



City of Terrace

Heritage Conservation Plan

Sustaining Terrace's heritage





Heritage Park Museum.

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They hold the memories, traditions, culture and hope of Indigenous people in British Columbia and are viewed as teachers and mentors for the safeguarding, conservation and passing on of their inherited and valued traditional culture.

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City of Terrace Planning Staff

Everyone who filled out an online or paper survey

Everyone who participated in the Heritage Workshop and Heritage Day



Terrace Standard.

EXECUTIVE SUMMARY

The Heritage Conservation Plan (HCP) fulfils a Official Community Plan objective: “Develop a Heritage Conservation Plan to establish criteria to identify significant heritage resources.”

The process undertaken to prepare this plan has resulted in an HCP that embraces best practices and current thinking in community-centred heritage conservation. The high level of community engagement that went into its creation strengthens its practicability and projected success rate as the City and community move towards its implementation.

Recommendations in the Heritage Conservation Plan were developed based on an understanding of Terrace’s current heritage values as articulated by the community and its past and current planning and heritage contexts, providing recommendations and direction for implementing a heritage management program.

The HCP:

- Includes strategies, actions and guidance for implementing the activities recommended for Terrace’s heritage program.
- Provides information on managing heritage opportunities or issues that may arise on a day-to-day basis through the course of City planning or business.
- Advocates integrating heritage conservation into the work of all City departments.
- It is a source of general information regarding heritage conservation planning in Terrace.

Part 1 Background

This section identifies the need for a heritage management plan in Terrace. It outlines the development and initiatives of the City’s heritage program and how that can influence current and future heritage management decisions. It summarizes the core heritage values identified by the community that will act as a reference for identifying, understanding and documenting heritage going forward, and articulates a new vision for heritage in the city.

Part 2 Terrace’s story so far

Part 2 develops a succinct overall view of the historical context of the city through a thematic framework consisting of five key themes. Through the identification of the city’s evolution and its distinct neighbourhoods and character areas, it sets the stage for city-wide heritage conservation.

Existing recognized heritage resources are listed to illustrate what the community has identified and protected so far. New heritage resources identified by the community express many additional aspects of Terrace’s heritage, creating the potential for a collected database of valued places that reflect the full range of the city’s history.

Part 3 Heritage conservation management

Part 3 first lays out the overall goal of the heritage program and the principles that will guide it. It then identifies three over-arching objectives with associated recommendations and actions that articulate how Terrace’s heritage values, significant heritage resources and sense of place can be sustained through ongoing management practices and in the face of future development and change. Where needed, more detailed processes and tools are provided to support a particular objective.

Objective 1, Envisioning the Future of Heritage in Terrace, outlines strategies for aspirational and forward thinking measures such as reconciliation, sustainability and diversity.

Objective 2, Building Awareness of Community Identity, identifies measures for heritage communication, education and collaboration with institutions and the community at large to bring heritage to the forefront.

Objective 3, Safeguarding and Sustaining Everyone’s Heritage, outlines practical planning strategies, actions processes and tools to move heritage conservation forward city-wide.

The heritage management goals and accompanying strategies and actions expand on identified community heritage values and goals, and build on the desired objectives, strategies, actions and appropriate tools for heritage management and economic and social development in Terrace.

These strategic measures connect heritage conservation to sustainable community development, and contribute to the central goal of sustaining Terrace’s heritage into the future.

Part 4 Additional information

The purpose of the appendices in Part 4 is to provide reference and background to support the HCP, including references, heritage information, historical chronology, heritage terms and heritage approaches. The section concludes with a draft inventory of resources and their values identified during the course of the project.

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BACKGROUND

The Heritage Conservation Plan can:

- *Identify, protect and cultivate Terrace's culture, identity and character*
- *Celebrate a wealth of natural and cultural heritage*
- *Contribute to community vitality and citizen engagement*
- *Contribute to effective community planning*
- *Create a community that its citizens appreciate, creating a catalyst for visitors and new residents*
- *Achieve the economic benefits of heritage conservation*

1.1 INTRODUCTION TO THE HERITAGE CONSERVATION PLAN

TERRACE'S HERITAGE IS NATURAL, CULTURAL AND HISTORICAL. IT INCLUDES:

- Indigenous cultural heritage
- Archaeology
- Natural and built landscapes, views and landmarks
- Cultural landscapes
- Intangible heritage
- Geology, landforms, ecology and waterways
- Documents, images and objects
- Its people

Terrace is rich in natural, cultural and physical heritage resources, along with intangible heritage found in its place names, social practices, community traditions, festive events and local knowledge. Through the community's previous interest and dedication to heritage, found in its active heritage groups, Heritage Park Museum, heritage fair and heritage register, the City understands the important connection between heritage conservation, community vitality, effective planning and sustainable economic development. Through these and other planning initiatives, heritage can assist in protecting and cultivating Terrace's unique community identity, culture, and character.

Terrace has benefited from having a strongly heritage-minded community that has worked towards the conservation of the City's heritage resources. Undertaking the preparation and implementation of the Heritage Conservation Plan (HCP) represents a commitment by the City and the wider Terrace community to increase efforts to sustain Terrace's heritage as a key part of the city's future.

The City and community will not just protect, but actively work to sustain, keep relevant and promote Terrace's heritage throughout the City, safeguarding heritage as the city changes. The Heritage Conservation Plan will be implemented by prioritizing and celebrating the elements of the City that the community has shown they value the most.

The plan recognizes that the responsibility for heritage is shared. It outlines what the City of Terrace and others can do to get the best outcomes for Terrace's heritage to guide planning decisions and manage change.

This document creates a foundation for heritage planning, and is intended to be developed and added to over time. It commits everyone to assist in efforts to sustain Terrace's heritage and ensure it is vibrant and celebrated into the future.

GOAL: ENHANCED HERITAGE PROGRAM FOR TERRACE

GUIDING PRINCIPLES

Principle 1: Heritage is for everyone
 Principle 2: Heritage is everywhere
 Principle 3: Commitment and communication are key

HERITAGE PROGRAM OBJECTIVES

Objective 1: Envisioning the future of heritage in Terrace	Objective 2: Building awareness of community identity	Objective 3: Safeguarding & sustaining everyone's heritage	Objective 4: Keeping documents and artifacts safe
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CONSERVATION STRATEGIES

1a Advance reconciliation through heritage conservation	2a Promote heritage communication and awareness	3a Apply heritage procedures and guidance city-wide	4a Establish repositories for heritage assets
1b Integrate heritage conservation and sustainability	2b Create more cultural events and recognition programs	3b Develop the heritage inventory and register	4b Engage with other cultural organizations
1c Protect and enhance the city's public realm	2c Integrate heritage and tourism	3c Provide incentives, tools and support for heritage	
1d Include heritage in all City planning activities			
1e Establish a Heritage Advisory Commission			



WHY A HERITAGE CONSERVATION PLAN IS NEEDED

The citizens of Terrace value its diverse heritage and have expressed a desire to celebrate it and retain it with the City demonstrating the leadership role in achieving the community's heritage vision.

The importance of heritage conservation in Terrace is evident in the 2018 Official Community Plan (OCP) which includes specific objectives focused on the community's aspirations for heritage conservation.

The section entitled Visible and Vibrant Arts, Culture and Heritage includes Objective #2, *"Identify, protect and enhance the City's heritage resources."*

Supporting policy includes:

- Maintain and expand the Community Heritage Register to identify sites that reflect the community's heritage values.
- Develop a Community Heritage Conservation Plan.
- Consider undertaking an archaeological overview assessment (AOA) for the City of Terrace.
- Establish a Community Heritage Commission of arms-length heritage stakeholders to accomplish many of the heritage objectives.

Heritage can also play a role in achieving Objective #1, *"Define Terrace's cultural identity,"* and Objective #3, *"Provide welcoming and attractive facilities and public spaces for cultural and arts events."*

Heritage conservation can complement and be integrated into the City's broad goals outlined in Terrace's 2018 Official Community Plan:

- **Abundant local food systems**
- **Compact and complete neighbourhoods**
- **Diversified and coordinated economy**
- **A vibrant downtown**
- **Natural environments, outdoor activities and access**
- **Visible and vibrant arts, culture and heritage**
- **Social well-being and accessible recreation**
- **Integrated and active transportation network**
- **Water, energy, infrastructure and liquid waste management**
- **Solid waste reduction and management**

In other words, sustaining Terrace's heritage can be integrated into most aspects of community growth and planning moving forward.

The OCP does not outline a path forward for accomplishing

its heritage policies and realizing the core objectives for community Heritage Conservation Planning. A Heritage Conservation Plan provides guidance for heritage planning to ensure that responsible decisions that increase public good and provide economic, social, and political benefits are made by the local government.

HOW THE PLAN WAS CREATED

In 2018, the City of Terrace issued a Request for Proposals (RFP) for the development of a Heritage Conservation Plan (HCP) with the following goals:

- Provide the City with a realistic and proactive policy framework for enhanced heritage conservation initiatives that will involve and engage the broader community, including private property owners.
- Better understanding and long-term conservation of the City's significant heritage resources, and the development of an effective municipal heritage management program.

The consulting team developed an approach to creating the HCP that would make the community's voice integral to heritage conservation planning in Terrace and which resulted in a high level of community engagement.

The methodology for creating the HCP used a values-based approach, along with current and relevant best practices in heritage conservation in B.C. and with the current objectives of Terrace's OCP in mind. At the core of this approach is ensuring that what is identified, recognized, regulated, managed, or conserved, reflects current community heritage values and includes an understanding of the community's vision for, and concerns about, heritage conservation in their community.

The process of developing the HCP included the exploration of a full range of heritage values and Terrace's heritage identities.

Engagement tools and activities were designed to ensure that the HCP would truly reflect the voice of community. These activities included:

- Development of an online and paper survey to gather input on community heritage values, relevance of heritage policies in the OCP, and how heritage assets could and should be managed. The consultant team received approximately 200 completed surveys from members of the public.
- Design and facilitation of a community engagement workshop held in October 2019. The workshop invited

participants to share knowledge, opinions, heritage values and concerns related to heritage planning and conservation in the community. Over 70 community members attended the workshop.

- Interviews conducted with members of community groups to gather insight into past heritage initiatives in the community, and specific considerations to be integrated into the development of the new plan.
- Display presenting draft themes and project update at the City's Heritage Day on February 22, 2020.
- Research at the Heritage Park Museum, Terrace Public Library, provincial archives, regional libraries and online, to gather information about Terrace's history.
- Research to document and understand the policy context related to heritage in Terrace's heritage program.

The collected information was analyzed to understand the perceived strengths, opportunities, aspirations, and results envisioned for heritage in Terrace, by both people active in the heritage community and members of the general public.

The result of this methodology is a Heritage Conservation Plan that embraces the best practices and current thinking approach of community-centred heritage conservation. The high level of community engagement that went into its creation strengthens its practicability and projected success rate as the City and community moves towards implementation.

THE ECONOMIC BENEFITS OF HERITAGE CONSERVATION

Heritage has increasingly become a strong driver of economic development in towns and cities in B.C. The values, character, resources and opportunities identified in the previous sections can be parlayed into a wealth of benefits for Terrace, including economic benefits.

Studies over the last decade have identified five major measurables of the economic impacts of heritage conservation:

Urban and downtown revitalization

City revitalization is not only limited to municipal landmarks, but relates to a larger scope of historic buildings (abandoned warehouses, industrial plants, underused institutional and commercial buildings, etc.) that can be renovated and adapted for new, relevant and current uses. This in turn has many indirect socio-economic impacts and

improves the area's image and reputation, which act as a magnet to businesses.¹

Heritage and cultural tourism

It is well documented that heritage visitors stay longer, visit twice as many places, and spend 2 1/2 times more than other visitors. For example, the size of the heritage-tourism sector in the UK is in excess of £12.4 billion a year and supports an estimated 195,000 full-time jobs – this makes the sector bigger than the advertising, automobile or film industries. Terrace's programs supporting cultural tourism can take advantage of the momentum generated by this trend.²

Small business incubation

There are 1.14 million small businesses in Canada representing 97.9% of the Canadian total, employing 70.5% of the private labour force. Startup businesses often choose to locate in historic buildings or historic districts, often in smaller communities, due to lower rent spaces, flexible space options and adaptability. Historic districts often include other compatible small businesses for shared services and collaboration and, for often being located in walkable and transit served urban cores. Historic buildings and districts also offer spaces with unique character and image that can assist with promoting a small business's brand.

Property values

Studies involving several thousand residential properties in 15 American cities found that the value of designated properties was 5 to 20% higher than comparable non-designated properties. An additional study observed that just proximity to a heritage district raised the value of non-designated properties. Also, as no "new" historical buildings can be built, those that exist will continually increase in value simply because of their scarcity.

Jobs and household income

The rehabilitation of historic buildings is particularly impactful for job creation and sustainability. While ordinary infrastructure projects and new construction are generally based on 70% materials and 30% labour, cultural heritage and sustainable tourism projects are based on 30% materials and 70% labour. Therefore, heritage conservation requires a high employment content and is labour-intensive, which brings a set of benefits related to job creation, promotion of local small and medium-scale businesses, reduction in foreign exchange requirements, and development and utilization of local resources and materials.

1.2 COMMUNITY HERITAGE VALUES IN 2020

Survey and workshop respondents indicated that heritage is important to the community as a whole because:

- It contributes to community identity and a sense of place for residents
- It instills community unity and pride
- It showcases diverse cultures within the area and helps bring these different cultures together
- It honours the collective history of all community members
- It creates an understand of the past that assists in planning for the future
- It is a critical factor and important tool for achieving reconciliation

Indigenous participants, Riverboat Days parade.



The implementation of an effective Heritage Conservation Plan is contingent on having a contextual understanding of current community heritage values which are reflected and represented in planning and conservation decisions supported by the local government.

Community heritage values are defined as the *aesthetic, historic, scientific, cultural, social or spiritual importance or significance of a place for past, present and future generations*.³ The identification of community heritage values through open engagement with a broad range of community members helps to paint a picture of the community’s heritage identity, and the enduring qualities of life that may resonate with many people, places and times in that community’s history.

A city is made up of many layers, both tangible and intangible, all of which contribute to the city’s uniqueness. The safeguarding and regeneration of cultural activities along with Terrace’s social fabric is as important as the protection of the physical integrity of historic places.

Below is a summary of the heritage values identified through community engagement.

Indigenous roots and culture

The heritage, culture, and enduring presence of the Indigenous peoples of this area are foundational to the heritage identity of Terrace. The meaningful acknowledgment and honouring of traditional territories, ways of life, and connections to the land and water is fundamental to growing and developing the City’s heritage conservation program.

Community members have strongly identified Indigenous cultural awareness and education as being critical for all citizens in order to continue to move towards reconciliation, and to give Indigenous heritage the position of honour it deserves in the narrative of this place. These values go beyond legends and artifacts as many people in the community are physically connected to the Indigenous roots of this area. The lessons of these enduring cultures provide invaluable guidance and insight into how to develop the community in a way that respects and thrives within the bountiful natural surroundings of the city.

Connection to nature, natural beauty and geography

Terrace wouldn’t be the community it is without its natural environment; the geography, setting, flora and fauna, and climate all contribute greatly to the city’s heritage identity, and influence both its physical development and its people. The location of the city at the confluence of the Skeena and Kalum valleys, with its mountainous surroundings and riparian ecology, speaks to the ideal qualities that have drawn people to live at this place and sustained them here since time immemorial.

The balance between nature as a giver of prosperity and sustenance, as a source of beauty and adventure and its contribution to community pride, is evident in the heritage consciousness of those who live here. There is an understanding that the connection of this place to the earth is what makes the community special currently, as it did for all people who came before.

Life in a northern town

The people of Terrace are proud of the ‘small town’ identity of their northern city. There is an intrinsic understanding that seeds planted by the City’s founders have grown to make the community what it is today. There is pride in the community’s heritage identity being grounded in a can-do spirit, a sense of friendly people looking out for and helping each other, and a culture of generosity and civic pride and duty.

People know that the quality of life in Terrace is something that has been constant since the city’s earliest days – the affordability, safety, opportunity, and community bonds are threads that have been woven through life in the city since the beginning. This unique sense of spirit is further influenced by the northern climate, which instills a sense of unity among those who live here, whether in winter or in summer.

Post-contact settlement

The story of how Terrace came to be is a source of pride and interest for a large proportion of the community. The sense of forging a community within an often harsh northern climate, and the dream of prosperity and finding utopia in a new place rings true for many, whether they were born and raised in Terrace, or arrived here later in life.

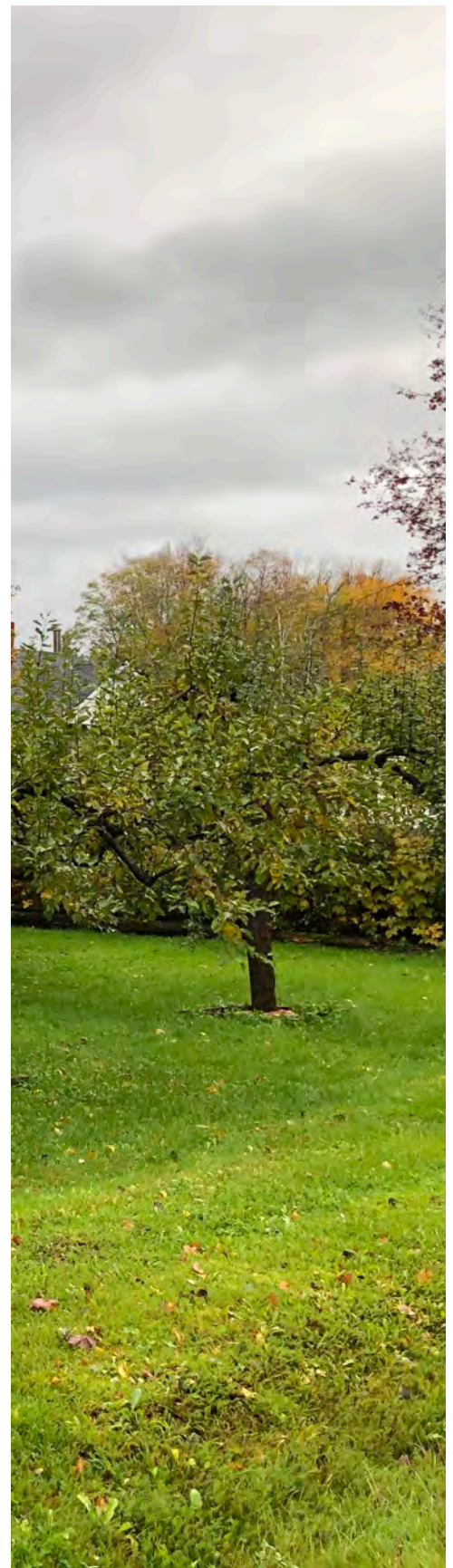
The relationships between the Indigenous peoples of the region and settler communities is a narrative that has been underrepresented in the heritage identity of the city. However, these relationships hold the potential to reshape how the community views and conserves its heritage resources and tells its story.

Industry, natural resource economies, military history (particularly World War II values), transportation, and agricultural heritage are just a few of the key tangible and intangible facets of the rich and complex story of how this place came to be, and how it has changed and evolved over time.

Rich and diverse cultural expressions

There is a strong understanding that cultural expression in Terrace is not limited to just the traditional arts. While there is a deep sense of pride in the strong musical and artistic communities in the city, and the richness they offer in events, public art, and other media, there is also a deep sense of heritage identity in the cultures of outdoor recreation, food security, and athletics in the city.

The people of Terrace understand intrinsically that these rich and diverse cultural expressions are at the heart of their sense of community pride and sustainability. The values associated with these expressions are among the most deeply rooted within the community’s sense of what it means to call Terrace home.



A Terrace orchard tree.



A NEW VISION FOR HERITAGE IN TERRACE

- Through the conservation of our heritage we will celebrate our diversity in heritage and culture and the social strength that comes from all ages and walks of life working together to create an inclusive, affordable and vibrant city.
- Awareness will ensure a larger portion of the community will learn about the benefits of heritage through a consistent approach to conservation, more exposure through educational opportunities and interpretation throughout the city.
- Significant places of natural and cultural heritage will be honoured and conserved effectively. Conservation efforts will be a catalyst for downtown revitalization.
- Organized community events will be held to teach people about the history of the community, and to share insights into the diversity of cultures in Terrace.
- Terrace will have a dedicated museum and archives that will safeguard and showcase the community's story over time.
- Awareness of Terrace's First Nations roots and culture will be developed through partnerships and shared decision-making.

1.3 WHAT'S BEEN DONE: HERITAGE CONSERVATION INITIATIVES

A successful Heritage Conservation Plan builds on past heritage conservation initiatives, successes and challenges in the City of Terrace, is integrated with the City's current planning programs, and is a natural progression in the heritage program that has been developing and growing for the last four decades.

An examination of Terrace's past and current heritage policy context demonstrates the need for a Heritage Conservation Plan that brings together aspects of all of these initiatives, leading to a suite of effective actions that together address

the diverse character and multiple values found in the City's heritage.

The following table is a chronology illustrating heritage initiatives implemented in or by the City of Terrace and their impacts on the City's heritage program.

This policy context provides an understanding of how the current state of the City's heritage program has come to be and ensures that the Heritage Conservation Plan takes into account past heritage conservation initiatives in Terrace.

Planning document	Overview
1980 <i>Heritage Designation Bylaw No. 932-1980</i>	Designating BC Provincial Police Building at 3224 Kalum Street as a municipal heritage site. Designated pursuant to Section 11 of the <i>Heritage Conservation Act</i> (HCA) R.S.B.C., Chapter 165, 1979. <ul style="list-style-type: none"> • Example of designation as a tool to protect privately-owned heritage properties.
1982 <i>Heritage Designation Bylaw No. 978-1982</i>	Designating George Little House located at 2812 Hall Street as a municipal heritage site. Designated pursuant to Section 11 of the <i>Heritage Conservation Act</i> R.S.B.C., Chapter 165, 1979. <ul style="list-style-type: none"> • Example of designation as a tool to protect City-owned heritage properties. • Potential to become a central historic place in Terrace's heritage program through program development, education, archival assistance.
1983 <i>Heritage Designation Bylaw No. 1001-1983</i>	Designating the Kalum Lake Hotel located within the Heritage Park Museum at 4702 Kerby as a municipal heritage site. Designated pursuant Section 11 of the <i>Heritage Conservation Act</i> R.S.B.C., Chapter 165, 1979. <ul style="list-style-type: none"> • Example of designation as a tool to protect City-owned heritage properties.
1988 <i>Bylaw No. 1157-1988</i>	A bylaw to rescind Heritage Designation Bylaw No. 932-1980 designating the BC Provincial Police Building at 3224 Kalum Street as a heritage site. <ul style="list-style-type: none"> • Example of removal of a designation of privately-owned heritage properties as ownership, use and community needs change.
1996 <i>Heritage Designation Bylaw No. 1516</i>	Designating Kitsumgallum Cemetery at 101 Kalum Lake Road and Terrace Heritage Park Museum at 4702 Kerby Ave. Designated pursuant to Section 11 of the <i>Heritage Conservation Act</i> R.S.B.C., Chapter 165, 1979. This bylaw also repeals Heritage Designation Bylaw No. 1001-1983. <ul style="list-style-type: none"> • Example of designation as a tool to protect City-owned heritage properties. • Helps expand the Heritage Park Museum's ongoing role in supporting the arts, culture and heritage sector to enrich and build a stronger community.
1999 <i>Heritage Park Museum</i>	The City of Terrace takes over the operation of the Heritage Park Museum. <ul style="list-style-type: none"> • Integration of a major heritage property in the city now under municipal jurisdiction and operation. • Potential to become a central historic place in Terrace's heritage program through program development, education, archival assistance.

Planning document	Overview
2002 Official Community Plan Bylaw No. 1771-2002	<p>Within the OCP, Part C: Guiding Principles, Framing Elements, Section 1.3.5. Arts & Culture, the City of Terrace recognizes the social benefit of Terrace’s rich history that can be celebrated through museums, heritage programs and libraries. No specific heritage related objectives or policies are included in the OCP.</p> <ul style="list-style-type: none"> • Official recognition of heritage as a key part of Terrace but without adopted heritage objectives there are no immediate management implications.
2003 Terrace & District Museum Society	<p>City of Terrace creates Terrace and District Museum Society to operate Heritage Park Museum and commits on-going financial support.</p> <ul style="list-style-type: none"> • Active formal body that can support heritage conservation in Terrace. • Potential to become part of a new Community Heritage Commission.
2005 Amendment Bylaw No. 1828-2005	<p>Amending Heritage Designation Bylaw No. 978-1982 having moved the George Little House from 2812 Hall Street to 3100 Kalum Street. Designated pursuant to Part 27, Section 967, of the <i>Local Government Act</i> R.S.B.C., 1996.</p>
2006 City Council Resolution No. 54-2006	<p>City Council, by Council Resolution No. 54-2006, pursuant Part 27, Section 954, of the <i>Local Government Act</i> R.S.B.C., 1996, establishes a Community Heritage Register recognizing nine historic sites that have heritage value and character.</p> <ol style="list-style-type: none"> 1. George Little House – 3100 Kalum Street 2. Heritage Park Museum – 4702 Kerby Avenue 3. Kitsumgallum “Pioneer” Cemetery – 101 Kalum Lake Road 4. B.C. Provincial Police Building – 3224 Kalum Street 5. Kitsumgallum Public School – 3205 Kenney Street 6. Dudley Little House – 4814 Lazelle Avenue 7. C.F.A. “Speakeasy” Green House – 5006 Walsh Avenue 8. Floyd Frank House – 4459 Lakelse Avenue 9. Kwinitsa Foreman’s Residence – 4805 Highway 16 West <ul style="list-style-type: none"> • Created an important and fundamental management tool for heritage conservation in Terrace. • There are many other heritage resources that could be identified as having heritage value and added to the heritage register that are key to Terrace’s character and heritage management, such as neighbourhoods, streetscapes, landscapes, structures and a variety of buildings.
2008 Archaeological Impact Assessment for Terrace/ Kitimat Airport Lands	<p>An Archaeological Impact Assessment for Terrace/Kitimat Airport Lands completed by Golder and Associates for the Kitselas First Nation and the City of Terrace that identifies five priority areas with high to moderate archaeological potential.</p> <ul style="list-style-type: none"> • May have implications for the identification and assessment of heritage resources at the Airport. • Potential for engagement with Kitselas and Kitsumkalum First Nations around Airport resources and other valued Indigenous heritage in the city.
2009 Terrace 2050: Our Strategy for Sustainability	<p>The Heritage Conservation Plan is mentioned in this document as one of the initiatives in creating a sustainable community.</p> <ul style="list-style-type: none"> • Supports the idea that sustainability is considered a key component of heritage conservation today and is addressed in the HCP guiding principles and strategies.

