



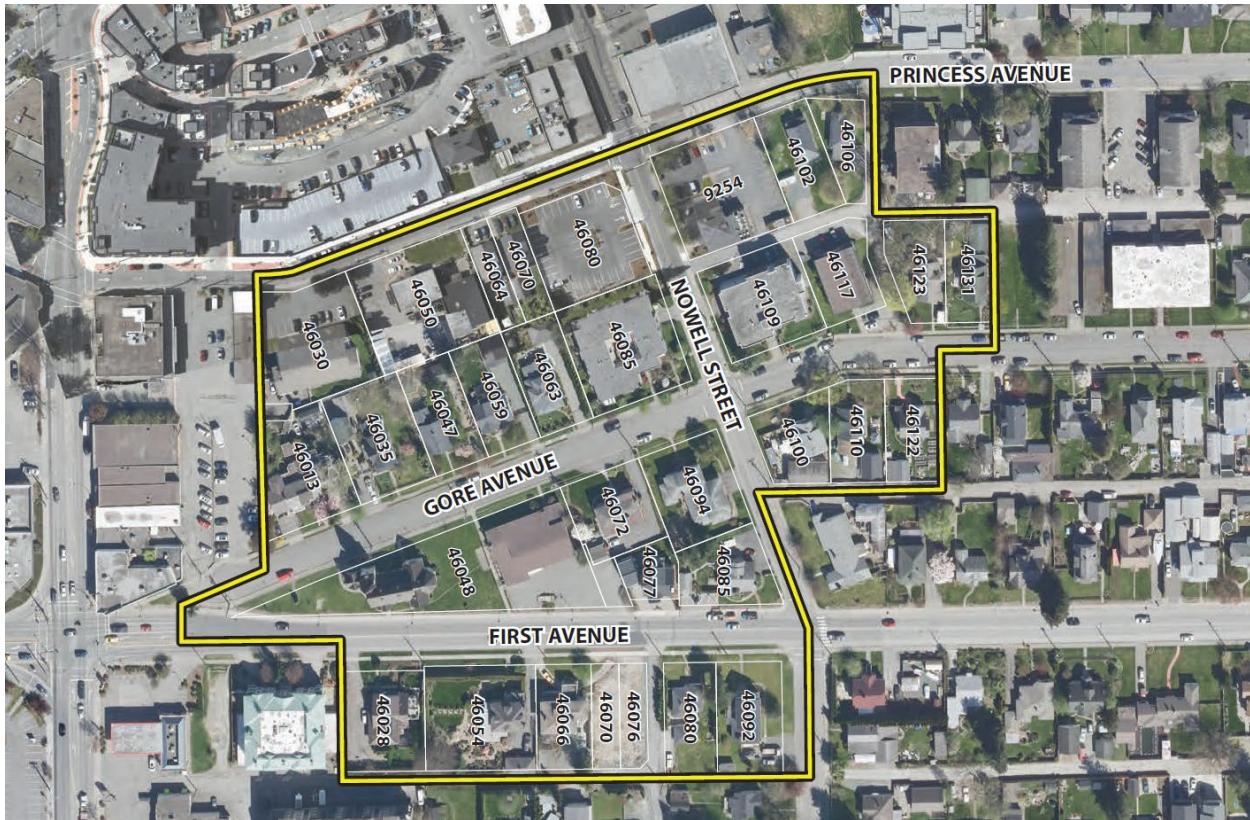
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**MOUNTAIN
VIEW**

