



HERITAGE ADVISORY COMMITTEE

Wednesday, May 2, 2018 at 7:00pm
Salmon River Committee Room
4th Floor, 20338 – 65 Avenue, Langley, BC

A G E N D A

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A. APPROVAL AND RECEIPT OF AGENDA ITEMS

**1. Heritage Advisory Committee
May 2, 2018**

Recommendation that the Heritage Advisory Committee adopt the agenda and receive the agenda items of the May 2, 2018 meeting.

B. ADOPTION OF MINUTES

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**1. Heritage Advisory Committee
April 4, 2018**

Recommendation that the Heritage Advisory Committee adopt the Minutes of the April 4, 2018 meeting

C. DELEGATIONS AND PRESENTATIONS

6-14

**1. Heritage Evaluation Workshop and Presentation
(Donald Luxton & Associates Inc.)**

D. REPORTS

1. Co-Chairs' Reports

**2. Heritage Planner's Report
(E. Horricks)**

**3. Museum Manager's Report
(J. Chenatte)**

**4. Heritage Review Panel
(T. Annandale)**

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**5. Douglas Day 2018 Planning Committee Report
(A. Johnson)**

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D. REPORTS

6. **Museum Advisory Group Report**
(F. Pepin)

E. CORRESPONDENCE

F. 2018 WORK PROGRAM

- 16-34 1. **Heritage Property Maintenance Standards Bylaw**

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

- 35-41 1. **Heritage Conservation in BC Fact Sheet 2016**
- 42-44 2. **Heritage BC 2018 Conference – “Rich Heritage: Telling our Stories”**
May 10-12, 2018 - New Westminster, BC

N. NEXT MEETING

Date: Wednesday, June 6, 2018
Location: Salmon River Committee Room
4th Floor, 20338 – 65 Avenue
Time: 7:00pm

O. TERMINATE

Township of
Langley



Est. 1873

HERITAGE ADVISORY COMMITTEE

Wednesday, April 4, 2018 at 7:10pm
Langley Centennial Museum
9135 King Street, Fort Langley, BC

MINUTES

Present:

Councillor P. Arnason, Council Co-Chair

Councillor B. Long, Council Co-Chair

C. Boughen, G. Doubleday, A. Johnson, T. Lightfoot, L. McPhee-Brown, W. Mufford, F. Pepin,
and H. Whittell

Staff:

K. Christian, Arts & Heritage Curator

E. Horricks, Heritage Planner

K. Stepto, Recording Secretary

A. APPROVAL AND RECEIPT OF AGENDA ITEMS

1. Heritage Advisory Committee April 4, 2018

Moved by T. Lightfoot,

Seconded by H. Whittell,

That the Heritage Advisory Committee adopt the agenda and receive the agenda
items of the April 4, 2018 meeting.

CARRIED

B. ADOPTION OF MINUTES

1. Heritage Advisory Committee March 7, 2018

Moved by G. Doubleday.

Seconded by T. Lightfoot,

That the Heritage Advisory Committee adopt the Minutes of the March 7, 2018
meeting.

CARRIED

C. DELEGATIONS AND PRESENTATIONS

D. REPORTS

1. Co-Chairs' Reports

No report.

2. Heritage Planner's Report

E. Horricks reported that the next deadline for the Heritage Building Incentive Program is May 18 at 4:30pm.

3. Museum Manager's Report

K. Christian reported the following:

- Hiring is in process for new a Public Programmer and Interim Museum Services Coordinator.
- Sixty programs were recently delivered over a two-week span, which sets a record for the museum.
- The museum has been approved for three Young Canada Works Students this summer; Public Programs, Education, and the Curatorial Department will all receive a candidate for twelve weeks.
- The Syrian Art Show is slated to open in June. Other upcoming shows in 2018 include, Dick Aporta: Langley's Hidden Gem, and the Open Book Art Collective, a juried show based on works inspired by Jane Urquhart's book entitled "Away".
- Design and layout for the Philp Jackman book is currently being finalized.
- Spring Break Emerging Artists Camp sold out and approximately one hundred families attended the Bunnies and Baskets event over the Easter weekend. The Field School Program a science-based learning initiative is also sold out.
- Museum staff will be working with BC Farm Museum staff to plan a Canada Day this year. A \$13,000 grant has been received to support this event.
- The Heritage Fair will take place on April 13 at the Fort Langley Community Hall, 10:00am – 2:00pm.
- Museum staff are preparing for the Tourism Passport Program, a volunteer/staff appreciation program, developed by Tourism Vancouver. It is hoped that this program will bring thousands of tourism ambassadors to our community and museum.
- The Lower Fraser Valley Aboriginal Society, Circle of Health Grant Program is offering programs throughout the Township. Under the guidance of Indigenous Recreation Leader, Karen Moraes, this grant supports the aspirations of the museum and Township to offer a greater diversity of programming at a low cost, including Pow Wow dancing, archery, and indigenous art classes.

4. Heritage Review Panel

W. Mufford reported that the Heritage Review Panel met on March 26 to review grant applications to the Heritage Building Incentive Program. Two grant applications were considered including:

D. REPORTS

- an application for the Dr. B. B. Marr Residence to undertake conservation work on the roof, fascia, gutters, downpipes, entrance porch and exterior paint; and
- a twelve-month extension for a grant previously awarded for the Murrayville Garage to complete an exterior painting project.

MOTION

Moved by W. Mufford,

Seconded by G. Doubleday,

That the Heritage Advisory Committee support the recommendations of the Heritage Review Panel to award or extend grants for the following heritage properties:

- a) a grant of \$4,000 to the Dr. B. B. Marr Residence to assist with the costs of a new roof, fascia, gutters and downpipes, entrance porch repair, and exterior painting; and
- b) a twelve-month extension for a \$1,000 grant previously awarded to the Murrayville Garage to complete an exterior painting project.

CARRIED

COUNCIL

Moved by G. Doubleday,

Seconded by A. Johnson,

That the Heritage Advisory Committee recommends that Council approve a \$4,000 Heritage Building Incentive Program grant, as per Community Charter requirements for commercial properties, for repair and restoration work on the Dr. B. B. Marr Residence located at 9090 Glover Road in Fort Langley.

CARRIED

Clerk's Note:

Although the Community Charter makes provision for providing financial support to commercial properties for heritage conservation, Council must approve funding for properties with a commercial component, such as the Dr. B. B. Marr Residence, under Section 25 of the Community Charter.

5. Douglas Day 2018 Planning Committee Report

A. Johnson reported that the Township has lost eleven pioneers this year.

6. Museum Advisory Group Report

No report.

MEETING RECESSED

The meeting recessed at 7:32pm for a tour of the new show entitled "Langley in Transition – Portraits of a Changing Municipality".

MEETING RECONVENED

The meeting reconvened at 8:02pm.

E. CORRESPONDENCE

F. 2018 WORK PROGRAM

1. Heritage Property Maintenance Standards Bylaw

E. Horricks commented that the committee received a presentation at the last meeting regarding instruments available to local government to address the long-term maintenance and viability of heritage sites. The primary protection instrument available under heritage conservation legislation in BC is a Heritage Site Maintenance Standards Bylaw. The purpose of such a bylaw is to ensure that protected heritage properties are not allowed to deteriorate through neglect by setting minimum requirements for their care and enabling the Township to enforce maintenance. Minimum maintenance standards can apply to individual properties subject to a designation bylaw and properties within a Heritage Conservation Area.

Consistent with the committee's direction at the last meeting, a draft Heritage Property Maintenance Standards Bylaw was provided on table for discussion purposes. E. Horricks provided an overview of the subject matter that typically comprises a bylaw of this nature, noting that the primary issues which minimum maintenance standards seek to address relate primarily to preventing and repairing damage caused by weather, infestation and unauthorized use. Keeping water out of heritage structures and maintaining a dry building is key to preventing material dereliction. In addition, where buildings are vacant and unmonitored, life safety can become an issue.

The committee provided comments on the various sections of the draft with respect to those maintenance actions that are required to prevent or delay the deterioration of specific building components. The classes of properties to which these standards can reasonably apply was also examined.

Discussion ensued regarding the length of time an owner may leave their property vacant. The draft bylaw, consistent with other Township bylaws on this matter, indicates that an owner must take measures to secure the building if it is going to be vacant for longer than thirty days. The draft bylaw also makes provision for circumstances where a vacant property is not intended to remain vacant for a period exceeding ninety days that would allow the Township to exempt an owner from complying with certain requirements in order to allow the owner to take alternative measures for the protection of the property. The committee commented that they appreciated the flexibility provided, as not every heritage property owner's situation is the same.

