

Attachment 1

Summary of Related City Policies and Regulations

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Queen's Park Heritage Conservation Area

A Heritage Conservation Area is a distinct neighbourhood, characterized by its historic value and heritage character, which is identified in a City's Official Community Plan (OCP) for heritage conservation purposes. The Queen's Park Heritage Conservation Area, the sole of its kind in New Westminster, was adopted in 2017. It is bounded by Sixth Avenue to the north and Royal Avenue to the south, Sixth Street to the west and Queen's Park to the east, and includes approximately 700 properties. The Heritage Conservation Area is an area management tool, which includes both heritage protection for the exterior (front, sides and roof visible from the street) of pre-1941 existing buildings, and design control for new construction. This is facilitated through Heritage Alteration Permits (HAPs) and design guidelines. There is also an incentive program for Protected properties (of which there are approximately 300) in the area's zoning which provides an increase in allowable floor area and flexibility for laneway and carriage houses.

Heritage Revitalization Agreements

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

The City has a Heritage Policy for the Use of Heritage Revitalization Agreements which was adopted in 2011. Per the policy, when Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. Lot size, density, and siting or massing elements may be considered for relaxation, and the Official Community Plan (OCP) land use designations permit consideration of other higher density housing forms. Typically, the public benefit is considered to be the legal protection of a property through a Heritage Designation Bylaw and exterior conservation. HRAs are an important and successful component of the City's heritage program. They are the primary method through which Heritage Designation is secured.

Heritage Designation Bylaw

A heritage property which is the subject of an HRA is also protected by a Heritage Designation Bylaw. A Heritage Designation Bylaw is a form of land use regulation that

places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Heritage Designation is a stronger form of heritage protection than that provided by the Heritage Conservation Area.

Heritage Register

A heritage asset which is protected by a Heritage Designation Bylaw is also listed on the City's Heritage Register. The Heritage Register is an official list of properties identified by the City as having heritage value. The City created a Heritage Register in 1994 and currently has over 200 properties listed, which include single family dwellings (the majority of listings), commercial buildings, parks, roads and a tree. A property, building or feature may only be added or removed from the Register by order of Council.

The Heritage Register is used to identify heritage assets in the city, both those that have been legally protected through Designation, and those that are not legally protected but have heritage merit. It is also a planning tool through which the City can work with property owners to identify opportunities for retaining buildings with heritage merit. Beyond the advantage to the community of protecting the city's heritage, property owners may also benefit directly from retaining a heritage building. For example, properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act.

Heritage Policy for the Use of HRAs

The City's Heritage Policy for the Use of HRAs was adopted in 2011 and provides a framework for the use of HRAs in the city. Based on the principle to preserve and encourage the rehabilitation of valued heritage resources using a clear HRA policy, the key elements of the City's current policy are that HRAs should:

- be integrated with other important City policies and priorities (specifically the OCP and strategies related to housing);
- balance development benefits with community benefits;
- have a clear application process;
- include methods for accountability in construction; and
- meet the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

The policy has established a strong foundation of practice over the past twelve years, and continues to guide large-scale HRA applications (which are outside of the scope of the HRA Refresh project). The Principles proposed for the HRA Refresh would build on, rather than replace, those above.

Heritage Related Design Guidelines

Council endorsed the *Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the *Standards and Guidelines* is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.