New Westminster Neighbourhoods Historical Context Statements

McBride-Sapperton





Knox Church 1990. (NWPL 2644)

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Historical contexts

Identify and explain the major themes, factors and processes that have influenced the history of a neighbourhood

Their objective is to provide a framework to investigate, identify and manage heritage resources

They are not intended to be a detailed account of all aspects of the history of a neighbourhood

They are not intended to replace histories designed to serve other purposes

Introduction

Neighbourhoods are geographically localized units of identity and cohesion within cities, characterized by the provision of basic services (church, school, park, transportation, shopping) and a sense of community among residents.

Neighbourhoods emerge, decline, disappear, strengthen, and alter their boundaries depending on a range of factors including the changing character of the municipality of which they are a part, population shifts, urban renewal, service availability, and municipal commitment to neighbourhoods' value.

By the turn of the century, New Westminster's neighbourhoods had each acquired a distinctive character. Some attributes reflected the history of the city as a whole, while others were specific to the neighbourhood. Each neighbourhood has gone through challenging times, been revitalized, and today generally possesses an identity and feeling of community among its residents.

New Westminster's neighbourhoods go back in time nearly a century and a half. Their character and physical features, important to understanding their heritage values, have emerged out of this long municipal history. A wider overall context of New Westminster's neighbourhoods is included here as Appendix A.

Historical Contexts and Thematic Frameworks

A historic context statement is a document used in planning for a community's heritage resources. It identifies the broad patterns of historic development in the community and identifies historic property types, such as buildings, sites, structures, objects, landscapes or districts which represent these patterns of development. Documenting the historical context of a place ensures that the significance of its heritage resources are understood and clearly stated.

Historical themes are succinct ways of describing a major force or process which has contributed to the history and development of a neighbourhood. Historical themes form a context of a neighbourhood's history within which the heritage significance of its characteristics and features component parts can be understood, assessed, and compared.

Historical themes

Locate a heritage neighbourhood or resource historically in place and time

Unite a variety of actions, events, functions, people, place and time

Prevent a focus on any one particular type of resource, period or event in the history of a neighbourhood

Ensure that a broad range of heritage resources is considered, touching on many aspects of the neighbourhood's history

Flow across all peoples, places, and time periods

Historical contexts and themes are developed with community engagement and discussions about what residents find valuable about their neighbourhood. These documents support the heritage values of the neighbourhood as identified by the local community.

The historical context statement provides direction for evaluating and protecting significant heritage resources. It can be used to inform the management of the area's heritage. This includes the selection of historic and cultural sites for nomination to the Community Heritage Register. It also includes the ability to sustain the area's rich diversity of intangible cultural heritage, such as stories, festivals, celebrations, arts, sports, and other valued forms of expression and community building.

The context statement is intended to:

- Capture the heritage values of the McBride-Sapperton neighbourhood and the evolution of its geographic community over time
- Capture the reader or audience's imagination
- Capture the unique character defining elements of the community and overlaps between one community and elsewhere
- Connect the past to the present
- Connect heritage values to the experience of physical surroundings

As a planning document, the neighourhood context statement is meant to be a dynamic work, evolving as more information is uncovered and as a community's needs and desires change.

Historical photographs courtesy of the New Westminster Museum and Archives (NWMA) and the New Westminster Public Library (NWPL).





McBride-Sapperton Values

McBride-Sapperton is valued for its singularity as a neighbourhood of New Westminster derived from its age, location, working-class roots, association with the Royal Engineers, geography, culturally diverse history and significant industrial history.

Sapperton is important for its physical location, its development as a community separate from the centre of New Westminster, and as an early, separate, self-contained community outside the original city boundaries. Its later relationships to other neighbourhoods both historically and geographically such as Massey Victory Heights and Queen's Park provide a connectivity despite its physical remove from the city.

The neighbourhood's geographical features, such as the Fraser and Brunette rivers are significant for their early use for transportation and water sources that supported local industry, while both the rivers and Glenbrook Ravine have ecological, aesthetic and recreational values.

Sapperton has historical value for being the place where New Westminster began, due to the presence of the Royal Engineers, their barracks and other buildings associated with their survey and military work. It is important for its industrial history, beginning with sawmills, notably the Brunette Sawmill, salmon canneries, machine shops and light industry, as well as being an area of farms and farmland.

Aesthetic value found in its many houses, both larger homes and smaller working class dwellings, of all types, scales and ages, the significant treed streetscapes and views of the Fraser River. Particularly important is the area between East Columbia Street, Sherbrooke Street, Rousseau Street and Hume Park is nicknamed "the layman's Queen's Park."

Sapperton has high cultural and social value through its origins as a working class neighbourhood and through having its own character as a distinct entity. The name "Sapperton" is important for evoking the Royal Engineers and its working class nature, as is the idea of "being from Sapperton." Stories and memories particular to the place are important. Also significant is the neighbourhood's association with First Nations who used the Brunette River and valley.