**2011
Official Community Plan
Bylaw No. 1983-2011**

Statement of a community vision toward the year 2050 includes celebrating Terrace’s diverse heritage and culture. Sets a community goal of creating “visible and vibrant culture, heritage and the arts” supported by objectives and supporting policies.

The following are the objectives and policies specific to heritage and which are included and developed in the HCP.

1. Define Terrace’s Cultural Identity
 - Undertake a cultural mapping exercise to create a comprehensive inventory of our existing cultural and arts facilities and organizations and to identify significant heritage resources.
 - Engage community residents and agencies to participate in consultative processes concerning arts, heritage and culture.
2. Identify, Protect and Enhance the City’s Heritage Resources
 - Maintain and expand the Community Heritage Register to identify sites that reflect the community’s heritage values.
 - Develop a Community Heritage Conservation Plan.
 - Explore opportunities to develop new community heritage facilities.
 - Protect and maintain identified and dedicated as heritage assets and facilities.
 - Utilize Parks Canada *Standards and Guidelines for the Conservation of Historic Places in Canada* as the primary reference when restoring our heritage assets.
 - Consider incentives to encourage preservation of privately owned historical sites and buildings.
 - Increase public awareness, understanding and appreciation of Terrace’s heritage resources through the use of promotional and educational materials.
 - Support the Heritage Park Museum in the implementation of their strategic initiatives to enhance municipal heritage facilities and to preserve and display our community’s historical artifacts.
 - Partner with our First Nations neighbours to promote the exchange of historical and cultural information and to raise awareness of regional First Nations heritage sites.
3. Develop community festivals and events aimed at attracting visitors and strengthening Terrace as a regional centre for community celebrations.
 - Partner with Kermoder Tourism and other community organizations to market our unique identity by promoting the arts, cultural events, activities and our heritage resources.

**2013
Greater Terrace Agriculture
Area Plan**

A plan completed as a cooperative effort between the City of Terrace and the Regional District of Kitimat-Stikine provides an overview of local agriculture and provides policy recommendations to support local agriculture production.

Among the final recommendations are three policies that relate to the preservation of local agriculture history:

1. Establish an archive of historical agricultural information.
 2. Interview experienced and retired farmers, and document important agricultural information.
 3. Facilitate exchanges of agricultural information and ideas between experienced and new or expanding farmers and food producers.
- Provides key information about Terrace’s significant agricultural history which is reflected in objectives and strategies in the HCP.

Planning document	Overview
<p>2015 <i>Council Resolution No. 061-2015</i></p>	<p>City Council, by Council Resolution No. 061-2015, pursuant Part 15, Section 598, of the <i>Local Government Act R.S.B.C.</i>, 2015, adds the Great War Veterans Hall at 4552 Lakelse Avenue to the Community Heritage Register.</p> <ul style="list-style-type: none"> • Ongoing City additions of significant resources to the heritage register.
<p>2015 <i>Terrace Housing Action Plan</i></p>	<p>Outlines the challenges for housing security in Terrace including a spike in demand for rental housing resulting in lower vacancy rates, renovations and higher rents, and for ownership housing leading to higher sale prices and fewer days on the market.</p> <ul style="list-style-type: none"> • Demonstrates the need for a review process to address large-scale residential development, renovation and potential demolition of older heritage and character homes and potential impact on other resources and city character (eg. rural character areas that have been identified as having heritage value). • Increased pressure on existing neighbourhoods with decisions that could impact their heritage character.
<p>2018 <i>Council Resolution No. 100-2018</i></p>	<p>City Council, by Council Resolution No. 100-2018, pursuant Part 15, Section 598, of the <i>Local Government Act R.S.B.C.</i>, 2015, adds WWII Gunnery Backstop at 4001 Bristol Road, two WWII Ammunition Bunkers at 933 Highway 37 and the WWII-era Gas Reserve tanks at 2704 Cramer Street, to the Community Heritage Register.</p> <ul style="list-style-type: none"> • Example of the City recognizing diverse heritage resources from different eras and adding them to the register. • The HCP supports the ongoing expansion of the heritage register with a variety of valued heritage resources as key to retaining Terrace’s character.
<p>2018 <i>Downtown Action Plan and Urban Design Guidelines</i></p>	<p>As part of the creation of the Official Community Plan Bylaw No. 2142-2018 the City also developed a new downtown plan. The downtown plan includes statements on the importance of the preservation and celebration of local heritage.</p> <ul style="list-style-type: none"> • The plan should ensure that it adheres to good heritage practice and may require a review of design guidelines through a heritage lens.
<p>2018 <i>Official Community Plan Bylaw No. 2142-2018</i></p>	<p>Official Community Plan Bylaw No. 2142-2018 includes a statement recognizing heritage resources including historic buildings, structures, landscapes and sites that reflect the diverse history of Terrace. It sets objectives and provides supporting policies for achieving those objectives. The following are the objectives and policies directly related to heritage and which are included and developed in the HCP.</p> <ol style="list-style-type: none"> 1. Define Terrace’s cultural identity <ul style="list-style-type: none"> • Undertake a cultural mapping exercise to create a comprehensive inventory of our existing cultural and arts facilities and organizations. • Develop a Heritage Conservation Plan to establish criteria to identify significant heritage resources. 2. Identify, protect and enhance the Community’s heritage resources <ul style="list-style-type: none"> • Maintain and expand the Community Heritage Register to identify sites that reflect the community’s heritage values. • Develop a Community Heritage Conservation Plan. • Undertake an archaeological overview assessment (AOA) for the City of Terrace. • Establish a Community Heritage Commission of arms-length heritage stakeholders to accomplish many of the heritage objectives. • As significant First Nations peoples, places or sites are identified, the City of Terrace will work to ensure these sites are recognized.

2

TERRACE'S STORY SO FAR

2.1 THEMES IN TERRACE'S HISTORY

Thematic frameworks:

- Succinctly encapsulate the history, physical character and central stories of a community
- Create a web of relationships and storylines linking the community's history, heritage values and heritage resources
- Examine the 'representativeness' of heritage resources and draw attention to gaps in existing histories
- Are key ideas for describing major historical forces or processes which have contributed to the history and evolution of a place
- Help to conceptualize past events and place sites, people and historical understanding into their historical context
- Reflect all people, places and time periods found in a community's history
- Allow greater depth of interpretation through an understanding of many stories and a wide range of viewpoints

"The inclusion and honouring of all Indigenous peoples inhabiting the land is important."*

A thematic framework is a structure that uses themes to help conceptualize past events and to place sites, people and events into their historical context. Historical themes are key ideas for describing a major historical force or process which has contributed to the history and evolution of a place.

Themes are an important tool for both the contextual overview of heritage resources and the comparative analysis of the significance of individual resources. Themes guide judgements about what types of heritage resources might exist on a site or in an area, and assist in the assessment of their heritage significance and can assist in identifying the best example or representation of a particular type of heritage resource.

The organizing of a community's heritage into themes supports value-based heritage conservation and management because it supports a broad, layered and inclusive perspective of heritage values and resources.

A thematic framework helps communities to identify and manage a range of sites that represent aspects of local, regional, national or international history. Gaps in the stories of particular places and people can be identified, facilitating the management and interpretation of additional heritage resources.

The five themes that describe Terrace's historical context were developed through research, a review of the community input collected during the project about what aspects of Terrace's history are important, through discussions with community groups and observations of the city and its surroundings.

Themes are developed with the identified community heritage values. Each historic place, site or feature identified for the heritage inventory or register should find a home in one or more themes.

Five themes for Terrace:

Theme 1: Terrace's Place in the Natural World

Theme 2: Community on the Skeena

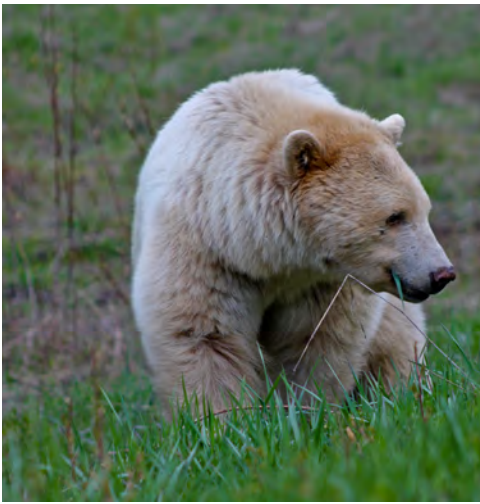
Theme 3: Heart of the Northwest

Theme 4: The Land Provides

Theme 5: Northwestern Crossroads

* Quotes sourced from the HCP Community Consultation Response appear in various places throughout the document.

Kermodei bear. Ron Neisner photo.



Fishing on Ferry Island.



THEME 1: TERRACE'S PLACE IN THE NATURAL WORLD

Its location at the confluence of the Skeena and Kitsumkalum Rivers has provided Terrace and its surroundings with a wealth of diverse geological, geographical and ecological values. These features underscore the importance of the region's physical environment, valued in its own right, and for the ways people enjoy, use or exploit it.

The City of Terrace is named for the geological formation of stepped fluvial terraces on which the city is built. The Tsimshian word for Terrace is *ganeexs*, which translates as "ladder" or "steps" in the *Sm'alg yax* language,^{4,5} likely a reference to the stepped landforms surrounding the city.

Formed between two million and 25,000 years ago, the terraces are glacial gravels deposited by ancient glaciers that were eroded and cut through by the Skeena River over time. Leaving the terraces as high geographical features the river settled into its present floodplain, depositing in the process sandy loamy soils with good drainage for farm crops.⁶

The area's geology has created exploitable mineral deposits including gold, molybdenum, silver and some coal. A fault running north-south through the Kitsumkalum-Kitimat Valley created many hot and warm springs in the area which contribute to local tourism.⁷

The intersection of the Skeena, Kitsumkalum and Kitimat valleys provides a wide and open setting for the city, with the surrounding snow-capped mountains making it a stunningly beautiful place. To the west of Terrace lies the Kitimat Range of the Coast Mountains and ultimately the Pacific Ocean, while to the east the Hazelton Mountains are visible.

One of the longest un-dammed rivers in the world and a dominant presence in the city, the Skeena River runs 570 kilometres from its headwaters at the Spatsizi Plateau to the Pacific Ocean. Near Terrace it is characterized by rock outcroppings, gravel and sandbars, wetlands, sloughs and islands such as Ferry Island, creating a remarkable landscape setting. Large-scale, regular flooding of the Skeena has resulted in dramatic changes to the riverbanks, the washing away of historic riverboat landings and the exposure of archaeological sites.

Terrace's ecosystem is a hybrid coastal-interior rainforest dominated by forests of western hemlock, western red cedar, Sitka spruce, Amabilis fir, cottonwood, maple, poplar and aspen. Known for its wildlife, the area provides habitat for all five species of Pacific Salmon, trout, wolves, grizzly, black and the white colour-phased black bear known as the Kermodei bear, eagles, deer, moose, mountain goats and other species.

While Terrace's natural setting is important in and of itself, its physical attributes have in turn influenced local ways of life, transportation, food sources such as salmon and berries, resource extraction, recreation, spirituality and other human pursuits. It has played a pivotal role in newcomer settlement, and in the ongoing use of the land and river by Tsimshian people since time immemorial that has resulted in their strong and vibrant presence here today.

The area's natural environment is an inspiration in the day-to-day life of Terrace's residents, while the isolation and beauty of the place draw people to explore and experience its mountain and river landscapes.

Sub-themes

- Indigenous use of land and water
- Spirituality and storytelling connected to nature
- Manipulating the environment
- Scientific values
- Geology and glaciation
- Vegetation communities
- Environmental stresses
- Flooding, slides, other natural disasters
- Responsible stewardship

THEME 2: COMMUNITY ON THE SKEENA

From time immemorial to the present, Terrace's location at the confluence of the Skeena and Kitsumkalum Rivers has allowed a diverse mix of people to travel to and around the city and region, to live and settle here, and to have access to the region's abundant land and river resources. Terrace's landscape of rivers, mountains and valleys were instrumental in defining living patterns and land uses for Indigenous peoples and later settler populations.

The banks of the Skeena are home some of the oldest known sites of habitation found in B.C. dating to 6,000 years before the present time. Kitsumkalum and Kitselas utilized the land's biodiversity in seasonal rounds, traveling among trading and village sites located on the banks of the Skeena. They continue to live on and own land shaped by the region's two major rivers and their tributaries. In 2019 the Kitsumkalum purchased an industrial property on western edge of the City next to the Kitsumkalum River. While the Kitselas, in 2007, acquired approximately 70 ha of land within the City limits near the airport, in what is known as the Skeena Industrial Development Park.

European and Russian explorers sought furs in the area between the 1780s and 1800s. The colonial era beginning in the mid-1800s brought people in search of forest, mining and salmon resources and new ways of making a living. Increased riverboat traffic in the 1870s led to the establishment of fuel and supply stops along the banks of the river. These colonial newcomers surveyed the land and created a new settler community, transportation and industrial infrastructure, agriculture and different social institutions. The community of Terrace developed as a nucleus of activity along the Grand Trunk Pacific railway tracks in today's Downtown.

B.C.'s 1870 Land Ordinance formalized the land pre-emption process of 160-acre parcels. This spurred the 1905 acquisition of property by George Little between the Old Skeena Bridge and current Kalum Street. This marked the beginning of the community briefly first known as Littleton and ultimately known as Terrace.

The Village, District Municipality, then the City of Terrace developed gradually inside and outside its original boundaries, expanding from its original railway city grid as the economy grew and newcomers continued to arrive. These included distinct cultures such as Francophone, Portuguese and South Asian communities, along with Chinese, Japanese and European workers from the nearby canneries.

The core of the city developed adjacent to the railway tracks along with a number of sawmills and other industrial uses. Agriculture lands were established further away from the railway tracks, north toward the bench areas and south adjacent the river. There was expansion upwards on the bench and rapid development in the 1950s that gave the town its current character. New building in the downtown was characteristic of the era but retained the Lakelse Avenue maple trees planted by George Little, while subdivisions began overtaking original farmland.

Early businesses included stores selling hardware, furniture, liquor and clothing. With the increased post-World War II population and the improved affordability of automobile transportation, commercial and public services increased in Terrace. This included the opening of a large grocery store, a movie theatre and the Terrace Public Library.

A thriving Terrace still retains its valued small-town feel. The city's sense of community comes from knowing how Terrace came to be, who made it what it is today, and how its history has unfolded over time.



Totem poles. Kitselas First Nation website.



Terrace Public Library.



4600 block Lakelse Avenue, 1980s.

Sub-themes:

- Kitselas and Kitsumkalum settlement and culture
- Indigenous seasonal camps
- Promoting newcomer settlement
- Communities along lakes and rivers
- City settlement and gradual growth
- City and neighbourhood character
- Variety of housing types and styles
- Distinct cultural communities
- Immigrant and seasonal workers
- Tourism, hot springs, lakeside resorts
- Nearby communities: Thornhill, Usk
- Post-World War II population growth

Waap Galts'ap Community House.



Riverboat Days.



Grand Trunk pathway.



Entrance to R.E.M. Lee Theatre.



THEME 3: HEART OF THE NORTHWEST

Terrace is the heart of the northwest, a central place where people come together, the area's stories are told, and memories are made.

For millennia, Indigenous art and culture flourished in what is now Terrace. Today, the Kitselas and Kitsumkalum offer opportunities for authentic experiences of their culture, traditional skills and knowledge. The Waap Galts'ap Community House at Coast Mountain College has Tsimshian building traditions incorporated into its design and construction.

World War II brought a new population to the city and opened up the modern era in the 1950s, while people of all nationalities were drawn here for economic, employment and lifestyle opportunities.

Terrace is host to a remarkable number of organizations and activities for a community its size. The long-running Terrace Little Theatre has operated since 1953 in the McColl Playhouse, a building which was once the Zion Baptist Church.⁸ The REM Lee Theatre and the Pacific Northwest Music Festival have hosted regional artists since 1955.

Local art can be found at the airport, in cafes, in art galleries, on streets and in parks. Salmon-themed murals are courtesy of the Skeena Salmon Art Festival Society and the Terrace Downtown Improvement Society.⁹

Places such as the Centennial Library and local schools play an important educational and social role in Terrace's neighbourhood fabric. École Jack-Cook highlights the city's Francophone community, with further expressions of the city's multi-ethnic nature found in organizations such as the Skeena Diversity Society, including its Taste of Terrace Culinary Tour, the Sikh Gurdwara Sahib Miri-Piri and others.

Diverse community social, gathering and meeting places include the city's many significant parks of all sizes and character, open spaces and downtown and neighbourhood streets. Others are places of worship such as the Knox United Church, Waaps Nagwaadm Church and the Terrace Evangelical Free Church, or organizations including the 100-year-old Branch 13 of the Terrace Legion and the Happy Gang Centre for seniors.

Activities and festivals such as the Farmers' Market, Riverboat Days, a midsummer community festival with a basketball tournament, performing arts shows, an auto race and a movie in the park are central to Terrace's community vitality.

Recreation plays a large part in Terrace's social fabric. Many of the city's outdoor activities benefit directly from Terrace's proximity to the mountains, the rivers and undeveloped terrain. Trails are well-used for outdoor recreation, including along Howe Creek, trails to the Bench, Ferry Island trail network and trails on Terrace Mountain.

Skiing once took place in town with a rope tow off the Bench, later at Kitsumkallum Ski Hill and since 1990 at nearby co-operatively owned Shames Mountain.¹⁰ Motorsports, hunting, fishing and foraging are also popular pastimes, supported by the city's easy accessibility to natural areas. Other activities are focused around community amenities such as the Sportsplex with an ice arena, aquatic centre and a system of parks and playing fields.

Sub-themes

- Archaeological sites
- Indigenous and newcomer stories
- Cemeteries and spiritual sites
- Cultural and sporting groups
- Community gathering places
- Schools, churches, community support
- Language and cultural traditions
- Influx of international students
- Music, theatre and the visual arts
- Outdoor recreation/mountain culture

THEME 4: THE LAND PROVIDES

Terrace is surrounded by a region with abundant natural resources and a favourable microclimate which have provided the foundation for the city's economic development, growth and evolution. Through their seasonal round, Kitsumkalum and Kitselas have relied and thrived on resources provided by the land. European settlers and newcomers found the land favourable for farming, forestry, mining and other economic opportunities.

Terrace's soils have provided abundant food sources for millennia. The Kitsumkalum and Kitselas grew hazelnuts and crabapples at their seasonal villages and managed berry collecting areas to ensure the greatest possible harvests. Terrace became known as the 'Bread-Basket of the North' with dairy, meat and vegetables shipped to the B.C. coast and prairie provinces by train. Numerous apple, pear, plum and cherry orchards thrived within the city, with notable locally cultivated fruit including the Michaud Brothers' Skeena Wonder strawberries and the Skeena Cherry propagated by Bruce Freeman and Andy Wann.

The Skeena River and its tributaries were sources of salmon for Terrace and the region, with many Indigenous families working at the salmon cannery at Spa Xsuutks, or Port Essington. An early understanding of the impact of industrial fishing led to the opening of a salmon hatchery on the Lakelse River in 1901 in an effort to enhance stocks.¹¹

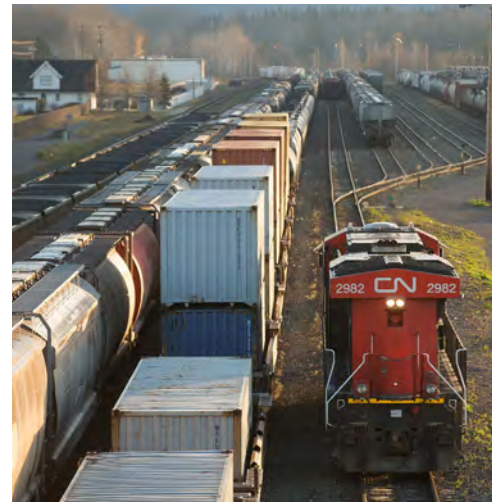
The 1869-1873 Omineca gold rush brought mining prospectors, some of whom began placer workings around Terrace. Land pre-emptions in 1905 brought settlers who also prospected for gold, silver, copper and other ores, and by the 1920s mining was a substantial means of employment for many.

The Kitsumkalum Farmers Institute, later the Terrace Co-Operative Association, operated a store offering goods and services from hardware to groceries to haircuts. Agricultural land was lost to residential subdivision in the 1970s but today many small farms are producing goods for the 20-year old farmer's market.

Forest resources have always been significant, with Indigenous use of cedar for canoes, totem poles, artwork, cookware, apparel and longhouses.¹² Local timber was used to fuel riverboats and construct cabins. 1911 saw the opening of Terrace's first sawmill, with others rapidly springing up throughout town. Both World War I and II brought increases in timber demand for airplane construction. By 1939, Terrace was the cedar pole capital of the world and lumber company Little, Haugland and Kerr was its largest private employer. In 1948 the Columbia Cellulose Company was granted provincial Tree Farm License #1. Between the 1950s and the 1970s, Terrace grew due to new forestry-related jobs, attracting a diverse group of workers from Portugal, South Asia, Eastern Europe and francophones from Eastern Canada.

Despite brief periodic economic downturns in recent decades, forestry remains a powerful economic driver for Terrace, with the exploration of long-term solutions to modernize and grow the industry a central factor to its sustainability. Skeena Sawmills and a number of small local specialty sawmills continue to operate, while Skeena Bioenergy is an example of the new generation of the community's forestry industry.

In the 1950s, Kitimat became the site of an aluminum smelting, manufacturing, and export facility. Today, LNG Canada is constructing a natural gas pipeline from Dawson Creek to a liquefied natural gas (LNG) export facility in Kitimat. Such large industrial projects have brought a significant work force to the region, many of whom have chosen to live in Terrace.¹³



Terrace Railway activity.



Strawberry crop c.1920. BCAR i-52669.



Urban agricultural character.

Sub-themes

- Economic environmental impacts
- Indigenous seasonal harvesting camps
- Loss of farming to subdivision
- Boom/bust resource-based economy
- Mining, Forestry and sawmilling
- Hunting, trapping and fishing
- Commerce and banking
- Cooperative commerce and co-ops
- Immigrant and seasonal workers
- Tourism, hot springs, lakeside resorts

THEME 5: NORTHWESTERN CROSSROADS

Strategically located at the geographic centre of northwestern British Columbia, Terrace has developed regionally as a focal point for highway, rail and air transportation, and as a key location for industries such as forestry, mineral extraction, agriculture, retail, business and tourism amenities, health and community services, and government and educational institutions.

For centuries, travel through the Terrace area greatly depended on river transportation. While overland travel and trade routes were developed by the Kitsumkalum and Kitselas for access into B.C.'s interior, canoe routes on local rivers were the main thoroughfares. The Kitselas controlled travel on the Skeena River by charging toll to pass through the Kitselas Canyon until 1872. As riverboats became the dominant form of transportation in the 1890s, river landings were dispersed along the Skeena, and Eby's Landing at Kitsumkalum became the primary settlement and supply centre for the area.

Terrace began its evolution into a railway town in 1910 when early local landowner George Little donated property to the Grand Trunk Pacific Railway for the construction of a train station. The completion of the Yellowhead Highway between Prince Rupert and Prince George as a joint defense project with the United States during World War II was pivotal in opening up the region, and the road network continued to expand through the 1970s.

World War II had considerable impact on Terrace's growth as the centre of B.C.'s northwest. After the 1942 Japanese attack on Pearl Harbour, Terrace became a brigade headquarters for the Pacific Coast Defences. Workers arrived to build massive infrastructure such as roads, a hospital, barracks, drill halls, a water system and officers' quarters, as well as today's Northwest Regional Airport built to accommodate the Royal Canadian Air Force in 1943. This, along with the influx of military personnel, created an immediate economic expansion and a permanent boost in the city's post-war population.

After the war, military buildings were adapted as hospitals, schools and community halls, and for use by the municipality and local industry such as Columbia Cellulose. The military hospital on the Bench was converted into a provincial home for the aged, while other buildings were purchased and moved for use as private residences.¹⁴

At its incorporation as a village in 1927, the settlement of Terrace was, as today, the region's economic, financial and government service centre, seen in the establishment of institutions such the B.C. Provincial Police, Bank of Montreal and today's City Hall. From the 1950s through the 1970s Terrace continued to grow as the region's supply and service centre as expanding resource-based communities - such as Kitimat with its aluminum smelter - utilized services already established in the city.

