

Attachment A - Amended Policy LAN.57(C)

Identification and Protection of Heritage Resources

LAN.57(C)

LAND USE

IDENTIFICATION AND PROTECTION OF HERITAGE RESOURCES

LAN. 57(C)

POLICY

Date Policy Adopted: March 2, 2009
Date Policy Amended: March 16, 2009
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Council Resolution Number: PH09/014
Council Resolution Number: RC14/798
Council Resolution Number: RC19/037
Council Resolution Number:

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OBJECTIVE

1. To establish a policy pursuant to Part 15 Heritage Conservation of the *Local Government Act* and the City of Mission Heritage Strategic Plan that protects the Heritage Resources within the City of Mission.
2. To establish a framework for Council, staff, and the public to easily identify Heritage Resources within the City of Mission.

BACKGROUND

As the Mission Heritage Advisory Committee (MHAC) works through the goals and objectives of the Mission Official Community Plan, Heritage Strategic Plan (2006) and Heritage Context Study (2016), each of these categories will be updated to include more heritage resources, as needed from time to time, including evaluation criteria.

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

The ~~three~~ four categories of this policy include:

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1. Establish a **Heritage Resource Inventory** of heritage resources within the City 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; **and**

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4. Establish **Heritage Protection Mechanisms** that will provide guidance and requirements for protecting buildings, structures and natural features that have heritage value.

1. HERITAGE RESOURCE INVENTORY

Following from work conducted by the Mission District Historical Society – Heritage Places group, the Mission Heritage Advisory Committee is embarking on an inventory of all sites in Mission suggested as having heritage value. This inventory would be compiled from resource lists previously developed. Research continues on the sites identified.

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 importance of the inventory is to alert the Mission 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 in accordance with the Heritage Strategic Action Plan. Amendments to this policy will be forwarded to the Mission Heritage Advisory Committee for recommendations and to Council for consideration and approval.

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 City of Mission community.

These Heritage Resources include:

1. Mission Memorial Centre
2. Stave Falls Powerhouse
3. Silverhill Hall
4. Mission Museum
5. Fraser River Heritage Park
6. Xá: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 City 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 611 of the Local Government Act.

These are properties within the City 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. Properties with a Heritage Designation are illustrated on Appendix 1, at the end of this policy document.

4. HERITAGE PROTECTION MECHANISMS

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Demolition Permit Review Process

The Demolition Permit Review Process for buildings with potential heritage value is a proactive mechanism, allowing staff to conduct evaluations thoroughly and expeditiously, identifying buildings with potential heritage value and communicating with applicants early in the review process. Where heritage value of a building is identified, then staff can discuss and negotiate approaches for full or partial conservation with applicants.

Once a demolition permit application is received by the Building Division, all buildings and structures having a construction age of over 50 years are to be forwarded to Development Services staff for review of potential heritage value. In unique cases when a building having an age of less than 50 years is identified as having heritage merit, it will be reviewed accordingly. During the review process, Development Services staff will use the review criteria noted below to determine 'heritage value.' At any stage of the review process, when buildings or structures are found to have heritage value, the applicant would be contacted to discuss possible next steps for heritage conservation. In cases where an application does not meet the heritage value requirements, then documentation with photos, other historical information and Archival review would be initiated, after which the demolition permit will be forwarded to the Building Division for further processing. The demolition permit review process is shown below.

Evaluation Criteria for the Demolition Permit Review Process for Buildings with Heritage Value

The recommended demolition permit review process includes two building age categories (50 – 100 years, and 100+ years construction age) along with other evaluation criteria and processes are as follows:

