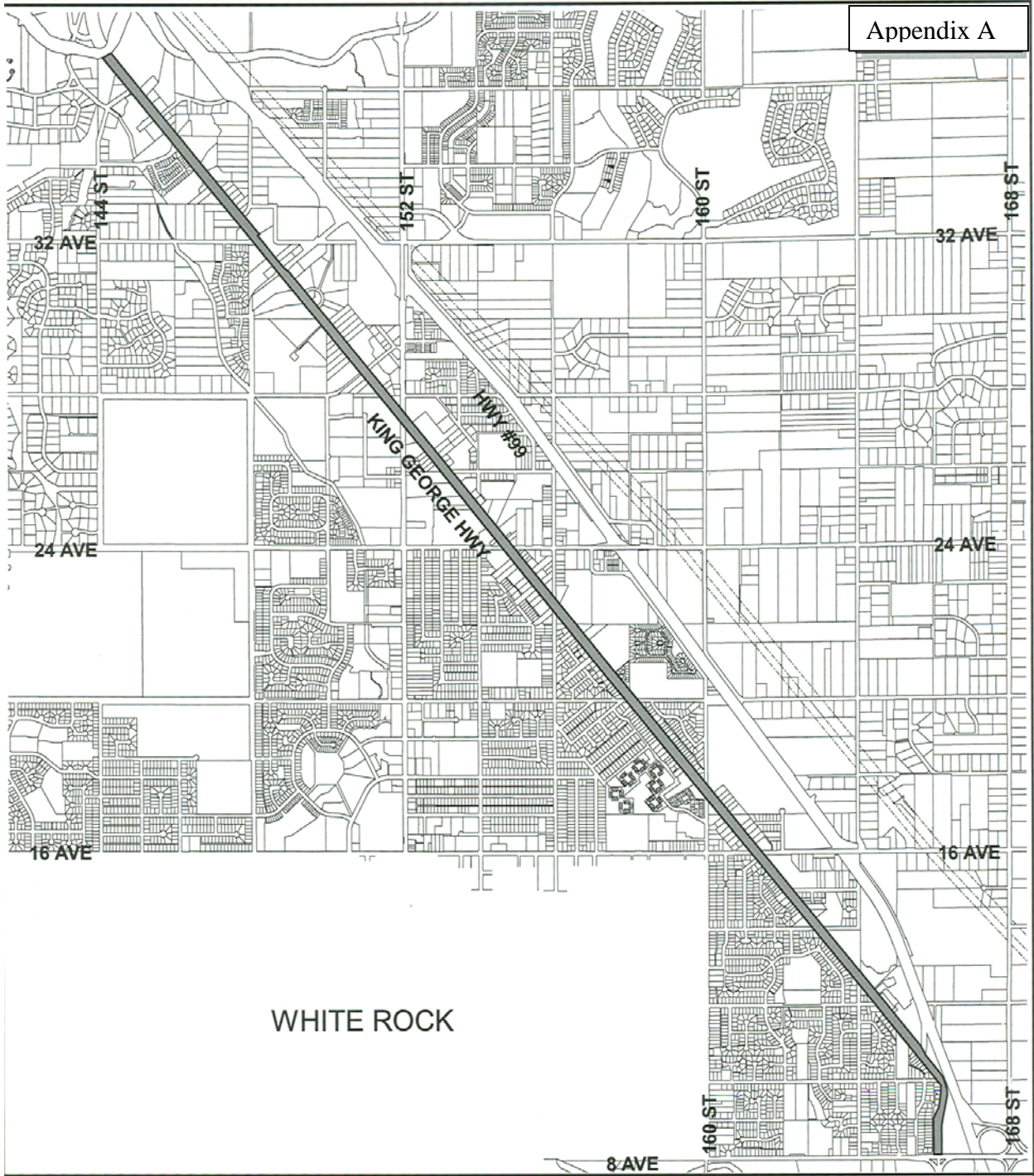
- (1) The long-term health and viability of the heritage English Oak trees is of primary importance to the City;
- (2) Underground structures, walls and landscaping in the root zone of all existing trees will be designed and installed using methods and techniques that shall not adversely affect the long-term health of the trees, in accordance with the standards and practices established and approved by the City;
- (3) Landscaping on private property, within 7.5 meters of the heritage English Oak is to consist of plant species and shrubs and other features that accord a suitable backdrop and heritage context, and shall be specified in a development permit, statutory building scheme or a restrictive covenant as may be required by the City in conjunction with development applications, heritage applications, subdivisions, road closure applications or building permit applications.
- (4) Underground services or connections and underground utilities such as natural gas lines, telephone or like telecommunications cables, and water or other City service, shall be installed no closer than 7.5 meters from a tree trunk where a heritage English Oak tree is planted or is proposed to be planted.
- (5) Landscaping on the boulevard within 7.5 meters of any heritage English Oak tree is to be in accordance with the standards and practices established and approved by the Parks, Recreation and Culture Department;
- (6) Alternating scarlet and pin oaks inside the property line, 10 cm. cal. at 6 m. o.c. to form a solid backdrop inside the property line. Where tree planting inside the property line is influenced by existing trees or services, the scarlet and pin oaks can be planted in a more naturalistic pattern, in larger islands away from overhead lines and the like, for streetscape continuity.
- (7) Driveways are to be consolidated where possible and located to eliminate the potential impact on: the health and the existing or planned locations of the heritage English Oak trees and the heritage character of the corridor.
- (8) Buildings and structure, including below grade structures, retaining walls and foundations, surface parking, signage, lighting and other features in the front yard are to be located and designed to minimise the impact on heritage character of the boulevard and to maintain and enhance an attractive heritage vista along the corridor.

