

# Prince George Heritage Context Study



A Report to Guide the Development  
of the Community's Heritage  
Planning Program



BRITISH  
COLUMBIA  
The Best Place on Earth

Heritage Branch

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# Executive Summary

The creation of the Prince George Heritage Context Study was the direct result of the Smart Growth on the Ground (SGOG) planning process that took place in Prince George in 2008 and 2009. As citizens were contributing to the creation of a plan for the city’s downtown for the next 25 years, a desire to understand what came before began to arise. BC Heritage Branch staff who participated in the SGOG planning events suggested that a context study would be an ideal opportunity to identify the significant aspects of history that shaped the modern city, allowing the history and heritage of this place to contribute to the shaping of its future.

BC Heritage Branch staff began the facilitation of the context study process with the City of Prince George in September of 2009. A workshop was held in the city in October, and approximately 35 participants spent a day identifying community heritage values, mapping heritage assets that represent their values, and identifying potential historic places within the city’s boundaries. The results of that workshop are included in this document.

The results of the context study workshop help to guide the development of a values-centred heritage conservation planning program in Prince George. Modern best-practices for heritage conservation in Canada follow a model of conservation guided by an understanding of the historic, aesthetic, social, scientific, spiritual and cultural values of the community as a whole. This context study report provides the foundation for understanding Prince George’s community heritage values; it contains the relevant information about what matters to the community in terms of its history and development, and how that can help to shape how the community continues to evolve into the future.

The context study follows the Parks Canada thematic framework for understanding the values of historic places. It assesses community heritage values based on five themes related to population, economy, governance, society and community, and intellectual and cultural life. These themes allow values to be identified that have relevance to all people, places, and times in Prince George’s history, from the pre-contact era of the Lheidli-Tenneh First Nation until now.

The community heritage values identified by workshop participants revealed that Prince Georgians are (and always have been) proud of their connection to land and water, their friendly and welcoming spirit, and their entrepreneurial drive. These values are manifested in over 300 potential historic places identified during the workshop process; places which are candidates for formal recognition, protection, interpretation, and conservation including sympathetic development or redevelopment.

While a key purpose of this report is to articulate Prince George heritage values to citizens and decision-makers, it also strives to provide a set of recommended actions that the City can take to continue to build on its heritage conservation program. Short-, medium-, and long-term actions for developing a comprehensive heritage planning program are included. All actions are designed to build on the understanding that historic places in Prince George are the physical embodiment of the heritage values of the community; historic places in this city represent the qualities of people, life, and environment that have contributed to making this northern community a unique and historically-rich place.



# Introduction

The Contextual Study of Prince George’s development and evolution over time is an important component of the development of a long-term plan for the City. By understanding the qualities of life, events, people, and periods of development, growth, and change that make the city what it is today, decision makers can have a better understanding of what the community values are and why places that represent those values should be conserved.

Prince George is an excellent example of a community that has the potential to realize the connection of heritage conservation with sustainable development. It has so far not tapped into releasing the potential of its historic places primarily because there has been a disparity between what generally accepted standards of “heritage buildings” were in the past and what the community’s heritage really is. The purpose of this context study is to allow the community of Prince George to identify how its heritage of historic places is unique. While they may not be the examples of landmark architecture that have traditionally been considered heritage in BC, Prince George’s diverse range of historic places identified in this study illustrate that the heritage of this community is rich, multifaceted, and important to its citizens.

This context study reflects the shift in heritage conservation that embraces values-centred management of historic places. This approach allows the community to identify its heritage values – the unique qualities of people, events, places, and eras – that have made it the place it is today. And, it ensures that the places identified as historic are true representations of those values. The stakeholders involved in the Context Study process clearly articulated the significant values of their community’s evolution, and the historic places they have identified – ranging from cultural landscapes to modern buildings – reflect that collective heritage.



Figure 1: Members of the Prince George Heritage Commission participated in the Smart Growth on the Ground Planning Process, the catalyst for the Heritage Context Study.

# Why is Heritage Conservation Important for Prince George?

*The following is a synthesis of all workshop responses related to the above question. All of the statements recorded in the workshop were analyzed to develop this statement about why heritage conservation matters to Prince George. The quotation in blue is the contribution for this question (from a workshop participant) which received the most “dots” in the ranking process.*

*“Sense of place should be a source of pride.”*

*~ workshop participant*

Heritage conservation is important as a source of community pride for Prince George. While heritage conservation has not been a priority in community planning and development in the past, it is seen as an opportunity for building a sense of community identity. Conserving Prince George’s historic places builds a legacy for future generations, so that the people who come after us understand what makes the community unique, and a significant part of northern British Columbia. It is an understanding of the past which guides community development in the future.

The community of Prince George has a responsibility to better integrate its diverse and interesting heritage into its community planning processes. The community can develop a sense of a “shared heritage” in order to build bridges between different groups and sub-communities in the city. A stronger understanding of the contribution of the original people to this area – the Lheidli T’enneh First Nations – is important for understanding how Prince George became a city. Traditional place names contribute to the contextual understanding of the continuum of history in Prince George; First Nations

heritage provides the foundation for understanding the subsequent development of the human population of Prince George. In a city that is constantly welcoming newcomers seeking a new life into the community, it is important that sense of place and community identity are strong. Appreciation of the unique qualities that have persevered throughout the generations are threads of continuity evident even as the city continues to change and evolve.

Prince George has an opportunity to become a community that includes historic places in its conservation efforts. The first step towards this shift is to assess existing resources that can be utilized to meet goals for positive community growth, development, and redevelopment. Historic places are an often untapped resource that can make a significant contribution to the social, economic, and environmental development of a community. Historic places provide a higher quality of life to the community. A proactive approach to heritage conservation now will ensure that yesterday’s (and today’s) places of historic significance will be conserved for future generations.

To date, there have been initiatives – such as the creation of a Community Heritage Register, a Heritage Strategic Plan and a Heritage Commission – to undertake heritage conservation in Prince George. However, heritage conservation has typically taken a back seat to other initiatives which are seen to be more economically lucrative for a community. Prince George can benefit from realizing heritage conservation goals so that the community’s historic places can fulfil their potential as a source of economic stimulation. Historic places have a proven connection to economic development associated with



tourism and downtown revitalization. If Prince George does not take positive action towards conserving the historic places it values, it risks losing more vital connections to the past. Because historic places help create an understanding of where the community has come from, it is important that the City recognize and protect these places as part of community planning. The city can thereby build a better sense of direction for future development.

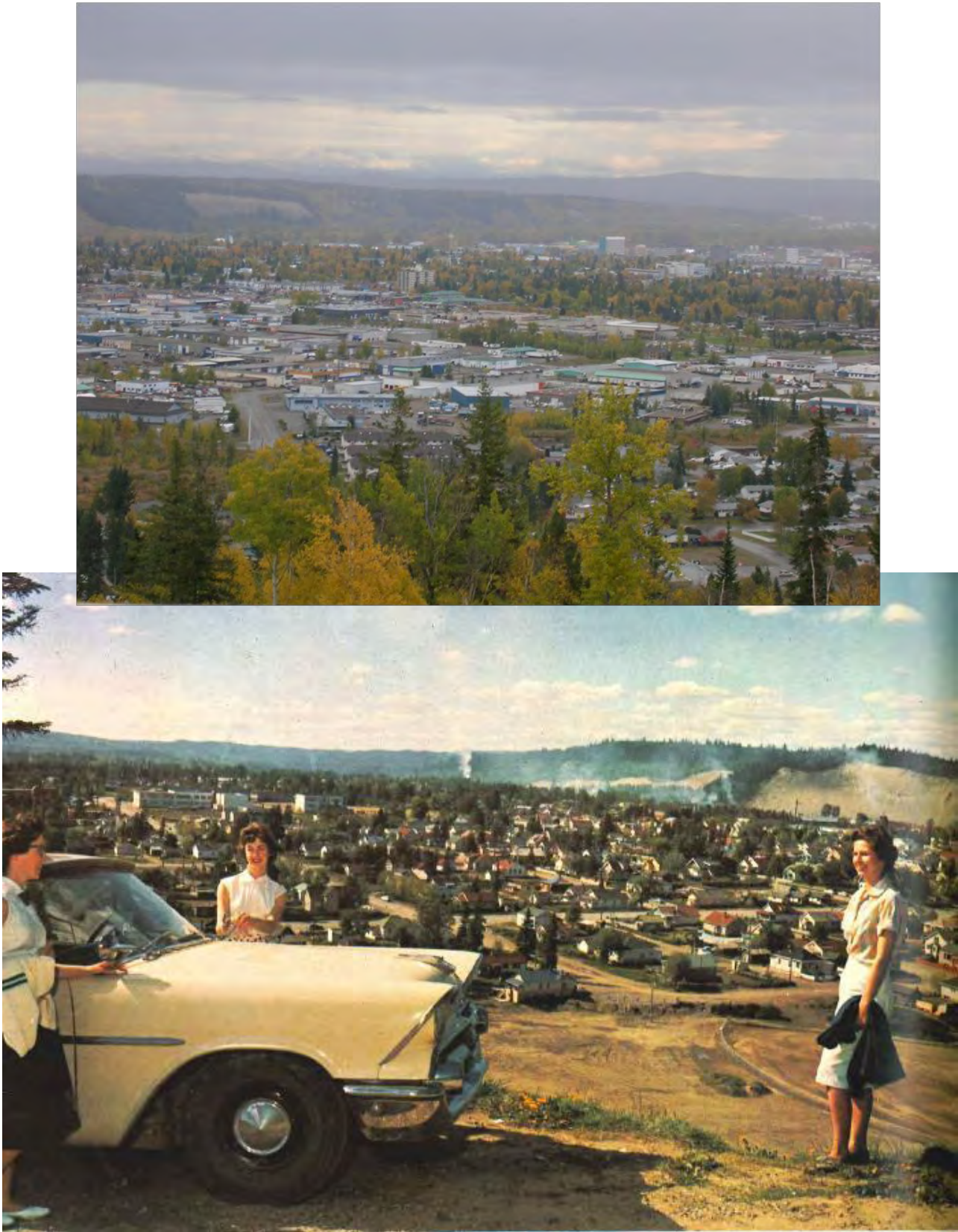


Figure 2: Views of the city and the surrounding landscape are an important part of Prince George's heritage.

# Context Studies, Values-Based Management, and Heritage Conservation Planning

In many communities, heritage conservation has taken place outside of regular land-use planning activities. Typically, this has been the case because the understanding of why historic places matter to a community is not strong; decision makers cannot justify public spending on places they don’t consider “heritage” in the traditional sense of the word.

Best practice for heritage conservation planning in Canada – and British Columbia – follows a values-based approach to the stewardship and management of historic places. This approach allows the community to clearly articulate why historic places matter, and ensures confidence that identified heritage values remain for present and future generations. Historic places are no longer recognized, protected, and conserved based on just their architectural superiority or historical associations. Instead, a values-based approach considers all aspects of a community’s development and evolution over time. It allows conservation of historic places to be an activity that is relevant to all members of a community, rather than an activity only understood by heritage “experts”. Understanding what a community values in terms of its heritage allows for a stronger justification for ensuring that historic places remain as a community develops and changes over time.

This management process uses heritage values to guide decision making about historic places. Heritage values are defined as the historic, aesthetic, spiritual, social, cultural, and scientific significance or importance of a place for past,

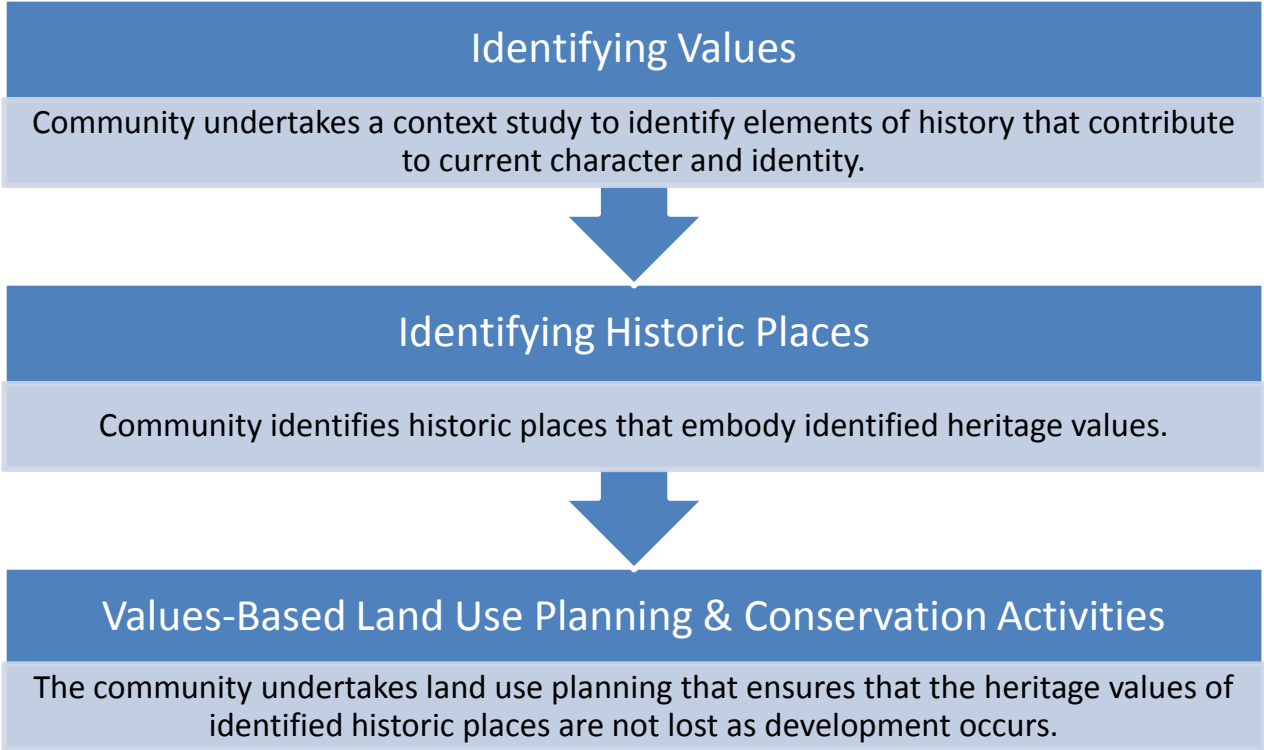
present, or future generations. When beginning a values-based management system, it is best to have an understanding of the heritage values of the community as a whole before trying to understand the significance of individual places. The context study develops this big-picture understanding of why citizens care about the character and identity of the community, and how that has been shaped over time.

Heritage conservation planning is a land-use decision-making process that takes into consideration the embodiment of values in its historic places. It integrates the conservation of historic places and community development, so that the two are seen as one activity, rather than processes that occur on opposite ends of a spectrum. Context planning is designed to honour how a community evolved over time, and how the major events and eras of history have shaped what the community is today. By undertaking a context study, the community recognizes that the significant elements of its past (as seen in its historic places) need not be sacrificed in order for development and change to continue.

Generally, values-based management for heritage conservation planning follows the path outlined in Figure 1. Values are identified by a broad group of community members, historic places that represent those values are identified, and then land-use decision making and conservation activities for those places can occur.



**Figure 3: Values Based Management Process**



The context study undertaken in Prince George covers the first two steps of the values-based management process. The following workshop activity section further explains the importance of these two steps in establishing a values-based foundation for the development of a community heritage planning program. Finally, this report addresses the third step in the process, by providing recommendations on actions and conservation tools that the City of Prince George can implement to ensure that historic places are a viable part of the community’s growth and development.



**Figure 4: Prince George's industrial heritage contributes to its wealth of historic places.**



# Context Study Workshop

A Context Study Workshop was held in Prince George on Wednesday, October 7, 2009, facilitated by three staff members of the BC Heritage Branch (Ministry of Tourism, Culture and the Arts) and one staff member of Smart Growth BC. The primary purpose of this day-long workshop was to have citizens of Prince George identify their community’s heritage values. That is, they were asked a series of questions to allow them to identify the significant qualities of the community’s evolution over time that contribute to making the city what it is today.

The format of the workshop included three parts:

- 1. Identifying community heritage values.
- 2. Mapping
- 3. Historic Place Identification

Each of these three activities helps to establish a values-based foundation for the development of the community heritage planning program in Prince George.

**Identifying community heritage values** – Participants were assigned to random groups, and asked to answer a series of questions related to contextual “themes” on large pieces of paper on the walls of the workshop rooms. The five theme questions were:

- 1. Why did, and do, people want to live here?



Figure 5: Workshop Participants Identify Community Heritage Values

- 2. How and why is economic development important to Prince George’s heritage?
- 3. How and why is Prince George’s role as an administrative centre significant?
- 4. What is special about the social and community life of Prince George?



5. What is unique about Prince George’s expressions of intellectual and cultural life?

Participants were also asked to answer the question “why is heritage conservation important to Prince George?” The result of this exercise was a series of statements related to each question; statements that begin to build an understanding of what it is about Prince George’s history and quality of life through all of its periods of development that people value today.

The second part of this exercise was a “ranking” process. Participants were given a series of “dot” stickers and asked to spend time reading all of the responses at each of the six question stations. They were asked to place their dots (five per question) by the statements that they felt best captured the essence of that theme in terms of Prince George’s heritage. They were allowed to place all of their dots on one statement, or distribute them as they pleased among a number of statements.

**Mapping** – The second exercise allowed participants to visually represent on maps the physical places in the community that embody the heritage of each theme. Large maps were set up at each theme station, along with instructions on how to mark the maps for different types of places. Participants could mark areas, specific places, transportation routes or corridors, or views with the following markings.





	Use to identify areas of heritage value.		Use to identify transportation routes relevant to heritage values.
	Use to identify specific places of heritage value.		Use to identify views which are important for retaining and understanding heritage values.



Figure 6: A Workshop Participant Marks the Map for the Economic Development Theme.

The purpose of the mapping exercise is to ensure that the places that the community identifies as part of its heritage are grounded in identified community heritage values. Rather than simply stating that a place is important because it is old, or because it has specific historic associations, the community can identify a place as heritage because it is representative of a specific aspect of the community’s quality of life or development over time.

**Historic Place Identification** – the final exercise of the day was a short exercise designed to allow people to specifically name places which may be heritage, and which were perhaps not identified during the mapping process. Participants were able to name a large number of places which were recorded by the workshop facilitators. A key purpose of this exercise was to create a list of place names which could later be cross-referenced with places identified on the maps to ensure that the correct nomenclature was being used.

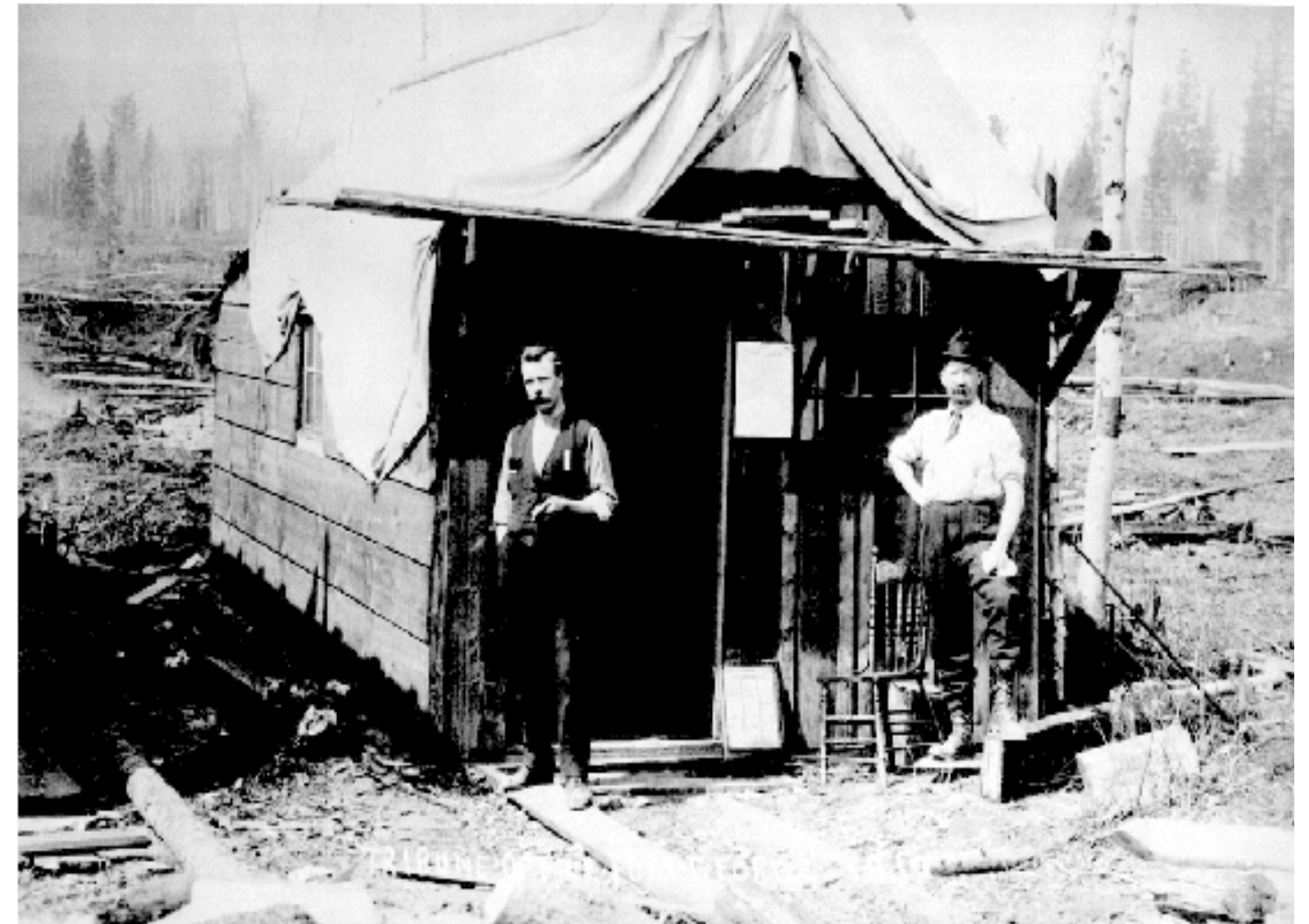


Figure 7: The Fort George Tribune Office. The entrepreneurial spirit of Prince Georgians is an important part of the community's heritage values.



