

Attachment A

Project Management Charter –Tools for Heritage Conservation and Engagement

June 19, 2023

BACKGROUND

Mission is a city where its history is respected, and protection of its historical character is a community priority. Many of Mission's buildings approach or exceed 100 years of age and reflect historic design characteristics and community significance that merit preservation for future generations. It is critical for the City to have the administrative tools that can provide opportunities for development with guidance that can conserve sites and buildings that are considered to have heritage value in Mission.

The purpose of this project management charter is to assist in implementing the Council approved 2023 workplan identified in the Mission Heritage Advisory Committee (MHAC) 2022 Annual Report (**Appendix A**) and to establish mechanisms for the development community including property owners to learn more about heritage sites and buildings, as well as implementing administrative legal tools that can assist in conserving them in the City of Mission.

A variety of conservation tools are available to BC municipalities through the *Local Government Act (LGA)* and *Heritage Conservation Act (HCA)* including Community Heritage Commission; Community Heritage Register; Heritage Designation; Heritage Conservation Area; Heritage Revitalization Agreement; Heritage Alteration Permit; Heritage Impact Assessment; Heritage Conservation Covenant; Temporary Heritage Protection; Heritage Property Maintenance Standards Bylaw and other administrative mechanisms.

The intent of this Charter is to fulfill Council's direction that include amending Mission Council Policy LAN.57 (C) 'Identification and Protection of Heritage Resources' (**Appendix B**) that will provide the administrative guidance for City staff to develop the required bylaws and procedures needed to implement the conservation tools that are listed in **Appendix C**. This charter provides the foundation for staff to create these initiatives focusing on the following:

1. A process for community members to identify heritage sites and buildings;
2. Development of policy and procedures for using heritage conservation tools;
3. Development of a community engagement strategy; and,
4. Evaluating heritage conservation potential with the City's demolition permits process.

This project charter is prepared in accordance with the City's *Policy and Procedure Manual FIN.48 'Project Management Procedure'* and is in line with the City's *Heritage Strategic Plan (2006)*.

Council Direction

This project management charter fulfills Council's direction on heritage identification and conservation. Specifically, it assists in implementing the recommendations in Council Resolutions of the December 19, 2022 Regular Council meetings as follows:

RC22-616 (2)

‘That Council approve the proposed process for community members to identify heritage sites and buildings, identified within the 2023 Work Plan for the Mission Community Heritage Commission, as directed at the August 15, Regular Council meeting’; and

RC22-617

‘That Council ask the Heritage Commission to consider how Mission can strengthen LAN.57 by adding further heritage preservation tools and by considering a historical date before which all inhabitable structures might, by default, be considered against LAN.57.’

Goals

Activating these Council directions, this charter sets in motion the processes needed for updating Council policies and implementing the administrative mechanisms needed to help residents learn more about and share information about the City’s heritage resources.

In combination with this, the charter provides the foundation or framework for activating the use of heritage conservation tools that would include new bylaws (possible amendments to existing ones) and procedures for protecting buildings and properties with heritage value.

PROJECT PLAN

The project plan includes the components listed in the section below that will update Council policy LAN.57 and establish an administrative mechanism for City staff to use heritage conservation tools as vehicles for protecting buildings with heritage value in different types of development applications including demolition permits.

Scope of Work / Deliverables

As part of the MHAC’s 2023 workplan, the scope of work and deliverables include:

- Heritage conservation tools – Management Framework
 - Timeline (flow charts, bylaws, communications)
 - Updating Policy LAN.57(C) ‘Identification and Protection of Heritage Resources’ (2009) to include the heritage conservation tools outlined within the *Local Government Act (LGA)*.
 - Legislative scope for using heritage conservation tools (application fees, compensation, best practices).
- Project communication engagement strategy as part of the 2023 OCP refresh project.
 - Engagement with Mission’s community and First Nations peoples where residents can ask questions and provide information on identified and new heritage sites. Historical date(s) for assessing buildings for heritage value and conservation.
 - Strengthening policies of the OCP.
- Risk analysis and limiting liability (legal consultation for policy, bylaw and procedural advice).
- Project work schedule including project tasks, sequence, and duration.

Key components of this work charter are outlined in the following section.

1. Process for Identifying Heritage Sites and Buildings (a Heritage Inventory)

Research by Development Services staff and Mission Heritage Advisory Committee (MHAC) are working on identifying sites and buildings of heritage interest within the city. A preliminary draft Heritage Inventory has been completed. The MHAC reviewed this draft heritage inventory at its February 1, 2023 meeting and acknowledged this work given that it is part of the MHAC's 2023 Work Program which was approved by Council at their meeting on December 19, 2023. The City's *Heritage Strategic Plan (2006)* identified the need for a heritage inventory as a first step in assembling and coordinating information about sites and buildings having heritage value.

The information in the inventory is a compilation of data gathered from multiple sources including, but not limited to the *Mission Heritage Context Study (2016)*. Aside from the sites and buildings identified in the Context Study, some of the additional information is considered subjective where further evaluation by a heritage professional is deemed necessary.

Should the inventory be finalized through a formal process, this would provide a basis for identifying buildings or properties that could be evaluated further and considered for inclusion in Mission's Heritage Registry and possibly be legally protected by a Heritage Designation Bylaw. This information would also be helpful for developers who are planning to build on sites where a building or feature has been identified as having heritage value.