- (9) In all Development Permit Areas along King George Highway, the existing or future locations of heritage English Oak trees are to be shown on the landscaping plans.
- (10) Protective fencing shall be installed around any heritage English Oak tree in construction areas, such as development sites, and areas involving road works, or excavations.
- (11) Pruning shall only be done as approved by the City.

5. Notation in Documents and on Plans:

- (1) Plans and documents such as landscaping plans, Development Permit or construction drawings are to identify the location of existing and proposed heritage English Oak Trees and indicate what steps will be taken to protect them.

APPENDIX A
Portion of King George Highway Subject to Heritage English Oak
Planting



APPENDIX B
Location of Existing and Future Planting of Heritage English Oaks
Along the King George Highway in South Surrey

(See colour maps attached separately)

APPENDIX C
Examples of maintaining existing heritage English Oaks
on the public road allowance lands

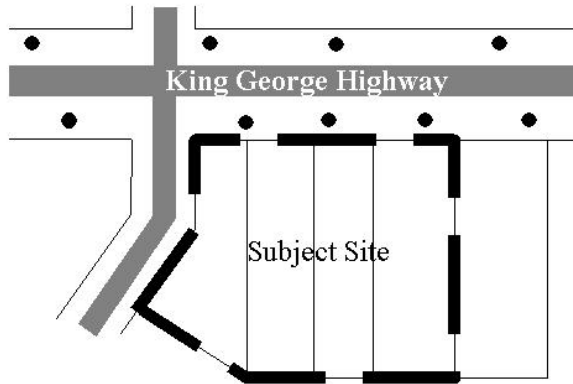


Figure 1: Example of a development site involving three abutting heritage English Oaks. The figures that follow provide for two options for this site.

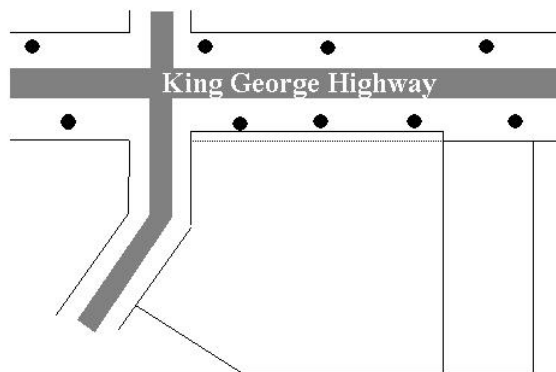


Figure 2: Example of a developed site with widening along the King George Highway to retain the existing heritage English Oak the tree on public road allowance.

