

HERITAGE STRATEGIC PLAN

FEBRUARY 2008

prepared for:



Town of
Ladysmith

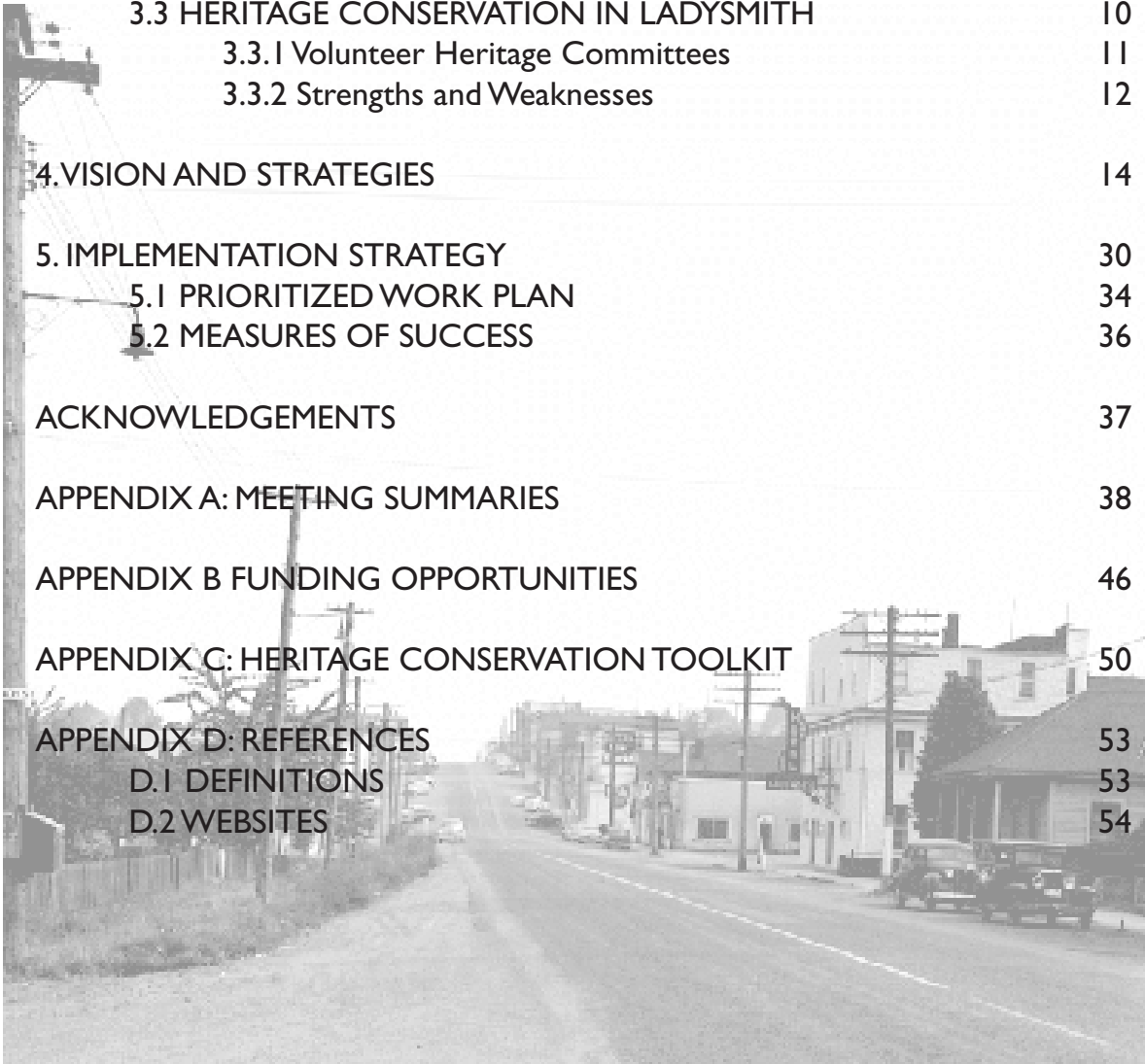
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1. EXECUTIVE SUMMARY



View of 1st Avenue (L&DHS)

1.1 BACKGROUND

Ladysmith's unique heritage is based on its small town atmosphere with enclaves of historic buildings set on a stunning hillside overlooking Ladysmith Harbour. Situated on the 49th Parallel, and nestled in the beautiful Cowichan Valley Regional District on Vancouver Island, the Town of Ladysmith is home to over 7,500 residents. The economic viability of the Town is based on fishing and marine manufacturing, forestry, aquaculture, as well as retail and services. Tourism and film are also important industries to the Town.

Chemainus First Nation



Ladysmith has a rich and colourful history which begins with the Hul'qumi'num, who are in the same family as the Coast Salish peoples. The Hul'qumi'num have occupied southeastern Vancouver Island, the Gulf Islands and the lower Fraser River since time immemorial. The first archaeological remains date from over 5000 years ago. The Chemainus, one of six Hul'qumi'num First Nations, traditionally lived in three permanent winter villages in the northern Hul'qumi'num coastal territory: Sibell Bay, Kulleet Bay and in the Coffin Point area. Sibell Bay and Kulleet Bay were amalgamated in the Chemainus No. 13 reserve in 1913. The Chemainus First Nation continues to play an important role in the Town of Ladysmith to the present day.

The non-Native development of the town was spurred by the discovery of coal nineteen kilometers northwest of Ladysmith at Extension. The founder of the town, James Dunsmuir, had acquired an Esquimalt & Nanaimo Railway Grant in 1884 that granted him the site where Ladysmith was eventually established. With the discovery of coal, Dunsmuir, who owned Wellington Colliery Company, founded the Town of Ladysmith in the early 1900s; the town was incorporated in 1904.

Ladysmith, built on the 49th Parallel, was designed to house miners who worked at the Extension collieries. Many houses and businesses were moved from Wellington and Extension to Ladysmith during this time. The town's initial



**Ladysmith under construction
(BCA c_03714)**

boom was tied to the success of the Extension coalmines and its connection to other communities on Vancouver Island by the E&N Railway, which had been completed in 1886. By 1911 population had reached almost 3,300. The commercial hub of hotels and businesses were concentrated along 1st Avenue and Esplanade, within the Town's limits that extended from Methuen Street to the north to Symonds Street to the south. The town's industrial core was located at the waterfront, where coal was stored and shipped. A smelter, shingle mill and foundry were also built along the waterfront.



Clockwise from left:

The Tyee Smelter (BCA b_08010)

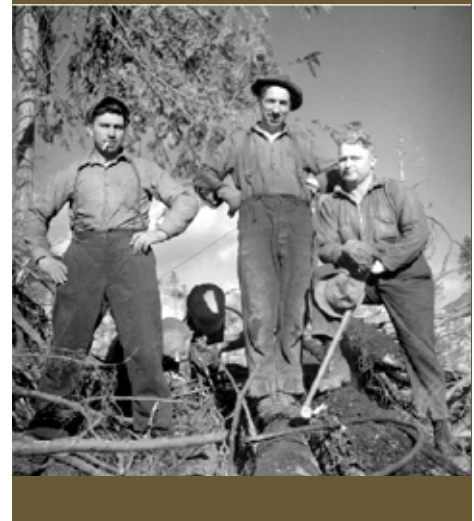
Esplanade Hotel (L&DHS)

Ladysmith salvage operation yarding crew (BCA na_08077)

Ladysmith's boom period ended because of a decline in the demand for coal, increased use of oil, and labour unrest (leading to the Great Strike from 1912-1914). While the First World War saw a brief rise in demand for coal, it declined once more after the war ended. The collapse of markets during the Great Depression and the exhaustion of the mines eventually led to the closure of the Extension mines in 1931. By 1934, Ladysmith's population had dwindled to about 1,400 people.

In 1935, the Comox Logging & Railway Co, formed in 1909 by the Western Lumber Company, purchased land just west of Ladysmith from the Rockefeller Foundation. Logging commenced the following year. This led to a regeneration of Ladysmith's economy, bringing renewed optimism and slowly improving the community's economic prospects. By the 1940s, Ladysmith had become a major logging centre.

Ladysmith's waterfront continues to house several sawmills and has also become an important centre for recreation. Many of the historic commercial and residential buildings remain intact, forming the basis of Ladysmith's unique heritage. Combined with its spectacular natural setting, Ladysmith's heritage and beauty are an abiding source of pride and inspiration for both the community and visitors alike.



1st Avenue



In 2007, the Heritage Revitalization Advisory Commission (hereafter HRAC), applied for funding from the Provincial Government Heritage Branch to establish a Heritage Strategic Plan for the Town of Ladysmith in order to identify, maintain and protect community heritage resources. This Plan will guide Ladysmith's heritage program for the next five years until 2012. Developed in consultation with HRAC, Town staff, and community stakeholders, this Plan outlines a prioritized strategy for the development of Ladysmith's heritage conservation initiatives for the next **five years**. It answers key questions about the **existing situation**, defines a **community vision for heritage**, and recommends a **strategy for implementation**.

Heritage Strategic Plans in British Columbia are intended to address five questions:

- *Where are we now?*
This section identifies the strengths and weaknesses of the current management of heritage issues, and defines future opportunities.
- *Where do we want to go?*
This provides the vision for the future direction of heritage resource management.
- *How do we get there?*
This identifies possible means of achieving this vision for heritage resource management.
- *What resources do we need to get there?*
This determines the information and resources required to implement the Heritage Strategic Plan.
- *How do we know whether we got there?*
This identifies methods for evaluating and monitoring the effective implementation of the Heritage Strategic Plan over time.



Roman Catholic Church (BCA e_01848)



2. INTRODUCTION

The benefits of a well-managed heritage conservation program in a community are expressed in the following way:

- Allows a community to retain and convey a sense of its unique history.
- Encourages a community to take advantage of partnership opportunities with senior levels of government, and engage the private and volunteer sectors.
- Heritage initiatives have a strong positive impact on developing complete communities and creating a vibrant culture of creativity and innovation.
- The preservation of historical sites supports other public objectives such as tourism development and education.
- Heritage conservation is now inextricably linked with tourism, and many regional examples show the success of this approach. Cultural and heritage-based tourism is now the fastest growing segment of the burgeoning tourism industry.
- Flexible heritage planning can assist owners in retaining historic resources.
- Other benefits of strong heritage policies include maintaining distinctive neighbourhoods, preserving cultural heritage, providing community identity and promoting civic pride.



Traveler's Inn (L&DHS)

2.1 COMMUNITY BENEFITS OF HERITAGE CONSERVATION

Heritage conservation has many potential cultural, social and economic benefits. Conserving heritage allows a community to retain and convey a sense of its history, and provides aesthetic enrichment as well as educational opportunities. Heritage resources help us understand where we have come from so that we can appreciate the continuity in our built environment from past to present to future. Historic buildings become landmarks and touchstones for the community. Key landmark buildings in the historic downtown core, historic industrial landscapes, and heritage homes all add to the vibrancy and character of Ladysmith.

