

AGENDA ITEM NO: 7.14

MEETING DATE: June 17, 2025

**STAFF REPORT – COVER SHEET**

SUBJECT: Proposed Mountain View Heritage Conservation Area (OCP00048) DATE: June 10, 2025

DEPARTMENT: Planning PREPARED BY: Madelaine Peters / rk *RK*

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**1. SUMMARY OF ISSUE:**

Planning staff continue to implement the City's *Heritage Strategic Action Plan* (HSAP), which was endorsed by Council in 2022. One of the Key Strategic Directions from the HSAP was establishing a heritage conservation area in one of Chilliwack's oldest urban residential neighbourhoods. Work to prepare the heritage conservation area began in the Spring 2024 and the project was led by Luxton & Associates in partnership with MODUS Planning, Design, & Engagement. The project involved field reviews, archival research, workshops and meetings with property owners and committee members.

This work is now complete and an Official Community Plan (OCP) amendment has been prepared to designate this neighbourhood, known as Mountain View, as a heritage conservation area. Concurrent amendments to Policy Directive No. G-15 "Heritage Designation" to incorporate the proposed heritage conservation area in the heritage alteration permit process is also included for Council's consideration (attachment A).

**2. RECOMMENDATION:**

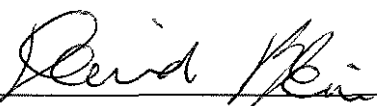
That "Official Community Plan Amendment Bylaw 2025, No. 5489", a proposed text amendment to include the "Mountain View Heritage Conservation Area" as a new Schedule C in the 2040 Official Community Plan, and associated text changes, be given first and second reading; and further, that a Public Hearing be called for July 2, 2025. (OCP00048)

That Council approve Policy Directive No. G-15 "Heritage Designation", as amended.

*for*   
Gillian Villeneuve  
Director of Planning

**3. CHIEF ADMINISTRATIVE OFFICER'S RECOMMENDATION/COMMENTS:**

Supports recommendation.

  
David Blain  
Chief Administrative Officer

**STAFF REPORT ON  
PROPOSED MOUNTAIN VIEW HERITAGE CONSERVATION AREA (OCP00048)**

PREPARED BY: Madelaine Peters      DATE: June 10, 2025  
POSITION: Senior Planner      DEPARTMENT: Planning

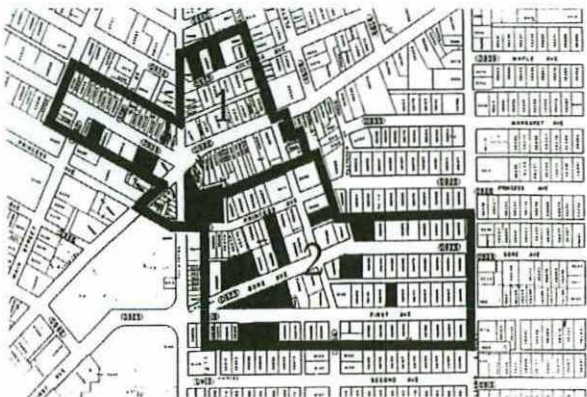
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**1. BACKGROUND & PURPOSE**

The idea of establishing a heritage conservation area (HCA) was first suggested in the 1991 *Heritage Inventory* as this area has a higher concentration of historic buildings than other parts of Chilliwack. It has also been a goal in heritage planning through the City's 2010 *Downtown Land Use and Development Plan* (DLUDP) and more recently in the 2022 *Heritage Strategic Action Plan* (HSAP).

Establishing an HCA would ensure the special heritage values and character of the area are conserved and managed, while still allowing development to occur. The HCA will ensure this development happens in a sensitive manner.

**1991 Inventory**



**Downtown Neighbourhood Plan**



**2. HERITAGE CONSERVATION AREAS**

Legislated under the *Local Government Act* (LGA), an HCA is a distinct area with special heritage value and/or heritage character, identified for long-term heritage conservation purposes in an Official Community Plan (OCP). As a heritage planning tool, it is focused on an area rather than individual properties that are protected through heritage designation bylaws. Examples of HCA's that have been established by municipalities in BC are Clayburn Village (Abbotsford), Queens Park (New Westminster), Steveston Village (Richmond), and First Shaughnessy (Vancouver).

Relative to other heritage planning tools, an HCA offers moderate protection for properties within the HCA, as shown in the diagram below. The City of Chilliwack has used Heritage Designation Bylaws since 1980, had a Heritage Interest Inventory since 1991, and most recently established a Community Heritage Register in 2024.

## Heritage Conservation Tools – Hierarchy of Protection



### 2.1 How an HCA works

In the LGA, an HCA works in a similar way to a development permit. A property owner is required to obtain a heritage alteration permit (HAP) prior to conducting the following activity (unless exempted by the local government):

- subdivision;
- construction of a new building or structure;
- addition to an existing building or structure; or
- alteration of a building, structure, land, or feature.

Similar to a development permit application, the HAP allows a local government to review a development proposal to ensure it meets the policies and design guidelines of the HCA. The policies and design guidelines help manage change over a long period of time, and what is conserved depends on what is determined to be significant to the character of the area. Generally, HCA policies and design guidelines are less restrictive or not applicable for properties that do not contribute to the character of the area.

## 3. PROJECT APPROACH

To undertake this work, Planning staff circulated a Request for Quotations in Spring 2024 to retain a heritage consultant and hired Luxton & Associates in partnership with MODUS Planning, Design, & Engagement. The consulting team consisted of heritage planning and urban design experts, an engagement specialist, an architect and graphic facilitator. The project began in June 2024, and included several stages of work over the course of 12 months, broken down into phases:

- Phase 1: Early Ideas and Visioning (Fall 2024)
- Phase 2: Drafting Design Guidelines & Heritage Policies (Winter 2025)
- Phase 3: Finalizing Design Guidelines & Heritage Policies (Spring 2025)

### 3.1 Research & Engagement

The consulting team has had several touchpoints with the Heritage Advisory Committee (HAC), conducted site visits, undertaken archival research, prepared engagement letters and factsheets for property owners, and hosted two well-attended workshops. The engagement was designed to provide opportunities for property owners and HAC members to be involved in the project, helping create the vision, reviewing and providing feedback on the draft material, and identifying potential challenges, priorities, and solutions. Property owners of the proposed HCA have been kept informed throughout each phase through letters sent by mail, and phone or email when contact information was available.

