



05 December 2025

RN File #: 250877

Natasha Saksman, M.Arch., Project Manager

Vancouver Project Office, Vancouver School Board

Via email: nsaksman@vsb.bc.ca

RE: Non-Permit Archaeological Overview Assessment for School District No. 52's Proposed Child Care Facility Project, Prince Rupert, Northwest BC

1. Introduction

At the request of the Vancouver School Board (VSB), on behalf of School District No. 52 (SD 52), Roy Northern Environmental Ltd. (Roy Northern) conducted a non-permit Archaeological Overview Assessment (AOA) for the proposed Child Care Facility Project, located in Prince Rupert, Northwest BC (the Project; Figure 1).

A Study Area (the Study Area) was created for the Project which encompasses the Project footprint. The Study Area measures 1.13 ha in size and is the subject of this AOA. The Study Area is divided into two discrete areas; for clarity, the eastern portion (601 William Booth Way) is referred to as Study Area A, and the western portion (621 6th Avenue East) is referred to as Study Area B in this report. This AOA seeks to identify areas of archaeological potential within the Study Area and to make recommendations for future archaeological work, as required.

2. Project Description

Roy Northern understands that SD 52 is planning the construction of a Child Care Facility in Prince Rupert. Roy Northern understands that SD 52 is proposing the construction of the Project at either one of the following two locations:

1. PID: 014672162 – 601 William Booth Way
2. PID: 014871459 - 621 6th Avenue East

Roy Northern understands ground-disturbing activities will be undertaken within some or all of the Study Area. The specific location(s) and scope of these activities within the Study Area is currently unknown.

3. Methods

3.1. Desktop Background Review

The following data sources were reviewed during the background review:

- Consultative Areas Database (CAD)¹ to identify affected First Nations
- The Provincial Heritage Register, accessed via Remote Access to Archaeological Data (RAAD)²
- Predictive archaeological site modelling³
- Terrain and other biophysical data including Vegetation Resource Inventory (VRI), and Terrain Resource Information Management (TRIM)

¹ Consultative Areas Database accessed 20 November 2025.

² Remote Access to Archaeological Data, accessed 20 November 2025.

³ Golder Associates Ltd. 2000. An Archaeological Overview of the North Coast Timber Supply Area. Report on file with the Archaeology Branch, Victoria, BC.

FORT ST. JOHN

250.262-9792

TERRACE

250.635.6973

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780.835.2682

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780.835.7016

CALGARY

1.888.835.6682



- ArcGIS Earth, Google Earth Satellite Imagery, aerial photography, and other available historical photography, documents, and maps
- Academic, ethnographic, and historical literature
- Professional archaeological reports found on the Provincial Archaeological Resource Library (PARL) and held by Roy Northern

3.2. Assessment of Archaeological Potential

Archaeological potential within the Study Area was assessed using information obtained from the data sources listed above. The criteria used to evaluate archaeological potential includes:

- Proximity to recorded archaeological sites
- Presence of previously recorded Areas of Potential (AOPs)
- Proximity to hydrological features
- Presence/absence of moderate to steep slopes
- Presence/absence of historically significant lands and other cultural heritage resources⁴
- Presence/absence of local or regional high points in the landscape
- Presence/absence of old-growth (Class 8 or 9, 140+-year-old), western redcedar, yellow cedar and/or western hemlock leading, or subdominant, forest
- Presence/absence of palaeoshorelines
- Presence/absence of heavy ground disturbance

For the purposes of this AOA, archaeological potential is assigned using a bipartite system (presence/absence), with the absence of archaeological potential depicted as unaltered satellite imagery.

Archaeological potential was subdivided into two classifications: Culturally Modified Tree (CMT) potential, and surface/subsurface potential. CMT potential was separated from surface/subsurface potential because CMTs often occur on moderate to steeply sloping grades or on continuously undifferentiated (landform-less) terrain; their distribution does not always overlap with the distribution of surface/subsurface potential.

Conversely, surface feature and subsurface archaeological potential were combined for the sake of simplicity and due to the more widespread spatial overlap of these two types of potential; in other words, subsurface potential frequently exists in association with an area of surface potential, and vice versa.