# Workshop Participants

Heritage Branch would like to thank the following people for their time and contributions to the Context Study workshop.

Chief Dominic Frederick	Lheidli T’enneh First Nation	Stuart Alec Trelle Morrow	Nazko First Nation
Mayor Dan Rogers	City of Prince George	Robin Fairservice	Prince George
Councillor Dave Wilbur	City of Prince George	Harv Smerychynski	Prince George Genealogy Society
Sandra Goodkey	Blackburn Community Association	Jo Graber	Prince George Heritage Commission
Brad Beckett	City of Prince George	Linda Chartier	Prince George Heritage Commission
Cheryl Livingstone-Leman	City of Prince George	Shirley Gratton	Prince George Heritage Commission
Chris Bone	City of Prince George	Valerie Giles	Prince George Heritage Commission
Dan Milburn	City of Prince George	Elaine Hauck	Prince George Oral Historic Society
Doug Hofstede	City of Prince George	Allan Wilson	Prince George Public Library
Laurie-Ann Kosec	City of Prince George	Lillian George	Prince George Urban Aboriginal Strategy
Nelson Wight	City of Prince George	Ranjit Gill	Prince George Railway and Forestry Museum
Wendy Young	Community Arts Council	Bob Campbell	The Exploration Place
Renee Trepanier	French Canadian Association	Tracy Calogheros	The Exploration Place
Krystal Etter	Huble Homestead	Carolyn Holmes	Two Rivers Gallery
Marvin F. George	Lheidli T’enneh First Nation	Facilitators	
Patricia Wight	Lheidli T’enneh First Nation	Richard Linzey	BC Heritage Branch
Jennifer Ferries	Millar Addition Citizens Coalition	Berdine Jonker	BC Heritage Branch
Bernice Cereamo	Nazko First Nation	Pam Copley	BC Heritage Branch
		Shana Johnstone	Smart Growth BC

# Thematic Framework

The Contextual Study of Prince George’s development and evolution over time is an important component of the development of a long-term plan for the City. By understanding the qualities of life, events, people, and periods of development, growth, and change that make the city what it is today, decision makers can have a better understanding of what the community values and why those places should be conserved. Developing a contextual understanding of the city comprises more than simply identifying historic places. First, a thematic framework must be identified in order to create a basis of understanding of the significant aspects of the city’s history that the community values.

A thematic framework is a way to organize or define history to identify and place sites, persons and events in context<sup>1</sup>. The thematic framework which guided the Context Study process for Prince George was developed from the Parks Canada model which was first established in 1981. The Parks Canada process identifies five key areas of relevance into which all places of historic significance can be categorized. These five themes are:

- Peopling the Land
- Developing Economies
- Governing Canada
- Building Social and Community Life
- Expressing Intellectual and Cultural Life

These themes have been adapted below to create a thematic framework tailored to Prince George.

It is important to understand that themes must be relevant to all people, places, and times in a community’s evolution. For example, hunting may be a subtheme

<sup>1</sup> <http://www.pc.gc.ca/eng/docs/r/system-reseau/sec2.aspx>

related to Developing Economies for Prince George. While different groups may value hunting for different reasons, and have hunted in different ways at different times, it is a common thread that has always been relevant to the people who live (and have lived) in this place. A true theme will resonate with all periods of a community’s history, and with all of the inhabitants of that community over time.

The thematic framework specific to Prince George that was used to guide the context study process is as follows:

## Peopling the Land

The land now known as Prince George has an extensive history of human inhabitation. First, the Lheidli T’enneh people lived on the land and learned to adapt to its geography. Over time, they were joined by people from all parts of the globe and the modern city began to take shape. This theme celebrates the imprints and expressions of these people as they shaped the Prince George community. Important subthemes to consider under this theme are migration and immigration, settlement, and the relationship between people and the environment.

## Developing Economies

From the earliest hunters and gatherers to today's post-industrial workers, Prince Georgians have worked in a wide variety of ways to sustain themselves. This theme looks at the historical legacies of early subsistence economies; commercial pursuits in fishing, farming, forestry and mining; services industries and manufacturing processes. This theme must also consider how Prince George’s economy is continuing to evolve today. Subthemes for this subject area include hunting and gathering, extraction and production, trade and



commerce, technology and engineering, labour, and communications and transportation.

Governing the Region

From the origins of Prince George’s earliest peoples, through post-contact settlement and regional development, systems of government have been an important part of Prince George’s evolution. Consideration of subthemes such as politics and political processes, government institutions, security and law, military and defence, and Prince George’s relationship to British Columbia, Canada, and the world should be integral to the development of heritage values associated with this theme.

Building Social and Community Life

Prince Georgians have established a variety of social groups, clubs and organizations to enrich community life and assist those in need. This theme focuses on the great variety of these social constructs - temporary and long-lasting, formal and informal, independent and allied with the government. Included in this theme are community organizations, religious institutions, education and social well-being, and social movements.

Expressing Intellectual and Cultural Life

This theme addresses Prince George’s intellectual and cultural wealth and includes commemorations of Prince Georgians’ intellectual pursuits, artistic expression and athletic achievement. These qualities are also found in subthemes such as learning and the arts, architecture and design, science, sports and leisure, and philosophy and spirituality.



Figure 8: Mr. PG standing outside of the Chamber of Commerce office. Mr. PG is a local icon that many consider an important historic place.

# Heritage Theme Statements

Below are statements that reflect the responses to the theme questions received during the workshop in October. All of the workshop input for each question was analyzed to develop statements summarizing the heritage values related to each theme. (Specific workshop responses – and their ranking – for each theme can be found in Appendix C). The purpose of these statements is to create general understanding about what the community values in terms of the community’s traditions and history for each theme. As a whole, these statements reflect the overarching heritage values of Prince George. They illustrate that this is a community with a strong sense of spontaneity and entrepreneurship, built on hard work and a strong sense of connection to the land and water. They also reflect that these characteristics and qualities of life have been relevant to all people, places, and times of the community’s evolution – from the earliest habitation of the Lheidli T’enneh in the area to now.

These context statements directly reflect what was stated by workshop participants in October. The statements have been developed using only the statements found in Appendix C). Each theme statement also includes the contribution to each of the workshop questions that received the highest ranking from the group (in large print quotes). These statements are not intended to be a survey of Prince George’s history; while they are reflective of the key points in history that shaped the community, they are more focused on answering the question of “why does the community value its history in each of these five theme areas?” These context statements provide a strong framework for beginning to identify historic places, and to be able to understand why individual historic places are valued by the community. From these context statements the City can move towards implementing a heritage conservation planning program that meets the community’s values.



Figure 9: This word-cloud illustrates the 100 most frequently mentioned words in the theme statement development activity. Larger words were used most frequently.



## Peopling the Land

*“Access to arts, culture, education, recreation facilities, and programs.”*

*~ workshop participant*

The existence of people in what is now the Prince George area is due to the confluence of the Nechako and Fraser Rivers, and the ability of this geographic feature to support habitation. The convergence of these rivers is the traditional gathering place for the Lheidli T'enneh First Nations – literally “the people from the confluence of the two rivers”. The location of their habitation here reflects the significance of connection to land and water. This spot was ideal for transportation; the joining of the rivers was well suited to river crossings. The importance of the waterways has translated through all stages of the development of the community. The significance of the river as the earliest travel route through this transportation corridor is strong. The rivers of Prince George provided the physical access and connection needed for the people and supplies that laid the foundations for the early communities that evolved into today’s modern city. The relationship between land and water in Prince George is tangible, with residents feeling a strong sense of connection to the impact that the waterways have on the natural landscape surrounding the city. Prince George is a river community, and has been since the first people gathered in this place.

The location of Prince George approximately 100 kilometres from the geographic centre of British Columbia is also important to local heritage. The

city is central in a literal sense; it is located at the confluence of the Nechako and Fraser Rivers, the intersection of major provincial highways, and major east-west and north-south railways come through here. The city is therefore an administrative and transportation node for a very large area of the province. Since its earliest days as a group of communities such as South- and Central Fort George, this area has been a natural social, service, and supply centre for the north. Prince George is and has traditionally been a natural stopping place for travellers to take on supplies. The heritage of the city’s role of being the primary supply centre for the region has led to references of Prince George as BC’s “northern capital”. Prince George is a regional leader for commerce, administration, culture, health and education, and a representative city for the



Figure 10: First Nations Persons in a Dugout Canoe; British Colonist Advertisement c. 1910 (inset).



success of these sectors in northern BC.

Connections to land and water have had strong influence in bringing people to Prince George since the earliest days of the community. There is a deep-seated belief here that the land offers people positive opportunities which support sustainable and quality lifestyles. The theme of arriving in Prince George to start a new life is something that has been consistent over the years. It is a spirit of entrepreneurship that brings people here. Whether seeking an opportunity to own land, start a business, find employment, or pursue higher education, people have been drawn to all that this place has to offer. There is a strong feeling that Prince George offers something for everyone. The idea that people could come to this area and realize their dreams was as relevant in the 1800s as it is today; they are just as likely to stay in the city once they fall in love with the land, water, and sense of community that is so prevalent here. The opportunities for Prince George continue to evolve as the community changes and grows over time. Shifts in community values now place as much importance on social and cultural opportunities as access to financial and material opportunities once had in the developmental stages of the city.

While many people come to Prince George to seek out an economic or career opportunity, there are also many people who value the sense of community that comes from having well-established family ties in the city. The community of Prince George has evolved to include multi-generational families of Prince Georgians. People who were born and raised in the city stay because their children and grandchildren are here, reflecting the strong values which illustrate that the city is, and always has been a great place to raise a family.



Figure 11: Northern Hardware is important to Prince George's heritage. Places like this illustrate how heritage values, and historic places, evolve over time.





Figure 12: Prince George “Six Mile” Mary. 1914.

A	0 Moore's Meadow Park
A	1 Ferguson Lake Nature Reserve
A	2 Hart Pioneer Centre
A	3 Hart Community Centre
A	4 Nechako Branch, Prince George Public Library (Hart area)
A	5 Hart Ski Hill
A	6 Nechako River transportation
A	7 Residential area of the Nechako
A	8 Otway Nordic Ski Centre
A	9 Cranbrook Hill Greenway
A	10 Agricultural lands on Cranbrook Hill
A	11 Forests for the World and Shane Lake
A	12 University of Northern British Columbia
A	13 Suburban / rural
	Connaught Hill Park / yellow stairs and Bob Harkins Branch Prince George Public
A	14 Library
A	15 Baldy Hughes Dew Line 35 km
A	16 Rapids (Fort George Canyon)
A	17 Fraser River transportation
A	18 Experimental Farm
A	19 Blackburn Park and House
A	20 Pulp mill
A	21 Pulp mill
A	22 Sons of Norway Lodge Lodge
A	23 Mount George and other mountains
A	24 Tabor Lake
A	25 Pulp mill
A	26 Hunting area
A	27 Local ski hills (Purden, Tabor)
A	28 Ancient forest - cedars
A	29 Fraser River transportation
A	30 Huble Homestead Historic Site
A	31 Giscome Portage Trail / Lheidli
A	32 Suburban / rural
A	33 View of valley and Rockies from Tyner Boulevard
A	34 View of Mt. George and other mountains
A	35 L C Gunn Point city view
A	36 View
A	37 View
A	38 View
A	39 MacMillan Creek Regional Park - city view
A	40 View of Cranbrook Hill
A	41 View of cut banks from South Fort George
A	42 Sandblast cut banks (view)
A	43 View of entire city from Connaught Hill Park
A	44 Views
A	45 "The Crescents" residential area
A	46 Community Arts Council
A	47 Art Gallery
A	48 Millar Addition residential area
A	49 Pine Centre Mall

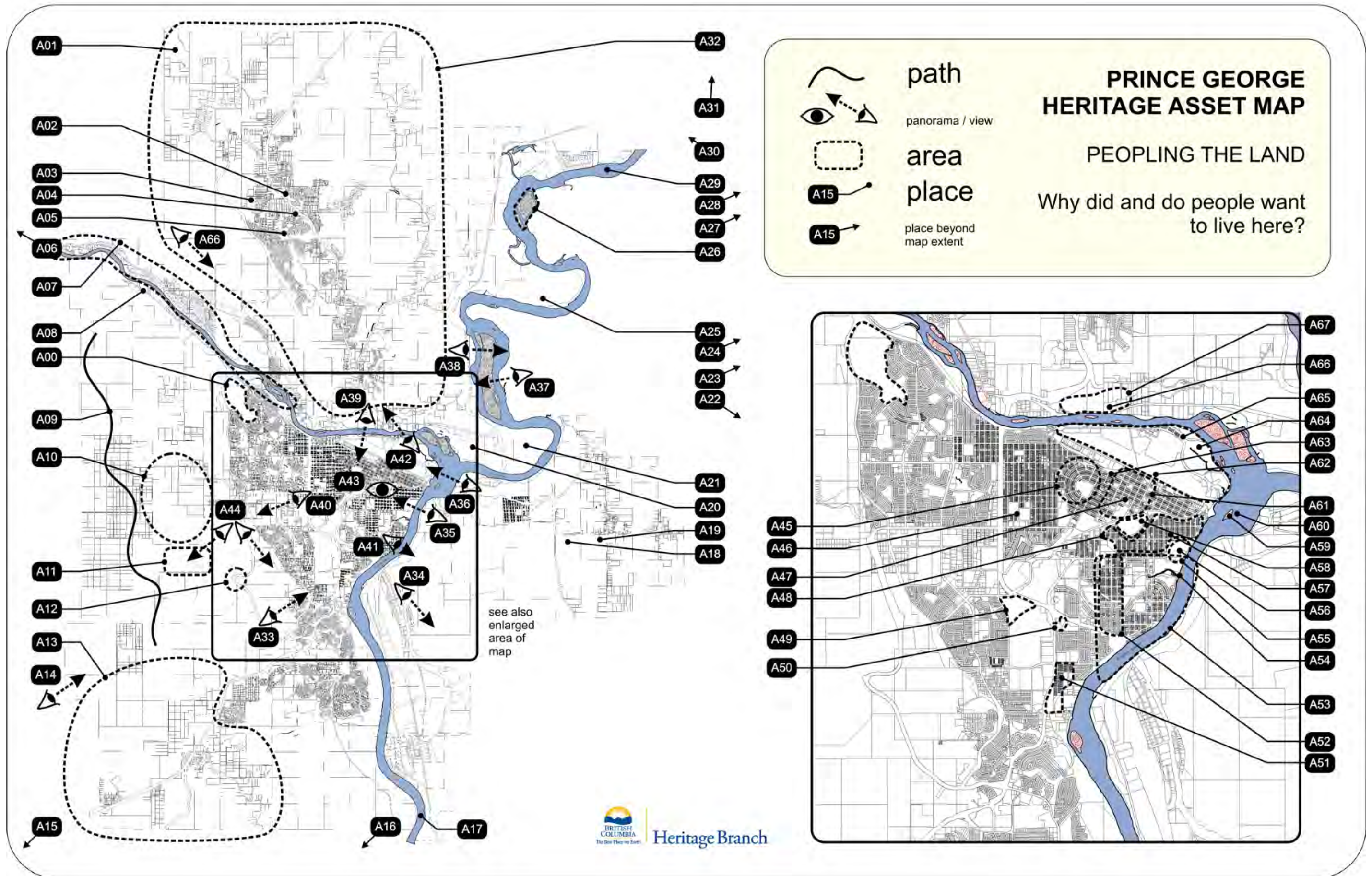
A	51 Memorial Park Cemetery
A	52 Veterans Land Administration post-war settlement
A	53 South Fort George and Fur Trade
A	54 Hudson's Bay Land Enhancement Area
A	55 Fort George Park / traditional burial site / museum / narrow gauge rail
A	56 The Exploration Place
A	57 Francophone Community Centre
A	58 Views from Connaught Hill
A	59 Goat Island
A	60 CNR Railway Bridge
A	61 Downtown northern urban hotels
A	62 Prince George Railway and Forestry Museum
A	63 PGNFC (previous government building, courthouse)
A	64 Cottonwood Island Park
A	65 Heritage River Trail System
A	66 View of eskers

## PRINCE GEORGE HERITAGE ASSET MAP

### PEOPLING THE LAND

Why did and do people want  
to live here?







## Developing Economies

*“One of the few communities in Western Canada of its size that can offer affordable living and quality lifestyles – so we need the economy to keep going to sustain this quality.”*

*~ workshop participant*



Figure 13: (clockwise from left) Beehive burner, Planer Row (now River Road), 1962; Prince George Airport, “elevation 2230”, 1984; Two Rivers Gallery.

The earliest economic activity of this area has strong connections to the natural geography of the land and water connection. For the Lheidli T’enneh people, this place was a natural location for the trade associated with traditional gathering and assembly activities. This tradition of benefitting from the resources provided by the land carried on as waves of newcomers came to the area.

While the fur trade played a role in the earliest permanent settlement near the confluence of the rivers, the economic drivers of the development of the city over time turned toward natural resource-based industry in the early days of non-native settlement here. Agriculture also played a role in drawing more people to the area in the earliest days of the settlements of South and Central Fort George. However, the continuum of economic activity over time has changed to see eras of growth through industries such as mining, forestry, pulp, and transportation forming the modern city of Prince George. It was the industrial nature of the economy in the mid 20<sup>th</sup> century that made Prince George the fastest growing community in Canada in the 1950s, ‘60s, and ‘70s, and the second largest city in BC in 1981. Big industry has shaped and sustained the social and economic development of Prince George for decades; it has impacted the self image of the community and shaped external perspectives of the city. The characterization of the natural resource-dependent economy and industry in Prince George is a very important aspect of the developmental heritage of the city. It has consistently influenced the type of people that come here to work and live. It is industry that supports and sustains the high quality of life that is valued so dearly here. Without the major economic engines of businesses such as the Canadian National Railway, pulp and paper mills, saw mills and entrepreneurial pioneers of all eras Prince George would not be the community that it is today.

Prince George is a natural transportation hub. Beginning with the earliest days of transportation via the waterways, a theme of being a major intersection of transportation routes and modes is important as part of the community's development over time. The timeline of transportation evolution from "rivers to rails to roads", "horses to cars", and "eagles to air" is evident in the community. Prince George is noted for its rivers, bridges, roads, rails, and air transportation facilities. The history of transportation infrastructure development – and its connection to economic development – comprises a significant part of the story of the community's evolution. Construction of railroads, highways, and airports were formative activities leading to significant changes contributing to establishing Prince George's role as a residential, commercial, industrial, and administrative centre.

While industry and transportation play key roles in Prince George's history and development patterns over time, a desire to diversify and explore other opportunities for economic generation are developing as the next phase of the economic continuum of the city. The community was built by people wanting to make a living, and believing that hard work would pay off. The entrepreneurial spirit that founded Prince George has always served the city well, and is leading the community towards the arts, culture, and a variety of commercial endeavours as valid resources driving a new economic outlook. It is this entrepreneurship that resulted in the foundation of UNBC, and brought the Medical School to the university. The presence of the school makes a significant contribution to the economic life of the city.

Prince George is one of the few communities in Western Canada of its size that can offer affordable living *and* quality lifestyles. Land, housing, and the general cost of living are affordable, encouraging people to live and stay here. The affordability of this area allows citizens to have opportunities, such as access to nature and outdoor activities, which are considered luxuries in other communities of comparable size.



Figure 14: The Croft Hotel (formerly the Corning - see inset), is recognized by many Prince Georgians as an important historic place. It represents a significant part of the city's twentieth century development.





Figure 15: S.S. BC Express on its way from Quesnel to Prince George.