**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

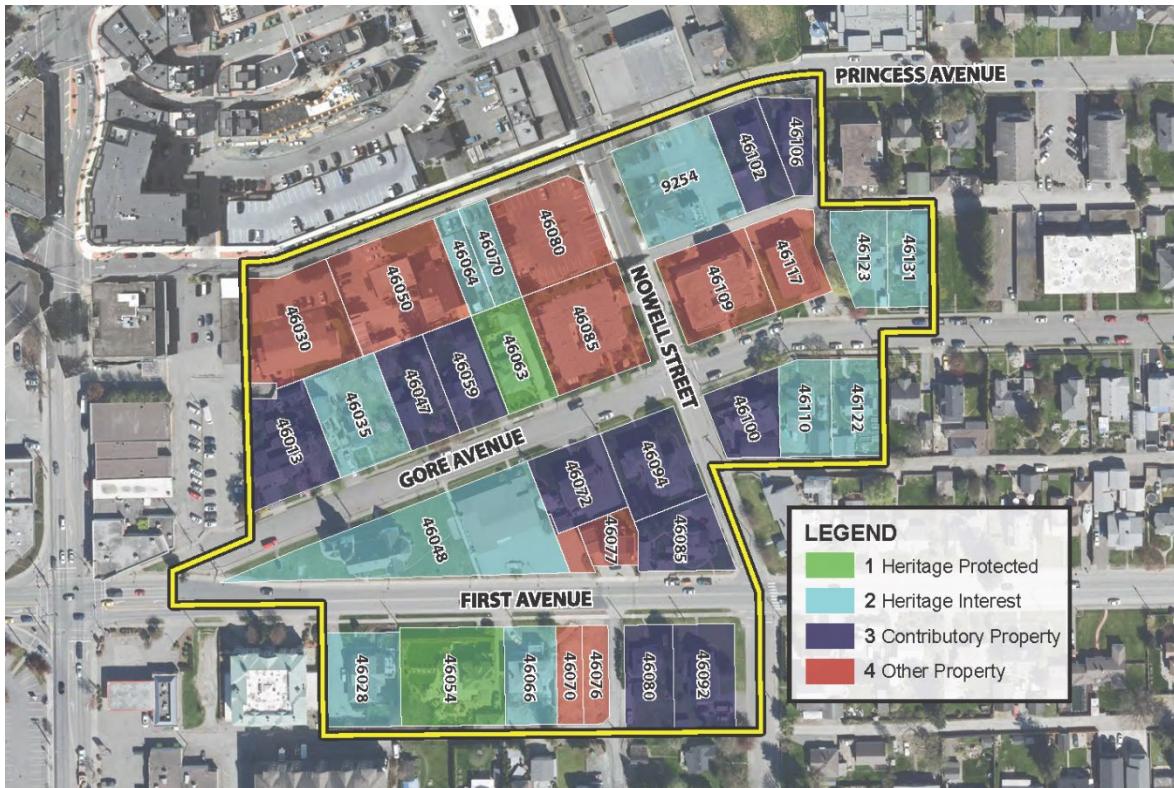
The Mountain View Heritage Conservation Area is meant to help manage growth and change, not prevent it. It seeks to promote the conservation and thoughtful evolution of the Mountain View area so that new development respects and enhances the heritage values and character-defining elements of the neighbourhood. 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.

Requirements and Exemptions

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".



Map 2: Property Categories within the Mountain View Heritage Conservation Area.

Heritage Alteration Permit (HAP) Requirement Based on Property Category and Activity Type

ACTIVITY TYPE	PROPERTY CATEGORIES			
	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			

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

Additional Exemptions:

- An accessory building with a floor area less than 10m² 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.