4. Results

This Results section provides a detailed summary of the results of the AOA for the Study Area as they relate to factors which inform desktop archaeological potential assignment.

4.1. Indigenous Consultative Areas

First Nations have Consultative Areas overlap with the Study Area according to the CAD⁵, which is managed by BC's Ministry of Indigenous Relations and Reconciliation:

⁴ Other cultural heritage resources include those resources not automatically protected under the Heritage Conservation Act by virtue of their age. Examples include traditional use sites, such as post-AD 1846 CMTs, and historical sites, such as cabins, trap boxes, and trails.

⁵ According to Consultative Areas Database, accessed on 20 November 2025 (<https://maps.gov.bc.ca/ess/hm/cadb/>).



- Gitga'at First Nation
- Gitxaala Nation
- Kitselas First Nation
- Kitsumkalum First Nation
- Lax Kw'alaams band
- Metlakatla First Nation

4.2. Terrain and Vegetation

Study Area A contains the Lax Kxeen Elementary School and associated car park and playground, and is bound Hays Cove Circle, William Booth Way, and 5th Avenue East. Study Area B contains an empty lot and is bound by 6th Avenue East and an unnamed alleyway (Figure 2).

Terrain across Study Areas A and B is continuously level to gently sloping with an east to northeast aspect towards Hays Creek. The break-in-slope to nearby Hays Creek is 100 m east of Study Area A. Google Earth indicates Study Area A is 35 metres above sea level (masl) and Study Area B is 46 masl. The nearest palaeoshoreline to the Study Area lies approximately 100 m to the northwest, in the vicinity of 4th Avenue, at ~40 masl.

VRI data contains no tree stand age data for the Study Area. Satellite imagery confirms the Study Area does not contain mature trees.

4.3. Archaeological and Historical Information

4.3.1. Archaeological Predictive Model Potential

The North Coast TSA Model⁶ overlaps with the Study Area and indicates that the Study Area contains low archaeological potential (Figure 2). An area of moderate archaeological potential is in a forested area 100 m north of the Study Area which consists of level to gently sloping terrain overlooking a wetland at Hays Cove to the northeast of the Study Area.

4.3.2. Past Archaeological Field Studies

No archaeological studies are known or suspected to overlap with the Study Area.

4.3.3. Recorded Archaeological Sites

No recorded archaeological sites overlap with the Study Area. The nearest archaeological site, **GbTn-8**, is discussed in greater detail below (Figure 1).

Archaeological Site GbTn-8, the Hays Creek Site, is located 395 m north of the Study Area and is a subsurface shell midden and ancestral remains site. The site was first recorded by Harlan Smith in 1919 who collected remains which were later identified as Ancestral Remains. The site was revisited in 1954 by Charles Borden, who collected at least one lithic and described the site as destroyed by Canadian National Railway (CNR) development. A 1983 site visit by David Archer, under *Heritage Conservation Act* (HCA) Permit 1983-0032, found no evidence of any surviving shell midden or other artifacts or features at the site and suggested the site had been destroyed by construction related to CNR development⁷.

⁶ Golder Associates Ltd. 2000. *An Archaeological Overview of the North Coast Timber Supply Area. Report on file with the Archaeology Branch, Victoria, BC.*

⁷ Archer, D. 1984. *Prince Rupert Harbour Project: Heritage Site Evaluation and Impact Assessment. HCA Permit 1983-0032. Report on file with Roy Northern.*

4.3.4. Historical Background to the Study Area

c. 1900 to 1921

The Study Area was first developed during the early 20th Century during the expansion of Prince Rupert. A 1909 map of Prince Rupert⁸ shows the Study Area with streets and lots laid out including 6th Avenue East and Hays Cove Circle (Photo 1). Study Area A consists of provincial government land enclosed within the circular street Hays Cove Circle. Study Area B is a private land lot and 6th Avenue East is the southern boundary. All streets are listed as 16-foot-wide plank streets, which is corroborated by historical photographs held by the City of Prince Report (the City) Archives showing these streets c. 1905-1921 (Photo 2). The Study Area was likely cleared of trees during this period.

