

Heritage Protection

Heritage conservation is an ongoing effort achieved by managing change. Heritage conservation tools are available to municipalities through the *Local Government Act*. Some tools enable the City to provide incentives to property owners in exchange for exterior restoration and long-term legal protection of a property. Other tools delay the demolition of a property to enable the City and owner to discuss options for retention.

There are generally two levels of heritage protection in New Westminster: Heritage Conservation Areas and Heritage Designations (which are often achieved through a Heritage Revitalization Agreement).



Heritage Designation may be applied to an individual property anywhere in the city. It is long-term legal protection that generally only allows changes to the property for conservation purposes. The City typically uses **Heritage Revitalization Agreements (HRAs)** to achieve Heritage Designation.

A Heritage Conservation Area (HCA) applies to a distinct and identifiable neighbourhood, characterized by its historic value. Queen’s Park is currently the only neighbourhood in the city designated as an HCA. Each property in the Queen’s Park neighbourhood is in one of two categories: Non-protected and Protected.

Comparing Queen’s Park Heritage Conservation Area Categories and Typical Heritage Revitalization Agreements

| Provisions | Heritage Conservation Area Non-protected Category | Heritage Conservation Area Protected Category | Heritage Designation (Through a Heritage Revitalization Agreement) |
|--|---|---|---|
| Is demolition allowed? | Yes | It would be considered: the approval of demolition would be conditional based on an evaluation of three factors: 1) heritage value, 2) development potential, and 3) condition. | No |
| Could additional floor space be added to the building? | Yes, anywhere, up to the zoning maximum of 0.5 FSR. | Yes, with permit for design review, up to the zoning maximum of 0.7 FSR. | Yes, through the HRA process, FSR including and greater than 0.7 would be considered. |
| Is there design review for the construction of a new building? | Yes | Yes | Yes |

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|---|---|--|---|
| What design guidelines must be met for existing buildings? | None. | Must meet design guidelines in the HCA acceptable or recommended categories. | Must meet guidelines equivalent to the HCA recommended category. |
| Is full restoration of the building required? | No | No | Yes |
| Could a laneway or carriage house be built on the lot? | Yes | Yes | It would be considered and could require an HRA amendment. |
| Could a secondary suite be added to the house? | Yes | Yes | It would be considered. |
| Is a Heritage Alteration Permit required for changes to the exterior of the building? | No | Yes, for changes to the front, sides, or visible roofline. Not required for the back. | Yes, for all changes anywhere on the building. |
| Is a permit required for regular maintenance like re-roofing, re-painting, or replacing rotted deck boards? | No | No | Yes |
| Are there restrictions on a building's exterior paint colour? | No | No | Yes |
| Could the windows and doors be replaced? | Yes | Only if they are beyond repair, and design review and permit required. | Only if they are beyond repair, and they would have to be replaced with replicas. |
| Could a porch or deck be added to the building? | Yes | Yes, with a permit for design review for a porch/deck added to the front or sides of the building. | It would be considered. It would require a permit and possibly an HRA amendment. |
| Is a Heritage Alteration Permit required for interior changes? | No | No | Sometimes |
| Is a Heritage Alteration Permit required for changes to landscaping? | No | No | Sometimes |
| Do permit applications require community review? | No | No | Yes, in most cases |
| Do permit applications require review by City committees? | No | No | Yes |
| Does the property have access to zoning incentives? | No | Yes | Only if full heritage conservation (restoration) work is undertaken. |

HRAs in Queen's Park

The Heritage Designation achieved through an HRA offers a higher level of protection than the Heritage Conservation Area. This means that someone with a property in the Protected Category can still apply for an HRA, and would receive greater benefit than what would be offered through the incentives program.