There is a widely-held perception that protecting heritage property reduces property values or inhibits development. Studies have shown that this is not so; Professor Robert Shipley of the University of Waterloo looked at almost 3,000 properties in 24 communities across Ontario between 1998 and 2000. He found that heritage designation could not be shown to have a negative impact on property values. In fact there appears to be a distinct and generally robust market in designated (protected) heritage properties. They generally perform well in the market, with 74% doing average or better than average. The rate of sale among designated properties is as good or better than the ambient market

trends. Moreover, the values of heritage properties tend to be resistant to downturns in the general market.

The Vancouver Heritage Foundation has undertaken a research project comparing the assessed value of Heritage Register, designated heritage and non-heritage properties in four Vancouver neighbourhoods (Strathcona, Kitsilano, Mount Pleasant & Hastings Sunrise). The study indicated that between 1999 and 2005, Heritage Register and designated heritage houses increased in value at almost the same rate (42.1% & 42% respectively), while non-heritage houses increased at a slightly slower rate (39%).

The Victoria Heritage Foundation has been tracking market values and assessments of 142 heritage houses designated prior to 1988. Between 1988 and 1999 the tax assessments for these houses increased 26% faster than the norm for the City, resulting in an increased tax return to the City.

2.2 THE HERITAGE STRATEGIC PLAN PROCESS

This Plan outlines a prioritized strategy for Ladysmith's heritage program for the next five years (2008-2012). It answers key questions about the existing situation, defines a community vision for the direction of the program, and proposes an Implementation Strategy to undertake the Plan. Ladysmith has already undertaken a number of heritage initiatives. This strategy builds on the Town's ongoing success in managing its heritage resources. Throughout the process, community support for heritage conservation has been amply demonstrated.

The plan commenced with a background review and analysis of the existing situation, including an initial meeting with HRAC (October 29, 2007), a Visioning Session (November 21, 2007) and a General Workshop to review proposed Vision (December 4, 2007). The consultant presented an initial draft of the Strategies and Actions and the HRAC examined and reworked Plan, and set reasonable and attainable priorities for the next five years. An Open House occurred on February 5th, 2008 to present the draft Strategies and Actions to the Public. The Plan was well received and all who attended strongly supported or supported the Plan. A summary of the Feedback Forms is provided in **Appendix A**.

2.3 MANDATE

The governing authority for the Heritage Strategic Plan is the Town of Ladysmith. Primary responsibility for the implementation of the heritage program lies with the HRAC. The HRAC performs an active role in many aspects of the Town's heritage program, especially in the area of protection of the Heritage nature of the Downtown specific area, heritage information, education and awareness. Town Council, through its ongoing support and approval of budgets, provides the overall direction and authorization for the implementation of the Plan.

Throughout the development of this Plan, political, public and administrative support has been demonstrated for the goal of heritage conservation. Opportunities have also been identified for ongoing heritage partnerships that will advance the heritage program.

Bakery and Hop Lee Grocery
(BCA d_07239)



Reproduced from *West on the Dot* # 2119611 2007

3. CURRENT SITUATION

The following section assesses the current situation for heritage conservation and management for the Town of Ladysmith from federal, provincial, municipal policies, and community and volunteer involvement.

3.1 NATIONAL HISTORIC PLACES INITIATIVE

In 2000, the Department of Canadian Heritage and Parks Canada began a wide-ranging series of consultations on the best means to preserve and celebrate Canada's historic places. These consultations have resulted in a broad-based strategy, the Historic Places Initiative, which is the most important federal heritage conservation proposal in Canada's history. As of May 2, 2001, the Federal Government made the financial commitment to fund the development of these initiatives. These rapidly evolving initiatives may have significant implications for a number of the heritage resources in Ladysmith. See Appendix A for further details.

The Historic Places Initiative (HPI) is a Pan-Canadian partnership consisting of a number of interrelated elements. This includes a number of initiatives including a national heritage register called the Canadian Register of Historic Places (CRHP), comprehensive conservation standards and guidelines for historic places, and a certification process for project approval. The CRHP is a searchable database containing listings of historic places of local, provincial, territorial and national significance. The purpose of the CRHP is to identify, promote and celebrate historic places. It also provides a valuable source of easily accessible and accurate information for government authorities, land use planners, developers, the tourism industry, educators, researchers, heritage professionals and the public.

Another integral part of HPI is the Standards and Guidelines for the Conservation of Historic Places in Canada. Prepared by Parks Canada to serve as the national standard for the treatment of heritage resources, this document has been adopted by many provincial and municipal authorities. A Project Certification Process has also been designed to ensure that any work that is undertaken in exchange for federal incentives complies with approved standards. The February 2005 budget renewed the government's commitment to HPI for another five years of funding.

3.2 PROVINCIAL HERITAGE INITIATIVES

Prior to 1994 there were two provincial Acts that most directly enabled municipal heritage conservation initiatives; the *Heritage Conservation Act* and the *Municipal Act*. These two Acts, and a number of others, were amended through the Heritage Conservation Statutes Amendment Act 1994. In addition to existing procedures, the 1994 changes to the Municipal Act enabled municipalities to better integrate heritage conservation activities into the mainstream of development and community planning, defining new procedures for more powerful regulations (Heritage Conservation Areas, Community Heritage Commissions, heritage site maintenance standards, tree protection, etc.) and heritage incentives (tax exemptions, an expanded legal protection toolkit, consolidated approvals for heritage rehabilitation work, etc.). See *Appendix B* for further details.

Heritage tools are referenced in a number of other provincial acts, such as the Land Titles Act (which enables covenants to be registered on land titles), but the majority of the tools the municipality is liable to use in the conservation of heritage resources are now enabled under the revised Local Government Act.

LOCAL GOVERNMENT ACT

Under the Local Government Act, a legal framework is provided for the establishment and continuation of local governments to represent the interests and respond to the needs of their communities. Local governments are enabled with the powers, duties and functions necessary for fulfilling their purposes, including stewardship of public assets, and the flexibility to respond to the different needs and changing circumstances of their communities. The municipality is empowered to regulate land development through zoning, subdivision control, building by-laws, maintenance and occupancy by-laws, and a number of other regulatory mechanisms, based on an Official Community Plan.

Most of the tools that the municipality will use to provide incentives and regulations for the heritage program are enabled under this Act. The legislative tools available to the municipality are summarized in *Appendix C: Heritage Conservation Toolkit*. Further information on the current legislation is available in a provincial publication, "*Heritage Conservation: A Community Guide*."

HERITAGE CONSERVATION ACT

The purpose of this Act is to encourage and facilitate the protection and conservation of heritage property in British Columbia. This Act is most relevant when dealing with archaeological issues, the management of which remains a provincial jurisdiction. The province may enter into a formal agreement with a First Nation with respect to the conservation and protection of heritage sites and heritage objects that represent the cultural heritage of the aboriginal people who are represented by that First Nation. Owners of identified archaeological sites are required to conform to provincial requirements.

COMMUNITY CHARTER

The *Community Charter* came into effect in 2004, and provides municipalities with a framework for local activities and services. This legislation applies to all municipalities whose core powers were previously found in the *Local Government Act*, and replaces the tradition of prescriptive legislation with enabling legislation that allows municipalities to be innovative in meeting the needs of their communities. The *Charter* gives municipalities broad powers to regulate activities within their communities.

3.3 HERITAGE CONSERVATION IN LADYSMITH



There has been growing community interest for creating a Heritage Strategic Plan for the protection and management of Ladysmith's heritage resources from 2008 to 2012. It is evident that the Town values its historical roots as evidenced through consistent reference in policy statements to the importance of recognizing and protecting its built and cultural heritage. The Town is fortunate to have a Council commitment to heritage conservation, as well as strong support and awareness within the local community, as evidenced by the Town's catch phrase: 'Heritage By the Sea'. Heritage awareness and support in Ladysmith has been steadily on the rise and has been invaluable in creating a solid base of community support to take the next step to undertake the Heritage Strategic Plan.

Heritage conservation at the Town level commenced in the 1980s. Some of the more significant accomplishments up to the time of the Heritage Strategic Plan are summarized below:

Year	Heritage Initiative	Description
1985	Downtown Revitalization Program begins	
1986	Town of Ladysmith Design Guidelines	Guidelines for the heritage revitalization and restoration of commercial buildings in Old Town
1986	Establishment of Heritage Revitalization Advisory Commission	
1988	Main Street Canada Award	Ladysmith wins one of four national awards
1990	Ladysmith Heritage Inventory	Publication of an inventory of the Town's valuable heritage buildings.
2006	Traveller's Hotel – Statement of Significance	1st Canadian Heritage Register Site
1990	The Town of Ladysmith Heritage Inventory	Publication of an inventory of the Town's valuable heritage buildings (Rick Goodacre)
2000	Heritage Artifact Route	Canadian Millennium Partnership Program
2000s	Heritage policies integrated into Ladysmith Community Plan	Stated in Community Vision
2006	Traveller's Hotel – Statement of Significance	1st Canadian Heritage Register Site
2007	Accord signed with Chemainus First Nation	To formally recognize and understand the common interest and goals of the two communities.
2007	Heritage profiled in Town of Ladysmith Community Profile	
2007	Tax incentive program for heritage building owners	



Artifacts on Artifact Walk (L&DHS)

The main issues affecting heritage resources during this time, summarized below, reflect some of the weaknesses in the present situation in Ladysmith:

- Too many groups within Ladysmith working on conflicting agendas;
- Potential deterioration of heritage assets caused by lack of financial incentives;
- Lack of public awareness for benefits of heritage management in the Town;
- Lack of viable downtown businesses in heritage core of town;
- Lack of knowledge of the Town's history by new and existing residents.

3.3.1 Volunteer Heritage Organizations

Although the Town bears the responsibility for land use planning and heritage program administration, a great deal of heritage education and awareness is undertaken by volunteers. The following groups are integral to the current conservation of heritage in Ladysmith.