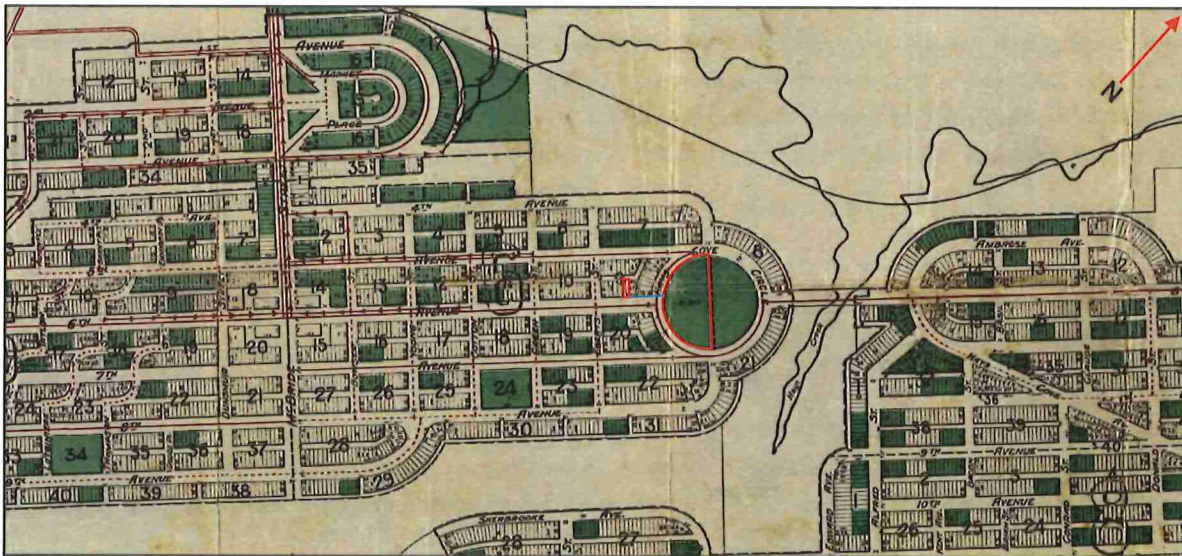


Photo 1: Approximate Study Area (red outline) overlain onto Map of Prince Rupert, British Columbia. March 22nd, 1909. On-file with Roy Northern.

c. 1921 to 1999

Various (non-aerial) historical photographs and historical documents, available through the City of Prince Report Archives, indicate the Study Area was fully developed by 1921. The Sergeant William Booth Memorial School, later shortened to the Booth Memorial School, opened in Study Area A in 1921⁹. The school was named for a First World War veteran, Sergeant William Booth, who died in Prince Rupert while successfully stopping a horse team from injuring several children. It opened first as an elementary school, and later expanded to include a high school (Photo 2). Through the 1920s and 1930s the school scholars were known as 'Booth Bums' and had an ongoing rivalry with the 'Borden Bums' of the Borden Street School in the west of the City¹⁰.

The school faced problems from its initial opening and there was disagreement over the location and the excessive construction costs between the City council and the school board¹¹. Soon after opening, in 1921, it was forced to temporarily close while repairs and inspections were undertaken for severe water leaks. One inspector recommended the school to be entirely torn down and rebuilt. Extensive repairs were undertaken and the school re-opened in 1922. When the City faced financial difficulties in the 1930s, other local schools were forced to close and in 1938 the Booth Memorial School was forced to incorporate high school students. Following the end of the Second World War, the Booth School was again found to be in poor condition, and another extensive and expensive repair was undertaken.

⁸ Map of Prince Rupert, British Columbia. March 22nd, 1909. Issued by the Grand Trunk Pacific Town and Development Company Limited. Scale 400ft to 1 inch. On-file with Roy Northern.

⁹ Large, R.G. 1972. *Prince Rupert: a Gateway to Alaska and the Pacific*. Mitchell Press Limited: Vancouver.