### 3.2 Summary of Feedback

Below is a summary of the input received during this engagement, categorized into common themes and ideas that has helped shape the proposed HCA:

#### Neighbourhood Character:

- The area's heritage homes, church, mature trees and quiet streets contribute positively to neighbourhood character
- Proximity to downtown is appreciated by residents; although pedestrian connectivity into Five Corners could be improved
- Some buildings are in poor condition

#### Hopes and Concerns:

- Preserving local heritage assets, improving walkability, and increasing property values
- Mitigating financial implications for property owners (i.e., taxes, resale value)

#### This feedback was used to create policies and guidelines that:

- Allow for flexibility
- Are concise and easy to use
- Positively impact redevelopment potential
- Act as incentives for neighbourhood improvement
- Support heritage conservation and recognize the local context

## 4. PROPOSED MOUNTAIN VIEW HERITAGE CONSERVATION AREA

The proposed HCA is summarized below.

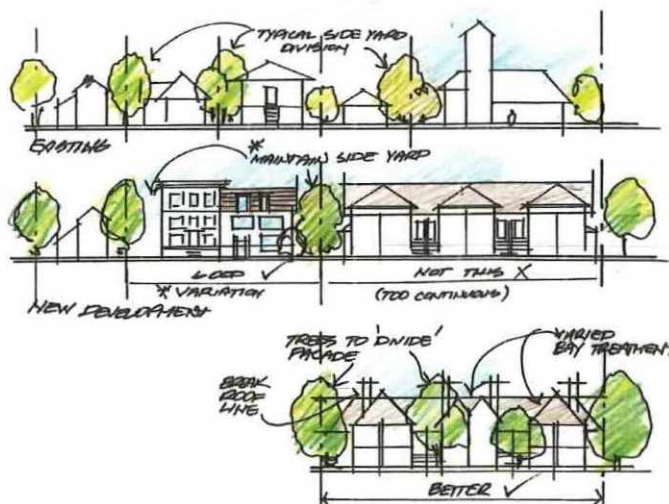
### 4.1 HCA Name

The name of the area in the DLUDP is the "Village Walk Heritage Area". However, using "Village Walk" as the name for the new HCA can be confused with the "Heritage Walk" event that is organized and hosted by the Heritage Chilliwack Society. They also have a downtown self-guided walking tour that does not occur in this neighbourhood. As such, the name of the area has changed to Mountain View to help distinguish it from the heritage walk events and strengthen its historic connection to the original subdivision plan.



## 4.2 Design Guidelines

The proposed design guidelines have been prepared to promote the conservation and thoughtful evolution of the area so that new development respects and enhances the character-defining aspects of the neighbourhood. In this way, properties with heritage value maintain their prominence along the streetscape, while growth is accommodated in a sensitive and compatible way. The guidelines are focused on general design and heritage context best practices, rather than imposing a single style or era on new development. This approach is in part a response to how new Provincial legislation impacts the area through the transit-oriented area requirements and small-scale multi-unit zoning that is in place. The guidelines will ensure that new growth contributes positively to the character that makes the area special today.



## 4.3 Property Categories

The draft HCA includes 34 parcels, featuring 2 properties that are legally protected by heritage designation bylaws and 11 properties listed on the City's updated *Heritage Interest Inventory*. Each property within the HCA boundary is organized into four different categories, depending on its contribution to the heritage character of the HCA (see map). These categories then determine the way design guidelines apply to property, as described below.



Category	Properties	Description
1. Heritage Protected	2	Property with existing legal protection through a Heritage Designation Bylaw
2. Heritage Interest	11	Property on the existing Heritage Interest Inventory
3. Contributory Property	11	Property with notable heritage contribution in the area, added through the HCA project (age, architecture, etc.)
4. Other Property	10	Property within the area that does not have notable heritage attributes

These categories represent today's property conditions, and property owners have the option to change between categories through a development proposal or by request (i.e., voluntarily apply to protect a Heritage Interest or Contributory Property through a heritage designation bylaw).

#### 4.4 Property Owner Impacts

All properties within an HCA are required to obtain a HAP prior to undertaking development, similar to other development permits for multi-family, small-scale housing, or commercial. In order to clearly communicate when a HAP is required, a table is included in the HCA that describes what development activity results in a permit requirement, organized by property category (see table below). For minor activities such as building additions and alterations, only the Heritage Protected and Heritage Interest property categories require a HAP. For major activities such as demolition, new construction, or subdivision, all property categories require a HAP. In addition, certain activities are exempt from a HAP, including maintenance and repairs for routine upkeep.

Property owners have a right to apply to the City to make changes to or demolish structures on their property. When an activity requires a HAP, it does not mean the activity is prohibited. The HAP process supports a review of the proposed activity to ensure changes respect the heritage character and are consistent with the design guidelines.

<b>ACTIVITY TYPE</b>	<b>PROPERTY CATEGORY</b>			
	<b>1. Heritage Protected</b>	<b>2. Heritage Interest</b>	<b>3. Contributory Property</b>	<b>4. Other Property</b>
Demolition, new construction, or subdivision*	Yes	Yes	Yes	Yes
Building additions and alterations	Yes	Yes	No	No
Landscape	Guidelines apply whenever an HAP is required			

\*subdivision includes any consolidation of parcels that constitutes a subdivision of land under the Land Title Act

Staff note a HAP is currently required to proceed with development on the 17 protected sites in Chilliwack with heritage designation bylaws in place. This existing HAP process is described in Policy G-15 (Heritage Designation), which will be amended to incorporate the HAP requirements for the proposed new HCA (attachment A).

#### 4.5 Committee Support

The Heritage Advisory Committee (HAC) was involved throughout the project, including presentations about the consultant's progress at various stages. On May 27<sup>th</sup>, 2025, HAC met to review and discuss the final draft, and passed the following motion:

*"That the Heritage Advisory Committee supports in principle the final Mountain View Heritage Conservation Area as presented."*

Given the significant design guideline focus of the HCA, the final draft was also shared with the Design Review Advisory Committee on June 10<sup>th</sup>, 2025, for information.

## 5. NEXT STEPS

### 5.1 Implementing the HCA

Once the Mountain View HCA is established, letters will be mailed to the property owners to “close the loop” on the project and let them know what to expect for the HCA moving forward. The Mountain View HCA will also be published on the City’s website and mapping for public information. Planning staff also anticipate creating an information brochure and formalizing the HAP application process.

### 5.2 Future Heritage Projects

Future work to further support the Mountain View HCA, and heritage planning in Chilliwack more broadly, could include creating a standards of maintenance bylaw and heritage incentives.

#### Heritage Site Standards and Maintenance

The LGA enables local governments to create heritage site maintenance standards that set minimum maintenance requirements to ensure heritage properties are not lost through neglect or lack of maintenance. Municipalities generally use this bylaw as a complementary tool in parallel with heritage protected properties for monitoring purposes and, if necessary, to enforce maintenance requirements.