LADYSMITH HERITAGE REVITALIZATION ADVISORY COMMISSION

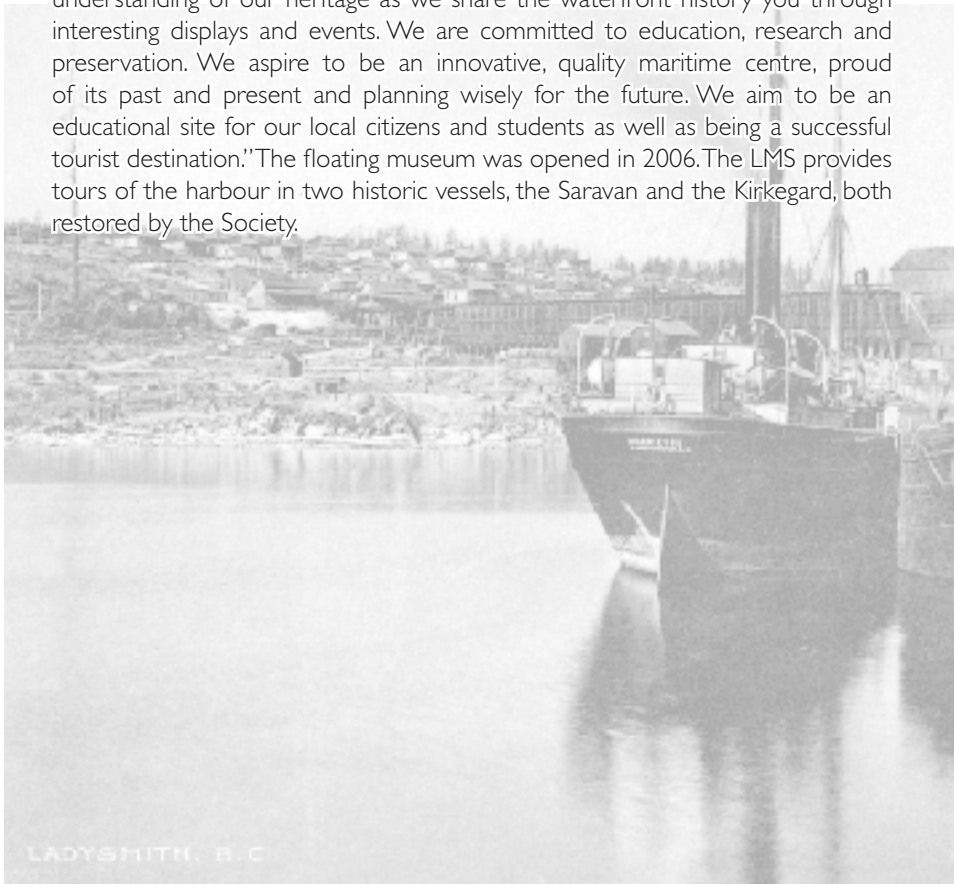
A predecessor to the Ladysmith HRAC was first formally constituted in 1988. Town Council adopted Bylaw No. 1279 in 1998, which established the present constitution of the Ladysmith HRAC. The Commission is responsible for advising Council on all matters relating to buildings, structures, land or signage which are designated or may be designated, pursuant to the Heritage Conservation Act or related to the Downtown Specified Area.

LADYSMITH & DISTRICT HISTORICAL SOCIETY (LDHS)

LDHS is a not-for-profit society established in 1999 with the purpose to preserve the heritage of the Town of Ladysmith. The Society currently manages historic photo collections, including the Knight Collection.

LADYSMITH MARITIME SOCIETY (LMS)

LMS is a not-for-profit community organization established in 1991 to "promote an appreciation of BC heritage vessels and artifacts and to enrich your understanding of our heritage as we share the waterfront history you through interesting displays and events. We are committed to education, research and preservation. We aspire to be an innovative, quality maritime centre, proud of its past and present and planning wisely for the future. We aim to be an educational site for our local citizens and students as well as being a successful tourist destination." The floating museum was opened in 2006. The LMS provides tours of the harbour in two historic vessels, the Saravan and the Kirkegard, both restored by the Society.



SS Dola in Ladysmith Harbour
(BCA d_06351)



3.3.2 Strengths and Weaknesses

Summarized below are the strengths and weaknesses of heritage conservation in Ladysmith at the present time. These conditions help to uncover potential opportunities and Strategies for Ladysmith in its heritage program.

Strengths	Weaknesses
Tax rebates for 2 buildings in town	Too many community groups to focus on single idea or cause – causes fragmentation in planning and tourism
Strong planning framework in OCP	Short-staffed
Strong community involvement	Competition in downtown businesses
Waterfront re-development	No Archives and Museum
Authenticity in heritage	Long time since heritage buildings updated – some deterioration
Economic Development Commission and Marketing Plan just submitted	Disconnection to waterfront
1st Avenue and High Street Heritage buildings	Lack of accommodation in town
Project documenting oral histories	Bypass location off Highway – missed by tourists
Heritage Restoration program – 1986	Some apathy
Inventory started	Not enough retail activity and mix
Branding of heritage downtown core – 'Old Town' – 21 years	Parking issues downtown
Central location on Vancouver Island	Different visions of groups
Geography/Topography	Topography
Annual festivities in town	Lack of public and tourism awareness
Long-term community in town – generations	No heritage incentives for home owners
Living/working small town	No heritage tree inventory
People care about future of town	Underdeveloped relationship with Chemainus First Nation
New residents interested in town	
New Maritime Museum	
Dunsmuir – work in original plan	
Tourism is growing in the town	
Town owned land by the waterfront	
Newspapers and archival material	
Knight photo collection – ca. 1904	
Wide streets	

Opportunities

- Partnerships to promote tourism
- Communal marketing scheme for downtown core
- Opportunities for tourism - 49th parallel, Old Town, Waterfront, working heritage town
- Restoration of historic buildings downtown - Downtown Revitalization Zone
- Integration of waterfront
- Involvement of Chemainus First Nation
- Unification of community groups
- Extension of register beyond downtown core (neighbourhoods, trees, landscapes, Chemainus First Nation heritage)

View of Ladysmith (L&DHS)



4. VISION & STRATEGIES

The natural, cultural and built heritage of Ladysmith defines the identity of the area, gives it distinct character, and contributes to the residents' quality of life. The Heritage Strategic Plan respects these cherished values, and embeds them in its recommendations. Through various stakeholder and community meetings and workshops, the following vision was developed for Ladysmith's heritage program:

VISION

Ladysmith celebrates its rich history, heritage and small town atmosphere. Our vibrant downtown, integrated with the waterfront, is the anchor of our community. The historic buildings, heritage homes, cultural and natural landscapes are a legacy for future generations.

right: Knight clock (L&DHS)



Visioning session, November 21, 2007

The Heritage Strategic Plan was based on an analysis of the effectiveness of current initiatives, and consultation with the HRAC, Town staff and Commissions, stakeholders. The HRAC held an initial meeting with Donald Luxton & Associates Inc on October 29, 2007. The Visioning Session for HRAC, Town staff and stakeholders was held on November 21, 2007 and a subsequent meeting to review proposed draft of strategies with the same group held on December 4, 2007 at which strong support was demonstrated for the proposed strategies and actions. An Open House on February 5, 2008 presented the proposed plan to the public.

A number of predominant community values emerged from the program of community consultation:

- Cultural and ecological landscapes (including heritage trees)
- Built heritage
- Linking heritage resources and groups vested in heritage
- Heritage Inventory
- Access to Funding
- Partnerships between heritage and tourism
- Chemainus First Nation history and presence
- Downtown business core
- Residential historical community outside of downtown core
- Building a Museum & Archive
- Implementation of Heritage Strategic Plan



IMPLEMENTATION STRATEGIES

The following fourteen strategies have been developed to achieve the community's vision for heritage conservation. They have been developed based on the Community Vision and from the program of background research and Ladysmith stakeholder, resident, HRAC, Town staff and public consultation.



Roberts Street

AREA OF FOCUS 1: HERITAGE PLANNING AND LEGISLATIVE FRAMEWORK

- STRATEGY 1: Enhance revitalization of the downtown core
- STRATEGY 2: Respect the historic authenticity of buildings
- STRATEGY 3: Expand the range of heritage conservation incentives
- STRATEGY 4: Monitor and renew the Heritage Strategic Plan

AREA OF FOCUS 2: HERITAGE INFORMATION AND RESOURCES

- STRATEGY 5: Identify natural, industrial, archaeological and built heritage resources throughout the entire community
- STRATEGY 6: Expand the Ladysmith assets in the Heritage Register
- STRATEGY 7: Establish a municipal archives and museum
- STRATEGY 8: Develop a historical record of the Ladysmith pioneers

AREA OF FOCUS 3: HERITAGE AWARENESS & PROMOTION

- STRATEGY 9: Raise public awareness and appreciation of Ladysmith's heritage
- STRATEGY 10: Inform building owners of heritage opportunities

AREA OF FOCUS 4: HERITAGE PARTNERSHIPS

- STRATEGY 11: Develop partnerships to implement the Heritage Strategic Plan
- STRATEGY 12: Ensure funding is available to implement the Heritage Strategic Plan
- STRATEGY 13: Promote heritage tourism development
- STRATEGY 14: Establish a heritage partnership with Chemainus First Nation

ACTIONS

For each Strategy, this Plan recommends specific Actions, which are then prioritized as a component of the Town's heritage planning and management activities. The timeline is based on Immediate (0-1 years), Medium (1-3 years), Long (3-5 years) and Ongoing implementation. The Heritage Strategic Plan will therefore assist Town staff and the HRAC in developing annual work programs, and in determining annual budget requirements.

The Strategic Plan confirms the role of the HRAC in the Town's heritage planning and management activities, and identifies the importance of community, Chemainus First Nations and government and tourism partnerships in achieving key heritage objectives.

Abbreviations:

- HRAC = Ladysmith Heritage Revitalization Advisory Commission
- EDC = Economic Development Commission
- PRC = Parks, Recreation and Culture Commission
- LDHS = Ladysmith & District Historical Society
- CFN = Chemainus First Nation
- TAC = Tourism Advisory Committee
- LMS = Ladysmith Maritime Society

STRATEGY I:

ENHANCE REVITALIZATION OF THE DOWNTOWN CORE

AREA OF FOCUS I: HERITAGE PLANNING AND LEGISLATIVE FRAMEWORK



Europe Hotel (L&DHS)

ACTIONS:

- 1.1 *Promote property tax incentives for heritage building owners.*
 - This may include holding information sessions, brochures, or visiting individual businesses to promote incentives for heritage buildings in Downtown Core.
- 1.2 *Review and revise Downtown Specified Area Guidelines and the Downtown Development Permit Area Guidelines.*
 - Conserve the heritage character and values of Downtown Core in relation to future revitalization initiatives.
 - Explore existing Guidelines and research models, such as the 'Old Town, Victoria Design Guidelines', to use in revisions.
 - Incorporate Parks Canada's, Standards and Guidelines for the Conservation of Historic Places in Canada into revisions.
- 1.3 *Implement streetscape improvements in the Downtown Core.*
 - Incorporate existing Design Guidelines into updated streetscape plan.
 - This action relates primarily to east/west streets in the downtown area.
- 1.4 *Create business directional signage in Downtown Core.*
 - Business signage along 1st Avenue.
 - EDC lead with possible involvement of ADP and HRAC.
- 1.5 *Update downtown Sign and Canopy Bylaw and related guidelines.*
 - Update Sign and Canopy Bylaw 1176.
 - Review and update as necessary any associated guidelines.

AREA OF FOCUS I: HERITAGE PLANNING AND LEGISLATIVE FRAMEWORK

Wigwam Restaurant (L&DHS)



ACTIONS:

- 2.1 *Review and if appropriate, adopt the Parks Canada, Standards & Guidelines for the Conservation of Historic Places in Canada to guide future restorations.*
 - These guidelines assist in guiding rehabilitation, preservation and restoration work affecting any identified heritage resource.