It was also commented that a requirement to maintain connections to appropriate utilities serving the heritage property, to provide heat to keep a building dry, lighting for reasons of safety, and the power necessary to carry out repairs or other construction works on heritage buildings in transition, is essential in achieving the aims of maintenance requirements as a whole.

F. 2018 WORK PROGRAM

The committee was asked to provide any further comments to staff within one week's time, and requested that staff prepare a final draft for further review and approval at the May meeting.

G. COUNCIL REFERRALS

H. OTHER BUSINESS AND ITEMS FOR INFORMATION

1. National Trust of Canada – Launch Pad Coaching Grants

Deadline: April 12, 2018

2. Heritage Legacy Fund

Deadline: Friday, May 11 at 5:00pm

3. Heritage BC Conference

May 10-12, New Westminster, BC

Those who wish to attend the conference should contact E. Horricks within the coming week.

N. NEXT MEETING

Date: Wednesday, May 2, 2018
Location: Salmon River Committee Room
4th Floor, 20338 – 65 Avenue
Time: 7:00pm

O. TERMINATE

The meeting terminate at 9:02pm.

CERTIFIED CORRECT:

Community Representative Co-Chair

Council Representative Co-Chair

TOWNSHIP OF LANGLEY HERITAGE EVALUATION WORKSHOP

May 2, 2018

AGENDA

- 1. *Presentation regarding Current and Best Practice Evaluation Methodologies***
 - *Overview of TOL Current Situation*
 - *Overview of Evaluation Best Practices*
- 2. *General discussion***

BACKGROUND:

- 1. *Existing Evaluation Methodology***
- 2. *Values-Based Heritage Evaluation***
- 3. *Proposed Vancouver Heritage Register Evaluation Methodology***

1. EXISTING EVALUATION METHODOLOGY

TOWNSHIP OF LANGLEY HERITAGE INVENTORY EVALUATION

STREET ADDRESS: 7649 208 STREET

DESCRIPTION

ARCHITECTURAL HISTORY

1. STYLE/TYPE / *FRONTIER VERNACULAR*
2. DESIGN
3. CONSTRUCTION
4. DESIGNER/BUILDER

EVALUATION

E	VG	G	F/P
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35	(18)	12	0
30	15	10	(0)
15	8	5	(0)
15	8	5	(0)
(Maximum 45) (18)			

CULTURAL HISTORY

1. HISTORICAL IMPORTANCE
2. HISTORICAL PATTERN / *RELATED TO EMIGRANT SETTLEMENT OF WILLOWBURY*

35	18	12	(0)
30	(15)	10	0
(Maximum 35) (15)			

CONTEXT

1. LANDSCAPE/SITE
2. NEIGHBOURHOOD
3. VISUAL/SYMBOLIC

(15)	8	5	0
20	10	(6)	0
20	13	8	(0)
(Maximum 20) (20)			

SUBTOTAL: (53)

INTEGRITY

(-0)	-5	-10	-15	-20
TOTAL: (53)				

TOTAL..... (53) /100

STATUS: Included

2. VALUES-BASED HERITAGE EVALUATION

Globally, the accepted approach to heritage conservation is a values-based approach, mandated by UNESCO protocols and adopted by major conservation authorities, both at the international level (including the UNESCO World Heritage Centre and the Getty Conservation Institute) and at a national level (including Australia, U.K., U.S. and Canada). A values-based approach to heritage conservation is the globally-recognized approach to heritage conservation. The approach has been adopted, and advocated by major conservation authorities, both at international level e.g., UNESCO World Heritage Centre, by major research and educational institutions such as the Getty Conservation Institute, and at a national level, including in Australia, UK, Canada, and the USA. In Canada, *The Standards and Guidelines for the Conservation of Historic Places*, a document that establishes a consistent, pan-Canadian set of conservation principles and guidelines, advocates this based on a values-based approach. This change represents a fundamental shift away from the traditional emphasis on architectural typologies and aesthetics, and the materials-based approach that informed the previous Township of Langley Heritage Inventories. The Township, however, has embraced through the following initiatives:

- Use of the *Standards and Guidelines for the Conservation of Historic Places in Canada* (introduced in 2003)
- Participation in the Canadian Register of Historic Places (introduced in 2003)
- Development of Statements of Significance that define heritage value and character-defining elements
- Development of Conservation Plans for heritage projects
- Development of a municipal Historic Context Statement and Thematic Framework: *Our Shared History*

The Township has not yet updated its evaluation methodology for heritage sites.

Values-based heritage management has been most thoroughly formalized in Australia where the *Burra Charter* (first adopted in 1979) guides administrators and practitioners. Values-based approaches start by analyzing the values and significance attributed to cultural resources; they then consider how those values can be protected most effectively. A wide range of values is recognized in this approach, which could include historic, economic, architectural, aesthetic, spiritual or rarity values. This method is seen to have a number of advantages – it requires an awareness of all the values of the site (necessitating research), it relies on consultation and therefore involves more of the community in the conservation process, it creates a deeper understanding of the resource, and is a means of achieving sustainability for the heritage resource by promoting the participation and involvement of all those who care (Marta de la Torre, 2005, Getty Institute). It reflects the move in cultural heritage conservation to more of towards an emphasis on cultural diversity and to broadening the scope of what is conserved, taking a more democratic view to in understanding what is significant. The UNESCO Convention on the Protection and Promotion of the Diversity of Cultural Expressions (2005) is a landmark agreement in modern international law of cultural practicee -; it reflects the a diverse and pluralist understanding of culture, as well as its growing commercial dimension.

'Heritage Value' is defined by the *Standards and Guidelines* as the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The heritage value of an historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

INTANGIBLE HERITAGE

Although an inventory of intangible heritage could be important, particularly as a way of recognizing aspects of First Nations heritage, this would need to be a separate list / project from the tangible Register. The *Local Government Act* only makes provisions for **'real property'** to be included on the Register, which would make purely intangible heritage ineligible.

OVERVIEW

Based on the progressing standards of heritage management and evaluation, it is recommended that the current evaluation framework moved to a values-based approach. This would be consistent with the other values-based aspects of the Township's Heritage Program.

3. PROPOSED VANCOUVER HERITAGE REGISTER EVALUATION METHODOLOGY (attached)

PROPOSED VANCOUVER HERITAGE REGISTER EVALUATION METHODOLOGY

Eligibility for inclusion the Vancouver Heritage Register:

- Must be *at least 20 years old* to be eligible for inclusion.
- Resource types include: buildings, structures, groups of buildings or structures, landscape features (gardens, but not individual trees), cultural landscapes and engineering works.
- Individual trees, non-permanent objects and intangible (non-real property) heritage are not eligible.

Assessing Level of Heritage Significance:

*Within each criterion, there should be a **comparison** of the type of resource to similar types of resources within the City of Vancouver in order to determine the relative merit of the type of resource. Please also note the difference between ‘immediate area’ (block or surrounding blocks) and ‘neighbourhood’ (Kitsilano, West End, Marpole, etc. – as defined by Community Planning boundaries).*

CRITERION 1 [THEMATIC] – This criterion assesses association with broad themes (see *Thematic Framework* [\[hyperlink\]](#)), events, periods of time and cultural traditions of local/civic history, including settlement patterns, economic growth/production, community development, cultural expression, and government systems.

<i>None/Poor</i>	Exhibits a limited connection to one or more of the identified citywide historic themes or subthemes.
<i>Low</i>	Exhibits a recognizable connection to one or more of the identified citywide historic themes or subthemes.
<i>Moderate</i>	Exhibits a significant connection to one or more of the identified citywide historic themes or subthemes.
<i>High</i>	Exhibits a direct connection to one or more of the identified citywide historic themes or subthemes and is an excellent expression of one or more of the themes/subthemes.

CRITERION 2 [ASSOCIATION] – This criterion assesses association with a particular person, group of people or institution(s), including the importance of the architect, builder, landscape architect, or planner.

<i>None/Poor</i>	Limited or no known historic association.
<i>Low</i>	Connected with a person, social or cultural group, or institution that is of some importance to the neighbourhood.
<i>Moderate</i>	Connected with a person, social or cultural group, or institution that is of considerable or representative importance to the neighbourhood, or moderate importance to the city.
<i>High</i>	Connected with a person, social or cultural group, or institution that is of considerable importance to the city, province or nation.