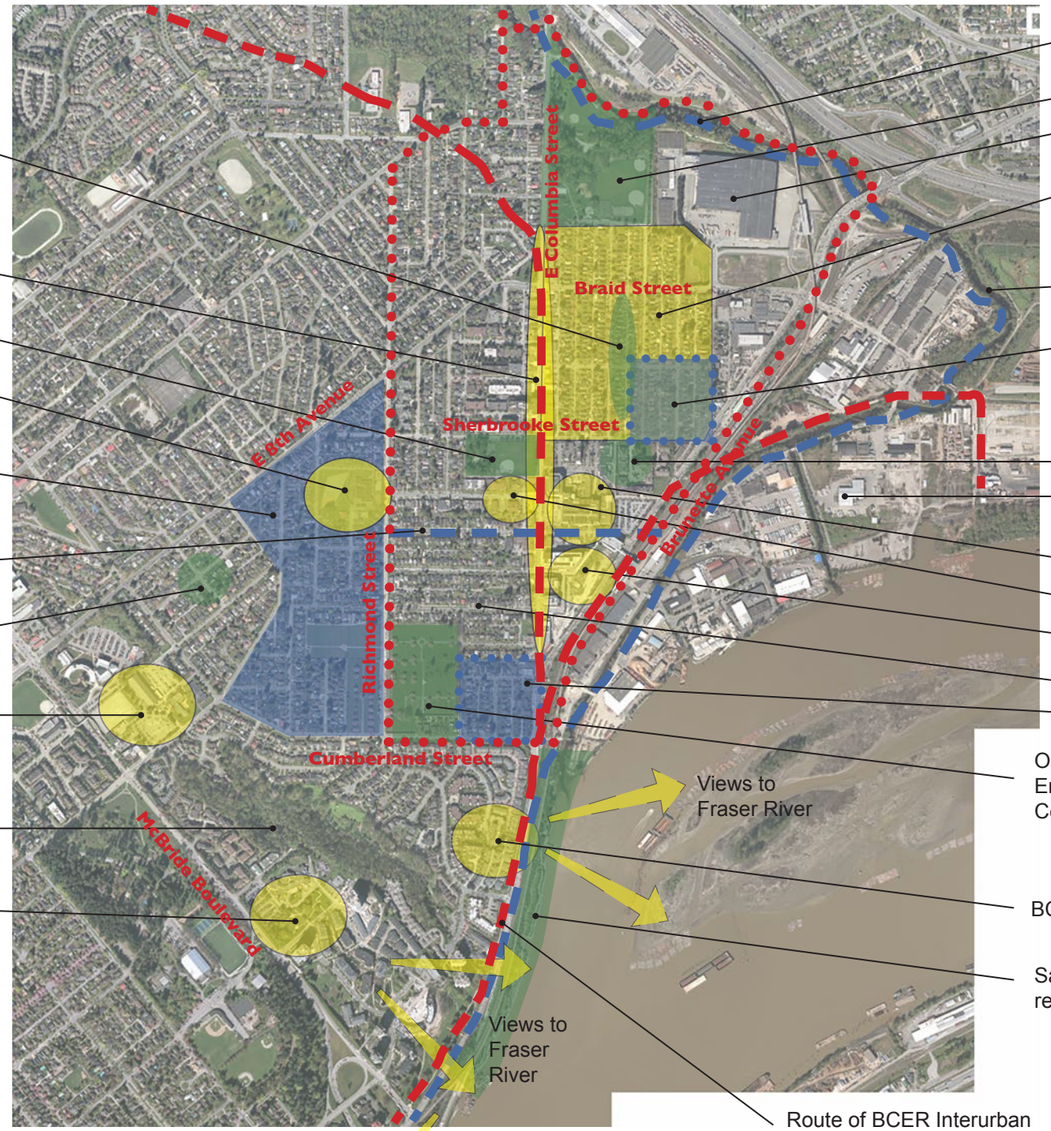
Sapperton's stable, small-town environment, neighbourly subdivisions and pedestrian-oriented downtown are highly valued, as are its amenities, including the shops in the new Brewery development and the Canada Games Pool. East Columbia Street is an important social and commercial amenity, a type of high street, and is valued for its historic character.

The community values the important institutions such as the former BC Penitentiary and penitentiary lands, the old part of the Royal Columbian Hospital and Sir Richard McBride school. Parks such as Sapperton and Hume Parks are an important part of this neighbourhood.



Aerial view of Sapperton in 1946. (Vintage Air Photos)

Features of McBride-Sapperton



BCER Interurban to Burnaby Lake and Vancouver

Fader Street cherry trees

E Columbia shopping and services, small town feel

Sapperton Park and significant trees

Sir Richard McBride Elementary School

Area of Massey Victory Heights originally developed early as an expansion of Sapperton

Keary Street, which in 2008 contained most of the oldest homes in the neighbourhood

Black beech tree

Canada Games Pool and Centennial Community Centre

Glenbrook Ravine Park

Woodlands Memorial Gardens

Brunette-Fraser Regional Greenway

Hume Park

Former site of the BC Distillery

"Layman's Queen's Park," close-knit, historic neighbourhood feel, heritage houses, at risk of demolition

Brunette River

400 blocks of Wilson and Garret streets, one of the oldest working class neighbourhoods in the City

Sequoia tree

Continued use of industrial lands

Royal Columbian Hospital

Knox Church

New Brewery development

Walkable streets everywhere

Pocket of early 1900-era houses

Oddfellows, Military, Masonic, Church of England and Lawn sections of the Fraser Cemetery

Views to Fraser River

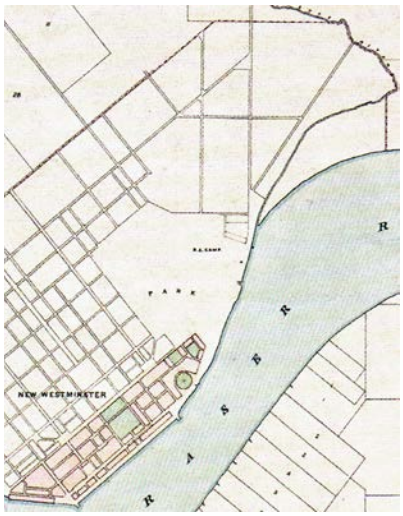
BC Penitentiary site

Sapperton Landing Park and riverfront recreation

Views to Fraser River

Route of BCER Interurban

Potential pedestrian connection to Westminster Pier Park



Royal Engineers' 1861 plan showing the large country lot land division of Sapperton. (Hayes 2014)



Brunette Sawmill c.1917. (NWPL 163)

McBride-Sapperton historical background

Chronology

1860 The Royal Engineers survey Sapperton into blocks, identifying major streets such as North Road and Brunette Road which connect Sapperton to Port Moody and Vancouver.

Sapperton takes its name from the Engineers' original camp on the former Penitentiary site known as Sapper's Town.

Colonel Richard Moody sets aside Glenbrook Ravine for a public park.

1862 The Royal Columbian Hospital is established.

1865 St. Mary the Virgin Anglican Church is founded. It is designed and built by former Sappers, and is one of the oldest continuously used church buildings in BC.

1878 Brunette Sawmills is established. The mill site eventually extends half a mile along the riverfront.

The BC Penitentiary opens on a hillside overlooking the Fraser River.

Woodlands hospital for people with mental illness is opened

1879 The Jamieson Brewery is established at Brunette and Columbia streets, later becoming the New Westminster Brewery.

1880s Sapperton School is established at the corner of Fader and Major Streets.

1887 The Canadian Pacific Railway branch line reaches New Westminster.

1889 Sapperton is incorporated into the City of New Westminster.

The Royal Columbian Hospital opens in Sapperton, relocated from its original downtown site. A nursing school is established there in 1901.

