



UNIVERSITY ENDOWMENT LANDS

HERITAGE

Located on the traditional territory of the Musqueam First Nation, Area D has a unique history. The modern character of the area began forming in the 1920s, when buildings were first constructed along Dalhousie Road. As we plan the future of the area, it is important to recognize our past and the historic fabric that still exists today.

The word “heritage” means different things to different people. The historic character of Area D is most visibly found in its longstanding residential buildings, such as Colonial House and Somerset Manor. Heritage value may also be found in important landscapes and cultural features.

As the area grows and develops, it will be important to identify, preserve and celebrate the history, heritage and features that people cherish and that support its unique character. There is an opportunity to identify potential heritage buildings and to direct growth to areas that do not compromise the historic fabric of the area. Placemaking initiatives can draw attention to the history of the community and can be as simple as street banners or as elaborate as large-scale public art installations. There are also opportunities to work with the Musqueam First Nation to acknowledge and celebrate the local First Nations history and culture.

HOW CAN WE CONSERVE AND CELEBRATE THE HISTORIC FABRIC OF THE AREA TO HONOUR AND RESPECT THE PAST AND PRESENT AND CREATE A MORE VIBRANT FUTURE?

KEY TRENDS & ISSUES

- **Heritage conservation is a form of economic development.** Heritage buildings, landscapes, cultural features and open spaces support our unique community character and identity, and can attract residents and tourists to the area.
- **Heritage conservation is a form of sustainable development:** Heritage conservation is, by nature, a more sustainable way to approach community development as it preserves the inherent energy embodied within buildings, prevents building materials from being added to landfills, and maintains functional building features, instead of manufacturing new elements.
- **Heritage is a continuum.** The concept of heritage is a continuum and as buildings age, their potential for heritage consideration increases; some buildings that may not yet be considered historic today, such as Chancellor Court (the first high-rise towers in the UEL which date to 1972), may be more likely to be deemed heritage in the future.

KEY FACTS

- The Minister of Municipal Affairs and Housing may enact bylaws regarding the conservation of heritage sites.
- Buildings and landscapes with potential heritage value include:
 - Somerset Manor: an apartment building, dating to 1951, with traditional detailing
 - Colonial House: this 1952 apartment building is a neighbourhood landmark and gateway to the UEL and UBC and features tall columns and curved wings
 - Jim Everett Memorial Park: dedicated in 1986 to Jim Everett, a driving force behind family and youth community recreation programs in the UEL and UBC; the park was designed by esteemed local resident and landscape architect, Cornelia Oberlander
- Additional apartment buildings in Area D have reached the age where they could be considered heritage, but they may not feature the same level of historic importance as the examples above.

KEY DEFINITIONS

Heritage Conservation includes activities to safeguard and preserve a historic place to retain its *heritage value* and extend its physical life. Heritage conservation can keep historic buildings standing and maintain the value of places for the benefit of the entire community.

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

RELATED POLICIES & PLANS

- University Endowment Land Act

GOALS

The UEL can work towards the following goals and objectives:

Goal 1: Conserve the historic fabric of the area

- Identify, through public consultation and professional analysis, the most important historic features of the area, including buildings, open spaces and landscapes
- Develop policies to encourage property owners to maintain identified heritage buildings

Goal 2: Celebrate the history of the area

- Collaborate with public and property owners to identify and preserve historic features
- Collaborate with the Musqueam First Nation on placemaking and/or oral history projects that connect the area to the past and future, including through the neighbourhood interface with **leləm**.

IDEAS

To support heritage the area, the UEL can explore a range of policies, projects and partnerships. The following provides options to spark discussion about the best way forward for Area D. It is not a complete list of options and no decisions have been made at this point.

WE WANT TO KNOW WHAT YOU THINK!

Share your thoughts on the future of Area D by:

- Visiting us at AreaDPlan.ca
- Telling us what you think in an online survey
- Coming to one of our events

Identify Heritage Buildings. A preliminary list of potential heritage sites has been included in this document; however, a robust community engagement process is needed to identify historic and valuable sites and features. Identified and approved sites could form the basis of a *Heritage Register* (an official listing of resources deemed important to the community). A Heritage Register could be one of the first administrative initiatives in the formation of heritage conservation policy. Properties listed on the Heritage Register could be eligible for potential incentives in exchange for conservation, however, there are no restrictions or legal requirements placed upon Heritage Register sites unless fully agreed upon by the owner(s).