CRITERION 3 [AESTHETIC] – This criterion assesses architectural significance; expression of style; design details and features; building materials; method of construction; and planning context.

<i>None/Poor</i>	An average example of a style or type or design or technology.
<i>Low</i>	A good example of a style or type or design or technology.
<i>Moderate</i>	A very good example of a style or type or design or technology.
<i>High</i>	An excellent example of a style or type or design or technology.

CRITERION 4 [LANDMARK] – This criterion assesses landmark status or symbolic value.

<i>None/Poor</i>	No landmark or symbolic significance.
<i>Low</i>	Landmark in an immediate area or a place of symbolic importance to an immediate area.
<i>Moderate</i>	Landmark within a neighbourhood or a place of symbolic importance to a neighbourhood.
<i>High</i>	Landmark of civic importance or a place of significant symbolic value to the city, province or nation.

CRITERION 5 [RARITY] – This criterion assesses rarity within Vancouver, or whether a resource is among a small number of its type that demonstrates an important style, phase, event, etc.

<i>None/Poor</i>	Significant number of similar resources.
<i>Low</i>	Demonstrates an uncommon, rare or physically endangered aspect of the immediate area's history.
<i>Moderate</i>	Demonstrates an uncommon, rare or physically endangered aspect of the neighbourhood's history.
<i>High</i>	Demonstrates an uncommon, rare or physically endangered aspect of the city's history.

CRITERION 6 [PATTERN] – This criterion assesses significance within the historic urban planning and development of the neighbourhood and/or city, including placement within a group of similar buildings, landscapes, or cultural landscapes.

<i>None/Poor</i>	Little evidence of a recognizable historic pattern.
<i>Low</i>	Provides some evidence of an historic pattern of importance for the immediate area.
<i>Moderate</i>	Directly linked to the establishment of an historic pattern of neighbourhood importance.
<i>High</i>	Directly linked to the establishment of an historic pattern of civic importance.

THRESHOLDS

- **Significance:** If the resource demonstrates **exceptional** or **outstanding** qualities for any of the criteria (above a 'High' level), it would be considered **Grade 1** (among the very best examples of this type of resource), whereas a resource that does not exceed a 'High' level in any of the criteria would be considered **Grade 2**.
- **Integrity:** This refers to the degree to which heritage values are still evident/authentic, and can be understood and appreciated (for example, the degree to which the original design or use can still be discerned). If considerable change has occurred, the significant values may not be readily identifiable. **Changes that are reversible are not considered to affect integrity.**

PROPOSED EVALUATION FORMS

Address:

Date of Construction/Establishment:

Research Summary:

Theme(s)/Subtheme(s) Illustrated:

Building Permit:

Water Permit:

Newspaper/Publication references:

City Directories:

Fire Insurance Maps:

Photographs (including archival photographs, as available):

A large, empty rectangular box with a thin black border, intended for pasting or drawing photographs. It occupies the lower half of the page below the 'Photographs' label.

VANCOUVER HERITAGE REGISTER EVALUATION FRAMEWORK

The type of resource should be rated for each of the criteria below, in order to establish its relative significance. This will determine if the type of resource merits inclusion on the Vancouver Heritage Register, or not, and whether it is **Grade 2** (Moderate/High Heritage Significance) or **Grade 1** (Exceptional/Outstanding Heritage Significance).

Date of Evaluation:**Address:****Neighbourhood:****Date of Construction/Establishment:****CRITERIA****The...(type of resource – building, etc.):****Level of Heritage Significance**

None/Poor

Low

Moderate

High

[**THEMATIC**] 1. Is associated with one or more themes, events, periods of time, or cultural traditions considered important in the history of Vancouver.

*Theme(s)/Subtheme(s):**Explanation:*☐☐☐☐

[**ASSOCIATION**] 2. Is associated with the life or work of a person, group of persons, social or cultural group(s) or institution(s) of importance in Vancouver's history.

Explanation:☐☐☐☐

[**AESTHETIC**] 3. Demonstrates aesthetic characteristics and/or represents a creative achievement in design, architecture, landscape architecture, planning, construction, materials, or technology.

Explanation:☐☐☐☐

[**LANDMARK**] 4. By virtue of its location, its symbolism, or some other element, serves to communicate the heritage of Vancouver.

Explanation:☐☐☐☐

[**RARITY**] 5. Possesses uncommon, rare or physically endangered aspects of Vancouver's history.

Explanation:☐☐☐☐

[**PATTERN**] 6. Communicates the historic urban planning and development of the neighbourhood or city.

Explanation:☐☐☐☐

Based on the above criteria, does the type of resource merit inclusion on the Register? (at least 1 'High' or 3 'Moderate')

NO: ☐YES: ☐

THRESHOLDS (If the type of resource qualifies as 'Yes')

Would the type of resource be considered **exceptional/outstanding** (among the very best examples of this type of resource) in any of the criteria listed above? If yes, explain:

NO: ☐
(result is GRADE 2)

YES: ☐
(result is GRADE 1)

Does the type of resource retain sufficient integrity to convey significance? If not, the type of resource will **not** qualify for the Register. NO: ☐

YES: ☐

FINAL EVALUATION:

DOES NOT QUALIFY*: ☐

GRADE 2: ☐

GRADE 1: ☐

* Places that do not qualify for the Vancouver Heritage Register may be better suited for other commemoration/recognition programs, such as the *Places That Matter Plaque Project* by the Vancouver Heritage Foundation.



2018 DOUGLAS DAY PLANNING COMMITTEE

D.5

Thursday, April 12, 2018, 10:00am
Township Civic Facility – Bertrand Creek Meeting Room

MINUTES

	PRESENT Albert Anderson, Rosemary Genberg, Alice Johnson, Jim McGregor & Ellen Worrell
	TOWNSHIP STAFF Sarah Morris – Special Events Coordinator
<u>A</u> WELCOME	The meeting commenced at 10:05am.
<u>B</u>	
<u>Item B-1</u> Committee Chair Selection	Jim motioned for Alice to be the 2018 Committee Chair. Albert seconded the motion. Alice was appointed as the 2018 Committee Chair.
<u>Item B-2</u> 2017 Event Review & Recommendations	<ol style="list-style-type: none"> 1. Car Service: The car service provided in the parking lot was well received and will be repeated again this year. 2. Entertainment: Committee expressed interest in having the Cypress Creek Duo return once again this year. 3. Welcome Tables: It worked well having the name tags and corsage tables on the concourse. We will repeat again this year. 4. Head Tables: Head tables were placed directly in front of the stage. This worked well and will be repeated again this year. 5. Program: Kwantlen First Nations did a great job of setting the tone for the opening of the event. The Fort's Proclamation re-enactment was well done and will be considered again for this year. This year, when introducing Sharon Fisher, the committee will ask her to give a more detailed introduction, highlighting her connection to the event. Additionally, it was suggested that when the Mayor thanks the Native Daughters, that he provides more detail on who they are and their role at the event.
<u>Item B-3</u> Catering	Sarah will ask the catering company if it is possible to get a sample menu for the next meeting.
<u>Item B-4</u> Theme	2018 Theme: Langley celebrates sports & recreation through the years Committee members will begin researching and looking for photos for the next meeting. Jim will consider interviewing a former coach for this year's Douglas Day article, and will start to look for some options.
<u>Item B-5</u> Colour Theme	The committee has chosen gold and green as the theme colours.
<u>Item B-6</u> New & Deceased Pioneers	To date 11 deceased pioneers and 5 new pioneers.
<u>C</u>	NEXT MEETING
<u>Item C-1</u> Next Committee Meeting	Tuesday, May 15, 2018, 10:00am Township Civic Facility – Anderson Creek Meeting Room
<u>D</u>	ADJOURNMENT The meeting adjourned at 11:50am.



MEMORANDUM

TO: HERITAGE ADVISORY COMMITTEE **DATE:** MAY 2, 2018

FROM: ELAINE HARRICKS, HERITAGE PLANNER **FILE NO:** 0540-20-HERI2-01

SUBJECT: HERITAGE PROPERTY MAINTENANCE STANDARDS

The purpose of this memorandum is to provide the Committee with a summary background on the process undertaken to date toward the development of Heritage Property Maintenance Standards for the Township of Langley in accordance with the Heritage Advisory Committee's approved work plan for 2018.