1891 The Knox United Church is established on Columbia Street. A water and sewer system is constructed in the community.

1897-98 The BC Electric Railway reaches Sapperton resulting



Sir Richard McBride School 1930. (NWMA IHP7872)



Sapper's Barracks on E Columbia Street 1989. (NWPL 391)



Pioneer Cottages 1949. (NWPL 2554)

	in commercial and residential growth, particularly along Columbia Street.
1900s	Nearby industries such as Swift's Slaughterhouse and the BC Distillery are founded.
1905	Sapperton Park is constructed on former government reserve lands and the former site of Chinese vegetable gardens.
1912	The Royal Columbian Hospital is expanded to a three-storey structure in response to New Westminster's rapid growth.
	Sir Richard McBride Elementary School is opened.
1918	The B.C. Distillery reopens after being shut down due to Prohibition.
1921	Canada Western Cordage Factory opens.
1928	The Sapperton Improvement Association seeks to change the name of Sapperton to North Westminster.
1929	Richard McBride Elementary School is rebuilt due to fire damage.
1930s	Hume Park is created as a Depression-era community employment project in the gravel quarry at the north end of the Distillery site.
1938	The Pacific Veneer plant opens.
1947	Real estate developer S.B. Buchanan donates his property to the Salvation Army. Part of the estate will become Sunset Park.
1950s	Construction of walk-up apartments along Hospital and Keary streets
1958	Labatt's purchases the Westminster Brewery which expands into the largest and most modern brewery in BC.
1959	Pioneer Place women's senior housing apartments open.
1966	Sunset Park is constructed.
1967	The Centennial Community Centre is built.
1970s	The annual Sapperton Day Street Festival commences, with proceeds donated to the Royal Columbian Hospital Foundation.



Centennial Community Centre 1967.
(NWMA IHP10001-1545



E Columbia Street in the 1970s.
(NWMA IHP15485)

1972 The Canada Games Pool is constructed as New Westminster prepares to host the 1993 Canada Summer Games.

1974 The Fraser Surrey Docks opens on the waterfront to handle containerized cargo and installs gantry cranes.

1978 The Brunette Overpass is opened.

1980 The BC Penitentiary closes.

Woodward's Warehouse is opened on the former Distillery property.

1995 Members of the McBride-Richmond Residents' Association change its name to McBride-Sapperton Residents' Association.

2001 Sapperton Landing Park is established.

2002 The Skytrain's Millennium Line is operating, with two stations, Braid and Sapperton, constructed in the McBride-Sapperton neighbourhood.

New Westminster's City Council votes to rezone both sides of Columbia Street East along the Sapperton commercial corridor to allow four-storey buildings.

2006 Wesgroup Properties purchases the site that will become the new Brewery District development.

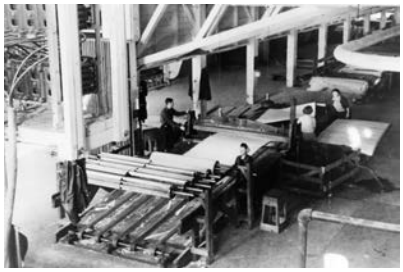
2009 Port Metro Vancouver acquires the Canfor site (formerly Pacific Veneer) located in the Braid industrial area.

2010 Interfor (Western Whitewood Division of International Forest Products) closes, the last mill operating on the New Westminster waterfront.





Lucky Lager sign c.1970. (IHP10001-0890)



Interior of Pacific Veneer 1952. (NWPL 2674)

Beginnings

Originally a suburb of New Westminster, the McBride-Sapperton is located in the northeastern end of the city. Its borders include the Glenbrooke Ravine and the former BC Penitentiary site to the west, the Brunette Creek industrial area and the Fraser River to the south, the Brunette River and Coquitlam boundary to the east and Burnaby to the north. The neighborhood was once the location of the barracks and other housing for the Royal Engineers, Columbia Detachment, known as “sappers” after the Royal Engineers’ original camp on the Penitentiary site that was known as Sapper’s Town.



View of Sapperton from the Pattullo Bridge 1980. (IHP10001-1084)

Sapperton was once a sublimely beautiful wilderness, home to the Qayqayt, Kwantlen and Stó:lô First Nations who occupied the Brunette River valley for thousands of years, using the mouth of the Brunette for seasonal fishing activities.

Glenbrook Ravine was a geographical division between Sapperton and the Royal Engineers’ camp at the penitentiary site and the developing areas of Queen’s Park and Downtown. The camp was the base from which much of the surveying for the colony of BC was undertaken, acting as a point of reference for the surveys.

The construction of the BC Penitentiary in 1878 further solidified the



Cap's Bicycles 1940.
(NWMA IHP15424)



divide between the two areas The Royal Engineers were stationed at New Westminster from 1859 until 1863, surveying, establishing and building the then-capital of the Crown Colony of B.C. The first session of the new legislative council took place on the future penitentiary grounds in 1864.

The first trail from the Royal Engineer's camp was surveyed and constructed as North Road Trail in 1859. The construction of St. Mary the Virgin Anglican Church in 1865 marked the beginning of Sapperton as a permanent community.

By the 1880s the Sappers' landing point had become the Lower Mainland home to two critical city-building institutions: a hospital in 1862 and a brewery in 1879. The Royal Columbian Hospital and the New Westminster Brewery, eventually bought by Labatt Breweries after surviving prohibition, were among the city's biggest employers for decades.[1]

In 1888, The BC Electric Railway reached Sapperton, resulting in commercial and residential growth. North Road evolved into E Columbia Street, the major commercial street, interspersed with residential development.

In 1889, New Westminster was prosperous enough to expand its boundaries to include all of the suburban blocks laid out by the Royal Engineers. The city now included Sapperton and Queensborough, the former military reserve on Lulu Island.[2]

The Canadian Pacific Railway branch line reaches New Westminster, spurring further real estate subdivision in Sapperton. The rail line runs along the riverfront, providing passenger service to Vancouver and transport for local industries.

Numerous industries had their start in this area, attracted by the nearby Brunette River, tax exemptions, low water and electricity rates and access to the railway. These included the Brunette Sawmills, BC Distillery, Swift's Slaughterhouse, New Westminster Brewery, Canada Western Cordage and others. Their growth was spurred by the arrival of the CPR branch line in 1887 which provided transport for local

1 "Brewery District – from historic site to urban New Westminster hub." *Globe and Mail* Monday, March 16, 2015.
2 Jim Wolf. *Royal City*. 2005.