This economic and community growth resulted in Terrace becoming incorporated as a municipality in 1960, and the construction of civic buildings, a purpose-built hospital, library, an indoor shopping mall and other amenities soon followed.¹⁵ Despite an economic downturn in the 1970s, primarily in the critical forest industry, regional provincial offices were established in the city, leading to the employment of many citizens with government and Crown corporations.¹⁶

Today, Terrace has the largest regional population base in the northwest part of the province and is still considered to be the service, educational, medical, government and transportation hub of the region.



City Hall.



B.C. Provincial Police building.



135 Fighter Squadron c.1940s.



Military buildings c.1940s.

Sub-themes:

- Civic and provincial government institutions and buildings
- Government policy and legislation
- Public infrastructure
- Non-participation of minority groups
- Airport and World War II
- Unions and the rights of workers
- Resource extraction vs. environmentalism

2.2 CITY EVOLUTION AND CHARACTER

Intricate layers of historic, political, social, natural and cultural events all contribute to Terrace's heritage character.

From its original 1927 confines encompassing District Lot 369 and the south half of District Lot 361, Terrace has grown over the years through a series of boundary extensions and additions. Its history of immigration, development and boom and bust economy has influenced the growth and character of Terrace, its neighbourhoods and areas, and its heritage values and resources.

What happened in Terrace during the settler era, construction of the railway and sawmills, and its response to events such as the construction of the Yellowhead Highway or World War II all brought evolution and change that resulted in contraction or expansion, adaptation and reinvention of the city.

The identification and conservation of Terrace's intangible and tangible heritage resources require a holistic approach integrating heritage planning with cultural diversity, current and future uses and socio-economic and environmental factors. All of this contributes to the character of the city as identified by its residents and is important to document and conserve.

“People live here because of the small town feel, a sense of remoteness, but with the amenities of a larger city centre.”

“In addition to the small farming tracts, there is considerable vacant land suitable for general and specialized farming surveyed into 160-acre parcels which may be purchased at very reasonable prices.”

Central British Columbia. Canadian National Railways promotional brochure.

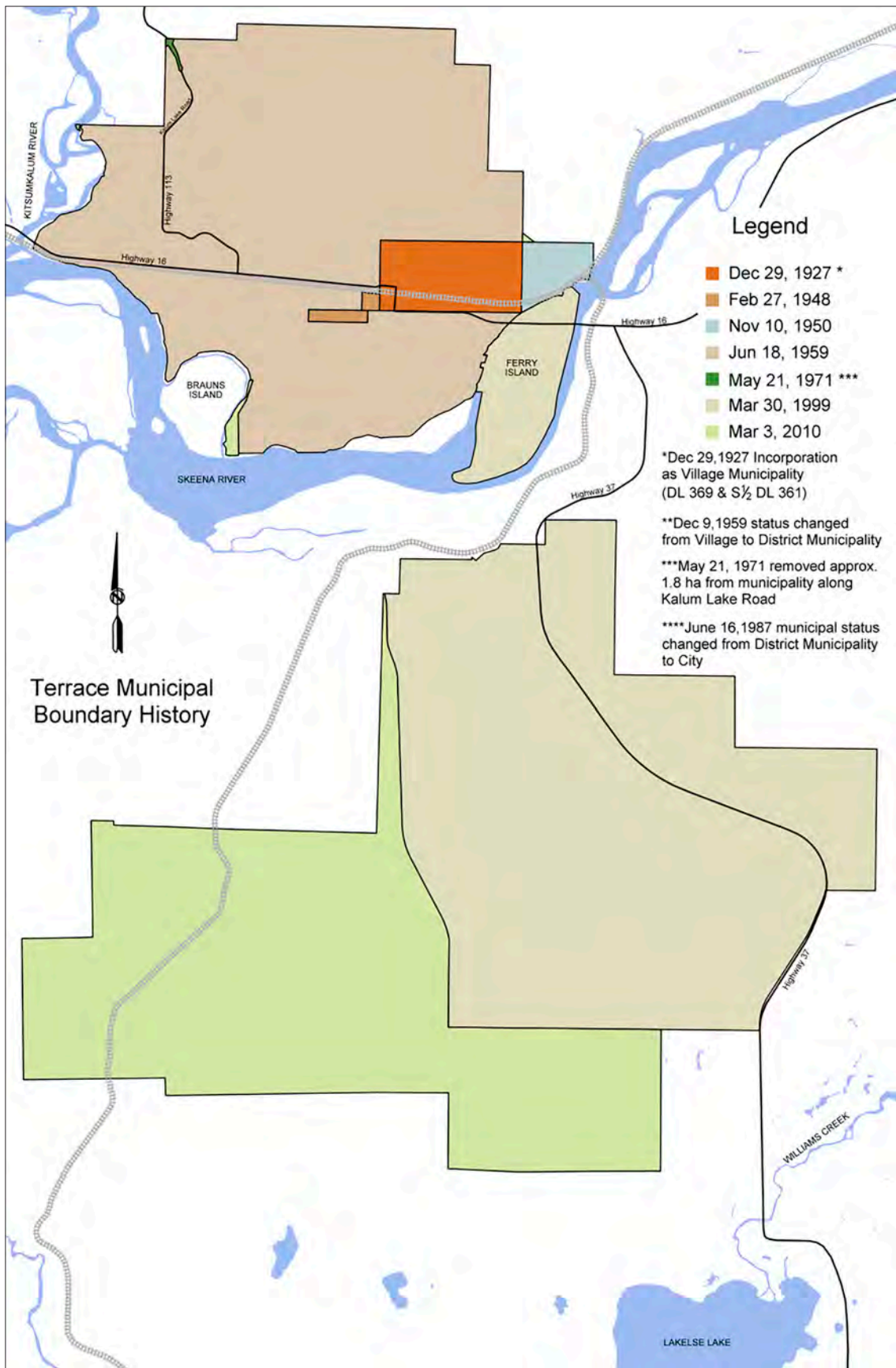


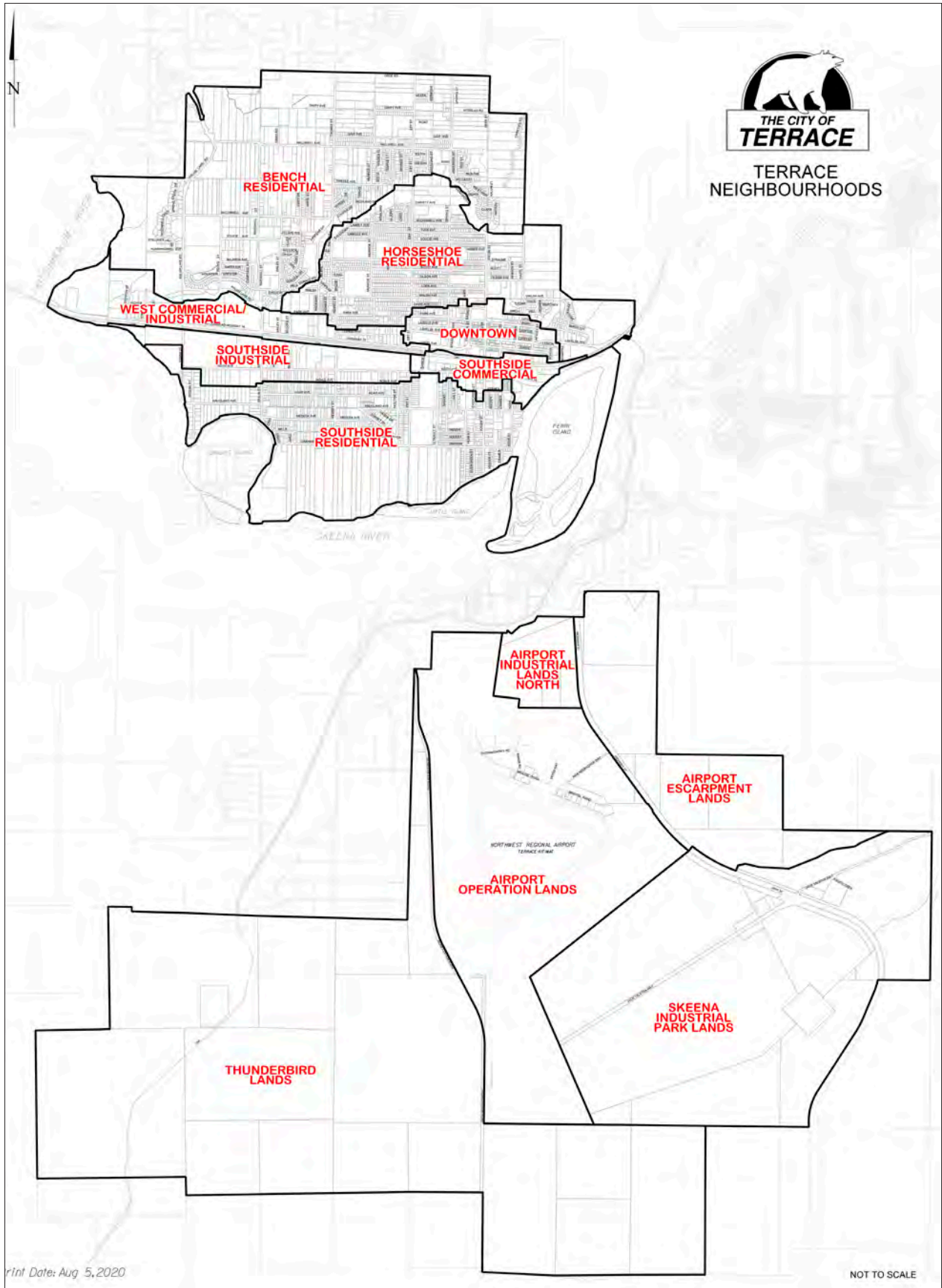
KEY PLAN

Scale 1 inch = 2000 feet



Fire insurance plan showing the layout of Terrace highlighting the city's downtown, 1959. (University of Northern British Columbia)





2.2.1 Neighbourhoods and character areas

Terrace's neighbourhoods and other character areas of the city each have different histories of development and use, with physical characteristics and values that make them important heritage microcosms within the city. Together they reflect the overall history of the city and are important in understanding its evolution and growth over time.

These neighbourhoods have historic, cultural and social value with physical and intangible characteristics such as unique views, natural features, amenities, traditions, stories, associations and names.

Other values related to neighbourhoods and character areas include the eclectic mix of housing and residents, historical and current institutions (such as the college and hospital), the industrial character of former sawmill sites, variety of lot sizes and traces of original land uses.

Understanding neighbourhood character can ensure appropriate development options in the face of potential future evolution and change. The OCP policy in support of retrofitting older dwellings to increase current housing stock and energy efficiency can assist in the retention of neighbourhood character.

Succinct Neighbourhood Character Statements or Statements of Significance can be created for each, and these can be placed on the City's heritage register as a planning tool or embedded in Neighbourhood Plans in the OCP way of protecting heritage character and identifying potential heritage resources [See Strategy 3a (vi)].

Downtown

Downtown is important for being the social and commercial heart of Terrace. Its primary streets, such as Lazelle, Lakelse and Kalum, are the location of a mix of retail, restaurant, government and service enterprises. As with most places in Terrace, there are significant views of the surrounding mountains.

Downtown represents Terrace's historical and current role as the service centre and hub of the Northwest. Both its physical resources and intangible qualities as the city's historical commercial area and current gathering place for the community are values that can inspire its revitalization.

Strategy 1c(iii) recommends the creation of a comprehensive Statement of Significance for Downtown as an initial prioritized action.

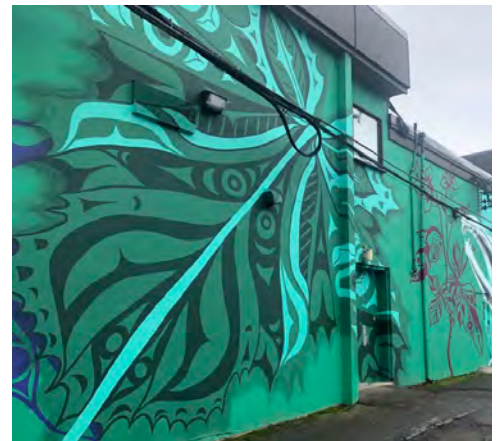
Some characteristics of Downtown include:

- Location adjacent to the CNR railway tracks
- Original street grid
- Urban trees
- Commercial activity
- Re-use of existing buildings for new businesses
- Eclectic mix of retail and restaurant enterprises
- Institutions such as City Hall and Terrace Public Library
- Public art and murals
- Residential character of Park Avenue
- Birch Bench area nearby
- Older houses that still remain on formerly residential streets

“Each area of town has something nice to offer depending on the lifestyle you are looking for.”



Lakelse Avenue, Downtown Terrace.



Mural, back alley of Emerson Street.



Kermodei bear sculpture.



Lakelse Avenue in the 1980s.

Kitsumgallum Pioneer Cemetery.



Coast Mountain College campus.



Horseshoe residential character.



South Kalum Street.



Howe Creek trails.



Bench residential

The Bench has a rural residential character and is valued for its views, green space and many trees. Residents in the eastern part of the neighbourhood are close to Terrace Mountain and its trails. The topography gives the neighbourhood significant views over the city, and residents have names for different areas in the neighbourhood, such as College Bench.

There is variety in the character of the houses and properties, indicating the development of the area over several time periods. The area is very community minded, with lots of families. The Bench is important for its institutions, including the Heritage Park Museum and Coast Mountain College.

Some characteristics of the Bench include:

- Rural character and trees
- Larger lots on curving streets representing its later development
- Kitsumgallum Cemetery
- Coast Mountain College and Heritage Park Museum
- Proximity to Howe Creek and Howe Creek Trail
- Significant views to the city and surrounding mountains
- Remnant orchard fruit trees
- Active agricultural lands

Horseshoe residential

Situated on former agricultural lands, the Horseshoe is characterized by its generally regular street grid, flat topography and variety of single family homes, including vintage 1960s and 70s-era houses. The residential lots are planted with trees and landscaped and there are many remnant fruit trees. The neighbourhood is valued for its walkable proximity to downtown, schools, shopping and other amenities.

Some characteristics of Horseshoe residential include:

- Suburban character
- Regular street grid
- Proximity to Howe Creek and Howe Creek Trail
- Walkability to downtown and amenities
- Variety of housing types and styles
- Many parks and open spaces
- Mix of residential and small commercial uses
- Traces of former agricultural uses

South Side commercial/business

While mainly characterized by larger-scale commercial and business enterprises and the highway corridor, this area has vestiges of subdivisions with modest homes on abundantly vegetated lots.

Some characteristics of South Side commercial/business include:

- Vestiges of original land survey
- Entrance to Terrace from Thornhill
- Visitor information centre
- Views to Ferry Island

South Side residential

Terrace's South Side is valued for its natural features including mountain views and proximity to the Skeena River. The neighbourhood is important for its quiet character and amenities such as schools, parks, and trails for walking and biking. The large lots, narrow roads and still-existing agriculture give the

neighbourhood a rural feel. The ability to walk to Downtown is important to its residents. South Side includes Ferry Island, which is significant for its Indigenous heritage, natural history and recreational values.

Some characteristics of South Side residential include:

- Agricultural activity, farmland and hobby farms
- Older houses
- Nearby amenities
- Trees: past agricultural planting, street trees and natural vegetation
- Tetrault Tree Park and Ferry Island Park
- Diverse institutions such as Mills Memorial Hospital, L'ecole Jack Cook and Guru Nanak gurdwara (temple)
- World War II fuel tanks
- Braun's Island and slough

South Side Industrial

The South Side Industrial area captures the character of Terrace's past industrial growth and infrastructure.

Some characteristics of South Side industrial include:

- Remnants of rural residential, farmland and hobby farms
- Frank's Dairy original farmstead
- Industrial character
- Railway wye

West commercial/industrial

This area, with its mix of new commercial and old industrial land uses is representative of the evolution of Terrace from an industrial centre to a new modern city.

Some characteristics of West commercial/industrial include:

- Location of early community of Kitsumkalum next to the Skeena River
- Entrance to Terrace from Kitsumkalum
- Kwinitza CN foreman's house
- Evidence of past and still operating sawmills
- Emerging contemporary businesses and restaurants
- Grand Trunk Pacific pathway
- Pullman train car used by the Skeena Valley Model Railroad Association

Airport

The Airport is significant for its creation during, and role in, World War II and as a transportation amenity for the northwestern region. With frequent flights daily to and from Vancouver, the airport represents an easy link to the wider world. The Airport has several identified heritage resources from Terrace's World War II era, as well as archaeological resources documented in the 2008 *Archaeological Impact Assessment for Terrace/Kitimat Airport Lands*.

Some characteristics of the Airport include:

- Flat landscape with runway and roadway patterns reflecting original airport layout
- Airport terminal building
- Airport ancillary buildings and activities
- Association with Kitselas Development Corporation
- Agricultural lands in the Agricultural Land Reserve (ALR)
- World War II gunnery backstop and storage bunkers
- Skeena Industrial Development Park
- Open space, natural areas and views
- Informal walking trails north of Airport Hill



Ferry Island trails.



Bench rural character.



Terrence Airport. Robin Rowland photo.



Pullman railway car on GTP trail. Terrace Standard.

Kitsumgallum School, 2015.



Kitsumgallum Public School, 1940s.



2.3 TERRACE'S HERITAGE RESOURCES

2.3.1 Recognized heritage register resources

Terrace has been aware of the importance of its heritage resources since 1960 with the establishment of the Terrace and District Historical Society. Its mandate was to preserve buildings and archives representing the pioneer era in the region from 1890 to 1930. Following in the 1970s and 80s were two early inventories, *Historical Buildings in the District of Terrace (pre-1940)*, which took a Greater Terrace approach, and *Terrace Historical Buildings Update*, which focused primarily on residential buildings and commercial buildings in the Downtown. In 1983, the Terrace Regional Historical Society was created to preserve the city's historical buildings and landmarks.

Terrace has already identified a number of historic places and resources in a formal way through its heritage register. The inclusion of diverse resources such as the Kitsumgallum Cemetery, Heritage Park Museum and World War II sites, in addition to a number of more traditional heritage buildings, creates a strong foundation for the identification of new resources.

Terrace's heritage register can continue to be used as an effective planning tool to allow the City to formally identify historic resources and integrate them into land use planning processes.

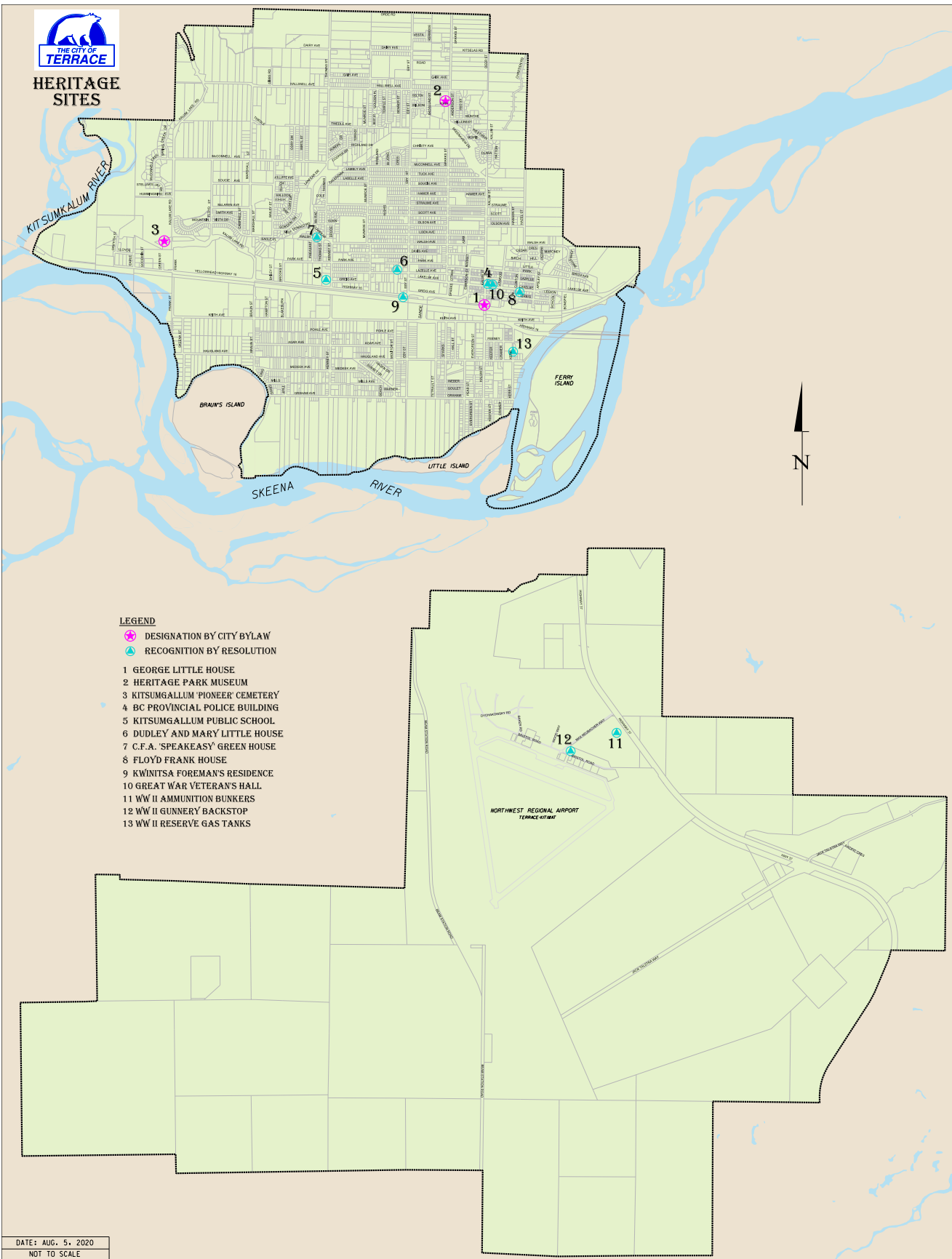
Strategies for developing a heritage inventory and continuing to add a variety of resources to the heritage register will capture the values associated with these new resources and help conserve them. A heritage inventory for 2020 based on the community engagement can be found in Appendix G.

Heritage resources currently on Terrace's Heritage Register



Heritage resource	Address or location	Date of recognition or designation
Kwinitza Foreman's Residence	4805 Highway 16 West	2006
Floyd Frank House	4459 Lakelse Avenue	2006
C.F.A. "Speakeasy" Green House	5006 Walsh Avenue	2006
Dudley and Mary Little House	4814 Lazelle Avenue	2006
Kitsumgallum Public School	3205 Kenney Street	2006
Kitsumgallum "Pioneer" Cemetery	Kalum Lake Road	2006
B.C. Provincial Police Building	3244 Kalum Street	2006; Designation Bylaw No. 1516-1996
Great War Veterans' Association Hall	4552 Lakelse Avenue	2015
Heritage Park Museum	4702 Kerby Avenue	2006; Designation Bylaw No. 1001-1983
George Little House	3100 Kalum Street	2006; Designation Bylaw No. 978-1982, amended by Bylaw No. 1828-2005
World War II Ammunition Bunkers	933 Highway 37	2018
World War II Reserve Gas Tanks	2704 Cramer Street/4461 Feeney Avenue	2018
World War II Gunnery Backstop	4401 Bristol Road	2018



HERITAGE SITES



LEGEND

-  DESIGNATION BY CITY BYLAW
-  RECOGNITION BY RESOLUTION
- 1 GEORGE LITTLE HOUSE
- 2 HERITAGE PARK MUSEUM
- 3 KITSUMGALLUM 'PIONEER' CEMETERY
- 4 BC PROVINCIAL POLICE BUILDING
- 5 KITSUMGALLUM PUBLIC SCHOOL
- 6 DUDLEY AND MARY LITTLE HOUSE
- 7 C.F.A. 'SPEAKEASY' GREEN HOUSE
- 8 FLOYD FRANK HOUSE
- 9 KWINTSA FOREMAN'S RESIDENCE
- 10 GREAT WAR VETERAN'S HALL
- 11 WW II AMMUNITION BUNKERS
- 12 WW II GUNNERY BACKSTOP
- 13 WW II RESERVE GAS TANKS

DATE: AUG. 5, 2020
NOT TO SCALE



2.3.2 New identified heritage resources

Heritage resources are a representation of a community's values and include not only the built environment but resources such as geographical and physical context, natural environment, neighbourhoods, buildings, landscapes, trails, traditions, events, place names and many other tangible and intangible features or qualities.

The following are types and examples of heritage resources that were identified during the project (see Appendix G for a full inventory list).

Places of Indigenous history

Many respondents at the workshop and through the online questionnaire identified the long human history of Indigenous peoples in the Terrace area as being highly significant, and requiring engagement and recognition. Important heritage resources and suggestions that were received on how to better honour Indigenous heritage include:

- Engage with Indigenous and non-Indigenous communities to capture the history of the full territory and shared traditional lands prior to city boundary demarcation
- Bring back language, use traditional place names and ensure Indigenous places are identified and known
- Conduct a traditional use study near the Old Skeena Bridge
- Re-think the preeminent colonial narrative
- Ferry Island as a former home of Kitselas ancestors¹⁷
- Waap Galts'ap Community House and Freida Diesing School of North Coast Art
- Kitsumkalum-owned lands within the city boundary
- Skeena River
- First Nations art represented in the city's murals

Natural features

Terrace's natural setting and forested landscape has been identified as being highly significant to the community. Identifying natural landscapes as valued heritage resources can assist with Terrace's ability to manage visual, ecological and other impacts on its forest and other wild lands.