STRATEGY 2: RESPECT THE HISTORIC AUTHENTICITY OF BUILDINGS



STRATEGY 3:

EXPAND THE RANGE OF HERITAGE CONSERVATION INCENTIVES

AREA OF FOCUS I: HERITAGE PLANNING AND LEGISLATIVE FRAMEWORK

Roman Catholic Church & Convent (BCA e_01847)



ACTIONS:

- 3.1 *Identify inventory of alternative heritage conservation incentive programs*
 - Examples could include:
 - Relaxation of zoning regulations, such as those relating to setbacks, parking, permitting additional height and density.
 - Building code equivalencies for heritage properties – i.e. grandfathering building codes for balustrade height.
 - Revitalization provisions under the Community Charter.
- 3.2 *Adopt a Tree Protection Bylaw for significant trees in Ladysmith.*
 - A draft Tree Protection Bylaw is in process.
 - Update the existing inventory of significant trees in Ladysmith.

AREA OF FOCUS 1: HERITAGE PLANNING AND LEGISLATIVE FRAMEWORK



Highway 1 - Old Post Office

ACTIONS:

- 4.1 *Monitor the implementation of the strategies and actions outlined in the Heritage Strategic Plan.*
 - Once updated policies, procedures and regulations are established, it is necessary to continue to monitor the heritage strategic plan to ensure its ongoing effectiveness.
 - Ensure that new inter-governmental programs, such as the Historic Places Initiative, are being developed or expanded, providing new opportunities for community-based heritage incentives.
- 4.2 *Initiate a cyclical re-examination of the Heritage Strategic Plan.*
 - A thorough review should be undertaken every five years to ensure the Plan remains relevant and useful.
 - Review results, effectiveness and direction of the Heritage Strategic Plan.

STRATEGY 4: MONITOR AND RENEW THE HERITAGE STRATEGIC PLAN

STRATEGY 5:

IDENTIFY NATURAL, INDUSTRIAL, ARCHAEOLOGICAL AND BUILT HERITAGE RESOURCES THROUGHOUT THE ENTIRE COMMUNITY

AREA OF FOCUS 2: HERITAGE INFORMATION AND RESOURCES



Chemainus dancers (Ladysmith Chronicle)

ACTIONS:

- 5.1 *Review existing Heritage Inventory and expand in both scope and type of sites.*
 - Continue to revise and document the Heritage Inventory and identify new sites with heritage value such as outside of downtown and Chemainus First Nation sites where possible.
 - Identify natural and industrial heritage sites and add them to the current Heritage Inventory.
 - Along with HRAC, this would likely involve community partners such as CFN, LDHS and the LMS.
- 5.2 *Digitize Heritage Inventory where practical.*
 - Information to be available on Town website.

AREA OF FOCUS 2: HERITAGE INFORMATION AND RESOURCES



Sportsman Hotel

ACTIONS:

- 6.1 *Continue to prepare Statements of Significance as per the Canadian Register of Historic Places.*
 - Complete five additional sites to the Canadian Register of Historic Places from the existing Ladysmith Heritage Inventory over five years, starting with Aggie Hall, St. John's Anglican Church and the Sportsman Hotel.

STRATEGY 6: EXPAND THE LADYSMITH ASSETS IN THE HERITAGE REGISTER

STRATEGY 7:

ESTABLISH A MUNICIPAL ARCHIVES AND MUSEUM

AREA OF FOCUS 2: HERITAGE INFORMATION AND RESOURCES



Ladysmith ,1953 (BCA i_27592)

ACTIONS:

- 7.1 *Renovate community property allocated to the Archives.*
- 7.2 *Archive Knight Collection*
 - Explore ways and funding opportunities to make archival collection more readily accessible (i.e. online access)
- 7.3 *Establish a contract with Ladysmith & District Historical Society to operate Archives.*
 - Establish necessary records management and reporting requirements as part of the contract.
- 7.4 *Maintain a reserve fund for a museum or heritage centre.*
 - Explore matching funding opportunities for this fund.
 - Consider a feasibility study to research a suitable facility.
- 7.5 *Explore strategic partnerships to establish a museum or heritage centre.*
 - Along with the HRAC, this could involve CFN, LDHS, LMS, TAC as well as others.

AREA OF FOCUS 2: HERITAGE INFORMATION AND RESOURCES

Heritage Days (L&DHS)



ACTIONS:

- 8.1 *Establish an audio and video archive of pioneer stories.*
 - Explore options for publishing online.
 - Current activities underway through Leadership BC, Ladysmith.

- 8.2 *Promote the local historical literature and publications.*
 - Would include art.
 - May include scholarships to regional educational institutions.

STRATEGY 8: DEVELOP A HISTORICAL RECORD OF THE LADYSMITH PIONEERS

STRATEGY 9:

RAISE PUBLIC AWARENESS AND APPRECIATION OF LADYSMITH'S HERITAGE

AREA OF FOCUS 3: HERITAGE AWARENESS & PROMOTION

ACTIONS:

- 9.1 *Promote local heritage themes within special events and initiatives.*
- Events may include Heritage Week, Ladysmith Maritime Festival, Ladysmith Days, Oyster Festival, Strongman Competition, Ladysmith Maritime Festival, and Festival of Lights.
- 9.2 *Complete Downtown heritage street name signs project.*
- Complete the installation of heritage street name signs that identify the Downtown Core.
- 9.3 *Partner with Chemainus First Nation to co-host heritage events.*
- 9.4 *Create and maintain an interpretive history program.*
- Could include various types of markers such as plaques, monuments, or artefacts.
 - Examples of themes include mine explosion, fisheries, Finn Town, Chinatown, Scotch Town, street and building name interpretive plaques.
 - 2009 is the 100th anniversary of the coal mine explosion, and recognition of this event will be one of the initial projects to be considered.
 - Complete markers as per program.
 - Ensure provision of ongoing maintenance of any markers that are installed.
- 9.5 *Erect and promote 49th Parallel Marker.*
- 9.6 *Work with Chemainus First Nation on marking Chemainus First Nation place names*
- 9.7 *Revise and publish Ladysmith Heritage Walk brochure.*
- Explore options to post online (Tourism, Chamber of Commerce Website, or Town website).
- 9.8 *Work with the local media to promote heritage in the local media.*
- Publish one story per quarter on heritage in local media.
- 9.9 *Develop a primary and intermediate school activities program that engage students in the town and its history.*
- This may include:
- Projects involving web-based research

AREA OF FOCUS 3: HERITAGE AWARENESS & PROMOTION



Meeting

ACTIONS:

- 10.1 *Training and development for HRAC, Council and Town staff to further enhance the Heritage Program.*
- Continue to facilitate heritage workshops through the Heritage Branch or Heritage Society of BC for HRAC, Council and Town staff, on a regular basis in order to increase their understanding of heritage management theory and practice.
- 10.2 *Provide technical assistance and conservation guidelines to owners of properties i.e. Public workshops, Heritage incentives.*
- This may include:
- Public workshops
 - Design input
 - Information on trades and suppliers
 - Detailed information on the availability and application of heritage incentives

STRATEGY 10: INFORM BUILDING OWNERS OF HERITAGE OPPORTUNITIES

STRATEGY I:

DEVELOP PARTNERSHIPS TO IMPLEMENT THE HERITAGE STRATEGIC PLAN

AREA OF FOCUS 4: HERITAGE PARTNERSHIPS

ACTIONS:

- 11.1 *Hold joint annual meetings of the Town's Commissions to discuss actions related to planning and coordination.*
- To provide a structured forum for sharing strategies and plans among the town and its commissions.
 - Will provide a structured opportunity for HRAC to share its Heritage Strategic Plan and coordinate actions with other Commissions.
- 11.2 *Establish and maintain dialogue and communications with other community and regional partners with similar interests.*
- Groups may include:
- Archaeological Society of BC
 - Chamber of Commerce
 - Chemainus First Nation
 - Community and regional organizations and partners
 - Coronation Mall Merchants Association
 - Festival of Lights Committee
 - Historical societies
 - Ladysmith Downtown Business Association
 - Ladysmith Maritime Society
 - The Land Conservancy
 - Service Clubs
 - Tourism Cowichan Guidebooks (Wine Tourism, Arts and Culture Trail)
- 11.3 *Continue to develop a vision for the Downtown Core with other organizations.*
- Undertake a visioning process with community to establish a community driven vision for the historic commercial core.
 - Build awareness in the community of the importance and benefits of a cohesive vision for the historic commercial core.
 - Would involve participation of Ladysmith Downtown Business Association, Chamber of Commerce, HRAC, EDC, ADP and possibly others.

AREA OF FOCUS 4: HERITAGE PARTNERSHIPS



Canada's
Historic Places

Lieux patrimoniaux
du Canada

ACTIONS:

- 12.1 Obtain funding through various organizations to implement the Heritage Strategic Plan.
Funding sources may include:
- BC Heritage Legacy Fund
 - BC Arts Council
- 12.2 Partner with senior governments to achieve heritage preservation initiatives.
- Apply for funding to develop implementation plans for the action items in the Heritage Strategic Plan. Funding sources may include:
 - BC Heritage Branch
 - Historic Places Initiative

ENSURE FUNDING IS AVAILABLE TO IMPLEMENT THE HERITAGE STRATEGIC PLAN

STRATEGY 12:



STRATEGY 13:

PROMOTE HERITAGE TOURISM DEVELOPMENT

AREA OF FOCUS 4: HERITAGE PARTNERSHIPS



Anchor

ACTIONS:

- 13.1 *Liaise with Tourism Advisory Committee to develop tourism strategies that include the theme of heritage.*

AREA OF FOCUS 4: HERITAGE PARTNERSHIPS



Chemainus First Nation gathering

ACTIONS:

- 14.1 Create joint initiatives that will increase the awareness and understanding of Chemainus First Nation heritage.

STRATEGY 14: ESTABLISH A HERITAGE PARTNERSHIP WITH CHEMAINUS FIRST NATION

5. IMPLEMENTATION STRATEGY

The timeline for the Implementation Strategy is based on Immediate (0-1 years), Medium (1-3 years), Long (3-5 years) and Ongoing implementation. Please see **Appendix B** for funding opportunities recommended below for the implementation of heritage initiatives.