Columbia Street no date.
(Credit: Alice Broughton)



Houses on Keary Street 1910.
(NWMA IHP1266)



Farm near Hume Park 1950.
(NWMA IHP9268-0044)

industries and passenger service to Vancouver.

In addition to industry, farms and agriculture were part of early Sapperton. Colonel Richard Moody's farm site included the portion of land that is now Hume Park, remaining undeveloped for decades, with local farmers using the grass fields as pasture for livestock.[3]

Sapperton experienced booms in the 1890s and early 1900s, spurring the construction of needed housing and today's significant collection of early heritage buildings. Its history of local industry created a working class settlement whose origins in the area have remained to the present day.

One of the industries to thrive during the 1930s was Pacific Veneer, which provided plywood for aviation and marine applications during World War II. The plant was the largest employer in the city in the 1950s.

Parks and open space are an important part of Sapperton. The open fields beside the Brunette River had become a favoured site for picnics by city residents, and were the impetus for Mayor Fred Hume to develop Hume Park as a make-work project during the 1930s.

Sapperton Park, highly valued by the community, was originally used as a military camp by the Royal Engineers' sappers, was used as a Chinese vegetable garden, and was set aside as a park in 1907.

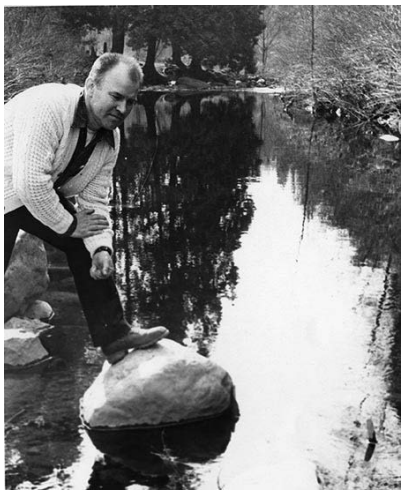
Developments in the latter part of the 20th century included the purchase of the Westminster Brewery by Labatt's which expanded it into the largest and most modern brewery in BC. Noted significant social amenities included the Pioneer Place women's senior housing apartments, the Centennial Community Centre, and the Canada Games Pool is constructed as New Westminster prepared to host the 1973 Canada Summer Games.

Challenging Times

The challenge for Sapperton has been primarily the evolution of industry over the years, impacting local businesses and workers. The Depression had a severe impact on Sapperton and the adjacent industrial lands.

In the 1960s, changes in transport from water and railway to truck traffic

3 History of New Westminster Parks - Hume Park. City of New Westminster.



Brunette River 1974.
(NWMA IHP10001-2186)



was assisted the construction of regional road networks such as the Port Mann Bridge and the Brunette Overpass, and a trend away from heavy manufacturing to light industry impacted the neighbourhood's economy and thus its retail and social development. The early industrial importance of New Westminster was changing as the economy became focused on other sectors.

But industrial development took its toll. By the 1970s, the Brunette River was severely polluted after years of dumping industrial and residential wastes. It was mainly through the efforts of the Sapperton Fish and Game Club that the Brunette began to be clean enough for fish to spawn.



McBride-Sapperton land uses in 1960 showing primarily low density residential with some apartments and industrial lands to the south, and commercial activity focused along E Columbia Street. (Urban Renewal Study part 3)



Sapperton in the 1920s. (Credit: Geoff Pinkerton)

Revitalization

A study undertaken by the city's Planning Department in 1965 divided the city into nineteen areas for urban renewal consideration. What is know today as McBride-Sapperton was comprised of roughly four areas: Hume Park, Sapperton Park, Distillery and Brunette.

Hume Park was hindered by poor quality residences, subdivision problems, and geographical isolation from community facilities. Sapperton Park, along Columbia Street, was considered an important commercial sub-centre, with proposed redevelopment of the commercial area and rehabilitation of surrounding residential lands. Distillery and Brunette were mostly vacant or industrial lands needing development and rehabilitation.

The 1986 Heritage Inventory combined Sapperton and Victory Heights into one area and identified a number of heritage buildings. Most of these were residential homes dating from the earlier period of



Chickens outside the BC Penitentiary (NWMA)



neighbourhood development.

The 1993 Heritage Management Plan identified the following issues and opportunities as identified by community members:

- It is important to retain Sapperton's small-town environment and pedestrian-oriented downtown
- Park space is generally lacking in Sapperton
- With proper management, heritage resources could provide financial spin-offs to the community through tourism as well as improvement of the neighbourhood and the environment
- Need more neighbourhood control over residential design. People are a resource that should be fully utilized.
- Identify which resources the neighbourhood wants to save from demolition and introduce incentives to restore them
- Less of an emphasis on established heritage and an adoption of a more inclusive definition of what constitutes heritage
- Find ways to heighten heritage awareness through education and landscape interpretation
- Extend heritage protection to clusters of the neighbourhood and not just individual sites

In 2006, there were 4,485 people living in the Sapperton neighbourhood. The average family income of Sapperton residents was $62,985, a slightly higher median household income than the City. 53.8% of residents owned their own homes, while 46% rented their accommodation. 27.3% were immigrants, most from the Philippines, but also from Bulgaria and China.[1]

As is the case today, in 2006 there was a diverse mix of housing types, with the exact same proportion of owner/renter households as the City. Households living in apartments comprise a 25% lower share than City-wide, indicating that Sapperton did not have a period of intense densification through apartment building such as that seen in other neighbourhoods.

In the 1980s, Sapperton residents still saw themselves as being part of a small town, two miles from New Westminster, a place with its own particular character. Sapperton remains a neighbourhood

1 McBride-Sapperton Neighbourhood Profile, City of New Westminster



Sapperton 1953 Reunion flyer. (NWMA)



Braid Skytrain station 2016.



Sapperton Day street festival

of predominantly single family dwellings, with a few apartments and Columbia Street developed as a commercial shopping and business area. The oldest homes in the neighbourhood are found primarily on Keary Street, but also on E Columbia, E 8th, Carroll, Holmes and Cedar streets.[2] Revitalization plans have been sensitive to the conservation and enhancement of the area's heritage features.