Natural heritage values may be located on private or Crown land and management strategies include working with partners to potentially achieve the conservation of important natural areas and landscapes.

- Forested landscape that has ecological and aesthetic value
- Accessibility of nature and wilderness
- Skeena and Kitsumkalum River
- Trees within and around the city that should be protected
- Trail system
- Geographical setting
- Terrace Mountain

Cultural landscapes

An expanded view of cultural heritage includes the identification of the relationships between people, events and natural and cultural places that create cultural landscapes, defined as any geographical area that has been modified, influenced, or given special cultural meaning by people.

- Places associated with agriculture and food production
- 1920s-30s mining industry for gold and silver
- Remnant fruit trees
- Downtown, especially the 4600-Block Lakelse and Lazelle Avenue
- Historical farmlands that remain actively managed
- Industrial areas
- Walking and hiking trails
- Public open spaces

Intangible heritage

Terrace's history of diverse cultures gives rise to many stories inspired by history and the environment, including Indigenous use of the land and generations of spoken history, events and rituals through all phases of the community's existence. This list includes some of the intangible aspects of Terrace that citizens consider to be of importance.

- Cultural and sporting events
- Terrace's cultural life
- Community places such as the Happy Gang Seniors' Centre
- Farmers' Market and the Winter Market
- Rich music tradition
- Riverboat Days
- Spiritual places

Built heritage

Terrace's built heritage reflects its history from the founding of the community up to the present day. There are key buildings and houses built before 1950 that have been recognized or identified, such as the Provincial Police Station, the Frank Farmhouse at Eby's Landing, and the Haugland House. However, the physical development and diverse built heritage of the city created through all of its history is also significant to its heritage character.

- Old Skeena Bridge
- Mills Memorial Hospital
- 1960s boom years buildings
- World War II infrastructure
- R.E.M. Lee Theatre
- Centennial Public Library



Terrace South Side rural areas.

3

HERITAGE CONSERVATION MANAGEMENT

3.1 PROGRAM GOAL AND GUIDING PRINCIPLES

GOAL: AN ENHANCED HERITAGE PROGRAM FOR TERRACE

The goal of the Heritage Conservation Plan is to embrace heritage as a core part of the Terrace's future, ensuring the city's heritage is sustained through strong City leadership, community engagement, sustainable actions, financial support and cultural events and recognition programs.

To achieve the goal, it is important that the City of Terrace and the community find robust ways to support and implement the actions in the Heritage Conservation Plan through incremental steps that will result in high impact over time.

GUIDING PRINCIPLES

Principle 1: Heritage is for everyone

- Heritage conservation engages the whole community, contributing to the city's liveability, celebrating heritage, and increasing awareness and community pride.
- Transparency in the implementation of the heritage program through working closely with and for Terrace's citizens, community groups and institutions, and undertaking ongoing engagement of stakeholders and including ongoing and meaningful Indigenous consultation.
- Working with partners and stakeholders to collaborate on conservation projects, and fostering political and organizational support for the heritage program.
- Enhancing the capacity for heritage stakeholders, including the Community Heritage Commission, to assist in heritage awareness and education initiatives.

Principle 2: Heritage is everywhere

- The Heritage Conservation Plan acknowledges a diversity of heritage values and resources that together reflect all aspects of Terrace's history, strengthening community identity and character.
- Understanding the community's heritage values and character-defining elements, so that conservation decision making can follow best practices for heritage conservation.

Terrace City Hall, 1964.



Heritage Park Museum.



A SavMor house, part of Terrace's residential history.



- Identifying a wide range of heritage resources that reflects all aspects of Terrace’s history and supports community identity and character.
- Making heritage conservation an integral part of community planning and part of any future changes in Terrace, including community matters such as sustainable agriculture, climate change and others.
- Undertaking sustainable conservation by focusing heritage conservation practice on achievable results that will ensure the conservation of cultural resources that convey community heritage values.



Cedar pole, 1934.
BCAR na-05399.

Principle 3: Commitment and communication are key

- Communication, interpretation and education help build awareness and capacity for heritage in the city, which in turn contributes to its appreciation and conservation. Creating a commitment to heritage by all City staff, developers, homeowners and the general public through support, education and easily implemented procedures and actions.
- Engaging the full and broad community, interpreting heritage and increasing awareness and community pride and sharing the city’s heritage value in ways that inspire discovery and a sense of personal connection.
- Creating a commitment to heritage by all City staff, developers, homeowners and the general public through support, education and easily implemented procedures and actions.
- Continuing advocacy for broad, city-wide policy support for Terrace’s heritage program, including best practice, regular implementation of the recommendations and actions in the conservation plan and the dedication of City staff time, funding and resources.
- Ongoing monitoring and regular review of the Heritage Conservation Plan to document tangible outcomes, collect feedback, make adjustments as needed, and demonstrate achievement of the plan’s recommendations.



McLaren House, Kenney Street.

A. Kerr & Sons apple orchard. City of Terrace, Kerr family collection.



3.2 HERITAGE CONSERVATION OBJECTIVES, STRATEGIES AND ACTIONS

The following four objectives, accompanying strategies and specific actions are designed to connect heritage conservation to sustainable community development, and contribute to the central goal of sustaining Terrace's heritage into the future. Together, they respond to identified community heritage values, the City's objectives and policies for heritage management, and economic and social development found in the current Official Community Plan.

Objectives

Objectives are non-prioritized, higher level, aspirational ideas for conserving Terrace's heritage.

Strategies

Strategies explain how the overall goal of sustaining Terrace's heritage will be accomplished within each objective. The strategies will continue to shape the City's actions over the life of the plan.

Actions

Actions are the specific implementation activities that the City, along with partners and the community, will undertake to effectively conserve and manage heritage in Terrace.

Procedures and tools for City staff

As required within an objective, there is a section of procedures and tools supporting that particular objective that City staff can use on a day-to-day or long-term basis for implementing the strategies and actions.



Speakeasy Green house.



Eby's Landing riverboats. BCAR 09625.



Northwest Regional Airport in the 1950s.



Objective 1
Envisioning the future of heritage in Terrace

Objective 2
Building awareness of community identity

Objective 3
Safeguarding and sustaining everyone's heritage

Objective 4
Keeping documents and artifacts safe

Skeena Bridge at Terrace c.1940 BC Archives e-01728.

3.3 Objective 1: Envisioning the future of heritage in Terrace

Terrace’s heritage is reflected in its position as the crossroads of B.C.’s Northwest. A comprehensive understanding of this heritage and what qualities about the city are important to its citizens is key to ensuring an ongoing community connection to heritage throughout Terrace’s future growth and change.

Heritage can be a foundational part of civic policy that both protects valued resources and puts local needs first. Building a community that meets the needs of Terrace’s

citizens will create a place that people want to visit and stay. Adopting an integrated planning approach will safeguard Terrace’s heritage and identity as the city changes and responds to issues such as social concerns, climate change, development pressures and a changing economy.

Heritage can continue to reinforce the city’s strong and identifiable sense of place as a fundamental part of the city’s social, cultural and economic fabric.

1a Advance reconciliation through heritage conservation

The recognition of Indigenous world-views, values and heritage is recognized as being highly important to the community. Indigenous history is the least represented in the community and recognizing and acknowledging it in definitive ways can contribute to understanding and reconciliation.

Strategy

1a (i) Undertake heritage conservation activities that will effectively advance reconciliation

Understanding and honouring the Indigenous heritage of Terrace will ensure that the community’s values are represented honestly and with integrity. The meaningful acknowledgment of diverse histories and narratives that shaped this place, (whether positive or negative) makes space for a greater sense of collective ownership of Terrace’s heritage identity.

Greater awareness of Terrace’s Indigenous roots and continuous culture can be realized through partnerships and shared decision-making. At a meeting with the Kitselas First Nation in October 2019, there was agreement to work together on the implementation of the Heritage Conservation Plan.

Actions

- Request a follow-up meeting with Kitselas and Kitsumkalum Elders to receive their input and stories and collaboratively create a process of ongoing engagement around heritage.
- With Indigenous partners, recognize and document how the land that makes up the city was used traditionally and is perceived today.
- Within the context of a wider interpretive program, develop storyboards and other interpretive elements for Ferry Island.
- Develop a program for the inclusion of Indigenous place names at key areas throughout the city.
- Develop a walking tour that explores Indigenous places and culture as a foundational step.
- Create community events that bring people together to learn about local Indigenous heritage.
- Consider cultural awareness training for all current and new employees, elected officials and volunteers within the local government.
- Undertake an archaeological overview assessment (AOA) of the city.

1b Integrate heritage conservation and sustainability

Terrace has a wide range of heritage resources and cultural landscapes. People need to understand that Terrace's heritage can be found throughout the city, and is not just concentrated downtown or at Heritage Park. Recognizing and prioritizing places of importance throughout the city is important for achieving goals for heritage conservation.

Strategy

Actions

1b (i) Recognize and celebrate the diversity of Terrace's heritage.

Greater awareness of the diversity of heritage resources will ensure a more holistic and comprehensive heritage program and assist in sustaining Terrace's heritage identity.

Terrace has a unique and diverse history, with many different cultures represented. Reviewing existing narratives, ongoing research, and inclusive approaches to conservation will help ensure that all stories being told will enrich the heritage program and strengthen the community's heritage identity.

- Continue to explore opportunities to identify and preserve new heritage resources, and educate the community and visitors.
- When planning for additions to the heritage inventory or register, consider places that are significant to historically under-represented groups.
- Be proactive in including narratives that may speak to difficult aspects of Terrace's history and heritage.
- Engage with and coordinate community groups such as Terrace Diversity on projects that promote a wider understanding of the diversity of the city's evolution over time.
- Provide information about the history of the community and its heritage resources to new residents to help familiarize them with the city.

1b (ii) Support the city's trail system

Terrace's trail system, integrated throughout the city, is a well-used amenity that helps to show the history and beauty of the city. The Millennium Trail, Howe Creek Trail and Terrace Mountain trails, among others, provide accessibility to the city and to nature, recreational opportunities and scenic beauty.

Taking steps to enhance and expand on the trail system, using a heritage lens to develop interpretation, wayfinding, and new routes, will weave the city's heritage values physically throughout the community.

- Continue to identify new opportunities for trail development and construction in Terrace.
- Identify, restore or mark any trails historically used by Kitselas and Kitsumkalum and research traditional routes or potential corridors that are rooted in Terrace's history.
- Provide interpretation along the city's trails using physical markers and a trails map.
- Include heritage in any trail master planning efforts for the city and surrounding area.
- Involve interested community groups such as the Terrace Off-Road Cycling Association and other recreational groups.

1b (iii) Conserve the city's important views

Terrace's natural setting and topography provides views throughout the city, such as those to the surrounding mountains, Frank's dairy and agricultural lands and to the Skeena River. Development pressure, land clearing and other practices can impact views and viewscales.

Understanding which views are important to the city's heritage identity can positively impact community planning strategies to ensure for their retention.

- Ensure that views are considered in the site analysis for any new public or private development.
- Consider a viewscales study with the goal of informing City development and design guidelines, and informing developers.

Strategy

1b (iv) Celebrate Terrace's agricultural heritage

Terrace has a long and important agricultural history, providing commercial amounts of dairy, meat and eggs, vegetables and fruit to the surrounding region. Agricultural remnants such as Frank's dairy, horticultural businesses, still-existing agricultural field, the farmers' market and the ability to keep bees and chickens contribute to the city's agricultural character.

Supporting the community's agricultural businesses and activities will ensure that food security, self-sufficiency, and connection to the land remain a strong part of Terrace's heritage identity into the future.

1b (v) Sustain ecological heritage

Terrace's geographical setting, wilderness and its natural attributes of terrain, climate and waterways are very important. The city has a rich ecological environment, and through the preservation of Ferry Island and Terrace Mountain and Howe Creek, has been able to preserve examples of the local ecology

The City and community can continue to support these values through heritage conservation initiatives such as the initiation and support of sustainable capital projects and the development of a culture of sustainable entrepreneurship.

Heritage can assist with ecological restoration efforts sustaining urban ecosystems and biodiversity. This can be achieved through efforts such as using native or pollinator plants in public realm landscaping, or re-establishing historical ecosystems through the enhancement or reestablishment of fish spawning and rearing habitat in Howe Creek and other local creeks.

Actions

- Retain agricultural land uses within the city.
 - Building on any existing inventories, complete a mapping/inventory exercise of still-existing heritage fruit trees throughout the city.
 - Collect and archive information about Terrace's agricultural history, make it available to the public and provide interpretation throughout the city.
 - Continue to support the farmers' market and community gardens.
 - In partnership with horticultural groups and knowledgeable citizens, develop a grafting program to propagate new trees from existing heritage varieties.
-
- Engage with Kitselas and Kitsumkalum communities to work on their historical understanding of conservation of ecological values in the city.
 - Link heritage conservation to sustainability and adapt and renew rather than replace existing structures.
 - Utilize green technologies for heritage conservation projects.
 - Research organizations and educational institutions in the Northwest and elsewhere for potential partnerships, information sharing and educational opportunities.
 - Develop relationships with environmental volunteer groups, businesses and entrepreneurs to collaborate on sustainable actions in Terrace and the wider region.
 - Ensure heritage conservation efforts respond to the impacts of climate change. Link strategies with those found in *Terrace 2050: Sustainability Strategy*.
 - Conserve character-defining natural heritage features and protect sensitive and character-defining native ecosystems.
 - Consider adaptations to climate change such as the relocation of heritage resources, creating flood-responsive open spaces, using sustainable materials and installing storm windows.
 - Identify natural areas, parks and open spaces and add them to the heritage register as appropriate.
 - Protect ecological heritage and habitat during land clearing or development activities.
 - Develop ways to restore, protect and enhance urban ecosystems.

1c Protect and enhance Terrace’s public realm

Terrace’s heritage identity largely resides in the spaces between its buildings and cultural landscapes within the ‘public realm’. A local government that integrates aspects of the community’s heritage into its planning for public spaces demonstrates a level of care and responsibility for ensuring the past is not lost as the city moves into the future. Terrace is highly valued for its small-town feel, with the city’s downtown identified as the social, economic and cultural heart of the community.

Strategy

1c (i) Enhance the city’s public open spaces

Terrace has many significant and well-used public open spaces including character-defining parks, cultural landscapes, streetscapes and vegetation features. Heritage conservation can retain valued open spaces and their elements and contribute to the character of revitalization or new design.

1c (ii) Identify and protect urban trees

Terrace’s trees have been identified as an important heritage asset. Urban trees and forests provide benefits such as beautifying and cooling the city, removing pollutants, providing habitat for wildlife, providing food and connecting people to nature.

The city’s trees also have cultural heritage value, such as the maple trees planted by George Little on Lakelse Avenue and at the Kitsumgallum Pioneer Cemetery.

Actions

- Ensure that all park and open space planning includes a “heritage lens” so that aspects of what the community has valued about these places in the past is evident as they evolve.
- Always consider heritage conservation in new public realm design by considering layout, materials, site furnishings etc. that respond to character-defining elements.
- Provide open space designs that integrate interpretation at the planning stage.
- Develop streetscape design that is informed by neighbourhood character and make improvements in keeping with those character-defining elements.
- Identify and conserve significant cultural landscapes, plant materials and designed landscapes.
- Initiate an inventory of existing and significant trees, and integrate this into the City’s GIS system.
- Ensure the protection of urban trees in new development, replacing trees that cannot be retained, either replacing with the same or similar species, or with native species as appropriate.
- Consider the preparation of an urban tree strategy with recommendations to protect old growth, preserve urban trees, plant new trees and advocate for tree sustainability.



Trees at Kitsumgallum Pioneer Cemetery.



Plaque at Kitsumgallum Pioneer Cemetery.

Strategy

1c (iii) Revitalize Terrace's downtown

Heritage conservation can assist with downtown revitalization by understanding and protecting existing character and authenticity while allowing new development.

The existing Development Permit Area (DPA) for the downtown is intended to encourage new development or redevelopment to be of a high quality and attractive physical appearance in order to promote a vibrant, healthy, safe and welcoming downtown.

1c (iv) Have heritage inform wayfinding

Incorporating heritage into the city's wayfinding and sign strategy can both contribute to a more effective wayfinding system and strengthen the city's heritage identity.

Actions

- Prepare a comprehensive Statement of Significance for the entire downtown area within the boundaries identified in the OCP bylaw, including elements such as buildings, streetscapes, cultural landscape elements and intangible features.
- Deliver streetscape regeneration projects, starting with the three blocks of Lakelse Avenue, and identify other potential areas for revitalization treatment.
- Ensure any new development in Downtown aligns with guidelines for infill and is both distinguishable as contemporary but compatible with the scale, form and culture of the historic downtown.
- Provide conservation advice and resources for private and commercial property owners in the Downtown.
- Use Bylaw No. 2186 – 2020 *A Bylaw of the City Of Terrace to Establish a Downtown Revitalization Tax Exemption Program* to assist in the conservation of heritage buildings and other heritage resources.
- Consider creating a downtown Heritage Conservation Area, and if implemented, prepare a Statement of Significance for the area.
- Review and revise the design guidelines found in the *Downtown Action Plan*.
- Review the City's 2010 wayfinding strategy to determine if its branding and messaging aligns with historical themes, heritage values and reconciliation efforts.
- Integrate Indigenous identity and place names into the wayfinding strategy.
- Develop an understanding of how people have traditionally moved through the community in the past, on foot, by boat, on rails or wheels, and use that knowledge to inspire the development and placement of interpretation and signs.
- Include historic and heritage value content on sign types such as information kiosks, markers or pedestrian wayfinding signs and elements.

4400 Block Lakelse Avenue, 1908s.



1e Establish a Community Heritage Commission

Part 15, Division 3, Section 597 (1) of the *Local Government Act* enables municipalities to establish Community Heritage Commissions: “a local government may designate an existing organization to act as a community heritage commission.” Establishment of a Community Heritage Commission or board ensures that the voice of the community is represented in decision-making related to heritage conservation and provides expert and informed insight into heritage values, allocation of resources, and oversight of heritage resources.

Strategy

1e (i) Appoint and maintain a Community Heritage Commission (CHC)

A Community Heritage Commission is intended to assist a council or regional district board with the management and implementation of community Heritage Conservation Planning and activities.

See Appendix B for a proposed CHC terms of reference, mandate and scope, and page 41 for a sample Council resolution wording for its creation.

Actions

- Establish a Community Heritage Commission to review and assist in planning decisions around any heritage sites, heritage areas or heritage developments, as well as to ensure that heritage context is considered on relevant municipal initiatives or local projects that may impact heritage resources.
- Invite a member from the Kitselas and Kitsumkalum First Nations to participate in the CHC.
- Include a diverse representation of backgrounds and skills on the Heritage Commission.
- Ensure there are broad and ample opportunities for Heritage Commission participation in advising City Staff and Council where heritage issues may be relevant.



Aerial view of Terrace Downtown c.1960s. BCAR I-28175.

3.3.1 Procedures and tools supporting Objective 1

Downtown design guidelines review

Terrace's downtown is a cohesive historic place unto itself, a cultural landscape containing multiple character-defining elements that embody and contribute to the unique heritage character of the place. Design guidelines should sustain the authenticity of the place while allowing improvements, revitalization and new uses.

Heritage design guidelines should be descriptive rather than prescriptive. Instead of being based on stipulated architectural styles or theme (eg. a sawmilling theme), they should respond directly to the heritage values and character-defining elements of Terrace's Downtown.

Design guidelines should avoid recommending aesthetic solutions to revitalization that give it one particular style. Each building should be seen as an example of its time, and should be treated in a way that respects its individual architectural style and character.

Ensure that changes to individual buildings, or new construction, add to the form and character of the area as a whole.

Recommendations

- Review the current design guidelines for Terrace's downtown to assess their structure and effectiveness in providing values-based guidance and adherence to heritage conservation principles, standards and guidelines.
- Develop values-based design guidance for new construction, infill, rehabilitation projects, and the public realm that honour the heritage values of downtown.
- If a Downtown Heritage Conservation Area is to be considered, prepare a Statement of Significance that takes into account all of the area's heritage, including later built heritage, landscapes and intangible heritage, allowing buildings and heritage features to be recognized as products of their own time.
- Base design guideline recommendations and decision-making on the identified character of the area as outlined in the Statement of Significance.
- Include the importance of residential buildings and their contribution to Terrace's Downtown.
- Have design guidelines be less prescriptive and more inclusive of potentially valuable alterations, urban layers and buildings of all time periods.

- Ensure the guidelines acknowledge and address new infill and additions to existing buildings.
- Base the guidelines on principles outlined in the *Standards and Guidelines for the Conservation of Historic Places in Canada* and consider the appropriateness of the recommended / not recommended approach found in this document.
- Use photographs to illustrate recommended and non-recommended approaches.
- Align the guidelines with other documents such as the *Official Community Plan*.

Community Heritage Commission

A Community Heritage Commission (CHC) is an important component of a local government's heritage program. The *Local Government Act* (Part 15, Section 597) and the Community Charter provide local governments with the authority to form Community Heritage Commissions.¹⁸ Member of a CHC provide evaluations, comments, and recommendations related to the local government's heritage programs and goals

The mandate of a Community Heritage Commission includes:

- Advising local government on matters included in the Commission's Terms of Reference,
- Advising local government on matters referred to it by local government, and/or
- Undertaking or supporting heritage activities authorized by local government

Purpose

The Community Heritage Commission is intended to assist Council with the management and implementation of heritage planning projects and activities. A CHC has the ability to undertake non-regulatory activities delegated to it by Council. A commission can be established or appointed by local government to advise on a range of heritage matters, or to undertake a specific task, project, or program. Best practices indicate the appointment of a Commission that results in a diversity of voices, expertise and experience.

The community heritage commission plans its activities including the preparation of a budget for Council consideration, undertakes its business activities, and reports to Council according to its terms of reference. Except as authorized by a local government, meetings of a community heritage commission must be open to the public.

Process for creating a CHC

Establishing a CHC involves developing a terms of reference, developing membership criteria (eg. a mix of members drawn from the community-at-large, government staff, and politicians), creating a bylaw, and receiving applications from and the appointment of members. A Council representative and staff liaison are part of the CHC.

CHC bylaw

The City of Terrace appoints or authorizes a Community Heritage Commission by adopting a bylaw. The bylaw authorizing the creation of a community heritage commission must include:

- The terms of reference for the Commission must be specifically identified.
- The number and types of members, with guidance on the type of expertise sought within the membership.
- The process by which members are appointed by the Council.
- The procedures regarding the conduct of members, their responsibilities as Commission members, and the governing procedures for meetings.

Heritage BC offers detailed information about establishing a Community Heritage Commission including a sample Enabling Bylaw in *Heritage Commissions Resource Guide*. It can be found on their website heritagebc.ca.

Appendix B includes a terms of reference for creating a CHC in Terrace.

A proposed Council resolution for the undertaking of a CHC follows.

CHC Council resolution

The following is sample wording that could be used to prepare a resolution to direct staff to undertake the creation of a CHC.

Direction to Staff

That staff develop a Council resolution to establish a Community Heritage Commission;

That the City of Terrace, pursuant to Section 597 of the Local Government Act (LGA): 597 – Community Heritage Commissions hereby resolves that:

The City of Terrace supports the establishment of a Community Heritage Commission.

MOVED and seconded, AND Resolved

CARRIED



Terrace in the 1960s. BC Archives i-28177.

3.4 Objective 2: Building awareness of community identity

Communication and awareness are essential to building an appreciation for heritage in Terrace. Identifying its unique heritage resources provides the city with a clear sense of place. As the city continues to develop and grow it is important that the public develops an ongoing appreciation of the history upon which the community is built.

Terrace is currently home to a number of programs, institutions and community alliances which are already very much involved in raising public awareness about the City's heritage assets and values. Shared heritage efforts could be undertaken through partnerships with benefits for all, as well as achieving increased communication and awareness about the city's heritage and heritage program.

2a Promote heritage communication and awareness

Communication includes awareness-building about Terrace's heritage, as well as its celebration and promotion. Awareness-building involves highlighting how Terrace's heritage is foundational to and evident in all aspects of community life.

Strategy

2a (i) Promote community-driven heritage projects

Community involvement in heritage and community-based heritage projects are significant parts of any heritage program. The City and the Heritage Commission can work with members of the community and community groups and institutions to promote heritage projects throughout the city.

Actions

- Develop projects to be undertaken each year such as:
 - Information brochures
 - Community gardens
 - Streetscape projects
 - Heritage plaque program
 - Interpretive sign programs
- Develop and maintain heritage web pages on the City's website specifically devoted to the promotion of heritage education, communication and awareness, and draw on other social media tools such as Twitter, Instagram, YouTube to support these messages.
- Coordinate with arts, culture, recreation, tourism and other groups to embed heritage into their day-to-day work, programs and events.
- Develop an initiative for new residents through which they receive the annual Kermodei Tourism guide, recreation information and a heritage brochure about the community.
- Develop a program of public talks about heritage, such as a University of Northern BC lecture series and Heritage Park Museum's summer lectures.
- Encourage diverse and under-represented community groups to share their history and heritage.
- Continue to promote and expand the annual Heritage Day event.



Bhangra dancers in Riverboat Days parade.

Strategy

2a (ii) Heritage in education

Terrace's educational facilities are excellent venues for promoting heritage in the city.

