



City of Campbell River Report/ Recommendation to Council

Date: January 15, 2021 File No.
Submitted by: Recreation and Culture, Community Services Division
Subject: Heritage Designation

Purpose / Introduction

The intent of this report is to begin the process of designating the Sybil Andrews property and the Haig Brown property as Community Heritage Sites.

Recommended Resolutions

THAT the January 15, 2021 report from the Recreation and Culture Department regarding the heritage status of the Sybil Andrews property and the Haig Brown property be referred to the Community Planning Advisory Committee for recommendation, plus a referral to the Museum at Campbell River Society and Sybil Andrews Heritage Society for their input.

Background

On November 20, 2012 Council established a three level Community Heritage Program. The three levels are a Community Heritage Inventory (list), Community Heritage Register and Community Heritage Designations.

Community Heritage Inventory (Level 1)

The objective at this level is to informally identify heritage resources. This informal identification will serve as the foundation of the heritage program. Resources from this inventory can be identified by Council or Commission for further evaluation and investigation. Consideration for formal recognition and placement at another level can also be made at anytime. An inventory of heritage resources allows for greater heritage awareness for the public and for property owners. The inventory also has the potential to be integrated into land use planning processes. Identification at the inventory level has no legal status, is only an informal recognition and does not provide any protection for the heritage resource.

The criteria at this level are very low. A property or object or landscape needs only to appear to have heritage value or character. Properties and objects listed in the inventory do not receive any protection from inappropriate alterations or demolition. The Local Government Act refers to

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an inventory but does not set any criteria or processes for listing on a Community Heritage Inventory. Notifications are not required and Council participation is not required. However, Campbell River's Heritage Program calls for Council's endorsement of the list and any new considerations for the list.

Currently, there are no properties listed on the inventory.

Community Heritage Register (Level 2)

The objective at this level is to formally identify heritage resources and the heritage values associated with the resource. The Community Heritage Register is an official listing of properties identified by a local government as having heritage value or character. Placement on the Community Heritage Register does not provide protection for the heritage resource. However, the Local Government Act Part 27 does allow for temporary withholding of a building permit and for the development of an incentive program for private properties placed on the Community Heritage Register. At this time, no heritage incentive programs have been developed in Campbell River. Incentives would have to be incorporated into an amenity bylaw and would be subjected to the bylaw process.

For placement on the Community Heritage Register the Local Government Act Part 27 requires a resolution of Council. The Act also mandates that the property owner and the Minister responsible for the BC Heritage Conservation Act be notified within 30 days of placement on the Community Heritage Register.

The criteria at this level are much higher than for the inventory. The Local Government Act requires a Statement of Significance for each heritage resource placed on the Community Heritage Register. A Statement of Significance is a summary document that provides a description of the heritage resource, and communicates the heritage values and the tangible features that express those heritage values. The Statement of Significance establishes what can and cannot be altered to maintain heritage values.

The City currently has 2 properties on the Community Heritage Register; Sybil Andrews and Willow Point Hall.

Community Heritage Designation (Level 3)

The objective at this level is to ensure the long-term protection of a heritage resource. Heritage Designation is an official recognition that the heritage resource has significant heritage value and is worth protecting. Designation constitutes legal protection of the heritage resource and must be enacted by bylaw. Unless permitted in the designation bylaw, no changes may be made to a heritage designated property without a heritage alteration permit.

For a heritage resource to receive designation, Part 27 of the Local Government Act requires a Statement of Significance for the resource. A Heritage Designation Bylaw must be prepared and public hearings held before the bylaw is enacted. If a local government decides that a private property holds significant heritage values and must be protected, the Act does allow local governments, if they choose, to designate heritage resources without the consent of the

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owner. However, the local government is liable for providing compensation to the owner for any market losses if the designation is contested within one year.

