

Heritage Category

Building permit applications that involve the alteration of the exterior of an identified heritage building or the demolition of such a building are given an extra review based on their level of heritage recognition.

An identified heritage building in New Westminster may fall into one or more of the following categories:

- Older than 50 years old
- Heritage Register
- Formal Protection

Buildings 50 Years or Older

At its June 14, 2011 meeting, Council adopted a policy that required the Planning Division review all applications for the alteration or demolition of buildings older than 50 years (built before 1961).

Heritage Register

The Heritage Register is an official listing of properties deemed to have heritage value.

Inclusion of a property on the Heritage Register allows Council the option to temporarily withhold a building permit, temporarily withhold a demolition permit, and/or to require a heritage impact assessment.

Properties listed on the Heritage Register are eligible for special provisions in the *B.C. Building Code* and the *Homeowner Protection Act*.

Applications for the alteration or demolition of properties listed on the Heritage Register are reviewed by the Community Heritage Commission.

Formal Protection

A property may be formally protected through:

- Heritage Designation
- Heritage Revitalization Agreement
- Inclusion on a schedule for a Heritage Conservation Area
- Heritage Conservation Covenant

Applications for the alteration or demolition of a protected heritage building are reviewed by the Community Heritage Commission and are referred to Council.

Council may deny alterations to or demolition of property that has formal protection.

Alterations to an Identified Heritage Building

The processing of a building permit for the alteration of or addition to a heritage building that is listed on the Heritage Register includes a review by the Community Heritage Commission for comment and recommendation.

Alterations and additions are reviewed to determine the appropriateness of the proposed changes in relation to the character defining elements of the building or structure.

Properties that are older than 50 years or that are listed on the Heritage Inventory no longer require review by the Planning Division or the Community Heritage Commission.

How can I Find out the Level of Heritage Recognition for My Building?

The level of heritage recognition for a property can be found on the map feature of the City’s web-site: www.newwestcity.ca

On the Map page, click the “Reports” tab at the top, then choose “site report” and look under “Building Information”. A date or a “Y” next to the heritage text indicates the level of heritage recognition. If you have trouble viewing it, please call the Development Services, Planning Division at 604.527.4532

Building Information for 511 ROYAL AVENUE			
Roll No:	880000	Building Name:	NEW WESTMINSTER CITY HALL
Address:	511	Street Name:	ROYAL AVENUE
Developer:	CITY OF NEW WESTR.	Age:	1953
Architect:	SMITH, ALLEN C.	Heritage:	Inventory: Y Register: Apr 27, 2009 Designation: HRA:

Alterations to a Protected Heritage Building

Changes to a protected heritage property may be allowed under the following two circumstances:

- Specific types of changes have been included in a heritage designation bylaw; and/or
- With a heritage alteration permit.

What is a heritage alteration permit?

A heritage alteration permit is an authorization by a local government that allows certain kinds of changes to protected heritage property.

A heritage alteration permit allows a local government to respond to the changing needs of a protected heritage property and its owner over time. The changes proposed must be consistent with the intent of the heritage designation bylaw.

The application for a heritage alteration permit may be found in the Planning Division at City Hall or on the City's website. There is no fee for a heritage alteration permit.

A heritage alteration permit application is first reviewed by the Community Heritage Commission and then by either Council or its delegate for approval.



Applying for a Demolition Permit for a Heritage Building

The processing of a demolition application for protected heritage property includes a review and recommendation by the Community Heritage Commission followed by placement on the next Council agenda for consideration. Council may approve or deny the application.

For a property listed on the Heritage Register, the demolition application will be reviewed by the Community Heritage Commission for comment and recommendation. It may also go before Council for consideration.

A demolition application for a building or structure older than 50 years is automatically forwarded to the Planning Division for review and may be referred to the Community Heritage Commission for comment if it is deemed by the Planning Division to have sufficient heritage significance.

A demolition application for a building or structure that was constructed prior to 1900 will be reviewed by the Planning Division and the Community Heritage Commission for comment. It may also go before Council for consideration.



Temporary Protection

On the advice of the CHC, Council could, in accordance with Part 27 Section 962 of the *Local Government Act*, order a Temporary Protection Order for a property.

If the property is not already identified as heritage, then Council would need to pass a resolution stating that the property is or may be heritage property (based on a staff report that identifies the heritage value).

The Temporary Protection Order would specify a time period of up to 60 days during which time the demolition permit could be legally delayed, a statement of significance could be written, and staff could work with the applicant to attempt to have the building retained or relocated.

Prior to applying for a demolition permit, be sure to obtain the proper forms from the City's Building Division.

Meeting Schedule

The CHC generally meets on the first Wednesday of each month. Council generally meets twice monthly.

Any application to be reviewed by the CHC must be submitted to the Planning Division at least seven days prior to the next meeting. Please contact the City's Planning Division for specific meeting dates, or check online at: www.newwestcity.ca

Conclusion

Prior to any application that involves a heritage building, the applicant is encouraged to contact the Planning Division and discuss the proposed changes to or demolition of the building. There may be advantages to retaining a heritage building – please see hand-out on Heritage Revitalization Agreements.

For more information:
Development Services Department
604.527.4532