2. Heritage Conservation Tools

Part 15 of the *Local Government Act (LGA)* and *Heritage Conservation Act (HCA)* provide BC municipalities with the legislative authority to use a variety of heritage conservation tools to enable protection of sites and buildings identified as having heritage significance. By using these tools, the city will be better equipped to encourage and secure heritage protection, from outright protection to incorporating all or portions of heritage buildings within development proposals. Mission's Official Community Plan (OCP) also includes heritage and cultural policies aimed at protecting, restoring and promoting Mission's rich heritage including its historic assets and facilities.

Staff is examining the administrative tools with the aim of determining how these tools would guide development, particularly in areas of Mission where there are a substantial number of sites and buildings with heritage value. The administrative tools (i.e., heritage conservation tools), as identified in the LGA consist of the following: Community Heritage Commission; Community Heritage Register; a Heritage Designation, Heritage Conservation Area; Heritage Revitalization Agreement; Heritage Alteration Permit; Heritage Impact Assessment; Heritage Conservation Covenant; Temporary Heritage Protection; and Heritage Property Maintenance Standards Bylaw. These tools are described in **Appendix C** of this report.

Three of the ten tools; Community Heritage Commission, Community Heritage Register and Heritage Designation are already being exercised in Mission. There are a total of nine (9) sites registered and three (3) designated with bylaw protection as per Council policy LAN 57.

Three of the ten tools mentioned above: Heritage Revitalization Agreements, Heritage Alteration Permits and Heritage Impact Assessments are presently being reviewed by staff as they have been considered to be effective in other municipalities such as the City of New Westminster and the City of Victoria which have a robust heritage program in place. An in-

depth review would take place as part of the 2023 workplan component that is discussed below. These tools are priorities for implementing this Charter where an in-depth review would take place as part of the 2023 workplan.

3. Community Engagement Strategy

As part of the new OCP 2023 update, a community engagement strategy would be prepared and include a focus on heritage conservation. The objective would be to engage homeowners, the development community and First Nations on topics and discussions which would aid in further refining and strengthening the OCP's heritage policies as well as Council policy LAN 57. This would also assist in developing strategies for the protection and/or redevelopment where heritage preservation is deemed to be an asset.

4. Evaluating Heritage Significance with Demolition Permits

Protection of Mission's historical character can be achieved through the conservation of buildings and sites that have heritage value. When new development is proposed, the City often receives a demolition permit application to eliminate existing buildings for new development. Recognizing that many buildings in Mission, particularly in the Downtown and surrounding area are among the oldest structures in the City, there is the need to identify their heritage significance in relation to the impetus for redevelopment, and potentially, their demolition. Another approach to city development is to consider the value of existing buildings as attributes of the city. With additional care and attention, whole buildings or components of buildings can be protected, and incorporated within a redevelopment scheme.

As part of the 2023 workplan, a procedure involving the heritage review for demolition permit applications would be adopted. In the interim, staff has created a heritage review procedure that includes requesting exterior and interior photos of buildings including other information and documentation that captures attributes such as the building's age, location, connection with historic events, families, and other factors to determine if there is any heritage significance to warrant further discussion regarding the redevelopment of the property. Different evaluation criteria can be used for different categories of buildings and the era in which they were built in. Staff has generally based the following criteria consisting of buildings that are 50 to 100 years old and buildings that are 100 years and older which is modeled to be consistent with the City of New Westminster review process as a means of reviewing demolition permit applications. The criteria are as follows:

a) Buildings that are 50 to 100 years old:

- Require proof of the building age;
- Coloured photos of the building exterior (all elevations, unique roof features, interior showing main rooms such as the living room, hallway, kitchen, bedrooms)
- Coloured photos of any accessory buildings on the site that are proposed for demolition.
- Documented information about the building's history (family photos, records, newspaper articles, etc.).

b) Buildings that are 100 years and older:

- Use all of the evaluation criteria for category (a) plus the following.
- Property owner to provide a Heritage Impact Assessment.

- Where practical, protect the entire building or at a minimum, incorporate major elements of the building within a comprehensively designed development proposal.
- If the building cannot be retained for safety reasons or incorporated in total or part within a development proposal, then preserve portions of the building to be displayed at the museum, archives, or at a nearby park in Mission, or as an artistic feature in Mission's Downtown.

To date, Staff has conducted heritage reviews for approximately 53 demolition permits. The review began in November 2021 and will be ongoing. Staff is working on transforming the interim procedure into a permanent one as described above.

Project Sponsor and Manager

i. Project Sponsor

The Project Sponsor is the Director of Development Services, Dan Sommer.

ii. Project Manager

The Project Manager is the Manager of Long-Range Planning and Special Projects, Mike Dickinson. The Project Manager will establish the Scope of Work and timeline for developing and initiating use of heritage conservation tools. The Project Manager will consult with and liaise with the Manager of Planning, Rob Publow in developing the policy, bylaws and processes required for using heritage conservation tools. The Mission Heritage Advisory Committee members and Archives Manager will also be consulted during the preparation of new heritage conservation policy, bylaws and procedures.

Key Stakeholders

i. Development Services Staff

Lead is the Project Manager, through consultation with the Manager of Planning, and the Project Sponsor.

ii. Mission Heritage Advisory Committee (MHAC) members

The Project Manager will liaise with the MHAC and with the Archives Manager to discuss the types of heritage conservation tools to be developed and how they will be used in guiding new development with the objective of protecting heritage buildings.

Project Milestones

Below, is a project flow chart identifying some key milestones in regard to the project management charter.