#### Heritage Incentives

During the project, various example incentives were discussed with property owners (see table below). In conjunction with establishing an HCA, incentives are typically used to support the ongoing repair and maintenance of heritage property and the additional obligation property owners have to obtain a HAP before undertaking development. Offering incentives encourages property owners to conserve the character of a property by helping offset the conservation projects they choose to undertake. Staff note the City currently pays for a Statements of Significance when an owner voluntarily applies to designate their property as a heritage site.

Financial	Administrative	Developmental
Maintenance and/or restoration grants	Application prioritization	Density bonus
Reduced/ waived application fees	Support minor variances	Transfer of development rights
Reduced/ waived development cost charges		
Tax incentives		

### Thematic Framework and Historic Context Statement

In addition, the HSAP continues to be the primary guide for heritage planning implementation in Chilliwack. This includes developing a Thematic Framework and Historic Context Statement to determine what heritage themes are underrepresented in Chilliwack, and identify additional features that may broaden the list of potential Community Heritage Register sites. The City's Heritage Interest Inventory (updated in 2023) provides a starting point to begin this project.

Each of the above projects continue to support heritage planning in Chilliwack, and staff will consider the necessary next steps to incorporate them into future work plans following the completion of the Chilliwack 2050 OCP update.

## **6. RECOMMENDATION & SUBSTANTIATION:**

### Recommendation:

That "Official Community Plan Amendment Bylaw 2025, No. 5489", a proposed text amendment to include the "Mountain View Heritage Conservation Area" as a new Schedule C in the 2040 Official Community Plan, and associated text changes, be given first and second reading; and further, that a Public Hearing be called for July 2, 2025. (OCP00048)

That Council approve Policy Directive No. G-15 "Heritage Designation", as amended.

### Substantiation:

Establishing the Mountain View HCA is an important step in preserving the area's unique character and heritage as the city grows, responding to Provincial changes impacting the area (transit-oriented area and small-scale multi-unit housing). The proposed Mountain View HCA is an action item in the *Heritage Strategic Action Plan* and has been prepared based on research conducted by the consultants and feedback received during the project from property owners and committee members.

## **7. SOURCES OF INFORMATION:**

- Design Review Advisory Committee (DRAC) Minutes – June 10<sup>th</sup>, 2025
- Heritage Advisory Committee (HAC) Minutes – May 27<sup>th</sup>, 2025
- [Report to Council Re: HSAP Endorsement](#) and [Minutes](#) (item 7-I-4) – June 7, 2022

### **Attachment A**

Policy Directive No. G-15 "Heritage Designation", as amended





**City of Chilliwack**  
**Notice of Public Hearing**  
**Council Chambers**  
**8550 Young Road, Chilliwack BC V2P 8A4**

**When:** Wednesday, July 2, 2025 at 4:00 PM

**Watch:** The live council meeting broadcast at [chilliwack.com/live](https://chilliwack.com/live)

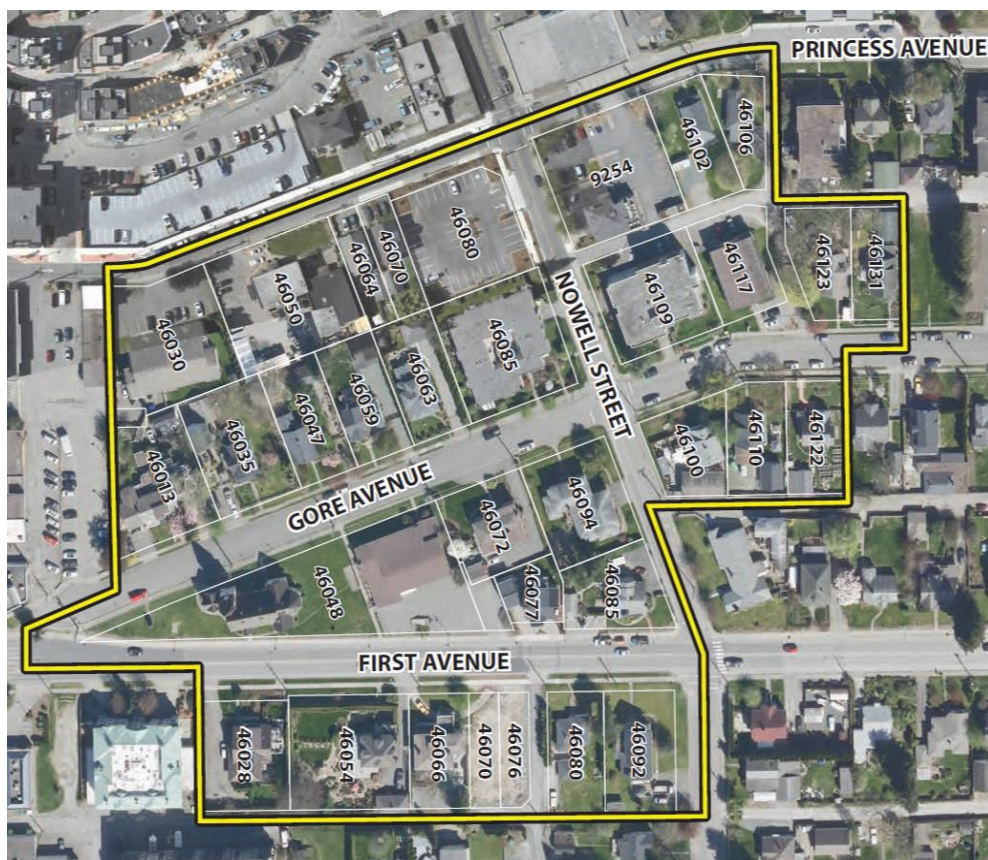
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**Official Community Plan Bylaw Amendment Bylaw 2025, No. 5489 (OCP00048)**

**Applicant:** City of Chilliwack

**Purpose:** The City of Chilliwack continues to implement the City's *Heritage Strategic Action Plan* (HSAP), and a Key Strategic Direction is establishing a heritage conservation area in one of Chilliwack's oldest urban residential neighbourhoods. Work to prepare the heritage conservation area involved field reviews, archival research, workshops, and meetings with property owners and Heritage Advisory Committee members.

This work is now complete and an Official Community Plan amendment has been prepared to designate the Mountain View neighbourhood as a heritage conservation area (as shown in the map below).



**How to share your feedback:**



Attend the Public Hearing in person (8550 Young Road)



Mail or email our Legislative Services Department:

Mail: 8550 Young Road, Chilliwack BC V2P 8A4

Email: [clerks@chilliwack.com](mailto:clerks@chilliwack.com)

- Submissions will be accepted until 4:00 PM on July 1, 2025. Any submissions received after this time will not be considered by Council.
- Please include your name and address.
- **All mail and emails, including your name and address, will be recorded and form part of the official record.**

Contact our Planning Department between Wednesday, June 18, 2025 and Wednesday, July 2, 2025 for a copy of the proposed bylaw at [planning@chilliwack.com](mailto:planning@chilliwack.com) or 604-793-2906.

