

CORPORATION OF THE CITY OF NEW WESTMINSTER



HERITAGE PROPERTIES MINIMUM MAINTENANCE STANDARDS
BYLAW NO. 6498, 1998

EFFECTIVE DATE: September 14, 1998

CONSOLIDATED FOR CONVENIENCE ONLY
(March 3, 2014)

This is a consolidation of the bylaws listed below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

AMENDMENT BYLAW
7215

EFFECTIVE DATE
February 04, 2008

The bylaw numbers highlighted in this consolidation refer to the bylaws that amended the principal Bylaw No. 6498, 1998. The number of any amending bylaw that has been repealed is not referred to in this consolidation.

Original obtainable from the Legislative Services Department

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 6498, 1998

**A Bylaw to establish minimum maintenance standards
for protected heritage properties**

WHEREAS Section 970 Part 27 of the Municipal Act empowers Council by bylaw to establish minimum maintenance standards for heritage properties;

NOW THEREFORE, THE CITY COUNCIL of the City of New Westminster in open meeting assembled ENACT AS FOLLOWS:

1. This Bylaw may be cited for all purposes as “Heritage Properties Minimum Maintenance Standards Bylaw No. 6498, 1998.”

Amended by
Bylaw No.
7215, 2008

2. “Protected Heritage Property” means a property in the City of New Westminster that is protected by: 1) municipal heritage designation; 2) a heritage conservation area.

Amended by
Bylaw No.
7215, 2008

3. Every protected Heritage Property shall comply with the minimum maintenance standards as set out in Schedule “B”, which is attached to and forms part of this Bylaw.

ADOPTED September 14, 1998

Schedule "A" deleted

SCHEDULE "B"
MINIMUM MAINTENANCE STANDARDS
BYLAW NO. 6498, 1998

A Bylaw to establish minimum maintenance standards
for protected heritage properties

1. Introduction

Protected Heritage Properties require a reasonable level of maintenance to be effectively retained. The purpose of the standards is to ensure that the significant deterioration does not jeopardize the life of the building.

The maintenance of a protected heritage property is the responsibility of the owner. The owner may need to obtain a heritage alteration permit, building permit or other approval from the City, depending upon the extent and type of work to be done. This may include referral to the City's Community Heritage Commission for evaluation.

2. General Maintenance

Protected heritage properties shall be maintained in good repair. Original exterior features shall be retained, when possible. When replacement is necessary, new materials shall replicate the original in terms of design, colour and texture.

3. Weather & Infestation

Protected heritage properties shall be maintained so as to reasonably prevent, or effectively retard damage from the elements. This includes, but is not limited to, preventing water penetration and excessive damage to materials from the wind, sun and infestations.

4. Painting

Protected heritage properties shall be painted as necessary to protect exterior finish materials. Changes to the exterior finish of buildings or structures, including colour changes, require a Heritage Alteration Permit. New exterior colours and colour placements shall be in keeping with the period and style of the building. In considering the issuance of said permit, the City shall consider only the appropriateness of the colours to the general period and style of the building.

In considering the issuance of said permit, the City shall consider only the appropriateness of the colours to the general period and style of the building. This is intended to maximize the range of colour options available to owners.

5. Structural Integrity

Buildings and their structural members shall be maintained in good repair and in a manner that provides sufficient structural integrity so as to sustain safely its own weight and any additional loads and influences to which it may be subjected through normal use.

6. Extended Periods of Disuse

Protected heritage properties to be left unoccupied for 15 days or longer during construction or other redevelopment of the site, shall be secured to minimize the potential for vandalism and theft. At the minimum, this shall include:

- (a) all points of entry to be secured; and
- (b) posting a sign, available free of charge from the development Services Department, that reads substantially as follows:

PROTECTED HERITAGE SITE
No Vandalism or Removal of Materials.
(Maximum individual penalty: \$50,000 and 2 years imprisonment)

In addition to the above, when a protected heritage property is to be left unoccupied for 45 days or longer, windows shall be covered to prevent window breakage and other acts of vandalism to the satisfaction of the Director of Development Services.

7. Enforcement

Failure to comply with these Minimum Maintenance Standards may result in an application by the City to the Supreme Court for an order for compliance or restoration under section 979 of the Municipal Act.