Project Budget

The administrative cost of implementing the various heritage conservation tools will be absorbed by the Development Services budget and research costs associated with sites and buildings in will be covered by the Mission Community Heritage Commission annual budget (for 2023, the total annual budget allocation is \$8,000, however, approximately \$4,000 is allocated for heritage research).

- Cost components for implementing the use of heritage conservation tools includes:
 - City staff resources (staff assigned to draft policies and bylaws, Council reports and communications with Council and MCHC members);
 - Community engagement including First Nations as part of the OCP 2023 refresh,
 - public advertising (local newspapers) for information and bylaws
 - Heritage plaques (photography, fabrication, installation).

Appendix A

Mission Community Heritage Commission – 2022 Annual Report (December 19, 2022)

2022 Accomplishments

- Monthly meetings, which were open to the public.
- Continued to advertise for and actively recruit for new members through the City's website and social media accounts.
- Organized and participated in the Heritage Award ceremony on February 22, 2022 when the award was presented to the owner of the former Alonson Hardware store for the building renovation that reflected the heritage character and significance of this building in the downtown.
- Renewed memberships in local, provincial, and federal organizations that support heritage.
- The work on the *Historypin.org* website was put on hold pending work on the 'On this Spot' walking app.
- Continued with the projects identified through the workshop with Donald Luxton listed as: heritage sites:
 - Identified century houses constructed in the early 1900s and set a goal to develop a corresponding list (a sub-committee established for this project).
 - Researched and developed a storyboard to recognize the Komagata Maru historical event. Purchased display stands and created graphic designs for three storyboards to be used in this display. Consulted with the Mission School Board to circulate the storyboard as a travelling display around Mission schools in 2022-2023.
 - Reviewed the commemoration and interpretation of historic sites. Project objectives included, but work put on hold due to other CHC work projects:
 - Create points of interest that could be identified using QR code technology along with a sticker or plaque on the historical site.

2023 Workplan

Council, at its August 15, 2022 Regular Meeting: 'directed the Mission Community Heritage Commission to work on a process for community members to identify heritage sites and buildings.'

This work is underway, and the first steps have been taken in 2022 wherein the MCHC members were presented with information from a City of Mission Planner at the November 9, 2022 meeting about processes that are available for the City to use in order to preserve heritage buildings. These include, and are not limited to; Heritage Revitalization Agreements, Heritage Alteration Permits; Heritage Protection Areas. City staff will review these processes and plan to implement their use in 2023, at which time, information will be available to development applicants on the City's website and in brochures at the Development Services front counter.

Additionally, a Heritage Inventory will be developed in 2023 with proposed assistance from a summer student to research sites that could be eligible to be listed on an inventory. Once completed, this inventory would be available for the public to access on the City's website.

Community members will be able to access the Heritage Inventory information and will be able to provide requests for the possible addition of other properties and buildings for this inventory via the City's website. The process for community members to identify heritage sites and buildings is listed below in the 2023 Workplan:

- Monthly meetings that are open to the public.
- Continue to advertise for and actively recruit for new members through the City's website and social media account.
- Renew memberships in local, provincial and national organizations that support heritage.
- Continue with projects identified in 2022.

Project Management Charter – Tools for Heritage Conservation and Engagement

- Research suitable properties eligible for addition to a Heritage Inventory, while staff (with assistance from a summer student) research suitable approaches for implementing the Heritage Inventory.
- Develop a Community Process for identifying Heritage Sites. Work with the Communications staff to provide information from the Heritage Inventory via updates to the City's website for the public to access.
- Promote the use of Heritage Protection Mechanisms for land development permitted in BC Legislation (e.g., Heritage Revitalization Agreements, Heritage Alteration Permits, Heritage Register and Heritage Designation). Provide input for brochures and information on the City website.
- Provide input for Demolition Permit process to advance Heritage building protection
- Continue to find funding for the 'On this Spot' Walking tour App.
- Century and Character Houses Project (sub-committee formed to provide input for the heritage inventory and webmap).
- Implement the Komagata Maru school display project for the Mission School District.

Following a discussion regarding the proposed 2023 MCHC 2023 Work Plan and Budget, the members of the Mission Community Heritage Commission, at the December 7, 2022 meeting, resolved that the 2023 Work Plan and Budget be approved as amended.

2023 Budget

The proposed 2023 budget is as follows:

2022 Budget Amount		
Advertising	\$	500.00
Society / Association Memberships	\$	500.00
Stationery and Supplies	\$	400.00
Awards & Recognition Program	\$	400.00
Conferences, Workshops & Seminars	\$	600.00
Projects / Research	\$	3,000.00
Heritage Registry Additions	\$	2,600.00
SUBTOTAL	\$	8,000.00

2023 Meeting Schedule

- Meetings to be held on the first Wednesday of each month.
- Start time - 6:00 p.m.
- Meetings to be held both in-person and via video conference (ZOOM meetings) at the Municipal Hall (Council Chambers), 8645 Stave Lake Street, Mission, BC.
- Meetings are open to the public.
- To obtain the Zoom meeting link contact Planning at planning@mission.ca

Meeting Dates:

January 4, 2023
February 1, 2023
March 1, 2023
April 5, 2023
May 3, 2023
June 7, 2023

July – no meeting

August – no meeting

September 6, 2023
October 4, 2023
November 1, 2023
December 6, 2023

Appendix B

Council Policy LAN.57 (c) – Identification and Protection of Heritage Resources

LAND USE

IDENTIFICATION AND PROTECTION OF HERITAGE RESOURCES

LAN. 57(C)

POLICY

Date Policy Adopted: March 2, 2009
Date Policy Amended: March 16, 2009
Date Policy Amended: March 23, 2009
Date Policy Amended: December 15, 2014
Date Policy Amended: January 21, 2019

Council Resolution Number: RC09/112
Council Resolution Number: RC09/157
Council Resolution Number: PH09/014
Council Resolution Number: RC14/798
Council Resolution Number: RC19/037

OBJECTIVE

1. To establish a policy pursuant to Part 27 Heritage Conservation of the *Local Government Act* and the District of Mission Heritage Strategic Plan that protects the Heritage Resources within the District of Mission.
2. To establish a framework for Council, staff, and the public to easily identify Heritage Resources within the District of Mission.