¹⁰ Bowman, P. 1973. *Muskeg, Rocks, and Rain!* P. Bowman: Prince Rupert.

¹¹ Large, R.G. 1972. *Prince Rupert: a Gateway to Alaska and the Pacific*. Mitchell Press Limited: Vancouver.

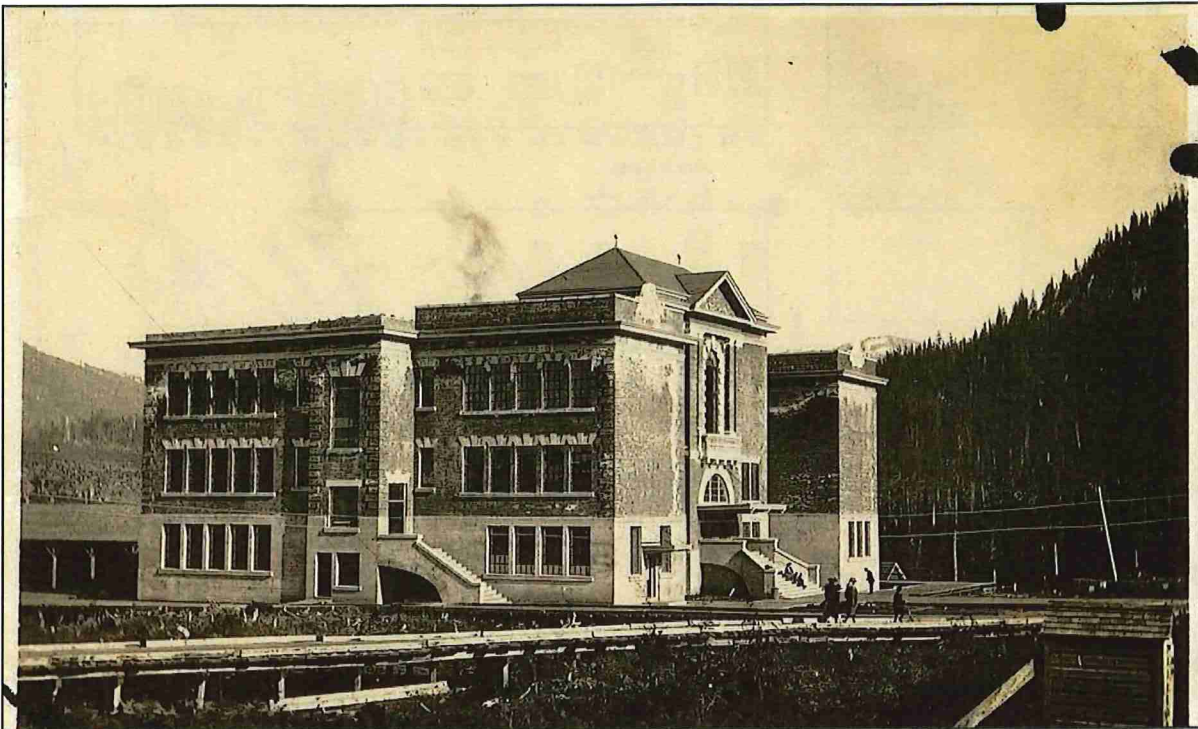


Photo 2: A c.1920s photograph looking southeast at the Booth Memorial School, Study Area A. City of Prince Rupert Archives.

A fire insurance map for the City of Prince Rupert¹², dating to 1959, but based on a 1954 survey, shows the Study Area in considerable detail (Photo 3). In Study Area A, the main school building of the Booth Memorial School consisted of a three-story brick and concrete structure whose entrance faced southwest onto 6th Avenue East. A concrete-constructed boiler room was located at the rear of the main school building. Several additions were made to the school through the 1950s and 1960s as the school became increasingly overcrowded. One such addition, the Booth Memorial High School building, is shown on the Fire Insurance Map as a one-to-two-story frame-built structure located along the eastern boundary of Study Area A. The high school opened in 1951¹³ (Photo 4).

