

COMMUNITY HERITAGE COMMISSION

*HIS WORSHIP, THE MAYOR
AND COUNCILLORS*

**SUBJECT: HERITAGE DESIGNATION BYLAW
FIRST UNITED SPIRITUALIST CHURCH
5584 KINCAID STREET**

RECOMMENDATIONS:

1. THAT a Heritage Designation bylaw be prepared and advanced to First Reading on 2012 November 26 and to a Public Hearing on 2012 December 11 at 7:00 p.m.
2. THAT Council approve the listing of the First United Spiritualist Church on the Burnaby Community Heritage Register as a Protected Heritage Property.

REPORT

The Community Heritage Commission, at its meeting held on 2012 November 01, received and adopted the *attached* report seeking Council authorization to designate First United Spiritualist Church and property as a City Heritage Site. This heritage building forms a landmark in the Douglas-Gilpin neighbourhood and retains an interesting history and connection with the development of Central Burnaby.

Originally designed and constructed in 1936 as the “Chapel of Peace” for the Forest Lawn Memorial Park cemetery located at 3789 Royal Oak Avenue, and in 1955 the building was relocated to its present site. The church is set in a spacious landscaped site which includes a meditation labyrinth, vegetable garden, mature trees, and lawns which add substantially to its character.

Respectfully submitted,

Councillor C. Jordan
Chair

Councillor N. Volkow
Vice Chair

Councillor R. Chang
Member

Copied to:	City Manager Director Planning and Building Director Finance Acting Director Engineering City Solicitor Chief Building Inspector Chief Licence Inspector
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Item
Meeting 2012 Nov 01

COMMISSION REPORT

TO: COMMUNITY HERITAGE COMMISSION **DATE:** 2012 October 24
FROM: DIRECTOR PLANNING AND BUILDING **FILE:** 77000 05
SUBJECT: **HERITAGE DESIGNATION BYLAW**
FIRST UNITED SPIRITUALIST CHURCH, 5584 KINCAID STREET
PURPOSE: To seek Council authorization to designate this historic church and property as a City Heritage Site.

RECOMMENDATIONS:

THAT the Community Heritage Commission receive this Heritage Designation Bylaw proposal and forward this report to Council with the following recommendations:

1. **THAT** a Heritage Designation Bylaw be prepared and advanced to First Reading on 2012 November 26 and to a Public Hearing on 2012 December 11 at 7:00 p.m.
2. **THAT** Council approve the listing of the First United Spiritualist Church on the Burnaby Community Heritage Register as a Protected Heritage Property.

REPORT

1.0 BACKGROUND INFORMATION

Council at its Open Meeting held on 2012 September 17, received and approved a report from the Community Heritage Commission which recommended “THAT Council authorize staff to prepare a Heritage Designation Bylaw report to designate the First United Spiritualist Church as a City Heritage Site.”

The First United Spiritualist Church initiated discussions with the City in order to achieve an agreement to protect and conserve this historic church building and its property. The intention of the congregation of this church is to legally protect and preserve the heritage building and the landscaping of its site. Through these discussions, the applicant has elected to pursue the long-term legal protection offered by the City’s adoption of a Heritage Designation Bylaw (HDB) for the heritage building and its site.

2.0 HERITAGE DESIGNATION

2.1 Local Government Act – Heritage Designation Bylaw Process

Under the terms of the Local Government Act, provision is made for the designation by bylaw of property that “... has heritage value or character...” (Section 967). The intention of the

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designation bylaw is to ensure that any future design changes to the heritage building and site will require a heritage alteration permit that would be considered by Council and reviewed by the Community Heritage Commission.

Section 968 of the Local Government Act specifies the formal procedures to be followed as part of the designation process which includes a Public Hearing, notification of owners, a report outlining the heritage value of the property, its relationship to the community or Official Community Plan objectives, the effect of the designation upon the use, the condition and viability of the property and the possibility of the need for financial support.

2.2 Required Heritage Information

The following provides the information required under the Act with regard to the above noted requirements.

2.2.1 Heritage Character Statement

History

This church building retains an interesting history and connection with the development of Central Burnaby. It was originally designed and constructed in 1936 as the “Chapel of Peace” for the Forest Lawn Memorial Park cemetery located at 3789 Royal Oak Avenue (see *Attachment 1*). The Chapel was originally located outside the main entrance of the cemetery on a separate triangular parcel of land bounded by Sprott Street, Royal Oak Avenue and Canada Way. As a non-denominational chapel, it served as the location for many community memorial services, local worship and even weddings.

The Chapel became too small for the operational needs of the memorial park and, following the opening of their new building on the grounds, the old chapel building was declared available for relocation. The Anglican diocese formed a new parish for central Burnaby and purchased and relocated the building to its present site in 1955 (see *Attachments 1 and 2*). The church has been altered with the addition of a new modern one-storey wing and stucco, but retains its steep gabled roof and arched windows.

