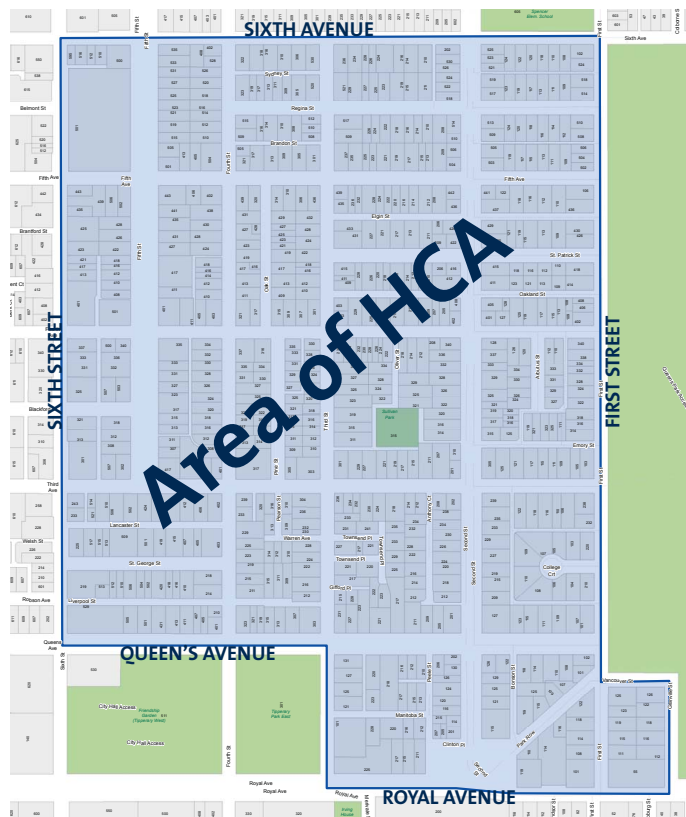


Properties in the RS-1, RS-2, RS-5 and RS-6 zones in the Queen's Park Neighbourhood are now subject to a Heritage Conservation Area (HCA), which includes new building regulations. The HCA has two protection categories based on the age of the house and a third category based on age, as well as lot and house characteristics. 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 work that requires an HAP is found on the following page.



Properties zoned institutional, commercial, multiple dwelling (RM), and duplex (RT) are not subject to the new regulation. Some properties in the neighbourhood are multi-family uses but on RS zoned lots. Please contact the Planning Division to confirm a property's zoning.

Heritage protection in a Heritage Conservation Area (HCA) is managed through Heritage Alteration Permits (HAPs). When an activity requires an HAP, it does not mean that the activity is prohibited. It means that the change must be consistent with a set of design guidelines. These guidelines will ensure the change is respectful of existing heritage character. If work is proposed on a house, the manner of alteration is subject to the City's approval. The City may deny an HAP if it is inconsistent with the design guidelines.

An HCA is an additional step in the existing permitting process and all relevant City-wide regulations and policies (like the Zoning Bylaw) continue to apply. The HCA does not remove development entitlements (floor space) associated with zoning. Protection in the HCA does not designate houses as Heritage Houses. Heritage Designation is still available to property owners looking to voluntarily increase protection on their house. Heritage Revitalization Agreements (HRAs) are still available to property owners looking to restore and increase protection on their house in exchange for possible development allowances for additional height, density, or a reduction in parking.

Over the next year, the City will be exploring possible incentives for protected houses (e.g., additional density). Watch for future invitations for public consultation activities.

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 residential building; 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 residential building; 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 residential building; 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 Heritage Conservation Area and related

bylaws will be amended to discontinue the Special Limited category. Owners of properties in this category will be contacted in early 2018.

Frequently Asked Questions about the Heritage Conservation Area (HCA)

Does heritage protection freeze an area and prevent change and development from occurring?

No. The policy does not prohibit change, but rather regulates it to ensure compatibility with the character of existing houses and streetscapes in the neighbourhood. The activities regulated by Heritage Alteration Permits (HAPs) are those which are deemed to have a significant impact on the character of a house. When an activity requires an HAP, it does not mean that the activity is prohibited. It means that the design of the change would be required to be consistent with the Queen's Park Heritage Design Guidelines and must be approved by the City.

Can a house in the Heritage Conservation Area be demolished?

Yes. HCAs are designed to encourage the preservation of the buildings within that area. However, an owner always maintains their right to apply to the City to demolish or make a change to a building on their property. As such, there are conditions under which the demolition of a protected building would be permitted. Additionally,

the proposed HCA includes a category of properties (Limited or non-protected) which are exempt from heritage protection provisions and therefore may be demolished. New houses built in their place would be required to comply with the design guidelines as well as zoning to ensure the design of the new house is compatible with the surrounding neighbourhood character.

Could an owner apply to opt out of this system entirely?

No. Regardless of the protection category associated with a property, the design guidelines and regulation of lot subdivision or consolidation always apply. However, should an owner feel that the protection associated with their property is inappropriate, the owner could apply to the City to change their protection category.

Will the Heritage Conservation Area be listed on Land Title?

No, but if a property has a covenant, Heritage Designation or a Heritage Revitalization Agreement, that would show on Title, and those regulations take precedence over the HCA.

What are the next steps, now that the Heritage Conservation Area is approved?

The Implementation Work Plan will guide the two years following the implementation of the HCA. It includes a program for the exploration and implementation of zoning-based incentives for properties which would be protected by the HCA, and further study of the Special Limited category. A full review of the HCA policy would be started after it has been in place for two years.

Planning Division
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