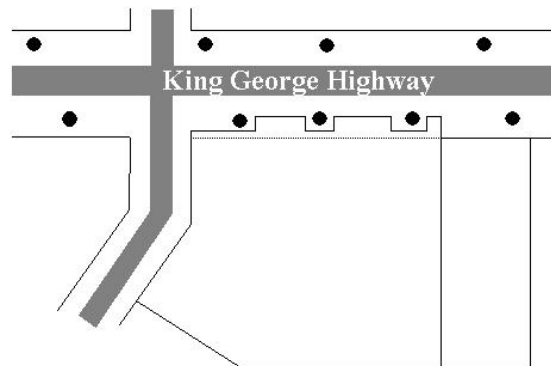
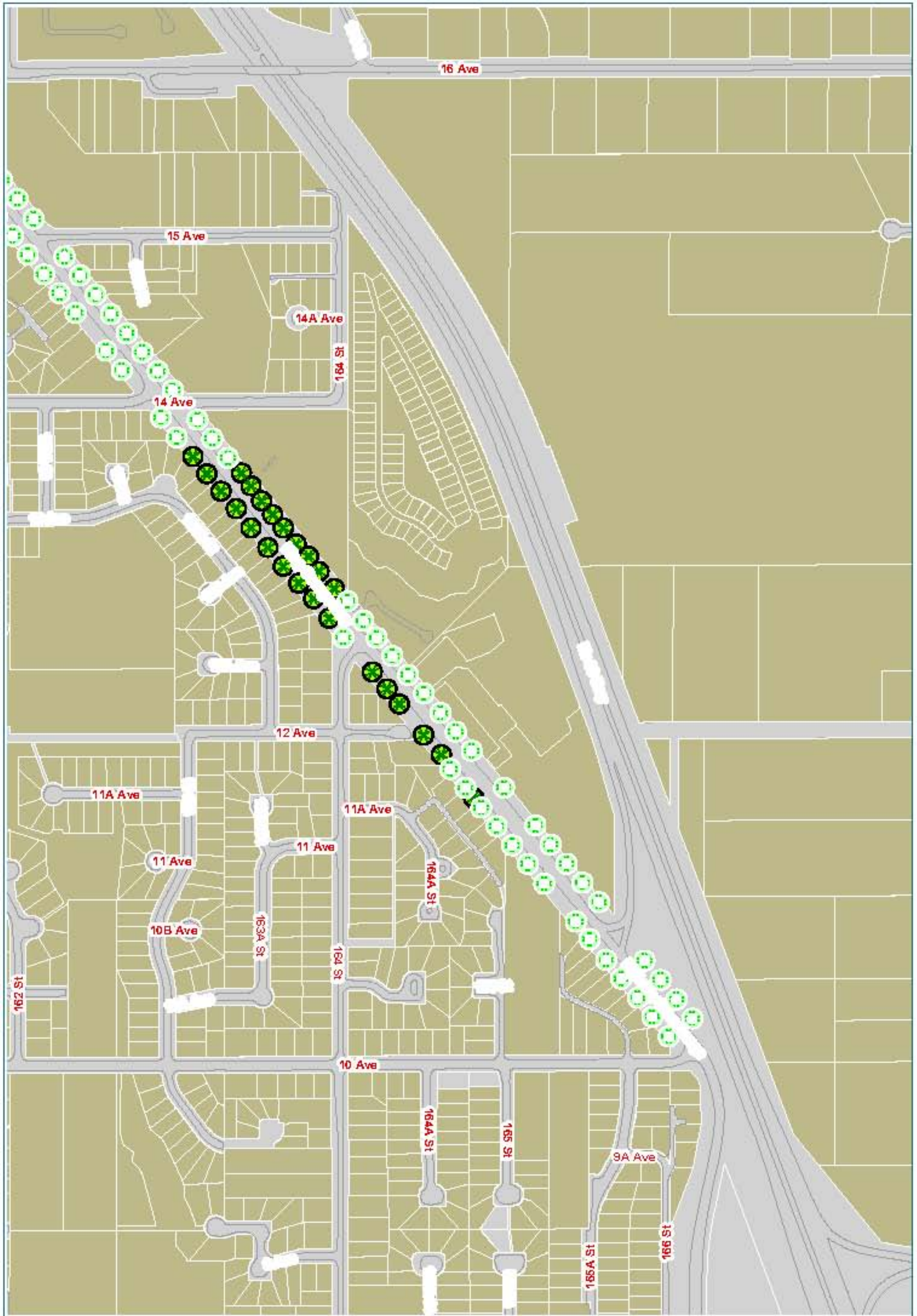


