

# Proposed **Queen's Park** **Heritage Conservation Area**

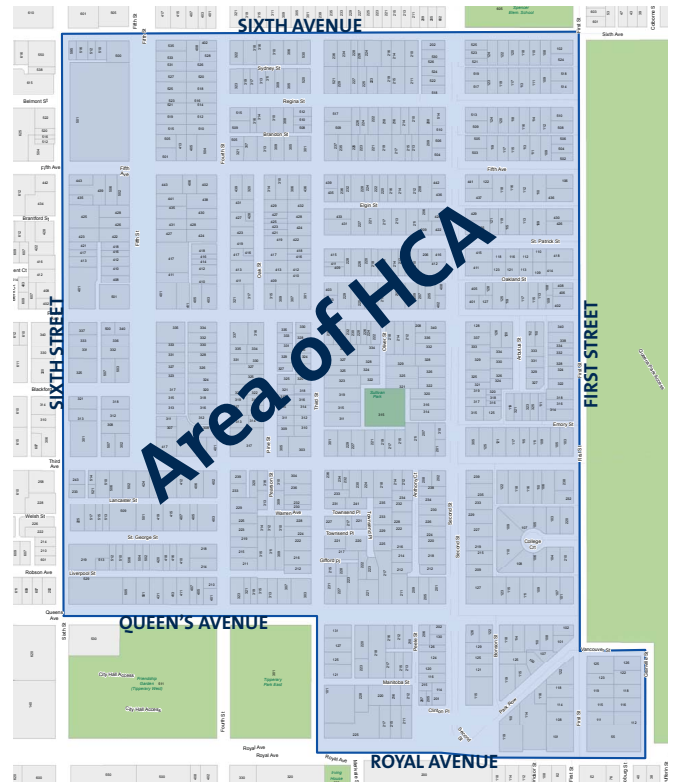
**MAY 2017**

The Queen's Park Heritage Conservation Area (HCA) is an area management tool which would include both heritage protection for existing buildings and design control for new construction. Heritage protection in an HCA is managed through heritage permits. When an activity requires a permit, it does not mean that activity is prohibited, rather that the change needs to be consistent with a set of design guidelines. This will ensure the change is respectful of existing heritage character. The HCA would not include a Schedule of legally protected properties and, therefore, would provide a lower level of heritage- protection than individual property Heritage Designation. Protection in a Heritage Conservation Area would not Designate houses as Heritage Houses.

An HCA provides an additional permitting layer to that of the City's Official Community Plan and the Zoning Bylaw, which would continue to apply to all properties along with other city-wide policies and bylaws. The HCA would not remove development entitlements associated with zoning, though the manner in which properties would be altered would be subject to the City's approval. Design control over entirely new construction would apply to any property in the area, if the level of heritage protection assigned to that property allowed the owner to replace an existing

building.

Through the policy creation process with the community, the following classification system below was developed. The neighbourhood's older houses would be in the protected category and more recent houses would be in the non-protected category. A special study category was also developed to address properties who 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 zoning.



# HERITAGE CONSERVATION AREA Protection Categories

Advanced (protected)	Special Limited (study category)	Limited (non-protected)
<p>Houses built in 1940 or earlier, and houses already listed on the Heritage Register.</p> <p><b>Heritage Permit required for:</b></p> <ul style="list-style-type: none"> <li>Additions to front or sides of house;</li> <li>Changes to roof form which would be visible from the street;</li> <li>Change of windows or doors to front or sides of house;</li> <li>Addition or removal of porch or verandah to front or sides of house;</li> <li>Removal or change of major features on the front or sides of house;</li> <li>Demolition of house;</li> <li>Construction of a new main house, laneway house or carriage house;</li> <li>Subdivision or consolidation of lot</li> </ul>	<p>Houses built in 1940 or earlier, not on the Register, with at least one of these characteristics:</p> <ol style="list-style-type: none"> <li>Less than 30 ft of lot frontage;</li> <li>Less than two full storeys (above or below ground);</li> <li>More than 75% of the allowable site coverage and less than 75% of the allowable floor space.</li> </ol> <p><b>Heritage Permit required for:</b></p> <ul style="list-style-type: none"> <li>Demolition of house;</li> <li>Construction of a new main house, laneway house or carriage house;</li> <li>Subdivision or consolidation of lot.</li> </ul>	<p>Houses built in 1941 or later, and those which have successfully applied for exemption due to low heritage merit.</p> <p><b>Heritage Permit required for:</b></p> <ul style="list-style-type: none"> <li>Construction of a new main house, laneway house or carriage house;</li> <li>Subdivision or consolidation of lot.</li> </ul>