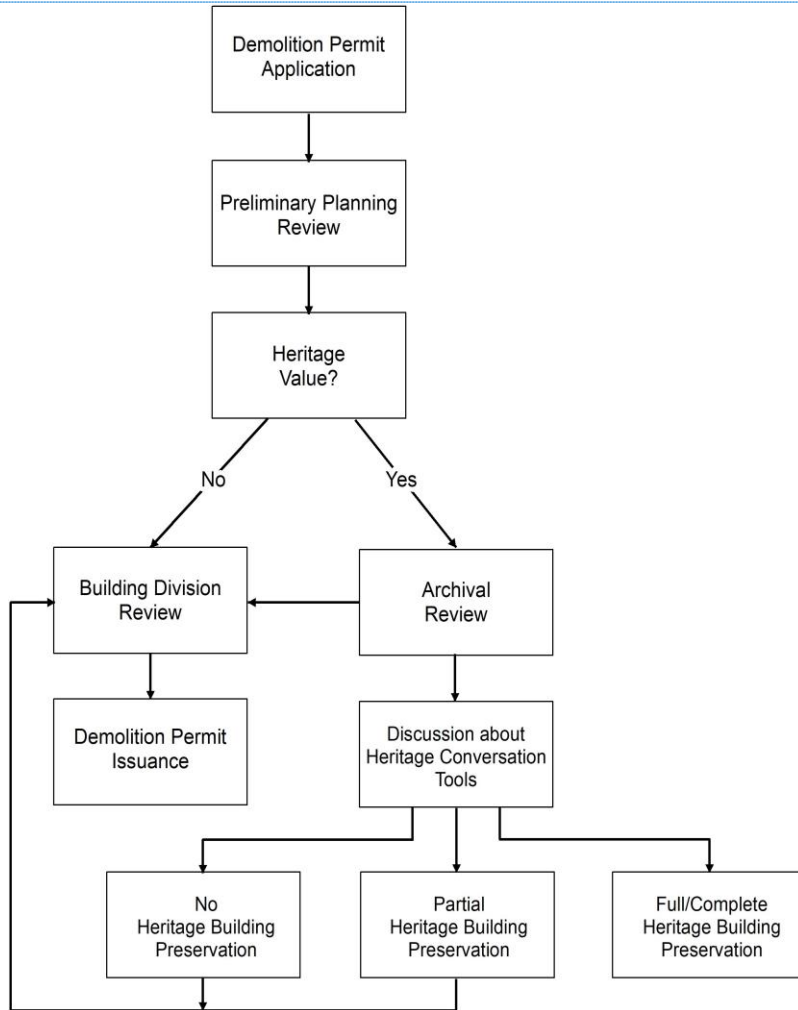
- i. **Buildings and structures with a construction age of 50 to 100 years**
 - Building construction date/age (using information from BC Assessment);
 - Building type;
 - Property address/location (e.g., south of 7th Avenue (Y/N));
 - Neighbourhood area;
 - Require building exterior photos and, where possible, other historical documentation from the applicant (Staff review photos or other historical documents to understand if past renovations mask possible building heritage value);
 - Meet with applicant if criteria indicate the need for an Archival review;
 - Require an Archival review at the discretion of the Planner, unless they are for properties identified in the Heritage Registry, or if they are a Designated Heritage Site with a Bylaw (Archival fee to be paid by the applicant);
 - Identified on the staff's heritage inventory list (Y/N). If not, then include on the inventory.
 - Identified with an in-stream development application. If conditions apply, require a Statement of Significance (that could be prepared by Development Services staff);
 - Identified in the Heritage Context Study (Y/N). If yes, then require a Statement of Significance;
 - Identified on the Heritage Registry (Y/N). Refer to the MHAC for comments and to Council for a recommendation. This could result in Council issuing a Temporary Heritage Protection Order (that could place a demolition permit application for a building or structure with potential heritage value on hold for up to 60 days);
 - Identified as a Designated Heritage Site with a Bylaw (Y/N). Refer to the MHAC for comments and to Council for a recommendation. This could also result in an issuance of a Temporary Heritage Protection Order.
- ii. **Buildings and structures with a construction age of 100 + years (additional evaluation criteria to be used)**
 - Arrange a site meeting with the applicant or owner, and take photos to document the condition and location of building(s);
 - Require a Statement of Significance when not part of a development application.

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Demolition Permit Review Process for Buildings with Heritage Value

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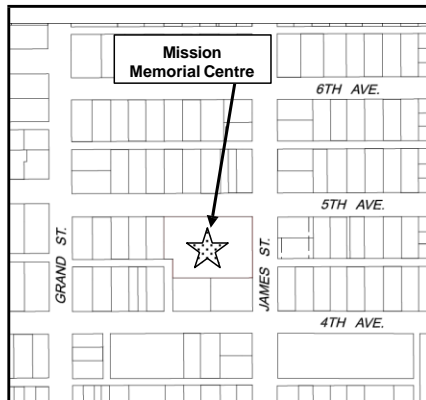
Appendix 1 includes a description of properties having a Heritage Designation, and follows on the next page.