Figure 3: Example of a developed site with jogs created along the King George Highway to retain the existing heritage English Oak the tree on public road allowance.

APPENDIX B

Note:

The first set of maps is on a legal base and the second is on an air photo base. Both contain the same information respecting existing heritage trees and those to be planted.



HERITAGE ENGLISH OAK TREES ALONG KING GEORGE HIGHWAY

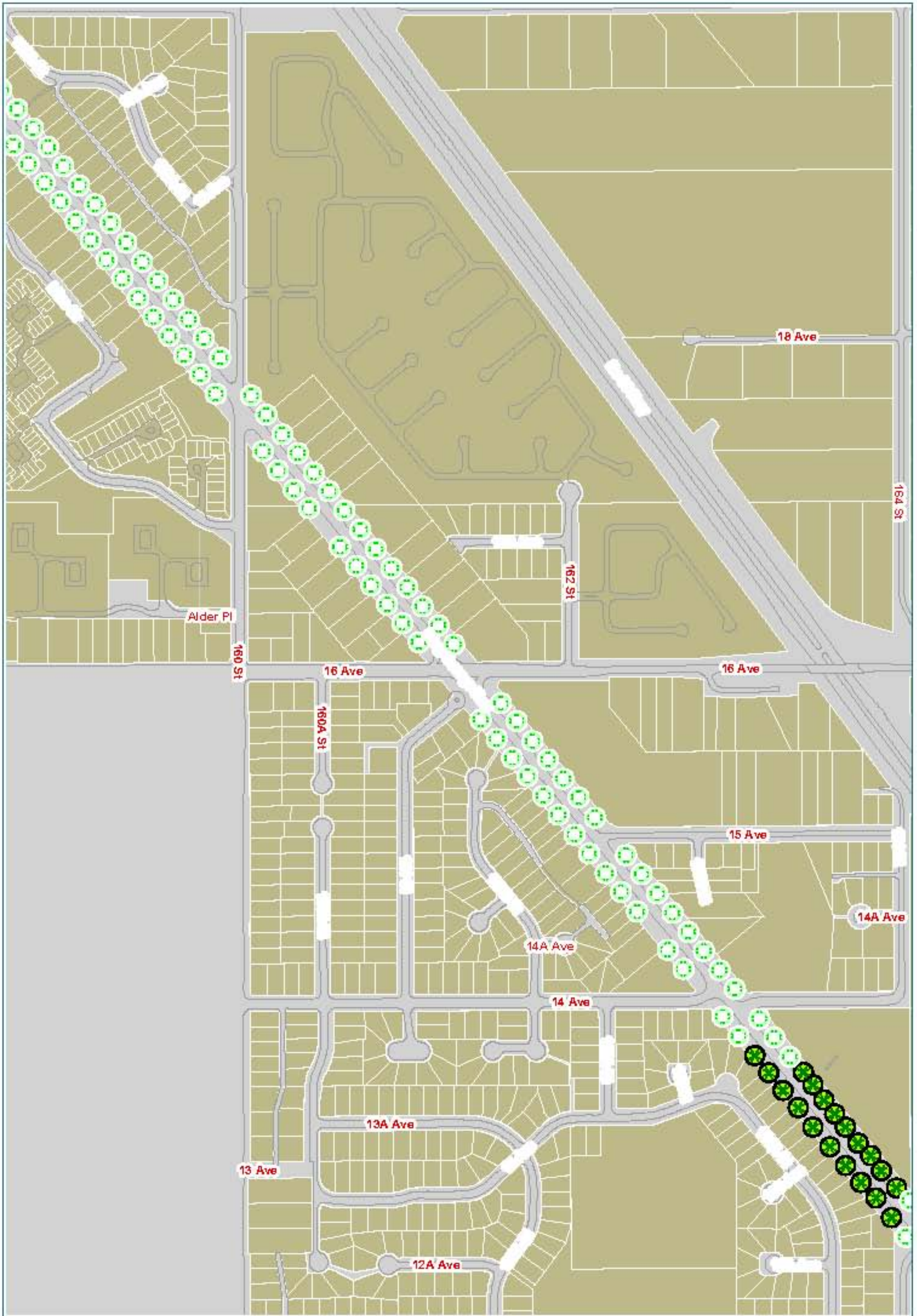