B 1	Home-based businesses
B 2	Foothills Landfill and Composting
B 3	Native weirs
B 4	Lheidli Tenneh Nation Logging
B 5	Prince George Community Forest
B 6	Agriculture on Cranbrook Hill
B 7	University of Northern British Columbia
B 8	Westgate Commercial Centre
B 9	BCR Industrial
B 10	Airport, logistics park
B 11	Old Dominion Experimental Farm
B 12	Agriculture
B 13	Prince George Corrections Centre
B 14	GTR Bridge 1913
B 15	Rail access to outlying communities
B 16	Pulp mill
B 17	River transportation / fishing / tourism
B 18	Refinery
B 19	Refinery
B 20	Pulp Mill - Canfor / Intercon
B 21	Northwood Bridge
B 22	Northwood Pulp Mill
B 23	Lheidli Tenneh Nation wier
B 24	Seymour Traditional Trapline
B 25	Vegetable farming
B 26	Austin Road Commercial
	Huble Homestead - a trading post on the Fraser connects over the ridge to Summit
B 27	Lake through the Giscome Portage
B 28	Bogue and Brown Sawmill
B 29	Nechako Crossing
B 30	Hammond Sub-division
B 31	Spruceland / Central Suburban mall
B 32	Carter Sub-division / military base (Carter Industrial Area)
B 33	CNC
B 34	Pine Centre Mall
B 35	Public recreation - golf course (8) around and in Prince George
B 36	Big box retail
B 37	Major highway crossroads
B 38	Steamboat ferry landing
B 40	Former sawmill
B 41	South Fort George - former townsite
	Communities: Shelley to Sinclair Mills and beyond. The railroad was the only way in and out for hundreds of people that worked there and did the logging and sawmills and did their shopping etc. in Prince George, a large input into the economy from the
B 42	20s
B 43	Urban garden / agriculture
B 44	REAPS Composting
B 45	Fort George Park - trading post village
B 46	Millar Expansion (added to Downtown 1912/13)
B 47	Queensway light industrial
B 48	Downtown - office / government services. Civic centre
B 49	Prince George Railway and Forestry Museum
B 50	Foley's Cache
B 51	Sawmills - wood products / CN yards

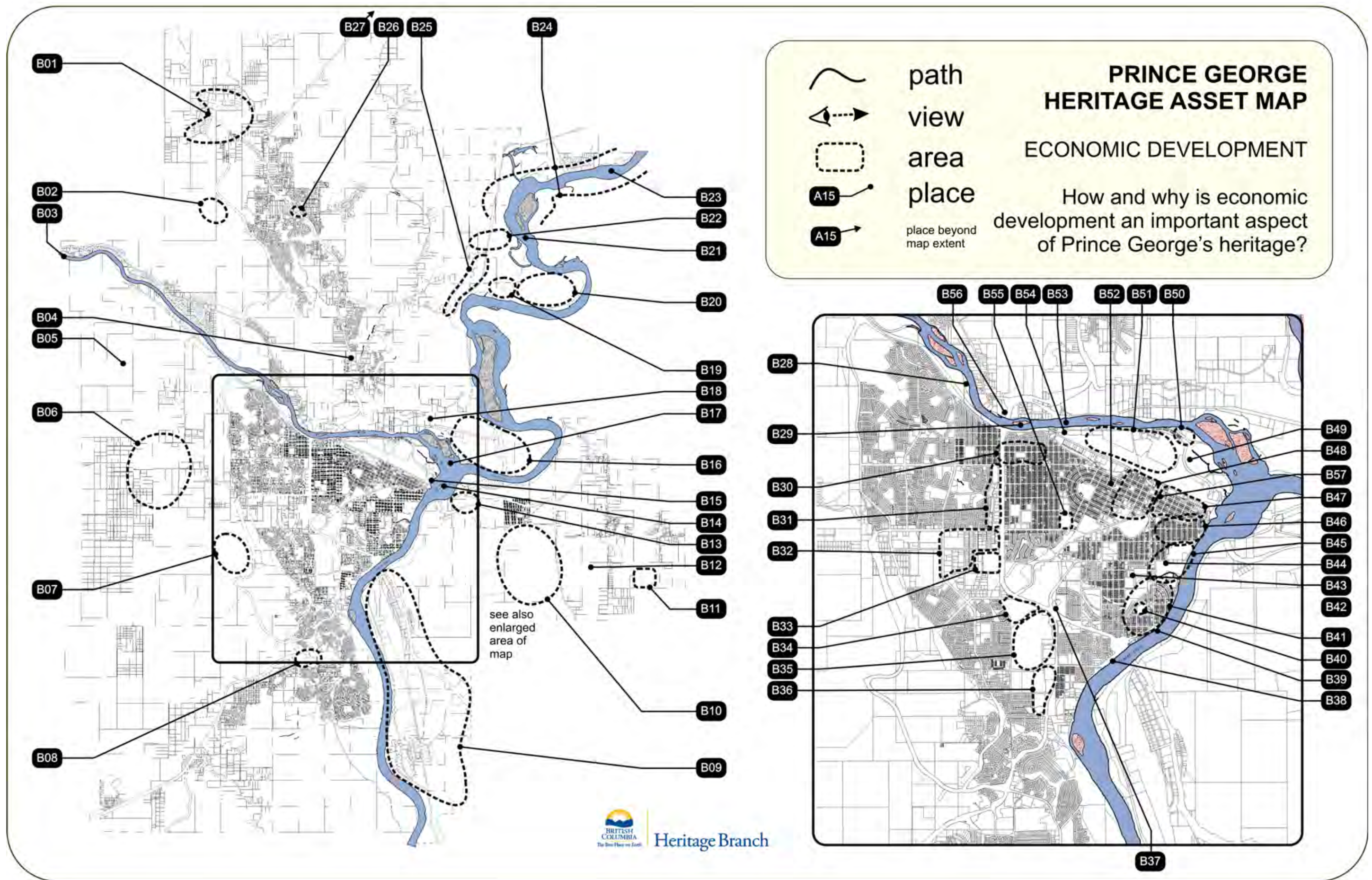
B 52	Native Friendship House
B 53	Archaeological site - Lheidli Tenneh
B 54	Cameron Street Bridge
B 55	Health services
B 56	Pacific Western Brewery
	Izowski and Rourke Store (near 3rd and George); Morrison's menswear (3rd and
B 57	George)

## PRINCE GEORGE HERITAGE ASSET MAP

### ECONOMIC DEVELOPMENT

How and why is economic development an important aspect of Prince George's heritage?







## Governing the Region

*“Confluence of Rivers – natural gathering place for Lheidli T’enneh. Location enabled crossing of the rivers.”*

*~ workshop participant*

Prince George has a long tradition of being the centre of government for the northern region of BC. Initially the Hudson’s Bay Company factor was the regulating authority, and then the first provincial government office and jail for the area were erected in 1911-1912. As a centre of government, Prince George continues to provide essential administrative and regulatory services to a large population of the province.

Historically, Prince George’s role as an administrative centre made a major impact on the development of the city. Because of the presence of government, military, and regulatory institutions here the city has been well positioned to receive funding supporting major infrastructure for health, education and other social services.

Governance for the city and the region is seen as an activity integral to the well-being of the community. While the local city council and administration system are diverse, they are also approachable, interactive and caring as far as the community’s wellness is concerned. There is openness toward new ideas and community development. Decision makers in Prince George realize that dedication results in the creation of positive change. Elected representatives in this area understand that life is different “up north”; they embrace an approach

to governance that recognizes the unique qualities of Prince George. They provide a strong voice for northern BC, communicating that the regulatory and administrative needs of people here are different than those of people in other parts of the province.



Figure 16: Prince George City Hall; Prince George Courthouse (inset).



Figure 17: First Grand Jury in Prince George.

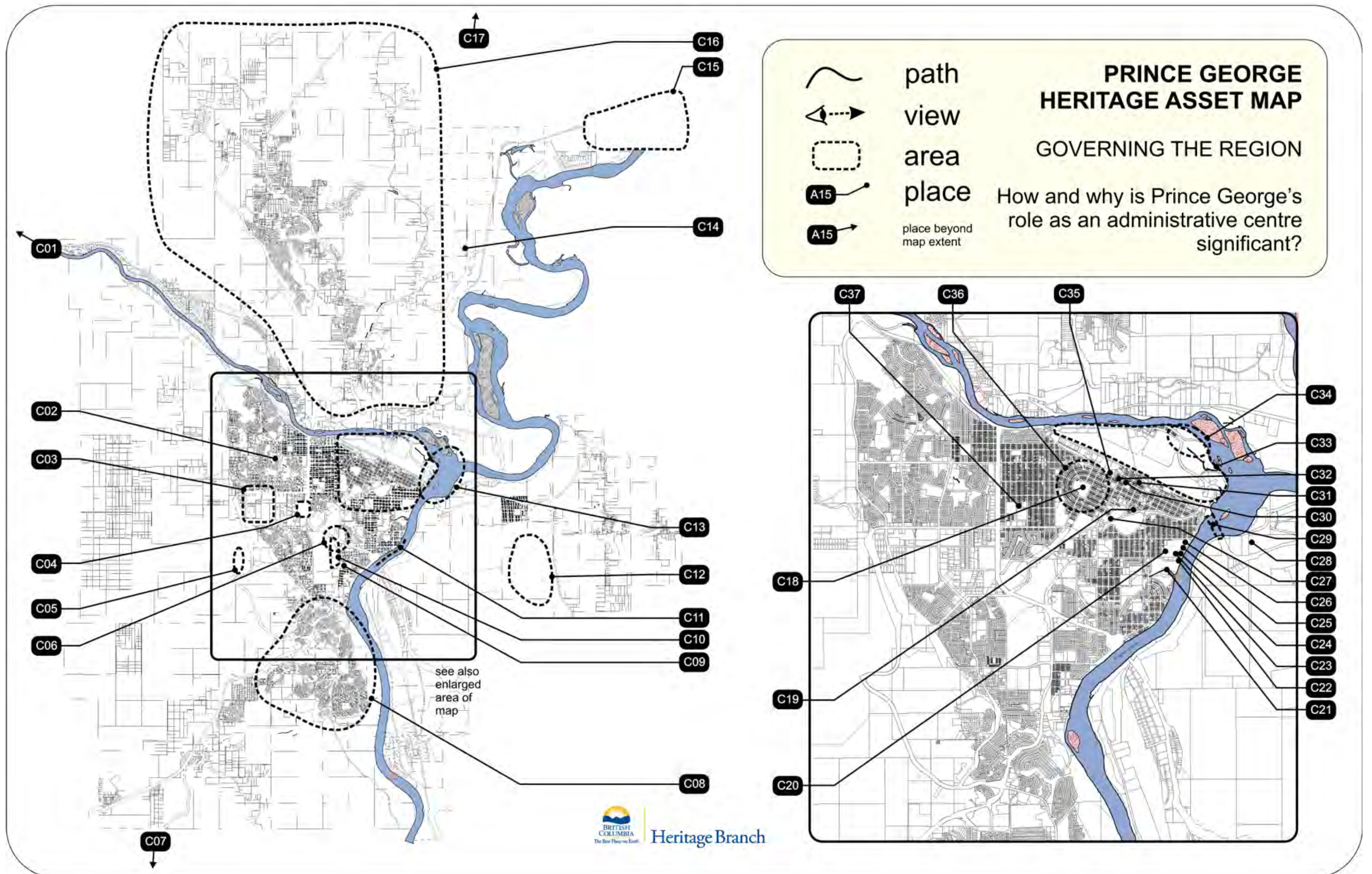
C	1	Indian Reservation 3
C	2	RCMP "E" District HQ
C	3	Former military base gunnery range
C	4	CNC
C	5	University of Northern British Columbia
C	6	Highway intersection
C	7	Baldie Hughes US military radar
C	8	Catholic diocese
C	9	School District 51 administrative offices
C	10	Second airport - military
C	11	Paddle wheelers' wharves
C	12	Airport
C	13	Confluence of rivers
C	14	Northwood corporate office (now CANFOR)
C	15	Lheidli Tenekeh band administration
C	16	Former Regional District (Rural Land Planning)
C	17	Giscome Portage Trail (Lheidli)
C	18	Duchess Park - former School District 51 administration
C	19	Veteran's Plaza at City Hall
C	20	The Exploration Place regional archives collections
		Mouth of Hudson's Bay Slough / old swimming hole / Floatplane airport mid-19
C	21	(unreadable)? / mail and other goods (unreadable) remote areas of northern BC
C	22	Fort George Hudson's Bay Post "trade centre" 1829 - 1915
C	23	First provincial government building 1911
C	24	Indian Reservation 1a 'cemetery'
C	25	Indian Reservation 1. Lheidli
C	26	Lheidli village
C	27	RCMP City Detachment
C	28	Regional corrections
C	29	CN Bridge
C	30	Old (unreadable) / old basement (unreadable) / old women's jail
C	31	New courthouse
C	32	Second government building / old unemployment / post office and courthouse
C	33	CN Yard
		Island Cache / Foley Welch and Stewart / railway construction administration /
C	34	Grand Trunk Pacific hospital
C	35	Native Friendship Centre (Old Courthouse)
C	36	Crescents 'city beautiful plan'
C	37	Current Hospital, regional. Northern Health Authority

PRINCE GEORGE  
HERITAGE ASSET MAP

GOVERNING THE REGION

How and why is Prince George's  
role as an administrative centre  
significant?







## Building Social and Community Life

*“Very easy to get involved. Low barriers.  
Welcoming.”*

*~ workshop participant*

The people of Prince George are a living example of the qualities that have made the community the place it is today. A frontier attitude and spirit have persevered – residents of this place have always had to be resourceful, inventive, and open to new experiences. While the physical isolation of the community contributes to a sense of creativity and experimentation that takes place without external judgment, Prince George also benefits from the transient nature of its population over time. New people arriving to the city bring with them new ideas that inspire citizens to be adaptive and innovative. Prince Georgians are protective of their way of life, and the feeling that people can be anything they desire here. Often perceived as a “common person’s town”, Prince George values the fact that it was built, and continues to develop on the pioneering spirit of its citizens.

A sense of independence is an important quality of life in Prince George. Prince Georgians are physically and mentally independent in their approach to community development. Citizens are driven to support causes, and are unstoppable once a cause has been identified. The citizens of Prince George are passionate about making positive contributions to their community through helping others and volunteering. With a strong connection to the pioneering spirit that built the city, a sense of duty towards the community is also a strong quality of life here. It is a city where it is very easy to become involved in a

variety of activities, and for individuals to feel that their contributions are making a difference for their fellow Prince Georgians. Accustomed to welcoming newcomers seeking a new life, Prince George has developed its reputation of being open and inviting to people in need. With its beginnings in grassroots organizations established on principles of making community service accessible and easy, the volunteer community of Prince George is and always has been an integral part of community life and social programs.



Figure 18: A donor contributes to the March of Dimes campaign on George Street, 1955.

Prince Georgians feel strongly about the excellent quality of life that the city and community provide them. Prince Georgians appreciate the fact that they live in a city big enough to provide them with all the services and amenities they need, and which also maintains a small town feeling and sense of community. People are friendly, sharing, and welcoming, the community is safe, and it’s easy to get from place to place within the city. Prince George is big enough to



attract cultural events, great music, and theatre but small enough that crowds are small and intimate. The low density and sense of “elbow room” are important qualities that have survived even as the city has grown and developed over time. The parks, trails, and recreation services are excellent, and reflect the traditional connection with the outdoors that has always been an important part of the quality of life in this northern city. While the city has always been demographically young – with young families contributing to the supportive nature of the community – it is also a place where the senior population is very active and integral to community life. As an active community, Prince George is a centre for events, celebrations, and activities – many of which are free for participants. The city provides something for everyone in terms of employment, events, services, and opportunities that attract people to live and stay in the area.

The citizens of Prince George value their reputation as welcoming and friendly people. The evolution and growth of the city to be the largest northern city in the province has not eroded people’s ability to say hello to each other on the street, or their easy inclusion of newcomers to the city. Prince Georgians value the diversity of their community. The Lheidli T’enneh and Carrier people are an integral and important part of the community; their continued presence in Prince George is representative of the formative community that resulted in the present city. The coming together of peoples has been a quality of the city since the earliest non-native settlers arrived in the area, and this quality is carried on today. The community prides itself on its inclusivity, and the presence of a variety of ethnic and cultural groups such as French, Scandinavian, and British descendents. Multiculturalism is a real aspect of life in Prince George, which has a strong ability to embrace and accept new people into the fold in order to grow and diversify.



Figure 19: Prince George's downtown is designed on "City Beautiful" principles, an important character-defining element contributing to its heritage character.





Figure 20: Prince George. South Fort George hockey game.

E	1	Ferguson Lake Nature Reserve - fishing within city limits / hiking / nature study
E	2	The Hart - small town feel in urban centre
E	3	Race track / drive-in theatre
E	4	Volunteer Park (baseball fields)
E	5	Hart Community Centre
E	6	Pidherny Mountain Bike Park
E	7	Clesbaoneecheck - Indian Reserve 3
E	8	Otway Ski Centre (outdoor recreation)
E	9	Riverside Park - informal water recreation area
E	10	Moore's Meadow Park (and unique microclimate)
E	11	Rotary soccer field and Prince George Aquatic Centre
E	12	Civic Centre
E	13	Exhibition Park, CN Centre, PG Aquatic Centre and soccer fields
E	14	Masich Stadium / YMCA / Carrie Jane Gray Park
E	15	Cranbrook Hill Greenway
E	16	Forests For The World
E	17	University of Northern British Columbia
E	18	Ginter's former homestead (and dog off-leash) Access to open space for recreation in College Heights, Cranbrook Hill / University
E	19	of Northern British Columbia, Hart and Blackburn
E	20	Heritage trees throughout the city
E	21	Fishing location
E	22	L C Gunn Trail
E	23	PGARA 'Hit to Pass'
E	24	Views of Tabor Mountain
E	25	Tabor Lake
E	26	"Sandblast" extreme sports
E	27	Wilson Park
E	28	Hart Highlands Ski Area
E	29	Khatan Lughul Indian Reserve 2 - Lheidli T'enneh Band site
E	30	Hart Pioneer Centre
E	31	not used
E	32	Huble Homestead
E	33	Powder King (Pine Pass)
E	34	Eskers Provincial Park; Ness Lake; Bear Lake - ski / hike
E	35	Viewlines to cutbanks
E	36	View of River at Fort George Park Community Arts Council Studio 2880 - Prince George Symphony Orchestra / old
E	37	Prince George Art Gallery
E	38	Vanier Hall
E	39	Prince George Playhouse
E	40	Archaeological site
E	41	St. Giles Presbyterian Church Fort George Park - gathering place / cemetery Indian Reserve 1a / Exploration Place
E	42	/ recreation / nature / river
E	43	Heritage River Trail System
E	44	Connaught Hill Park - recreation
E	45	Lheidli T'enneh Nation village life pre-Hudson Bay
E	46	Goat Island - '(unreadable) the River' / gathering place

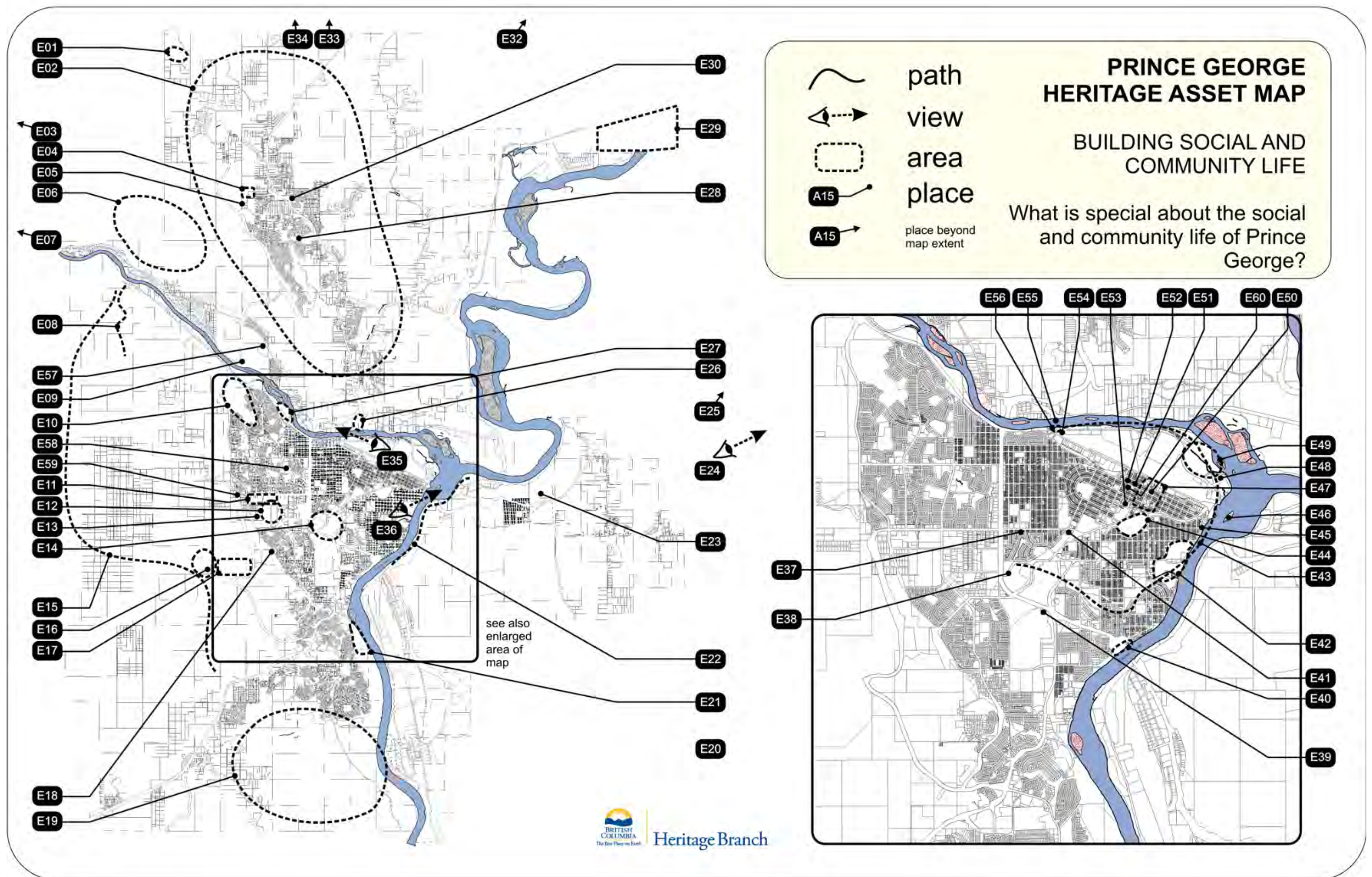
E	47	Hotels and beer parlours including: 1201 First Avenue - National Hotel 1007 3rd - Central Hotel 1479 3rd - London Hotel 487 George - Prince George Hotel 171 George - Spruce Capital Hotel (originally Keller House) 160 Quebec St - Akron Hotel 197 Quebec St - Chee Duck Tong Society"
E	48	Prince George Railway and Forestry Museum
E	49	Cottonwood Island Park Farmers' Market (gathering place)
E	51	Northern Hardware
E	52	Books and Company - gathering place / music / social / fund raisers Civic Plaza / Civic Centre / Bob Harkins Branch - Prince George Public Library /
E	53	Two Rivers Gallery / Legion (cultural centre / social gathering place)
E	54	Lheidli T'enneh Nation village life pre-Hudson Bay
E	55	Cameron Bridge - Nechako Street crossing 1890 (?) - 1930
E	56	Lheidli T'enneh Nation archaeology site
E	57	Nechako Slo-Pitch Park
E	58	Rainbow Park
E	59	100 step ski hill
E	60	Specialty Avenue (4th Avenue between Dominion and Quebec)

## PRINCE GEORGE HERITAGE ASSET MAP

### BUILDING SOCIAL AND COMMUNITY LIFE

What is special about the social  
and community life of Prince  
George?







