

"HAC") in consideration of a series of rezoning applications in the area that were referred to the HAC.

As directed by the HAC, the comments and recommendations were organized by staff into the Guidelines attached as Appendix I. The objective of these Guidelines is to achieve the sense of a "Historical Progression in Time", stretching from the south where riverboats once landed in the pioneering days at the foot of Old McLellan Road to the Five Corners intersection at Coast Meridian Road (168 Street) representing today's urban community.

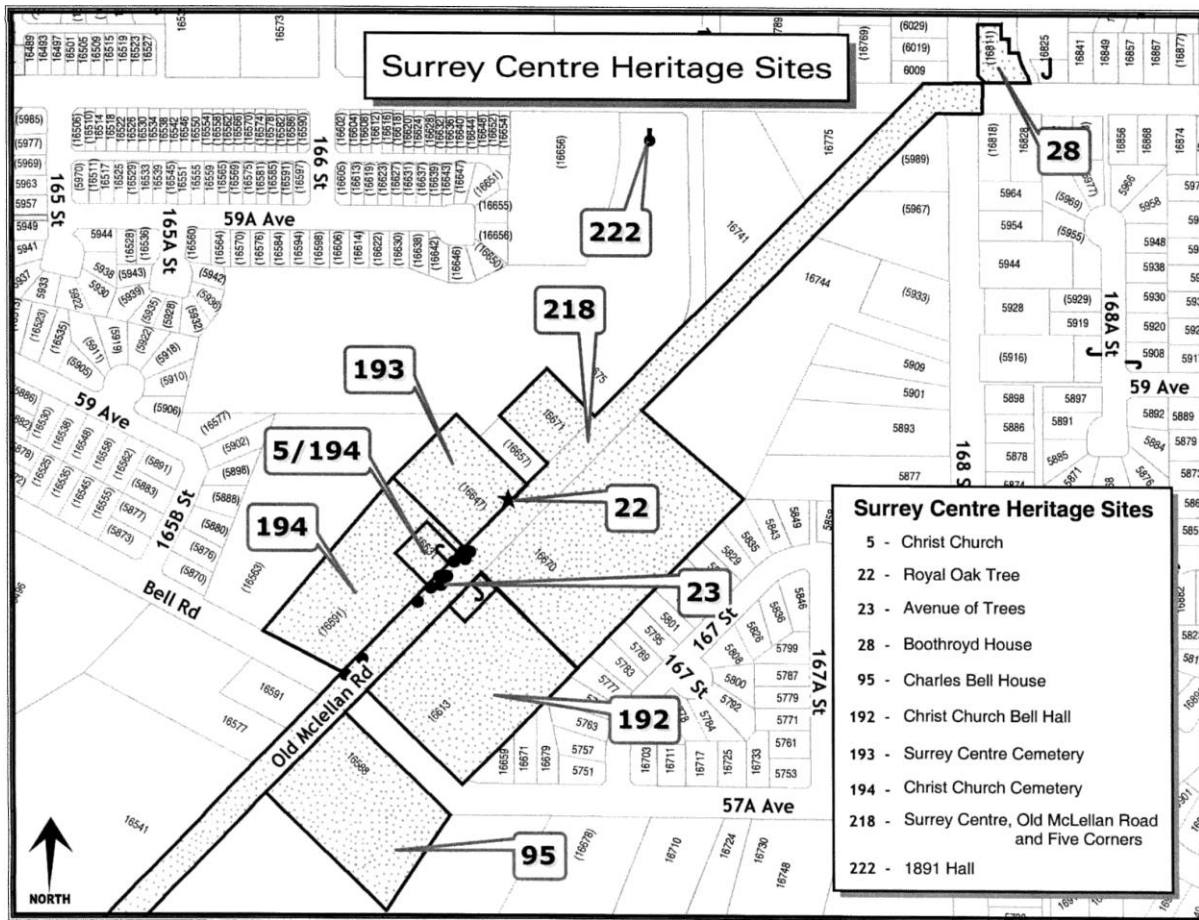


Figure 1: Heritage Sites in Surrey Centre

The Guidelines identify segments of Old McLellan Road for an agricultural character, for semi-rural character, for natural character and for urban character. Through development, an urban plaza will become an arrival point and a gathering place. It will also allow preserving a view corridor to the Boothroyd House, one of the oldest buildings in Surrey. Eventually, there will be continuous pedestrian connection using parkland and trails or sidewalks which branch off along Old McLellan Road from the Serpentine River to the Plaza. Pedestrians on this "heritage walk" will be able to experience the historical progression and appreciate the natural, cultural and physical heritage sites along the corridor.