Develop A Heritage Conservation Policy. Create a policy to encourage heritage property owners to retain their buildings in exchange for redevelopment options, such as the ability to transfer unusable density potential to other sites in exchange for the conservation of an existing heritage asset or relaxed zoning requirements, as long as heritage values are not compromised.

Celebrate History Through Art And Design. Engage with residents, property owners, and the Musqueam First Nation to co-create placemaking projects (such as public art displays that reflect the history and heritage of the neighbourhood). There are also opportunities to integrate history into new neighbourhood design features. Examples could include wayfinding signage inspired by historic themes or interpretive plaques that express historic narratives.

CASE STUDIES

#HERITAGEREBOOT, CITY OF VANCOUVER

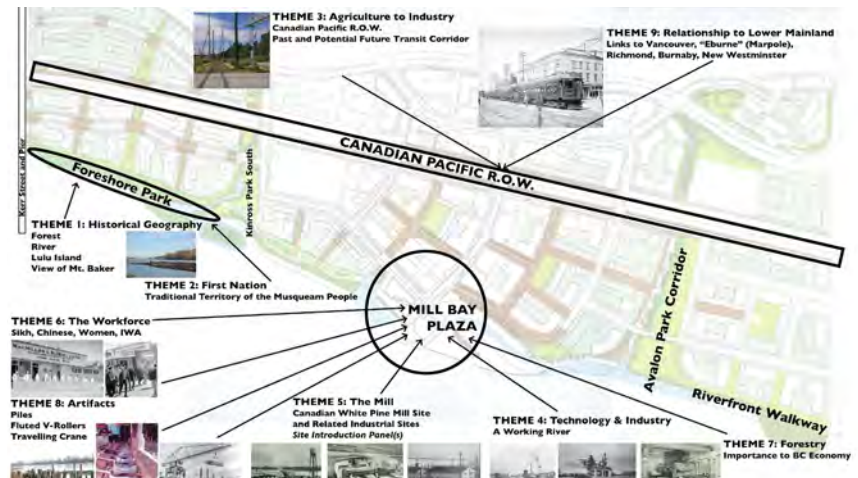
As part of Vancouver's *Heritage Action Plan*, the City hosted a fun, free event that combined modern technology with heritage conservation. Together with the Vancouver Heritage Foundation, Vancouver Archives, and Heritage Vancouver, four new digital projects were launched to open up Vancouver's heritage in new ways for everyone. The past was unearthed with new digital records, which were used by the public to nominate a site to the Vancouver Heritage Register.

Nominated sites were professionally researched to confirm their eligibility for the City's Heritage Register and to uncover their heritage value to the community.



EAST FRASERLANDS (RIVER DISTRICT) HERITAGE INTERPRETATION, CITY OF VANCOUVER

The former industrial site located on the north side of the Fraser River in southeast Vancouver is being redeveloped into a mixed-use residential community. The City developed a Heritage Interpretation Strategy for the community at East Fraserlands (now known as “River District”) to set a defined direction for the historic interpretation at the site, from its natural, First Nation and later industrial history.



As part of the process, the City studied the natural history, First Nation history, and the post-contact settlement and development of the site. The Strategy helped to identify site-specific history as well as to identify interpretive themes to frame and present surviving industrial artifacts (some of which will be maintained) in the public realm.

MORE INFORMATION

Canada’s Historic Places: <https://www.historicplaces.ca/en/pages/register-repertoire.aspx>

Historic Places (Province of BC):

<https://www2.gov.bc.ca/gov/content/governments/celebrating-british-columbia/historic-places>

UBC Heritage Policies and Preservation: <https://planning.ubc.ca/vancouver/planning/policies-plans/heritage-policies-preservation>

City of Vancouver Heritage Conservation Program: <https://vancouver.ca/home-property-development/heritage-conservation.aspx>