BACKGROUND

There are three categories included in this policy: i) **Inventory of Heritage Resources**, ii) Heritage Register, and iii) Provincial Heritage Designation.

As the Mission Community Heritage Commission works thorough the goals and objectives of the Heritage Strategic Plan each of these categories will be updated to include more heritage resources as they need to be added, criteria and may include protection mechanisms.

This policy provides a basic framework of how heritage resources within the District of Mission will be protected through a classification based on specific criteria for each category.

The three categories of this policy include:

1. Establish a **Heritage Resource Inventory** of heritage resources within the District of Mission and the criteria as to how each resource qualifies for the inventory;
2. Identify those properties listed on the **Community Heritage Register** and the criteria as to how each resource qualifies for the registry;

3. Identify those properties that have a **Heritage Designation** under a Municipal Bylaw and the criteria as to how each resource qualifies for the designation.

1. HERITAGE RESOURCE INVENTORY

The Mission District Historical Society - Heritage Places group is preparing an inventory of all places in Mission suggested as having heritage value. This inventory has been compiled from lists going back over 12 years. To date the Society has done research on 30 sites in Mission.

The purpose of establishing a Heritage Resource Inventory is to identify all of the heritage resources in Mission, which have significant heritage value to the community, and which may or may not be considered for inclusion on the Community Heritage Register and/or become listed as a Heritage Designation, under a Municipal Bylaw.

The important of the inventory is to alert the community that there is a historic value that should be considered. Resources on the inventory are not protected in any way.

Criteria for Inclusion on the Heritage Resources Inventory

The criteria of how the heritage resources on this inventory will be selected, will be determined as work progresses on the Heritage Strategic Action Plan, with amendments to this policy forwarded to Council.

2. COMMUNITY HERITAGE REGISTRY

A community Heritage Register is an official list of heritage properties within a community which have been identified by the community and recognized by the Local Government through a policy. In addition to officially listing heritage resources it is intended to give notice to property owners of the heritage value of their property. It also enables the local government to monitor heritage properties for proposed changes.

The following heritage resources have been included in the Community Heritage Register as they have significant heritage values to the community of Mission.

These Heritage Resources include:

1. Mission Memorial Centre
2. Stave Falls Power House
3. Silverhill Hall
4. Mission Museum
5. Fraser River Heritage Park
6. Xa:ytem Longhouse
7. Mission Post Office
8. Mission Fairgrounds
9. Ukrainian Orthodox Church

A description of why the site is important and its location, the location map and photograph of each of the Register Sites are attached as **Appendix 1**.

Criteria

To create a heritage register, a community must identify its community heritage values and identify the types of places where those values might be found. Values may be expressed in a number of ways. [NOTE: following establishment of the Community Heritage Register with six (6) well recognized and established sites, as identified in the District of Mission Heritage Strategic Plan, a list of criteria will be added to this policy to be used when adding more resources to the Heritage Register.]

3. PROVINCIAL HERITAGE DESIGNATION

Properties which have a Heritage Designation are those that have been protected by a Municipal Bylaw pursuant to Section 967 of the Local Government Act.

These are properties within the District of Mission that have significant historical value to the Community and that require protection. A municipal bylaw is required to protect heritage resources that would benefit from the protection of Designation.

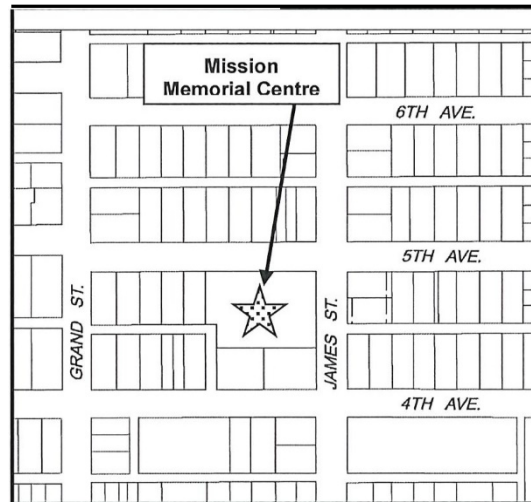
Appendix 1 follows on next page

"APPENDIX 1" MISSION

MEMORIAL CENTRE

The Mission Memorial Centre is important for its cultural and historical significance.