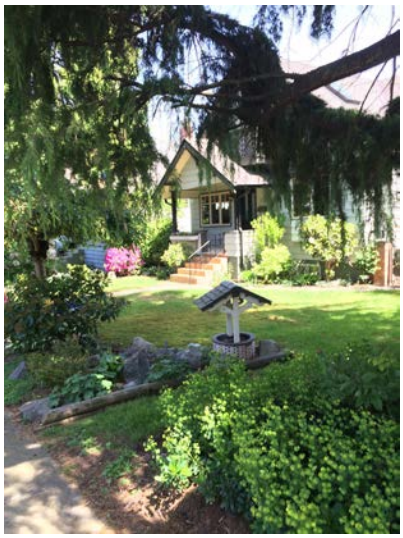


Today, Sapperton's revitalization makes it the location of many local businesses, continuing industrial uses, and the expanding Royal Columbian Hospital, a major feature of the place. Two Skytrain stations on the Millenium Line, Sapperton and Braid, provide transportation connections to the wider Vancouver region. The Brewery District, with restaurants, shops, the Vancouver region's transit authority and four condo towers, was a major revitalization project on Columbia Street on the Labatt Brewery site in an area rich with history. Sapperton Landing Park is a key recreational amenity on the waterfront, with the potential to connect to Westminster Pier Park in Downtown along the river.

The Annual Sapperton Day Street Festival is a popular community event put together by the Sapperton Business Association and Wesgroup Properties and has been running since the 1970's. In keeping with Sapperton's tight knit community, all proceeds from the festival are donated to the Royal Columbian Hospital Foundation.

In 2002, New Westminster's City Council voted to rezone both sides of Columbia Street East along the Sapperton commercial corridor to allow four-storey buildings and facilitate the development of a pedestrian oriented, commercial street with residential units located above.

2 City of New Westminster Oldest Homes Report, 2008.



Changes to the neighbourhood's industrial area included the acquisition of the Canfor site (formerly Pacific Veneer) by Port Metro Vancouver and the closure of Interfor's Western Whitewood Division, the last mill operating on the New Westminster waterfront.

Current perceptions from within the neighbourhood

In order to understand what the community valued or was concerned about in their neighbourhood, a presentation about the project was given to the McBride-Sapperton Residents' Association, and information was collected at two OCP events in May and June 2014.

The following questions were used to stimulate discussions about neighbourhood value and character:

- What the Heritage of McBride-Sapperton? Why is it important?
- What are some of the important features of McBride-Sapperton?
- Why are they important? Where are they located?
- What are some of the big stories or historical themes of the neighbourhood?
- What words best describe your neighbourhood?
- What are your concerns about changes to the neighbourhood?

The community expressed interest in the history of First Nations in New Westminster by asking where the QayQyat village was located.

Many values relating to the history, aesthetics, character, and smaller areas within the larger neighbourhood were expressed by the community. New Westminster's origins in Sapperton in the 1860s is appreciated. It was felt that "there is nothing left of the Sappers" and that perhaps this could be rectified through recognition or interpretation.

Consistent with the 1993 heritage plan, today's citizens felt it was important to retain Sapperton's small-town environment and pedestrian-oriented downtown. People in McBride-Sapperton care about their houses and their neighbourhood, the grid pattern, small lots, the walkability and proximity to the shopping area on E Columbia Street, described as a well treed, small town character street. It should not become a downtown, but continue to be developed as a neighbourhood street with a low-rise character and shops, services, pubs and restaurants.

The fact that there is very little transition in house ownership in this neighbourhood was felt to be important. Residents believe that all



of the residential areas need protection from development, and that current zoning should be retained to keep the overall feel of the community.

Several areas of the neighbourhood were specifically mentioned:

East Columbia Street is important, particularly for its amenities as a type of high street, and for its historic character, which some would like to see restored. Particular aspects of the street that were mentioned include the Cap's Bicycle sign and the older sections of the street above Sherbrooke Street.

The area between East Columbia Street, Sherbrooke Street, Rousseau Street and Hume Park is nicknamed "the layman's Queen's Park." This area has a historic neighbourhood feel, heritage houses and people know each other, but there is concern that it may be at risk of demolition.

The 400 blocks of Wilson and Garrett Streets are important as on of the oldest working-class neighbourhoods in the city, and is a good place to live for people in all stages in life. It has a green tree canopy and bicycle paths, and is a walkable. Miner Street to East Columbia near Strand and DeBeck streets features a pocket of early 1900-era houses, close to the original Penitentiary barracks.

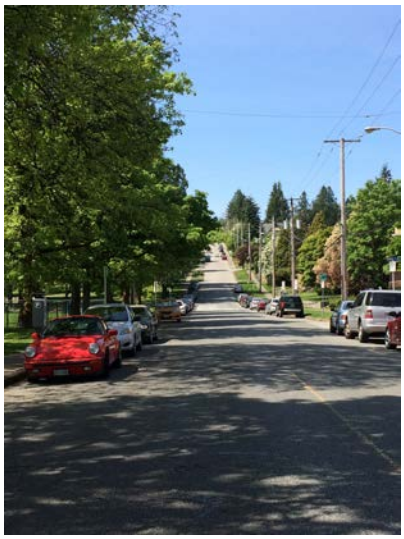
It was suggested that an RS1 preservation district should be created in both of these areas.

One respondent questioned whether there were any Sapperton homes or churches on the heritage inventory.[3] Others noted that post-war bungalows should be identified and protected.

Residents value neighbourhood's amenities, including the shops in the new Brewery development and the Canada Games Pool. The wood frame and heritage features of the pool building should be kept, but the pool facility itself needs to be opened up and rehabilitated to modern standards.

McBride Sapperton is home to a number of institutions that are important to the community. They include the Fraser Cemetery, the original site of the BC Penitentiary and penitentiary lands, the old part of the Royal Columbian Hospital and Sir Richard McBride school. Of particular mention was the Elizabeth Fry House, whose demolishment

3 The city's heritage map shows a number of homes and Knox Presbyterian Church.



was met with dismay, along with worry that it could trigger more rezoning.

Residents find the industrial history of McBride Sapperton significant, and the continued use of, and employment by, industrial enterprises below Brunette Avenue. It was considered desirable to keep the ship-yard at the waterfront, and improve access by constructing a pedestrian footbridge over the train tracks to get in and out of the industrial area.