The criteria at this level are very high. The property must display significant levels of heritage value. Evaluation tools, through Parks Canada and the International Council on Monuments and Sites, are available to determine the level of significance.

Haig Brown Property

The City owns Haig Brown Property and collaborates with the Museum at Campbell River to operate and care for the property. However, when the Province devolved the property to the City it had not completed the statement of significance and therefore Haig Brown property has not received any official heritage recognition.

Sybil Andrews Property

The Sybil Andrews Property was placed on the Community Heritage Register November 8, 2008. The City has since that time rehabilitated the cottage and Walter's studio. The whole property is recognized in the statement of significance and the City recently established plans for rehabilitating the grounds.

Discussion

The Local Government Act, sections 967,968 and 969 allows Council, by bylaw, to designate property or part of a property as "Heritage Property" within the City's boundaries. Designation provides the property with long-term protection and is the highest level of heritage recognition that a City can bestow on a property.

One of the objectives in the City's SOCP is to preserve and restore a growing number of heritage assets. It goes on further to indicate that heritage assets, including buildings, structures, features, and sites, will be protected, preserved and promoted. Designation of the Sybil Andres Property and Haig Brown Property meets this objective.

The City's Culture and Heritage Plan has a strategy of preserving and protecting the most significant built heritage resources. One of the objectives under this strategy is to protect publicly owned properties on the Community Heritage Register through heritage designation. The former Culture and Heritage Committee of Council viewed the Sybil Andrews Property and the Haig Brown Property as the community's most significant heritage properties and believed that these properties should receive the highest level of recognition and protection the City can provide.

Currently, Haig Brown has no heritage status and Sybil Andrews is on the Community Heritage Register. Council can choose to recognize the heritage significance of both properties by designating the properties as heritage sites. Council can also choose to add Haig Brown to the Community Heritage Register.

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Options

1. Option 1

THAT the January 15, 2021 report from the Recreation and Culture Department regarding the heritage status of the Sybil Andrews property and the Haig Brown property be referred to the Community Planning Advisory Committee for recommendation, plus a referral to the Museum at Campbell River Society and Sybil Andrews Heritage Society for their input.

This is the preferred option because it allows Council to receive the advice from their advisory committee.

2. Option 2

THAT the Sybil Andrews property and the Haig Brown property be given *Community Heritage Designation (Level 3)* and a Heritage Designation Bylaw be drafted for first reading as recommended in the report dated January 15, 2021 from the Recreation and Culture Department regarding Heritage Designation.

This option will give both the Sybil Andrews and Haig Brown properties the highest heritage status that the City can bestow. This option would also allow the City to announce the Heritage designations during BC Heritage Week, February 15 – 21, 2021.

3. Option 3 -

That Council place the Haig-Brown property on the Community Heritage Register (Level 2) with the Sybil Andrews property.

This option does give Haig Brown Property heritage status.

Financial /Operational Considerations

Both the Sybil Andrews Property and Haig Brown Property are owned by the City of Campbell River and operated by not for profit cultural organizations. The City has been investing in these heritage resources for a number of years and has always respected the heritage values. Designating these properties will not change how the City currently maintains or operates these heritage resources and will not cost the City any additional funds. Any future projects on these properties would continue to follow the National Standards and Guidelines and be vetted through the financial planning process..

Communications

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February 15 – 21, 2021 is BC Heritage Week. If Council chooses to Designate the Sybil Andrews and Haig Brown Properties as Heritage Sites an announcement during this week could help celebrate BC Heritage Week.

Attachments:

- 1. Heritage Designation Bylaw.

Prepared by:		Reviewed by:	
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Michele Sirett Acting Recreation and Culture Manager		Ron Bowles General Manager, Community Development	
Reviewed for Form and Content / Approved for Submission to Council:			
 <hr/>			
Deborah Sargent, MCIP, RPP City Manager			
Corporate Review			Initials
Assets and Operations			
Corporate and Protective Services			
Community Development			
Finance			