Jacqueline Morgan, CMC  
Corporate Officer

**From:**  
**To:** [Clerks Dept Email](#)  
**Subject:** Proposed Mountain View Heritage Conservation Area OCP00048 2 [EXTERNAL]  
**Date:** June 22, 2025 9:12:03 PM  
**Attachments:** [Proposed Mountain View Heritage Conservation Area OCP00048 2.pdf](#)

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To Chilliwack Mayor and Councillors,

As a current and long time resident on First Avenue, I strongly oppose the proposed Mountain View Conservation Area. While the idea would create an enhanced character neighbourhood, the high costs fall largely on the property owners.

The compensation discussed with city staff is a minuscule percentage of the actual costs (and losses) borne by the property owner. Property values would drop significantly. The pool of prospective buyers would be greatly reduced. Concern over restricted options, increased material and labour costs, lengthened timelines, additional reviews and approvals required all add to the wariness of prospective buyers.

Unlike a designated heritage property, this is not volunteered to by the owner. Being forced upon us is unfair. The community would naturally be favourable to the proposal because there is no financial cost to them. The incentives suggested to the property owner would in no way compensate for their losses.

I welcome the mayor and each councillor to have an open and honest conversation with me before making your decision on this proposed heritage conservation area.

Sincerely,  
Bruce Tiessen  
Sharon Tiessen

46028 First Ave

Sent from my iPhone

# schedules

Schedule A - Regional Context Statement

Schedule B - Form and Character Design Guidelines

**Schedule C - Mountain View Heritage Conservation Area**

Schedule **C D** - Neighbourhood Plans

1. Downtown Land Use and Development Plan
2. Eastern Hillsides Comprehensive Area Plan
3. Agricultural Area Plan
4. Alder Neighbourhood Plan
5. Chilliwack Proper and Fairfield Island Neighbourhoods Plan
6. Sardis Neighbourhood Plan
7. South Vedder Neighbourhood Plan
8. Yarrow Neighbourhood Plan

Schedule **D E** - Growth Projection Tables

**(All Schedules are located at the end of the report.)**

**City of Chilliwack**

**Bylaw No. 5489**

**A bylaw to amend the “Official Community Plan Bylaw 2014, No. 4025”**

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The Council of the City of Chilliwack in open meeting assembled enacts as follows:

1. This bylaw may be cited as **“Official Community Plan Bylaw Amendment Bylaw 2025, No. 5489”**.
2. “Official Community Plan Bylaw 2014, No. 4025” is hereby amended by deleting the OCP Schedules Table of Contents in its entirety, and substituting with a new OCP Schedules Table of Contents, as attached.
3. Said Bylaw is hereby further amended by inserting a new Schedule C – Mountain View Heritage Conservation Area, as attached, and re-lettering the existing Schedules accordingly.
4. Said Bylaw is hereby further amended throughout the text of the Bylaw where reference is made to section numbers and updated to reflect the new reference numbering.

Received first and second reading on the 17<sup>th</sup> day of June, 2025.

Public hearing held on the

Received third reading on the

Consultation Process considered by Council on the 3<sup>rd</sup> day of June, 2025.

Received adoption on the

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Corporate Officer



# schedules

**ocp**

Schedule A - Regional Context Statement

Schedule B - Form and Character Design Guidelines

Schedule C - Mountain View Heritage Conservation Area

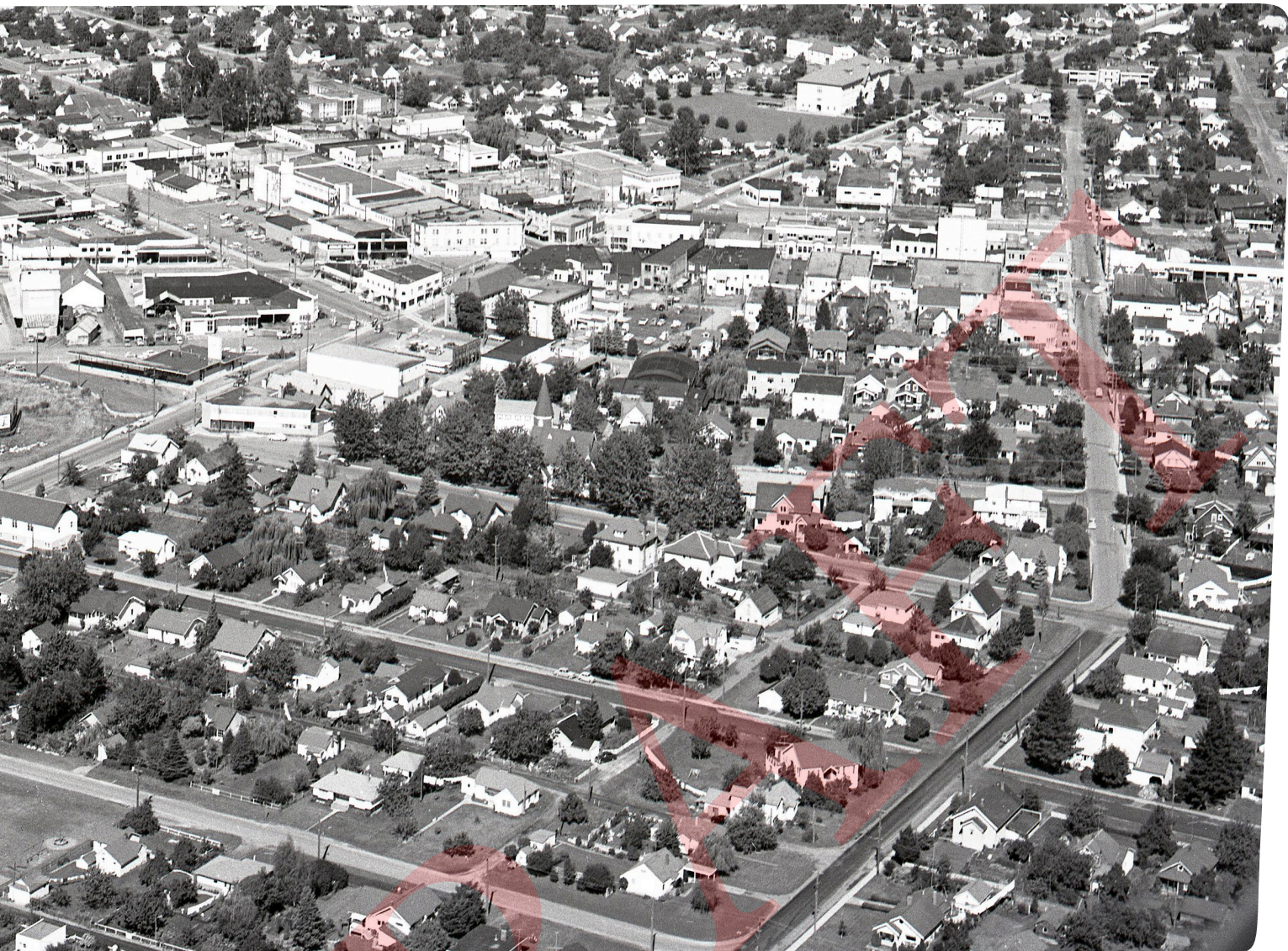
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Schedule E - Growth Projection Tables