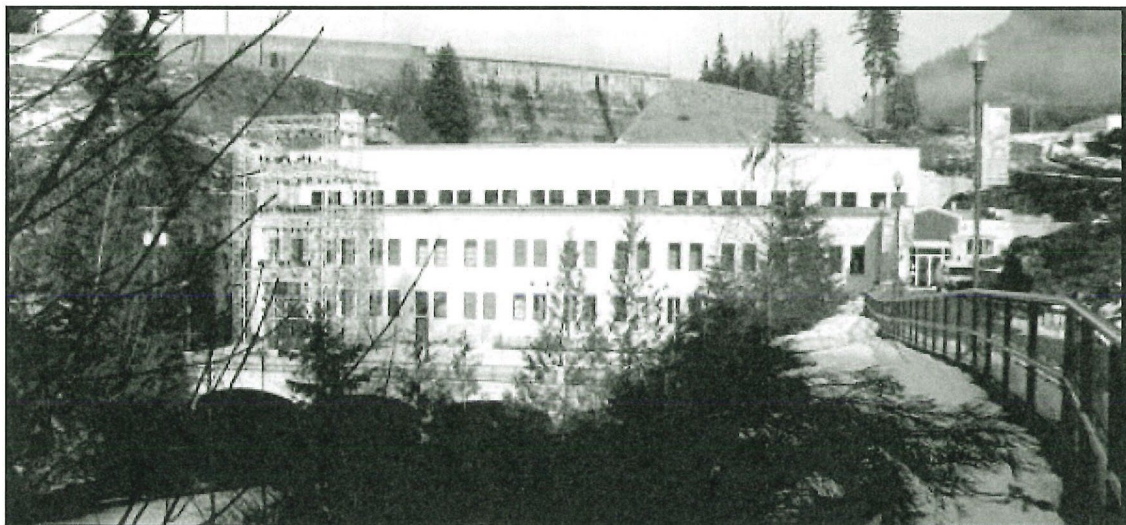
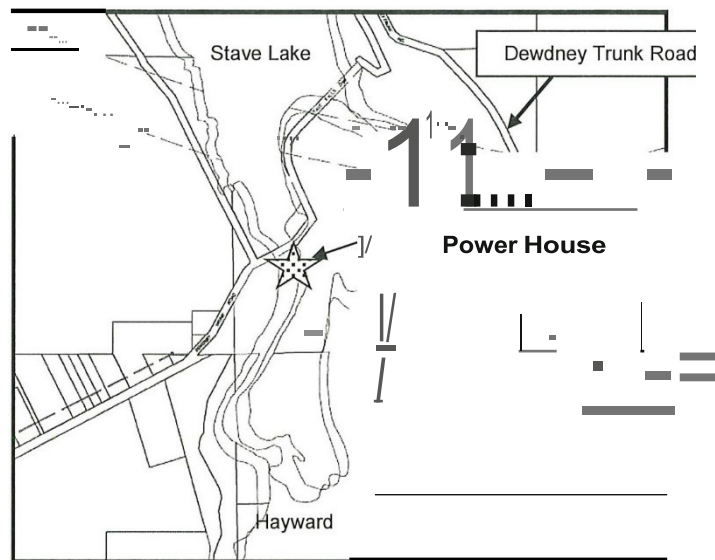
Description: The Mission Memorial Centre, also known as the Old Hospital, is a one storey building located on the corner of Fifth Street and James Street in Mission, British Columbia. It is easily identified by its symmetrical brick facade, hi-style roof, and formal driveway entry.



STAVE FALLS POWER HOUSE

Built in phases over a period of time from 1909 - 1925, the Stave Falls Power House is valued for its historic, architectural and cultural significance.

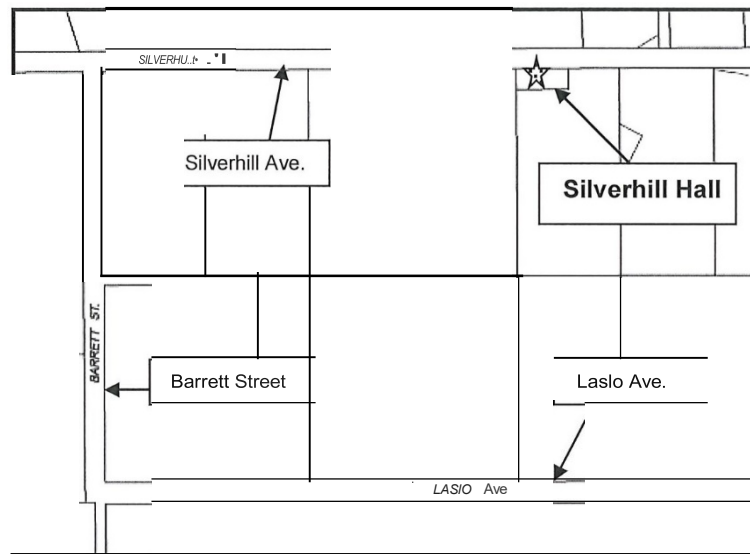
Description: The Stave Falls Power House is a large rectangular building constructed of reinforced concrete and steel and located in Mission, British Columbia. Its south elevation has three rows of paired windows; its north elevation only one row. The building site wedged between the steeply banked gorges of Stave Falls on a switchyard tailrace deck.



SILVERHILL HALL

Silverhill Hall is important for its historic and cultural values.

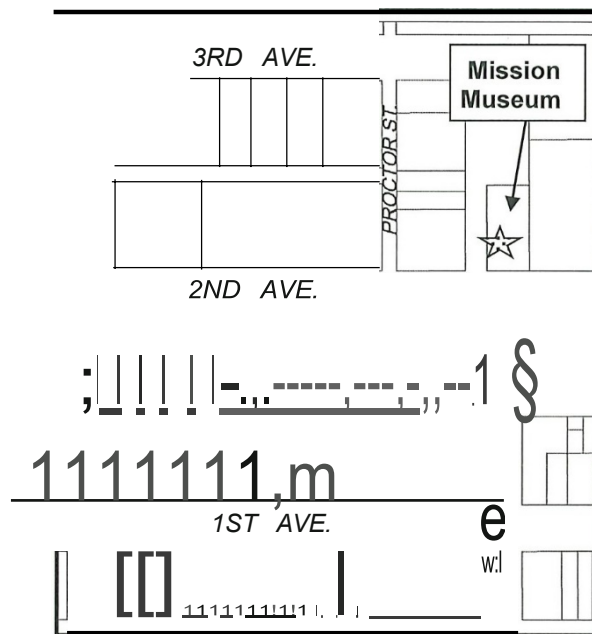
Description: Silverhill Hall is a modest and rustic wooden structure with a simple gable roof. It is located on Silverhill Avenue, surrounded by trees, about 8 kilometers west of downtown Mission, British Columbia.