## Expressing Intellectual and Cultural Life

*“Prince George is big enough to attract cultural events, great music, theatre but small enough that crowds are small and intimate. Costs are kept reasonable.”*

*~ workshop participant*

Education in Prince George is an important part of community life and development. As much as the economy and industry, education has become a major drawing point for bringing people to the city; it is one of the primary reasons that people come and stay. Prince George’s position as a centre of higher education has its roots in the earliest days of permanent settlement. Education and schools of all levels were always a concern as the community developed. In the 1970s land was endowed for the use of a future university, which led to the development of the University of Northern British Columbia (opened in 1994).

The developing role of Prince George as a centre for post-secondary education is an important aspect of the evolving heritage of the city. The strong importance of local institutions like UNBC and the College of New Caledonia contribute to Prince George’s position as a leader among northern communities. This city is representative of the educational aspirations of a large area of the province; the service area for education is close to half of the province. Even the scope of education at these institutions is focused largely on northern rural issues, reinforcing the concept that people who are trained in the north stay in the north. The educational opportunities and institutions of Prince George make an

invaluable contribution to sustaining the social, cultural and economic life of the city. Furthermore, the influx of well-educated academics and professionals, along with approximately 4000 students associated with the university has a positive impact on social aspects of Prince George’s cultural life.

Prince Georgians value the various opportunities for lifelong learning that exist in their community. Whether in a formal or informal context, the ability to access educational resources of all levels contributes to the high quality of life evident here. As a self-proclaimed community of readers, citizens of Prince George seek prospects for enjoying educational experiences year round (even in the snow and cold of winter!). The willingness of Prince Georgians to continue to pursue activities that broaden their cultural perspectives is indicative of the innovation and creativity of this northern city.

Prince George is a city passionate about its arts and culture community. Citizens refuse to honour the notion that art is only made in the ‘big city’. There is strong evidence of unique and innovative arts activities here. There is a tradition of citizens making their own entertainment – singing, music, theatre, etc. The presence of independent artists supported by organizations such as the Two Rivers Gallery is a testament to the importance of this grassroots approach to arts and culture. Influenced by the symbiotic relationship between nature and industry, land and water, and people and places, Prince George has developed a culture that effectively integrates expressions of intellect, arts, and science. Evidence of this hybridization of the arts is strongly evident in institutions such as The Exploration Place and supported by organizations like the Community Arts Council. Access to the arts of all types is recognized as a significant contributing factor to the comfortable lifestyle and quality of living that Prince Georgians enjoy.



While Prince George values its artistic and cultural communities, it also holds a high regard for its athletic heritage. Having developed a reputation as a “sports town” that has made room for other endeavours, the community has developed on a strong sport and outdoor life. Prince Georgians understand that a connection to sports such as hockey, baseball, golf and outdoor recreation in all four seasons are excellent for community spirit. Sporting activities and athletic events are part of a legacy established from the early days of the community, and are manifested in a number of places designed specifically to maintain and sustain the active population. The presence of a large number of sporting organizations in Prince George is an important part of local history and heritage, as it ensures a consistent level of access to opportunities for recreation and sports. The high level of activity that people in Prince George enjoy year round is inspired and driven by the sense of connection that the community has with the climate and environment.

Connection to the natural environment is a fundamental part of life in Prince George. The roots of this connection lie with the Lheidli T’enneh people who lived here first. As their traditional hunting and gathering lands, they feel a strong bond to the native flora and fauna and geography of this place. Access to rivers, berry picking, fishing and hunting continues to be communicated as the primary reason for having lived a sustainable life in this place. The importance of this relationship with nature translated to the first non-native settlements in the area, and continues to be valued today. People who live in Prince George are passionate about the presence of wildlife such as moose, bears, deer, and beavers in and around the city. Trees, wildlife, rivers, open space, and access to nature not only support a variety of outdoor activities, they also contribute to a quality of life that is rarely found in other communities of this size in British Columbia. Prince Georgians also feel a strong sense of connection to the Fraser and Nechako Rivers, and the cutbanks that frame them. As a city in nature, Prince George demonstrates a reverence for nature, celebrating the unique qualities of all four seasons. Having received the title of “Spruce Capital” of the world, this is a city that is driven by nature socially, culturally, and economically.



Figure 21: (clockwise from top left) UNBC campus; The Ranch Hands Country and Western Band, 1973; The Prince George Junior-Senior High School girls' basketball team in the 1940s.; Three men fishing in a river, 1973.





Figure 22: Group portrait that includes Prince George chief Old Bill (with cross). c. 1900

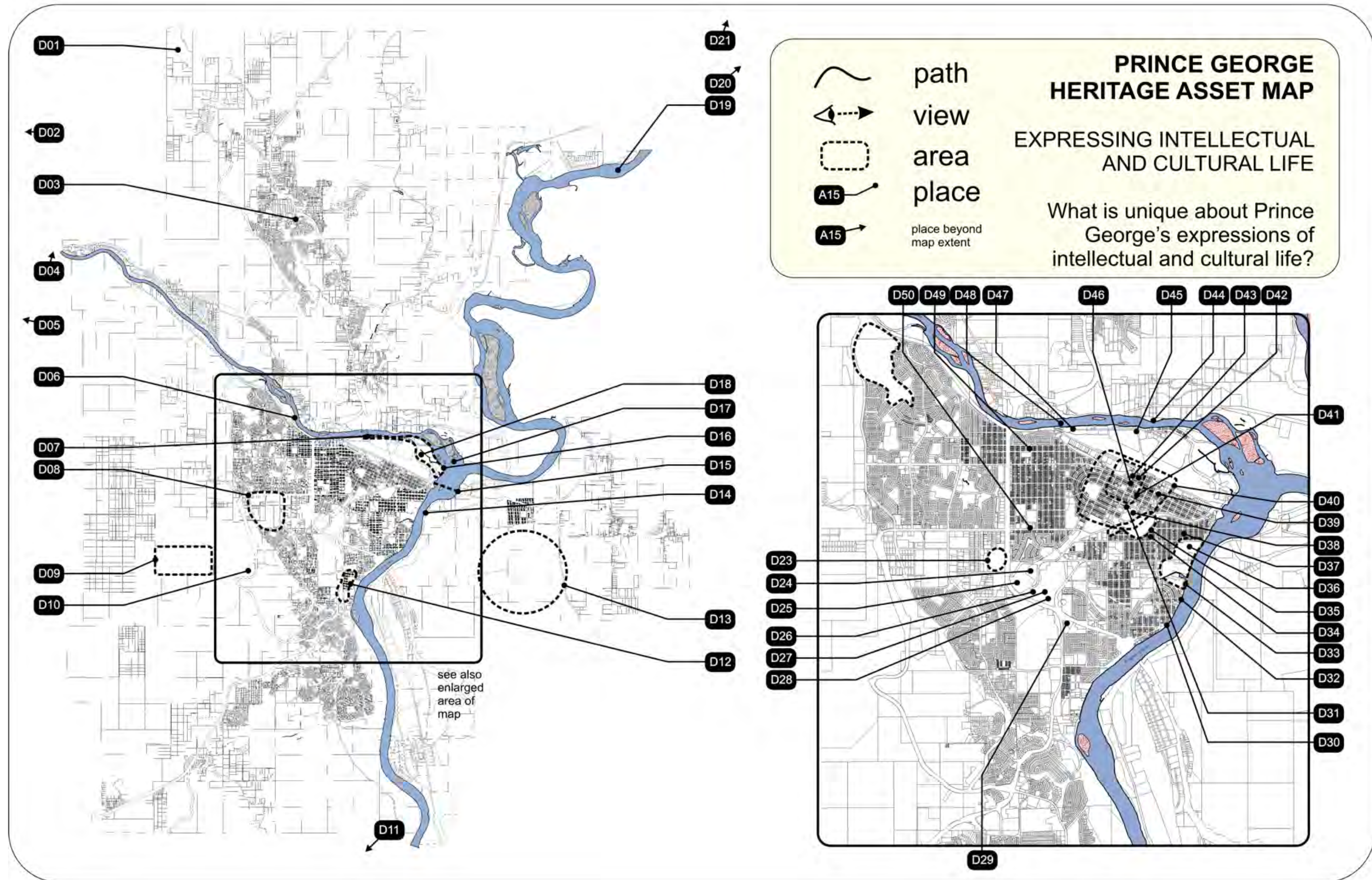
D	1	Race track / drive-in theatre / quad and snowmobile trails
D	2	Indian Reserve 3: Nechako
D	3	Nechako Branch, Prince George Public Library (Hart area)
D	4	Lheidli Teneh Nation wier
D	5	Other public sculpture
D	6	Transportation sternwheelers - Hammond Dock
D	7	Transportation sternwheelers - Foley Walch dock
D	8	Exhibition Park and soccer fields / aquatics and horse facilities
D	9	Forests For The World
D	10	University of Northern British Columbia
D	11	not used
D	12	Cemetery Memorial Park
D	13	Airport
D	14	Cutbanks
D	15	Grand Trunk Pacific Railway bridge
D	16	Heritage River Trail System and Cottonwood Island Park
D	17	Confluence of rivers
D	18	Prince George Railway and Forestry Museum
D	19	Lheidli Teneh Nation wier (fishing)
D	20	Shelby Church
D	21	Huble Homestead - historic site / public events / school programs
D	22	not used
D	23	College of New Caledonia - Prince George Campus
D	24	Masich Place Stadium
D	25	Vanier Hall
D	26	Carrie Jane Gray Park and Prince George Family YMCA
D	27	Curling rink / Prince George Golf and Curling Club
D	28	Prince George Playhouse
D	29	Mr. PG
		Transportation sternwheelers - BC Spruce Company dock (probably First Nations
D	30	fishing sites too)
D	31	Terry Fox statue (he ran 17km from this place)
		Transportation sternwheelers - Fort George (unreadable) and Transport dock
D	32	(probably First Nations fishing sites too)
		Fort George Park; The Exploration Place; narrow guage railway; and first
D	33	schoolhouse
D	34	First brothel (City Hall)
D	35	Prince George historical walking tours
D	36	Lheidli cemetery
		Francophone Community Center - French College: Educacentre - Cultural events
D	37	and preschool - Le Cercle des Canadiens Francais
		Civic Plaza, Two Rivers Gallery / Bob Harkins Branch - Prince George Public Library
D	38	/ "Balance" public sculpture / Millenium Crest pole / Centennial Fountain and mural
D	39	Specialty Avenue
D	40	CBD - restaurants such as Outriggers etc. / chruches such as Knox
D	41	Hotels and beer parlours
D	42	Books and Company - author readings / workshops / gathering place for discussions
D	43	Native Friendship Centre / 'Rivers Pow Wow'
D	46	Brigette Moran statue
D	47	Lheidli cremation spot
D	48	Cameron Street Bridge
D	49	Central Fort George School Traditional Program
D	50	Community Arts Council - houses Guilds / Preschool etc.

## PRINCE GEORGE HERITAGE ASSET MAP

### EXPRESSING INTELLECTUAL AND CULTURAL LIFE

What is unique about Prince  
George's expressions of  
intellectual and cultural life?







# Historic Places in Prince George

The participants of the heritage values workshop were asked to identify places of heritage value both through the heritage asset mapping process, and through a basic listing activity. The following table illustrates the places identified in the workshop, cross-referenced by the heritage themes to which each place relates. Some of the places on the list do not have identified values at this point. These places will require further analysis and research according to the methods outlined in the recommendations section of this report.

Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
"Sandblast" extreme sports	●			●	
"The Crescents" residential area	●				
'The Hart' - small town feel in urban centre				●	
100 Steps Ski Hill				●	
1914 Railhead marker					
Access to nature, hiking, fitness and wildlife	●				
Access to open space for recreation in College Heights, Cranbrook Hill / University of Northern British Columbia, Hart and Blackburn				●	

Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
Agricultural lands on Cranbrook Hill	●	●			
Agriculture		●			
Airport, logistics park		●	●		●
Akron Hotel					
Ancient forest - cedars	●				
Archaeological site - Lheidli Teneh		●		●	
Archaeological site by First and Carney (cremation site)					
Archaeological sites by Simon Fraser Bridge					
Art Gallery	●				
Astoria Hotel					
Austin Road Commercial		●			
Baldie Hughes US military radar			●		



Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
Baldy Hughes Dew Line 35 km	●				
Baldy Hughes Mountain					●
Baldy Hughes Scout Camp				●	
BCR Industrial		●			
Beehive Burner (River Road)		●			
Big box retail		●			
Blackburn Park and House	●				
Blair's Outfitting		●			
Bogue and Brown Sawmill		●			
Books and Company - author readings / workshops / gathering place for discussions/gathering place / music / social / fund raisers/ social, music/(Gathering Place)	●			●	●
Boy Scout building (behind City Hall)	●			●	
Brigette Moran statue					●

Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
Cameron Street Bridge - Nechako Crossing 1890 - 1930		●		●	●
Carrie Jane Gray Park	●			●	
Carter Sub-division / military base		●			
Casino	●				
Catholic diocese			●		
CBD - restaurants such as Outriggers etc. / churches such as Knox					●
Cemetery	●				●
Central Fort George School Traditional Program					●
Central Hotel (1007 Third Avenue)		●			
Chee Duck Tong Society Building	●			●	●
City Hall & Veteran's Plaza			●		●
Civic Plaza / Civic Centre / Library / Two Rivers Gallery / Legion (cultural centre / social gathering place)/Civic				●	●

Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
Plaza, Two Rivers Gallery / Library / "Balance" public sculpture / Millenium Crest pole					
Clesbaoneecheck - Indian Reserve 3				●	
CN Centre		●			
CN Yard			●		
Coast Inn of the North		●			
College of New Caledonia		●	●		●
Communities: Shelley to Sinclair Mills and beyond. The railroad was the only way in and out for hundreds of people that worked there and did the logging and sawmills and did their shopping etc. in Prince George, a large input into the economy from the 20s to the 70s (Penny Sinclair Mills etc.)		●			

Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
Community Arts Council	●				
Community Arts Council - houses Guilds / Preschool etc.					●
Community Arts Council Studio 2880 - Prince George Symphony Orchestra / old Prince George Art Gallery				●	
Community Forest		●			
Confluence of rivers	●		●		●
Connaught Hill	●				
Connaught Hill Park - yellow stairs and Bob Harkins Branch of the Public Library	●			●	
Connaught Hill Ski Hill	●				
Corning Hotel (1168 Fourth Street)					
Cottonwood Island Park	●			●	
Cranbrook High	●				
Cranbrook Hill Greenway and Forests for the World	●			●	



Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
Park					
Crescents 'city beautiful plan'			●		
Croft Hotel					
Curling rink / Prince George Golf and Curling Club					●
Current Hospital, regional. Northern Health Authority			●		
Cut banks & view	●				●
Downtown - office / government services. Civic centre		●			
Downtown northern urban hotels	●				
Dream Shop					
Duchess Park - former School District 51 administration & school grounds			●		
Eskers Provincial Park	●			●	
Exhibition Park and soccer fields / aquatics and horse facilities	●			●	●
Experimental Farm	●				

Place	Peopling the Land	Developing Economies	Governing the Region	Building Social and Community Life	Expressing Intellectual and Cultural Life
The Exploration Place & regional archives collections	●		●		
Farmers' Market (gathering place)				●	
Ferguson Lake - fishing within city limits / hiking / nature study	●			●	
Forests For The World	●			●	
First (unreadable)			●		
First brothel - sex trade		●			
First brothel (City Hall)					●
First provincial government building 1911			●		
Fishing location				●	
Fishing Weirs					
Foley's Cache		●			

Foothills Landfill and Composting		●			
Foothills UNBC escarpment					
Former military base gunnery range			●		
Former Regional District (Rural Land Planning)			●		
Former sawmill		●			
Fort George Hudson's Bay Post "trade centre" 1829 - 1915			●		
Fort George Neighbourhood	●				
Fort George Park - gathering place / cemetery Indian Reserve 1a / Exploration Place / recreation / nature / river/- trading post village/(i .e. The Exploration Place) (narrow gauge railway) and first schoolhouse/ (Indian Reserve – 1A Cemetery)/ / traditional burial site / museum / narrow gauge rail	●	●		●	●

Francophone Community Center - French College: Educacentre - Cultural events and preschool - Le Cercle des Canadiens Francais	●				●
Fraser and Nechako Rivers	●				
Fraser River CN Railway Bridge	●		●		
Fraser River transportation	●				
George Street	●				
Ginter's former homestead (and dog off-leash park)	●			●	
Giscome Portage Trail (Lheidli)/(Lhedesdi)	●		●		
Goat Island	●			●	
Greenway trail					
GTR/GTP Bridge 1913		●			●
Gunn Point city view	●				
Hammond Sub-division		●			
Hart Community Centre	●			●	
Hart Highlands School					
Hart Highlands Ski Area	●			●	
Hart Pioneer Centre	●			●	
HBC trading post					



Health services		●			
Heritage River Trail and Cottonwood Island Park	●				●
Heritage trees throughout the city	●			●	
Highway intersection			●		
Historic sternwheeler sites (probably First Nations fishing sites too)					●
Home-based businesses		●			
Hotels and beer parlours				●	●
Huble Homestead - a trading post on the Fraser connects over the ridge to Summit Lake through the Giscome Portage/ historic site / public events / school programs	●	●		●	●
Hudson Bay Wetland Enhancement Area (Slough)	●				
Hunting area	●				
Ice Jams on Nechako River					
Indian Reservation 1. Lheidli			●		

Indian Reserve 3: Nechako					●
Intersect Family Youth Services				●	
Island Cache / Foley Welch and Stewart / railway construction administration / Grand Trunk Pacific hospital			●		
Island Cache School (River Road)					
Izowski and Rourke		●			
J.J. Springer/Corless House					
Khatan Lughul Indian Reserve 2 - Lheidli Tenneh Band site				●	
King Home					
Knox United Church					
L C Gunn Trail	●				
L.T.N. Church					
LC Gunn Park	●				
Lheidli cremation spot					●
Lheidli Indian Reservation 1a 'cemetery'			●		●
Lheidli Tenneh band administration			●		
Lheidli Tenneh Nation archaeology site				●	
Lheidli Tenneh Nation		●			

Logging					
Lheidli Tenneh Nation village life pre-Hudson Bay				●	
Lheidli Tenneh Nation weir (fishing)		●			●
L'heidli T'enneh traditional territory;					
Lheidli village			●		
Lloyd's Drive-in					
Local ski hills (Purden, Tabor)	●				
Loghouse restaurant					
London Rooms Hotel					
MacMillan Creek Regional Park - city view	●				
Major highway crossroads		●			
Mall	●				
Masich Stadium / YMCA / Carrie Jane Gray Park	●			●	●
McCullough's Jewellery					
Millar Addition/Millar Expansion (added to Downtown 1912/13)	●	●			
Moore's Meadow Park (and unique microclimate)	●				
Moran Park	●				

Morrison's Menswear		●			
Mount George and other mountains	●				
Mouth of Hudson's Bay Slough / old swimming hole / Floatplane airport mid-19 mail and other goods into remote areas of northern BC	●		●		
Mr. PG					●
Narrow Railway around Fort George Park					
National Hotel (1201 First Avenue)					
Native Friendship Centre (Old Courthouse)/ 'Rivers Pow Wow'		●	●		●
Native Friendship House					
Native weirs		●			
Nechako Branch, Prince George Public Library					●
Nechako Branch, Prince George Public Library	●				
Nechako Crossing		●			



Nechako Residential Area	●				
Nechako River transportation	●				
New courthouse			●		
Northern Hardware				●	
Northwood Bridge		●			
Northwood corporate office (now CANFOR)			●		
Northwood Pulp Mill		●			
Old (unreadable) / old basement (unreadable) / old womens' jail / (unreadable)			●		
Old Airports (cultural landscape)					
Old Dominion Experimental Farm		●			
Old library (Brunswick Street) / scout and guide hall in basement					●
Old Lotus Inn					
Old Millar Addition School					
Olympic Torch					
Other public sculpture					●
Otway Ski Centre	●			●	
Outrigger					