**(All Schedules are located at the end of the report.)**





# 1 MOUNTAIN VIEW

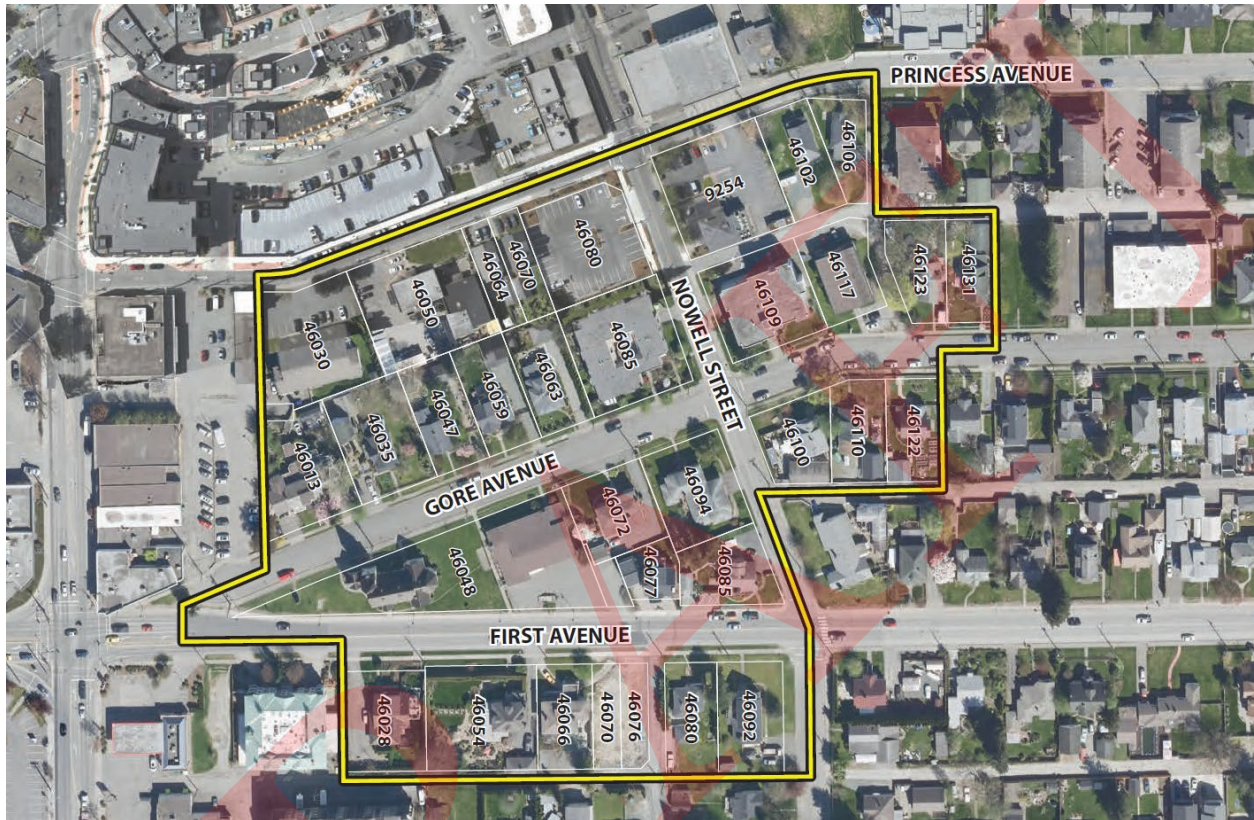
**HERITAGE  
CONSERVATION AREA**





## Area

All lands within the area as defined in the boundary shown in the map below are designated as Mountain View Heritage Conservation Area, facilitated under sections 614 and 615 of the *Local Government Act*.



Map 1: Mountain View Heritage Conservation Area boundary.



## Justification



**Figure 1: A two-part panoramic view of the Mountain View area, as seen from the former British Columbia Electric Railway substation at Young Road and Second Avenue, in circa 1911. Chilliwack Museum and Archives PP502113 and PP502114.**

Located within the traditional, ancestral, and unceded territory of the Stó:lō Coast Salish Peoples, the boundaries of the Mountain View Heritage Conservation Area (HCA) include several historic subdivisions surveyed between 1890 and 1909. In the preceding years before the First World War, Canada was experiencing unprecedented economic growth, resulting in real estate speculation across the Lower Mainland and Fraser Valley. Concurrently, in 1906, the Vancouver, Fraser Valley & Southern Railway was incorporated with a charter to build an electrified rail line between Vancouver and Chilliwack. This company



was promptly acquired by the British Columbia Electric Railway (BCER), who undertook the construction of the line to Chilliwack.

The fortunate economic situation, and planned arrival of the BCER, prompted business partners Melbourne H. Nelems (1877-1921) and David E. Stevenson (1868-1964) to acquire and subdivide a large portion of land which constitutes the Mountain View area, south of Gore Avenue and west of Nowell Street, which they purchased from the estate of the Reuben Nowell (1829-1907) shortly after his passing. They marketed this subdivision as “Mountain View Addition,” an upscale residential neighbourhood, and it was expanded through a subsequent subdivision in 1908 on the land immediately east of Nowell Street, and north of First Avenue, of which Nelems and Stevenson also had previously invested in. The Mountain View area’s earliest dwellings date to this initial wave of development sparked by Nelems and Stevenson’s promotion of the Mountain View Addition subdivision, and the favourable economic conditions which existed at this time, especially following the completion of the BCER interurban line and terminus in October 1910, the latter of which was only a short distance away (formerly located where the Coast Chilliwack Hotel is presently situated).

In addition to the residential development which was occurring within the Mountain View area boundaries, commercial and industrial activities were established on the south side of Princess Avenue in the 46000-block, including a livery stable, and an automobile garage, the latter of which operated up until the 1970s. The edifice of St. Thomas Anglican Church, originally located at Five Corners since 1897, moved to the Mountain View area in 1909 and has been a landmark in the community since.