MISSION MUSEUM

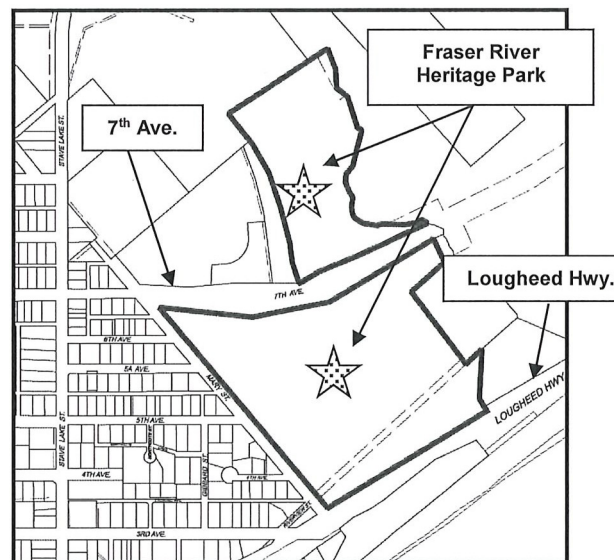
The Mission Museum is valued for its historic and cultural significance.

Description: The Mission Museum is a two-storey wood-frame building with multiple dormers and a full-width covered front porch. A set of full width stairs leads up to the porch where there are three pair of Doric columns. It is located on Second Avenue at the intersection of Welton Street in Mission, British Columbia.



Fraser River Heritage Park

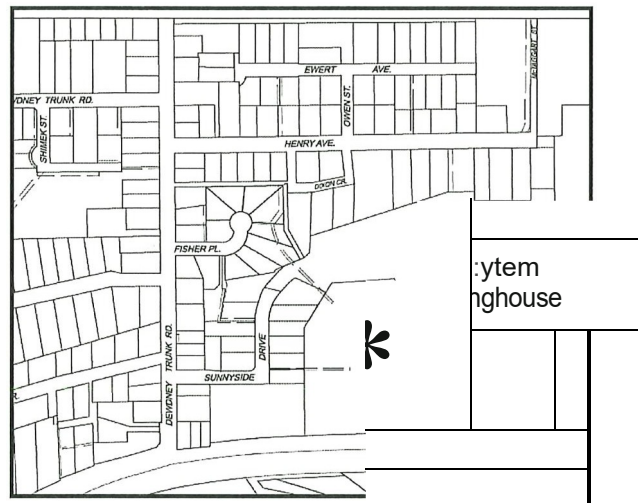
Description: The Fraser River Heritage Park is a large park located on the former site of St. Mary's Indian Residential School in Mission, British Columbia. The park has a panoramic view of the Fraser River Valley and Mount Baker. It is predominantly a large open space with mature trees, paths, benches, newer wooden structures, a restaurant and administration building. Special features of the park are the foundations of the school buildings, the original orchard, the heritage plants in the rhododendron and rose gardens, and the reconstructed Grotto of Our Lady of Lourdes.



Xa:ytem Longhouse

Description: 6a:ytem is located above the north banks of the Fraser River in Mission, British Columbia and is a traditional gathering place of the Sto:lo. It is a Coast Salish site of spiritual significance to the Sto:lo people because of it's Transformer Rock- sometimes called Hatzic Rock.

This beautiful site features the Transformer Stone, 2 contemporary skumels (pithouses), a contemporary longhouse interpretive centre and gift shop, an artisan shelter and gathering areas. It has been the site of numerous archaeological digs that confirm thousands of years of occupation. The site is now marked with interpretive signage.



Mission Post Office

STATEMENT OF SIGNIFICANCE

*MISSION POST
OFFICE 33191
FIRST AVENUE
MISSION, BC*

Description of Historic Place

The Mission City Post Office, completed in 1935, is a three storey brick and stone building occupying a prominent corner near the entrance to downtown Mission. It was the first dedicated post office to serve the growing needs of both the city and district of Mission. Although modest in stature, the Post Office is a landmark building in Mission due to its striking architecture and important role in the community.

Heritage Values

The Mission City Post Office is significant for its historical and social heritage values.

The Mission Board of Trade actively promoted the need for a permanent single-purpose post office downtown, acquiring the property prior to WWI. The Mission Post Office was completed in 1935 at a cost of about \$13,000 and dedicated in 1936. An increased demand for postal services was an indicator of the growth and prosperity of both the city and district of Mission.

In addition to the main use of the building as a postal depot, additional space in the basement was allocated for federal government offices (e.g. Ministry of Fisheries). The building was a recognized communications hub and social gathering place serving residents of both the city and district of Mission.