Parks, recreation, open space and trees are key features of McBride Sapperton. Residents appreciate the ability to use the recreational land at the riverside and value Glenbrook Ravine Park as a recreational resource. Hume Park, Sapperton Park, Sapperton Landing were identified as being important to the community, as is the Brunette Fraser Greenway which runs through the community and along the waterfront from Sapperton Landing to the Patullo Bridge.

While trees and tree canopies in general were noted, specific trees that were identified were those in Sapperton Park, the cherry trees along the greenway, as Sequoia tree at Fader and Sherbrooke streets, the llack beech tree at McKay and East Durham streets and the old cherry trees lining the block of Fader between Major and Braid streets are felt to have heritage significance. The lacrosse box in Hume Park and community events such as Sapperton Days were identified as recreational and social activities considered an important part of the community.

The fabulous views of the river from the old Woodlands site below E Royal Avenue from the Greenway and from Sapperton Landing Park should be protected.

Attendees made suggestions for neighbourhood improvements and voiced some concerns, including the following:

- The Fisherman's Market needs a dock
- There are many vacant lots and/or businesses on E Columbia Street because the lots are too small to make money
- The Starbucks development on E Columbia Street is not a good solution; the 15-storey condominium development is too tall and should have been stepped back
- The Royal Columbian hospital is hungry for land
- Connect Sapperton Landing to Greenway with bike routes
- East Columbia below Cumberland is the worst street for pedestrians
- Improve access to BC Penitentiary site as the stairs original are

unsafe
- Industrial river access will be required in the future
- Rehabilitate warehouse buildings in Sapperton Landing and improve access to this park
- Use RS1 zoning to preserve distinct areas and pockets of homes, such as the early 1900s houses close to the Penitentiary barracks
- Ravine Park is under-used due to lack of access to the west (Victoria Hill); paths connecting it to Victoria Hill would help
- Lower Hume Park is under-used and there is not good access within park
- Connect Westminster Pier Park to Sapperton Landing as a publicly accessible waterfront park and seawall
- A park would be a good idea in the industrial area
- Link Hume Park greenway to waterfront greenway for cyclists and pedestrians to get through Sapperton and link the bike route from the Quay to Sapperton
- Sapperton industrial area needs a community centre and pool
- Place a plaque in Ravine Park with information about the Bill Miner escape from the Penitentiary





McBride-Sapperton Thematic Framework

Governance, military and institutions
- Development along North Road built by Royal Engineers
- Home of Engineers' barracks and headquarters
- Construction of Royal Columbian Hospital

Industrial and agricultural origins
- Early industry - sawmills, brewery, cannery, tannery - was the catalyst for growth
- Ongoing use of industrial lands
- Area is home to farms and pasture lands

Small town suburban development
- Original self-contained community outside the city
- Incremental development until the arrival of the CPR
- Working class neighbourhood
- Single family homes on various sized lots
- Development of substantial parks
- Small-scale, small town character maintained

Cultural diversity
- Many Royal Engineers become permanent citizens of Sapperton
- Diverse work force due to local industry

Post WWII transformation
- Growth into present-day industrial/residential form
- Development of the area into key commercial hub with large-scale public improvements
- Construction of walk-up apartment buildings along Hospital and Keary streets

Neighbourhood Features

Landscape features describe the particular physical attributes of a neighbourhood and, combined with identified heritage values, are a concise way of understanding Sapperton's significance and character.

Natural Systems and Features
- Brunette Creek
- Fraser River
- Glenbrook Ravine

Spatial Organization



- Gridded street pattern from original survey
- Areas of small lot, small-grain residential subdivision
- Columbia Street a central spine
- Edges of the community created by Glenbrook Ravine, Brunette Avenue, Brunette Creek
- Small-scale streetscapes
- Short blocks

Land Use

- Mix of many land uses
- Administrative and religious, Royal Columbian Hospital, churches
- Sir Richard McBride Elementary School
- Residential subdivisions
- Commercial primarily along Columbia Street
- Industrial and waterfront related
- Parks and open space
- BC Penitentiary and lands
- Cemetery

Cultural Traditions

- Association with First Nations on Brunette Creek
- Association with being “from Sapperton”
- Local events and festivals such as Sapperton Day

Circulation

- CPR railway
- Skytrain
- Brunette Avenue as the major thoroughfare
- Access to region via freeway
- Key collector streets such as Richmond, Columbia, E 8th Avenue and Cumberland
- Short internal streets
- Walkable streets and lanes
- Trails in Hume Park
- Bicycle paths

Topography

- Steep slopes to Fraser River
- Flat industrial lands

Vegetation

- Forested land in Glenbrook Ravine Park
- Street tree canopies
- Riverine vegetation along Brunette River
- Vegetation along parkway
- Significant trees: Sapperton Park, cherry trees along greenway, Sequoia tree at Fader and Sherbrooke, black beech tree at McKay and East Durham streets, cherry trees on Fader Street

Buildings and Structures

- Many residential buildings at all scales, styles and time periods
- Institutional buildings such as Royal Columbian Hospital, Sir Richard McBride Elementary School
- Commercial buildings and developments on Columbia Street
- Churches
- Recreational buildings such as Canada Games Pool and Centennial Community Centre

Views and Vistas

- Views of the river from the old Woodlands site
- Views from the Greenway
- Views from Sapperton Landing Park
- Views northeast to mountains
- Streetscape vistas to river and along Columbia Street

Water Features

- Brunette River
- Fraser River



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Appendix A

Overall context for New Westminster's neighbourhoods through time

Long before the first settlers made their way to New Westminster during the gold rush that broke out on the Fraser River in 1858, the area to which they came had been home to the Kwantlen people and an important food gathering site.

The influx of thousands of miners caused Great Britain to declare a mainland colony named British Columbia and to dispatch the Columbia Detachment of Royal Engineers to provide protection and construct infrastructure. Headed by Colonel Richard Clement Moody, the Royal Engineers arrived in late 1858.