## EXAMPLES OF ACTIVITIES FOR WHICH A HERITAGE PERMIT WOULD NOT BE REQUIRED:

- Changes to the interior of a house;
- Changes to the rear of a house;
- Additions to the rear of a house;
- Changes to or construction of a detached garage;
- Changes to or construction of a shed;
- Changes to yard or landscaping\*, unless as part of new construction;
- Regular maintenance on the front or sides of a house (includes repair of aging siding or decking);
- Painting;
- In-kind replacement of siding, stairs, rails, etc.);
- Reroofing.

*\*planting and removal of trees subject to the City's Tree Protection and Regulation Bylaw*

## INCENTIVES

Should the Heritage Conservation Area be implemented, the City would launch a program to explore zoning-based incentives with the community. It is likely that these incentives would apply to properties in the Advanced (protected) category. Incentives could take the form of additional density for either a main house or laneway or carriage house (if Council approves this housing form later this year), bonus basement density or additional units in large homes. Further options would be explored as part of the Incentives Review Program.

## SPECIAL LIMITED CATEGORY

This category would remove some of the permit requirements from pre-1941 properties with specified site characteristics. For a two year period, until a formal review of the policy has been conducted, further site - specific economic analysis would be undertaken on the properties within this category. Prior to the formal policy review, properties in this Special Limited category would either 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 would be amended to discontinue the Special Limited category. If you think your home is in the Special Limited category and you would like to learn more, please contact Britney Quail (please see the next page for contact information).

## HERITAGE CONSERVATION AREA Q & A

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

No. The policy would not prohibit change, but rather regulates it to ensure compatibility with the character of existing houses and streetscapes in the neighbourhood. The activities which would be regulated by permits would be those which are deemed to have a significant impact on the character of a house. When an activity requires a permit, it does not mean that activity is prohibited, rather that the design of the change would be required to be consistent with a set of design guidelines.

### 2. Could a house in the Heritage Conservation Area be demolished?

Yes. Heritage Conservation Areas are designed to encourage the preservation of the buildings within that area. However, an owner always maintains their right to



# HERITAGE CONSERVATION AREA Q & A

apply to Council 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 Heritage Conservation Area includes a category of properties (Limited or non-protected) which would be exempt from heritage protection provisions and therefore could be demolished. New houses built in their place would be required to comply with design guidelines as well as zoning to ensure the design of the new house is compatible with the surrounding heritage houses.

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

No. Regardless of the protection category associated with a property, the design guidelines for new builds, and regulation of lot subdivision or consolidation would continue to apply. However, should an owner feel that the protection associated with their property is inappropriate, the owner could apply to the City to increase or decrease their protection category. These applications would be evaluated based on the guidelines included in the Heritage Conservation Area policy.

### 4. Will the Heritage Conservation Area be listed on Land Title?

As no Schedule of legally protected properties is proposed to be included in the Heritage Conservation Area policy, no notices would be filed on the Land Title of properties within the Queen's Park neighbourhood. If a property already has a covenant, Heritage Designation or a Heritage Revitalization Agreement, which would show on Title, those regulations take precedence over the Heritage Conservation Area.

### 5. What are the next steps if the Heritage Conservation Area (HCA) is approved?

As part of the policy proposal, a work plan for the two years following implementation of the Heritage Conservation Area (HCA) has been developed by staff, and was endorsed by Council on Monday May 15, 2017. The Implementation Work Plan includes a program for the exploration and implementation of zoning-based incentives for properties which would be protected by the HCA, and a full formal review of the HCA policy after two years. It is projected, that, should the HCA be adopted in June 2017, the policy review would begin in the summer of 2019.

Additional background information on the policy proposal, and previous Council Reports are available online at the City's Queen's Park Heritage webpage: [www.newwestcity.ca/qpnhs](http://www.newwestcity.ca/qpnhs).

Alternatively, if you have any specific questions about the policy, please reach out to Britney Quail, Heritage Planning Analyst. T 604.527.4621 | E [bquail@newwestcity.ca](mailto:bquail@newwestcity.ca)