The main portion of the Mission Post Office is square in shape with a distinctive diagonal stairway affording public access to the building from the corner of Welton Street and 1st Avenue. The Mission City

Identification and Protection of Heritage Resources

Post Office is a showcase for local materials and design elements. Built in the Art Moderne style of architecture popular for its time, the building features richly hued and locally made brick offset with decorative granite stone elements. The original plans for the building included an exterior clock. While the architect is unknown, the building contractor was Albert Bryant Catherwood who served the Corporation of the District of Mission as a councilor from 1925-1933 and as reeve from 1938-1951.

In 1955, the building underwent a major expansion to meet increasing demand for postal services including the construction of a loading platform and additions on the north and west sides of the building to accommodate additional wickets and lock boxes. As the original brick was no longer available, bricks were removed from the back of the building and used on the two side additions for a consistent appearance. In 1982, the entrance was reconstructed to make the building wheelchair accessible.

Identification and Protection of Heritage Resources

Character-Defining Elements

The historical and social heritage values of the Mission City Post Office reside in the following character- defining elements:

- Continued use of property as depot to serve mail delivery/communication needs and to secondarily function as a social gathering place for the community
- Prominent corner location at the entrance to Mission's downtown

core Architectural features include the following:

- Minimal setback from the street, the first floor raised above the ground, large rectangular wood framed windows inset between square masonry columns
- Art Moderne architectural style as expressed through the use of simple lines, a flat roof and an articulated main entrance
- Protruding diagonal entry featuring crenelated stonework and an inscription above the doorway "1935 Mission City Post Office". A broad horizontal stone pediment at the top of the building draws attention to the roofline.
- Extensive use of locally derived brick and stone incorporating local design elements (eg. dogwood medallions) and use of contrasting colours rich brown brick and light grey stone
- Minimal landscape treatment to soften the impact at the base of the building



Mission Fairground

STATEMENT OF SIGNIFICANCE

*MISSION
FAIRGROUND
7621 TAULBUT
STREET MISSION
BC*

Description of Historic Place

The Mission Fairground is a six acre site located uphill from Mission's historic core. An agricultural fair was held annually on this site to promote local industry from 1910 until 1997, making it the site of the longest continually held fair in western Canada and the fourth oldest fair in British Columbia. The Mission Leisure Centre was constructed on the site in 2002 to continue the legacy of the Fair and offer a range of community recreational uses.

Heritage Values

The Mission Fairgrounds is significant for its historic, scientific and social heritage values as well as its association with the agricultural history of the Fraser Valley.

The Mission Agricultural Fair was first organized in 1894 by a group of prominent Mission area citizens to "promote pleasant reunions and comparison of the best products of local industry". Due to its success, the fair became an annual event held at different locations. In 1909, the Mission Agricultural Association purchased a six acre site at 7th Avenue between Taulbut and Grand streets for \$18,000. An annual agricultural fair was held on the site from 1910 until 1997, making the Mission Agricultural Fair the longest running agricultural fair in western Canada.

The Mission Fair was originally held to exchange ideas relating to industry and showcase local produce. Over time, the Fair included a wider variety of events such as displays of home-grown produce, livestock shows, sporting events, concession stands and a midway. The popularity of the Mission Fair peaked in 1960 when 4,000 visitors

attended the 2 day event.

Other popular events were held on the Fairgrounds depending on evolving social trends and changing interests over the years. These events included galas, art displays, parades, a celebration of faith, family-oriented New Year's Eve celebrations, awards ceremonies, cultural exchanges, live entertainment and music, sports competitions, high school graduation ceremonies, logger's sport show and the renowned Strawberry Festival. A particularly popular event was the Soap Box Derby, first held in 1953, in which 12,000 youth ages 11 to 15 attended from all over western Canada.

By the late 1990's, fairs had fallen out of favour with the general public and there was a growing demand for modern recreational facilities. When it opened in 2002, the Mission Leisure Centre included a swimming pool, sauna, fitness centre, ice rink, meeting rooms and concessions on the Old Fairground site.

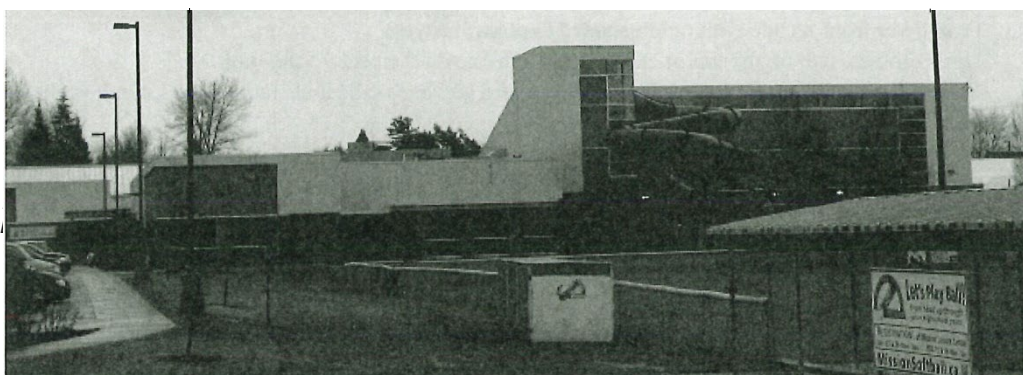
Although it is no longer used as a Fairground, the site is important historically to Mission residents. Many local residents believe it to be one of the most socially significant sites in the Fraser Valley bringing together people of all ages and interests for decades to enjoy a wide variety of events. The annual Mission Fair was associated with the expression of strong social values, community pride and civic spirit and was a reflection of local social and economic interests.