Subsequent waves of development occurred in the Mountain View area over the next several decades, principally during the Interwar era, and following the Second World War. Since the 1950s, the Mountain View area has been slowly losing its original buildings and stock of heritage assets to redevelopment, which has primarily consisted of multi-unit residential buildings, as well as a parking lot.

The remaining heritage assets within the Mountain View area collectively express a variety of unique, special values and character-defining elements, including:

- an illustration of the historical, residential development and urbanization of Downtown Chilliwack in the first several decades of the 20th century;
- tangible connections to many of the city’s early and working-class inhabitants, as well as notable residents, who previously lived, worked, socialized, and contributed to the growth and culture of Chilliwack during their time here;
- an eclectic range of domestic architecture from the early 20th- and mid-century, such as: Edwardian and Edwardian Foursquare, Colonial Revival, Craftsman, French Storybook, and Minimal Traditional styles, all of which contribute to a distinctive heritage character, legacy, and identity of Mountain View;
- the diversity of single-family detached dwellings, ranging from workers cottages and bungalows to grand residences;
- a discernable ‘gateway’ to the community at the intersection of Gore and First Avenues, with the impressive Gothic Revival edifice of St. Thomas Anglican Church serving as landmark at this entrance;

- streetscapes featuring an assortment of open and enclosed private front yards with well-maintained and mature landscaping and gardens; and
- the continued residential, religious, and commercial uses interspersed throughout the area.

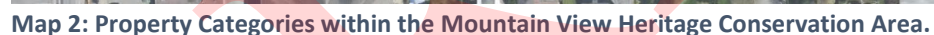
## Objectives

The Mountain View Heritage Conservation Area is meant to help manage growth and change, not prevent it. It seeks to promote the conservation and thoughtful evolution of the Mountain View area so that new development respects and enhances the heritage values and character-defining elements of the neighbourhood. Design Guidelines are meant to align new construction, subdivision, additions, and alterations to existing heritage assets, with best heritage conservation practices as described in Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. In this way, heritage assets maintain their prominence in the community and along the streetscape, as viewed from the public realm, while growth and change is accommodated in a way that is sensitive to, and compatible with, the Mountain View area's historic landscape.

Additionally, the intentions of the Mountain View Heritage Conservation Area are to:

- Support property owners in the understanding and appreciation of the inherent values of their heritage assets, and incentivize them to conserve their buildings in accordance with these Guidelines;
- Provide property owners and the City with the ability to allow for a greater range of opportunity for unique and creative new developments and uses, which are consistent with the character-defining elements of the Mountain View area, while promoting the conservation of existing heritage assets;
- Promote environmental sustainability through the conservation of the historic building stock, which preserves the embodied carbon in these buildings and mitigates demolition waste in landfills, while allowing for the sensitive and appropriate retrofitting of heritage assets to increase their energy efficiency;
- Equip the City with tools to better monitor, manage, and mitigate impacts to heritage assets, and allow for thoughtful and appropriate civic improvements in the public realm that support the character-defining elements of the Mountain View area; and
- Foster a sense of community pride among current and future residents of the Mountain View area.

All properties in the Heritage Conservation Area require a Heritage Alteration Permit (HAP) for demolition, new construction, or subdivision. Heritage Protected and Heritage Interest properties also require a HAP for building additions and alterations. The map and table below describe when a HAP and review for design guideline compliance is required based on the property's "Category" and proposed "Activity Type".



	PROPERTY CATEGORIES			
ACTIVITY TYPE	1. Heritage Protected	2. Heritage Interest	3. Contributory Property	4. Other Property
Demolition, new construction, or subdivision*	Yes	Yes	Yes	Yes
Building additions and alterations	Yes	Yes	No	No
Landscape	Guidelines apply whenever a HAP is required			

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Additional Exemptions:

- An accessory building with a floor area less than 10m<sup>2</sup> for Property Categories 3 “Contributory Property” and 4 “Other Property”.
- Demolition permits for Property Category 4 “Other Property”.
- Maintenance and like-for-like repairs, including landscaping and painting, for the purposes of routine upkeep that does not affect the character-defining elements of the area, character-defining elements of individual heritage assets, or the heritage values of a particular property.
- Construction and maintenance activities carried out by, or on behalf of, the City.

Changing Categories:

- A property owner may apply to the City to increase the protection of their property by changing the category from a higher number to lower one (e.g., from 3 “Contributory” to 2 “Interest”, or from 2 “Interest” to 1 “Protected”).
- This process would require an Official Community Plan amendment and follow other City heritage processes (such as the voluntary heritage designation bylaw), and may result in the property being included on the Heritage Interest Inventory and/or Community Heritage Register.

Additional Notes:

- A form and character Development Permit application may also be required in conjunction with the HAP application, based on the proposed development type.
- Replacement of windows and exterior cladding on the front and side elevations of a heritage asset will be considered an alteration and would require a HAP.



## Heritage Guidelines:

The following guidelines will be considered when setting Heritage Alteration Permit conditions.

### STRATEGIC SITE

## St. Thomas Anglican Church

*Maintain the church site as character-defining in the Mountain View area.*



**Figure 2: Perspective of the Mountain View area with conceptualized infill developments, with St. Thomas Anglican Church maintaining a prominent situation in the community.**

#### MV-1

**Visual Prominence** – Maintain visual prominence of the church so that it continues to act as a character-defining element of the neighbourhood:

- a) Locate new construction or additions to the east of the site, behind the church.
- b) Establish a public open space on the western edge of the site, with landscaping that maintains views of and frames the church and creates a lively public realm along Gore Avenue with places for people to sit and socialize.

# NEW CONSTRUCTION AND SUBDIVISION

Applicable for: ALL properties

## Site Planning

*The development site reinforces neighbourhood character, builds upon pedestrian connectivity, and maintains the variety and visual interest that is established in the existing pattern of buildings and landscapes in the Mountain View area.*

- MV-2 Walkable Lanes** – Orient active uses such as doors, windows, and stoops along lanes that run parallel to rear and side yards to reinforce the pedestrian character, sense of safety, and walkability.
- MV-3 Floodplain Elevation Response** – Extend the material quality and architectural finish to grade to reduce the negative impacts of inactive ground-level uses (such as parking and storage) that result from floodplain responses. Any exposed foundation above grade should be screened from public view using landscaping elements such as plants, landscape beds and trees.
- MV-4 Established Lot and Building Pattern** – Design buildings (and lot subdivisions, where applicable) to maintain the pattern of the established streetscape, with building massing being punctuated by landscaping.