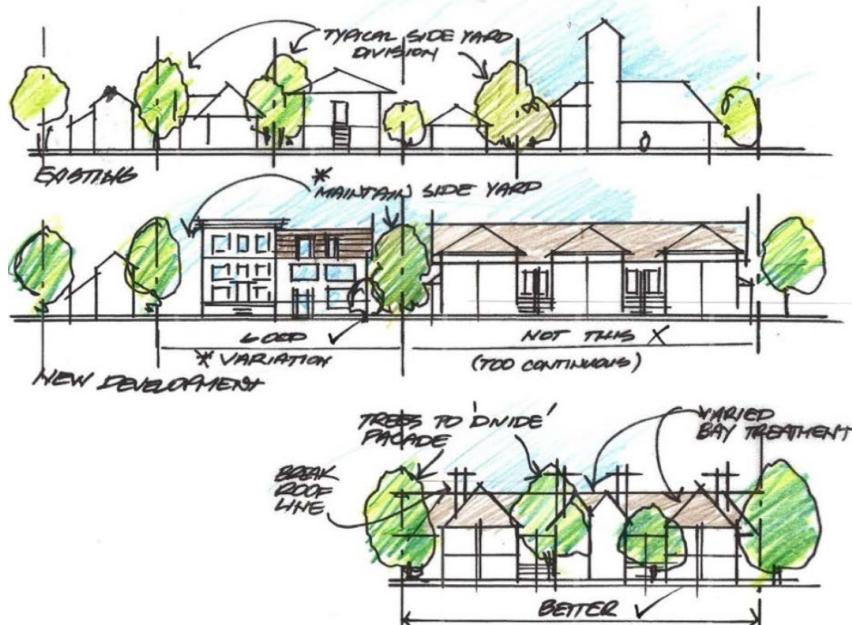


Figure 3: Examples of recommended streetscapes applicable to the Mountain View area.

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.

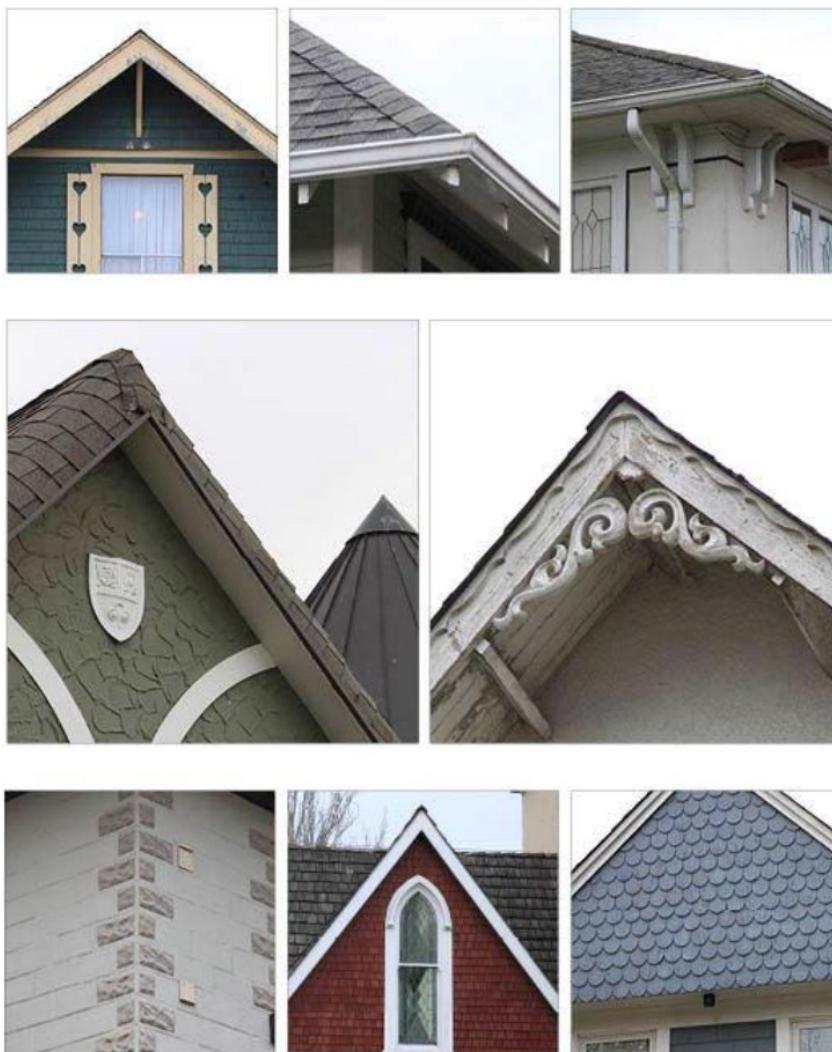


Figure 6: Examples of robust and substantive detailing present in the neighbourhood.

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 Subordinance – 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*.