Character-Defining Elements

The Fairground site accommodated a number of temporary wooden buildings and barns, playing fields, a track, ice/curling rink, bleachers, internal roadways and parking. The site was altered considerably to accommodate the Leisure Centre and there is little of historic value on the site. It is recommended that interpretive signage with historic photos be installed in strategic locations on the site. Remaining elements which define the heritage character of the Fairground site include the following:

- Large and centrally located site on the north side of Seventh Avenue between Taulbot and Grand Streets, uphill from Mission's historic downtown core, and adjacent to a mix of commercial, residential and institutional uses
- Retention of the mature deciduous trees lining 7th Avenue and mix of deciduous and coniferous trees on sloping portions of the site
- The historic and social values of the site are based on its association with the Agricultural Fair held annually for almost 90 years and the ongoing community, social and recreational uses to serve Mission residents of all ages and interests
- The aesthetic value of the site lies in the mix of open spaces, forested areas, trees lining Seventh Avenue and sloping topography

■ ■



St. Mary the Protectress Ukrainian Orthodox Church

Statement of Significance

Description of Historic Place

This historic place includes St. Mary the Protectress Ukrainian Greek-Orthodox Church, built in 1966 in a unique Ukrainian-Canadian architectural style, and the adjacent community hall, built in 1955. Together they stand on a half-acre lot in the historic neighbourhood of Cedar Valley in Mission, B.C.

Heritage Value

The heritage value of St. Mary the Protectress Ukrainian Greek-Orthodox Church lies in its unique aesthetic, spiritual importance, and its cultural and social impact.

The aesthetic value of St. Mary's comes from its blend of architectural styles that is characteristic of Ukrainian-Canadian Orthodox churches. It incorporates a traditional Ternopil nave style blended with a western, non-Orthodox influence, seen in components such as the two-tower cupolas. Named after a region in Ukraine, the Ternopil nave style makes use of a simple rectangular structure with a gabled roof and a single cupola. This Ukrainian style has been altered with the use of a two-tower facade and the addition of another cupola, as is more common in western European Catholic or Protestant churches. Its spiritual importance is found in every aspect of its layout and design, reflecting the integral religious beliefs and values of the Ukrainian Orthodox Church. This is represented by the external use of three crosses and stained glass windows as well as its cross-in-square floor plan and the division of the building into a narthex (public entrance), nave (place of worship), and sanctuary (location of altar). The Church has cultural and historical value for its continuous use as a gathering place for the Ukrainian community. The site on which the hall and Church stand has served the community since 1954, and the two buildings, built by the congregation and volunteers, have become a symbol of the Ukrainian Orthodox community and its impact on the area. The site has actively preserved elements unique to the Ukrainian Orthodox identity by being a hub for events and traditions, including Ukrainian foods and customs, serving both the ethnic community and Mission as a whole. The Church and hall serve as a reminder of the historic and contemporary significance of this religious and cultural group in Mission.

Character-Defining Elements

The heritage value of St. Mary's Ukrainian Orthodox Church is expressed in the following character-defining elements:

- Rectangular Ternopil nave-style structure with a white stucco exterior
- Two tower front facade with onion-shaped cupolas (banyas)
- Three crosses, two on the top of each cupola and one on the peak of the roof
- Arched stained glass windows with a cross pattern and one octagonal stained glass window above main entrance
- Cross-in-square floor plan divided into a narthex, nave, and sanctuary
- Wooden iconostasis, a wall containing icons and religious paintings that separates the nave from the sanctuary
- Icons and the altar in the sanctuary
- Viewing area above the narthex
- Four rows of wooden pews in the nave
- Adjacent community hall and its continued use for community events



Heritage Conservation Tools and their Administration

1. Heritage Conservation Area

A special area in the Official Community Plan that provides long-term protection which demonstrates distinct heritage value and character.

2. Heritage Revitalization Agreement

A heritage revitalization agreement (HRA) is a formal voluntary written agreement negotiated by the City and a property owner. In exchange for long-term legal protection and exterior restoration, certain zoning relaxations, including increased density and reduction in setbacks can be considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented.

3. Heritage Alteration Permit

A heritage alteration permit allows and manages changes to protected heritage properties. Proposed alterations and additions to the properties are reviewed through a permit process to determine the appropriateness of the changes in relation to the character defining elements of the building.

4. Heritage Impact Assessment

A heritage impact assessment provides information regarding the possible effects that the activity or action may have on a heritage property.

5. Heritage Conservation Covenant

A heritage conservation covenant is an agreement between a property owner and the City which provides long-term protection but cannot vary siting, use or density. It outlines the responsibilities of each party and can apply to a building, structures and natural features.

6. Temporary Heritage Protection

A temporary heritage protection order deals with immediate and short-term circumstances and can be used until longer-term measures are enacted. The order allows for consideration of future long-term protection options for the property and time to negotiate an appropriate resolution with the property owner. A Council resolution is required, and a specific time limit applies to the order.

7. Heritage Property Maintenance Standards Bylaw

The purpose for a heritage property maintenance standards bylaw is to enforce maintenance standards for protected heritage properties. The bylaw requires an owner of a protected property to keep their historic building, and identified and architectural features and landscape features, in good repair. It also allows the City to ensure that important heritage properties are not lost due to neglect or lack of maintenance

8. Heritage Property Maintenance Standards Bylaw

The purpose for a heritage property maintenance standards bylaw is to enforce maintenance standards for protected heritage properties. The bylaw requires an owner of a protected property to keep their historic building, and identified and architectural features and landscape features, in good repair. It also allows the City to ensure that important heritage properties are not lost due to neglect or lack of maintenance.