“APPENDIX 1”

MISSION MEMORIAL CENTRE

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

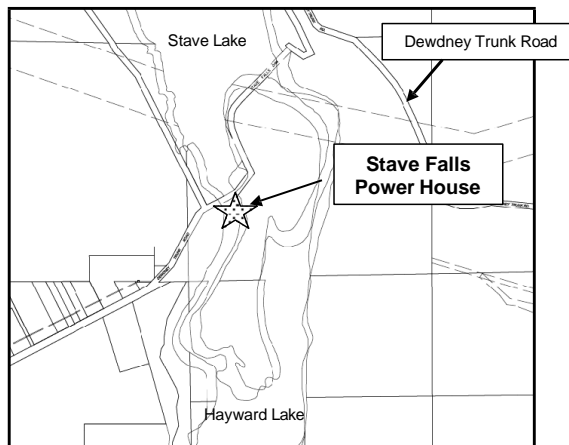
Description: The Mission Memorial Centre, also known as the Old Hospital, is a one storey building located on the corner of Fifth Street and James Street in Mission, British Columbia. It is easily identified by its symmetrical brick façade, hi-style roof, and formal driveway entry.



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.

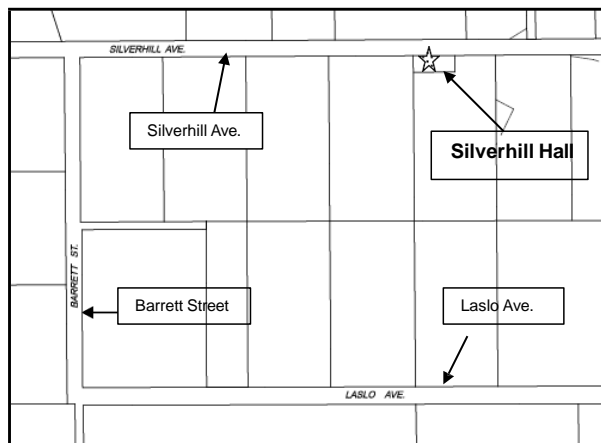
Description: The Stave Falls Power House is a large rectangular building constructed of reinforced concrete and steel and located in Mission, British Columbia. Its south elevation has three rows of paired windows; its north elevation only one row. The building site wedged between the steeply banked gorges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



MISSION MUSEUM

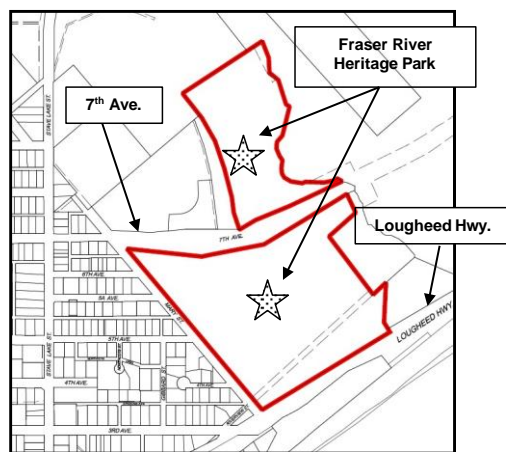
The Mission Museum is valued for its historic and cultural significance.

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

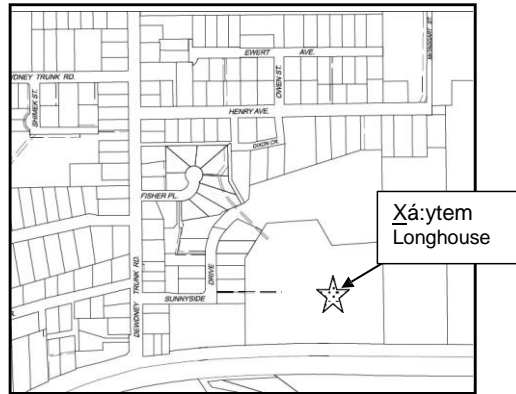
Description: The Fraser River Heritage Park is a large park located on the former site of St. Mary's Indian Residential School in Mission, British Columbia. The park has a panoramic view of the Fraser River Valley and Mount Baker. It is predominantly a large open space with mature trees, paths, benches, 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.



Xá:ytem Longhouse

Description: Xá: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 its 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 WW1. 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 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 councillor 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.

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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.

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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 façade 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 façade 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

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