On December 18, 2006, Council approved the following recommendation regarding the Heritage Character Guidelines for Old McClellan Road, upon the advice of the HAC:

"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's consideration".

The version of the Guidelines, attached as Appendix I, has incorporated some necessary refinements. These include addition of scale drawn road cross sections, a simplified black and white version of the guideline plan for easier reproduction, and minor changes to improve readability.

It is recommended that Council consider and approve the Guidelines attached as Appendix I to assist staff in evaluating future applications and road upgrading along the Old McLellan Road corridor.

CONCLUSION

The proposed Guidelines are designed to maintain and enhance the physical characteristics of the historic Old McLellan Road corridor to give pedestrians a sense of a progression of time and to experience the heritage character of the area and its buildings, features and natural landscape.

It is recommended that Council approve the Heritage Character Guidelines for Old McClellan Road, attached as Appendix I.

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Attachments:

Appendix I Old McLellan Road Heritage Character Guidelines

Old McLellan Road Heritage Character Guidelines

Old McLellan Road Heritage Character Guidelines

(January 2007)

Intent

The intent of these guidelines is:

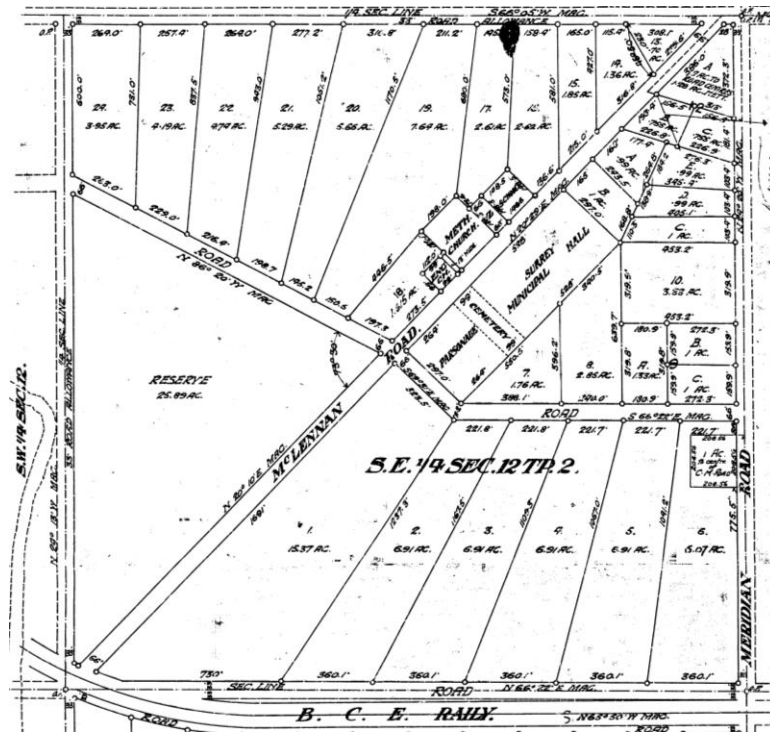
- To elaborate on the design aspects described in the Surrey Heritage Evaluation Worksheet for this Surrey Heritage Register Site;
- To preserve the character of Old McLellan Road;
- To preserve the relationship of existing heritage houses and the relationship of future construction to the Old McLellan 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 City



sold the land to the School Board 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:

A. Agricultural Character

This portion of the corridor (shown as A or 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 direct connection has been interrupted 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 McLellan 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.

B. Rural Character

This portion of the corridor (shown as B or 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.

C. Natural Character

This portion of the corridor (Shown as C or in 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.

D. Urban Character

This portion of the corridor (Shown as D or in 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.