The Fire Insurance Map indicates a frame-built 'Church Hall' overlaps with Lot 18 of Study Area B, and several domestic dwellings, also visible in historical photographs were located in close proximity (Photo 5).

¹² Insurance Plan of Prince Rupert, B.C. April 1959. Canadian Underwriters' Association. Scale 100ft to 1 inch. On-file with Roy Northern.

¹³ Large, R.G. 1972. Prince Rupert: a Gateway to Alaska and the Pacific. Mitchell Press Limited: Vancouver.

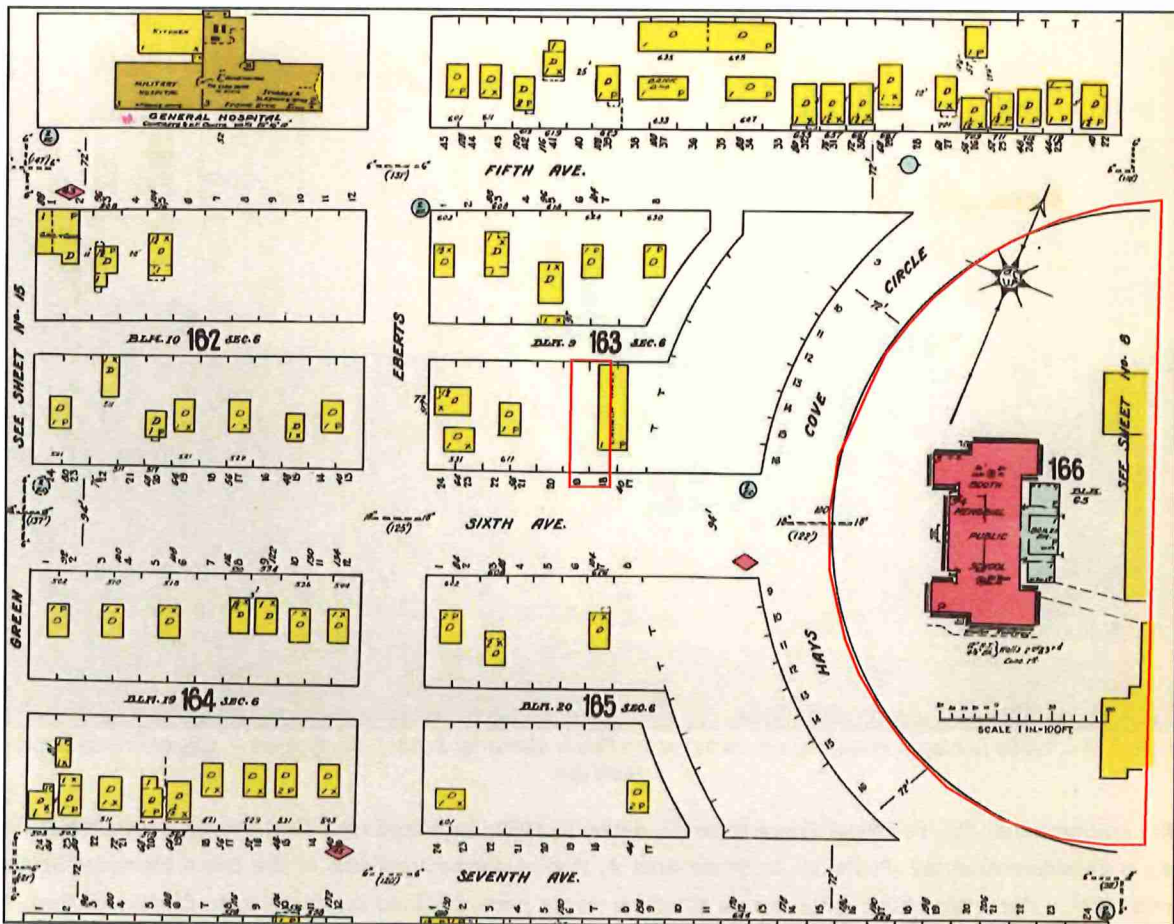


Photo 3: Approximate Study Area (red outline) overlain onto Insurance Plan of Prince Rupert, B.C. April 1959. On-file with Roy Northern.