Background

The Heritage Advisory Committee's concern regarding how heritage properties can be better protected prior to reaching a derelict state is not a new one. It was initially discussed at length surrounding the review of the historic Booth Store and Gas Station in 2014, where the consequences of lack of maintenance and misuse ultimately contributed to the irreparable condition and demolition of two of the three buildings that comprised this site in southwest Langley.

Since that time, the matter has been top-of-mind for the Committee, and the subsequent review of an as-found report for the Dobie Residence at their January 3, 2018 meeting raised the question again with respect to how buildings can be protected from reaching an irreversible state of disrepair. In response to this concern a need to explore ways to better protect the long-term viability of heritage sites was identified and included in the Committee's 2018 work plan.

At its meeting on February 7, the Committee passed a motion to permanently remove the First Smith Residence from the Heritage Inventory, after receiving a first hand look at how a building can disintegrate and structurally fail over time, when no steps are taken to slow natural disintegrative processes through the most minimal gestures. The final collapse of this 1885 structure, which was among the oldest early settlement buildings remaining in the Township, was an outcome of being in a state of disrepair for over forty years.

Heritage Property Maintenance Standards

On March 7, the Committee received a presentation from staff on the tools available to local government under the heritage conservation provisions of the Local Government Act to address issues related to the maintenance of heritage sites, with a focus on Heritage Property Maintenance Standards, as the primary instrument available. These standards, enacted in the form of a bylaw, are established to ensure that properties are not allowed to deteriorate through neglect by setting minimum requirements for their care and maintenance. The fact that the

recognition or designation of heritage resources is not enough in itself to protect a resource without accompanying requirements to maintain a site to minimal levels, provides the rationale for such standards.

Minimum maintenance is defined as the ordinary maintenance or repair of buildings, structures and general grounds, and does not include the removal or replacement, or a change in design, materials or appearance, for which a Heritage Alteration Permit is required. Typical provisions pertain to keeping buildings weatherproofed, protecting them from infestations, maintaining their structural integrity, and managing site issues like drainage, vegetation and extended periods of disuse. The standards address the various components of buildings and structures and provide for inspections, fines, and remedy for problem situations. The standards can be applied to individual properties subject to a designation bylaw and to property within a Heritage Conservation Area, and commonly exist in many municipalities throughout the province.

On March 7, the Committee requested that staff prepare a preliminary draft bylaw tailored to Langley's historic sites and areas for discussion at the April 4 meeting, where specific details of the draft were examined further.

Policy Framework

The Policy Framework for these standards is provided at the national, provincial and local policy levels including:

- The “Standards & Guidelines for the Conservation of Historic Places in Canada”, endorsed for use in the Township by Council in 2012, which outlines best practices and processes for intervening with historic sites and recommendations for their maintenance;
- The provincial “Local Government Act”, which provides the overall legal framework and tools for heritage conservation in BC;
- The “Township of Langley’s Sustainability Charter”, which identifies the goal of celebrating our heritage through the conservation of heritage resources;
- The “Township of Langley’s Official Community Plan”, which outlines policies and objectives for protecting and managing heritage resources; and
- The “Township of Langley’s Heritage Strategy” – Action 4.1 that provides for the preservation and protection of historic resources in the Township.

Summary

As per the Committee’s direction of April 4, a final draft of a Heritage Property Maintenance Standards Bylaw that addresses the input received on April 4, along with an accompanying list of fines in the form of a draft Amendment to Bylaw Enforcement Bylaw outlining offences and fines under the former to assist with enforcement is attached for the Committee’s further consideration.

Attachment A DRAFT Heritage Property Maintenance Standards Bylaw

Attachment B DRAFT Amendment Bylaw to Bylaw Notice Enforcement Bylaw
Amendment 2008 No. 4703

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE PROPERTY MAINTENANCE STANDARDS BYLAW 2018 NO. XXXX

EXPLANATORY NOTE

Bylaw 2018 No. XXXX establishes minimum standards of maintenance for protected heritage property.

DRAFT FOR DISCUSSION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

HERITAGE PROPERTY MAINTENANCE STANDARDS BYLAW 2018 NO. XXXX

WHEREAS, pursuant to Section 616 of the *Local Government Act*, Council may establish minimum standards for the maintenance of real property that is designated as protected by a heritage designation bylaw or within a heritage conservation area;

AND WHEREAS Council deems it necessary and desirable to ensure that real property that is protected by heritage designation bylaw or within a heritage conservation area is preserved for future generations and does not deteriorate and become derelict due to lack of repair, maintenance and conservation;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. Title

This bylaw may be cited for all purposes as “Heritage Property Maintenance Standards Bylaw 2018 No. XXXX”.

2. Definitions

For the purposes of this bylaw, the following words have the following meanings:

“accepted heritage conservation principles, standards and guidelines,” means those principles, standards and guidelines established by Parks Canada as set out in the latest edition of the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

“accessory building” means a building, outbuilding, or structure on a site where the use or intended use is ancillary to that of the principal building or a use located on the same site, and includes but is not limited to garages, barns, gazebos, carriage houses, milk houses, and converted heritage buildings not considered to be the principal building.

“architectural features” means siding, wall facings, corner boards, brackets, columns, pilasters, windows, doors, window and door surrounds or architraves, projections, cornices, pediments, balustrades, railings and their architectural hardware, and all other similar exterior features.

“Building Permit” means a building permit issued under the Langley Building Bylaw 2008 No. 4642 as amended or replaced from time to time.

“Heritage Alteration Permit” means a permit issued under Section 617 of the *Local Government Act* to allow changes to be made to protected heritage property.

“heritage conservation area” means an area designated for heritage purposes under Section 614 (1) of the *Local Government Act* in an official community plan.

“General Manager of Engineering and Community Development” means the individual appointed to carry out administration of planning and development, engineering and emergency matters, and includes the authorized representatives of the General Manager of Engineering and Community Development.

“good condition and repair” means free of defects, undamaged, and fit for its intended purpose.

“fence” means any structure, including but not limited to, a barrier, wall or railing, for the purpose of defining boundaries of property, separating open space, restricting ingress or egress from property, providing security or protection to property, or acting as a visual or acoustic screen, but does not include a building.

“landscape features” means any fence, retaining wall, statuary, patio, terrace or other similar features located on a site and outside of the exterior walls of a building.

“Municipality” means the Corporation of the Township of Langley.

“occupier” means an owner, tenant, lessee, agent and any other person who has the right of access to, and control of, a building or premises to which this bylaw applies, and in relation to common property and common facilities a strata corporation.

“owner” means a registered owner of real property or a person in possession of real property, and includes the agent or representative of a person owning or in possession of real property or in receipt of the rents or profits therefrom whether on his own account or as agent or trustee for any other person.

“protected heritage property” means real property that is designated as protected by a heritage designation bylaw or located within a heritage conservation area, and includes all buildings, structures and other improvements affixed to the land. For the purposes of this bylaw, “within a heritage conservation area”, is limited to the identified classes of properties within the relevant heritage conservation area as follows:

- a) Murrayville Heritage Conservation Area – Scheduled Heritage Properties and those recognized on the Community Heritage Register or the Township of Langley’s Heritage Inventory that are eligible for heritage protection under the Murrayville Heritage Conservation Area.
- b) Fort Langley Heritage Conservation Area – Those properties subject to a heritage designation bylaw, heritage revitalization agreement, heritage conservation covenant, or are recognized on the Community Heritage Register or the Township of Langley’s Heritage Inventory.

“routine building maintenance” means the routine, cyclical, non-destructive actions necessary to slow the deterioration of a building and includes but is not limited to periodic inspection, routine cyclical non-destructive cleaning, minor repair and refinishing operations, and the replacement of damaged or deteriorated materials that are impractical to save, but does not include removal or replacement that results in a change in design, materials or appearance.

“routine grounds maintenance” means the routine, cyclical maintenance of the grounds of a property and includes but is not limited to planting, weeding, mowing lawns and the seasonal pruning of shrubs and trees, and applies to all protected heritage property whether occupied or vacant.

3. Application Of Standards

The minimum maintenance standards for real property prescribed in this bylaw apply to protected heritage property.

4. Severability

If any part, section, sub-section, clause or sub-clause of this bylaw is, for any reason, held to be invalid by the decision of a Court of competent jurisdiction, it shall be severed and the validity of the remaining provisions of this bylaw shall not be affected.