AREA OF FOCUS 1: HERITAGE PLANNING AND LEGISLATIVE FRAMEWORK	STRATEGY 1: Enhance revitalization of the Downtown Core				
		Time Line	Group Lead	Cost	Funding Available
	1.1 Promote property tax incentives for heritage building owners.	Ongoing	Council, Town	Town, HRAC time	HSBC, BC Heritage Branch
	1.2 Review and revise Downtown Specified Area Guidelines and the Downtown Development Permit Area Guidelines.	Immediate	Town, ADP	Town, ADP, HRAC time; Town expense	BC Govt
	1.3 Implement streetscape improvements in the Downtown Core.	Long	Town, HRAC	unknown	Heritage Legacy fund
	1.4 Create business directional signage in the Downtown Core.	Immediate	EDC, Town	Town, ADP, EDC time; Town expense	
	1.5 Update downtown Sign and Canopy Bylaw and related guidelines.	Medium	HRAC	unknown	
	STRATEGY 2: Respect the historic authenticity of buildings				
		Time Line	Group Lead	Cost	Funding Available
	2.1 Review and if appropriate, adopt the Parks Canada Standards & Guidelines to guide future restorations.	Immediate	HRAC, Town Council	HRAC time	
STRATEGY 3: Expand the range of heritage conservation incentives					
	Time Line	Group Lead	Cost	Funding Available	
3.1 Identify inventory of alternative heritage conservation incentive programs.	Medium	Town, HRAC	Town, HRAC time; consultant cost	BC Heritage Branch	
3.2 Adopt a Tree Protection Bylaw for significant trees in Ladysmith.	Medium	Council, Town	Town, HRAC, PRC time; Town expense		
STRATEGY 4: Monitor and renew the Heritage Strategic Plan					
	Time Line	Group Lead	Cost	Funding Available	
4.1 Monitor the implementation of the strategies and actions outlined in the Heritage Strategic Plan.	Ongoing	HRAC	HRAC time		
4.2 Initiate a cyclical re-examination of the Heritage Strategic Plan.	Long	HRAC	HRAC time; \$5,000 in fifth year		

HRAC = Ladysmith Heritage Revitalization Advisory Commission

EDC = Economic Development Commission

PRC = Parks, Recreation and Culture Commission

LDHS = Ladysmith & District Historical Society

CFN = Chemainus First Nation

TAC = Tourism Advisory Committee

LMS = Ladysmith Maritime Society

AREA OF FOCUS 2: HERITAGE INFORMATION AND RESOURCES

STRATEGY 5: Identify natural, industrial, archaeological and built heritage resources throughout the entire community	Time Line	Group Lead	Cost	Funding Available
5.1 Review existing Heritage Inventory and expand in both scope and type of sites.	Medium	HRAC, LDHS	HRAC, Town time	BC Heritage Branch
5.2 Digitize Heritage Inventory where practical.	Medium	HRAC	HRAC, Town time; Town expense	Federal grants
STRATEGY 6: Expand the Ladysmith assets in the Heritage Register	Time Line	Group Lead	Cost	Funding Available
6.1 Continue to prepare Statements of Significance as per the Canadian Register of Historic Places.	Long	HRAC	HRAC, Town time; \$8,000 over 5 years	BC Heritage Branch
STRATEGY 7: Establish a municipal Archives and Museum	Time Line	Group Lead	Cost	Funding Available
7.1 Renovate community property allocated to the Archives.	Immediate	Town, LDHS	unknown	Federal (MAPS)
7.2 Archive Knight Collection.	Immediate	LDHS		Federal (Young Canada Works)
7.3 Establish a contract with LDHS to operate Archives.	Immediate	Town	Town time	
7.4 Maintain a reserve fund for a museum or heritage centre.	Ongoing	Council, HRAC	Town time	BC 2008 – Towns for tomorrow or BC Arts Renaissance
7.5 Explore strategic partnerships to establish a museum or heritage centre.	Ongoing	HRAC	HRAC time	
STRATEGY 8: Develop a historical record of the Ladysmith pioneers	Time Line	Group Lead	Cost	Funding Available
8.1 Establish an audio and video archive of pioneer stories.	Ongoing	LDHS		Federal (Young Canada Works)
8.2 Promote the local historical literature and publications.	Ongoing	LDHS	HRAC time; \$500/ year	

AREA OF FOCUS 3: HERITAGE AWARENESS & PROMOTION	STRATEGY 9: Raise public awareness and appreciation of Ladysmith's heritage	Time Line	Group Lead	Cost	Funding Available
	9.1 Promote local heritage themes within special events and initiatives.	Ongoing	HRAC, LDHS	HRAC time	Federal, Celebrate Canada!
	9.2 Complete Downtown heritage street name signs project.	Immediate	HRAC	Town time	Heritage Legacy fund
	9.3 Partner with Chemainus First Nation to co-host heritage events.	Long	HRAC	HRAC time	First Nations
	9.4 Create and maintain an interpretive history program.	Medium	HRAC, Town	Town, HRAC time; \$1,000/year	Heritage Legacy Fund
	9.5 Erect and promote 49th Parallel Marker.	Medium	TAC, Rotary Club		
	9.6 Work with Chemainus First Nation on marking Chemainus First Nation place names.	Medium	Council, HRAC	Town, HRAC time; \$2,000	First Nations
	9.7 Revise and publish Ladysmith Heritage Walk brochure.	Immediate	HRAC, LDHS	\$2,000	Available if published online, Federal, CHIN
	9.8 Promote heritage in local media.	Ongoing	HRAC, LDHS, LMS	HRAC time	
	9.9 Develop primary and intermediate school activities programs that engage students in the town and its history.	Medium	HRAC, LMS	HRAC time	Heritage Legacy Fund
STRATEGY 10: Inform building owners of heritage opportunities	Time Line	Group Lead	Cost	Funding Available	
10.1 Training and development for HRAC, Council and Town staff to further enhance the Heritage Program.	Medium	Town, HRAC	Town and HRAC time; \$2,000/ year		
10.2 Provide technical assistance and conservation guidelines to owners of properties i.e. Public workshops, heritage incentives.	Medium	HRAC	Town, HRAC time; consultant costs	BC Heritage Branch	

AREA OF FOCUS 4: HERITAGE PARTNERSHIPS	STRATEGY 11: Develop partnerships to implement the Heritage Strategic Plan	Time Line	Group Lead	Cost	Funding Available
	11.1 Hold joint annual meetings of the Town's Commissions to discuss actions related to planning and coordination.	Ongoing	Town Council	Town, Commission time	
	11.2 Establish and maintain dialogue and communications with other community and regional partners with similar interests.	Medium	HRAC	HRAC time	
	11.3 Continue to develop a vision for the Downtown Core with other organizations.	Immediate	Town, HRAC	Town, HRAC time	
	STRATEGY 12: Ensure funding is available to implement the Heritage Strategic Plan	Time Line	Group Lead	Cost	Funding Available
	12.1 Obtain funding through various organizations to implement the Heritage Strategic Plan.	Ongoing	HRAC	HRAC, Town time	
	12.2 Partner with senior governments to achieve heritage preservation initiatives.	Ongoing	HRAC	HRAC, Town time	
	STRATEGY 13: Promote heritage tourism development	Time Line	Group Lead	Cost	Funding Available
	13.1 Liaise with Tourism Advisory Committee to develop tourism strategies that include the theme of heritage.	Medium	HRAC, TAC	HRAC, TAC, Town time	
	STRATEGY 14: Establish a heritage partnership with Chemainus First Nation	Time Line	Group Lead	Cost	Funding Available
14.1 Create joint initiatives that will increase the awareness and understanding of the Chemainus First Nation heritage.	Medium	Council, HRAC	HRAC, Town time	First Nations	

5.1 PRIORITIZED WORK PLAN

IMMEDIATE PRIORITIES (0-1 YEARS)

- 1.2 Review and revise Downtown Specified Area Guidelines and the Downtown Development Permit Area Guidelines.
- 1.4 Create business directional signage in the Downtown Core.
- 2.1 Review and if appropriate, adopt the Parks Canada Standards & Guidelines to guide future restorations.
- 7.1 Renovate community property allocated to the Archives.
- 7.2 Archive Knight Collection.
- 7.3 Establish a contract with LDHS to operate Archives.
- 9.2 Complete Downtown heritage street name signs project.
- 9.7 Revise and publish Ladysmith Heritage Walk brochure.
- 11.3 Continue to develop a vision for the Downtown Core with other organizations.

MEDIUM TERM PRIORITIES (1-3 YEARS)

- 1.5 Update downtown Sign and Canopy Bylaws and related guidelines.
- 3.1 Identify inventory of alternative heritage conservation incentive programs.
- 3.2 Adopt a Tree Protection Bylaw for significant trees in Ladysmith.
- 5.1 Review existing Heritage Inventory and expand in both scope and type of sites.
- 5.2 Digitize Heritage Inventory where practical.
- 9.4 Create and maintain an interpretive history program.
- 9.5 Erect and promote 49th Parallel Marker.
- 9.6 Work with Chemainus First Nation on marking Chemainus First Nation place names.
- 9.9 Develop primary and intermediate school activities programs that engage students in the town and its history.
- 10.1 Training and development for HRAC, Council and Town staff to further enhance the Heritage Program.
- 10.2 Provide technical assistance and conservation guidelines to owners of properties i.e. Public workshops, heritage incentives.
- 11.2 Establish and maintain dialogue and communications with other community and regional partners with similar interests.
- 13.1 Liaise with Tourism Advisory Committee to develop tourism strategies that include the theme of heritage.
- 14.1 Create joint initiatives that will increase the awareness and understanding of the Chemainus First Nation heritage.

LONG TERM PRIORITIES (3-5 YEARS)

- 1.3 Implement streetscape improvements in the Downtown Core.
- 4.2 Initiate a cyclical re-examination of the Heritage Strategic Plan.6.1 Continue to prepare Statements of Significance as per the Canadian Register of Historic Places.
- 9.3 Partner with Chemainus First Nation to co-host heritage events.

ONGOING PRIORITIES

- 1.1 Promote property tax incentives for heritage building owners.
- 4.1 Monitor the implementation of the strategies and actions outlined in the Heritage Strategic Plan.7.5 Explore strategic partnerships to establish a museum or heritage centre.
- 7.4 Maintain a reserve fund for a museum or heritage centre

- 8.1 Establish an audio and video archive of pioneer stories.
- 8.2 Promote the local historical literature and publications.
- 9.1 Promote local heritage themes within special events and initiatives.
- 9.8 Promote heritage in local media.
- 11.1 Hold joint annual meetings of the Town's Commissions to discuss actions related to the Heritage Strategic Plan.
- 12.1 Obtain funding through various organizations to discuss actions related to planning and coordination.
- 12.2 Partner with senior governments to achieve heritage preservation initiatives.



E&N Dayliner near Ladysmith
(BCA e_00630)

5.2 MEASURES OF SUCCESS

Ongoing monitoring and evaluation is important to ensure the most efficient work plan for implementing Ladysmith's heritage initiatives. Tracking progress, effectiveness and costs should be done at the end of each year for each heritage initiative. A set of performance measures should be developed to evaluate outcomes. Progress would be measured against recommendations of the Action Plan, and adjustments made to the following year's work plan.