Architecture

The original design of the Chapel of Peace was created by a yet unidentified architect or designer. Its overall design aesthetic was based on the Romantic Revival domestic architecture that was popular during the period. Many of the chapel’s exterior and interior historic details were taken from the gothic revival architecture of local Anglican and Catholic churches. The exterior once boasted a central spire.

Overall, the Chapel remains in fair to good condition and the majority of significant exterior design details such as its original windows, scroll-cut eave brackets and arched gable windows remain intact. However, the original siding has been covered with stucco and both a front entrance and rear second storey porch has been enclosed with modern

windows. These design changes have not compromised the overall character of the building. An unusual feature of the Chapel is found in its main floor sanctuary which still retains unique and original architectural elements. These include the gothic revival-styled roof braces, stuccoed fireplace and tiled floor.

The church is set in a spacious landscaped site which includes a meditation labyrinth, vegetable garden, mature trees, and lawns which add substantially to its character.

2.2.2 Compatibility of Conservation with Community Plan and Adjoining Land Uses

Planning for the conservation of heritage resources is outlined in Burnaby's Official Community Plan (OCP). Burnaby has established a goal "to provide opportunities for the increased awareness and the conservation of the City's unique natural, cultural, archaeological and built heritage." The conservation of this landmark heritage building and property is considered compatible within its well-developed neighbourhood context of predominantly single-family dwellings and the adjacent Douglas Road Elementary School (see *Attachment 2*).

The subject site is zoned P1 – Public and Institutional District which provides for the accommodation of residentially-oriented institutional uses at a scale designed to serve a residential neighbourhood. This type of use is recognized as a goal by the OCP "to provide opportunities, as necessary and appropriate, for the development of religious facilities to meet the spiritual needs of Burnaby residents."

The retention, conservation and designation of this church and property through a bylaw will support these goals and add another significant heritage building to the City's list of protected heritage properties. The First United Spiritualist Church is an important neighbourhood landmark and its preservation provides another opportunity to retain and interpret the early history and heritage of Burnaby. Any future use of the property for permitted religious/institutional purposes or any other proposed use would be reviewed to determine its overall contribution to the goals of the OCP, preservation of this heritage site, and compatibility with the neighbourhood setting of this property.

2.2.3 Condition and Economic Viability of the Property

The First United Spiritualist Church remains in good condition as it has been well maintained by past and current owners. The proposal to designate the Church as a heritage building has been reviewed with the current board of the congregation in regards to all issues concerning heritage conservation and maintenance. The Church has reviewed the building's current condition and prepared a five-year maintenance plan respecting all anticipated exterior repairs and alterations. The plan would see the building maintained to its current condition and does not anticipate any conflict with the designation bylaw. However, City staff will continue to work with the congregation in the future to provide advice and support to ensure continued heritage conservation work on the property remains consistent with Burnaby's adopted Heritage Conservation standards and

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guidelines. This will include assisting the current and future property owners with any necessary applications for required permits or approvals from the City.

The economic viability of the property is considered secure given the building's good physical condition, its suitability for its continued use as a religious institution in its context of a residential neighborhood and adjacent to a public school site.

2.2.4 Possible Need for Financial Support to Enable Conservation

The building will continue to be owned and utilized as a church and maintained accordingly. There are no additional economic incentives that are being sought or would be required at this time to ensure its continued protection and conservation. Staff will continue to work in cooperation with the current and future owners of the property to ensure the heritage character of this City Heritage Site will be protected and conserved following the standards and guidelines for heritage properties. The future renovation or alteration of the church and its site would be subject to Council approval of any Heritage Alteration Permit or Heritage Revitalization Agreement.

3.0 CONCLUSION

The protection of the church building and site through a Heritage Designation Bylaw offers the City of Burnaby an opportunity to protect a significant heritage building that forms a landmark in the Douglas-Gilpin neighbourhood and an important City heritage resource. Utilizing the opportunity presented by the request of the current congregation to ensure its long-term protection, the designation of this site is guided by the Official Community Plan that seeks to protect our significant cultural heritage resources. With Council approval of the recommendations of this report, the subject bylaw would be advanced to a Public Hearing on 2012 December 11.


Lou Pelletier, Director
PLANNING AND BUILDING

JW:hl:sa

Attachments

cc: City Manager
Director Finance
Acting Director Engineering
City Solicitor
Chief Building Inspector
Chief Licence Inspector
Acting City Clerk



Chapel of Peace, Forest Lawn Memorial Park
Royal Oak Avenue and Sprott Street, c.1935
BURNABY VILLAGE MUSEUM COLLECTION



First United Spiritualist Church
5584 Kincaid Street



First United Spiritualist Church (Chapel of Peace)
5584 Kincaid Street