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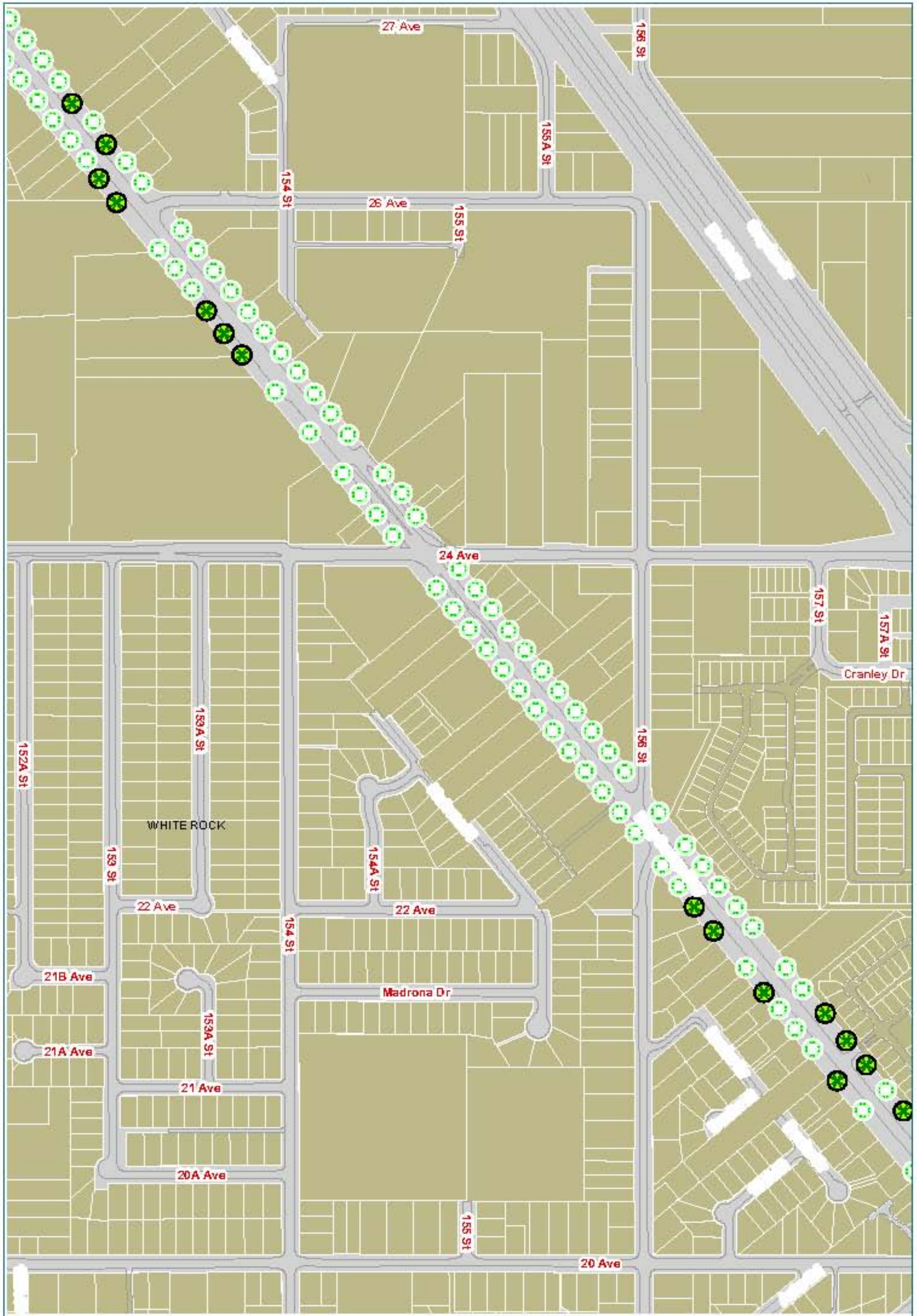
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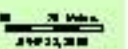