Suggested performance measures for ongoing monitoring and evaluation include:

AREA 1 MEASURES OF SUCCESS:

- Increased public and volunteer participation in the Heritage Strategic Plan
- Town heritage policies and programs well linked to community-minded approach to Heritage Strategic Plan
- Public satisfaction with community planning
- Improved local government process for processing heritage permit applications
- Improved tax base through restored heritage sites
- Increased legal protection for more heritage resources
- Improved environmental protection for significant natural/cultural landscapes and heritage features
- Community pride in restored heritage sites
- Increased interest in community in preserving commercial properties due to increased incentive options
- Improved synergy between Town departments

AREA 2 MEASURES OF SUCCESS

- Improved understanding and appreciation of local heritage resources
- More information available about local history and heritage
- Better coordination among groups with an educational mandate
- Increased public volunteerism

AREA 3 MEASURES OF SUCCESS

- More heritage information readily available
- Heritage information provided in different formats
- Local media engaged in heritage issues
- Better coordination among community groups with similar mandates
- Increased emotional attachment and pride in community

AREA 4 MEASURES OF SUCCESS

- Improved information for tourists about local history and heritage sites
- Increased cultural tourism
- Increased private sector investment in tourism development
- Increased employment and economic opportunities
- Increased community pride
- Increased involvement of Chemainus First Nations

ACKNOWLEDGEMENTS

The Town of Ladysmith Heritage Strategic Plan was undertaken by Donald Luxton & Associates Inc. in 2007-2008: Donald Luxton, Principal; and Laura Pasacreata, background research, writing and coordination.

We would like to sincerely thank the indispensable, Stephanie Blumensaat, of the Town of Ladysmith and HRAC, and the HRAC members: Maureen Martin (chair), Bruce Laxdal, Ann Rogers, Rob Johnson, John Hinde and Jennifer Lush for their ideas and contributions to this Heritage Strategic Plan. We would also like to thank the Ladysmith & District Historical Society for the use of their photos; and many stakeholders and community members for their enthusiasm and participation during this process.



Ladymith morning

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APPENDIX A: MEETING SUMMARIES

Heritage Strategic Plan Visioning Workshop
November 21, 2007
Town of Ladysmith
Donald Luxton & Associates Inc.

Attendance: 33

Representation: Advisory Design Panel, Advisory Planning Commission, Downtown Business Association, Economic Development Commission, Town staff, Heritage Revitalization Advisory Commission, Parks, Recreation and Culture Commission, Ladysmith Maritime Society, Ladysmith Newcomers Club, Tourism Advisory Committee, Town Council, Legion, Ladysmith & District Historical Society, 49th, Parallel, Mayor

Questions

Q. How to involve the Chemainus First Nation?

A. Inclusive as possible and open to suggestions from Chemainus

For Example: Chemainus invited to Joint Council meeting (i.e. Powell River) – to work on traditional names for Places in Powell River

Comment: Suggestion to work outside of current model and reframe to heritage of area.

Strengths & Weaknesses of the Current Situation

General Themes

Tourism
First Nations
Downtown Businesses
Residents

Models

Port Townsend
Colorado historic towns
Deadwood, South Dakota

Opportunities

To work with North Cowichan Regional District to promote tourism

Business Improvement Area – Communal Marketing scheme and branding, marketing and promotion of downtown

Opportunity for tourism - 49th Parallel, Old Town

Restoration of historic buildings downtown

Integration of waterfront

Chemainus involvement increased

Oral history project to restore town

Unification of community groups

Vibrant downtown core

Extension of register and inventory beyond downtown

Tree Bylaw

Vision for 2012

Group 1

1. Downtown Core revitalized
Bike and Pedestrian friendly
 - a. City squares
 - b. 1st Avenue as pedestrian mall using parking lanesTraveller's Hotel revitalized
Child, youth and family friendly
Development of Hotel and pub – mixed use
1st Avenue more commercial
Residential above commercial – density – max 5 stories
Tax incentives – mixed for commercial development – revisit tax strategy
2. Community common areas
Market Square revived
Sustainable businesses on 1st Avenue
Black Nugget Museum open
Archives and working museum
More employment opportunities
3. Waterfront development
4. Inter-committee Group
Strategic Planning –
 - Heritage
 - Historical
 - Design Panel
 - APC
 - EDC
 - Tours
 - Chamber
 - Downtown
 - Coronation
5. Toll on Marketing 49th Parallel
Marketing
6. First Nation's awareness/Presence

Group 2

1. Viable and interactive downtown core
2. Marketing improved for town
3. Historical register expanded/improved (blds and homes)
4. New museum
5. Buy-in as to value and importance of recent local history
6. Waterfront development include celebrate our waterfront heritage component – user friendly for our community and visitors
7. Need hotel
8. Heritage Tree Bylaw
9. Save the Traveller's
10. Dogpatch has to go
11. L/S commons (garden)
12. Schools teach local history

Group 3

1. Historical guidelines for renovation and new construction part of Ladysmith's culture
2. Historical stories showcased
3. Heritage celebration and preservation embraced by all ages
4. Preserve the essence of a quaint old small town
5. Community pride = shopping local = stores full
6. Traveller's building is a vibrant building full of activity

7. Waterfront is an extension of Ladysmith re: essence, personality, and easily accessible from downtown
8. Community museum thriving
9. Chemainus First Nation history is celebrated in our community as one community's history
10. Maintain and enhance our branding as "Heritage by the Sea"
11. 50 of the old miners homes renovated as per #1
12. Heritage education for school children, newcomers, residents (to build pride in community) – i.e. Heritage artifact walk
13. Children involved in writing heritage stories and building websites
14. Talks in schools
15. Unified approach by all community groups to heritage – (HRAC, Historical Society, Chamber of Commerce, Maritime Society)
16. Catch a salmon at the harbour
17. Downtown pedestrian only
18. Higher density downtown

Group 4

1. Downtown core – buildings are standing an viability for owners and incentives
2. Waterfront development must support 1st Avenue – Heritage critical
3. Strong link between heritage and economic development
4. Accommodation help maintain heritage comments
5. Miner homes – maintain them to maintain history and heritage

Group 5

1. Better protection of building within community – i.e. Ladysmith Trading
2. Fully leased/owned buildings – no empty spaces
3. Historical buildings revitalized and tenanted by thriving businesses
4. Integrated waterfront development that preserves and enhances the community
5. Visitor information centre / community museum
6. A proactive community plan that attracts and embraces small independently owned businesses and distracts big box mentality. – i.e. Parksville vs. Qualicum
7. Better attraction to get traffic of TCH and into the town
8. Incorporate more First Nations visibility within the community – i.e. Art walk and displays within community, joining in partnership to bring stories together and share – outsiders seeing the Chemainus heritage here
9. More ecotourism – i.e. Extension of trails, waterfront
10. More value added development (waterfront developers) across from power lines

Group 6

1. Town Vision for downtown core – invest in planning for First Avenue Plaza
2. Plan in harmony with our location – hills by the sea
3. Increase mixed use density in downtown
 - Create a linear plaza on First Avenue
 - Increase commercial/office in downtown

Attendance: 42

Representation: Advisory Design Panel, Advisory Planning Commission, Archaeological Society of BC, Chamber of Commerce, Chemainus First Nation, Council, Downtown Business Association, Economic Development Commission Heritage BC, Heritage Revitalization Advisory Commission, Ladysmith & District Historical Society, Ladysmith Maritime Society, Ladysmith Newcomers Club, Legion, Mayor, Parks, Recreation and Culture Commission, Rotary, Tourism Advisory Committee, Town Staff

Assessment of Heritage Strategic Plan for Ladysmith

Group 1

1. Mixed opinion as to whether this Plan is doable with limited town resources
2. Expand heritage planning to include other areas beyond downtown core
3. Welcome First Nations involvement – they also bring access to further gov't grants

Group 2

VISION: Why 5 years? Why not longer term vision with 5-year game plan?

3rd sentence to second.

Existing commercial buildings.../replaces "historic buildings"

No natural landscape reference

First Nations included (perhaps in First Sentence)

Multicultural presence – historic and present

PRIORITIES

1. Focus on downtown area
Downtown vision
Incentives for owners (revitalization)
Creation of BIA
Role: town and property owner and BIA committees
2. Adopt Standards and Guidelines
3. Partnerships/Broader community focus
Build heritage awareness in community
Identification of community historic places (develop/update community heritage register)

Group 3

1. Integration of new buildings into fabric of downtown
2. Revisit/revive the existing by-law regarding downtown specified area (1986)
3. Re-state vision statement in present tenses "Ladysmith is..."
4. Distinguish town of Chemainus from Chemainus First Nation
5. Identify potential implementers of Actions
6. Banish obstreperous landlords (or educate)
7. Identify Guidelines that integrate specific designs with community and social values/planning
8. Creation of the pedestrian mall on First Avenue between Roberts and High Street – very Important

Group 4

1. Prioritize/Prioritizing
give timelines
establish critical path
who involved in prioritizing
2. Vision
First Nation Heritage must be mentioned
Preservation of historic green spaces/parkland
Not “embrace and celebrate” – too passive – need to show action
3. Goal 1
Add in improve/revitalize back lanes and alleys
Who is responsible? How is it decided who is responsible? (I.e. Planning, EDC)
4. Goal 2? Goal 3
better definition between two goals – ambiguous
5. Goal 4
Include more public washroom

Group 5

VISION STATEMENT

Change wording to “Vibrant town within vibrant region”

ADDITIONS OR DELETIONS

HERITAGE PLANNING

Monitor and document value added to property with restorations – bottom line - show's owners the cost benefit of restoring building

HERITAGE INFORMATION

Add promotion

WHO

More group interaction

I.e. Heritage / economic development = common team to work on increasing tourism

FEASIBILITY

5 years is tight

General Consensus

- Vision – Should remove allotted time limit and adopt as permanent vision for town
- First Nations should be added to Vision and all passivity removed
- Strategy is doable in 5 years – and should not be longer than 5-years to not lose momentum
- Success of Strategy dependant on all groups in town working together towards common goal
- Roles for each of the Actions need to be properly defined before beginning this process as the Town staff does not have the resources to carry out exclusively
- 1986 Design Guidelines need to be updated to reflect Standards and Guidelines
- Cost benefit for owners to restore heritage buildings needs to be recognized
- Design Guidelines to be integrated into Downtown Revitalization Zone to preserve heritage buildings

Ladysmith Heritage Strategic Plan
Open House Feedback Form
February 5th, 2008
Donald Luxton & Associates Inc.