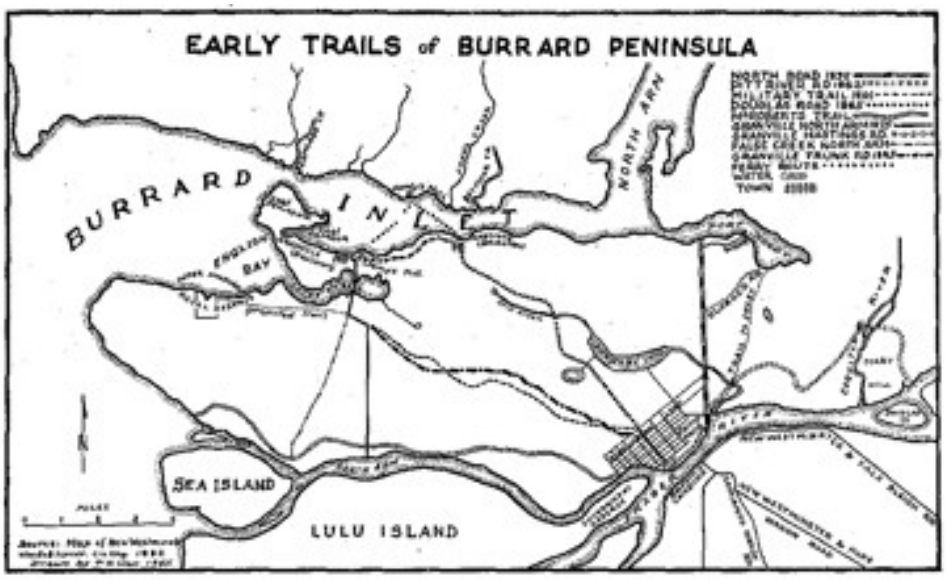
Moody decided virtually from his first sight of present day New Westminster on January 5, 1859, that it should, for defensive reasons, become the colonial capital, replacing the initial choice of Derby near Fort Langley further up the Fraser River. Water was the principal means of transportation at the time, and the entry to the gold fields needed to be secured from possible attack by the United States just to the south. On February 14, Moody named the site McBride-Sapperton in honour of Queen Victoria, who shortly thereafter expressed a preference for its being called New Westminster.



Map 1. Royal Engineers' plan for New Westminster
From http://www.nwpr.bc.ca/parks%20web%20page/pictures/Map%20from%20NWMA%20collection%20web.

New Westminster was from its beginnings a planned city. The Royal Engineers set up camp just to the east at Sapperton, named for the men of the Royal Engineers who were called sappers. From there they laid out roads, squares and public places, land reserves, and parks. Albert Crescent, distinguished by its Fraser River views, was intended to be the fashionable neighbourhood, its residences abutting a circular Victorian-style park named Albert Crescent after Queen Victoria's husband. Before being recalled to Britain in 1863, the Royal Engineers also laid out much of the outlying region that would later be incorporated into New Westminster and cut a trail from the new capital to Burrard Inlet, the present day Kingsway.

On July 17, 1860, New Westminster was incorporated as a city, the first west of Ontario.



Map 2. Early New Westminster within its regional context
From http://www.royalengineers.ca/earlytrails.gif from original in BC Historical Quarterly, Oct 1945.

New Westminster's good times as a colonial capital and jumping-off point for miners occasioned a number of large residences. The home constructed by Fraser riverboat captain William Irving on Royal Avenue in 1865 would be purchased by the city in 1950 to become part of the New Westminster Museum and Archives. The City established the first public school in 1865 and the Royal Columbian Hospital in 1862. The Sisters of St. Ann founded St. Ann's convent in 1864.

The decline of the gold rush in the mid-1860s caused New Westminster's fortunes to ebb. The earlier colony of Vancouver Island with its capital at Victoria was absorbed into the mainland colony in 1866. To pacify Vancouver Islanders, the joint colony's capital was put at Victoria, denying New Westminster the status on which its ambitious city layout was premised.

The capital remained at Victoria on British Columbia's joining the Canadian Confederation in 1871. With the loss of the capital and its employment, the city's population declined. New Westminster did not entirely lose out however, gaining both a new penitentiary built with federal funds and a provincial hospital for the insane, renamed Woodlands School in 1950. Opened in 1878, the pair were constructed respectively on the site of the former Royal Engineers' camp of Sapperton and on an intended pleasure ground located between Albert Crescent and the Fraser River. In the same year, John Hendry founded Royal City Planing Mills on the New Westminster waterfront.

As a condition of British Columbia entering the Canadian Confederation, the Dominion government committed to building a transcontinental rail line. Once it was known the Canadian Pacific Railway would locate its western terminus on Burrard Inlet, bringing the city of Vancouver into being, New Westminster sought a branch line. To raise the funds needed for a $70,000 construction bonus to the railway, the city council requested from the provincial government title to the land reserves laid out by the Royal Engineers for parks and squares. Victoria Gardens, St. Patrick's Square, Clinton Place Reserve,

Merchant's Square, St. George's Square, Alice Gardens, Louisa Gardens and St. Andrew's Square were then subdivided into lots and put up for auction. While the action eroded the planned city put in place by the Royal Engineers, it encouraged new settlement. In anticipation of the arrival of the railway, new investment was made in the City.

The completion of the CPR branch line to New Westminster in August 1886 launched a second major period of growth. The branch line left the main line to Vancouver at the future Port Coquitlam and followed the riverfront Downtown on the south side of Front Street to a station at the corner of Columbia and 8th Street, transforming New Westminster into the metropolis for the agricultural Fraser Valley. Warehouses and manufacturing expanded, especially along the waterfront, not far from where many of the men, brought from China to help build the transcontinental line and then left to their own devices, made their homes.

Hundreds of new homes were built in the six years from 1886 to 1892. New investment in institutional buildings responded to the growth in population. In 1886 the Sisters of Providence opened St. Mary's hospital in the downtown. In 1889, a new Royal Columbian Hospital was built in Sapperton. The Central School was expanded on new schools built in Sapperton and the West End.

A commercial building boom took place, with beautiful three and four storey brick retail and office buildings being put up on Columbia Street. The City took a strong lead in providing infrastructure. A dam was placed across Lake Coquitlam and water supplied to the City and the surrounding municipalities. An electric generating plant was built to supply electricity to the City. Roads were opened and macadamized. In 1892, the City created a city market on the waterfront, a place for farms in surrounding municipalities to buy and sell produce.