5. General Maintenance of Protected Heritage Property

An owner or occupier of protected heritage property must:

- a) maintain all buildings, accessory buildings, structures, architectural features, landscape features and grounds in good condition and repair; and
- b) maintain all buildings, structures, architectural features, landscape features and grounds in accordance with this bylaw and all other applicable bylaws.

6. Repair and Maintenance Standards

An owner or occupier of protected heritage property must carry out all repairs and maintenance in accordance with accepted heritage conservation principles, standards and guidelines.

7. Heritage Alteration Permits

An owner or occupier of a protected heritage property must not cause, permit or allow work on the property for which a Heritage Alteration Permit is required without having first obtained a Heritage Alteration Permit.

8. Routine Maintenance and Permitting

An owner or occupier of protected heritage property must carry out routine building maintenance and routine grounds maintenance on a regular basis whether the property is occupied or vacant, subject to the following:

- a) an owner or occupier of protected heritage property or property within a heritage conservation area may carry out routine building maintenance and routine grounds maintenance without a Heritage Alteration Permit;
- b) routine building maintenance and routine grounds maintenance does not include removal or replacement of anything that results in a change in the design,

materials, or appearance of any building, structure, architectural feature, or landscape feature; and

- c) where material has deteriorated to the point that it can no longer serve its intended purpose, and replacement of the deteriorated material is therefore necessary, the owner or occupier must replace that material with the same material, or where such material is not reasonably available, then such material that is substantially similar to the original material in type, form, dimension, texture, colour, and method of installation, in accordance with accepted heritage conservation principles, standards and guidelines. Depending on the extent and type of work to be undertaken, as determined by the Municipality, in its full discretion, the owner or occupier may be required to obtain a Heritage Alteration Permit, Building Permit or other approvals from the Municipality, before commencing such work.

9. Weather and Infestation

An owner or occupier of protected heritage property must repair and maintain all buildings, structures and features so as to reasonably prevent or effectively delay damage from the elements. This maintenance includes, but is not limited to:

- a) preventing water penetration and excessive damage to materials from sun, wind, snow, frost, moisture, rot, decay or similar causes;
- b) preventing entry or infestation of lands or buildings by rodents, pests or vermin; and
- c) preventing and repairing all damage resulting from, or related to, the items or causes set out in this section.

10. Structural Integrity

An owner or occupier of protected heritage property must maintain the structure and all structural supports for all buildings and structures:

- a) in good condition and repair; and
- b) in a manner that provides sufficient structural integrity so as to safely sustain its own weight and any additional loads and influences to which it may be subjected.

11. Drainage Systems

An owner or occupier of protected heritage property must manage site conditions to keep buildings and structures free of seepage and flooding. This includes but is not limited to:

- a) maintaining proper site grading that slopes away from the building or structure;
- b) managing storm water on site in a manner acceptable to the Municipality that prevents ponding near building or structure entries and foundations; and
- c) keeping building and structure drainage systems in good condition and repair.

12. Vegetation

An owner or occupier of protected heritage property must:

- a) prevent the growth of vegetation that is damaging or could reasonably be expected to cause damage to the exterior of a building's or structure's foundation, walls or roof; and
- b) repair all damage resulting from such causes.

13. Unsafe and Unsightly Conditions

An owner or occupier of protected heritage property must maintain buildings, accessory buildings, structures and grounds:

- a) clear of the accumulation of rubbish, garbage, waste, litter, debris and other noxious or offensive materials or substances that may cause a fire hazard, may act as a breeding place for vermin or insects, or may present or cause conditions that may be harmful to neighbouring properties;
- b) free from graffiti, defacement, vandalism, misuse, or any unsafe or unsightly condition; and
- c) repair all damage resulting from, or related to, the items or causes set out in this section.

14. Fences, Retaining Walls and Landscape Features

An owner or occupier of protected heritage property must maintain fences, retaining walls and landscape features:

- a) in good condition and repair;
- b) free of any hazards, including but not limited to, those posed by razor wire, barbed wire and other perils; and
- c) unless already resistant to deterioration, finished with a protective coating of paint or equivalent water-resistant material.

15. Foundations

An owner or occupier of protected heritage property must maintain the foundation walls of a building or structure:

- a) in good condition and repair;
- b) weather tight and free from cracks, leaks and decay; and
- c) in a state of maintenance and repair to prevent the entry of moisture into the building or structure.

16. Exterior Walls

An owner or occupier of protected heritage property must maintain the exterior walls and parapet walls of all buildings and structures, including but not limited to the building's or structure's components:

- a) in good condition and repair;
- b) weather tight and free from cracks, leaks or decay;
- c) free from loose or unsecured objects and materials; and
- d) in a state of maintenance and repair sufficient to prevent or delay deterioration due to weather or infestation.

17. Exterior Windows and Doors

An owner or occupier of protected heritage property must maintain exterior doors, windows, skylights, and other entries into a building, and their components, in good condition and repair.

18. Roofs

An owner or occupier of protected heritage property must keep the roof of a building or structure and its flashing:

- a) in good condition and repair;
- b) weather-tight and free from leaks; and
- c) free from loose or unsecured objects and materials.

19. Gutters and Downspouts

An owner or occupier of protected heritage property must maintain gutters and downspouts that are attached to a building, structure or accessory building:

- a) in good condition and repair;
- b) water-tight and free from leaks; and
- c) in such a manner to prevent rainwater from penetrating the buildings or emptying in an uncontrolled manner upon sidewalks, driveways, stairways or landings.

20. Porches and Landings, Balconies, Stairways and Fire Escapes

An owner or occupier of protected heritage property must maintain porches and landings, balconies, stairways, fire escapes, and all components in, on, or attached to a building or structure:

- a) in good condition and repair;
- b) properly and safely anchored; and
- c) free from rust, holes, cracks, excessive wear and warping, and hazardous obstructions.

21. Architectural Features

An owner or occupier of protected heritage property must maintain the exterior architectural features of a building or structure in good condition and ensure that such features are properly and safely secured or anchored.

22. Exterior Finishes and Painting

An owner or occupier of protected heritage property must maintain the exterior finishes of all buildings and structures on the property as necessary to protect their integrity, including but not limited to the following:

- a) paint shall be applied where appropriate to protect exterior finish materials; and
- b) new finishes or exterior paint colours must reflect the general period and style of a building or structure, and be generally in keeping with the Benjamin Moore “Historical True Colours for Western Canada” palette and local area guidelines, as may be amended or replaced.

23. Building Attachments

An owner or occupier of protected heritage property must maintain fixtures and attachments to a building or structure, including but not limited to signage, lighting, canopies and awnings, marquees, screens, grills, pipes, ducts air conditioners, and all other similar equipment, attachments, and extensions and their supporting members:

- a) in good condition and repair;
- b) properly and safely anchored; and
- c) in a manner that fully protects against deterioration and decay of materials through the use of coatings, paint or other protective treatments, as appropriate for the building or structure.

24. Extended Periods of Disuse

Every owner or occupier of protected heritage property that is unoccupied must, in addition to complying with the other requirements of this bylaw, maintain and repair unoccupied property as necessary to protect and prevent deterioration, including but not limited to, the property’s heritage attributes.

For buildings on protected heritage property that are left or will be left unoccupied for longer than thirty (30) consecutive days, the General Manager of Engineering and Community Development, or such person’s authorized delegate, may require that the

buildings be secured by the owner or occupier against such acts including but not limited to unauthorized entry or occupation, vandalism, fire hazard, or other intentional damage, by methods including but not limited to:

- a) securing all entries;
- b) boarding up all windows to a standard that minimizes the potential for unauthorized entry in a manner that does not denigrate public views into the property from adjacent streets and public spaces, as follows:
 - i. all boards used in the covering of windows shall be installed from the exterior and shall be properly fitted in a watertight manner within the side jams, head jamb, and the exterior bottom sill of the door or window so that any exterior trim remains uncovered by the boarding;
 - ii. all boards shall be at minimum 12.7mm (0.5 inch) exterior grade sheet plywood secured with nails or screws (length determined by window depth) and spaced not greater than 304.8mm (12 inches) on centre;
 - iii. all boards shall be painted or otherwise treated so that the colour of the plywood blends with the exterior of the building or structure;
 - iv. all boards shall be installed and maintained in good condition and repair; and
 - v. for protected property within a heritage conservation area, the use of 6.35mm (0.25 inch) polycarbonate clear boarding shall be used in place of plywood, and installed to a standard acceptable to the Municipality.
- c) maintaining appropriate ventilation in boarding up to prevent damage caused by humidity;
- d) maintaining connections to appropriate utilities serving the building to provide, maintain, and monitor proper heating to facilitate building conservation;
- e) posting signage to the specifications of the municipality that states “Protected Heritage Site, or Protected Heritage Conservation Area Site – No Vandalism or Removal of Materials”;
- f) installing security lighting on the exterior of the building or structure that does not negatively impact neighbouring properties;
- g) installing security fencing or other perimeter barriers to the specifications of the Municipality;
- h) installing a fire alarm system in accordance with the Municipality’s bylaws; and
- i) employing security or guard patrols on such basis as required by the Municipality.