2a (iii) Prepare an interpretive plan

A comprehensive interpretive plan can effectively develop and organize the city's interpretive program. An interpretive plan establishes specific goals and builds a structured vision of how to achieve them by communicating to an audience through appropriate and meaningful experiences

View of Frank Street, Skeena River in background, 1940s.



“Our greatest assets are the people who live here, the hearts, minds and knowledge-holders of Terrace.”

Actions

- Work with Coast Mountain College and other institutions in providing heritage-related education and training opportunities.
- Distribute the heritage conservation plan to Terrace school teachers with the idea of building student engagement, knowledge and projects around the city's history, heritage and stories.
- Work with Heritage Park Museum on its existing school programs.
- Connect teachers and students with the BC Heritage Fairs Society.
- Develop and maintain a thematic and values-based heritage interpretation strategy with policies on permanent and temporary public realm installations and programs.
- Ensure the interpretive program is coordinated and is implemented city-wide to address everyone's stories, at key pedestrian nodes and intersections.
- Work with First Nations, Terrace and District Historical Society, Terrace Heritage Park and Museum and others to develop interpretive programming.
- Implement a range of diverse interpretive approaches.
- Be proactive in including narratives that may be perceived as negative or difficult in order to promote reconciliation and healing with previously underrepresented communities within the city.
- Ensure that interpretation is developed through engagement and coordination with appropriate community groups, City departments such as Leisure Services and the Community Heritage Commission.
- Develop a strategy and standard for heritage place signs, such as building plaques or interpretive signs.
- Develop a series of Terrace heritage moment videos to be presented on YouTube or other social media platforms.

2b Create more cultural events and recognition programs

Heritage conservation is not limited to the physical conservation of places that matter, or the interpretation and celebration of stories and values that matter most to the community. Awareness-raising and education must also be fostered by the local government and partnership organizations in order for people to gain a greater understanding of and appreciation for Terrace's heritage identity.

Strategy

2b (i) Support local festivals and events

Terrace currently has a number of heritage events and festivals, such as Riverboat Days, Francophone festival and others that are highly valued in the community.

2b (ii) City of Terrace heritage awards

Creating a civic award program brings a greater focus and awareness to the broad range of projects and programs under the heritage umbrella, and over time will promote and encourage local restoration and rehabilitation projects along with other aspects of the city's heritage.

Actions

- Conserve and celebrate intangible heritage by supporting and promoting existing annual heritage events.
- Build on existing successful events currently being held in Terrace
- Research examples from other communities
- Promote multi-cultural events that celebrate Terrace's diversity
- The Community Heritage Commission could partner with Heritage Park Museum with support from City staff and approval by Council to produce the heritage awards.
- The award ceremony could coincide with heritage week or another heritage event such as Riverboat Days or Heritage Day.
- The awards should be inclusive, including built heritage projects, advocacy, volunteerism, publications, projects, educational efforts etc.



2c Integrate heritage and tourism

Vibrant and interesting places to live are wonderful places to visit. While effective heritage conservation programs can often provide residual benefits for tourism in a community, it is important for the local government to be intentional about how responsible stewardship of its historic places, stories, and values can directly and positively impact tourism activities.

Strategy

2c (i) Work with Kermodei Tourism Society

The Kermodei Tourism Society (KTS) is the primary tourism developer and operator in Terrace, and is a key partner in promoting heritage as part of its tourism offerings. There are a number of ways in which the City can work with KTS on joint heritage/tourism initiatives.



2c (ii) Promote Indigenous tourism

Indigenous cultural heritage was identified as a significant value through the HCP survey. Combined with strategy 1a(i), Indigenous tourism can assist in realizing reconciliation efforts.



Totem poles at Kitselas Canyon.
Kitselas First Nation.

Actions

- Review the engagement results from the HCP and work with Kermodei Tourism Society to develop marketing materials that represent both heritage and tourism values.
- Develop relationships and partnerships, with organizations such as Destination BC and Northern BC Tourism, to promote heritage as part of the local tourism package.
- Promote Terrace's authenticity as a northwestern BC town, its quality of life, and outdoor lifestyle.
- Work with business and tourism partners to develop strategies that enhance and animate Terrace's downtown for visitors and residents.
- Develop content that promotes the alternative stories and lesser known stories of Terrace.
- Develop a cultural heritage tourism package of experience-based offerings, including the promotion of the City's heritage conservation work.
- Develop tours to inform youth and create awareness in the community
- Link individual heritage resources locally and regionally through a broader story to create connected points of interest.
- Where possible, through a process of proactive engagement with Kitselas and Kitsumkalum, integrate Indigenous culture into the City's heritage tourism activities.

3.5 Objective 3: Safeguarding and sustaining everyone's heritage

Recognizing the uniqueness of local heritage is key to developing policies and incentives that will provide a heritage lens and purpose as the city develops and grows. This objective outlines the procedures, bylaws and tools that can help to further heritage conservation in Terrace.

3a Apply heritage procedures and guidance city-wide

Good heritage conservation is integrated with good city planning. Key to heritage conservation in Terrace is the development of a process, tools and associated guidelines which City departments can use to evaluate heritage-related proposals. Heritage policy can address such things as character, significance, increase City incentives and support for heritage and other aspects of heritage conservation.

Strategy

3a (i) Heritage planning in all departments

It is important for each City department to be kept informed about heritage conservation as part of its work and to ensure that linkages between community development, heritage conservation and interpretation are considered collaboratively between all City departments. City departments should be pro-active in promoting heritage conservation at all levels.

Actions

- Include City departments - Public Works, Planning and Development, Recreation, Parks, Finance, Leisure Services and others - in all heritage initiatives.
- Regularly provide up-to-date and relevant information and website links about heritage conservation to all departments.
- Create a **Heritage Planning Review Group (HPRG)** with representation from each department. Ensure the responsibility for heritage is assigned to one particular position for consistency during any staff changeover.
- Include heritage conservation when planning and developing new capital projects, undertaking rehabilitation of existing projects and during public realm planning and design.
- Create a page on the City's website dedicated to heritage promotion and information and keep it up-to-date.
- Develop online posts or articles that present information about the City's approaches, policies and projects related to protecting heritage resources.
- Develop an information package to assist homeowners and property owners to rehabilitate or renovate their homes in ways that are compatible with neighbourhood character.
- Add heritage information to TerraMap.

Sande sawmill, 1960s. Sande family collection.



Strategy

3a (ii) Heritage awareness for staff and Council

Ensuring that staff and Council are aware of heritage initiatives in the City and around the province, and have consistent opportunities to further their education and training, can assist in enhanced heritage conservation efforts in Terrace.

3a (iii) Create a Heritage Procedures Bylaw

Section 590 of the *Local Government Act* states that a bylaw may be created to define procedures under which a person may apply for an amendment to a bylaw or the issue of a permit.

The creation of such a bylaw is beneficial to both the local government and heritage property owners, as it improves fairness, transparency, and expectations when decisions about changes to character-defining elements need to be made.

3a (iv) Funding for heritage conservation

The City can assist with the coordination of grant writing and funding applications and assist in securing funding from new major resource investment in the region.

3a (v) Implement a process and guidelines for reviewing heritage plans

This involves assessing development proposals and applications that could impact or change places of heritage significance (see guidelines on page 53)

Actions

- Develop a heritage awareness training package for all current and new staff, Council members, and City volunteers.
- Build into Planning staff's work program annual presentations of case studies regarding heritage conservation, sustainable communities and economic development.
- Organize staff workshops, emphasizing the link between heritage conservation, sustainable communities and economic development.
- Review current heritage-related bylaws to identify gaps in procedures in the regulation of heritage property.
- Review examples of similar bylaws from other jurisdictions to understand the possibilities of what might be included in the bylaw.
- Draft a bylaw that meets the needs of the City's heritage program, including guidance that supports increased formal recognition and protection of heritage resources, and incentivizes property owners to revitalize their properties.
- Recruit community groups to assist in identifying new and diverse funding sources.
- Develop a City of Terrace heritage grants program.
- Consider the creation of a Terrace Heritage Foundation, a non-profit organization to elicit funding from economic development such as LNG companies.
- Develop partnerships with proponents of large infrastructure projects.
- Ensure the coordination of City staff and human resources along with a base level of funding for heritage conservation.
- Explore grant opportunities for heritage conservation (See Appendix B for some ideas).
- Formalize a consistent process and associated guidelines which City departments can use to evaluate heritage-related proposals.
- Develop a heritage application fact sheet similar to those found in the City's Business and Development web page to educate the public and help streamline the application and review process.
- Ensure development proposals are consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, applicable Zoning Schedule, and any applicable Design Guidelines.

Strategy

3a (vi) Conserve neighbourhoods, character areas and the built environment

Respondents during the community engagement identified the need to consider the heritage and character of other parts of the city as well as that of the downtown.

The stewardship of the city's built features that help define its character provides benefits for the community as a whole and conserves heritage resource for potential future uses and benefits.

Terrace has a unique collection of built heritage features from all eras of its history and retaining them can strengthen the city's heritage character.



Terrace farmers market.



A-frame style house example.

Actions

- Consider heritage and archaeology in all future planning and economic development projects.
- Develop Neighbourhood Character Statements with accompanying design direction guidance for Terrace's neighbourhoods as a tool to manage development and change that respects the form and character of these places.
- Ensure the statements are easily available on the City's website, with wide distribution to City staff, homeowners, residents, building and development applicants and others with instructions for their use.
- Support the adaptive re-use of existing housing and other structures for the conservation of heritage and a sustainable approach of reusing, recycling and reducing.
- Promote the use of Heritage Revitalization Agreements (HRA) in Downtown, neighbourhoods and character areas throughout the city (see page 57 for additional guidance).
- Encourage the incorporation of neighbourhood character-defining elements in new developments in residential neighbourhoods.
- Promote the rehabilitation of heritage buildings to meet community needs, such as community venues, affordable housing, live-work and local business expansion space.
- Provide information up-front so development proposals have a better chance at success. Create one-page guidance documents that outline the requirements for heritage-related projects in the city.
- Use the objectives found in the OCP to promote heritage, prepare heritage plans and review heritage projects in development permit areas.
- Ensure heritage reviews for any projects undertaken at the Airport.

3b Develop the heritage inventory and register

For the City to use its Community Heritage Register as an effective planning tool to formally identify historic resources and integrate them into land use planning processes, City staff and the Community Heritage Commission need to apply a practical and consistent method of adding or removing heritage resources to/from the Register using evaluation criteria that align with the community's heritage values.

Strategy

3b (i) Expand Terrace's Community Heritage Register

Expand this planning tool to allow the formal identification and acknowledgment of historic resources so that they can be integrated into land use planning processes.

All nominations to the Terrace Heritage Register will be consistently evaluated using specific criteria. The heritage register will continue to grow, change and evolve overtime, adapting to community heritage values and the physical evolution of the area.

See page 56 for criteria for including resources on the City's heritage register.

Actions

- Use the community's heritage values, the thematic framework, diversity strategy, Neighbourhood Character Statements and the heritage inventory as sources of resources for the heritage register.
- Consider a wide variety of resources for the register in order to holistically recognize and conserve Terrace's heritage.
- Make the Heritage Register searchable on the City's heritage and planning web page.
- Integrate the Register into TerraMap.
- Consider a streamlined online version of the questionnaire developed for this project to elicit new nominations for the heritage register.
- Any proposed additions and changes to the Heritage Register will be evaluated by the Community Heritage Commission using specific criteria to assess its appropriateness for the register.
- Review and update previous building inventories to determine which of those resources still exist and if any are good candidates for the heritage register.
- Ensure the heritage register and Statements of Significance are consulted as part of the foundational documents for City staff to use in making land-use planning and design decisions affecting registered historic places.

3b (ii) Add resources to the heritage inventory

The City can maintain a heritage inventory, an informal list of heritage resources that acts as a database of potential heritage register resources that have not yet been evaluated.

Appendix G is an inventory of heritage resources to 2020 collected over the course of this project.

- Actively continue to add new resources to the heritage inventory and evaluate it periodically.
- Make the heritage inventory publicly available on the City website, including updates as they occur.
- As above, consider a streamlined online version of the heritage questionnaire to elicit new nominations for the heritage inventory.
- Over time, process existing heritage inventories and consider which ones warrant inclusion on the heritage register.

3c Provide tools, incentives and support for heritage

Local governments may provide property owners with regulatory or financial incentives for heritage conservation. Often, actions as simple as removing bureaucratic barriers can be a catalyst for encouraging people to revitalize their heritage properties. In other situations, the provision of financial incentives can greatly enhance downtown or neighbourhood revitalization initiatives.

Strategy

3c (i) Tools and incentives for heritage conservation

Provide effective incentives that encourage developers and property owners to retain heritage, such as Heritage Revitalization Agreements, Heritage Revitalization Tax Exemption, and non-monetary incentives.

Tax-based incentives are appealing because the funding is derived from future incremental property taxes arising from remediation and redevelopment efforts, rather than from current expenditures or reserves.

Actions

- Take advantage of the heritage conservation tools available under the *Local Government Act*.
- Allow new construction projects to access incentives in return for extra costs associated with the conservation of heritage and area character.
- For existing historic properties, promote the use of Heritage Revitalization Agreements, employing the ability to vary regulations as incentives for heritage conservation, or the waiver of permit fees in return for heritage conservation.
- Research the applicability and feasibility of using non-monetary incentives to accept variations in development in return for heritage conservation:
 - Equivalency provisions in the BC Building Code, Heritage Building Supplement, Green Building Code
 - Additional floor space
 - Land use regulations relaxation
 - Relaxed parking requirements
 - Bonus density (particularly effective in areas where zoning regulations have limitations)
 - Subdivision leading to increased land value
 - Reduced waiting times for heritage projects
- Consider the use of financial incentives such as:
 - Local Government Heritage Grant Program (requires city budget line item)
 - Heritage Property Tax Exemptions
 - Revitalization Property Tax Exemptions
 - See Appendix B for some grant ideas and Action 3a (iv) Funding for heritage conservation.
- Consider a moderate increase in development rights in return for character home conservation, such as additional floor space for additions or scale-appropriate infill.
- Continue to promote a culture of retention and reuse of existing buildings and materials through:
 - Sensitive infill or additions to existing buildings
 - Adaptive reuse and conversion of existing single-family dwellings to multi-family
- Incentivize the incorporation of neighbourhood character-defining elements in new developments in residential neighbourhoods.

Mills Memorial Hospital, 1961. McRae collection.



Strategy

3c (ii) Provide information for property owners

The City can assist developers, property owners and design professionals with heritage conservation by providing them with relevant information when they are preparing development plans. This assistance can be developed for commercial sites as well as smaller residential projects to assist everyone in easily managing successful heritage conservation projects.

Actions

- Streamline the process by providing a checklist of requirements including what aspects of the project will be reviewed by Community Heritage Commission and staff. These aspects are defined by the character-defining elements for the property or area.
- Include the need for the addition to the heritage register and preparation of a Statement of Significance for a property in order to access conservation tools and incentives.
- Present the review process as straightforward and transparent to ensure clarity about the planning process for the development community.
- Develop clear, user-friendly heritage planning guides or a brochure, ideally with a flow chart, outlining the Heritage Conservation Planning process with the goal of making the review process simple and transparent.
- Consider an online tool that could be used by design professionals and people wanting to develop or change a heritage property.
- Helpful tools could include:
 - Information about the planning and non-planning policy context of the place
 - Place/site opportunities and constraints
 - Checklist of things that need to be considered
 - Different considerations and levels of detail for different places
 - List of specialist skills/experience required
 - Best practice case studies
 - Consideration of different types of development
 - Consideration of character-defining elements

Gilbert House, 4800 Walsh Avenue.
McRae collection.



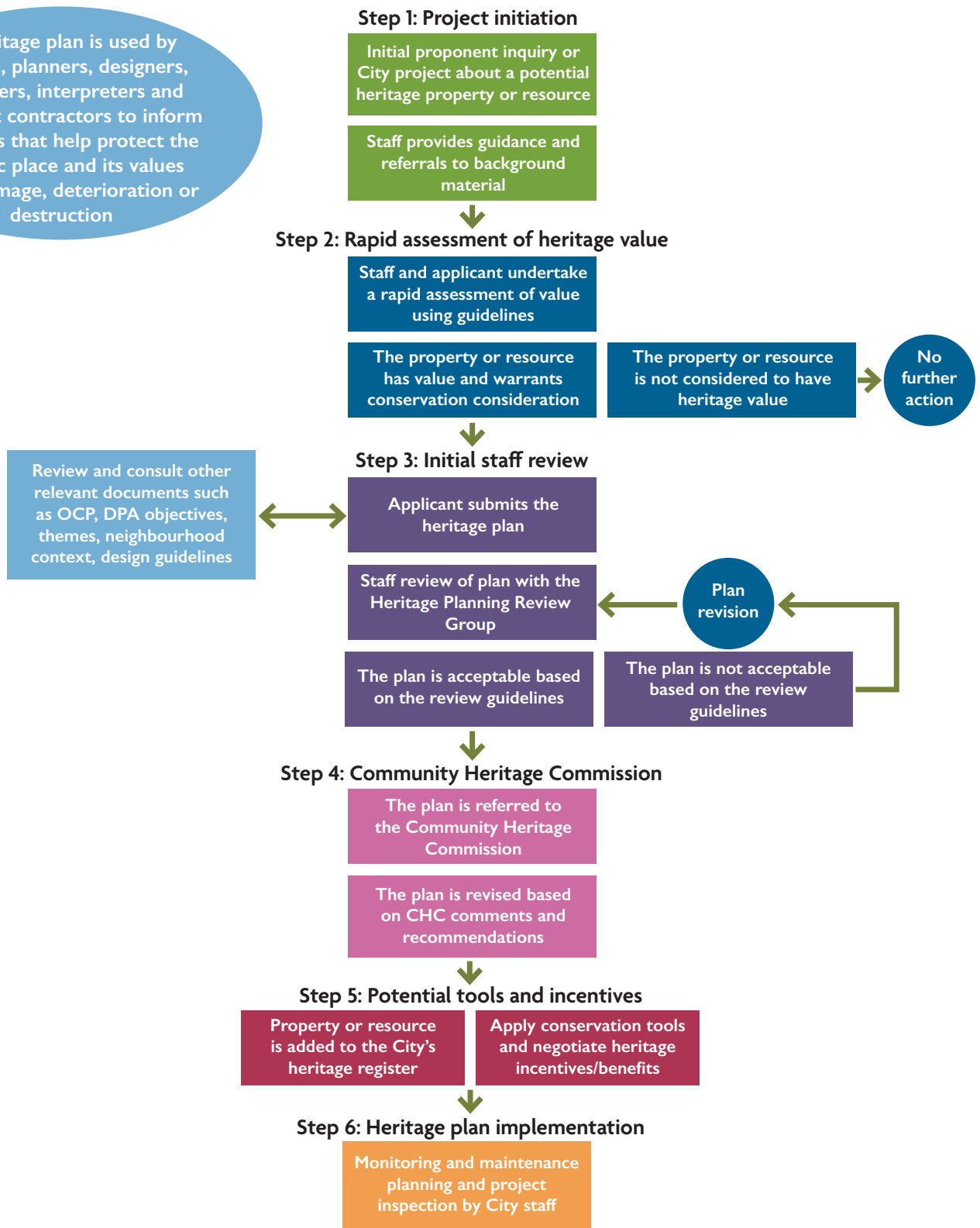
BC Box style house example dating from the
1960s and 70s.



“I’d cry if my well-crafted 1960s rancher was replaced by a vinyl wrapped monster home.”

Heritage Plan Review Process

A heritage plan is used by owners, planners, designers, engineers, interpreters and specialist contractors to inform decisions that help protect the historic place and its values from damage, deterioration or destruction



3.5.1 Procedures and tools supporting Objective 3

Reviewing heritage proposals and plans

A consistent and practical approach to reviewing heritage projects and plans based on community heritage values and accepted criteria is necessary in order to facilitate effective heritage conservation in Terrace. This process would apply to both private and City heritage projects.

In general, heritage plans include these sections¹⁹:

1. Understand the historic place
2. Evaluate heritage significance
3. Assess potential impacts
4. Develop conservation policies

General policies

Use a formal and consistent approach to development and demolition inquiries with regard to inventory and register listed heritage resources.

Use a consistent review approach for all heritage plans including proposals for new development when they come in and specific heritage proposals such as:

- Heritage Revitalization Agreements
- Changes or additions to residential buildings
- Changes to the city's public realm
- City capital projects undergoing requests for proposals
- Demolition applications

Review all heritage plans with the participation and support of the Heritage Planning Review Group made up of City staff and the Community Heritage Commission.

Require any projects or plans seeking heritage incentives or using other heritage conservation tools to be placed on the heritage register and have an accompanying Statement of Significance and Heritage Conservation Plan.

Ensure that all heritage project approaches follow the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Ensure that the public is aware of the assessment procedure and how to navigate it by putting information on the City's heritage web pages.

Process

Step 1: Inquiry about a property or resource

At the initial inquiry, a proponent should be made aware of the process and requirements for preparing a heritage plan. Counter staff should have the basic information to direct a proponent to the general process and to planning staff.

Step 2: Rapid assessment of heritage value

The proponent, with guidance from staff, makes an initial assessment of the heritage value of the property or resource being considered (see guidelines box below).

Step 3: Initial staff review

After submission of the heritage proposal or plan, staff, including the Heritage Planning Review Group (See Action 3a (i), Heritage planning in all departments), reviews the plan using the more detailed heritage plan review guidelines. As it is unlikely that the resource is already on the heritage register, review within the context of OCP and DPA objectives, heritage themes, neighbourhood context, Downtown design guidelines, rapid assessment guidelines (see guidelines box on page 54).

Step 4: Community Heritage Commission review

After their initial review, staff refers the project to the Community Heritage Commission for review and comment.

Step 5: Review potential tools and incentives

The property or resource is added to the heritage register. Staff and the proponent review the potential conservation tools and incentives that may apply to the project including tools enabled in the Local Government Act (Part 15, Heritage Conservation). The plan should appropriately balance public and private benefits.

1. Rapid assessment of heritage value

These guidelines are to be used to conduct the rapid assessment of heritage value in Step 2.

- Where is the project located?
- What is its general history?
- Is the property or resource on the heritage inventory or heritage register?
- How old is the property or resource?
- Has the City or community identified the property or resource as having social, aesthetic, historical or other values?
- Does it align with one or more historical themes?
- What are its particular characteristics (building and landscape) and contribution to its neighbourhood context?
- Is the property or resource at risk?
- What is the condition or extent of any change or alteration that have occurred over time?
- Conclusion regarding heritage value: **yes/no**

Guidelines

2. Heritage plan review

These guidelines are to be used to review the formal heritage plan submission.

Heritage plans identify why a place is significant and how its significance will be sustained in any interventions involving a new use, alteration, repair or management. A detailed work program for maintenance, management, access, use or other issues should be part of the plan.

The following checklist identifies those items that should be considered when reviewing a heritage plan. All plans should be presented to the Community Heritage Commission for review and comment.

Supporting documentation

- Building and site plans illustrating proposed additions or changes
- Photographic documentation
- Heritage conservation strategy including a Statement of Significance
- Inclusion of the heritage plan in development permit application

Project approach

Assessment should be based on high, moderate or minimal.

- The overall approach to the project corresponds to the character and context of the area in which it is located: the downtown, neighbourhood, industrial setting or rural area.
- There has been some level of community engagement.
- The plan has reviewed and addressed appropriate city policies, such as the OCP, sustainability plan, transportation plan, parks and recreation plan and others.
- The proposal contains a balance of private and public benefits.
- Appropriate heritage incentives have been considered and implemented.
- The proposal has the support of the community or neighbourhood.
- The plan has reviewed and addressed appropriate city policies, such as the OCP, sustainability plan,

transportation plan, parks and recreation plan and others as required.

Detailed considerations

- The plan contains a detailed description of the heritage resources and all of its component parts.
- A detailed Statement of Significance has been prepared that outlines the values and character-defining elements of the heritage resource.
- Conservation actions in the plan have been developed in accordance with the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- The plan provides a framework for the sustainable use, maintenance, repair, alteration, and management of the heritage resource.
- The impact of additions, renovations, repairs or other proposed measures on the heritage resource, and its wider context have been identified and mitigation measures proposed.
- The project conserves the overall values and character-defining elements of the heritage resource.
- The proposal development contributes to or enhances the historic or heritage context (site, block, neighbourhood or area)
- City zoning schedules and applicable design guidelines have been consulted and applied.
- The plan includes a comprehensive list of actions or tasks which identified their priority, timing, who is responsible, and the cost.
- A maintenance plan has been prepared.
- Interpretation strategies have been identified.

City approval

- Approval
- Approval with conditions to be met
- Not approved

Heritage inventory and heritage register

Heritage Inventory vs. Heritage Register

Heritage resources in Terrace can be organized in two types of lists:

An informal list called a **Heritage Inventory** is a database of potential heritage resources identified by the community but which have not yet gone through a rating or evaluation process. Terrace's two inventory documents, *Historical Buildings in the District of Terrace* and *Terrace Historical Buildings Update* along with *This Old House: Homes in Terrace built before 1940* are inventories that have been completed in the city. Appendix G of this document lists heritage resources identified during the preparation of the Heritage Conservation Plan.

A formal list called a **Community Heritage Register** is established by Terrace City Council and includes community resources that have been evaluated with a consistent criteria process and which have formal heritage status. New resources are added to the heritage register by Council resolution on advice from planning staff and the CHC.

