

Heritage Conservation Areas

City of New Westminster
Queens Park Working Group
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What's an HCA?

- Area designated in a municipal OCP
- Used to manage development in areas relatively rich in heritage resources
- Justification and permit guidelines in OCP
- Development, demolition and alteration require HAP
- Heritage site maintenance standards apply in HCA
- Optional “schedule” of heritage buildings that are “protected heritage property” under Part 27 of the LGA
- No compensation of owners required for any reduction in market value of property

What's the process?

- OCP amendment bylaw
- Public consultation in addition to public hearing
- Newspaper notice and individual notice to owners of “schedule” properties
- Public hearing
- 120 days of temporary protection after first reading of bylaw
- Notice to owners of “schedule” properties after adoption of bylaws

What's the HAP process?

- Alteration of property and subdivision in HCA require HAP unless it's an exempt type specified in the OCP
- HAP required for infill buildings unless exempted
- HAP conditions may deal with details of exterior design and finish, and landscaping
- HAP may be refused if alteration is inconsistent with purpose of the HCA
- However City must show applicant how to achieve maximum use/density permitted by zoning without doing the inconsistent alteration
- HAP may vary most Part 26 bylaws including DCCs (use and density variances still require an HRA)
- HAP issuance may be delegated to staff

What about the “schedule”

- List of specific properties
- Prior notice to owner
- Notice of heritage status in Land Title Office
- “protected heritage property” under LGA
- Eligible to apply for heritage property tax exemption s. 225 Community Charter
- Assessment Act = designated property
- Limits on BOV jurisdiction

Why use an HCA?

- Proactive: presumption is that a change will require a special heritage permit
- Enables attention to effect of infill buildings and alterations to context buildings, via HAP
- Brings site maintenance standards into force (otherwise applicable only to designated buildings and buildings subject to HRAs)
- No compensation liability for City

Any down side?

- Front-end cost to develop guidelines
- Administrative workload if exemptions not carefully thought through
- Additional time in building permit process to ensure consistency with HAP
- Potential duplication of DP requirement if not addressed in procedures bylaws
- Authorizing alteration by HAP where City is obliged to do so may implicate City in alterations that are undesirable
- Heritage site maintenance standards may be too onerous or irrelevant for “context” buildings
- Perception of reduced property value

Questions?

Bill Buholzer

buholzer@younganderson.ca