



What is the Queen's Park Heritage Conservation Area?

The Heritage Conservation Area (HCA) provides both long-term heritage protection and design control for new construction. The HCA has two protection categories based on the age of the house and a third category based on age as well as lot and house characteristics. The purpose of the Queen's Park HCA is to minimize the loss of historic houses and street character, while ensuring any new builds are appropriate to the existing character of the neighbourhood.

What does this mean for my house?

If you would like to make a change to your house or property, you may need a Heritage Alteration Permit (HAP). Information about the three protection categories and the kinds of work that requires an HAP in each category is found on the following page.

What is a Heritage Alteration Permit and why do I need one?

In the HCA, proposed changes must be respectful of the existing heritage character of the house and neighbourhood. HAPs are

the City's tool to ensure respectful changes. Work proposed in HAPs must be consistent with the Queen's Park Heritage Design Guidelines. HAPs are an additional level of permitting and do not replace the need for a building permit, zoning analysis, and any other permits that may be required.

How do I apply for an HAP?

If you have a house in Queen's Park and are considering changes to your property, call the Planning Division. Staff will help you determine whether an HAP will be required and what the submission requirements will be.

The HAP application form is available at:
www.newwestcity.ca/heritage/heritage-and-development.

HAPs are reviewed by the Planning Division, and issued by the Director or Development Services. The City may deny an HAP if it is inconsistent with the guidelines.

What are my next steps if I receive an HAP?

If you receive an HAP, then you can apply for a building or any other additional permits that may be required.

Is there an application fee?

There is no application fee for HAPs for renovations, but there is an application fee for HAPs for demolition and new construction. Please contact the Planning Division for the application fee.



Heritage Conservation Area Protection Categories

Older houses in Queen’s Park are in the Advanced (protected) category and more recent houses are in the Limited (non-protected) category. The Special Limited (study) category addresses properties which would be in the protected category, based on their age, but whose lot or house characteristics may not allow for the property owner to realize the development entitlements associated with the zoning of the property.

Advanced (protected)	Special Limited (study)	Limited (non-protected)
<p>Houses built in 1940 or earlier and houses already designated or listed on the Heritage Register.</p> <hr/> <p>Heritage Alteration Permit required for:</p> <ul style="list-style-type: none"> • Changes to the front or sides of house including addition of floorspace, changes to windows or doors, addition or removal of porches or verandahs, and change or removal to other major features. • Changes to the roof form which would be visible from the street; • Demolition of house; • Construction of a new main house, laneway house or carriage house; and • Subdivision or consolidation of lot. 	<p>Houses built in 1940 or earlier, not designated or on the Register, with at least one of these characteristics:</p> <ul style="list-style-type: none"> • Less than 30 feet of lot frontage; • Less than two full storeys (above or below ground); or • More than 75% of the allowable site coverage and less than 75% of the allowable floor space. <hr/> <p>Heritage Alteration Permit required for:</p> <ul style="list-style-type: none"> • Demolition of house; • Construction of a new main house, laneway house or carriage house; and • Subdivision or consolidation of lot. <p><i>If you would like to confirm whether your property is in this category, please contact Britney Quail at bquail@newwestcity.ca</i></p>	<p>Houses built in 1941 or later and those which have successfully applied for exemption, due to low heritage merit.</p> <hr/> <p>Heritage Alteration Permit required for:</p> <ul style="list-style-type: none"> • Construction of a new main house, laneway house or carriage house; and • Subdivision or consolidation of lot.

Special Limited Category

For a two year period, further site-specific economic analysis will be undertaken on the properties within this category. Properties in the Special Limited

category will be reclassified as either Advanced (protected) or Limited (non-protected), based on a detailed analysis of the heritage, economic, and renovation potential of each property.

After the review, the HCA and related bylaws will be amended to discontinue the Special Limited category.