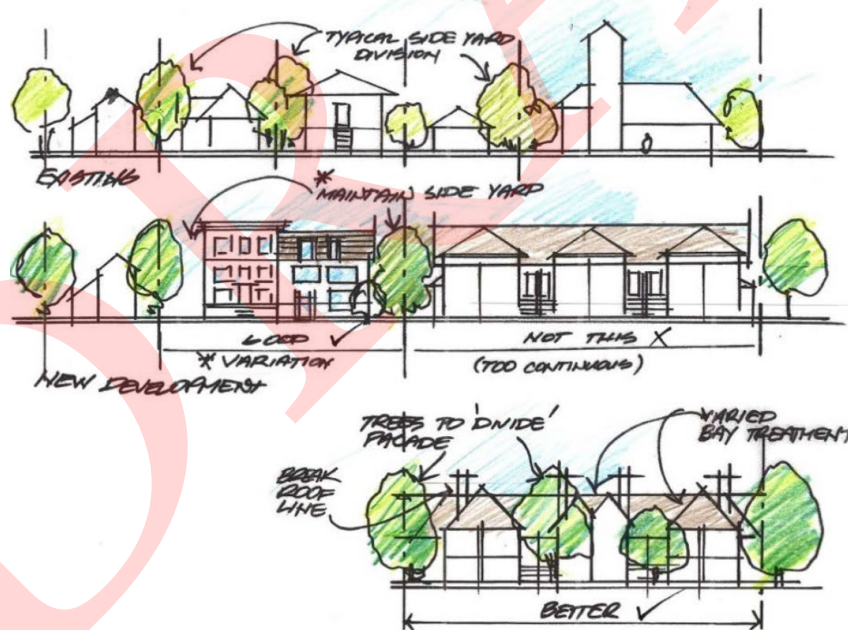


Figure 3: Examples of recommended streetscapes applicable to the Mountain View area.

- MV-5 Relationship to adjacent Heritage Assets** – Design buildings that are physically and visually compatible with, subordinate to, and distinguishable from properties with heritage assets. This should be achieved through form, siting, scale, and massing.

**MV-6 Eclectic Siting** – Site buildings with a diversity of setbacks to create a layered appearance from the streetscape and contribute to the eclectic character of the neighbourhood.

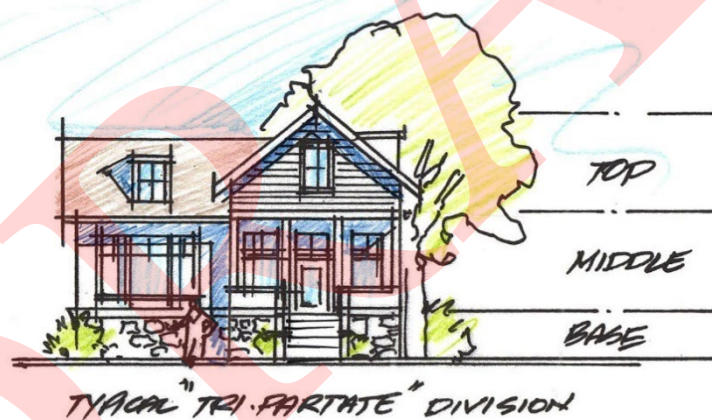
**MV-7 Site Access** – Design the site so that vehicle access is taken from the lane or lowest street class available.

## Building Design

*The buildings are framed as a backdrop to heritage assets, are distinguished from heritage buildings, and enhance the overall character of the neighbourhood through good design, material quality and finish.*

**MV-8 Entrances and Front Stoops** – Orient entrances and front stoops towards the street to create a welcoming entry and enhance the pedestrian experience.

**MV-9 Tri-partite Division** – Design the building so the bottom, middle, and top are distinguished using variations in materials, detailing, and architectural elements to create balance, proportion, and visual coherence.



**Figure 4: Definition:** tripartite division in architecture is a design approach that separates a building's façade into three horizontal sections: the base, the middle, and the top.

**MV-10 Roof Form** – The roof design should be clear and balanced, utilizing a main, dominant, roof form along with a secondary, subordinate, roof form to create visual interest. Subordinate roof forms, when different heights or angles are introduced, should be used to highlight important elements of the home, like the front entrance, porch, or areas that extend or are set back from the main structure. In attached developments, including townhouse complexes, each unit should have its own distinct features to distinguish homes from one another, and the overall design should include variation to create an attractive and engaging streetscape.



**MV-11 Diverse Buildings** – Design buildings to reflect, but not replicate, the diversity of house styles and finishes that are present in the Mountain View area.

**MV-12 Garages** – Minimize the visual appearance of garage doors on the public realm.

- a) Orient garages internally within the site, to the rear of buildings, or adjacent to the lane.
- b) Break up the extent of the façade occupied by garage doors and create visual interest by incorporating windows, material variation, and/or architectural elements.
- c) Recess garage doors when they are located on a front façade.

**MV-13 Solid Corners** – Locate windows to maintain an expression of ‘punched openings’ and solid corners.



Figure 5: Examples of ‘punched windows’ present in the neighbourhood.

**MV-14 Material Finish and Siding** – Use materials for exterior cladding, trim (e.g. fascia, bargeboards, soffit, cornerboards, and window and door casings), and other finishes that complements the existing heritage assets and character of the Mountain View area while remaining visually distinct, with attention to quality and durability.

- a) Use high-quality and durable materials for exterior cladding, trim, and other finishes that are compatible to the character of the Mountain View areas, taking inspiration from adjacent buildings in the immediate area. Priority to be given to wood, stucco, brick, stone, and cast stone.
- b) Non-textured fibre cement products, when used to emulate historic wood cladding (such as horizontal siding, shingles, trim, and window casings) can be used as a substitute material for wood.
- c) Avoid materials that are unpainted or clear-stained wood siding, vinyl and plastic, mirrored or reflective glass, metal, and any type of panel system.



**MV-15 Roof Cladding** – Use materials for sloped roof cladding that complements both the existing heritage assets, historical roof claddings which may no longer be present, and the character of the Mountain View area while remaining visually distinct, with attention to quality and durability.

- a) Use wood shingles for roof cladding, or an engineered product which emulates wood shingles.
- b) Avoid asphalt shingles and clay tile roof cladding.
- c) Metal, rubber, and slate are not permitted.

**MV-16 Robust and Substantive Detailing** – Incorporate robust detailing, texture, and pattern that is compatible with and in line with character defining elements in the area to prioritize visual interest.



Figure 6: Examples of robust and substantive detailing present in the neighbourhood.