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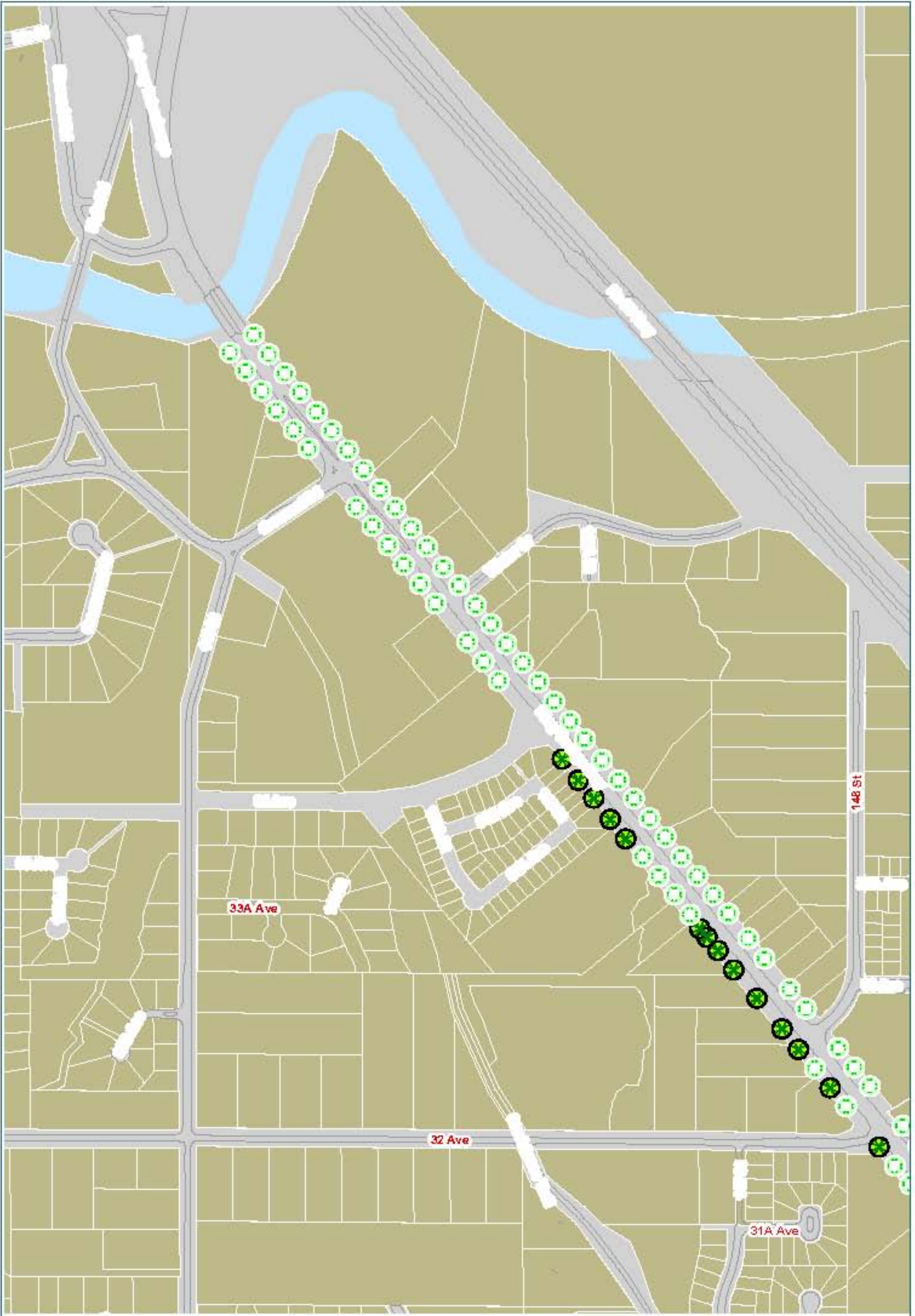
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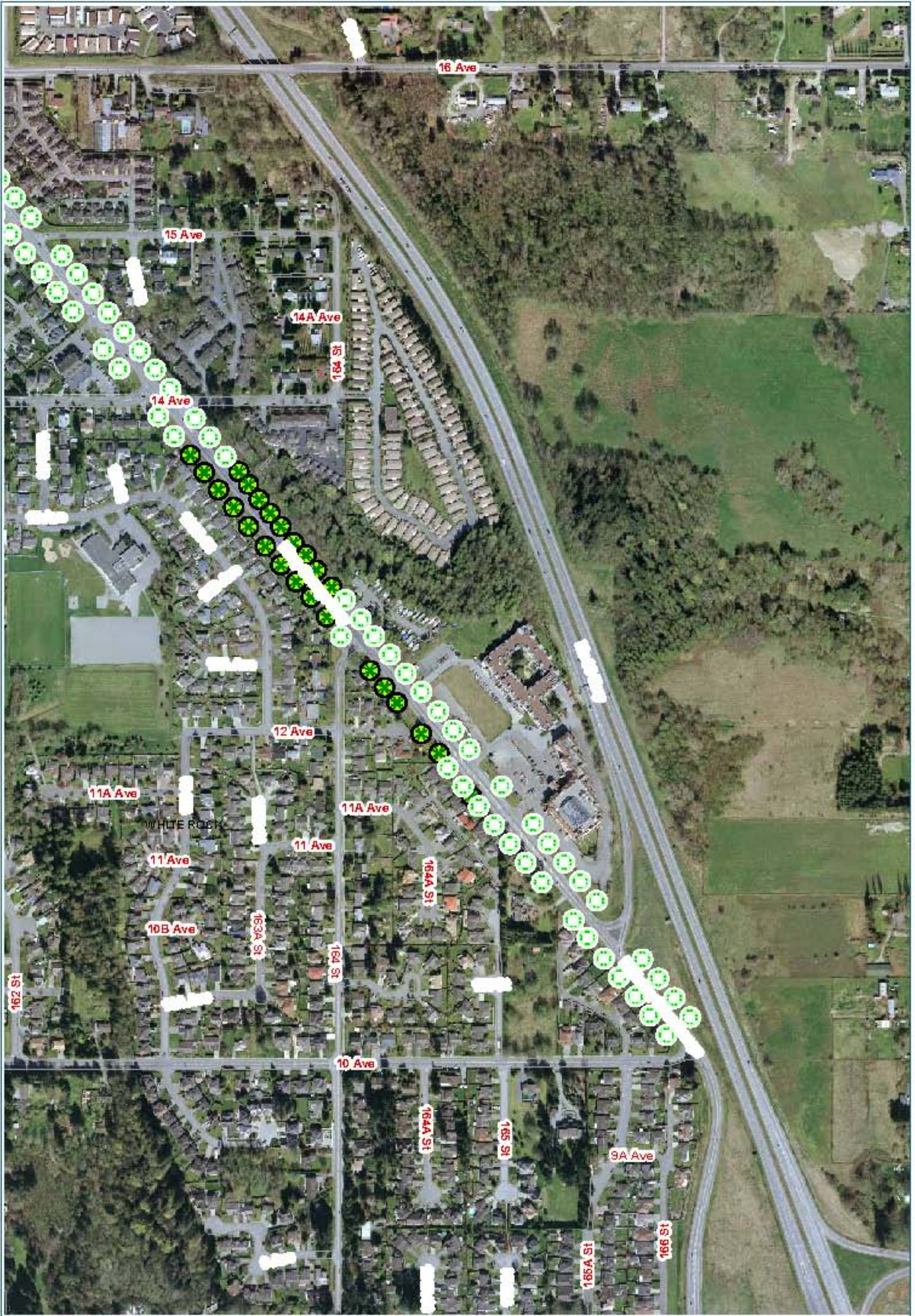
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WHITE ROCK