The original Booth Memorial School brick-and-concrete building was demolished in 1969. Additional school buildings were constructed within and around Study Area A, and the western portion of Hays Cove Circle was replaced with a car park and playground. The Booth Memorial School closed in 1999, and all remaining school structures were demolished.

Study Area B continued to be occupied by the Church Hall in the 1960s, but it is unclear if the building survived into the 1970s as it is not fully discernible in available aerial photography from 1973 (Photo 6). It may have survived in some modified form.



Photo 4: A 1951 photograph looking west at Study Area A, showing the high school under construction with the third story of the original school building visible above. City of Prince Rupert Archives.



Photo 5: A 1960 photograph looking east along 6th Avenue East towards Booth Memorial School, Study Area A. The white building on the left is likely the church hall within Study Area B. City of Prince Rupert Archives.



Photo 6: Approximate Study Area (red outline) overlain onto 1973 aerial photography. On-file with Roy Northern.

c. 1999 to Present

Study Area A was redeveloped following the closure of the Booth Memorial School in 1999, and a new elementary school, the Lax Kxeen School opened in 2001. Study Area A has been occupied by the school and associated car park and playground since that time (Photo 7). Satellite imagery indicates that in the 2000s, Study Area B continued to be occupied by a house or possibly the church hall until 2011-2018, when the lot was cleared. Study Area B has consisted of an empty grassed over lot since that time.



Photo 7: Study Area (red outline) overlain onto 2011 Google Earth Satellite Imagery.

4.3.5. Other Cultural Heritage Resources

No recorded other cultural heritage resources overlap with the Study Area.

5. Archaeological Potential Assignment and Anticipated Site Types

As outlined in Section 3 Methods, this AOA utilizes a bipartite system of potential assignment – presence or absence – as it separately relates to pre-AD 1846 CMT potential and Surface/Subsurface potential. Archaeological potential assignments and anticipated site types for the Study Area, based on findings presented in Section 4 Results, are provided below in Sections 5.1 and 5.2, where applicable.

5.1. Pre AD 1846 CMT Potential

The presence of VRI old growth (Class 8 or 9; 141-251-year-old) tree stands of western redcedar, yellow cedar, and western hemlock was utilized to assign pre-AD 1846 CMT potential, as most documented cultural modifications within this portion of Tsimshian Territory exist on these tree types.

Utilizing the parameters outlined above, the Study Area is evaluated as containing **low pre-AD 1846 CMT potential**, due to the absence of old growth (Class 8 or 9; 141-251-year-old) tree stands as well as heavy past disturbances related to historical developments.

5.2. Surface/Subsurface Potential

Surface/subsurface potential was assessed for the Study Area based on the presence/absence of the following parameters:

- Proximity to recorded archaeological sites
- Presence of previously recorded field-verified AOPs
- Proximity to hydrological features
- Presence/absence of moderate to steep slopes
- Presence/absence of palaeoshorelines
- Presence/absence of historically significant lands and other cultural heritage resources
- Presence/absence of heavy ground disturbance

There are no recorded archaeological sites, field-verified AOPs, or other cultural heritage features within or adjacent to the Study Area. Although the ground is level to gently sloping, there are no nearby breaks-in-slope overlooking hydrological features. Paleoshorelines lie at a distance from the Study Area. The Study Area has been subject to repeated heavy disturbance since the early 20th Century through to the present day.

Utilizing the parameters and information outlined above, the Study Area is evaluated as containing **low surface/subsurface potential**.

6. Recommendations

No further archaeological work is recommended for the Study Area prior to the commencement of ground disturbing Project works other than the implementation of Archaeological Awareness Training (AAT) to all on-site contractors prior to construction and a Chance Find Procedure (CFP) during construction. The AAT and CFP will introduce on-site contractors to potential archaeological and historical finds which may exist within the Study Area.