Heritage Inventory

A municipal heritage inventory is an informal listing, identification tool and database of resources identified by the community and the local government as potentially having heritage value. This ensures they are considered and integrated into land use planning and decision-making. Any identified heritage resource not on the heritage register should be retained on the heritage inventory.

Using the heritage resources listed above and those identified in Appendix G as a starting point, create a new heritage inventory and continue to add resources over time. This helps to increase awareness of Terrace's heritage assets and acts as a 'holding list' of resources that may be considered for formal recognitions on the heritage register in future.

Any resource is eligible for a heritage inventory. It can be used to fill in gaps in identified heritage resources based on theme, geographical location or other criteria.

This community tool should be maintained as an informal archive and database of heritage resources. Include the inventory on the City's heritage web page, with identified resources documented on TerraMap.

Resources can be added to the inventory as they are identified by the community and the City during the course

of its everyday heritage business, and a session of the CHC could be set aside for a review of the inventory once each year.

Community Heritage Register

A Community Heritage Register is a legal planning tool enacted under section 598 of the Local Government Act. It formally recognizes properties identified by the community and the local government as having heritage value so they can be integrated into land use planning processes.

Being listed on a heritage register does not mean that the resource is protected from demolition or alterations, simply that it is formally recognized as a heritage resource by the City. It does not imply any costs to the local government or property owners and it does not limit a property owner's ability to make changes to their listed property.

However, register status allows local government to consider and, if necessary, undertake protective action such as temporarily withholding demolition and building permits and ordering heritage inspections.

A community heritage register must indicate the reasons why property included in the community heritage register is considered to have heritage value or heritage character. It may distinguish between heritage properties of differing degrees and kinds of heritage value or heritage character.

Within 30 days after including property on a community heritage register or deleting property from a community heritage register, the local government must give notice of this to the owner of the heritage property and to the provincial heritage minister.

Inclusion on a CHR allows the local government to utilize the following tools in the LGA:²⁰

- 600** – Heritage inspection may be ordered
- 602** – Impact assessment may be required
- 603** – Local government requests for Provincial protection
- 604** – Withholding of approvals (temporary)
- 605** – Withholding of demolition permits (temporary)
- 606** – Orders for temporary protection
- 610** – Heritage Revitalization Agreements

Local governments may also establish heritage recognition or incentive programs that are eligible to property owners of formally-recognized or protected heritage resources. Incentives may be administrative, regulatory, or financial.

Properties listed on a heritage register are eligible for heritage incentive tools within the *Local Government Act* and provides eligibility for special provisions within the BC Building Code and Heritage Building Supplement.

Community Heritage Register evaluation criteria

General background information:

- Resource name
- Address/community/neighbourhood

Resource type:

- Building
- Group of Buildings
- Community
- Cultural Landscape
- Structure
- Intangible Resource
- Other (describe)

Other information

- Significant date(s) eg. construction or establishment date, significant events, etc.
- Former names
- Association with community traditions
- Designer/builder
- Historical associations with individuals or groups
- Other forms of recognition
- Level of risk eg. damage, destruction, loss, sale or development pressure

Heritage values

- Contextual value
 - Contribution to streetscape, cultural landscape, grouping, development pattern, historic period
 - Landmark
 - Physical features or associations that contribute to context
 - History or historical context such as local, regional, provincial, national, international events or forces
- Layers of heritage value that consider the full history of the resource
- Physical extent of the resource or as part of a group such as a neighbourhood, community, or cultural landscape
- Community advocacy, awareness or request for acknowledgement of heritage value or intervention
- Ability to increase or improve reconciliation and relationship-building efforts with less recognized groups

- Representation of Terrace's heritage themes
- Representative of a range of heritage values:
 - **Aesthetic values** – visual and material qualities of a resource. This may include beauty, physical attributes, and materials.
 - **Historic values** – historical events or phenomena, or associations with individuals or groups of people.
 - **Scientific values** – advancement of knowledge or technology.
 - **Cultural values** – expression of a way of life of a group or groups of people. May also include artistic expression.
 - **Social values** – human aspects of a heritage resource such as beliefs, emotions, perceptions and activities.
 - **Spiritual values** – the belief system or systems of a group or groups of people, or of individuals. May be reflective of stories, legends, myths, and particular experiences or practices.

Level of significance

Exceptional

- A resource that is unique, under threat, highly sensitive, or represents an aspect of the region's history that is underrepresented or at risk of being lost.
- A resource that represents many layers of heritage values associated with a diversity of groups in the community or eras in our history.
- A resource that may be a common type, but is exceptional because it is most likely to be retained out of a group
- A resource that stands out because it has had few alterations.

Significant

- A resource that is one of a few or several of its type, is not readily threatened by development or loss, and demonstrates values that may be found in other resources throughout the region.

Common

- The resource embodies heritage values, yet does not stand out as a unique for its physical or heritage value types.

Updating and adding to the Heritage Register

The Heritage Register should continue to be updated and added to, with information about register resources available on the City of Terrace website. The City should accept ongoing nominations from the public, and ensure information and updates about the community's heritage resources to be available to the public.

A local government can determine its own criteria for additions to the Community Heritage Register. However, the most effective registers follow a values-based management approach, and implement a prioritization matrix that is based on the community's over-arching heritage values and recognition criteria.

The register should consider a wide range of city-owned and community heritage resources and include built, cultural landscape and natural heritage resources, as well as intangible features. The selection of places for addition to the register should be conducted by city staff, the CHC and community members, working together to review new historic places.

Heritage resources placed on the CHR generally have a Statement of Significance written for them. A Statement of Significance identifies the description, heritage value, and character-defining elements of a historic place and is required in order for a historic place to be listed on the BC Register of Historic Places. Terrace currently has 13 resources on the BC Register of Historic Places.

See page 56 for a list of Heritage Register evaluation criteria.

World War II Gunnery Backstop. City of Terrace.



Heritage Revitalization Agreements (HRA)

Council can, by bylaw, implement a Heritage Revitalization Agreement with a developer or property owner. This tool allows local governments to offer planning incentives to encourage owners of heritage buildings to retain, stabilize, adapt and protect their heritage buildings through density bonuses, and the relaxation of use, density, lot size, parking, setback and other regulations. (See LGA Part 15, Division 5, Section 610, Heritage revitalization agreements).

A Heritage Revitalization Agreement is a high level of heritage protection. It not only supports heritage retention and rehabilitation, but it can also be used to advance the local government's other priorities, such as housing and rental strategies.

It is a formal, voluntary, and written agreement that is negotiated between a property owner and the City. The agreement allows local governments to supersede local zoning regulations and to provide non-financial incentives which would make it viable for owners to conserve property of heritage merit.

An HRA enables the local government to enter into agreements with a developer on a site-specific basis that provide long-term protection for the property. It allows the local government and property owner to make a formal agreement on a specific development and can supersede zoning regulations for site specific management of heritage values and character.

An HRA is site-specific zoning where a specific form of development is agreed to by owner and the City and is a way to support the conservation of heritage values by allowing variances outside of what could possibly be permitted within the existing zoning of the site.

The agreement offers incentives to homeowners in exchange for restoration of the property, which is also protected through heritage designation. These incentives are provided to make it viable for owners to restore a heritage property. A good HRA balances both private and public benefits. Private benefits are the compensation for the heritage conservation work and for the responsibility of maintaining a protected resource.

The HRA would be formally implemented in Step 5 of the heritage plan review process outlined on page 56.

An HRA application can have the following simplified process:

- Preliminary inquiry including the assessment of heritage value in order to meet eligibility requirements.
- Pre-application review
- Application

- Community and commission review
- Director of Planning or Council approval
- Public hearing
- Consideration and adoption of bylaw

The local government and the property owner identify the need for the use of a Heritage Revitalization Agreement that could be used in a particular situation, negotiating the proposed form of development and the terms of the HRA, including the obligations, duties, and benefits of the agreement.

Local government seeks legal advice and drafts the HRA and the corresponding bylaw.

The owner submits a development application and /or subdivision application and financial analysis which are reviewed by staff. Approval is subject to Council enacting the HRA Bylaw.

If the use or density of the property is proposed to be changed, a public hearing must be held (refer to the *Local Government Act* for public hearing requirements). Council adopts the bylaw.

Within 30 days of the adoption of the bylaw, local government files a notice in the Land Title Office to register the Heritage Revitalization Agreement on the property title. Local government must also notify the minister responsible for the Heritage Conservation Act (the Heritage Branch).

The project phase will include requirements as specified by the local government. These may include (but are not limited to):

- Submission of building permit drawings
- Formal review by City departments
- Heritage Alteration Permit
- Regular updates on work progress
- Site visits by local government staff

A Heritage Revitalization Agreement may only be altered with the consent of the property owner and local government. Local government must adopt a bylaw to amend a Heritage Revitalization Agreement. At completion, a site review is conducted, and the project is signed off.

See Appendix B for some grant ideas and HRA examples and guides, and Action 3a (iv) Funding for heritage conservation.

More information is available in *Heritage Revitalization Agreements: A Resource Guide* <https://heritagebc.ca/learning-centre/heritage-revitalization-agreements-a-resource-guide/>

Also see City of Vancouver grants program <https://vancouver.ca/people-programs/heritage-grants.aspx>

Additional heritage conservation tools

This section highlights additional heritage conservation tools likely to be most applicable to Terrace found in the *Local Government Act* and the *BC Community Charter*. The legislation provides options for the management and conservation of heritage resources.

Revitalization Tax Exemption Program

Terrace currently has an existing Tax Exemption bylaws: Bylaw No. 2186 – 2020 *A Bylaw of the City Of Terrace to Establish a Downtown Revitalization Tax Exemption Program*. Section 226 of the Community Charter gives municipalities the authority to grant revitalization tax exemptions for a period of up to ten years.

How it can be used in Terrace

Consider the use of the Tax Exemption Program to assist in the conservation of heritage buildings and other identified heritage resources, and to implement a fee-reduced or fee-waived permit program to encourage the conversion of under-utilized building spaces in Terrace’s downtown.

Zoning

This tool allows changes in zoning on sites, typically land use and density, to facilitate heritage conservation. This tool can be used to regulate land uses, density, siting and the subdivision of land including the shape, dimension and area of parcels. A set of zoning regulations can be developed for an area or neighbourhood to facilitate the conservation of heritage resources. Zoning will be different for differently protected heritage properties. An increase in density or change in permitted land uses can assist in making the conservation of heritage properties viable.

How it can be used in Terrace

Review the municipal Zoning Bylaw to ensure consistency with heritage conservation objectives.

Review and adjust existing zoning bylaws to prioritize and facilitate retention and adaptation of existing building stock, and consider and encourage appropriate infill development in neighbourhoods to encourage retention of existing residential character buildings.

Heritage Designation

The City of Terrace can, by bylaw, identify a heritage resource, property, site or area for designation to ensure the long-term protection of the heritage resource.

If the heritage resource is private property, the local government must provide compensation to the property

owner for any loss in market value as a result of heritage designation.

How it can be used in Terrace

This tool has the potential use of designating heritage resources in Terrace's Downtown or in its historic neighbourhoods for their long-term protection and greater regulatory oversight of changes made by property owners.

The report to Council must include a Statement of Significance and show compatibility with the OCP, use of the property and adjoining lands, condition and economic viability of the property and any need for financial support.

In communities where designations are rare, it is often recommended that the local government lead by example, by designating its own heritage properties as appropriate.

Heritage Alteration Permit

A Heritage Alteration Permit ensures that changes to heritage properties are consistent with the City's heritage protection and conservation objectives. This tool provides a level of control to ensure that alterations to heritage properties are consistent with approved standards and guidelines. A local government can permit variances to zoning requirements using a Heritage Alteration Permit.

Heritage alteration permits are used most frequently for properties that are:

- Designated
- Included on a Heritage Conservation Area schedule
- Protected by a heritage revitalization agreement
- Protected by a heritage conservation covenant
- Archaeological sites or other sites protected under the heritage conservation act

How it can be used in Terrace

The City can use heritage alteration permits to protect City-owned and privately owned heritage properties that have been designated and those that fall under future Heritage Revitalization Agreements.

Temporary Protection Order

Temporary protection is intended to allow local government to give detailed consideration to future long-term protection options for a property and to negotiate an appropriate resolution with the property owner.

There are several types of temporary protection available to local governments, including:

- Withholding of approvals
- Withholding of demolition permits

- Temporary protection orders
- Temporary protection bylaws
- Temporary protection control periods

How it can be used in Terrace

Under the *Local Government Act*, temporary protection measures for designated properties or those listed on a Community Heritage Register or within in Heritage Conservation Area allow Council up to 60 days to withhold issuance of a demolition, building or development approval

Heritage Conservation Area (HCA)

A Heritage Conservation Area is a distinct and identifiable neighbourhood, characterized by its historic value. The purpose of the HCA is to minimize the loss of historic buildings and streetscape character and ensure that any new construction is in keeping with the character of the neighbourhood.

The HCA achieves this purpose by providing both long-term heritage protection (preventing demolition of properties with heritage value) and by controlling the design of new construction and alterations to existing homes with heritage value. Heritage Conservation Areas are identified in an Official Community Plan and are implemented primarily through Heritage Alteration Permits (HAP).

Property owners in an HCA may receive benefits if their property is protected. The intent of these benefits, or incentives, is to provide some offset to the impact of an HCA, such as reducing an owner's ability to make changes to their property, possible greater cost of maintaining a property to a higher standard and possible impact to property value.

How it can be used in Terrace

Heritage Conservation Areas can be used to protect and heighten awareness of Downtown and potentially other neighbourhoods or areas. While all of the properties within the HCA boundary may not necessarily be considered as a heritage resource, the HCA provides guidance to protect the character of an area as a whole. A consultation process regarding the implications of the HCA and its proposed boundaries should be undertaken prior to considering this tool.

Other sources

Other heritage tools can be explored using Part 15 of the *Local Government Act* and the BC government's *Heritage Conservation: A Community Guide*. Heritage BC (heritagebc.ca) has a number of guides for utilizing conservation tools. *A Generic Toolkit for BC Governments* produced by the City of Richmond, while dated, is a comprehensive listing and description of tools, both LGA tools and others.

Heritage conservation in Development Permit Areas, neighbourhoods and character areas

Section 488 of the *Local Government Act* authorizes municipalities to designate Development Permit Areas (DPAs) in a Official Community Plan in order to achieve specific purposes.

There are three main development activities in Terrace that require Development Permits:

- An environmental Development Permit outlines requirements for protection of the natural environment and requirements to help mitigate natural hazards.
- A form and character Development Permit outlines design requirements for new construction and development of commercial, industrial and multi-family buildings.
- A revitalization Development Permit outlines requirements to alter lands revitalize areas where commercial uses are permitted.

Development Permit Areas provide an opportunity for heritage conservation because they can be used to regulate the form and character of a particular area or neighbourhood. Guidelines describing the conditions or objectives for works or development have been established for each of DPA.

Terrace's residential neighbourhoods and industrial, commercial and agricultural areas, each with their own identity and feel, have been formed by a diversity of families, development waves and economic booms and busts.

There are areas of the city that are not regulated by development permit, such as residential neighbourhoods. These areas have heritage character and heritage or character buildings and features that should be considered for revitalization and retention.

The City is unlikely to have the capacity to document and place on the heritage register every residential and other building that may have heritage character, or to create individual design guidelines for each neighbourhood or area in the short term.

Combining the use of Neighbourhood Character Statements or Statements of Significance with the guidance for Development Permit Areas is a way of flagging potential heritage resources without the need to place every residential building or landscape feature on the heritage register.

Using a combination of Development Permit Areas, heritage inventory, heritage register, Neighbourhood Character

Statements or Statements of Significance, rapid heritage assessment checklist and heritage plan review process, the City can ensure that the character of each neighbourhood is considered in the event of development and change, and that key buildings, structures and landscapes are retained.

Processes to use

Review and adjust existing zoning bylaws, Development Permit Areas and their corresponding design guidelines as required to prioritize and facilitate retention and adaptation of the existing building stock, and to reflect accepted standards and guidelines for heritage conservation.

Consider and encourage appropriate infill development in all character areas to encourage retention of existing character buildings.

Encourage the retention of existing older homes from a variety of eras when considering new development or changes in neighbourhoods using available conservation tools and incentives.

Prepare, illustrated Neighbourhood Character Statements or Statements of Significance and make them available to view and download on the City's website. Where possible and appropriate, encourage the Neighbourhood Character Statements to influence infrastructure and public realm considerations, any proposed rezoning, new development initiatives, variances, proposed changes to existing buildings, new construction and infill.

While formal design guidelines are not contemplated for Terrace's neighbourhoods, include brief design direction in the Neighbourhood Character Statements that encourages new development that retains character while allowing managed change to occur.

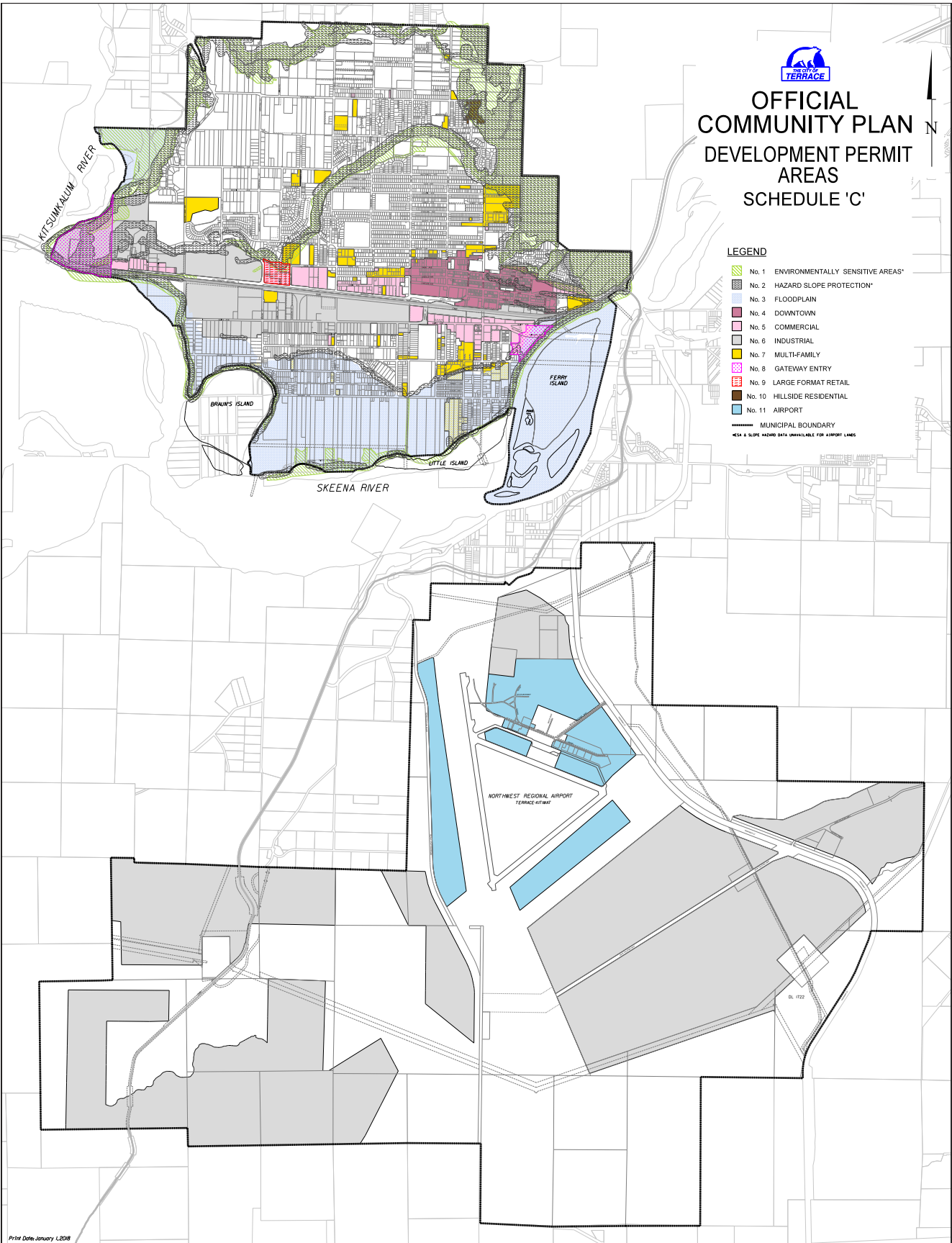
For example, some of the character-defining elements (CDEs) in Terrace's neighbourhoods include the smaller scale of the buildings, heterogeneous appearance and the siting of the houses along their streetscapes. A design direction could be to limit the scale of a new building by breaking it up into sub-units that are no bigger than an older house located on the same block, and to consider varying siding materials and/or colour for adjacent sub-units of a new building.



OFFICIAL COMMUNITY PLAN DEVELOPMENT PERMIT AREAS SCHEDULE 'C'

LEGEND

- No. 1 ENVIRONMENTALLY SENSITIVE AREAS*
- No. 2 HAZARD SLOPE PROTECTION*
- No. 3 FLOODPLAIN
- No. 4 DOWNTOWN
- No. 5 COMMERCIAL
- No. 6 INDUSTRIAL
- No. 7 MULTI-FAMILY
- No. 8 GATEWAY ENTRY
- No. 9 LARGE FORMAT RETAIL
- No. 10 HILLSIDE RESIDENTIAL
- No. 11 AIRPORT
- MUNICIPAL BOUNDARY
- *EPA & SLOPE HAZARD DATA UNAVAILABLE FOR AIRPORT LINES



City of Terrace.

Print Date January 1, 2018

3.6 Objective 4: Keeping documents and artifacts safe

Throughout the community engagement, people voiced the need for a central location for Terrace’s documentary, photographic and other archival material by undertaking the long-term development of a central repository for these historic assets.

Some groups consider the lack of archives to be the most important heritage issue in the city. An archives would ensure appropriate and permanent care for records of historical value, in order to make them available for use both now and in the future.

4a Create repositories for heritage assets

Heritage conservation programs must be supported and enhanced by excellent research, documentation, and celebration of the community’s history over time. An archive and a museum provide space to do this.

Strategy

4a (i) Develop a community archives

For most communities, support for research and document collection involves the creation and development of repositories for assets such as photographs, histories (both oral and written), ephemera, and other archival material. Development of a long-term and permanent repository in Terrace will provide foundational support for excellent decision making with the City’s heritage conservation program.

An archives serves not only to preserve historical materials but also to make them available for use. No matter how small the archives, reference services and public relations activities must be included in an archival plan.

A joint museum and archives, located in the downtown, was identified as being of considerable importance.

It is important that any institutions include the cultural history of the people who have called this area home for thousands of years, developed with reconciliation in mind.

Actions

- Engage with Kitselas and Kitsumkalum First Nations when developing plans for a museum and archives.
- Engage with and coordinate community groups including the Terrace Public Library.
- Establish an archive steering committee with representatives from the above groups and Nations.
- Create a census of textual material currently stored at various locations around the city.
- Conduct a feasibility study including whether the archives and museum should be a joint operation.
- Institute a funding mechanism such as a tax levy, consider joint funding between the City and the Regional District of Kitimat Stikine, and approach other institutions such as the Kermodei Tourism Association as potential funding partners.
- As a temporary solution, set up dedicated space with shelving in a climate-controlled room in a City-owned building.
- Engage a local individual, City employee or heritage organization to manage the intake of documents and photographs.
- Develop an archive collection management policy.
- Engage an archivist and establish a volunteer program.

Strategy

4a (ii) Prepare for a downtown museum

While Heritage Park Museum provides the community with an excellent representation of settlement era buildings, exhibits and interpretation, it was not built with the conservation of historic artifacts in mind and the scope of its exhibits are focused on a particular period in time and specific groups of people.

Numerous participants in the community consultation expressed the need for a heritage museum which is all-encompassing of the local history starting at time immemorial and the many people who have shaped it.

A purpose built museum in either an adaptively re-used structure or in a new building provides permanent, safe repository for artifacts of importance to the community's history. It provides a space to share and interpret history, both tangible and intangible, through exhibitory and programming available to local residents and visitors alike.

Actions

- Engage with and coordinate community groups including the Terrace Heritage Park, Terrace and District Historical Society, Terrace Regional Historical Society, Friends of George Little House, Kermoder Tourism and representatives from Kitselas and Kitsumkalum First Nations.
- Establish a museum steering committee with representatives from the above groups and Nations.
- Conduct a feasibility study.
- Institute a funding mechanism such as a tax levy, consider joint funding between the City and RDKS and approach other institutions such as tourism association.
- Determine a site which is best suited for a museum.
- Develop a museum collection management policy.
- Plan for exhibits and programming.
- Undertake fabrication and installation of exhibits.
- Engage a museum director and curator and establish a volunteer program.

4b Local and regional access

As the regional service centre for the Northwest, it is appropriate that its museum and archives have a regional scope and reach.

Strategy

4b (i) Support accessibility and outreach

Ensure that the archives program is available to everyone in the community, and create partnerships with other regional archival and museum institutions to share programs and expertise.

Actions

- Identify and undertake initial outreach and collaboration with regional museums and archives.
- Continue to support Heritage Park Museum, drawing on the experience and expertise of Museum staff when creating a new museum.
- Ensure that the institutions are complementary, reflecting different aspects of Terrace's heritage and history.
- Identify and plan for outreach and collaboration with regional archives and museums.

Francophone festival. Heritage Park Museum.