Where an owner or occupier satisfies the Municipality that an unoccupied protected heritage property will not remain unoccupied for a period exceeding ninety (90) consecutive days, the General Manager of Engineering and Community Development, or such person’s authorized delegate, may exempt an owner or occupier from complying with particular requirements, in order to allow the owner or occupier an opportunity to take alternative measures for the protection of the protected heritage property beyond

those noted in sections a) through i) above. Where such an exemption or approval has been granted in writing for the application of alternative measures, such exemption or approval may be withdrawn at any time by the General Manager of Engineering and Community Development, or such person's authorized delegate, upon ten (10) days' notice to the owner or occupier if, in the opinion of the General Manager of Engineering and Community Development, or such person's authorized delegate, in his or her full discretion, the property is not being adequately protected under the measures proposed or taken by the owner or occupier.

25. Power of Entry by the Municipality

The General Manager of Engineering and Community Development, or such person's authorized delegate, is authorized to enter onto the land or premises at any reasonable time in a reasonable manner for the purpose of inspecting the property to determine compliance with this bylaw.

26. Fees for Attendance

An owner or occupier is:

- a) responsible for paying, immediately upon receipt of an invoice from the Municipality, all costs incurred or charged by the Municipality to obtain compliance with this bylaw, including but not limited to, the attendance of a building inspector, Royal Canadian Mounted Police, fire department personnel, or any other persons from or on behalf of the Municipality, at a property subject to this bylaw; and
- b) any costs not immediately paid by the Owner pursuant to an invoice delivered under this section may, if unpaid as at December 31 in any year, be added to and collected in the same manner as property taxes within the Municipality.

27. Notices and Orders

The General Manager of Engineering and Community Development, or such person's authorized delegate, has the authority to serve an order, direction or give notice or order a person:

- a) to discontinue or refrain from proceeding with any work or using or occupying any land or buildings or doing anything that contravenes this bylaw; or
- b) to carry out any work or do anything to bring any land or building into conformity with this bylaw within the time specified in such notice or order.

28. Service of Notice

The General Manager of Engineering and Community Development, or such person's authorized delegate, has the authority to serve an order, direction or notice under this bylaw by:

- a) mailing it by registered post to the owner of the protected heritage property at the address shown on the real property tax assessment roll;

- b) mailing it by registered post to the person who is the addressee of the notice;
- c) handing it to the person who is the addressee of the notice; or
- d) posting the notice on the real property.

29. Offence under Bylaw

It is an offence, with liability for the penalties imposed under this bylaw, for any person to:

- a) violate or contravene any provision of this bylaw, or do any act or thing which contravenes any provision of this bylaw;
- b) neglect to do or refrain from doing anything required to be done by any provision of this bylaw; or
- c) fail to comply with an order, direction or notice given under any provision of this bylaw, or cause or permit any other person to fail to comply with an order, direction or notice given under any provision of this bylaw.

30. Offences and Penalties

Any person who commits an offence against this bylaw may, in addition to being subject to any other remedies or penalties available to the Municipality, under provincial law or otherwise, including a bylaw notice issued pursuant to the Bylaw Notice Enforcement Bylaw 2008 No.4703, as may be amended or replaced from time to time, be subject to prosecution, and upon summary conviction, liable to penalty of not less than \$500.00 and not more than \$10,000, for each offence, plus the cost of prosecution, or a term of imprisonment not exceeding six months, or both. Where a violation is a continuing one, each day that a violation of the bylaw occurs, or is allowed to continue, constitutes a separate offence.

31. Failure to Comply with Order or Notice

Failure by an owner or occupier to comply with these minimum maintenance standards for protected heritage property may result in an application by the Municipality to the Supreme Court of British Columbia for compliance or restoration under the *Local Government Act*, as amended or replaced.

If the owner fails to meet the requirements of this bylaw, the Municipality, and its appointed agents and contractors, may and is authorized to:

- a) enter onto the property to carry out the work necessary to comply with the order or notice, all at the expense of the owner or occupier;
- b) be at liberty to recover the costs in a like manner as Municipal property taxes on the lands; and
- c) recover its costs equally from the lots so created, if the property has been subdivided.

32. Conflict with Other Applicable Heritage Bylaws

If there is a conflict between this bylaw and an applicable bylaw, including a relevant heritage designation bylaw or heritage conservation area bylaw, this bylaw shall take precedence to the extent that it provides for the maintenance and preservation of designated heritage property.

33. Force and Effect

This bylaw is to come into force and take effect on the date of its enactment.

READ A FIRST TIME the	day of	, 2018
READ A SECOND TIME the	day of	, 2018
READ A THIRD TIME the	day of	, 2018
RECONSIDERED AND ADOPTED the	day of	, 2018

_____	Mayor	_____	Township Clerk
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THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW 2018 NO. XXXX

EXPLANATORY NOTE

Bylaw 2018 No. XXXX updates the Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 to permit a violation of the Township of Langley Heritage Property Maintenance Standards Bylaw 2018 No. XXXX to be addressed through the issuance of a bylaw notice.

DRAFT FOR DISCUSSION

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

BYLAW NOTICE ENFORCEMENT BYLAW 2008 NO. 4703

AMENDMENT BYLAW 2018 NO. XXXX

A Bylaw to Amend the Bylaw Notice Enforcement Bylaw 2008 No. 4703

WHEREAS it is deemed necessary and desirable to permit a violation of the Township of Langley Heritage Property Maintenance Standards Bylaw 2018 No. XXXX to be addressed through the issuance of a bylaw notice;

AND WHEREAS Council has adopted the Township of Langley Heritage Property Maintenance Standards Bylaw 2018 No. XXXX;

NOW THEREFORE, the Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Bylaw Notice Enforcement Bylaw 2008 No. 4703 Amendment Bylaw No. XXXX".
2. The Township of Langley Bylaw Notice Enforcement Bylaw 2008 No. 4703 as amended is further amended by:
 1. Adding the following as part of Schedule "A":

Township of Langley Heritage Property Maintenance Standards Bylaw 2018 No. XXXX (the "Bylaw")

Column 1 Offence	Column 2 Bylaw Section	Column 3 Fine
Failure to maintain protected buildings and grounds in good condition and repair and in accordance with this bylaw	5	\$250
Failure to repair protected heritage property in accordance with accepted heritage conservation principles, standards and guidelines	6	\$500
Failure to prevent work on protected heritage property for which a Heritage Alteration Permit is required without first obtaining permit	7	\$500
Failure to carry out routine building maintenance and routine grounds maintenance	8	\$250

Failure to prevent or repair damage caused by weather	9 a)	\$250
Failure to prevent or remove infestation or repair damage caused by infestation	9 b)	\$250
Failure to maintain the structure and all structural supports for all buildings and structures	10	\$500
Failure to manage site conditions to keep buildings and structures free of seepage and flooding	11	\$250
Failure to prevent or repair damage to protected heritage property caused by vegetation	12	\$250
Failure to address unsafe and unsightly conditions and repair all damage resulting from such causes	13	\$250
Failure to maintain fences, retaining walls and landscape features	14	\$250
Failure to maintain foundations	15	\$250
Failure to maintain exterior walls and parapet walls	16	\$250
Failure to maintain exterior windows and doors	17	\$250
Failure to maintain roofs and flashings	18	\$250
Failure to maintain gutters and downspouts	19	\$250
Failure to maintain porches and landings, balconies, stairways and fire escapes	20	\$250
Failure to maintain architectural features	21	\$250
Failure to maintain exterior finishes	22	\$250
Failure to maintain building fixtures and attachments	23	\$250
Failure to comply with extended periods of disuse requirements	24	\$250
Failure to comply with order or notice	31	\$500

READ A FIRST TIME the day of , 2018
 READ A SECOND TIME the day of , 2018
 READ A THIRD TIME the day of , 2018