Pacific Western Brewery		●			
Paddle wheelers' wharves			●		
Paddlewheel Park					
Parks - baseball					●
Patricia Boulevard (3 houses made of cement and sawdust)					
Patricia Parkway	●				
Penny Station					
PGARA 'Hit to Pass'				●	
PGNFC (previous government building, courthouse)	●				
Pidherny Mountain Bike Park	●			●	
Pine Centre Mall		●			
Powder King (Pine Pass)				●	
Prince George historical walking tours					●
Prince George Coliseum					
Prince George Hotel					
Prince George Playhouse				●	●
Prince George Railway and Forestry Museum	●	●		●	●

Princess Park (City Hall)			●	●	
Princess Theatre					
Prison		●			
Public recreation - golf course (8) around and in Prince George		●		●	
Pulp Mills - Canfor / Intercon	●	●			
Queensway light industrial		●			
R.J.Blackburn House				●	
Race track / drive-in theatre/ quad and snowmobile trails				●	●
Rail		●			
Rapids – Fort George Canyon	●				
RCMP			●		
RCMP "E" District HQ			●		
RCMP City Detachment			●		
Refinery		●			
Regional corrections			●		
Residential area of the Nechako	●				
River transportation / fishing / tourism		●			
Riverside Park swimming and tailgate parties				●	
REAPS Composting		●			

Rotary soccer field and Prince George Aquatic Centre				●	
Royal Alexandra Hotel					
Sacred Heart Church					
Sale of Reserve					
Save the Rivers Pow-Wow Grounds					
Sawmills - wood products / CN yards		●			
School District 51 administrative offices			●		
Second airport - military			●		
Second government building / old unemployment / post office and courthouse			●		
Seymour Traditional Trapline		●			
Shasta Cafe					
Shelby Church					●
Sons of Norway Lodge	●				
South Fort George and Fur Trade/ (NorthWest Company /Hudson's Bay fort)	●				
South Fort George Schoolhouse					
South Fort George Townsite		●			
Specialty Avenue					●



Spruce Capital Hotel (171 George Street)					
Spruceland / Central strip mall		●			
St. Giles Presbyterian				●	
Steamboat ferry landing		●		●	
Strand Theatre					
Studio 2880					
Suburban / rural	●				
Tabor Lake	●			●	
Tabor Mountain					
Terry Fox statue (he ran 17km from this place)/ (Site of First Ice Rink)					●
The Cache					
The river	●				
The three Prince Georges	●				
Trails system	●			●	
Third Avenue - Downtown					
Thompson School (Giscome Road)					
Three Georges: South, Central, Prince	●				
Transportation route	●				

Transportation sternwheelers - BC Spruce Company dock/Foley Walch dock/ Fort George (unreadable) and Transport dock/Hammond Dock					●
Two Rivers Gallery					
University of Northern British Columbia	●	●	●	●	●
Urban garden / agriculture		●			
Vanier Hall				●	●
Vegetable farming		●			
Veteran Plaza at City Hall			●	●	●
Veterans Land Administration post-war settlement	●				
Vienna Schnitzel					
View of Cranbrook Hill	●				
View of cut banks from South Fort George/Viewlines to cutbanks	●			●	
View of entire city from Connaught Hill Park	●				

View of River at Fort George Park				●	
View of valley and Rockies from Tyner Boulevard	●				
Views of Tabor Mountain				●	
Volunteer Park				●	
Von Thiessen Sculpture (“Balance”)					

Wally West Studio					
Westgate Commercial Centre		●			
Wilkins Park recreation - boating, tubing	●				
Wilson Park	●				
Yellow Stairs	●				●



# Recommendations

*Next steps for heritage conservation planning – how Prince George can put the Context Study to use and respond to community heritage values through land use planning and promotion of its heritage.*

The City of Prince George can use the information in this document to guide the development of its community heritage planning program. The list of activities and tools below ranges in level of involvement from passive (such as interpretation and promotion) to active (such as legal protection and regulation). All of these activities and tools are part of a good approach to heritage conservation planning at the community and local government level.

## Identification

The places identified in this report are not all to be automatically deemed historic places. The context study provides a starting point for further investigation about which places best represent the community’s identified heritage values. The first step in the conservation planning process is to identify the places that should be either formally recognized or legally protected as part of the city’s land use planning initiatives. The collection of potential historic places listed in this report can now be prioritized to create a short list of historic places which are good candidates for formal recognition or protection.

### Prioritize List of Potential Historic Places

To prioritize the list of historic places in this report, it is recommended that these places are assessed based on the level of intervention that they require. Some criteria to consider for this prioritization exercise are:

For formal recognition:

- Is the place an important touchstone for the community, and under little risk of being altered, damaged, or destroyed?
- Is the place a good candidate for being honoured for its heritage values, but doesn’t require any regulation by the local government?

For legal protection:

- Is the place under threat of damage or loss? Would community heritage values be lost if this place is allowed to deteriorate or be destroyed?
- Is the place unique within the community? Is it the only place of its type, and must be retained as a touchstone to a certain aspect of the community’s development or history?
- Is the place an integral part of the greater area, or community, character? This may relate to its physical characteristics, or its associative characteristics. (That is: how does the community relate to or perceive this place?)

*Recommendations and Considerations Related to Identification:*

- Members of the City of Prince George Staff, Prince George Heritage Commission, and other stakeholders can begin to prioritize the list of places included in this report to determine which may be formally recognized, legally protected, or simply interpreted.

- The prioritization process may also include photographic recording of those places, as well as historical research to begin to create record files for places that may be included on the Community Heritage Register, or subject to a designation bylaw.

## Research/Documentation

Research and documentation of historic places is an important part of effective heritage conservation planning. The City of Prince George can undertake research on the historic places identified during the short listing and prioritizing process. Some useful actions to facilitate the research and documentation process are:

### Create a Historic Place File/Record Keeping System

- Create a file for each historic place that will be formally recognized or legally protected. These files should be held in the local government planning department when formal recognition or protection takes places to enable monitoring and regulation of those places.
- Files for historic places should include historic research materials, a complete community heritage register record (for places on CHR), and a Statement of Significance.

#### *Recommendations and Considerations Related to Research and Documentation:*

- The local government can utilize existing resources to create historic place files. Extensive research exists in places like the community museum and library. Community volunteers and members of the Heritage Commission may be willing to undertake research for historic places on the short list.

- There may be opportunities for local students to undertake research on historic places that can be used to populate historic place files. This type of partnership approach with schools (of all levels) can work to build support for and appreciation of community heritage values and historic places.

## Evaluation

### Characterization

While the Context Study process has begun to evaluate the heritage values and historic places of Prince George, the evaluation process can be continued to build a better understanding of how historic places can guide land-use planning and development. Characterization of historic areas is a practice that is growing in use and popularity as part of good heritage conservation/community planning.

Characterization brings the context study process to the next level, and applies it to specific areas of a community that have been identified as potential historic precincts or districts. The characterization process has three parts:

1. Define the area – what are the physical boundaries of the area? What types of resources (buildings, transportation infrastructure, vegetation, landscape elements etc.) does it include?
2. Identify the heritage values of the area – what are the historic, aesthetic, spiritual, social, cultural, and scientific qualities of this area that have significance or importance for past, present, or future generations?
3. Identify the character-defining elements of the area – What are the physical characteristics of this area that embody the heritage values? Are there special physical traits of this area that distinguish it as an historic area?



Characterization and the creation of character statements for historic areas is a good early step in developing a conservation planning process because it:

- Furthers the understanding of what community heritage values are.
- Allows decision makers to understand how places that have been identified as part of the community's heritage reflect identified heritage values.
- Allows land-use planners to know which physical parts of specific districts of a community need to be retained in order for the heritage values and character of those areas to remain intact when development occurs.

*Recommendations and Considerations Related to Characterization:*

- The City of Prince George can undertake characterization for the potential historic areas identified in maps in Figures 23 and 24 by creating Statements of Significance for those areas. The City has already undertaken the creation of Statements of Significance for some of its historic resources. This type of work can be done by a heritage consultant, or it can be completed by citizens.
- Training in writing Statements of Significance for heritage areas may be available from the BC Heritage Branch.

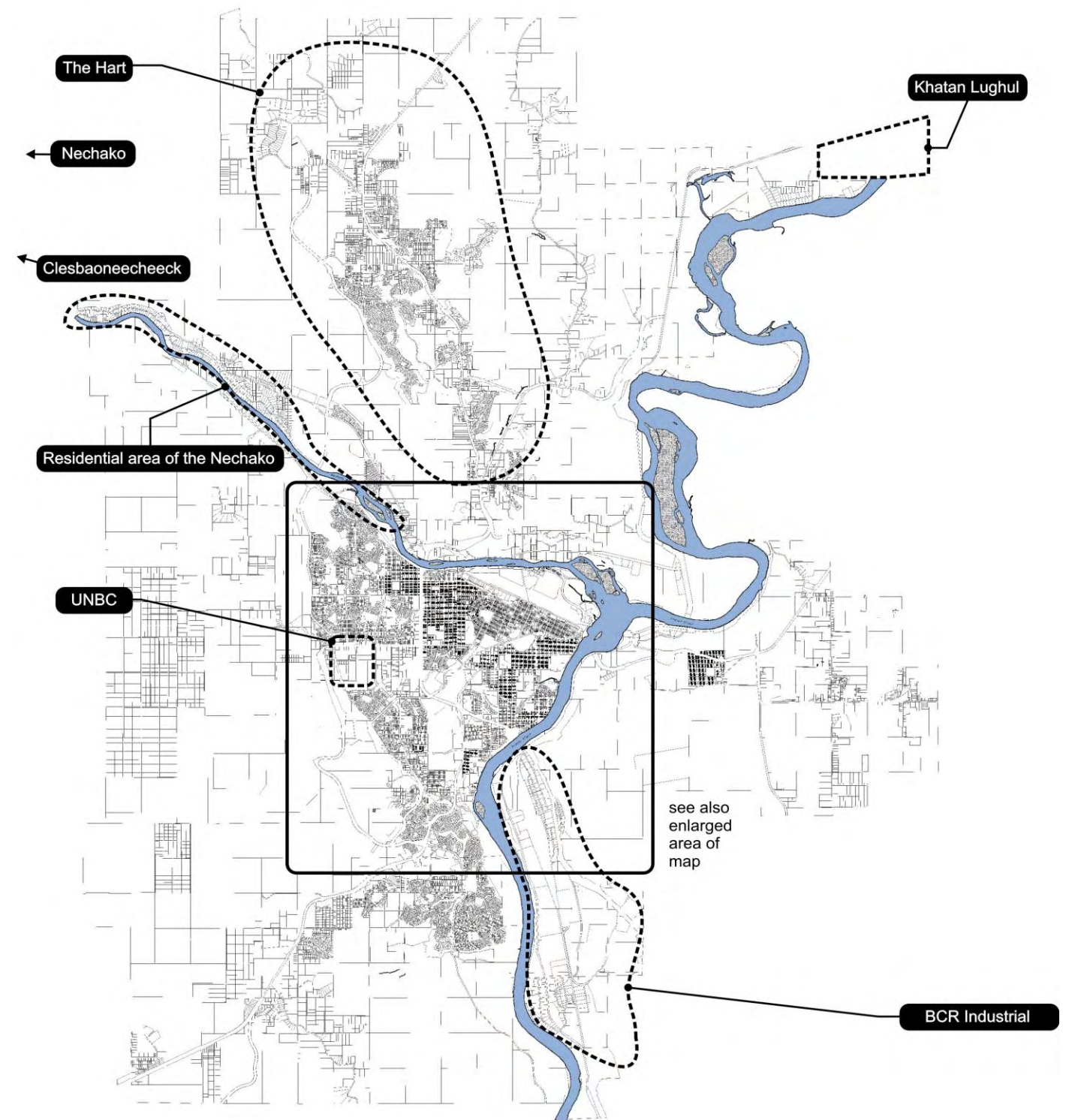


Figure 23: Potential regional characterization areas.

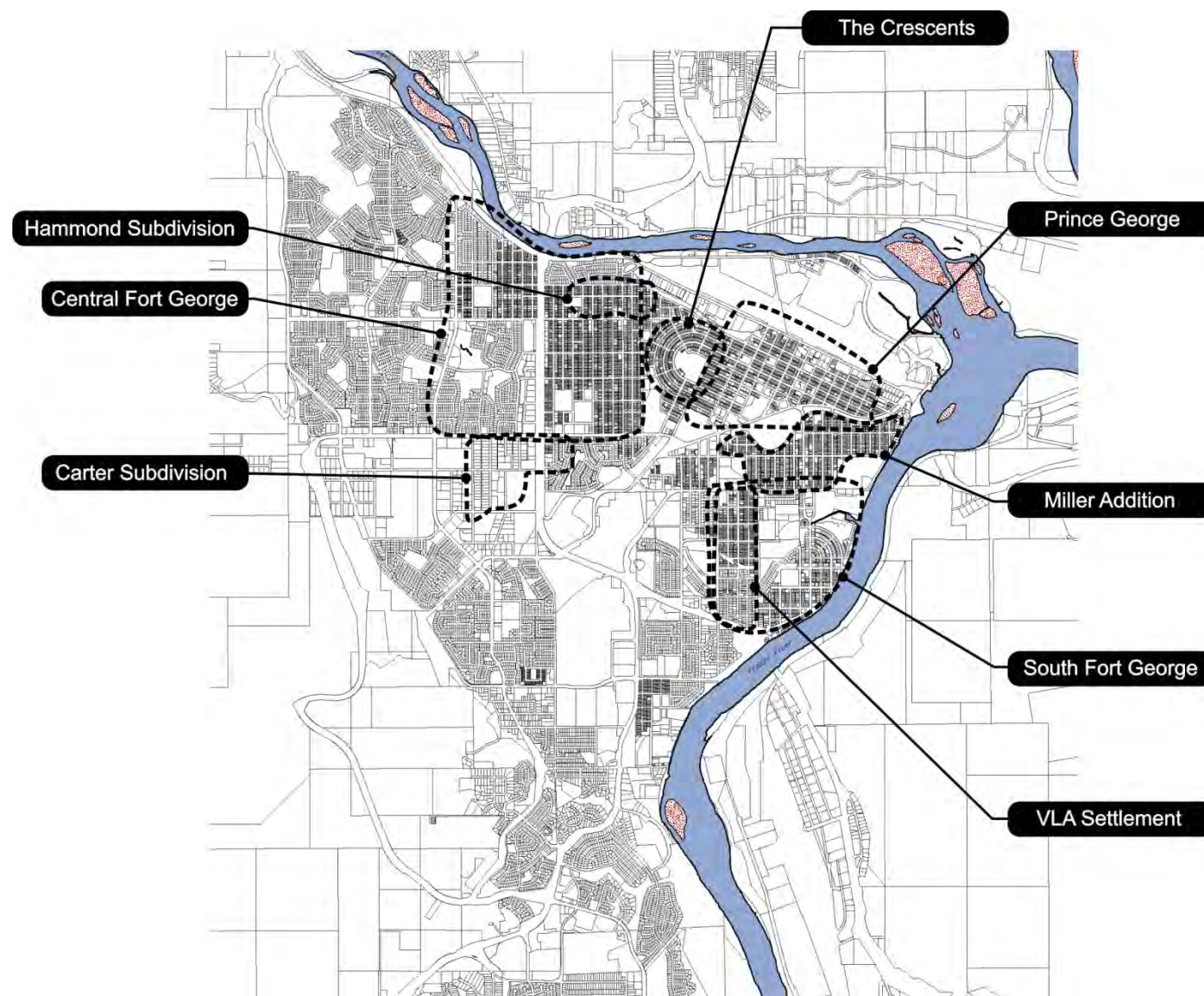


Figure 24: Potential urban characterization areas.

## Presentation & Interpretation

### Interpretive wraps on utility cabinets and other public facilities

In addition to reducing incidents of graffiti and the costs of maintenance, utility cabinet wraps provide a community amenity and improve the civic landscape through the display of photography and art work. Utility cabinets are

transformed into community canvases. The City can partner with local schools and organizations to display distinctive community-based installations, which foster civic identity and community pride.

### Walking tours

Information identified in the research and documentation process for historic places in the community can be used to develop interpretive material for heritage walking tours. In particular, a historic place's Statement of Significance provides details about heritage values and character defining elements which can be used to inform tours and interpretive signs.

### Content on website

Many communities choose to post their community heritage register online as an easily accessed resource that can be updated and changed with minimal cost and effort.

### Publications

Compilations of archived photographs, maps, journal entries and other records about historic places or areas become marketable resources that help to document a community's development and paint a picture of its broader identity. Such compilations are appealing to local heritage advocates, new residents and the cultural tourism sector and become a source of local pride and engagement.

### Place Names

Undertaking ceremonial naming of places of aboriginal heritage significance is an important part of strengthening community identity and honouring the



continuum of history that makes Prince George the city that it is today. Traditional place names are an important part of the contextual understanding of Prince George, and projects and ceremonies to identify and mark places with those names can be undertaken as a significant heritage activity.

## Recognition

### Community Heritage Register

A good starting step for building capacity for heritage conservation planning is to *formally recognize* historic places. The most common form of formal recognition is to list places on a community heritage register (CHR). A community heritage register is an official listing of properties identified by a local government as having heritage value or heritage character. The City of Prince George already has a register in place. Inclusion on a community heritage register does not constitute heritage designation or any other form of permanent heritage protection. It is, however, a useful tool for many reasons:

A community heritage register is intended to:

- officially list the heritage resources in the community;
- give notice to property owners, and potential buyers, of heritage factors (historical, architectural, aesthetic, etc.) which may affect development options for a listed property; and
- enable monitoring of proposed changes to properties through the local government licensing and permit application processes. Inclusion of a property on a community heritage register does not in itself constitute permanent heritage protection and does not create any financial liability for the local government. The register may, however, be used to "flag" properties for possible future protection.

Properties on a community heritage register are eligible for special provisions in the B.C. Building Code Heritage Building Supplement.

If council has delegated authority to staff to do so, inclusion of a property on a community heritage register enables a local government to:

- withhold an approval
- withhold a demolition permit
- require an impact assessment

The process for adding (or removing) places from the CHR is as follows:

1. Local government consults with property owners and anticipates the continuing need to provide information and to raise awareness, by such means as:
  - preparing clear and simple information packages (communities may wish to explain that registration status is not the same as designation status);
  - preparing a map to place individual heritage property in the context of the street, neighbourhood, or area;
  - assembling available information (such as before and after restoration photos, maps, archival material, inventories, etc.);
  - holding review meetings or workshops;

- explaining eligibility criteria for financial assistance for conservation; and/or
  - offering technical assistance (e.g., design advice or rehabilitation standards).
2. Local government reviews, and, if necessary, revises the proposed community heritage register.
  3. By resolution, a council or regional district board creates a community heritage register that lists selected properties. The CHR must include register records (including Statements of Significance) to the Standards of the BC Register of Historic Places to explain why a property is considered to have heritage value or heritage character.
  4. Within 30 days of a property being added to, or deleted from, a register, local government must notify the property owner and the minister responsible for the *Heritage Conservation Act*.
  5. Properties may be added to, or deleted from, the community heritage register by resolution of the council or regional district board.

*Recommendations and Considerations Related to the Community Heritage Register:*

- The City of Prince George may consider including – through council resolution – the historic places that are included in the shortlist of prioritized places resulting from this context study on its Community Heritage Register.

## Protection

Some historic places require more than simple recognition. Often, the local government chooses to legally protect historic places in order ensure that heritage values are conserved and to regulate how changes happens in those places. There are a few options for legally protecting historic places:

### Local Government Heritage Designation

Heritage designation is a form of local government land use regulation that protects private heritage property. Designation is intended to give long-term protection to heritage property. It is the only form of long-term local government regulation that can prohibit demolition. A designation bylaw may prohibit one or more of the following:

- exterior alterations;
- structural changes;
- moving of a structure;
- actions which would damage a specified interior feature;
- actions which would damage a specified heritage landscape feature; and/or
- alteration, excavation, or construction on protected land.

Unless permitted in the designation bylaw, no changes may be made to a heritage designated property without a heritage alteration permit. Heritage designation is applied to property when long-term protection of the property is



desired, and it is determined that heritage designation is the most suitable of the long term protection tools to use in a particular situation. Heritage designation may be enacted with or without the consent of the property owner. Real property may be designated if the property has heritage value or heritage character, (or if the designation is necessary to protect a nearby heritage property.)

Types of property which may be given heritage designation include:

- a single property,
- part of a property,
- more than one property owned by one or more owners,
- affixed interior features or features identified in the bylaw, and
- landscape features.

Heritage designation is implemented through the following process:

1. Through a process of planning and research, a local government identifies heritage property considered to be worthy of long-term protection.
2. Alternative long-term protection tools are considered.
3. Consultation takes place with the property owner.
4. Local government considers the possible ramifications of designating the property, including the potential requirement to provide compensation to the property owner for any reduction in market value of the property directly attributable to the designation.

5. Local government prepares a report on the property and makes it available to the public. The report must include information regarding:
  - A Statement of Significance outlining the heritage value or heritage character of the property;
  - compatibility of conservation with the official community plan;
  - compatibility of conservation with the lawful use of the property and adjoining lands;
  - the condition and economic viability of the property; and
  - the need for financial support.
6. A proposed heritage designation bylaw is prepared, usually by the city clerk or planning department.
7. A public hearing must be held prior to the adoption of a heritage designation bylaw. Notice of the public hearing must be a) published in a local newspaper, and, b) sent to all owners of, owners with an interest in, and occupiers of property proposed to be designated.
8. Within 30 days of approval or defeat of the bylaw, property owners and occupiers must be notified of the outcome.
9. Following adoption of a designation bylaw, notification must be sent to the Land Title Office and the minister responsible for the *Heritage Conservation Act*.