3.7 PRIORITIZED ACTIONS FOR IMPLEMENTATION

The following is a prioritized list of actions for implementing Terrace’s heritage program after adoption of the Heritage Conservation Plan. Guidance for time frames for management actions are:

Short term: One to two years

Medium term: Two to five years

Long term: Five to 10 years

Objective 1 implementation actions

Strategy	Short term action	Medium term action	Long term action
1a Reconciliation through heritage conservation	<ul style="list-style-type: none"> Request a follow-up meeting with Kitselas and Kitsumkalum Elders Develop a program for the inclusion of Indigenous place names 	<ul style="list-style-type: none"> Create mandatory cultural awareness training Recognize and document Indigenous land in the city 	<ul style="list-style-type: none"> Undertake an archaeological overview assessment (AOA) of the city Create community events around Indigenous heritage Develop a walking tour that explores Indigenous places
1b Integrate heritage conservation and sustainability	<ul style="list-style-type: none"> Engage with and coordinate community groups such as Terrace Diversity Link heritage conservation to sustainability Collaborate on sustainable actions in Terrace Add natural features to the heritage register Consider key views in any new public or private development 	<ul style="list-style-type: none"> Further research and develop understanding of lesser-known histories and groups in the city Provide information about the history of the community to new residents Identify any new heritage trails Collect and archive information about Terrace’s agricultural history Develop any heritage conservation strategies to respond to the impacts of climate change 	<ul style="list-style-type: none"> Provide interpretation along the city’s trails that have a heritage component Research traditional routes or potential corridors Complete a mapping/inventory exercise of existing fruit trees throughout the city. Develop a fruit tree grafting program to propagate new trees Consider a viewscape study

Objective 1 implementation actions

Strategy	Short term action	Medium term action	Long term action
1c Protect and enhance Terrace's public realm	<ul style="list-style-type: none"> Develop a Statement of Significance for Downtown. Provide conservation advice and resources for private and commercial property owners in the Downtown 	<ul style="list-style-type: none"> Initiate an inventory of existing and significant trees, and integrate this into the City's GIS system Undertake streetscape regeneration projects Utilize the tax exemption program bylaw No. 2186 Review and revise the design guidelines found in the Downtown Action Plan 	<ul style="list-style-type: none"> Include historic and heritage value content on sign types Integrate Indigenous identity and place names into the wayfinding strategy
1d Include heritage in all City planning activities	<ul style="list-style-type: none"> Create the Heritage Planning Review Group with representation from each department <i>Adopt the Standards and Guidelines for the Conservation of Historic Places in Canada</i> as a guiding document. Plan for heritage conservation when planning and developing new capital projects 	<ul style="list-style-type: none"> Regularly provide up-to-date and relevant heritage information to City staff Develop a heritage awareness training package Develop a City of Terrace heritage grants program Explore other sources of funding for heritage projects such as a Terrace Heritage Foundation 	<ul style="list-style-type: none"> Build into Planning staff's work program annual heritage presentations
1e Establish a Heritage Advisory Commission	<ul style="list-style-type: none"> Create the HAC terms of reference and accept nominations for positions 	<ul style="list-style-type: none"> Continue to support and fund the HAC 	<ul style="list-style-type: none"> Continue to support and fund the HAC

Objective 2 implementation actions

Strategy	Short term action	Medium term action	Long term action
2a Promote heritage communication and awareness	<ul style="list-style-type: none"> Develop and maintain heritage web pages Coordinate with arts, culture, recreation, tourism and other groups Distribute the Heritage Conservation Plan to schools Have students nominate places for the heritage inventory Develop a schedule of heritage awareness projects 	<ul style="list-style-type: none"> Develop an awareness initiative for new residents Connect teachers and students with the BC Heritage Fairs Society Prepare an interpretive plan 	<ul style="list-style-type: none"> Develop a program of public talks Develop heritage education and training opportunities Ongoing implementation of interpretive plan
2b Create more cultural events and recognition programs	<ul style="list-style-type: none"> Develop the City of Terrace heritage awards program 	<ul style="list-style-type: none"> Plan for more local heritage-based events 	<ul style="list-style-type: none"> Continue to implement heritage-based tourism events
2c Integrate heritage and tourism	<ul style="list-style-type: none"> Work with Kermodei Tourism Society to develop marketing materials 	<ul style="list-style-type: none"> Develop tourism relationships and partnerships 	<ul style="list-style-type: none"> Develop a cultural heritage tourism package of experience-based offerings

Objective 3 implementation actions

Strategy	Short term action	Medium term action	Long term action
3a Apply heritage procedures and guidelines city-wide	<ul style="list-style-type: none"> Create heritage web page and add initial online posts or articles Involve all City departments in the heritage program Base level of funding for heritage conservation Allow new construction projects to access incentives Develop Neighbourhood Character Statements Formalize a process for heritage plan review Prepare a Statement of Significance for Downtown 	<ul style="list-style-type: none"> Develop a heritage planning and procedures information package Develop partnerships to access increased funding Promote the use of Heritage Revitalization Agreements Develop a heritage application fact sheet 	<ul style="list-style-type: none"> Add heritage information to TerraMap Adopt a Heritage Procedures Bylaw

Objective 3 implementation actions

Strategy	Short term action	Medium term action	Long term action
3b Develop the heritage inventory and register	<ul style="list-style-type: none"> Continue additions to the heritage register and heritage inventory 	<ul style="list-style-type: none"> Develop a heritage register and inventory nomination process 	<ul style="list-style-type: none"> Ongoing additions to the heritage register and heritage inventory
3c Provide incentives, tools and support for heritage	<ul style="list-style-type: none"> Develop processes for using tools and incentives for heritage projects 	<ul style="list-style-type: none"> Streamline the process by providing a checklist of requirements Develop and provide planning guides 	

Objective 4 implementation actions

Strategy	Short term action	Medium term action	Long term action
4a Establish repositories for heritage assets	<ul style="list-style-type: none"> Engage with Kitselas and Kitsumkalum Engage with community groups Establish an archive and museum steering committee Set up a temporary storage space 	<ul style="list-style-type: none"> Institute a funding mechanism Create a census of textual material Conduct a feasibility study Engage an individual to manage intake Confirm site for museum 	<ul style="list-style-type: none"> Develop an archive collection management policy Engage an archivist and establish a volunteer program Develop a museum collection management policy. Plan for exhibits and programing Undertake fabrication and installation of exhibits Engage a museum director/curator and establish a volunteer program.
4b Engage with other cultural organizations	<ul style="list-style-type: none"> Continue to support Heritage Park Museum 	<ul style="list-style-type: none"> Identify and undertake initial outreach with regional museums and archives 	<ul style="list-style-type: none"> Identify and plan for outreach and collaboration with regional archives and museums

4

ADDITIONAL INFORMATION

APPENDIX A: HERITAGE CONSERVATION INFORMATION AND RESEARCH SOURCES

HERITAGE CONSERVATION INFORMATION

Heritage BC Learning Centre: *Heritage Conservation Areas, Heritage Commissions, Heritage BC Workshops, Webinars on Demand, Community Heritage Registers, Heritage Revitalization Agreements.*

Heritage BC. *Heritage Conservation Fact Sheet.*

Parks Canada. *Writing Statements of Significance.*

Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada.*

City of Coquitlam Heritage Revitalization Agreement. <https://www.coquitlam.ca/270/Heritage-Revitalization-Agreement>.

City of Coquitlam. *Heritage Case Study: 307 Begin Street.*

City of Kelowna. *Bylaw No. 8928 Heritage Revitalization Agreement Authorization Bylaw 2178 Pandosy Street.*

City of New Westminster. *Heritage Revitalization Bylaw No. 7734 , 2015 & Heritage Designation Bylaw No. 7735, 2015.*

City of New Westminster. *Guide: Heritage Revitalization Agreements.* https://www.newwestcity.ca/database/files/library/HRA_Guide.pdf

City of Victoria. *Victoria Old Town Design Guidelines update for New Buildings and Additions to Existing Buildings.* 2019.

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City of New Westminster. *Neighbourhood Historical Context Statements.*

BC Ministry of Environment. *Ecological Restoration Guidelines for BC*.
City of Vancouver. View Cone Assessments and View Protection Guidelines.
Province of B.C. Forest Stewardship. *Visual Resource Management*.
National Association for Interpretation. www.interpnet.com
International Council on Monuments and Sites. *Charter for the Interpretation and Presentation of Cultural Heritage Sites*.
City of Duncan. *Comparative Research Study of Revitalization Tax Exemption Programs in BC*.
City of Ladysmith. *Revitalization Tax Exemption Program*.
City of New Westminster. *Guide to Heritage Revitalization Agreements*.
Archives Association of British Columbia. *A Manual for Small Archives*.
BC Museums Association. www.museumsassociation.org

POTENTIAL FUNDING SOURCES

Heritage BC <https://heritagebc.ca/resources/funding-opportunities/>
Rural Dividend Fund – Province of British Columbia
Community Gaming Grants – Province of British Columbia. <https://www2.gov.bc.ca/gov/content/sports-culture/gambling-fundraising/gaming-grants>
Real Estate Foundation of BC.

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APPENDIX B: TERMS OF REFERENCE FOR A COMMUNITY HERITAGE COMMISSION

Introduction and purpose

The City of Terrace Community Heritage Commission (CHC) will assist Council with the management and implementation of community heritage conservation activities. The CHC procedures are directed by the *Local Government Act* and the *City's Heritage Procedures Bylaw*.

The CHC will cover the City of Terrace and Northwest Regional Airport but can address heritage matters that occur in Thornhill and adjacent communities as required. It will have a liaison with Kitselas and Kitsumkalum through its membership composition.

Authority

Local Government Act Part 15 – Heritage Conservation Division 3 – Heritage Review

The Local Government Act and the Community Charter provide local governments with the authority to form Commissions and, more specifically, to establish a “Community Heritage Commission.”

Community heritage commissions

597 (1) In addition to the authority under section 263 (1) (f) [regional district commissions] of this Act or section 143 [municipal commissions] of the Community Charter, a local government may designate an existing organization to act as a community heritage commission.

(2) In relation to an organization designated under subsection (1),

- (a) when the organization is acting as a community heritage commission, the organization is deemed to be a commission established under the applicable provision referred to in subsection (1), and
- (b) when a member of the organization is acting as a member of a community heritage commission, the member is deemed to be a member of a commission established under the applicable provision referred to in subsection (1).

Mandate

1. To have as a key responsibility of the CHC is to represent the community and be the voice of the community

with regard to heritage matters. The Commission's members will provide evaluations, comments, and recommendations related to the City's heritage programs and goals.

2. To advise local government on matters included in the Commission's Terms of Reference, on matters referred to it by the City and City departments and undertake and support heritage activities authorized by the City.
3. To be tasked with reviewing broader community planning, parks, recreation and leisure, public works and other issues as they arise so that heritage conservation is considered within the full City context.
4. To advise on matters relating to land use, community planning and related proposed bylaws and permits, official community plans, zoning, development permits and subdivision, and development requirements.
5. To advise the on all matters related to cultural heritage.
6. To advise on matters dealing with the maintenance and development of the Community Heritage Register, which includes heritage places that are both cultural and natural, and resources such as buildings and built features, as well as large regions and landscapes
7. To advise the on the heritage aspects of development applications.
8. To make recommendations respecting the designation of heritage buildings, structures, and lands and the demolition, preservation, alteration, or renovation of those buildings, structures and lands
9. To advise the on heritage services, programs, events and facilities.
10. To support heritage activities and heritage programs undertaken by the City or community organizations to facilitate the preservation and interpretation of natural features that have a cultural component or meaning, the preservation and interpretation of built heritage and cultural landscapes, and the conservation and interpretation of cultural heritage.
11. To provide a community perspective on services, programs, events, and facilities related to heritage conservation.
12. To facilitate the promotion, recognition, commemoration and awareness of the City's heritage places as a reflection of their economic, social, cultural, environmental, spiritual and aesthetic values, and the positive role of history and culture in achieving a sustainable future.

Composition and membership

The CHC shall be composed of eleven (11) voting members, all of whom shall be appointed by Council. The composition of the CHC will strive to be diverse, and shall be selected using the following guidelines:

1. One (1) Councillor
2. One (1) member from each of the Kitselas and Kitsumkalum First Nation
3. One (1) representative from the Terrace Regional Historical Society
4. One (1) representative from Heritage Park Museum
5. One (1) member representing the City Archives (future)

Up to five (5) representatives(s) of the community at large with consideration of the following interests and knowledge:

- Heritage conservation
- Architecture, planning and design
- Building construction
- Landscape architecture, park planning and horticulture
- Local and regional history
- Business, education, tourism and outdoor recreation
- Natural history and ecological conservation

One member of the CHC shall be appointed as liaison with the Regional District of Kitimat-Stikine. The RDKS will be invited to attend meetings when pertinent projects or issues are part of the agenda.

When appointing members, Council must consider the interests, skills and experience necessary to carry out the Commission's mandate.

One appointed Commission member shall be elected as Chair at the first meeting of the Commission each year and shall serve a term of one year unless reelected or a successor named.

Procedures

The Commission will meet in person a minimum of 2 (two) times per year. The frequency of subsequent meetings will be determined by the needs and dictates of the workload and/or by City planning staff or by the Commission. These subsequent meeting may be held in person if possible, or via teleconference.

No member of the CHC shall receive compensation for services other than reimbursement for actual expenses necessarily incurred in the discharge of official duties of the commission. Such duties are to be authorized by Council in advance.

In the event of a vacancy occurring among the appointed

members of the CHC, City Council may appoint a new member to fill such a vacancy.

Council may by a majority vote of members present remove a member of the CHC from office.

The CHC will liaise regularly as needed with other City committees and commissions.

The CHC Terms of Reference will be reviewed and revised as necessary every two (2) years.

Time frame

Each voting member of the Commission shall be appointed for a period of 2 (two) years commencing January 1 of the year of their appointment and terminating December 31 two years later.

The maximum length of service for voting members on the CHC shall be 6 (six) consecutive years.

Former CHC members may be involved in non-voting roles (eg. as members of subcommittees or on special projects) that allow them to support the continued work of the heritage Commission.

City support and accountability

The City will provide one staff liaison person from the Planning Department as a representative to the CHC.

The City will provide a secretary to record the resolutions and general events of the CHC meetings, contact members, make appointments, monitor membership, draft correspondence, issue and distribute reports and generally assist with heritage events.

The City shall include in its budget such sums as it deems necessary to meeting the expenses of the CHC.

Sub-committees of the CHC will be established from time to time as required (eg. heritage awards subcommittee, Statement of Significance review subcommittee etc.)

Heritage understanding

The inaugural CHC along with any future new members should receive training and orientation. This includes an introduction to the terms of reference and a thorough discussion of the CHC's work, member expectations, and local government goals.

The success of CHCs often rests on the members' knowledge and common understanding of heritage issues and practices. Ongoing education through Heritage BC webinars-on-demand, on-site or remote workshops, participation in local, regional and provincial heritage conferences, and events or other educational and workshopping opportunities should be considered part of the CHC's work.

APPENDIX C: HISTORICAL CHRONOLOGY

Kitseles Ringbolt Island petroglyph.
D. Newman photo



Time Frame	Historical Event
145 million years BP	The dominant landscape features within the Skeena and Kitsumkalum river valleys is created by major glaciations and subsequent erosion of glacial deposits.
10,000+ years BP	Since time immemorial, the Tsimshian Kitsumkalum and Kitseles bands have lived in this area with known sites dating back to 6,000 before the present time. Cultural modification and use of the land over millennia facilitate an annual pattern of movement and settlement.
Early 1800s	The Tsimshian population is catastrophically reduced by smallpox as European goods become available for trade. The beginning of the area's economy, the fur trade, is established.
1835	The Hudson Bay Company census estimates the Tsimshian population at 8,500.
1844	U.S. President Polk ran on the campaign to establish the Canadian border at 54° 40' approximately 20 kilometres north of Terrace.
1846	The Oregon Treaty establishes the Canada-U.S. border at the 49th parallel.
1860s	The Tsimshian population is catastrophically reduced by smallpox as European goods become available for trade.
1865	The Collin's Overland Telegraph construction introduces a few sternwheelers on the Skeena. Sternwheeler riverboats begin to replace freighter canoes on the Skeena River.
1871	The Omineca Gold Rush, brings prospectors though the Terrace area. The fish canning community of Port Essington is established.
1876	Many of the Kitsumkalum and Kitseles move to Port Essington to work at the newly established cannery.
1892	Tom Thornhill arrives in the Skeena Valley and builds a cabin the on the east bank of the Skeena River near the present-day Skeena bridges. Tom's wife, Eliza, is the sister of the Kitseles Chief, Walter Wright.
1901-1902	Forest companies from Vancouver and Victoria stake land in the woods around Terrace. The Dominion Telegraph is installed along the Skeena River.

1905	<p>The Lakelse, Skeena and Kitsumkalum Valleys are opened for agricultural pre-emptions to settlers. Among them is Henry Frank who claimed land on the west bench and on the Skeena river in the settlement of Kitsumkalum.</p> <p>There are still a few Kitsumkalum families living full time in the area. Among them are Emma and Charles Terrace who raised nine children in the area and shared their knowledge of fishing and hunting in the area with settlers.</p> <p>The proposed- Pacific, Northern and Omineca (PN & O) Railway line (Hazelton to Kitimat survey 1904-05) is sold to the Grand Trunk Pacific Railway with the folding of the PN & O.</p>
1907	Ed Eby arrives and begins constructing a hotel and store on the bank of the Skeena at what would become known as Eby's Landing in the settlement known as Kitsumkalum, a short distance upstream of the Kitsumkalum River.
1908	Construction of the Grand Trunk Pacific Railway begins along the Skeena River en-route to Prince Rupert, part of the full route which runs from Winnipeg to Prince Rupert.
1911	George Little begins his sawmill operation in Terrace. A Townsite named Littleton is surveyed, later renamed Terrace.
1912	The British Columbia Provincial Police construct a police station built by Will Little.
1913	The Knox United Church is built but burns down in 1949. In 1964 the reconstructed building is moved from Lakelse Avenue to Lazelle Avenue and re-purposed as a Church Hall.
1914	The Grand Trunk Pacific transcontinental railroad drives its last spike connecting Winnipeg to Prince Rupert - and thereby Terrace - to the rest of the country. World War I begins.
1917	The Catholic Church is constructed on two donated lots on Lakelse Avenue, now the site of the Skeena Mall.
1927	The Village of Terrace is incorporated, and has a population of 350 people. Mining and prospecting employing many of its residents.
1930s	Multiple farms are established along the valley bottoms of the Skeena and Kitsumkalum rivers.
1932	Frank Brothers Dairy, owned by Ivan and Floyd Frank, invests \$50,000 in their milking parlor and loafing barn, planning to supply the town with milk products and expand their market through improvements in the road and rail-road.



George Little sawmill, 1916.
BCAR e-01731



Old Skeena River Bridge, 1967.
BCAR f-21880

Army camp at Terrace, 1942.
Terrace Public Library



Eby's Landing, 1910.
BCAR f-09625.



Terrace World War II Army Hospital, c1950s. BCAR f-02745



1936	Little, Haugland and Kerr Ltd buys George Little's sawmill, and by 1940 is the largest employer in Terrace.
1939	World War II begins.
1940s	The canneries at Port Essington close down. Terrace's population is 355 in 1941.
1942	War is declared with Japan after the bombing of Pearl Harbour. The Village of Terrace becomes a brigade headquarters for the Pacific Coast defenses. Thousands of soldiers and construction workers arrive, building military infrastructure including airport, hospital, barracks, drill halls and officers' quarters.
1943	The Royal Canadian Air Force arrives in Terrace. The Terrace Airport, now Northwest Regional Airport, is constructed for the Department of National Defence.
1944	The Terrace Military Mutiny occurs as the Canadian Army protests for five days over the threat of overseas deployment after being assured prior to enlistment that they would stay on Canadian soil. The RCAF and other military operations are completed and buildings are converted to public and private use. The highway from Prince Rupert to Prince George is completed; prior to this there was no road access to this area.
1946	The airport is transferred to the Department of Transportation.
1948	Columbia Cellulose is granted the first provincial Tree Farm License, TFL#1, in B.C. with a woodland operation in Terrace. TFL#1 provides management rights to 334,000 hectares of Crown land surrounding Terrace. The Village of Terrace expands its boundaries to the east and west across the railway onto parts of District Lots 362 and 611, adding 11.8 hectares.
1950	The BC Provincial Police are replaced by the RCMP in a station at Kalum Street and Lakelse Avenue. A Home for the Aged opens in the former Military Hospital. The Village of Terrace expands to the east, adding all 46.8 hectares of District Lot 368.
1950-60s	The Village of Kitsumkalum is established near Terrace and the Kitsumkalum turn their economic focus to forestry.
1952	The Overwaitea grocery store opens on Kalum Street. Pohle Lumber begins operations on Keith Avenue, operated by Adella and Carl Pohle until 1963.
1953	The Terrace Provincial Library opens in Provincial Government Building. The Skeena Secondary School is built on Monroe Street.

1954	The Alcan aluminum smelter opens in Kitimat. The Tillicum Theatre opens on Lakelse Avenue. Canadian Pacific Airways begins passenger service to Vancouver.
1957	The Terrace to Kitimat Highway opens.
1959	Terrace's status is change from Village to District Municipality, with the expansion of the city boundary adding 1,817 hectares to the north, south and west.
1960	A powerline is established from Kitimat to Terrace. Okanagan Helicopters and Trans Provincial Airlines begin operations in the region.
1961	The 54 bed Terrace and District Hospital opens and named Mills Memorial Hospital.
1964	Terrace's new municipal building opens on its current site.
1967	The Terrace Public Library and Museum opens, funded as a Centennial Project. The Regional District of Kitimat Stikine is formed, serving as the local government for Terrace rural areas. It is originally known as 'Skeena B.'
1968	The Terrace Shopping Centre opens on the old Little, Haugland and Kerr mill site. Terrace Vocational School opens at McConnell Avenue and Kalum Lake Road. It is the predecessor to North West Community College and Coast Mountain College.
1969	The road from Terrace to Smithers is paved.
1970	Riverboat Days is created by the Centennial Loins Club of Terrace.
1971	The population of Terrace is 9,991. The Terrace Hotel burns down.
1972-1974	The Terrace Arena is constructed, becoming one of the city's best-used facilities.
1975	Kitsumkalum Ski Hill opens on Kitsumkalum Mountain operated by the Regional District of Kitimat-Stikine.
1978	The Skeena Mall opens on former Catholic Church property.
1986	Three carved poles are raised, one given to the City of Terrace by Kitsumkalum. The raising ceremony is named Su'Sit Aatk, 'New Beginning' at a community hosted Potlatch for 2,000 people.
1987	Terrace is incorporated as a city.
1988	Repap BC Inc. opens its new \$45 million sawmill on the former site of the Pohle Lumber sawmill. Kitsumkalum Mountain Ski Hill closes operations.



Lakelse Avenue, 1955.
BCAR e-00207



Terrace Vocational School c.1970.
BCAR i-11897



1990	Shames Mountain Ski Hill is opened by a local Terrace-based private interest group.
1993	A fire razes the 3200 block of Kalum Street destroying several historical commercial buildings.
1999	The City of Terrace boundary is expanded including Ferry Island and 2,150 hectares of land surrounding the Terrace Airport.
2000	The 1.6 kilometre Grand Trunk Pathway is opened on the former CNR railway tracks. The University of Northern BC opens its Terrace satellite campus.
2001	Skeena Cellulose, formerly Repap BC Inc. and the area's largest employer, closes.
2005	The Terrace Lumber Company buys and reopens the former Skeena Cellulose Sawmill.
2006	The Terrace Lumber Company closes operations ending the original Columbia Cellulose operations which began in 1948. Terrace's Community Heritage Register is established, with nine sites identified for inclusion.
2009	The Waap Galts'ap longhouse at Coast Mountain College campus opens.
2010	Terrace municipal boundary expansion adds 1,724 hectares of land west of the Terrace Airport.
2011	My Mountain Co-Op forms and operates the Shames Mountain Ski Area as a community service co-op for the 2011-2012 ski season.
2015	Kitselas and Kitsumkalum First Nations sign Agreements in Principle (AIP) for final treaty negotiations with B.C. and Canada.
2019	Terrace is currently the service, educational and medical hub of the region with a population of 12,000.

APPENDIX D: HISTORY OF HERITAGE SOCIETIES AND ORGANIZATIONS IN TERRACE TO 2020²¹

According to Ed Kenney,²² one of the founders of the original Terrace Museum Society (TMS), the TMS began in the late 1960s, likely 1967, when papers were prepared by John Pousette to formalize the society. The catalyst for the formation of the TMS was a group of Terrace residents interested in collecting, preserving and establishing a permanent display of local historical items. 1967 was Canada's Centennial year and as part of this celebration Terrace built the Centennial Library and Museum building in what is known today as George Little Park. The building also contained an office for the Chamber of Commerce.

Some of the original members of the society included Ed Kenney, John Pousette, Dave Walker, Jack Hepplewaite, Edith Kawinsky and Roger Vinnedge. According to the BC Societies Registry the TMS was official registered as a society in May 22, 1968 and was dissolved on May 26, 1983. However, Ed Kenney recalls that the society had slowly fizzled out by the early to mid-1970s.

Originally the Centennial Library and Museum was a shared space with the library occupying the west side of the building and the museum the east side. The basement was used as storage space for museum items. Unfortunately the storage space was not secure. With the hydro meter located in the basement that required regular access through a basement entrance, items would occasionally go missing if the door was not properly secured.

