

Appendix C

Additional Information on Policy and Regulations

Heritage Designation Bylaws

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. It is the primary tool for restriction of demolition and can deny future development, even if otherwise allowable under the Zoning Bylaw. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled to the property owner, but may be requested of Council. In New Westminster, properties which are subject to an HRA are required to be protected with a Designation Bylaw.

Queen's Park Heritage Conservation Area

A Heritage Conservation Area is a distinct neighbourhood, characterized by its historic value, which is identified in a City's Official Community Plan (OCP) for heritage conservation purposes. The Queen's Park Heritage Conservation Area was adopted in 2017 and includes single-detached dwelling properties south of Sixth Avenue, north of Royal Avenue, west of Sixth Street and east of Queen's Park.

The Queen's Park Heritage Conservation Area is a lower level of heritage-related protection than individual property Heritage Designation Bylaws. Rather, the Heritage Conservation Area is an area management tool, which includes both heritage protection for the exterior of existing buildings, and design control for new construction. The goal of a Heritage Conservation Area is to allow change, but ensure the change is respectful of existing heritage character. Like Designation Bylaws, Heritage Alteration Permits (HAPs) are used for managing change.

Development Entitlement (Zoning)

The Heritage Conservation Area provides a layer of regulation in addition to that of the OCP and the Zoning Bylaw, which apply to all properties in the Area. All properties, protected or not, continue to have the same density entitlement as other properties in the same zoning district. If a Heritage Alteration Permit is required for construction activity, that permit governs design of the construction, not the density, number of units, height, setbacks or other elements detailed in the Zoning Bylaw. Heritage Alteration Permits cannot vary zoning (this is only available through a rezoning or a Heritage Revitalization Agreement).

Incentive Program

During the process of creating the Queen's Park Heritage Conservation Area, neighbourhood property owners raised the issue of potential impacts to the area's property values. At that time, the City engaged an economic consultant who identified possible impacts, and mitigation options. The incentives program framework subsequently endorsed by Council in May 2018 was based on these recommendations and feedback from City committees.

The framework includes items implemented in the short (2018), medium (2018-2021), and long term (2023+).

The five short term incentives were adopted:

- Increased density (0.2 floor space ratio) for the principal building;
- Building Code alternate compliance options for the principal building;
- More achievable laneway and carriage house density;
- Relaxations for laneway and carriage house design; and
- Servicing upgrade relaxations when building a laneway or carriage house.

The seven medium term incentives were adopted:

- Refined evaluation checklist for removal
- Expedited permit process
- Added services for owners
- Support of Development Variance Permits

The two long term incentives (heritage grants and interpretive signage) have been integrated into appropriate departmental work plans for the next five years.