It is important for SD 52 and their contractors to understand that historical artifacts and features not automatically protected by the HCA may exist within the Study Area given that it once contained Booth Memorial School dating back to AD 1921. Historical artifacts and features pertaining to this period of use may be significant to the City of Prince Rupert, local historical societies, and the Prince Rupert public at large. As such, it is recommended that the AAT and CFP introduce on-site contractors to potential historical finds, in addition to potential archaeological finds.

SD 52 is also advised that Kitsumkalum First Nation, Lax Kw'alaams Band, and Metlakatla First Nation have their own cultural heritage policies regarding archaeological and other cultural heritage sites. The ATT and CFP produced by a qualified archaeologist should factor in these policies. Use of these First Nations-specific policies does not preclude the requirement that all affected First Nations be consulted or engaged in the event of unanticipated archaeological discoveries during Project activities.

SD 52 and their contractors should stop work and immediately contact a qualified archaeologist, should any suspected archaeological or historical deposits be discovered during Project works.

7. Disclaimer

This AOA focusses solely on evaluating archaeological potential within the Study Area and cannot be used to extrapolate potential to adjacent lands without further review by a qualified professional archaeologist. It is not the intent of this AOA to identify or comment on First Nations traditional use of the Study Area. Queries of this nature should be directed to the First Nations listed herein. The report was prepared without prejudice to issues of Aboriginal rights or title.

8. Closure

Please contact the undersigned with any questions or concerns.

Sincerely,

Roy Northern Environmental Ltd.

Prepared by:



Digitally signed by A Radford
DN: cn=A Radford, o=Roy
Northern, ou,
email=andrew.radford@roynorth
ern.com, c=CA
Date: 2025.12.05 08:34:42 -08'00'

Andrew Radford, MA
Archaeologist

Reviewed by:

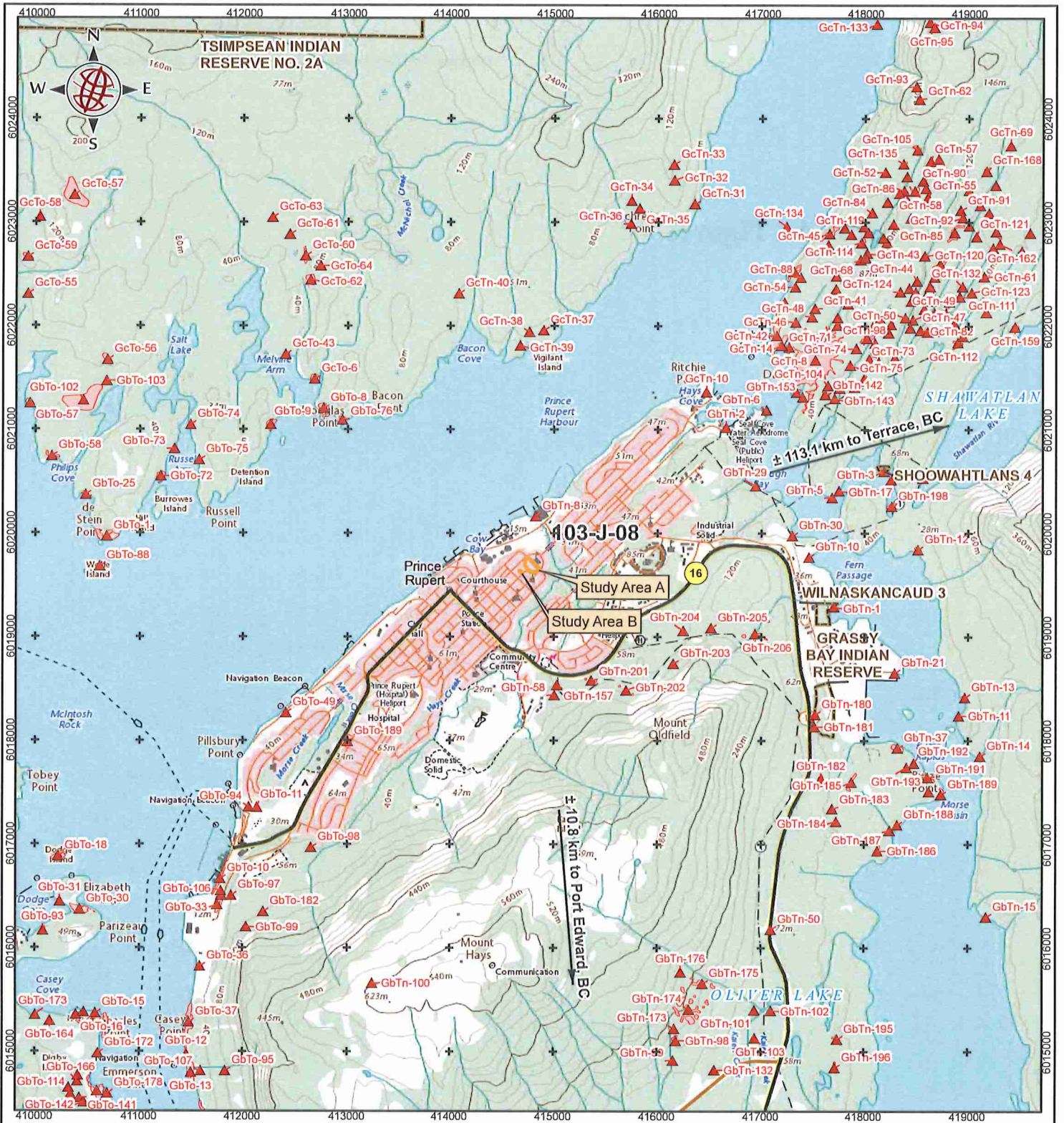
Stephan Girard, MA, RPCA
Senior Archaeologist