RECONSIDERED AND ADOPTED the day of , 2018

_____ Mayor _____ Township Clerk

DRAFT FOR DISCUSSION

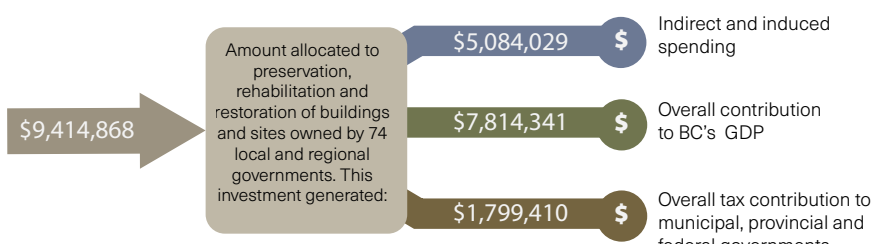
DRAFT FOR DISCUSSION

The Impact of Heritage Conservation

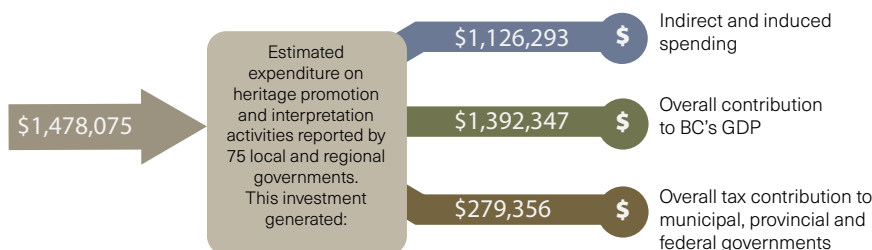
The Heritage Branch enables public and private investment, conservation and rehabilitation, heritage promotion and interpretation, and increased tourism spending. Public and private expenditures on historic place promotion and rehabilitation create economic activity within B.C., which in turn generates GDP, employment, and tax revenues for all levels of government. In addition, tourists from outside the province are drawn to B.C. for the purpose of visiting heritage sites, thereby further stimulating the economy.

This report illustrates the economic impacts of the initial investments for heritage conservation made by local and regional governments and highlights six case studies that reflect these impacts.

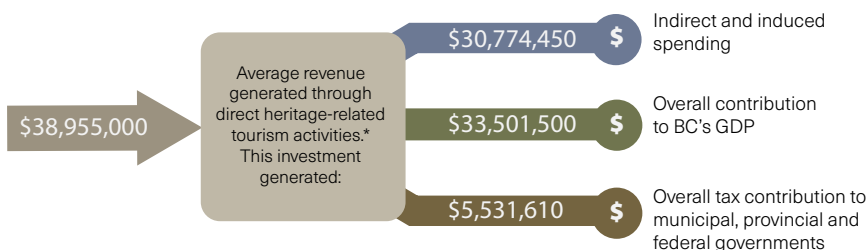
Conservation Activities¹



Promotional Activities¹



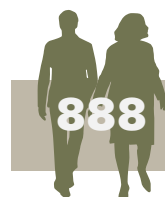
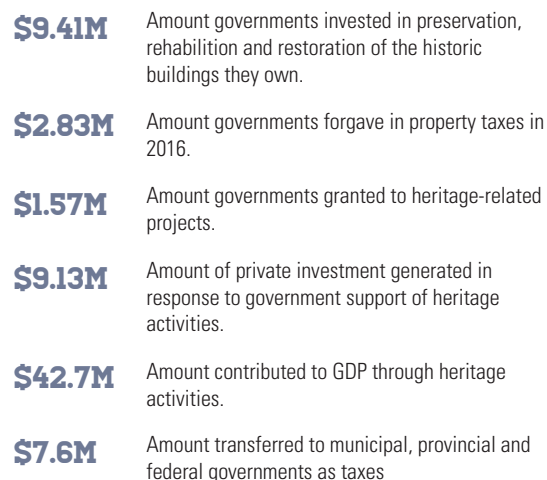
Heritage-related Tourism Activities¹



* Based on 2,597,000 domestic and international visitors with an average spend of \$15/person.

¹ Multipliers provided by BC Stats. Overall totals include direct, indirect and induced figures. Tourism statistics provided by Destination BC. For more information on the survey method, go to the ["Report on Results of the Heritage Branch Annual Survey"](#)

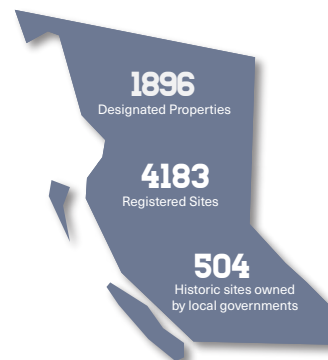
Investments in 2016



888 Employment related to heritage rehabilitation, promotion activity and heritage-related tourism activity

Historic Places in 2016

(Numbers as reported in BC Economic Impact Survey 2016)



Heritage BC is a not-for-profit, charitable organization supporting heritage conservation across British Columbia through education, training and skills development, capacity building in heritage planning and funding through the Heritage Legacy Fund. Heritage BC is engaged by the Heritage Branch to collect and analyse data on economic contributions of historic place conservation, and to produce and distribute the Heritage Conservation Fact Sheet.

HeritageBC





Photo credit: Merinda Conley

“The City of Victoria’s goal is to balance urban renewal and redevelopment with the conservation of heritage.”

MERINDA CONLEY,
SENIOR PLANNER- HERITAGE,
CITY OF VICTORIA

The Janion

Rehabilitating a building revitalises a neighbourhood

The Janion Project rehabilitated a heritage landmark in Victoria’s downtown core into micro-loft residences, revitalizing the neighbourhood and offering affordable housing options in an overheated market. Reliance Properties saw an economic and social opportunity in rehabilitating the vacant building, originally built as a hotel in 1891, into over 100 micro-loft residences and street-level commercial spaces. With the majority of units selling before construction even began, the public’s desire to live in the restored heritage building was clear.

The economic benefits of the rehabilitation project are being felt by businesses along the waterfront and throughout the city’s core because people living downtown spend money downtown. Downtown revitalisation has been a key strategy of the City of Victoria, as they work towards making it a vibrant centre for not only business but also arts and culture. “The Janion Waterfront Micro-Loft project contributes to the City’s objectives of strengthening the Downtown core with additional residential development; assisting in the preservation and

rehabilitation of heritage buildings; and improving public safety through the seismic upgrading of this unreinforced masonry building,” noted Merinda Conley, the City of Victoria’s Senior Planner-Heritage.

The Janion illustrates how adapting heritage buildings for new, contemporary uses and providing affordable housing options contribute to the local economy and a thriving downtown.



Hudson's Bay Company Heritage Trail

Heritage Trails draws visitors to remote areas to actively experience the past

The restored Hudson's Bay Company Heritage Trail and campsite improvements offer new opportunities for British Columbians and tourists to get outdoors and follow in the footsteps of First Nations, French-Canadians and other fur traders while contributing to rural economies in Hope and the surrounding area.

The Hope Mountain Centre for Outdoor Learning's restoration project included building interpretive kiosks, clearing the trail, making campsite improvements, and providing bear safe food caches. In the first year since the grand opening in

2016, over 500 people used the trail and Hope Mountain Centre has logged a substantial increase in enquiries about the trail. In 2017, because of the improvements, the trail hosted the Brigade Trail Race where 50 runners raced along the 74 kilometre trail over the course of one day bringing an increase in visitors to the region.

The trail and surrounding upland areas are located in Stó:lō, Nlaka'pamux, and Upper Similkameen traditional territory and were historically used for hunting, food gathering and trade. Utilising the existing First Nations hunting and

"Restoring the HBC Trail has been the most inspiring project I've ever worked on... And every time we're out there, our thoughts turn to the First Nations, [and] French Canadians..."

KELLY PEARCE, PROGRAM DIRECTOR,
HOPE MOUNTAIN CENTRE

trade route, the Hudson's Bay Company (HBC) first opened the brigade trail connecting Fort Hope, Fort Kamloops and beyond in 1849. The restored trail has brought an influx of people spending money and time at local hotels, restaurants and attractions in Hope and the surrounding area.