Summary of 15 forms
Participants: 35

1. Do you support the proposed community Vision for Ladysmith's Heritage Strategic Plan?
 - o Strongly support (6)
 - o Support (7)
 - o Do not support (0)
 - Comments
 - Need more time to synthesize information
 - I agree that a plan is needed to identify strengths, weaknesses and opportunities in the current heritage program – and to prioritize, maintain and protect community heritage resources
 - Too many similar confusing statement to formulate any kind of a clear plan – virtually every point has validity
 - With reservations – when are we going to realize that our real heritage is our trees? Why the subdivisions on ecologically fragile areas? Why is J. Russell Holdings allowed so many tacky constructions including the old police station?
 - Necessary for long-term sustainability of the town
 - A good thing to do
 - Good job with structures and priorities
 - We need constant renewal and enthusiasm in an orderly manner
 - I think its wonderful that the town wants to enhance and hopefully beautify its heritage

2. Do you support the proposed strategies for Ladysmith heritage management for the next five years?
 - o Strongly support (7)
 - o Support (5)
 - o Do not support (0)
 - Comments
 - Looks good at a glance
 - I support but I strongly feel that individual historical houses should be included in the plan
 - Not clear on 'Competition between businesses' being a weakness – what does this mean?
 - More specific info on timelines and yearly outcomes
 - A belief in ourselves and community is essential to the promotion of 'healthy community'

3. What strategies do you feel are the most important for Ladysmith to accomplish in the next five years?
 - o Highest Priority Implementation, 5, Museum and Archives, 1, 1, Heritage Awareness and Promotion
 - o Second Priority Guidelines, 7, 2

- o Third Priority 14
 - Comments
 - Museum and archives should be highest priority because Ladysmith is practically the only community without a museum and archives
 - 1. Museum and presentation of archives
 - 2. Development and architecture where possible matches the older styles on 1st Avenue
 - 3. Where possible, develop parking areas
 - 1. Keep our heritage trees and do not build a bridge over Holland Creek. Get a reputation for being environmental haven.
 - 2. Contact out of town owners of our heritage buildings and force them to keep up their properties (Traveller's Inn)
 - 1. Maintain integrity of heritage buildings
 - 2. Encouraging manageable growth
 - 3. Market Old Town sensibilities
 - Partnerships especially Chemainus First Nation

Archives and Museum

Waterfront heritage link

Reprint heritage walk brochure using modern printing methods – Current brochure looks old, and tired from 2001

- 1. To partner and establish actual results with Chemainus First Nation. Strategy 14 is too general/vague

CFN is understated – they are a higher profile in terms of heritage in town.

- 1. Zoning bylaws
- 2. Creating a "Heritage Reserve Fund"
- 3. An enthusiastic younger committee with funding to develop "Ladysmith Spirit"

Too much emphasis on the past can dampen the future.

- Stop industrial development on prime waterfront

Promote restoration and preservation of heritage properties and homes

Inventory and preserve trees, plants, heritage gardens

- No more vinyl condos

Plant trees on the boulevards (2nd, 3rd, 4th and 5th)

Save heritage buildings in the downtown core

Save the heritage marina and building a people friendly waterfront

- To build a museum to preserve our photo archival history and store photos taken before historic buildings are demolished to make way for apartment buildings.

4. Do you have any comments or suggestions about today's Open House?

- Thank-you
- Lights outside and more presence
- I'm glad this is for the Public
- You need to have a take-home summary of the information
- Add sign outside

Timeline on completion

Acknowledge costs and funding options

- Have someone talk a bit longer about Past and Current situation. What are the issues? Something more than reading.
- A brief overview of results and next steps would be good.
- Everyone was very friendly and informative. Thank you

5. Please tell us about your own interest in our community's heritage. Are you: (check all that apply)
- o An owner of a house on the Heritage Inventory/ owner of a heritage house not on the Heritage Inventory? (3)
 - o A property owner? (8)
 - o A business owner? (2)
 - o A long-time resident (>5 years)? (4)
 - o A new resident (< 5 years)? (7)
 - o A partnership partner (Common Committee)
 - o Neither – work here – love Ladysmith (1)
6. Any additional information regarding your involvement in Ladysmith's heritage?
- Brian Bancroft – President, Chamber of Commerce; member of Downtown Business Association
 - Cheryl Bancroft – Member, Tourism Advisory Panel; Director, Ladysmith Women's Business Network; Director, Board of Employment Navigators
 - We need to be more inclusive and transparent between groups
 - The archives and tiny museum will be opened on May 4th during Spirit of BC – 150 years
 - Member of Ladysmith Historical Society
 - I have a downtown business. I do not feel 'in competition' with other businesses downtown and support all surrounding businesses. Parking has always been a problem, not because there are not enough spaces but because bank employees and others there all day use customer parking
 - As a new resident, I'm interested in where I could fit in.
 - We hope to check on the history of our house to see if it qualifies as a heritage house.
 - Needs to be special process to reach out to Chemainus First Nation Council and Administration to get their feedback.
 - I moved here when I retired because of its sense of community
 - I have concerns about the town insisting all future buildings on 1st Avenue be built right up to the sidewalks. How UGLY will that be? There are lots of people of the same opinion when they hear this is how it will be. There will be little to distinguish the 'Old Part' of town from the new. Recessed buildings with a little garden in front is much more inviting than a block wall all the way. I presume the strategic plans are to preserve buildings and make downtown attractive to visitors. The hanging baskets from Symonds to Buller to Roberts from 1st to the Highway are beautiful and attract attention. Compared to those areas, the business area from Buller to Roberts is most unattractive, in summers, in comparison to the flower basket area. The banners just don't do what the flower baskets do. Most communities put the baskets where they want people to stop and shop!!

7. Do you have any comments or suggestions about today's workshop?

- The display is great but a hand-out would be nice
- Add to 11.2: Tourism Advisory Panel
- Not sure about a clear plan here. The museum on Gatacre should be the centre for the archives, not on an unavailable space under Tim Horten's; which should not be there in the first place. When one enters Ladysmith, it's Welcome to Tim Horten's not Ladysmith
- In addition to the potential partners mentioned, you should consider labour organizations, given the strong labour history here
- Any museum or heritage centre would ideally honour aboriginal and Chemainus First Nation heritage as well.

Name both town and Chemainus First Nation from the start.

- We need to emphasize volunteer support, fun activities centre for tourists (i.e. a bazaar of gift shops and activities in the new 'Spirit Square' with concerts, outdoor patios for cafes and restaurants.

APPENDIX B: FUNDING OPPORTUNITIES

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Entity	Grant	Granting Institution	For	Amount	Description	Applications Due	More Information
Federal	Catalyst Program	Arts Now	Heritage organizations (Non-profit), local government	Not specified	Investment for initiatives undertaken by heritage organizations - alone or in partnership - to build their organizational and/or artistic capacity	June	Program under review but may resume 2007. http://www2010legaciesnow.com/Content/ArtsNo w/2006/Catalyst.asp
Federal	Innovation Program	Arts Now	Heritage organizations (Non-profit), local government	Not specified	Investment for initiatives undertaken by heritage organizations and communities, alone or in partnership, to create new opportunities for people to engage in sustainable and transformative arts and cultural activities	June	Program under review but may resume 2007. http://www2010legaciesnow.com/Content/ArtsNo w/2006/Innovations.asp?langid=1
Federal	New Media Research and Development Initiative	Canadian Culture Online	Heritage organizations	Not specified	To advance digital cultural content	May 1	www.canadianheritage.gc.ca/ccop-pbce
Federal	Partnerships Fund	Canadian Culture Online	Heritage organizations	Not specified	To assist partnerships between organizations via the internet	Fall	www.canadianheritage.gc.ca/ccop-pbce
Federal	Community Memories Program	Canadian Heritage Information Network (CHIN)	Museums	Not specified	To develop online local history exhibits	Annual Call for Proposals	Toll-free: 1 800 520-2446
Federal	ArtsPOD	Centre for Sustainability	Heritage organizations (Non-profit)	Up to \$10,000	To assist long-term organizational stability	March 2	http://www.centreforsustainability.ca/programs/ArtsPOD.html
Federal	Aboriginal Housing	CMHC	First Nations	Not specified	Programs and services to help house First Nations in Canada	Not specified	http://www.cmhc-schl.gc.ca/en/pr/fias/index.cfm
Federal	Residential Rehabilitation Assistance Program (RRAP)	CMHC	Heritage home owners	Not specified	A number of projects to aid low-income residents to live in affordable housing	Not specified	http://www.cmhc-schl.gc.ca/en/pr/fias/index.cfm
Federal	Canadian Arts and Heritage Sustainability Program	Department of Canadian Heritage	Non-profit heritage associations	Not specified	To aid sustaining non-profit associations or funding endowment or specific projects.	Not specified	https://www.pch.gc.ca/progs/pcapc-cahsip/index_e.cfm
Federal	Canadian Memory Fund	Department of Canadian Heritage	Federal Institutions	Full amount	To provide funding to display key Canadian collections online	Annual Call for Proposals	www.canadianheritage.gc.ca/ccop-pbce
Federal	Celebrate Canada!	Department of Canadian Heritage	Private or public sector	Not specified	To provide funding for multiple Canadian holiday celebrations	February 28	http://www.canadianheritage.gc.ca/special/canada/index_e.cfm
Federal	Gateway Fund	Department of Canadian Heritage	Projects in association with First Nations or Ethnocultural Communities	Not specified	To further develop cultural content for the internet	Annual Call for Proposals	www.canadianheritage.gc.ca/ccop-pbce
Federal	Movable Cultural Property Grants Program	Department of Canadian Heritage	Museums, archives	Tax incentives	To provide tax incentives to encourage Canadians to donate or sell objects to heritage institutions	No date	www.canadianheritage.gc.ca/progs/mcp-bcm/mcp_e.cfm



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Entity	Grant	Granting Institution	For	Amount	Description	Applications Due	More Information
Federal	Museums Assistance Program (MAP)	Department of Canadian Heritage	Museums	Not specified	Financial assistance to museums	November 1	http://www.pch.gc.ca/progs/pam-map/index_e.cfm
Federal	Young Canada Works	Department of Canadian Heritage	Museums, general cultural heritage sector	Not specified	Partial funding of university students for summer heritage work	February 28	http://www.pch.gc.ca/special/ycw-ict/html/welcome_e.htm
Provincial	Community Heritage Context Planning	Heritage Branch	Local Government, First Nations, Post-secondary Institutions	up to \$10,000	To assist in preparing Heritage Strategy, heritage policies for the OCP, Heritage Register, Archaeological Overview	Anytime - but projects completed by March 31	http://www.tsa.gov.bc.ca/heritage_branch/planning_programs/heritage_planning_programs.htm
Provincial	Community Heritage Registers Program	Heritage Branch	Local Government	up to \$20,000	Supports development of Heritage Registers by the local government	Anytime - but projects completed by March 31	http://www.tsa.gov.bc.ca/heritage_branch/planning_programs.htm
Provincial	Conservation and Feasibility Planning Program	Heritage Branch	Local governments, First Nations bands, registered non-profit societies, school districts, post-secondary institutions, provincial crown corporations and regional health authorities	up to \$10,000	Supports conservation or feasibility plans for historic places	Anytime - but projects completed by March 31	http://www.tsa.gov.bc.ca/heritage_branch/planning_programs.htm
Provincial	Implementation Planning Program	Heritage Branch	Local Government, First Nations, Post-secondary Institutions	up to \$20,000	Supports preparation of plans to achieve priorities identified in Heritage Strategy	Anytime - but projects completed by March 31	http://www.tsa.gov.bc.ca/heritage_branch/planning_programs.htm
Provincial	Strategic Planning Program	Heritage Branch	Local Government, First Nations, Post-secondary Institutions	up to \$10,000	To assist with developing Heritage Strategy	Anytime - but projects completed by March 31	http://www.tsa.gov.bc.ca/heritage_branch/planning_programs.htm
Provincial	Heritage Legacy Fund	HSBC	Any heritage project	Up to \$10,000 for heritage awareness and up to \$25,000 for conservation projects	To provide funding for community based initiatives	Anytime	http://www.heritagelegacyfund.ca/
Provincial	Heritage Society of BC (HSBC) Grants	HSBC	Anyone involved in heritage	Up to \$2,000	To provide funding for Heritage Workshops	Anytime	http://www.heritagebc.ca/
Provincial	BC2008 - Spirit Squares	Ministry of Tourism, Sport and the Arts	Outdoor plaza in a community	Not specified	To provide funding to revive outdoor public spaces	February	http://www.spiritsquares.gov.bc.ca/program_description.htm
Provincial	BC2008 - Towns for Tomorrow	Ministry of Tourism, Sport and the Arts	Small towns in need of a capital project	up to \$400,000	To provide cost share funding to build new capital projects such as museums in small towns	February	http://www.townsfortomorrow.gov.bc.ca/program_description.htm
Private	Various	Bronfman Foundation	Heritage organizations (Non-profit), organizations	Not specified	Various grants to aid heritage projects	Open	http://www.bronfmanfoundation.org/index.html