New Westminster's boundaries expanded. In 1888-89 the city acquired the suburban blocks laid out by the Royal Engineers, including Sapperton and a former military reserve on the tip of Lulu

Island, named McBride-Sapperton. The Westminster Street Railway Company was inaugurated in 1890 to connect the downtown with city neighbourhoods. The next year a line constructed by the British Columbia Electric Railway Company linked New Westminster to rapidly growing Vancouver, whose nearly 14,000 residents were double those of New Westminster. Other lines followed. In 1892 the next door city of Burnaby was incorporated, confirming New Westminster's northern boundary at 10th Avenue.

Investors were spurred to purchase land and entrepreneurs to construct elegant new homes, many of them near the large Queen's Park laid out by the Royal Engineers and now sporting public gardens and an exhibition building. In 1892 provincial legislature incorporated Columbian Methodist College as the province's first post-secondary institution, being opened the next year near Queen's Park. Families of more modest means opted for newer neighborhoods like the West End with its fine views over the Fraser River.

New Westminster's growth, curtailed by a worldwide recession beginning in 1892, was about to renew itself when a fire centering on the downtown destroyed a third of the city on September 10-11, 1898. One estimate has almost half the population left homeless.

Good economic times based in lumbering, fishing, and agriculture facilitated rapid rebuilding. The face of the city altered as many rebuilt further from the downtown, along the new streetcar lines.

While Queen's Park continued to be the favoured residential neighbourhood, the West End, Sapperton, McBride-Sapperton, and the area around Moody Park, among the locations surveyed by the Royal Engineers, acquired more homes and also commercial and public buildings. New Westminster's population doubled over the first decade of the new century to 13,000 and upwards to 14,000 at the height of the boom.

New Westminster again expanded during the buoyant 1920s before

being humbled by the Great Depression. Increased industry along the waterfront pushed the remaining upper-class residents in Albert Crescent northward to Queen's Park. In 1929, New Westminster became a major port with the construction of Pacific Coast Terminals. Over 600 new homes, many of them bungalows, were constructed across New Westminster before 1929, when the depression hit. Many vacant houses in good condition that then reverted to the city for non-payment of property taxes, some of them architecturally significant, were torn down. Other large homes were converted to rooming houses.

Newer neighborhoods expanded during the depression years as mostly modest homes went up. The West End grew to some 5,000 residents, resulting in the construction of an elementary school in 1936. McBride-Sapperton, which shifted from farming to a multi-ethnic residential community, acquired a larger school. Moody Park got playgrounds and sport facilities, including a clubhouse. The city negotiated with the British Columbia Electric Railway Company to provide buses to emerging neighbourhoods, which began running in December 1938. The first was a cross-town bus connecting the West End with downtown, resulting in the corner of 8th Avenue and 12th Street becoming an important junction for shoppers. New Westminster's population grew from 17,500 in 1931 to 22,000 a decade later.

New Westminster thrived during the good times following the Second World War. The City Council hired well known American planner Harland Bartholomew to create a new city plan. Produced in 1945-47, it advocated New Westminster becoming a more urban place through apartment development in the eastern end of the downtown along Royal Avenue and duplex residences west of 6th Street and in Sapperton. The city's commercial centre shifted uptown from Columbia Street to the junction of 6th Street and 6th Avenue after Woodward's department store opened there in 1954 complete with free rooftop

parking for 300 cars with space nearby for 450 more vehicles.

New neighborhoods competed for attention. The subdivision of Victory Heights, located east of Glenbrooke North and honouring by its name those who had served in the Second World War, occupied some of the city's remaining unbuilt land. The nearby Massey Heights subdivision also filled with bungalows. The outlying area of Connaught Heights was amalgamated into New Westminster in 1965.

New Westminster's population expanded from 28,600 in 1951 to almost 43,000 by 1971, before falling back to 38,500 a decade later and then climbing back to 43,500 in 1991, 54,700 by 2001 and 58,500 by 2006. One of the consequences was attention to urban renewal.

Some familiar landmarks disappeared. In 1980 the BC Penitentiary closed and was sold by the federal government in 1985 as part of a massive Downtown revitalization plan. The site was developed in stages for housing but two significant buildings were retained and designated as heritage buildings. A waterfront quay project got underway in 1986, the same year Skytrain service commenced. Woodlands School was closed in phases in 1996-2003, being rezoned for residential development under the name of Victoria Hills. St. Mary's Hospital shut its doors in 2005.

The city's changing face turned affected the neighbourhoods. In 1975 the New Westminster City Council approved a plan to study each of them "in order to maintain or enhance their livability." Reports followed on Glenbrooke North in 1975, Victory Heights in 1978, Downtown in 1978, and Connaught Heights in 1983. The question of what constituted a neighbourhood was considered in 1981 in a discussion paper looking towards a community plan: "The neighbourhood should be considered as the minimum planning unit in all residential areas and should be determined by the service area of an elementary school, local park and convenience shopping" (13).

The New Westminster “official community plan” adopted in 1998, seeks to balance growth “primarily through redevelopment and intensification of under-utilized land” with the city “retain[ing] its small town historic charm for residents.” During the consultation process, “the community emphasized that future growth needs to be well planned out, considerate of the neighbourhood and contribute to the overall livability of the City” (27-28). More specifically:

“The community feels that residential neighbourhoods should continue to provide a quality residential environment with quaint historic houses, newer compatible houses, as well as low rise and high rise apartments including neighbourhood facilities (such as parks, schools and grocery stores) within walking distance. The majority of future growth should be encouraged away from established single detached residential neighbourhoods to areas better suited to new growth”. (28)

The areas suggested during community consultation for “the location of new growth” were the Downtown, McBride-Sapperton, “undeveloped and under-utilized areas” such as Lower 12th Street, along arterials, as part of commercial streets, around the 22nd Street Skytrain station, through secondary suites in houses, and “in neighbourhoods of the City with older, multi-family housing stock” (27-28). The plan also looked to reducing the “impacts of heavy traffic adjacent to single detached homes” along 10th Avenue, 20th Street, and 12th Street.

Residents attested to the value of neighbourhoods and of heritage, the two becoming intertwined in many minds especially in respect to Queen’s Park. The New Westminster Heritage Preservation Society was formed in 1974, shortly after two prominent Queen’s Park houses were demolished. The New Westminster Heritage Foundation was founded in 1992. That same year the older heritage society began publication of The Preservationist intended to draw public attention to heritage issues. Residents’ associations were formed in all New Westminster neighbourhoods.