

## Attachment A

### *Policy and Regulations Summary*

## **ATTACHMENT A: POLICY AND REGULATIONS SUMMARY**

### **50 Years and Older Heritage Review Policy**

The City's heritage review policy is that demolition applications for a building or structure older than 50 years is automatically forwarded to the Planning Division for review, and may be referred to the Community Heritage Commission (CHC) for comment if it is deemed by the Planning Division to have sufficient heritage significance.

### **Heritage Resource Inventory**

The Inventory is an informal listing of historic New Westminster properties and was the City's first step to identify local heritage assets, and listing acts as a flag for potential heritage value in a property.

### **Temporary Protection Order**

A temporary protection order may be issued by Council for a property that is or may be considered to have heritage value sufficient to justify its conservation. This can include properties that are not listed on the Heritage Register. Without consent of the owner, a temporary protection order may only last 60 days, after which the requested demolition permit must be issued. Though, temporary protection may be extended with owner consent.

### **Heritage Designation**

A Heritage Designation Bylaw is a form of land use regulation that places long-term protection on the land title of a property and which is the primary form of regulation that can prohibit demolition. Provisions for the local government to place Heritage Designation Bylaws on properties are set out in Sections 611-613 of the Local Government Act.

Heritage Designation does not require owner consent. However, designation without consent of the owner means they are entitled under Provincial law to claim compensation for any reduction in the value of the property from the inability to achieve zoning-based entitlements.

### **Heritage Revitalization Agreement**

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.

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. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation Bylaw. In the City's *Policy for the Use of Heritage Revitalization Agreements*, lot size, density, and siting or massing elements may be considered for relaxation.