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Entity	Grant	Granting Institution	For	Amount	Description	Applications Due	More Information
Private	n/a	The Land Conservancy	Heritage sites	Not specified	A charitable Land Trust that purchases and conserves heritage and natural sites	Not specified	http://www.conservancybc.ca/index.asp?section=home
Private	Sustainable Tourism Grant	Transat	Heritage sites or tourism	Up to \$50,000	To start-up, implement or maintain a sustainable-tourism project.	May 18, 2007	http://www.transat.com/en/
Private	BC Arts Renaissance Funds - Endowment Match Program	Vancouver Foundation	Non-profit heritage associations	Up to \$350,000 per year matched funding	An endowment and development fund to assist non-profit arts and culture organizations to build permanent endowment funds by providing matching grants	Anytime	http://www.vancouverfoundation.bc.ca/GrantInformation/BCRF/BCRF.html



APPENDIX C: HERITAGE CONSERVATION TOOLKIT

The Heritage Conservation Toolkit lists the legislative tools available before, during and after a permit application is made. For further information please refer directly to the relevant legislation (Revised Statutes and Consolidated Regulations of British Columbia).
Web Site: <http://www.qp.gov.bc.ca/statreg/>

TOOLS THAT NEED TO BE IN PLACE BEFORE NEGOTIATION:

- Official Community Plan (Local Government Act)**
Sets out the municipality's intent for development. States overall goals for heritage conservation and can also include heritage area designations.
- Zoning and Development Bylaws (Local Government Act)**
Outline the existing general requirements for site development.
- Development Permit Controls (Local Government Act)**
Give specific requirements for areas designated as Development Permit Areas.
- Heritage Conservation Areas (Local Government Act)**
The municipality can define special areas in the OCP to provide long-term protection to distinct heritage areas.
- Community Heritage Register (Local Government Act)**
The municipality can establish an official listing of properties defined as having heritage character or heritage value. This can act as the basis for the offering of incentives.
- Heritage Zoning (Local Government Act)**
A zoning schedule can be tailored to preserve the character of a heritage site or area.
- Community Heritage Commission (Local Government Act)**
Allows for an expanded terms of reference for the existing Commission, and the establishment of new commissions for other purposes.
- Heritage Procedures Bylaw (Local Government Act)**
The municipality can enact a Bylaw that establishes the municipality's procedures and guidelines for heritage conservation. This bylaw may also delegate authority to an officer or authority for the negotiation of heritage issues.
- Heritage Site Maintenance Standards (Local Government Act)**
The municipality can enact a 'Heritage Site Maintenance Standards Bylaw,' that establishes the municipality's minimum requirements for the care and maintenance of legally protected heritage properties.
- Reservation and Dedication of Municipal Property (Local Government Act)**
The municipality can commit to the long-term protection of public property. Although previously enabled, there is new scope added to this tool.

- ❑ **Administrative Procedures:**
 - *Priority Routing*
The municipality can institute a policy of expediting applications involving identified heritage resources.
 - **Heritage Awareness Programs**
The municipality can continue to make the public aware of the importance heritage resources through education programs.
 - **Commemoration and Interpretation**
The municipality can provide for commemoration and/or interpretation of historic sites or buildings. This is not the equivalent of designation.
 - **Complementary Public Works**
The municipality may commit to public works that complement the character of heritage sites or areas.

TOOLS AVAILABLE DURING NEGOTIATION:

- ❑ **Financial Incentives**
 - **Financial Assistance (*Local Government Act*)**
Direct monetary grants can be offered in exchange for heritage conservation.
 - **Tax Incentives/Exemption (*Local Government Act*)**
Full or partial tax exemptions for up to ten years can be offered.
- ❑ **Development/Zoning Incentives**
 - **Heritage Revitalization Agreements (*Local Government Act*)**
This is potentially the most useful new conservation tool, and has been widely used by other municipalities. This allows for a voluntary negotiated agreement, which may vary bylaw and permit conditions. If use and density are not varied, a Public Hearing is not required. This is considered a form of legal protection.
 - **Heritage Conservation Covenants (*Land Titles Act*)**
Allows for the negotiation of a contractual agreement with the owner, that is then registered on the Land Title. This may not vary siting, use or density. This is considered a form of legal protection.
 - **Building Code Equivalencies**
Buildings identified on an inventory or Heritage Register are eligible for building code equivalencies under the BC Building Code.
 - **Heritage Density Bonuses (*Local Government Act*)**
Increases in density, although previously available, may now be achieved more easily through a Heritage Revitalization Agreement.
 - **Transfer of Density (*Local Government Act*)**
Although previously enabled, may now be expedited through negotiated agreements.
 - **Development Variance Permits (*Local Government Act*)**
Allow for development requirements to be varied or waived.

- **Heritage Designation (*Local Government Act*)**
This tool is now enabled under the Local Government Act, and provides long-term protection and demolition control. Designation is generally negotiated in exchange for development incentives. This is considered a form of legal protection.
- **Heritage Alteration Permits (*Local Government Act*)**
Once a Heritage Conservation Area is established, HAPs may be required for subdivision, additions, new construction or alteration of an existing building. May also be used to allow changes to legally protected heritage property.
- **Tree Protection (*Local Government Act*)**
Although previously enabled, there are now new procedures that streamline the ways in which the municipality can protect and maintain significant identified trees.

TOOLS AVAILABLE IF NEGOTIATION BREAKS DOWN:

- ❑ **Temporary Heritage Protection (*Local Government Act*)**
A resource can be temporarily protected through the withholding of permits and approvals, or protection orders and bylaws. The resource must be listed on a Heritage Register; and a Heritage Procedures Bylaw must be in place. Specific time periods apply, and this protection cannot be indefinitely extended.
- ❑ **Heritage Designation (*Local Government Act*)**
See above for details; if the resource is of sufficient community value, the municipality may enact an involuntary designation; this will make the municipality liable for compensation.
- ❑ **Heritage Inspection (*Local Government Act*)**
The municipality can order heritage inspections to assess heritage value and conservation needs.
- ❑ **Heritage Impact Assessment (*Local Government Act*)**
The municipality can order an assessment to be prepared at either owner or municipal expense to predict the impact of a proposed development on adjacent heritage resources.
- ❑ **Relocation**
When it is not possible to save a structure on its original site, it may be desirable to move it to another location to ensure its preservation. Costs may be borne either by the developer or the municipality.
- ❑ **Documentation**
When it is not possible to save a structure, it may be desirable to document it before demolition. Costs may be borne either by the developer or the municipality.
- ❑ **Salvage**
When it is not possible to save a structure, it may be desirable to salvage artifacts or portions of the structure before demolition.

Further information on these tools may be found in *Heritage Conservation: A Community Heritage Guide*, or through reference to the appropriate legislation.

APPENDIX D: REFERENCES

D.1 DEFINITIONS

Character-Defining Elements

The materials, forms, location, spatial configurations, uses and cultural associations or meaning that contribute to the *heritage value* or a *historic place*, which must be retained in order to preserve its heritage value.

Community Heritage Commission

A commission or board appointed by a municipal Council for the purposes of advising a local government on heritage matters or undertaking other activities authorized by a local government.

Conservation

All actions or processes that are aimed at safeguarding the character-defining elements of a cultural resources so as to retain its heritage value and extend its physical life. This may involve "Preservation," "Rehabilitation," "Restoration," or a combination of these actions or processes. Reconstruction or reconstitution of a disappeared cultural resource is not considered as conservation.

Guidelines

Statements that provide practical guidance in applying the Standards for the Conservation of Historic Places. They are presented as recommended and non-recommended actions.

Heritage

Heritage is a broad term that refers to all that is inherited from the past. It therefore includes the built environment, those buildings and works of the past, sites of historic events, historic skills, behaviours and patterns of life. A community's heritage encompasses its entire environmental inheritance.

Heritage Character

This means the overall effect produced by traits or features that give property or an area a distinctive quality of appearance dating from an earlier period.

Heritage Value

The aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present or future generations. The heritage value of a historic place is embodied in its character-defining materials, forms, location, spatial configurations, uses and cultural associations or meanings.

Historic Place

A structure, building, group of buildings, Town, landscape, archaeological site or other place in Canada that has been formally recognized for its heritage value.

Interpretation

This is any communication process designed to reveal the characteristics, meanings and relationships of a community's built heritage to the public through reference to objects, artifacts, landscapes, and structures or persons.

Intervention

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

Maintenance

Routine, cyclical non-destructive actions necessary to slow the deterioration of a 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.

Minimal Intervention

The approach which allows functional goals to be met with the least physical intervention.

Natural Heritage

Natural sites, features, or formations or precisely delineated natural areas of outstanding universal value from the point of view of science, conservation or natural beauty.

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.

Rehabilitation

The action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or addition, while protecting its heritage value.

Renovation

This is a generic term used to describe various levels of intervention including remodeling, recycling and rehabilitation. It refers to the improvement of existing buildings or neighbourhoods.

Restoration

The action or 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, while protecting its heritage value.

Revitalization

Revitalization is a term that describes the process of economic, social, physical and cultural redevelopment of an area or street.

Standards

Norms for the respectful conservation of historic places.

D.2 WEBSITES**FEDERAL GOVERNMENT**

Canadian Register of Historic Places

<http://www.historicplaces.ca>

Standards and Guidelines for the Conservation of Historic Places in Canada

http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

PROVINCE OF BRITISH COLUMBIA

Heritage Branch, Ministry of Tourism, Sport & the Arts

<http://www.tsa.gov.bc.ca/heritage/>

Heritage Society of British Columbia

<http://www.heritagebc.ca/homepage.htm>

Heritage Legacy Fund of British Columbia

<http://heritagelegacyfund.ca/>