The museum was operated exclusively by volunteers although the TMS unsuccessfully sought funding from the District of Terrace for operating assistance. At the same time, the library was seeking to expand and was putting pressure on the museum for more space. Ultimately, due to lack of funding, pressure from the library and the loss of volunteers, the museum was forced to move out of the building. Its collections were relocated in the basement of the new Chamber of Commerce office space on Keith Avenue. During this time, a number of historical items were lost, misplaced or stolen, including some large maps and a partially completed dugout canoe.

For a period of time after this there was no organization looking after local Terrace heritage interests. According to Norma Kerby, in 1982 a group of interested individuals meet to discuss the formation of a society to work toward the creation of a permanent museum. In 1983, the Terrace Regional Museum Society (TRMS) was formed, with some of the original members including Norma Kerby, Mamie Kerby, Vera Frank and Aileen Frank.

With a mandate to collect and preserve pioneer history, the TRMS began to plan for a site to establish a museum. In 1984 the City of Terrace acquired land at the corner of Sparks Street and Halliwell Avenue from the Province of BC for the establishment of a park.

This land had formerly been part of a larger parcel that was the site of the World War II Army Hospital. Shortly afterward, the City agreed to allow TRMS

to establish a museum on a 1.73 acre portion of the land that included a collection of local pioneer buildings.

In those early years the museum was operated only by volunteers. They sought community donations and applied for grants to move the pioneer buildings to the site and hire students to conduct summer museum tours. TRMS would operate the Heritage Park Museum until 1999 when administration of the museum was transferred to the City of Terrace.

The TRMS continued as a society under its new name, the Terrace Regional Historical Society (TRHS). Their mandate changed slightly, focusing on the documentation and collection of archival material, the documentation and assistance in the preservation of historical buildings and landmarks, and the publication and promotion of the history of the Terrace region.

From 1999 to 2003 Heritage Park Museum was operated by the Terrace and District Facilities Society. In addition to Heritage Park Museum this society was responsible for the R.E.M. Theatre and Ferry Island Campground, all City-owned properties. In 2003, at the urging of the Terrace Regional Historical Society and Terrace Tourism Society, the City of Terrace created the Terrace and District Museum Society (TDMS) that would be solely responsible for the operations of the Heritage Park Museum. In that year the City provided an initial \$40,000 to the society for the operation of the facility that allowed the society to hire a full-time curator.

Today the TDMS continues to operate Heritage Park Museum with the financial assistance from the City of Terrace through a recurring five-year term Operating Agreement. In 2020 the City of Terrace provided \$100,000 towards the operation of Heritage Park and \$21,000 toward capital projects. The land currently occupied by Heritage Park Museum is a secured fenced area of approximately 1.5 acres.

The Terrace Regional Historical Society is still an active society, fulfilling its mandate by promoting heritage through the documentation and publishing of local history and hosting the annual Heritage Day.

For brief time beginning in 2011, an additional local heritage group was created calling themselves the Friends of the George Little House. This group was not a formal society and was created initially to celebrate the 100th Anniversary of Terrace. The first town site plan for Terrace was surveyed and registered with the Province of BC by George Little in 1911, often referred to as “The Founder of Terrace.” Members of this ad-hoc group were involved in the operation of the City-owned George Little House that functions as a VIA Rail train station, community gathering space and retail space for souvenirs and local artists. The group celebrated the 100th anniversary of the 1914 arrival of the first Grand Trunk Pacific Railway train in Terrace, along with recognizing other local history. The group was disbanded in 2019.

APPENDIX E:

GLOSSARY OF HERITAGE TERMS

Accessibility The degree to which a historic place is easy to access by as many people as possible, including people with disabilities.

Adaptive re-use Conversion of a building into a use other than that for which it was designed, such as changing a power plant or warehouse into a gallery space or housing.

Artifact An object made by a human being, typically an item of cultural or historical interest.

Biogeoclimatic Zone A classification system used by the British Columbia Ministry of Forests for the Canadian province's many different ecosystems.

Character-defining element The materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.

Conservation All actions, interventions, or processes that are aimed at safeguarding the character-defining elements of a cultural resource so as to retain its heritage value and extend its physical life. This may involve preservation, rehabilitation, restoration, or a combination of these and other actions or processes.

Cultural landscape Any geographical area that has been modified, influenced, or given special cultural meaning by people.

- Designed cultural landscapes are intentionally created by human beings.
- Organically evolved cultural landscapes developed in response to social, economic, administrative, or religious forces interacting with the natural environment. They fall into two sub-categories:
 - Relict landscapes in which an evolutionary process came to an end. Its significant distinguishing features are, however, still visible in material form.
 - Continuing landscapes in which the evolutionary process is still in progress. They exhibit significant material evidence of their evolution over time.
- Associative cultural landscapes are distinguished by the power of their spiritual, artistic, or cultural associations, rather than their surviving material evidence.

Demolition is the systematic and deliberate destruction of a building (or fixture, chattel, and or equipment) or portion thereof. This includes not only removal of sections of buildings such as additions, wings and attached sheds but also integral design and structural components (both interior and exterior), surface finishes such as plaster or paneling, and design treatments such as store fronts, windows, and doors.

Development cost charges Monies that municipalities and regional districts collect from land developers to offset that portion of the costs related to these services that are incurred as a direct result of this new development.

Endangered species Wildlife species facing imminent extirpation or extinction.

Fabric In conservation, fabric means all the physical material of a place that is the product of human activity.

Habitat With respect to aquatic of wildlife species, the area or type of site where an individual or wildlife species naturally occurs or depends on directly or indirectly in order to carry out its life processes or formerly occurred and has the potential to be reintroduced.

Heritage conservation area A designated historic district or conservation area, which denotes a neighborhood unified by a similar use, architectural style and/or historical development. A Heritage Alteration Permit is required to make any changes in a Heritage Conservation Area.

Heritage value The aesthetic, historic, scientific, cultural, social, or spiritual importance or significance for past, present, or 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.

Indigenous Native to a particular place.

Inspection A survey or review of the condition of an historic place and its elements to determine if they are functioning properly; to identify signs of weakness, deterioration or hazardous conditions; and to identify necessary repairs. Inspections

Intangible heritage The practices, representations, expressions, knowledge and skills, as well as associated tools, objects, artifacts and cultural spaces that communities and groups recognize as part of their history and heritage.

Integrity Generally refers to material wholeness, completeness, and unimpaired condition of heritage values. In the case of natural heritage, ecosystem integrity relates to the completeness of an ecosystem in terms of its indigenous species, functions, and processes. An unfragmented and relatively undisturbed ecosystem has the most integrity.

Interpretation, Interpretive Plan A mission-based communication process that forges emotional and intellectual connections between the interests of the audience and meanings inherent in the resource, communicating messages and stories about cultural and natural heritage, and providing a wider understanding of our environment. (National Association for Interpretation)

Intervention Any action, other than demolition or destruction, that results in a physical change to an element of a historic place.

Invasive plant A plant that is both non-native and able to establish on many sites, grow quickly, and spread to the point of disrupting plant communities or ecosystems.

Landscape An expanse of natural or human-made scenery, comprising landforms, land cover, habitats, and natural and human-made features that, taken together, form a composite.

Maintenance Routine, cyclical, non-destructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

Mitigation Conservation measures that can be implemented to eliminate or reduce a threat and its effects on a CDE, or to minimize the potential impact of a threat to a CDE. Site mitigation can involve avoiding the CDE through redesigning a proposed development or excavating only a percentage of the site.

Monitoring The systematic and regular inspection or measurement of the condition of the materials and elements of a CDE to document behaviour, performance, and rate of deterioration over time.

Native Wildlife or plant species endemic (indigenous) or naturalized to a given area.

Naturalized A non-native species that does not need human help to reproduce and maintain itself over time in an area where it is not native. Naturalized plants often form the matrix for a novel ecosystem.

Non-native A species introduced with human help (intentionally or accidentally) to a new place where it was not previously found.

Object a discrete item that has heritage value and can be collected or conserved. See also Artifact.

Scale The sense of proportion or apparent size of a building or building element as created by the placement and size of the building in its setting.

Sense of place The feeling associated with a place, based on a unique identity and other memorable or intangible qualities.

Site circulation Movement patterns of pedestrian and vehicular traffic.

Species at risk An extirpated, endangered, or threatened species or a species of special concern in Canada. (Canada Species at Risk Act) Guidelines for the Conservation of Historic Places in Canada (2nd edition, 2010 and any successors), Ottawa: Parks Canada.

Statement of Significance A statement that identifies the description, heritage value, and character-defining elements of an historic place. A Statement of Significance is required in order for a historic place to be listed on the BC Register of Historic Places.

Stewardship Linked to the concept of sustainability, stewardship is an ethic that embodies responsible planning and management of cultural and natural resources.

Streetscape The visual elements of a street, including the pavement (dimensions, materials), sidewalks, adjoining buildings and open space frontages, street furniture, lighting, trees and planting that combine to form the street's character.

Sustainability A group of objectives (economic, social, and environmental - the 'triple-bottom line') that must be coordinated and addressed to ensure the long term viability of communities and the planet.

View or viewscape What can be seen from an observation point to an object(s), particularly a landscape or building.

APPENDIX F: HERITAGE CONSERVATION APPROACHES

The following table defines range of possible heritage conservation approaches. For any heritage resource, one or a combination of approaches can be taken.

Approach	Definition
Recording / Documenting	Objectively describing - through oral, written, graphic, photographic or other means - the present configuration and condition of an historic resource. This provides necessary basic data for the preparation of conservation research, analysis, design, and maintenance activities, as well as ensuring the historical or technical information contained in a site is not lost.
Monitoring	The systematic and regular inspection or measurement of the condition of the materials and elements of an historic place to determine their behavior, performance, and rate of deterioration over time. Monitoring is undertaken to ensure that adverse impacts on archaeological sites, buildings and structures, landscapes, and biological life-forms that could be evaluated prior to site alteration or construction activities are addressed. For archaeological sites, monitoring requires a licensed archaeologist; for other heritage resources, it should be carried out by appropriate heritage professionals.
Maintenance	The most primary form of conservation is a site and building maintenance program. It is the routine, cyclical, nondestructive actions necessary to slow the deterioration of an historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.
Mothballing	The temporary closure of a building or other structure to protect it from the weather and secure it from vandalism. It is intended to safeguard a character-defining element over an extended period until such time as it is decided to proceed with conservation.
Stabilization	A minimum amount of work done to safeguard a resource from the elements and/or destruction and to protect the public from danger. This work may involve emergency structural reinforcing, cabling (with trees), protective coverings, or hoardings. Stabilization is often undertaken to preserve the character-defining element for future heritage conservation work.
Repair	The process of returning a character-defining element to its prior condition when it has undergone changes attributed to failure, decline, wear, normal use, or abuse. A repair action does not alter or enhance the integrity, character, performance, or design intent of the heritage feature. Repair may include patching of existing components using technologically compatible materials and methods, limited replacement in-kind of components, complete replacement in kind of a component when the degree of change it has undergone precludes any other type of action.
Preservation	The action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.
Restoration	The process of accurately revealing, recovering, or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, as accurately as possible, while protecting its heritage value. Restoration is considered the primary treatment when the significance of a particular place during a particular time period significantly outweighs the loss of existing character-defining elements from other periods, and if there is substantial evidence of its appearance at an earlier time.
Managed decline or ruinification	Allows a character-defining element to remain on site and slowly degrade, deteriorate or become a historic ruin rather than be moved or demolished after the significance and physical characteristics of the asset have been recorded. Elements of the resource can be left in situ or salvaged. Measures such as temporary supports and maintenance such as removal of debris can prolong the life of the resource and interpret its disappearance.

Conservation approach	Definition
Rehabilitation	<p>The action or process of making possible a continuing or compatible contemporary use of a historic place or landscape, or of an individual component, while protecting its heritage value. Rehabilitation makes possible an efficient contemporary use while retaining those portions and features which are significant to the resource’s heritage values. New work is designed to be physically and visually compatible with and distinguishable from, the original historic place. For landscapes, rehabilitation is the most common intervention, as it allows changes necessary to satisfy present-day demands upon the site.</p> <p>In continued use rehabilitation, changes are made to a historic place that continues to be used for its original purpose. In adaptive re-use, the historic place is converted to a new use.</p>
Consolidation	<p>The physical addition or application of adhesive or supportive materials to ensure continued durability or to protect the structural integrity of the heritage resource. Consolidation is most frequently undertaken when structural elements have deteriorated to a point where the future of the resource is jeopardized.</p>
Reconstruction	<p>A building, site feature, or artifact that no longer exists is reproduced with new construction that exhibits the shape, material, and detailing (and often construction methods) of the resource as it once appeared. Good documentary information without conjecture is essential in order to justify a reconstruction. With landscapes, planning should consider the age and arrangement of vegetation, allowing for growth and maintenance to continue an appearance that replicates the historical period.</p>
Replication	<p>Making an exact copy of portions of an existing structure, feature, or artifact, usually to replace a missing or decayed component in order to maintain aesthetic unity and harmony. Replication is often used for cosmetic reasons in restoration work. If valuable cultural property is being threatened or damaged irretrievably by its environment, it may have to be moved to a more protected environment. A replica may be substituted in order to maintain heritage integrity and the unity of a site or building.</p>
Interpretation	<p>A process of communicating messages about cultural and natural heritage, or telling stories about a place, that forges emotional and intellectual connections between the interests of the audience and meanings inherent in the resource. The presentation can relate to the way the place is now, has been, used, seen, touched, smelled and tasted, giving impact to evocative stories and meanings. The range of interpretive techniques is vast, and can include such things as interpretive signs, the retention of parts of buildings or structures, interpretive interventions designed into new construction, site furnishings, landscape design, planting, artifacts, features embedded into the landscape, public art, hands-on techniques, audio, video and many others.</p>
Renovation	<p>Occurs when extensive changes and/or additions are made to an existing building internally and externally in order to ‘renew’ the structure. Cultural landscapes can also be renovated. These changes are often made in response to the need for more space, repair, general improvements, or lifestyle considerations.</p>
Re-use or symbolic conservation	<p>Re-using or reinstalling components of deteriorated buildings, structures or landscapes in-situ, elsewhere on the site or in another location. Symbolic conservation refers to the recovery of unique heritage resources and incorporating those components into new development, or using a symbolic design method to depict a theme or remembrance of the past.</p>
Deconstruction or salvage	<p>The process of retaining and protecting from deterioration historic fabric or elements that have been removed from their original context. Selected parts of a building or landscape are protected for renovation or reuse, consisting of actions to carefully dismantle and reassemble building, structure, or artifact; in situ if possible, but often ex situ on another site.</p> <p>This process is often undertaken out of structural necessity, for the protection of significant individual features from permanent loss, to repair deteriorated material, to observe historic construction techniques or protect materials for future re-use. The term also applies to natural heritage and landscape values such as plants.</p>

APPENDIX G: HERITAGE INVENTORY 2020

This heritage inventory was compiled from the results of the community consultation in which participants specified resources in Terrace they felt had heritage value and represents a starting point for the creation of an ongoing and comprehensive inventory. While this inventory is specific to primarily physical resources and those within the city boundaries, the community engagement identified other resources such as those that were outside city jurisdiction or were less tangible. These clearly have meaning for members of the community, and may complement those identified here. All of the results can be found in the compiled on-line survey and workshop results (separate documents).

Resource	Values	Theme	Type/description
Surrounding mountain views	Ecological, aesthetic and spiritual values.	<ul style="list-style-type: none"> • Terrace's place in the natural world 	Natural landscape, intangible quality
Small town character	Historical, aesthetic values based on form and character, and social values for people and community found in Terrace's downtown, especially along the 4600 block of Lakelse Avenue.	<ul style="list-style-type: none"> • Community on the Skeena 	Community, urban landscape
Ability to catch salmon	Natural history, economic and spiritual values, including local First Nations setting their nets off the rocks under the old Skeena bridge.	<ul style="list-style-type: none"> • Terrace's place in the natural world • Community on the Skeena • Heart of the Northwest 	Natural, biological and economic resource
Skeena River	One of BC's largest rivers and a defining feature of the city, it plays a large role in settlement both pre-contact and for subsequent settlers.	<ul style="list-style-type: none"> • Terrace's place in the natural world • Community on the Skeena • Heart of the Northwest • The land provides • Northwestern crossroads 	Natural landscape, intangible quality
Ferry Island	Place of Kitselas settlement, place where the ferry came in to Thornhill Creek, natural history and recreational values.	<ul style="list-style-type: none"> • Community on the Skeena • Northwestern crossroads • Terrace's place in the natural world 	Natural and cultural landscape
Urban trees	Historical, aesthetic and ecological values related to Terrace's development and future sustainability.	<ul style="list-style-type: none"> • Community on the Skeena 	Trees, streetscapes, vegetation feature
Bowling Alley	Social, historical and recreational values in this original community gathering space.	<ul style="list-style-type: none"> • Heart of the Northwest 	Building associated with community and recreation
Mills Memorial Hospital	Social and historical values related to history of community health care.	<ul style="list-style-type: none"> • Community on the Skeena 	Built heritage associated with medical history
George Little Park	Significant, well-used community open space in Downtown.	<ul style="list-style-type: none"> • Community on the Skeena • Heart of the Northwest 	Park, public open space

Resource	Values	Theme	Type/description
Happy Gang Seniors' Centre	Social values related to community support and services.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Built heritage with community and intangible values
Aquatic Centre	Social and recreational values in this well-used community space.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Built heritage associated with recreation, intangible quality
Farmers' Market and Winter Market	Social, historical, economic values in this early urban market (1983), Reflects regional agriculture, best market in the north of the province.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest The land provides 	Active community event, intangible quality
R.E.M. Lee Theatre	Social and cultural values as a performing arts venue.	<ul style="list-style-type: none"> Heart of the Northwest 	Built heritage, intangible quality
Sherwood Mountain Brewery	Social, economic and cultural values as a modern thriving business.	<ul style="list-style-type: none"> Heart of the Northwest The land provides 	New built heritage, social and intangible quality
Trail System	Historical, social, aesthetic and recreational values found in this well-used outdoor amenity.	<ul style="list-style-type: none"> Terrace's place in the natural world Heart of the Northwest 	Recreation infrastructure, intangible quality,
Water Park	Social and recreational values	<ul style="list-style-type: none"> Heart of the Northwest 	Recreation infrastructure
Music festival	Community and social values related to community vitality.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Active community event, intangible quality
Riverboat Days	Community and social values related to community vitality.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Active community event, intangible quality
Salmon Art Festival	Community and social values related to community vitality.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Active community event, intangible quality
Original city grid with additions later	Physical manifestation of Terrace's origins and evolution	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Urban landscape
Waap Galts'ap Community House	Indigenous heritage and educational values	<ul style="list-style-type: none"> Heart of the Northwest 	Recent Indigenous built heritage
George Little House	Values associated with early settler history	<ul style="list-style-type: none"> Community on the Skeena 	Built heritage
Haughland House on Park Avenue	Values associated with early settler history	<ul style="list-style-type: none"> Community on the Skeena 	Built heritage
Kitsumgallum Pioneer Cemetery	Spiritual and aesthetic values associated with early settler history	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Cultural landscape
Post Office	Built heritage associated with government and Terrace's growth post-World War II	<ul style="list-style-type: none"> Community on the Skeena Northwestern crossroads 	Modern built heritage
Frank Dairy Farmhouse	Agricultural values associated with early settler history	<ul style="list-style-type: none"> Community on the Skeena The land provides 	Rural built heritage

Resource	Values	Theme	Type/description
1960s residential housing types in the Horseshoe and elsewhere in the city	Built heritage associated with Terrace's growth post-World War II.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Modern built heritage
Old Skeena Bridge	Early infrastructure associated with transportation corridors and the settlement and growth of Terrace.	<ul style="list-style-type: none"> Community on the Skeena Northwestern crossroads 	Transportation infrastructure
Pre-1950s homes	Built heritage associated with Terrace's growth prior to World War II.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Early residential built heritage
4600-Block Lakelse and Lazelle Avenue between Emerson and Kalum Streets	Historical and economic value, association with Terrace's identity, revitalization potential.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest The land provides 	Streetscape, built resources
Murals	Aesthetic, social and cultural values related to Terrace's identity expressed through public art.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Public art
Location of Dog-n-Suds from the 1960s	Built heritage associated with Terrace's growth post-World War II, social value associated with community gathering place	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Modern built heritage
Sundal House, 2610 Kalum Street on the southeast corner of Kalum and Haugland streets.	Modest housing associated with Terrace's growth post-World War II.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Modern built heritage
Royal Bank building	Association with economic growth and the story the 1958 bank robbery; at the time of the robbery it was at 4545 Lakelse, two blocks east of its current location.	<ul style="list-style-type: none"> The land provides Northwestern crossroads 	Modern built heritage
View of Sleeping Beauty Mountain	Aesthetic and recreational values associated with hiking trail to the alpine and beautiful views.	<ul style="list-style-type: none"> Terrace's place in the natural world Heart of the Northwest 	Natural heritage feature
Firehall and the bell	Built heritage associated with local government - volunteer fire department.	<ul style="list-style-type: none"> Community on the Skeena Northwestern crossroads 	Institutional built heritage
Fish sculpture at the info centre, logger sculpture	Locally designed public art associated with Terrace's economic history.	<ul style="list-style-type: none"> Heart of the Northwest The land provides Northwestern crossroads 	Public art, community identity
First Nations art represented in the city's murals	Locally designed public art associated with the region's Indigenous history.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Public art, community identity

Resource	Values	Theme	Type/description
Agricultural history	Association with Terrace’s significant agricultural history, microclimate.	<ul style="list-style-type: none"> The land provides 	Cultural landscape and intangible qualities
Old sawmill sites	Association with Terrace’s significant forestry history.	<ul style="list-style-type: none"> The land provides 	Industrial sites and traces of industrial history
Historical farmlands that remain actively managed.	Association with Terrace’s significant agricultural history, microclimate.	<ul style="list-style-type: none"> The land provides Community on the Skeena 	Active agricultural sites and traces of agricultural history
Michaud “Skeena Wonder” strawberries, Skeena Valley cherry, crabapples, banana potatoes	Importance of Terrace as the heart of a significant agricultural region.	<ul style="list-style-type: none"> The land provides Community on the Skeena 	Plant specimen, evidence of agricultural land use
Remnant fruit trees on Graham Avenue, east of Lanfear Drive and other locations	Remnant features significant for their association with agricultural history.	<ul style="list-style-type: none"> The land provides Community on the Skeena 	Plant specimen, evidence of agricultural land use
Many restaurants that offer multicultural cuisine	Integral to tourism and supports the heritage values of the city.	<ul style="list-style-type: none"> The land provides Community on the Skeena 	Community, urban landscape, economy
Kin Hut	Historical value for being the last remaining World War II Army Hospital buildings, recreational and service value associated with the Kinsmen Club of Terrace.	<ul style="list-style-type: none"> Community on the Skeena Heart of the Northwest 	Recreational building



4600 Block of Lakelse Avenue, 1980s.

ENDNOTES

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- 3 Parks Canada. *Standards and Guidelines for the Conservation of Historic Places in Canada*. 2011.
- 4 University of Northern British Columbia. *Tsimshian-English Dictionary*. http://web.unbc.ca/~smalgyax/Dict_E/38283685-b730-4706-8f87-51d247e44d9b.htm
- 5 Mulder, Jean G. "Ergativity in Coast Tsimshian (Sm'algyax)." 1994.
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- 7 Bob Turner, et al. *BC Geological Survey Geotour Guide for Terrace, B.C.* Victoria, BC: British Columbia Ministry of Energy, Mines and Petroleum Resources, 2007, 10-11.
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- 8 Natalia Balcerzak. 'Five murals to be painted in Terrace this summer.' *Terrace Standard*, July 18, 2019. <https://www.terracestandard.com/community/five-murals-to-be-painted-in-terrace-this-summer/>
- 9 <https://gent-family.com/Terrace/skihills.html>
- 10 Nadine Asante. *The History of Terrace*. Terrace, B.C.: Terrace Library Association, 1972, 93-95.
- 11 Kerby, Dr. Norma. *Greater Terrace Official Settlement Plan: Background Studies and Planning Recommendations*. Regional District of Kitimat-Stikine, 1984. 95.
- 12 Brittany Gervais. "What's in it for Terrace? City braces for impacts of LNG development." *The Northern Review*, September 10, 2019. <https://www.thenorthernview.com/news/whats-in-it-for-terrace-city-braces-for-impacts-of-lng-development/>
- 14 Kerby, N.J. *One Hundred Years of History: Terrace BC*. Terrace: Terrace Regional Museum Society. 1984. 17.
- 15 Terrace, 75 Years of Growth. 7, 18.
- 16 Kerby, *One Hundred Years of History* 22-24.
- 17 Information received at the meeting between Kitselas, City of Terrace and consultants in October 2019.
- 18 Committee vs. Commission: The LGA notes a change of intent and purpose between the two. A Community Heritage Commission can exercise a greater range of powers than a heritage advisory committee, including the ability to undertake support activities and/or to take on other non-regulatory activities delegated to it by Council.
- 19 BC Heritage Branch. Conservation Planning Methodology. www.for.gov.bc.ca/heritage
- 20 Detailed information and instructions about the available tools can be found here: <https://heritagebc.ca/learn-ing-centre/heritage-conservation-tools-resource-guides/>
- 21 Information in this section provided by Ken Newman, Planner, City of Terrace.
- 22 Interview with Ed Kenney by Ken Newman, Planner, City of Terrace, June 10, 2020.