10. A property owner may apply for compensation within one year of the designation coming into effect. The amount of compensation may be determined by agreement of the owner and the local government, or, if they are unable to agree, by binding arbitration under the *Commercial Arbitration Act*. If a property owner waives the right to compensation, the local government prepares a waiver form and has it signed by the property owner and local government officials.

11. Heritage designation may be rescinded by bylaw.

#### *Recommendations and Considerations Related to Designation:*

- The City of Prince George can begin to legally protect historic places through a process of “friendly” designations. Citizens who would like to have their places legally protected can be encouraged to lead by example in order to build awareness of how heritage conservation planning works to preserve community heritage values.
- The City can also choose to designate publicly owned historic places as a starting point for beginning to implement the regulatory tools associated with legal heritage protection.
- Designation bylaws should include schedules of activities that may take place without a Heritage Alteration Permit (HAP) in order to make the administration and regulation of designated places simpler. These schedules are lists of activities that property owners can do (such as basic repairs and maintenance, or replacing “like with like” building materials) without having to apply to the local planning department for a permit. Including this type of schedule also removes some of the fear that property owners may feel when considering designation.
- The City must be prepared to implement a planning process for the review of applications for changes to legally protected historic places, and the

issuing of Heritage Alteration Permits. The HAP process can be integrated with existing building or development permit application processes.

### **Heritage Conservation Area**

A heritage conservation area is a distinct district with special heritage value and/or heritage character, identified for heritage conservation purposes in an official community plan. A heritage conservation area is intended to provide long-term protection to a distinctive area which contains resources with special heritage value and/or heritage character. A heritage conservation area can provide protection to all or some of the properties in a heritage conservation area. Properties that are to be protected must be specifically identified in the bylaw.

In a heritage conservation area, a property owner may not do any of the following without a heritage alteration permit:

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

A local government establishes a heritage conservation area when it has identified a distinctive area which it feels should be managed by long-term protection. Establishing a ‘heritage conservation area’ is not an appropriate tool for a single site. A heritage conservation area is created through the following process:



1. Through a process of planning and research (i.e. context study and characterization), a community identifies a distinctive area that it determines should be managed by long-term heritage protection.
2. Local government, in consultation with the area property owners, agrees that a heritage conservation area is the best tool to provide long-term protection.
3. Local government consults with area property owners regarding the control mechanisms (including design controls) which may be included in the bylaw.
4. Local government prepares a bylaw to amend the official community plan to identify the heritage conservation area. The bylaw must include: a description of the special features or characteristics which justify the establishment of a heritage conservation area, the objectives of the heritage conservation area, and guidelines for how the objectives will be achieved.

The bylaw may also:

- identify circumstances for which a permit is not required, and
  - include a schedule listing the protected properties in the area, and identify features or characteristics that contribute to the heritage value or heritage character of the area.
5. At least ten days before a public hearing is held to discuss the amendment, local government notifies all owners of property listed on the heritage conservation area schedule.
  6. Local government adopts the heritage conservation area bylaw.

7. Local government notifies the Land Title Office and the minister responsible for the *Heritage Conservation Act* of the adoption of the heritage conservation area bylaw, as well as any additions or deletions that may be made to the heritage conservation area schedule.

#### *Recommendations and Considerations Related to Heritage Conservation Areas:*

- Heritage Conservation Areas may be created in Prince George after characterization of historic areas has taken place. Areas that are deemed to have considerable heritage significance and character can be recommended to become Heritage Conservation Areas.
- Heritage Conservation Areas require regulation by the local government; the planning department must have the capacity to monitor and regulate all scheduled historic places within the HCA, and issue heritage alteration permits that ensure that changes do not destroy heritage values.
- The local government must establish design guidelines to regulate change in the Heritage Conservation Area. See “Heritage Conservation Area design guidelines” under “Planning” below.

### **Heritage Revitalization Agreement**

A heritage revitalization agreement is a formal voluntary written agreement negotiated by a local government and an owner of heritage property. A heritage revitalization agreement outlines the duties, obligations, and benefits negotiated by both parties to the agreement. A heritage revitalization agreement may:

- detail the timing of the agreement terms;

- vary or supplement the provisions of a rural land use bylaw including use, density, siting, and lot size;
- vary or supplement the provisions of a bylaw which concern land use designation, development cost recovery, subdivision and development requirements;
- vary or supplement a management development permit
- vary or supplement a bylaw or heritage alteration permit
- include other terms agreed to by the local government and the property owner.

Heritage revitalization agreements are intended to provide a powerful and flexible tool that enable agreements to be specifically written to suit unique properties and situations. They may be used to set out the conditions which apply to a particular property. The terms of the agreement supersede local government zoning regulations, and may vary use, density, and siting regulations.

A heritage revitalization agreement is suited to unique conservation situations that demand creative solutions, such as complex and unique sites requiring exceptions and relaxations to zoning regulations. An HRA is developed in the following way:

1. Local government identifies the need for the use of a heritage revitalization agreement. The need may arise from the unusual siting of a building, a unique lot configuration or other unique circumstances.

2. Local government and the property owner negotiate the terms of the heritage revitalization agreement, including the obligations, duties, and benefits of the agreement.
3. Local government seeks legal advice and drafts the heritage revitalization agreement bylaw.
4. If the use or density of the property are proposed to be changed, a public hearing must be held.
5. Council or regional district board adopts the bylaw.
6. Within 30 days of adoption of the bylaw, local government files a notice in the Land Title Office to register the heritage revitalization agreement on the property title. Local government must also notify the minister responsible for the *Heritage Conservation Act*.
7. A heritage revitalization agreement may only be altered with the consent of the property owner and local government. Local government must adopt a bylaw to amend a heritage revitalization agreement.

#### *Recommendations and Considerations Related to Heritage Revitalization Agreements:*

- Heritage revitalization agreements work best when the heritage values and character-defining elements of an historic place are understood. Formally recognized and protected places will have this information included in their community heritage register record, or in the designation bylaw.
- Heritage revitalizations agreements are a good starting point for building awareness of historic place conservation within the community because they foster partnerships between developers and the local government.



- If an opportunity presents itself to enter into a heritage revitalization agreement that allows a development project to coincide successfully with the conservation of a protected historic place, the City of Prince George should consider using this tool sooner rather than later in order to set a precedent for how successful historic place planning can work.

## Covenants

A heritage conservation covenant is a contractual agreement between a property owner and a local government or heritage organization. Conservation covenants are registered on the title of the property. The covenant outlines the responsibilities of the covenant parties with respect to the conservation of a heritage property. Conservation covenants can apply to natural or man-made heritage resources.

Heritage conservation covenants are intended to enable a local government or a heritage organization to negotiate an agreement with a property owner to protect and/or conserve a site or building. Such agreements may not vary local government regulations such as siting, use, or density.

A conservation covenant may be used to conserve property when planning and research identifies a need for conservation, or when the parties are interested in formalizing the terms of conservation in a contract. A conservation covenant may “run with the land,” meaning that when the property is sold the conservation covenant remains in effect and may be binding on the new owner.

A heritage covenant is implemented by following these steps:

1. A community identifies a property that requires long-term protection.
2. Alternative long-term protection tools (such as heritage designation and heritage revitalization agreements) are considered. It is agreed by the

parties involved that a conservation covenant is the most appropriate long-term protection tool for this situation.

3. Terms of the conservation covenant are negotiated by the parties to the covenant.
4. The parties seek legal advice and the heritage conservation covenant is drafted.
5. If local government is party to a heritage conservation covenant, the council must adopt a resolution authorizing the covenant.
6. Local government registers the conservation covenant on the property title in the Land Title Office.
7. The property is monitored by the local government or heritage organization for compliance with the terms of the conservation covenant.
8. Allows a local government or a heritage organization to negotiate terms of a contractual agreement with a property owner to protect a site, but cannot vary siting, use, or density.
9. Covenants are registered on the land title and may be binding on future property owners.

### *Recommendations and Considerations Related to Heritage Covenants:*

- Because heritage covenants are often initiated by owners of historic places, the local government can take a proactive approach to encouraging people who would like to enter into this type of agreement to lead by example and set a precedent for heritage conservation.

# Other Planning

Planning tools that can assist with community development and heritage conservation include:

## Adoption of the Standards and Guidelines for the Conservation of Historic Places in Canada.

Planning is an essential predecessor of any interventions to a historic place. According to the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

*“planning is the mechanism that links a comprehensive understanding of a historic place with interventions that respect that places’ specific heritage value. In planning, it is important to maintain a firm sense of the longer term and the larger picture, and to not place emphasis on particular character-defining elements at the expense of others. Planning should include consideration of all factors affecting the future of a historic place, including the owner’s need, resources and external constraints.”*

Many communities in British Columbia have formally adopted the *Standards and Guidelines for the Conservation of Historic Places in Canada* as an overarching guide to best practises for heritage conservation. The document provides sound, practical guidance to achieve good conservation practice, from individual projects up to community-wide development. The intent of the document is not to replace the role of conservation practitioners or provide detailed technical specifications appropriate to every situation. It does, however, offer results-oriented guidance for sound decision making when planning for, intervening and using a historic place.

Recommendations and Considerations Related to the Adoption of the *Standards and Guidelines*:

- By adopting the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the local government can have a point of reference for assessing proposed conservation interventions.
- As well, the adoption of the *Standards and Guidelines* opens eligibility for projects consistent with the recommendations to apply for federal financial incentives.
- City staff must be familiar with the use of Statements of Significance to identify character-defining elements that must be properly conserved according to the *Standards and Guidelines*.

## Heritage Conservation Area design guidelines (new construction and additions to existing buildings)

A comprehensive neighbourhood planning exercise identifies an area that is valued for its distinctive character (see “Heritage Conservation Area” under “Protection” above). Creation of a heritage conservation area (HCA) enables the local government to regulate the form and character of the land-use within that area. The creation of an HCA not only permits, but requires the creation of design guidelines that specify the objectives of that designation in respect of the special form and character of that area:

- Objective is to guide the form and character of new buildings within heritage conservation areas.
- Guidelines should identify heritage values and character-defining elements for the area and any character sub-areas.



- Guidelines should encourage – perhaps monitored by a joint Design Panel /Heritage Advisory Committee providing recommendations to council - a design response to the character-defining elements of a cherished area of the City.
- Such an approach promotes, even in new buildings, designs that reinforce the special character of place thus aligning new construction with best practices for the conservation of heritage value.
- Best practices involve promoting design that is both compatible with the heritage character of the area, and distinguishable from the heritage resources of the area.
- Characterisation-based guidelines are fast replacing prescriptive guidelines that stifle creativity and generate cookie-cutter solutions.

*Recommendations and Considerations Related to Design Guidelines for new construction and additions to existing buildings:*

- Prince George has been characterised as a tapestry of precincts and neighbourhoods. Prepare statements of significance for each of these areas as an over-arching management tool to guide future planning policy.
- Create heritage conservation areas and development permit areas where feasible, and where resources exist to manage such designations, and provide character-based design guidelines for each area.
- Expand the role of the heritage commission to work with other committees (such as a design panel) involved with new work in Prince George’s built environment to consider applications to build in these areas.

- Train staff and committee members to better-understand how the statement of significance can be used as a management tool for the character of areas as well as buildings.

## **Heritage Conservation Area design guidelines (historic places and additions to historic places)**

- Where individual buildings are named on a schedule accompanying the heritage conservation area, the effect is to regulate them as if they were designated.
- Identification of resources in such a schedule does not attract compensation for loss of property value, as it is the integrity of the area that is being reinforced and this is felt to counterbalance any perceived negative financial effects of regulation.
- Other resources within a heritage conservation area that are not scheduled are treated as if they are registered unless they are specifically identified as having no heritage value.
- Taking into account the particular heritage values identified by a community, design guidelines provide recommended best practices for alterations and additions to scheduled resources.
- The objective is to guide the form and character of alterations to buildings within the heritage conservation area.
- Generally guidelines may reiterate the standards published in the *Standards and Guidelines for the Conservation of Historic places In Canada* as a baseline for best practices.

- Guidelines should identify heritage values and character-defining elements for the area and any character sub-areas and encourage a design approach that responds to and reinforces these characteristics.
- Guidelines should be specific (often in a suite of leaflets) about how they will manage the typical interventions challenging the special character of the built environment – ‘guidance for the evolution of historic places’ if you will: signage; awnings; solar panels; wind turbines; window upgrades; roof materials; annexes for ageing relatives; small lot sub-divisions garage conversions to create affordable rental housing; raising and moving buildings; accessibility provisions for ageing in place etc.
- Consideration should also be given to alignment of Heritage Conservation Area perimeters and objectives with those of the Development Permit Areas for energy conservation so that their goals can be complimentary, and that they can share design guidelines.
- Guidelines should encourage - through monitoring by a Heritage Advisory Committee providing recommendations to council – design responses that address the national standards for conservation, and that adequately respond to the ‘guidance for the evolution of historic places.’
- Best practices involve promoting design that is both compatible with the heritage character of the area, and distinguishable from the heritage resources of the area.

## Precinct / Neighbourhood Planning

Undertake comprehensive precinct neighbourhood planning for existing neighbourhoods, or (even better) for the distinct character areas identified during the mapping exercise. Determine the defining uses, density, form and character of these areas.

Identify a suite of land-use planning overlays including zoning, development permit areas, and heritage conservation areas.

## Zoning (use and density)

Designation is often seen as an essential part of heritage planning and yet it is really only necessary when simpler land-use planning tools cannot achieve the desired outcome.

- The primary tool for heritage conservation should be zoning. Carefully described zones can be used to maintain a history of use that is a characteristic of a place, or they may be used to zone an area ‘for what it is,’ thus deflecting interest in significant change to other areas that have been identified through a comprehensive planning process as ‘pressure relief valves’ for development.
- Zoning for instance might be used to create a construction envelope in a residential area that maintains the character-defining rhythm of street front setbacks. The zone may prevent parking in front yards thus ensuring that they are devoted to green space if that is a desirable characteristic to be retained.
- The construction envelope defined by the zone might be used to ensure that serried ranks of Craftsman bungalows are maintained because the zoning prevents the construction of anything taller.
- Zoning, for instance, might be used to allow for the conversion of existing buildings to bed and breakfast use, but not permit the construction of new buildings to achieve the same ends. Such a policy allows for economic diversity while maintaining valued existing building stock.



## Signage and Awning bylaws

The quality of signs and awnings in urban areas can make a real impact on drawing people to an area to visit, shop, or conduct business. In particular when related to historic places, signs and awnings can help to articulate and reinforce the spirit of place and sense of community identity. Signs and awnings should be considered within the same regulatory area as awnings are often used as advertising signs. Prince George can establish criteria for signage and awning regulations to complement the special character of its historic places. The City can choose to regulate materials, types of lettering, colours, and sizes in order to ensure that signs and awnings become attractive embellishments to an historic streetscape or district.

### *Recommendations and Considerations Related to Signage Bylaws:*

- This type of regulatory tool would be best developed after an activity such as characterization is carried out. The characterization activity will identify the key values and physical characteristics of particular areas or districts of the city, and the signage and awnings bylaw can be developed to ensure that signs and awnings are designed to complement those overarching characteristics.
- Characterization may reveal a particular palette of colours or materials (or both) evident in certain areas of the city. It may identify that storefronts have particular characteristic arrangements (such as ‘cheater storeys’) ideal for placing signage; it may reveal that awnings of a particular character once existed in an area and encourage their reinstatement; or it might identify areas of the city where the use of neon (for example) is a characteristic.

## Other Guidelines

Other guidelines could include information on the placement of solar panels and wind turbines; smoking enclosures; storefront gates to prevent urination and sleeping in doorways; best practices for window upgrades using interior or exterior storms; roof materials; annexes for ageing relatives; small lot subdivisions garage conversions to create affordable rental housing; raising and moving buildings; accessibility provisions for ageing in place etc.

### *Recommendations and Considerations Related to Other Guidelines:*

- This type of regulatory tool would be best developed after an activity such as characterization is carried out. The characterization activity will identify the key values and physical characteristics of particular areas or districts of the city, allowing specific regulations to be developed to ensure that interventions complement those overarching characteristics.
- When dealing with the form and character of existing buildings in a heritage conservation area, choose to manage those changes that are common or repetitious, such as those above, with regulations augmented by guidelines. This approach avoids a lengthy permitting process as the enabling Bylaw is approved by Council, and the day-to-day decision-making may be devolved to staff.

## Heritage Site Maintenance Standards

Heritage site maintenance standards establish minimum requirements for the care and maintenance of real property, both land and improvements, that are designated or located within a heritage conservation area. Different maintenance standards may be established for different types of protected properties within a community.

Heritage site maintenance standards are intended to:

- communicate to property owners the minimum expectations of local government regarding the maintenance of properties,
- ensure that properties are not allowed to deteriorate through neglect, and
- enable local government to apply to court for a maintenance order.

Heritage maintenance standards may be used to require owners to maintain their buildings to an acceptable level or condition as determined by local government.

Maintenance standards may also be used in cases where property owners receive significant financial assistance for the conservation of their property. In this case, maintenance of a conserved property would be a condition of receipt of a grant. Except as noted, maintenance standards may not be used to require a property owner to improve a building.

1. Local government establishes criteria to identify those classes of properties subject to heritage site maintenance standards. Only properties that are designated or are within a heritage conservation area may be subject to heritage maintenance standards.
2. Local government drafts heritage site maintenance standards.
3. Local government adopts, by bylaw, heritage site maintenance standards, and communicates maintenance expectations to property owners.
4. Local government monitors properties subject to the maintenance standards and, if necessary, enforces the standards. A heritage inspection may be ordered to verify that the maintenance standards are being met.

5. Enforcement provisions for maintenance standards include application by the local government to the Supreme Court to order the property be brought up to the required standards.

### Urban design guidelines

Many of the values that have been identified are embodied or represented by physical characteristics that exist in the public realm – in other words they are on land owned by the municipality. To ensure that these characteristics are maintained and enhanced, the local government must regulate its own actions in the public realm.

- Design guidelines should be developed that provide policy on maintenance and improvement of the hard and soft landscape and streetscape. Paving, street furniture, colour and texture can all be used to amplify and enhance the distinctiveness of a place. They can also be used to bring out a characteristic that is valued but has faded, as part of an urban revitalization.
- Neither should these design guidelines encourage a backward-looking aesthetic. They should provide guidance on responding to the values expressed with material that is available today and reflects today’s technology.
- Guidelines may draw attention to features in the public realm that, while not protected by law or even noted on a register, require special consideration. Features might include significant manhole covers, hitching posts, benchmarks, pavement lights, lamp standards, or signs. They may draw attention to the significance of a bend in the road, a shape that reflects an old streetcar turnaround, or a designed view that should be protected.



- Special guidelines might be drawn up for street trees explaining their logic and provenance so that informed decisions may be made around their management and replacement.

## Parks management plans

Parks are commonly one of the most contested of public spaces. Inevitably they are layered cultural landscapes as well as being today's outdoor amenity spaces. The statement of significance provides a starting point for acknowledging those values, but effective change-management is perhaps better-suited to a *conservation plan* that not only acknowledges the multivalent nature of the place, but also acknowledges the need for the place to continue to evolve in a way that responds to those socially-constructed expressions of value. Further, a conservation plan provides policies that are adopted for the management of value through the management of the park.

This standard form of plan has the following elements:

- Understand the historic place
  - Description
  - Planning context
  - Chronology
- Evaluate significance
  - Heritage values
  - Character-defining elements
- Assess potential impacts
  - Requirements for retaining significance
  - Client requirements
  - Physical condition
  - External factors

The most effective conservation plans are those that clearly elucidate policy that will enable the park to evolve while mitigating the erosion of those characteristics for which the community has expressed value.

The plan should be developed through stakeholder engagement and steered by a group that includes community members and staff. It should, prior to adoption, be signed by the steering committee to indicate that it has delivered consensus.

A park conservation plan might include anything from policy on mitigating archaeological impacts when installing underground service lines to a policy for the erection of public memorials.

A plan may even go as far as to identify areas where future development would be considered. Changing rooms, park works yards, a bandshell. All may be on the horizon. The park is not an artefact, it is anticipated to evolve – in making these plans, ask how the park can evolve in a way that responds effectively to those values that have been clearly expressed by the community.

The municipality may decide to formally recognise or designate a park space in which case, the park conservation plan provides a clear public statement of how the values of the place will be managed.

## Education & Information

### Education and training for staff on use of regulatory tools (building code, etc)

One of the best forms of capacity building for heritage conservation in the community is to provide opportunities for education and training to local government staff. If the heritage conservation planning program is to be developed to include regulation of historic places, it is important that local government staff know how to implement regulatory tools. With the building of awareness of heritage values and significance, parks and public works staff can take into consideration these important aspects when faced with field projects which may damage or alter heritage resources that fall outside of a designated site.

## Financial and Non-Monetary Incentives

In addition to tax incentives, local government may provide financial and non-monetary support to owners of heritage properties. Direct financial support may be given in the form of monetary grants to property owners. Non-monetary support may be provided in the form of regulatory relaxations, additional density, and support services such as: program coordination, assistance to a non-profit society, technical advice, public works projects, commemoration, and/or priority routing of heritage applications.

Grants and non-monetary incentives are intended to enable a local government to:

- encourage property owners to restore or to rehabilitate their heritage properties, and
- enable communities to provide assistance other than monetary grants to owners of heritage properties.