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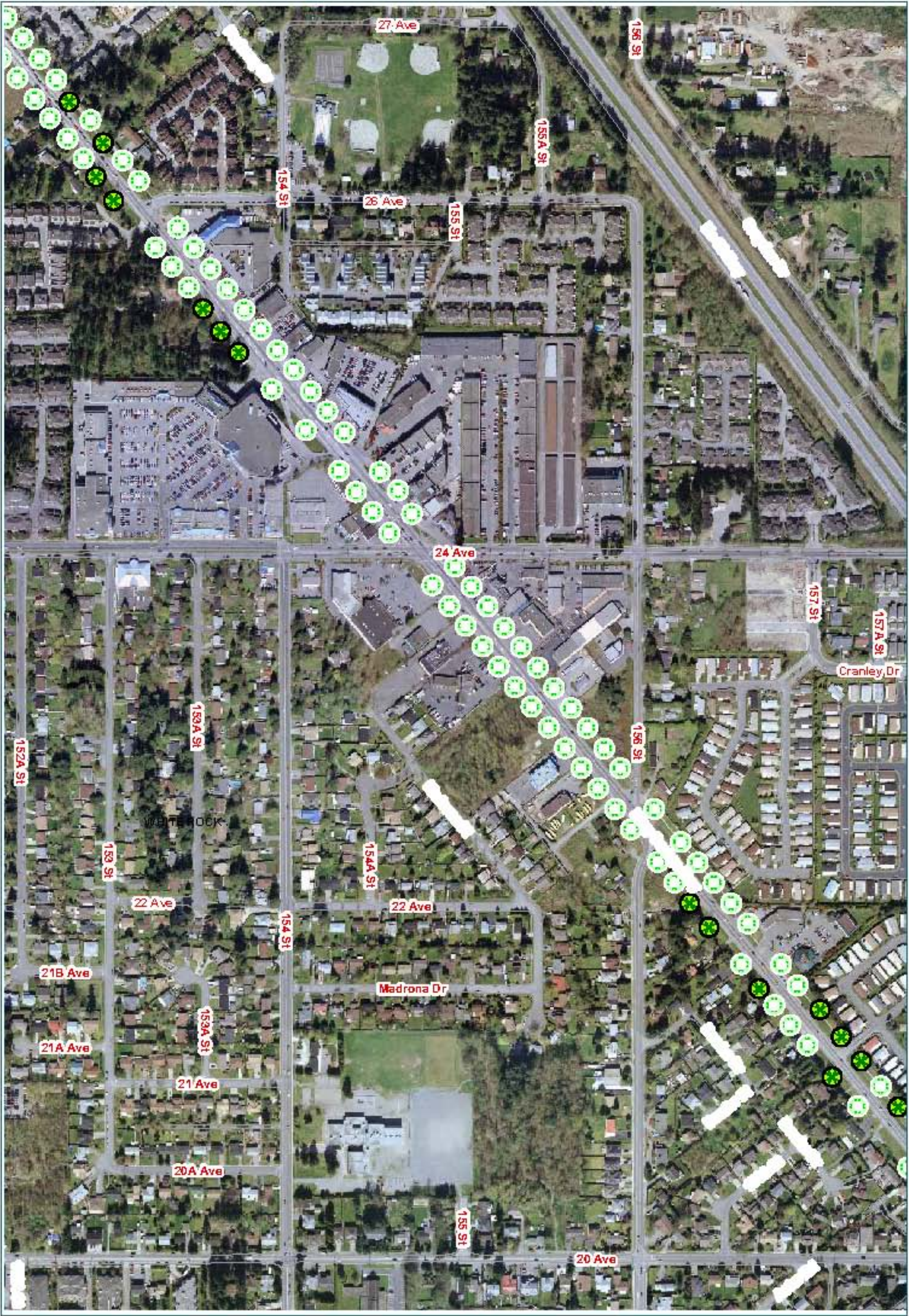
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