The James Residence

Development Projects benefit from heritage restoration tools

A much-loved Vancouver landmark, the James Residence -or 'Hobbit House' - was at the centre of an award-winning heritage conservation and redevelopment project that increased density and provided additional affordable housing options. Using a Heritage Revitalization Agreement, a tool available to heritage projects, the developers were able to re-zone and add density on the property increasing both the economic success and community support for the project.

The James Residence project addressed some of the affordability and densification pressures of its neighbourhood. The project saw the 1942 'storybook' style cottage restored as a single-family home while a further 20 townhouses including

five lane-facing lock-off units (which can be used as secondary suites), two coach houses, and 40 underground parking spaces were added to the property. The project sold out quickly illustrating the public's desire to live in a development around a historic place with rare family-friendly, three-bedroom townhouse housing options.

Developer David Mooney, W.T. Leung Architects Inc. and Donald Luxton & Associates Inc. demonstrate the possibilities when thoughtful restoration and densification work together. As Michael Kluckner of the Vancouver Heritage Commission notes, this project shows developers that "they can be part of the new Vancouver without erasing the old

Vancouver." (CBC, 4 June 2014). The James Residence heritage development increased density and addressed housing affordability by adding to the supply of rental housing options while conserving a beloved Vancouver heritage landmark.

"[Developers] can be part of the new Vancouver without erasing the old Vancouver"

MICHAEL KLUCKNER, VANCOUVER
HERITAGE COMMISSION
(CBC, 4 JUNE 2014).



Photo credit: Elijah Sabadlan

Single Room Occupancy Renewal Initiative

Heritage conservation creates employment and skills training opportunities

The Single Room Occupancy Renewal Initiative (SRI) provided heritage conservation skills training and employment for 1500 individuals, including Downtown Eastside community members, while contributing to the revitalization of historic neighbourhoods. This project saw thirteen former hotels, all municipal heritage sites, in Vancouver's Downtown Eastside, Chinatown, and Gastown areas restored and revitalised. They are now operated by non-profit partner organisations and house approximately 900 individuals at risk of homelessness.

The project created opportunities for training and skills development in heritage conservation work for the over 1500 employees, including Downtown Eastside community members, many of whom face barriers to employment. "... Hundreds of people, many of whom were homeless, are today gainfully employed and have hope and a brighter future because of the SRO Renewal Initiative partnerships" says Marcia Nozick, the CEO of EMBERS, one of the non-profit partner organisations (BC Housing News Release, 24 March 2017).

Conservation maintenance plans were generated for each of the heritage sites to ensure continuous learning for heritage conservation and provide guidance for maintaining not only the buildings' heritage but also the quality of life and safety standards for residents. The SRI heritage conservation project provided skills training and employment as well as housing for individuals at risk of homelessness while propelling urban renewal.



Photo credit: BC Housing

"The SRO Renewal Initiative hit it out of the park. In addition to providing much needed housing, it provided jobs in its construction to over 1500 local residents who faced barriers to employment."

MARCIA NOZICK, CEO, EMBERS
(BC HOUSING NEWS RELEASE,
24 MARCH 2017).



Photo credit: Lorna Fandrich

“Giving recognition to the early Chinese influence in this area brings a new group of tourists to Lytton, thereby increasing traffic to the hotels, restaurants and shops of our small village.”

LORNA FANDRICH, EXECUTIVE DIRECTOR,
LYTTON CHINESE HISTORY MUSEUM)

Lytton Chinese History Museum

Honouring diverse heritage is a catalyst for economic development

The Lytton Chinese History Museum, built on the site of the former Lytton Joss House (a temple built by Chinese immigrants in 1881), is boosting the economy of the small village by honouring Chinese Canadian heritage in the Fraser Canyon. “Giving recognition to the early Chinese influence in this area brings a new group of tourists to Lytton, thereby increasing traffic to the hotels, restaurants and shops of our small village,” notes Lorna Fandrich, Executive Director, Lytton Chinese History Museum.

Completed in May 2017, the initial project consisted of building a new museum facility on a heritage site that had been sitting empty for years. The construction of the building employed local residents, and the museum continues to contribute to the local economy by attracting more tourists, many of whom are from China or of Chinese descent, to the area.

Although the Joss House was torn down in 1928, the site holds high heritage values for the Chinese Canadian communi-

ty in British Columbia, and is a reminder of the faith and perseverance of Chinese and Chinese-Canadian miners and workers in the Fraser Canyon in the late eighteenth and early twentieth centuries. The site of the former Lytton Joss House was formally recognized in 2016 by the Province of B.C.’s Chinese Historic Places Project for its historic, cultural and social heritage values.

Rossland Miners Union Hall

Rehabilitating heritage buildings creates jobs and fosters community pride.

An exterior and interior rehabilitation project to the Miners Union Hall in Rossland, B.C. turned undeveloped space into functional space both creating jobs and increasing revenue. The exterior restoration included replacing a leaking roof, replacing and painting damaged siding and removing a crumbling brick chimney. The interior was updated and made more comfortable through improved insulation and HVAC system upgrades. The unused attic space was rehabilitated into functional artist studios and community flex space.

The multi-year project exclusively employed people from Rossland and the surrounding area. “It was inspiring how many of the people involved in all phases of the project were my friends and neighbours,” says Ann Damude with the Rossland Council for Arts and Culture, who partnered on the project with the City of Rossland.

Since the Miners Union Hall re-opened in May 2017 the improved amenities have increased attendance from both locals and tourists to performances by a local theatre group. Residents came to-

gether to work on this heritage project at a much-loved community gathering place and are excited about the opportunities the improved usability and functionality will have for the community.

“Many people involved with the project said to me that it was great to see the money go back into the local community. People are proud of the building and the transformation,”

ANN DAMUDE, ROSSLAND COUNCIL FOR
ARTS AND CULTURE



Photo credit: Ann Damude



Rich Heritage: Telling Our
Stories – Conference 2018



Events & Activities / Rich Heritage: Telling Our Stories – Conference 2018

Schedule at a Glance: Conference 2018

Conference 2018 Registration		
Full Schedule – Conference 2018		
Schedule at a Glance: Conference 2018		
Conference 2018 Sponsors		
AIBC / PIBC Conference Credits		
Annual General Meeting 2018		
What you need to know		
The Heritage BC Watch List		
Heritage Awards		
Heritage Week		
Canada Historic Places Day		
World Heritage Day		
	Thursday, May 10	
	9:00am-3:45pm	Reading a Building at Irving House (full day workshop at Irving House)
	12:45pm	Community Partnerships: Forging Relationships, Stimulating Engagement For Heritage Commissions/Committees
	1:00pm	Building The Capacity Of Your Not-for-Profit Organization
	2:15pm	Planning And Incentives For Local Governments For Heritage Commissions/Committees
	4:00pm	HRA Tour starting at Irving House
	4:00pm	Queens Park Conservation Area Tour starting at Irving House
	4:00pm	Irving House: a social history at Irving House
	5:30pm	Dinner on your own
	7:00pm	Heritage SLAM! at Inn at the Quay
	Friday, May 11	
	8:00am	Complimentary breakfast
	9:00am	(Re)Interpretation: Challenging The Narrative of Cultural Heritage: opening plenary
	12:00am	Lunch on your own
	1:00pm	A Story of a Riverfront: Adaptation, Revitalization and Place-making (meet in the hotel lobby)
	2:00pm	Sharing Stories of the “Other”
	2:00pm	Small Scale, Big Impact

2:00pm	Indigenous Cultural Landscapes: Understanding Indigenous Heritage/Cultural Ties To The Land
3:30pm	Memory of Place
3:30pmpm	New World Interpretation
3:30pm	Song/Spoken Word/Oral History: Singing Our Histories Speaking Our Truths
5:15pm	No host reception
5:30pm	Heritage BC AGM
7:00pm	Dinner and Awards

Saturday, May 12

8:00am	Complimentary breakfast
9:00am	Places That Matter
9:00am	Storytelling and Your Community
9:00am	c̓əsnaʔəm (part 1)
10:30am	Impacts and Legacies
10:30am	Cultural Landscapes
10:30am	c̓əsnaʔəm (part 2)
12:00pm	Complimentary lunch
12:45pm	Heritage Commissions and Committee Roundtable
12:45pm	Heritage Not-For-Profit Organizations Roundtable
12:45pm	Heritage Consultants and Professionals Roundtable
2:00pm	Rich Stories: Turning the Page, Writing a New Chapter
5:30pm	Farewell Meet-Up; no host bar at Kelly O’Bryan’s (at the historic train station)

Conference Sponsors





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