Direct financial assistance in the form of monetary grants may be used by a community that:

- a) has the financial resources, and,
- b) believes that direct financial assistance is the most effective incentive it could use to facilitate the conservation of specific resources.

Indirect non-monetary support may be used by a community that:

- a) lacks the financial resources to provide direct financial incentives, and/or,
- b) believes indirect support will be a more effective incentive than direct financial support.

Financial and non-monetary incentives can be implemented through the following process:

1. A community recognizes the benefits of support to owners of heritage properties.
2. The needs of heritage property owners are identified.
3. Alternative support mechanisms are explored and the most appropriate methods are selected.
4. The support program is designed, including eligibility criteria, program management, staff coordination and budgeting. The incentive program may include a variety of components which provide both financial and nonmonetary support.
5. If financial incentives are proposed, local government must pass a 2/3 vote of a council or regional district board to adopt a motion regarding the provision of financial aid.



6. The incentive program is implemented, monitored, and modified periodically to respect the changing needs of property owners and the community.

#### Recommendations and Considerations Related to Financial and Non-monetary Incentives:

- Develop a modest grants program for heritage conservation projects. Such a program could start small, for example with ten grants per year of up to \$500 per property, to be administered and monitored by a dedicated part-time staff person.

## Tax Incentives

Tax incentives are a mechanism that allows a council or regional district board to give property owners a partial or total exemption, or deferment, of their property taxes for approved heritage purposes, if a property is:

- designated,
- included on a heritage conservation area schedule,
- subject to a heritage revitalization agreement,
- subject to a heritage conservation covenant, or
- an archaeological or other site protected under the *Heritage Conservation Act*.

A bylaw adopted by 2/3 of the members of the council or regional board enables an exemption for the following calendar year. For a period greater than 1 year, but not exceeding 10 years, special approval procedures apply.

Tax exemption is intended to enable local government to provide financial support to private property owners to conserve their heritage properties.

Tax exemption is an appropriate tool to use in cases where a local government wishes to provide financial support to a property owner to encourage conservation of a heritage property. For example, tax exemption can be used to mitigate increases in property taxes which may result from the conservation of a property.

Tax exemption may be used in one of two ways: for areas or classes of buildings, or for a single building. It may be used in an area for properties which meet established eligibility criteria. Alternatively, tax exemption may be used on a site-by-site basis with criteria and terms designed to suit each unique property.

The process for implementing tax incentives is:

1. Through a process of planning, research, and consultation, a community identifies tax relief as the most appropriate way to assist in the conservation of heritage property in the community.
2. Local government designs criteria for tax exemption eligibility, including the application procedure, expected improvements, conditions of tax exemption, legal protection of heritage property, rate and term of exemption, and repayment provisions.
3. Local government prepares and adopts, by a 2/3 vote of its members, a bylaw to enable the tax exemption on or before October 31. If the tax exemption is to apply for more than one year, local government must publish a notice regarding the proposed tax exemption in at least two

issues of a local newspaper at least 30 days prior to adopting the bylaw. The bylaw may not be adopted if more than 5% of the voters petition against it.

4. Within 30 days of the adoption of the bylaw, the local government notifies the minister responsible for the *Heritage Conservation Act*.
5. Local government monitors tax exempted properties to ensure compliance with the terms of the heritage protection and any requirements for maintenance, rehabilitation, or restoration.
6. In the event of non-compliance, the local government may require repayment of exempted taxes. A bylaw to require repayment of exempted taxes must be adopted by a 2/3 vote of council members.



Figure 25: The connection to land and water is a heritage theme relevant to all people, places, and times in Prince George.



# Timeline of Activities

The chart below outlines when the activities recommended above should take place. The activities are listed as either short term, medium term, or long term projects.

Action	Short Term (1-2 Years)	Medium Term (3-5 Years)	Long Term (5-10 Years)
<b>Identification</b>			
Prioritize list of historic places identified in context study for commemoration/interpretation, formal recognition, or legal protection.	●		
<b>Research/Documentation</b>			
Create a research/documentation file for each shortlisted historic place. Include research information, articles, photographs, etc.	●	●	●
<b>Evaluation</b>			
Characterization – undertake characterization studies for historic districts identified in the context study process.	●		
<b>Presentation &amp; Interpretation</b>			
Install interpretive wraps on utility cabinets and other public facilities.	●		
Develop and delivering walking tours.		●	
Including historic place and heritage values content on website.		●	
Develop publications on historic places and heritage values.		●	●
Undertake place names projects to recognize First Nations and other historic names of important places.		●	
<b>Recognition</b>			
Continue to develop the Community Heritage Register	●	●	●
<b>Protection</b>			
Local Government Heritage Designation – begin to designate historic places to legally protect them individually.		●	
Heritage Conservation Area (HCA) – create an HCA designation			●

Action	Short Term (1-2 Years)	Medium Term (3-5 Years)	Long Term (5-10 Years)
building on the research done in characterization study.			
Heritage Revitalization Agreement – enter into a Heritage Revitalization Agreement with a willing property owner.		●	
Covenants – encourage historic place owners to enter into protective covenants for character-defining elements of their property.		●	
<b>Other Planning</b>			
Adopt the <i>Standards and Guidelines for the Conservation of Historic Places in Canada</i> as the guiding policy for historic place conservation in the local government’s planning program.	●		
Develop heritage conservation area design guidelines for new construction and additions to existing non-heritage buildings.		●	
Develop heritage conservation area design guidelines for historic places and additions to historic places.		●	
Precinct/Neighbourhood Planning	●		
Zoning (use and density)		●	
Create a Signage and Awning bylaw for formally recognized and legally protected historic places.		●	
Other guidelines		●	●
Develop and implement heritage site maintenance standards.	●		
Develop Urban design guidelines		●	
Develop parks management plans			●
<b>Education &amp; Information</b>			
Provide education and training for staff on use of regulatory tools (building code, etc) related to historic place conservation.	●		
<b>Financial and Non-Monetary Incentives</b>			
Develop a grant program to provide direct monetary support to owners of legally protected historic places in their conservation efforts.	●	●	
Develop a program of non-monetary support for owners of legally protected historic places.		●	



Action	Short Term (1-2 Years)	Medium Term (3-5 Years)	Long Term (5-10 Years)
<b>Tax Incentives</b>			
Develop a tax incentives program to offset the expenses of conservation for owners of legally protected historic places.		●	●

# Appendix A : Historic Timeline of Prince George

*The historic timeline of Prince George helps to paint a picture of the major events and transforming impulses that have shaped the city. This timeline is intended to be a general overview of key points in history which contributed to shaping the heritage values identified in this context study.*

## Pre 1900

- <1900 Traditional gathering and hunting land of the Lheidli T’enneh First Nations
- 1807 Fort George – North West Company fur trading post established
- 1865-67 Collins Overland Telegraph Trail built, bypassing Fort George.

## 1900s

- 1903 Grand Trunk Pacific Railway built near Fort George.
- 1906-07 Survey crews & pack trains move into Fort George regarding proposed Grand Trunk Pacific Railway project  
Nominal agriculture around HBC trading post.  
Development of towns began, South Fort George and South Fort George
- 1909 First sawmill, South Fort George

## 1910s

- 1910-14 Fort George is the focal point of sternwheeler traffic re GTPR & PGE  
Additional sawmills constructed
- 1912 Construction of Pacific Great Eastern commenced
- 1913 Grand Trunk Pacific Railway purchases 1,366 acres from the Lheidli T’enneh people for development of rail yards and station.  
Charles Vance Millar compensated with 200 acres of property;  
Millar Addition community established.

- South and Central Fort George communities booming, with populations of 1500 each.  
Town Plan created by Boston architectural firm of Brett, Hall & Co. Of Boston  
Town Plan transposed to site of Prince George by local surveyor, Fred Burden.
- 1914 Construction of steel bridge over Fraser River.  
Grand Trunk Pacific Railway completed across the province.  
Prince George town site begin to develop.  
Beginning of economic downturn period, as local men enlisted and construction of the Pacific Great Eastern Railway was halted.
- 1915 City of Prince George incorporated on March 6<sup>th</sup>.
- 1919 Canadian National Railway takes over bankrupt Grand Trunk Pacific Railway.

## 1920s

- 1920 Dawn of aviation in Prince George, U.S. Military expedition stop-over  
Airport located on Central Street, 1920-1932.
- 1923 Permanent railway station built, solidifies business core
- 1929 Prince George the centre of aerial survey northward to Peace River block

## 1930s

- 1930 First commercial airline to connect Prince George to Vancouver



- Prince George County Police Department established.
- 1930-36 A focal point for mineral exploration using aircraft during Depression years
- 1932 City develops second airport at Carney Hill (present golf course)
- 1934 Another U.S. Military flight makes Prince George a destination point
- 1936-39 Prince George the focus of airmail development throughout central B.C.
- 1939 Pan American Airways starts using Carney Hill airport

#### 1940s

- WW II Army camp for 6,000 soldiers built at the foot of Cranbrook Hill, bringing new life to struggling businesses and industries.
- 1940 Economy swings to wartime footing
- 1940-41 U.S. Airforce using Carney Hill airport en route to Alaska
- 1941-42 World War II army camp for 6,000 soldiers, foot of Cranbrook Hill
- 1942 Department of Transport builds airport in Pineview area (present day site)
- Pan American Airways established new base at Pineview airport
- Pan American Airways starts using Carney Hill airport
- Prince George becomes destination point on Inland Staging Route, W.W. II
- Air raid blackout restrictions imposed on Prince George

#### 1950s

- 1952 Pacific Great Eastern Railway completed and joined the Canadian National Railway (formerly Grand Trunk Pacific) at Prince George.

#### 1960s

- 1964 Prince George Pulp and Paper, the first pulp mill in town, was constructed.
- 1966 Two more pulp mills, Northwood Pulp and Intercontinental Pulp are built.
- Subdivisions of Spruceland, Lakewood, Perry and Highglen built.

#### 1970s

- 1975 Prince George amalgamated to include the Hart, Pineview, and South Fort George areas.

#### 1980s

- 1981 Prince George second largest city in British Columbia, with a population of 67,559

#### 1990s

- 1990 The announcement of a university to be established in northern BC is made official.
- 1994 Formal opening of the UNBC campus in Prince George.
- Pine beetle flying from the Tweedsmuir Park.

#### 2000s

- 2007 Ice jam on the Nechako River caused extensive flooding. State of emergency declared on December 11.
- Continued western expansion – Westgate, South Ospika, University Heights, Fraser Bench
- Airport and hospital expansion.

#### 2010s

# Appendix B: Workshop Responses

The following information reflects the input that was provided by participants at the context study workshop on October 7, 2010. The lists provided are in ranked order, with the statements having received the most “dots” listed first. The information below also includes responses to the online survey that was sent to Prince Georgians following the workshop. All information is grouped by theme/question asked.

The last category in this appendix is the list of places with heritage values as identified by the workshop group.

## *Why is heritage conservation important for Prince George?*

- Sense of place should be a source of pride. ●●●●●●●● (8)
- We forget what Mother Earth provides for us. It is important to preserve it for generations to come. ●●●●●● (6)
- Build a shared heritage. ●
- Our heritage and history give us lessons and identity that allow us to plan a future with intelligence. Provide a higher quality of life. ●
- Looking at history, heritage, and culture is a forward-looking exercise. They give us our identity and pride that are the foundation of our future aspirations. ●
- We can’t remember everything. Must be preserved – orally, pictorially, written as closely as possible. However, each of us has our own slant. ●
- Provides a window of our past to those in the present.
- We hold a critical and unique place in the province, the country, and the north.
- No more land is being birthed... once it is claimed by concrete it is gone!
- So that people understand the history of the real inhabitants of Prince George before and after contact: Lheidli T’enneh and how Prince George became a city.
- If you don’t know your history you will repeat the mistakes of the past.
- A community is like a family. Families have heirlooms passed on through generations. Communities have landscapes and human-made artefacts that are passed on through generations.
- Memories of even recent past are incredibly suspect to our children. Things have changed (technologically especially) in a very short time! (eg. Telephone boards, farm equipment, etc.)
- Prince George buildings were very utilitarian and many people don’t feel they are typical heritage buildings so they shouldn’t be considered heritage.
- It’s a tourist attraction creating an economic impact.
- To define what we want to pass on to those who follow.
- Heritage is the engine: we can build on (couple), we can move on (uncouple). The entrepreneurial spirit is the fuel. Our map is dotted with stations: where we have been and where we want to go.
- Prince George was and is a transient community and the heritage reflects that.
- It is very important because the history and heritage does not seem important to “newcomers” wanting to make Prince George like somewhere else. Our heritage and history is like having a baby: “You get what you get!”
- We have so little heritage preservation and need to expand upon it!
- City Council vision of the creation of the “heritage commission”



- Community interest in preservation of heritage.
- Important to allow preservation of heritage. ●●
- What is established with hard work will eventually last. ●●●
- What is new today will eventually be seen as heritage.
- When there is no economic stability heritage takes a backseat. Heritage is seen as a ‘nice to do’. ●
- We need to demonstrate that heritage looks different up here...it isn't the chocolate box buildings of Victoria. We could be shaping and showing a new approach to heritage - that it is about a sense of place and honouring the activities that shaped that place.
- From the perspective of dollars and cents – funding for culture, heritage and the arts evaporates in tough economic times. It is seen as a ‘nice to do’ not a ‘need to do’ (it is a need). If we want to preserve and interpret our heritage we need a strong, sustained and diverse economy. ●●●●●●●●●●●● (12)
- Economic developments in the community can assist in promoting heritage programming and in funding heritage development projects
- Economic stability in the present allows us the money to revisit our heritage and recognize it as well as commemorate. ●●●●●●●●●● (10)
- Shifts in economic development priorities helps contribute to heritage diversity.

### Peopling the Land

#### Workshop Responses:

- Access to arts, culture, education, recreation facilities, and programs. ●●●●●●●●●●●●●●●● (17)
- Small town feel with big city services. ●●●●●●●●●●●● (12)
- Growing place/ place of opportunity. ●●●●●●●●●●●● (11)
- Trees, wildlife, open space, and access to nature (Prince George is a ‘City in Nature’) ●●●●●●●●●●●● (11)
- I can have an impact and make a difference. ●●●●●●●●●● (9)

- Connection to the land. ●●●●●●●●●● (8)
- Social/cultural opportunities. ●●●●●●●●●● (7)
- Great outdoor experience with a dash of city life. ●●●●●● (5)
- Proximity to nature. ●●●●●● (5)
- International airport. ●●●●●● (5)
- I can afford my house with its lake view 15 minutes from work. ●●●●● (4)
- Hunting and fishing that surpasses all other area. ●●●●● (4)
- Price of housing. ●●●●● (4)
- Traditional lands. ●●●●● (4)
- Friendly community. ●●●●
- Snow (+4 seasons) ●●●●
- People come for education /employment opportunities thinking they will leave in a couple years, but fall in love with the place and end up staying. ●●●●
- Excellent volunteer community. ●●●●
- Home of the people, access to rivers, resources, allowed for sustainable life. ●●●●
- Good jobs. ●●●●
- Down to earth people. ●●●●
- Variety of activities available/jobs. ●●●●
- Low cost of living – cheap land. ●●●●
- Geographically great places for village, fort, town, city that it has become today. ●●●●
- Education. ●●●●
- Starting a new life. ●●●●
- Work opportunities. ●●●●
- Waterways – access and supply. ●●●●
- Outdoor activity opportunities. ●●●●
- Lumber industry. ●●●●
- Mining. ●●●●
- Born and raised here. ●●●●

- Multiculturalism. ●
- River community. ●
- Still small enough that one's efforts can have an impact. ●
- Great place to raise a family. ●
- Dog friendly! ●
- Quality of life. ●
- Geography. ●
- Frontier spirit. ●
- Caters to specific ethnic groups – eg. French, Scandinavian, UK. Reflections of homeland. ●
- Easy to get around. ●
- Ten minutes from everything. ●
- Transportation/communication hub. ●
- Bears and moose. ●
- Our park and trail system and recreation services! ●
- Good hosting community for events. ●
- Friendly town. ●
- Safe community. ●
- 100 km from the geographical centre of British Columbia.
- Access to outdoor activities.
- Affordable housing.
- Agriculture.
- Airport for ease of travel.
- Alternate routes to ocean.
- Availability of natural resources.
- Because I was born here.
- Cheap land; good neighbours.
- Comfortable – easy access.
- Considered a hub then and now.
- Elbow room.
- Environment

- Fall colours.
- Family – grandkids
- Family connections
- Fishing.
- Fur trade.
- Gold rush trail.
- Golfing.
- Good size of city.
- Its ability to accept into fold of community and grow.
- Land assembly/ gathering territory.
- Low commute.
- Low cost of living.
- Low density.
- Military.
- No earthquake or hurricane risk (or tornadoes)
- Opportunities
- Opportunity.
- Opportunity
- People retire here.
- Play sports.
- Quality of life.
- Rivers
- Service/supply centre.
- Size.
- Very easy to have a “big city experience” if you want to go to Vancouver , only an hour away. But we don't have to live in the congestion, traffic, etc.
- VLA post-war settlement.
- Water “rivers” – not one, but two.
- We come to Prince George for career opportunity; we fell in love with the land, waterways, and the “play” that arise from it, and we stay because we grow a network of friends and family.



- Welcoming community.
- Wildlife – moose, bear, deer etc. In and around the city. Wonderful!
- Wonderful quality of life!
- Young families – supportive communities.

Online Survey Responses:

- four seasons
- easy access to wild spaces
- primarily for economic reasons people move here; as well because of the closeness to the mountains and lakes
- Historically, because of the geographic features that made it a natural gathering place and a trade route. Today, I believe we offer a unique community - arts, culture, performing arts, employment, that support a comfortable lifestyle. You can spend less time in a commute than in Vancouver yet be living lakeside. This is attracting young families - who want more out of life than working like a dog and spending 3 hours or more a day commuting and damaging the planet. The range of activities is attracting older healthy seniors too, I think. We have social issues but we also have an amazing talent pool of people who are committed to social justice working on them.
- Prince George was originally known as Fort George, and anywhere in Canada that is Fort so and so was started by the Hudson Bay Company which were predominately Metis. A Book Published by BC150 by Authors George and Terry Goulet Called " The Metis in British Columbia" from Fur Trade Outposts to Colony explains all these things.

*Developing Economies*

Workshop Responses:

- One of the few communities in Western Canada of its size that can offer affordable living and quality lifestyles – so we need the economy to keep going to sustain this quality. ●●●●●●●●●●●●●●●●●●●● (20)

- Prince George is the crossroads of major highways, railroads, rivers and airports – excellent opportunity! ●●●●●●●●●●●●●● (13)
- From the perspective of dollars and cents – funding for culture, heritage and the arts evaporates in tough economic times. It is seen as a ‘nice to do’ not a ‘need to do’ (it is a need). If we want to preserve and interpret our heritage we need a strong, sustained and diverse economy. ●●●●●●●●●●●● (12)
- Must balance development with natural and cultural values so we do not destroy our quality features and spaces. ●●●●●●●●●●●● (12)
- Economic stability in the present allows us the money to revisit our heritage and recognize it as well as commemorate. ●●●●●●●●●● (10)
- Prince George is/was noted as the “Spruce Capital of the World”, or BC’s northern capital. We are noted for our rivers, bridges, roads, and air transportation of the past and future. Crossing the Interior!
- Was: fur trade, land settlers (Overlanders), forestry (lumber), pulp, fill-in services. ●●●●●●●●● (9)
- Staying the course by refusing to diversify when we can leads to stagnation and leeching away of our youth and opportunities. The entrepreneurial spirit that founded Prince George serves us well as it leads us to new economic diversification like ●●●●●●● (7):
  - Post secondary education
  - Growing our transportation grid by expanding our airport and pushing the logistics park.
  - Expanding the independence of our health sector in the cancer clinic and cancer lodge, and UNBC doctors’ training.
- We have to stimulate our economy so that we have a sound base and therefore we have to create a new focus and tourism to show our heritage and history to the world. From this comes increase in our visitors’ needs of what we were and how important it was to the province. ●●●●● (5)
- Pattern of economic development has shaped who comes to Prince George and who stays – this contributes to our heritage legacy. ●●●●● (5)

- So it can give back to the community. ●●●●
- Diversity
- It draws people here (to this location) ●●●
- “Young persons’ town” and has historically attracted newcomers with work opportunities. ●●●
- Trading has been part of Prince George for centuries, from trading furs to lumber overseas. ●●●
- What is established with hard work will eventually last. ●●●
- Important to allow preservation of heritage. ●●
- Fundamental determination of Prince George’s growth. ●●
- Careers that will retain our youth. ●●
- Based on wood industry “wage economy” essential. ●●
- Transportation focal centre. ●●
- Future agricultural development will have to recognize our lack of frost free days. ●●
- Always had a good farming base. ●●
- We need to know where we’ve come from to be successful in moving ahead. ●●
- Supporting culture and the arts. ●
- Centralization of activity in BC. ●
- Transportation corridor – rivers/roads/rail/air ●
- When there is no economic stability heritage takes a backseat. Heritage is seen as a ‘nice to do’. ●
- Some people like to live here and want to stay here. ●
- Opportunity
- Labour & employment
- Hewers of wood.
- Determine type of infrastructure and building
- Reflects growth of Prince George
- Rapacious capitalism
- Fastest growing community in Canada in the 1950s, ‘60s, and ‘70s.