# ADDITIONS AND ALTERATIONS

Applicable for: HERITAGE PROTECTED and HERITAGE INTEREST properties

## Building Design

*The original design and heritage value of the building is conserved, with new additions and alterations reinforcing the role of the heritage asset as the prominent structure on the property.*

- MV-17 Heritage Value** – Preserve and restore original architectural features and materials that contribute to a building’s heritage value to maintain the integrity and authenticity of the structure.
- a) Repair character-defining elements, rather than replace them.
  - b) Where character-defining elements are too deteriorated to repair, in-kind replacement should be undertaken to match the material, form, and detailing of the original element.
  - c) Original cladding (wood, stucco, etc.) to be repaired, painted and maintained.
- MV-18 Visual Compatibility and Subordination** – Design additions and alterations so that they are physically and visually compatible with, subordinate to, and distinguishable from the building. This should be achieved through form, siting, scale, and massing. Additions should be located to the rear or side of the heritage asset.
- MV-19 Heritage Integrity** – Undertake new additions or construction in a way that does not damage the original character-defining elements if the new work was to be removed in the future.
- MV-20 Doors and Architectural Detailing** – Preserve or restore original door assemblies on heritage assets. Incorporate doors and other architectural elements that are of a similar design, scale and proportion to the historic architectural pattern of the building and designed to support the functional needs of existing and future residents.
- MV-21 Windows** – Original window openings, assemblies, sashes, and casings to be preserved and repaired, or restored if missing. Replacement windows on the heritage asset can include multi-pane glazing set in wood sashes. Restoration, or introduction, of exterior wood storms to assist in thermal performance. New windows on additions must be of a similar design, scale and proportion to the historic windows of the building, and designed to support the functional needs of existing and future residents.
- MV-22 Attachments** – Locate attachments, such as satellite dishes and solar panels, so they are not visible from the fronting street, and/or are screened from view.

- MV-23 Colour** – Restore original historic colours on-site, where appropriate, to enhance the historical character and maintain visual consistency with the surrounding context. Consider referring to the historic colour palettes in Chilliwack’s *Downtown Design Guidelines* to either restore the original colour scheme of the heritage asset, or to apply an historically-appropriate colour scheme.

## LANDSCAPE

*Applicable for: ONLY properties requiring a HAP*

### Landscape Design

*The landscape design contributes to the streetscape composition with unique and attractive gardens, without obscuring the building.*

- MV-24 Landscape Materials and Fencing** – Incorporate high-quality and durable materials that weather gracefully and enhance the overall image of the neighbourhood.
- a) Low-height wood, wrought iron, aluminium fencing is encouraged. Chain link fencing along street frontages, visible from the public street, is not permitted.
  - b) Wall materials such as masonry, stone, natural wood, are encouraged.
  - c) Paving materials such as natural stone, precast concrete pavers, cast in place concrete are encouraged.
  - d) Landscape design should preserve existing native vegetation.
- MV-25 Plant Selection** – Include climate resilient and drought tolerant species with year-round seasonal interest when selecting plants. Native species are also encouraged.
- MV-26 Landscape Types and Quality** – Design of landscapes should establish a coherent, overall composition within each property that:
- a) Contributes to the streetscape by framing surrounding structures and garden spaces.
  - b) Is layered, rich, and attractive with varied plants and materials for texture, colour, and interest.
  - c) Maintains visibility of the building and yard by keeping landscaping clear of key views.



Figure 7: Examples of landscape type and quality present in the neighbourhood.



## Glossary:

**Character-defining Elements:** Character-defining Elements are the materials, forms, location, spatial configurations, uses, and cultural associations or meanings that contribute to the *Heritage Value* of a place, which must be retained to conserve its *Heritage Value*. In the context of these Guidelines, Character-defining Elements are referred to primarily as they relate to the *Heritage Value* of the Mountain View area as a whole, and a list of Character-defining Elements for Mountain View are provided in the Justification section. Additionally, Character-defining Elements are also commonly used to refer to the tangible and intangible features of individual heritage resources (e.g. buildings) when describing their location, context, architectural and design features, style, uses, landscape, and other characteristics which express the *Heritage Value* of those places.

**Heritage Alteration Permit:** A Heritage Alteration Permit (HAP), enabled under provincial legislation, allows for local governments to require a permit to make alterations (with exception to routine maintenance and like-for-like repairs) to heritage resources that are either legally protected, or within a *Heritage Conservation Area*.

**Heritage Assets:** Heritage Assets is a term used when collectively referring to the heritage resources which comprise the following property categories: *Heritage Protected*, *Heritage Interest*, and *Contributory Properties*. Heritage Assets in the Mountain View area typically encompass the principal structure on their respective property.

- **Heritage Protected:** Heritage Protected assets are buildings and properties which have been legally protected by the City of Chilliwack through a voluntary application from the property owner at the time of enactment. While provincial legislation enables several methods of protection, common protection tools include Heritage Designation and Heritage Revitalization Agreements, both of which are achieved through the passing of a local government bylaw. Once legal protection is achieved, it is noted on the respective land title for that property.
- **Heritage Interest:** Heritage Interest assets are buildings and properties which have been previously evaluated and determined to have *Heritage Value*. The Heritage Interest Inventory was first established in 1991, reviewed in 2024, and it contains 92 heritage resources across the city. Several of the heritage resources identified on this list have been legally protected, but most of the heritage resources on this list are not protected. The Heritage Interest Inventory is not an exhaustive list of all heritage resources within the city, only those which have been evaluated by the City.
- **Contributory Properties:** Contributory Properties are heritage assets within the Mountain View area which have not been evaluated or protected, but contribute to the overall *Heritage Value* of the Mountain View Heritage Conservation Area due to their age, era of development, aesthetic, and/or past associations. Many of these heritage resources have their own intrinsic *Heritage Value* as well.
- **Other Properties:** These are properties that support the Mountain View neighbourhood without notable *Heritage Value*, and do not fall into one of the above property categories.

**Heritage Conservation Area:** A Heritage Conservation Area (HCA) is a distinct, geographically-defined area with *Heritage Value*, identified for heritage conservation purposes in an Official Community Plan. Individual properties within an HCA may exhibit their own *Heritage Value*, but it is the overall *Heritage Value* that

distinguishes an HCA. In establishing an HCA, a local government is recognizing the significance of the collective structures, along with the total environment, landscape, streetscape, spatial elements, vistas and views, and the relationships of buildings to each other and their context. An HCA is not a tool to prevent demolition or construction, and it is not intended to discourage property owners from upgrading and improving properties, but instead is a strong and flexible tool to encourage the conservation of heritage resources in the area.

**Heritage Value:** A place or heritage resource, whether it be a building, group of buildings, a geographical area, landscape, or archaeological site, may have *Heritage Value*. The *Heritage Value* of a place are the aesthetic, historic, scientific, cultural, social or spiritual importance or significance for past, present and future generations. The *Heritage Value* of a place are embodied in its *Character-defining Elements*.