Attachment:

- *Appendix A: Figures*



Appendix A - Figures



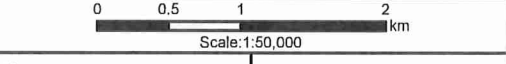
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- LEGEND**
- ▲ Previously Recorded Archaeological Site
 - ▭ Previously Recorded Archaeological Site Boundary
 - ▭ Study Area
 - ▭ First Nations Reserve
 - Highway
 - Road



SCHOOL DISTRICT NO. 52

Overview Map
Child Care Facility Project



GIS: SA
Date: Dec 04, 2025
Map ID: 2508770A1

FIGURE 1

REFERENCES

Previously Recorded Archaeological Sites obtained from RAAD (2025/11/17).
Inset Map Basemap: ESRI Online - National Geographic Mapping Service.
Projection: NAD 1983 UTM Zone 9N

Disclaimer: This map includes data collected by Roy Northern from various third party sources. This map is provided "as-is" and is not a legal survey or a legal description. Roy Northern explicitly disclaims any representations and warranties as to the accuracy, timeliness, reliability or completeness of this data. In no event will Roy Northern or its employees be liable for any losses or damages that might arise from the use of the map and data. If this map is in a digital PDF form, it must be printed to scale specified on the map before it could be used as a hardcopy map.

ROYNORTHERN
Environmental Ltd

207, 10139 100 St.
Fort St. John, BC
V1J 3Y6
(250) 261-6644



LEGEND

- Previously Recorded Archaeological Site
- Boundary
- Study Area
- Private Land
- Crown Land
- Local Government
- First Nations
- District Lot
- Wetland
- Waterbody
- Watercourse
- Minor Contour (20 m)
- Highway
- Non-Tenured Road
- High Potential
- Moderate Potential

North Coast TSA Model (Golder Associates 2000)

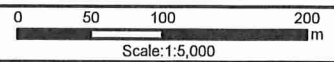
REFERENCES

Previously recorded Archaeological Sites obtained from RAAD (2025/11/17).
 Projection: NAD 1983 UTM Zone 9N

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SCHOOL DISTRICT NO. 52

**Mid Range Map
 Child Care Facility Project**



GIS: SA
 Date: Dec 04, 2025
 Map ID: 2508770A1

FIGURE 2

ROYNORTHERN Environmental Ltd
 207, 10139 100 St.
 Fort St. John, BC
 V1J 3Y6
 (250) 261-6644