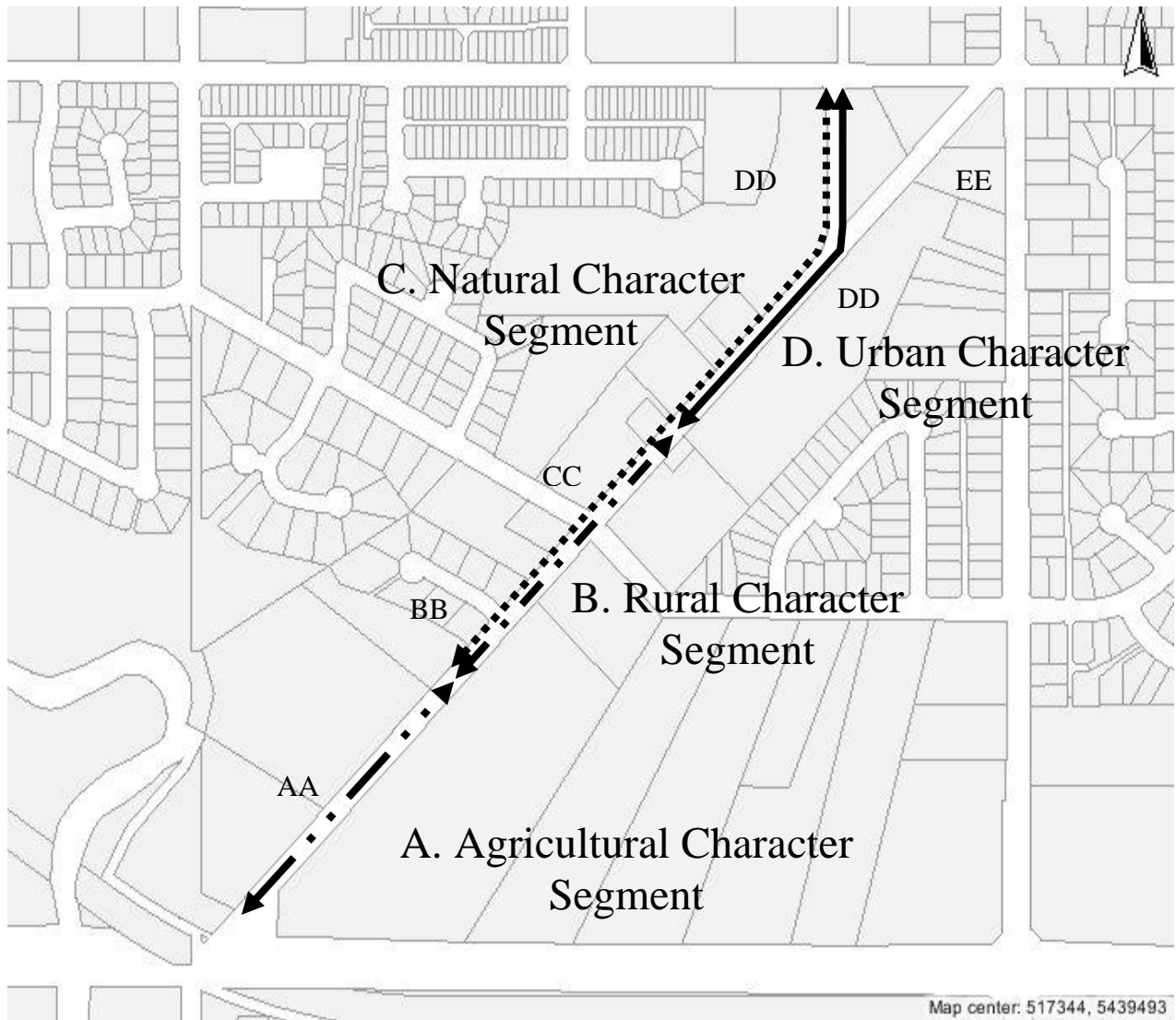
The road standard (see Sections CC and DD) will include the following physical characteristics and relationship to adjacent lands:

- 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.

Figure 1 Old McLellan Road Character Guidelines Map and Road Sections



Road sections on next page. For more details, refer to colour version.

Road Sections