- In 1981 second largest city in BC.
- To be sustainable city.
- Property and 'living' costs are affordable.
- Farming opportunities are and were great here – let's grow this opportunity!
- What is new today will eventually be seen as heritage.
- Economic development needed to build museum space, create monuments and memorial markers.
- Shifts in economic development priorities helps contribute to heritage diversity.
- Native Weirs.

### Online Survey Responses:

- Because our roots strongly influence today's economy
- Economic developments in the community can assist in promoting heritage programming and in funding heritage development projects
- I think we are facing a huge challenge here. We have to find ways that honour the traditional ways, and make sure the traditional hunting gathering ways are sustainable and safe. Around this we need to build the economy in ways that enhance rather than degrade the environment. We have raped the forest thoughtlessly for too many years and we are paying the piper now with pine beetle and fires. We also have really neat people who are raising cattle, crops and building diversity into the economic base. WE have to find ways to support diversity and resiliency in the community

## ***Governing the Region***

### Workshop Responses:

- Confluence of Rivers – natural gathering place for Lheidli T'enneh. Location enabled crossing of the rivers.  
●●●●●●●●●●●●●●●●●●●● (20)



- Voicing for northern BC. Life is different “up north”. Decisions made in Victoria are often one size fits all. ●●●●●●●●●●●●●●●●●●●● (19)
- Education – UNBC/CNC/High School – Leadership among northern communities. ●●●●●●●●●●●● (11)
- We are large enough to attract professionals, funding, etc. But far enough away from Victoria and Ottawa to be creative and independent. And creates a wide base to the community. ●●●●●●●●●●●● (10)
- City Council and administration is approachable, interactive and caring as far as the ‘community’ is concerned. ●●●●●●●●●●●● (9)
- Historically we’re people used to gather socially, hunting or berry picking areas, fishing sites. ●●●●●●●●●● (7)
- Allows people to stay in Prince George (eg medical, education, training in technical areas). ●●●●●●●●●● (7)
- Prince George is central in a literal sense - Confluence of the rivers, intersection of major provincial highways, railways east-west and north-south planned through Prince George. ●●●●●●●●●● (6)
- Prince George is “the” urban centre of the north. (“Northern Capital”) ●●●●●●●●●● (5)
- Geography – major centre in area the size of France. ●●●●●●●●●● (5)
- Enables innovation and creativity – opportunities to lead. ●●●●●●●●●● (5)
- Centrally located – access to all areas, flow through. ●●●●●●●●●● (5)
- Because of our numbers and diverse communities. ●●●●●●●●●● (5)
- Provides insulation from “boom or bust” nature of forest industry. ●●●●●●●●●● (5)
- Our region generates the wealth upon which the whole province depends. The region’s interests are best understood and championed by local involvement. Prince George is the geographic and population centre and can act as the funnel to consuming Victoria and as a filter for the North South dialogue. ●●●●●●●●●● (5)
- Prince George is reachable with many means of transportation. ●●●●●●●●●● (5)
- Prince George is the Region’s central focus for health care, finances, education, transportation, major retail. ●●●●●●●●●● (5)
- First provincial government office and jail were here in 1911-1912. Up until then the HBC factor was the de facto police and judge. ●●●●●●●●●● (5)
- Bigger political voice (trying to be heard in Victoria/Ottawa) ●●●●●●●●●● (5)
- Natural gathering of nations and businesses. ●●●●●●●●●● (5)
- We are the centre of the province, so we administer our area and the north, and everything goes through our area to get to the south. ●●●●●●●●●● (5)
- CN yard is dominant in Prince George and a major land baron that integrates so little with our community! ●●●●●●●●●● (5)
- Prince George has a very diverse administration system. ●●●●●●●●●● (5)
- Ability to obtain funding for major infrastructure – health, hospital, social services. ●●●●●●●●●● (5)
- “Baldy Hughes” Military radar base. ●●●●●●●●●● (5)
- Airport expansion (defence – sized) ●●●●●●●●●● (5)
- Geographic centre of the province. ●●●●●●●●●● (5)
- RCMP (security history) ●●●●●●●●●● (5)
- Seen as “pioneers” ●●●●●●●●●● (5)
- “Spruce Capital” ●●●●●●●●●● (5)
- The size of British Columbia as whole makes the Prince George Node vital as a service centre for the north. ●●●●●●●●●● (5)
- Prince George can adapt to many challenges. ●●●●●●●●●● (5)
- Dedicated political action can create change/action. ●●●●●●●●●● (5)
- Prince George region finances BC’s economic engine. ●●●●●●●●●● (5)
- City Council vision of the creation of the “heritage commission” ●●●●●●●●●● (5)
- We’ve had services that smaller towns have not, and so they look to us. ●●●●●●●●●● (5)
- A more recent development for the most part. ●●●●●●●●●● (5)
- While the fur trade was not significant at Fort George it was at the confluence of the Nechako and Fraser Rivers, a historic travel route. ●●●●●●●●●● (5)
- Huble portages. ●●●●●●●●●● (5)
- Military history ●●●●●●●●●● (5)
- Location, location, location. ●●●●●●●●●● (5)
- Online Survey Responses: ●●●●●●●●●● (5)

- we are a large centre that represents the economic /educational /etc goals of northern BC
- As a centre of government (regional district) it provides essential resources to communities and gains a tax basis from surrounding communities
- It is a bit of a burden really, as surrounding communities look at PG the way we look at Vancouver. I think it is our responsibility to find ways to be the regional leader we claim to be (the capital of the north). We need to demonstrate that heritage looks different up here...it isn't the chocolate box buildings of Victoria. We could be shaping and showing a new approach to heritage - that it is about a sense of place and honouring the activities that shaped that place.

### ***Building Social and Community Life***

#### Workshop Responses:

- Very easy to get involved. Low barriers. Welcoming. ●●●●●●●●●●●●●●●●●● (18)
- Prince George has a very developed sport and outdoor social and community life. This has always been the background of our social life and it is very good for community spirit! ●●●●●●●●●●●●●●●● (15)
- First nations integration and celebration ●●●●●●●●●●●●●● (12)
- Playhouse, Two Rivers Gallery, Prince George Symphony Orchestra, Exploration Place, Community Arts Council, Theatre Northwest, CN Centre, Prince George Public Library, Railway and Forestry Museum ●●●●●●●●●● (10)
- I can make a difference. So many ways to get involved. ●●●●●●●●●● (9)
- Isolation of our community forces us to connect as a community ●●●●●●●● (7)
- Big city opportunities/small town feel ●●●●●●●● (7)
- Flat social hierarchy. Egalitarian society. ●●●●●●●● (6)

- Building the bridges between communities (aboriginal and non-aboriginal) ●●●●●●●● (6)
- Books & Company ●●●●●●●● (6)
- Diverse – something for everyone (all ages too!) ●●●●●
- Independent minded citizens that do things for themselves and start things for others. ●●●●●
- We have a great historical context – some pioneers are still around!! ●●●●
- Performing Arts Centre ●●●●
- Opportunities to shape community ●●●●
- Lots of free events, celebrations, etc. Kidzart, ConDay. ●●●●
- Inclusive/welcoming community. ●●●●
- Francophone Community Centre ●●●●
- People say hello to each other ●●●●
- Lots of cultural groups/ multicultural ●●●●
- Northern Hardware ●●●●
- Millar Addition ●●●●
- Intersection of BC – rivers, roads, air, rail ●●●●
- Newcomers welcomed ●●●●
- Special and unique social opportunities in all four seasons. ●●●●
- REAPS ●●●●
- Active seniors’ community. ●●●●
- Sharing community ●●●●
- Accessible and affordable ●●●●
- Big industry supports social development ●●●●
- Diversity and inclusiveness! ●●●●
- Northern Sports Centre ●●●●
- Lots of volunteer activities ●●●●
- Baseball ●●●●
- Christmas celebration of lights. ●●●●
- Churches ●●●●
- Communities In Bloom ●●●●



- Connection to land and water (rivers)
- Easy for families to get around to activities
- Empress Tea House
- Farmer's Market
- Farmers' Market
- Four seasons
- Friendly people
- Friendly/caring
- Huble Homestead
- Innovation
- Library
- Lots to do
- Many opportunities to get involved
- Melting pot of the north. Regional involvement.
- Multicultural city
- Opportunities for rec culture etc.
- People stay here
- PGX
- PGX (in the past called "the fair")
- Small town feel, big city amenities
- Soccer Complex at Exhibition Park
- Social hub for north
- Social life is self-sufficient.
- SPORTS (hockey)
- Trading
- Vanier Hall
- Variety of commerce
- Very open and accepting citizens
- Volunteers
- Winter – brings people together.
- Winter festival

#### Online Survey Responses:

- wide variety of organizations
- large number of sporting organizations
- it is possible to become very active in the social and community life of the city and region; it relies on a large basis of volunteers to assist in community & social programs
- We have a strong core community sensibility that is conflicted at times. The community was built by people wanting to make a living, and believing that hard work would pay off. As the community has grown there have been conflicts and tensions emerge. The growth of the community - an art gallery, a university, a potential performing arts centre, are taken as a sign of an effete sensibility that isn't acceptable and generally useless by the older hard work and no-frills sector of the community. The contributions that the arts, heritage and culture make to the economic and social life of the community are not recognized.

#### ***Expressing Intellectual and Cultural Life***

#### Workshop Responses:

- Prince George is big enough to attract cultural events, great music, theatre but small enough that crowds are small and intimate. Costs are kept reasonable. ●●●●●●●●●●●●●●●●●● (19)
- Residents and visitors can enjoy culture and education while enjoying the outdoors, even at -25 degrees and lower! ●●●●●●●●●●●●●●●● (13)
- Its ability to grown, adapt, and be inclusive. ●●●●●●●●● (9)
- Lheidli Nation and Carrier people. ●●●●●●● (7)
- Its Carrier Nation - acknowledging our language and preserving our sacred sites. ●●●●●● (6)
- It's evolved from grassroots input and involvement (made in PG). ●●●●● (5)

- In Prince George our expressions of intellect, culture, arts, and science are often integrated – i.e. Exploration Place. ●●●●● (5)
- Two Rivers ●●●●● (5)
- Lheidli T'enneh cemetery at Fort George Park. ●●●●● (5)
- Prince George is a “Common wo/man’s Town” ●●●●(4)
- Making our own entertainment – singers, theatre... ●●●● (4)
- Educational institutes of College of New Caledonia and University of Northern British Columbia. ●●●● (4)
- Lots of access and opportunities for recreation, arts, sports, and culture. ●●●● (4)
- The development of industry in Prince George has impacted our self image and external perspectives of Prince George. ●●●
- A sense of independence determines how we celebrate and champion diversity and multiculturalism. When we identify a cause we are unstoppable, but we are methodical about how we identify the goals! Example – the appreciation that the retention of retirees and youth is dependent on the amenities we preserve and grow. This has led to the appreciation of the need for UNBC because “those we train in the north stay in the north”. ●●●
- “Animistic” culture. – beaver, eagle, bear, horses, moose, spirit animals, cougar. ●●
- Party town! ●●
- “last minute” town ●●
- Central location. Easy access to visitors. ●●
- Helpful to people in need. Very generous community. ●●
- University in the north for the north focuses on northern rural issues. Service area is very large – whole half of the province. ●●
- Lots of informal lifelong learning opportunities. ●●
- Cosmopolitan perspective – particularly since WWII. Example – Alaska Music Trail; Education exploration, all levels; Canadian Club; exploring wood technology. ●●
- Cowboy mentality. ●●
- PGXRA “Hit to Pass” ●●
- A professional symphony orchestra and associated music school. ●●
- The environment has sculpted our culture. ●
- Community and decision makers open to intellectuals and open to new ideas and change. ●
- Here for a good time, not a long time. ●
- CAC – Community Arts Council. ●
- Sports Facilities. ●
- PGSO. ●
- Theatre NW. ●
- Exploration Place. ●
- RR Museum. ●
- Huble Homestead. ●
- Save the Rivers pow-wow ●
- Snow golf.
- Transient – many new ideas coming in.
- Drive-in theatre
- Driven by nature, driven by resources.
- Our way of life is unique because of our climate and historically our forestry background.
- Citizens are resourceful and inventive.
- Young cultural community.
- Always been demographically young.
- “Sports Town” that has made room for everything else.
- Community interest in preservation of heritage.
- Self educated
- Community of readers.
- Weather – hunting, ice fishing, outdoor activities.
- Do embrace multiculturalism.
- Easy for voice to be heard.
- Snowmobiles and quads.

- Studio Fair.
- Always forward thinking – university endowment lands set aside in 1970s; theatre groups from the earliest days of the settlement; education and schools always a concern.
- Can belong to many different groups.
- Craft fairs
- Free accessible activities
- Performing arts centre.
- Playhouse.
- Farmers market.
- Theme of the rivers and cutbanks (PG Art Gallery)
- The ability to adapt with changing times.
- Free to be creative without being limited by judges.
- Open to new experiences – frontier attitude.
- “Mr. PG”
- Spirit Bears and Eagles.
- Independent artists
- Potential to be anything we want
- Can be experimental
- Embracing new cultures – multicultural
- Welcoming of new people.
- Reverence for outdoors and nature.
- Protective of our way of life. Not easily influenced from the “outside”.
- New medical centre at UNBC.
- Modes of transportation – timeline of transportation – “rivers to roads”, “eagles to air”, “horses to cars”.
- Integrated of events to enjoy.
- Spontaneity
- Transient culture.
- Festivals (festive)
- Explorers

- Student exchange program for UNBC.

#### Online Survey Responses:

- outdoor pursuits
- it is specific to the region; taking on a 'northern' perspective of culture pursuits
- There is sometimes a notion that art is only made in the big city. We have evidence of unique and innovative arts activities. There is some fear that cut backs in the arts are made because art and culture are luxury items that can be easily sacrificed in favour of feeding poor kids.

#### ***Identifying Places of Heritage Value in Prince George***

#### Workshop Responses:

- 100 Steps Ski Hill
- 1914 Railhead marker
- Ancient Forest
- Archaeological site by First and Carney (cremation site)
- Archaeological sites by Simon Fraser Bridge
- Astoria Hotel
- Baldy Hughes Mountain
- Baldy Hughes Scout Camp
- Beehive Burner (River Road)
- Blair’s Outfitting
- Books and Company (Gathering Place)
- Boy Scout building (behind city hall)
- Carrie Jane Gray Park
- Chee Duck Tong Building
- City Hall
- CN Centre
- Connaught Hill



- Connaught Hill Ski Hill
- Cottonwood island
- Cranbrook High
- Croft Hotel
- Croft Hotel
- Cutbanks
- Dream Shop
- Duchess Park School grounds
- Experimental Farm
- Exploration Place Museum
- Fishing Weirs
- Foley's Cache
- Foothills UNBC escarpment
- Forest for the World Park
- Fort George Neighbourhood
- Fort George Park (Indian Reserve – 1A Cemetery)
- Francophone Community Centre
- Fraser and Nechako Rivers
- Fraser River CN Bridge
- George Street
- Ginter Pacific Brewery
- Giscome Portage Trail (Lhededsi)
- Greenway trail
- Hart Highlands School
- HBC trading post
- Heritage river trails
- Huble Homestead
- Hudson Bay Wetland Enhancement Area (Slough)
- Ice Jams on Nechako River
- Inn of the North
- Intersect Family Youth Services

- Island Cache School (River Road)
- Izowski and O'Rourke
- J.J. Springer/Corless House
- King Home
- Knox United Church
- L.T.N. Church
- LC Gunn Trail
- Lloyd's Drive-in
- Loghouse restaurant
- London Rooms Hotel
- McCullough's Jewellery
- Millar Addition
- Moores Meadow
- Moran Park
- Morrison's Meanswear
- Narrow Railway around Fort George Park
- Nechako Bridge (Cameron Street)
- Nechako Crossings
- Nechako Residential Area
- New Courthouse
- Northern Hardware
- Northwood corporate office
- Old Airports (cultural landscape)
- Old Courthouse (now Native Friendship Centre)
- Old Library (Brunswick Street)
- Old Lotus Inn
- Old Millar Addition School
- Olympic Torch
- Outrigger
- Paddlewheel Park
- Patricia Boulevard (3 houses made of cement and sawdust)

- Patricia Parkway
- Penny Station
- Prince George Colosseum
- Prince George Hotel
- Princess
- Princess Theatre
- R.J.Blackburn House
- Prince George Railway and Forestry Museum
- Royal Alexandra Hotel
- Sacred Heart Church
- Sale of Reserve
- Save the Rivers Pow-Wow Grounds
- Shasta Cafe
- Sons of Norway Lodge
- South Fort George Schoolhouse
- Strand Theatre
- Studio 2880
- Tabor Lake
- Tabor Mountain
- Terry Fox Statue (Site of First Ice Rink)
- The Crescents
- Third Avenue - Downtown
- Thompson School (Giscome Road)
- Three Georges: South, Central, Prince
- Two Rivers Gallery

- UNBC
- Vienna Schnitzel
- Von Thiessen Sculpture (“Balance”)
- Wally West Studio
- Wilkins Park
- Wilson Park
- Yellow Stairs

#### Online Survey Responses:

- LC Gunn Park

South Fort George (NorthWest Company /Hudson's Bay fort)

Prince George Railway and Forestry Museum

- L'heidli T'enneh traditional territory; Fort George Park; Cottonwood Island Park; Fraser & Nechako Rivers;
- Along River Road a Place called Cotton Island Park was known as the Cache which were all Metis. I feel that something should at least be mentioned about this, maybe a memorial or at least a plaque should be erected there may be a Metis Museum or Village. Sorry but if you want to do something I feel strongly that the Metis played a BIG part in pioneering Prince George. We are the Forgotten People, Our heritage is of Aboriginal and Europe People and didn't fit with either of those

# Reference Materials

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# Image Citations

## Cover

Background: Visioning image for downtown Prince George for Smart Growth on the Ground, 2009.

Credit: Richard Linzey

Inset: 3<sup>rd</sup> Avenue, Prince George, 2009.

Credit: Berdine Jonker

## Figure 1

Participants at Smart Growth on the Ground workshop, 2009.

Credit: Berdine Jonker

## Figure 2

Top: View of Prince George

Credit: Richard Linzey

Bottom: from: Beautiful British Columbia Magazine, 1960s.

## Figure 4

Beehive Burner, River Road, Prince George, 2009.

Credit: Berdine Jonker

## Figure 5

Context Study workshop images, October, 2009.

Credit: Shana Johnstone

## Figure 6

Context Study workshop image, October, 2009.

Credit: Shana Johnstone

## Figure 7

Title: Prince George. Fort George Tribune Office.

BC Archives: D-07317

## Figure 8

Title: Mr. PG standing outside the Chamber of Commerce Office

The Exploration Place: N993.11.1.5223.13

## Figure 9

Title: Prince George Heritage Values word cloud, 2010.

From: [www.wordle.net](http://www.wordle.net)

[http://www.wordle.net/show/wrdl/2042799/Prince\\_George\\_heritage\\_Values](http://www.wordle.net/show/wrdl/2042799/Prince_George_heritage_Values)

## Figure 10

Top: Indians in a dugout canoe

The Exploration Place: P981.17.3

Inset: Excerpt from British Colonist newspaper advertisement

## Figure 11

Top: Northern Hardware Building, 2009.

Credit: Berdine Jonker

Bottom: Northern Hardware Building, from Beautiful British Columbia Magazine, 1960s.

## Figure 12

Title: Prince George; “Six Mile” Mary.

BC Archives: A-06069

## Figure 13

Left: Beehive Burner on Planer Row (now River Road). 1962

The Exploration Place: P991.09.05.342

Top Right: The Prince George Airport, “elevation 2230”. 1984

The Exploration Place: 2002.7.4378  
Bottom Right: Two Rivers Gallery  
From: <http://www.tworiversartgallery.com/index.php/about-the-gallery>

**Figure 14**

Top: Croft Hotel, 2009  
Credit: Berdine Jonker  
Bottom: Corning Hotel, Prince George, 1950s  
BC Archives: E-05237

**Figure 15**

Title: S.S. BC Express on its way from Quesnel to Prince George  
BC Archives A-00021

**Figure 16**

Top: Prince George City Hall, 1987  
The Exploration Place: 2002.7.4912  
Inset: Prince George Court House  
From: [http://www.rmtbristolrail.org.uk/archives/BC\\_Supreme\\_Court.jpg](http://www.rmtbristolrail.org.uk/archives/BC_Supreme_Court.jpg)

**Figure 17**

Title: First Grand Jury in Prince George  
BC Archives: A-04085

**Figure 18**

Title: A donor contributes to the March of Dimes campaign on George Street, 1955.  
The Exploration Place: P993.11.1.2640.1

**Figure 19**

Title: Park in Prince George, BC.  
BC Archives: -06142

**Figure 20**

Title: Prince George. South Fort George hockey game  
BC Archives: C-08812

**Figure 21**

Top Left: University of Northern British Columbia  
From: <http://www.aved.gov.bc.ca/institutions/images/unbc.jpg>  
Top Right: The Ranch Hands country and western band, 1973.  
The Exploration Place: P993.11.1.8043.1  
Bottom Left: The Prince George Junior-Senior High School girls' basketball team in the late 1940s  
The Exploration Place: P993.11.4.6.1.123  
Bottom Right: Three men fishing in a river, 1973.  
The Exploration Place: 2002.7.7931

**Figure 22**

Title: Group portrait that includes Prince George Chief Old Billy (with cross)  
BC Archives: D-00486

**Figure 25**

Title: Nechako River  
Credit: Richard Linzey