

# Welcome!

*We will be starting the Hammond Heritage Character Area  
Workshop in a couple of minutes!*



# Hammond Heritage Character Area Process

Property Owners Workshop

May 19, 2021



# Agenda

Total Time 1.5 hours

## **Introduction - 7:00pm – 7:20pm**

- Housekeeping
- Project Recap
- What We Heard – Survey Results and Workshop comments

## **Guided Discussion – Heritage Conservation Tools - 7:20pm – 8:00pm**

- Heritage Zoning
- Heritage Conservation Area
- Financial Heritage Incentives

Participation through polls, the chat, and talking!

## **Motion Break- 5 m**

## **Open Discussion - 8:05pm- 8:20pm**


- Tell us what you think!

## **Wrap Up - Last 10 Minutes**

- Next steps
- PRIZE DRAW
- Wrap Up Information



# Before Getting Started

- Presentation slides are available on the website <https://www.mapleridge.ca/2531>
- Questions can be directed to:
  - [Krista Gowan](#)
  - 604-467-7402
  - [kgowan@mapleridge.ca](mailto:kgowan@mapleridge.ca)
- This meeting is not being recorded
- All questions and comments in the chat will be submitted as part of a consultation summary report to Council
- Respectful Discussion
- Test poll 





## Test Poll Question

***What is your preferred kind of cake?***

# What Are We Doing Tonight?

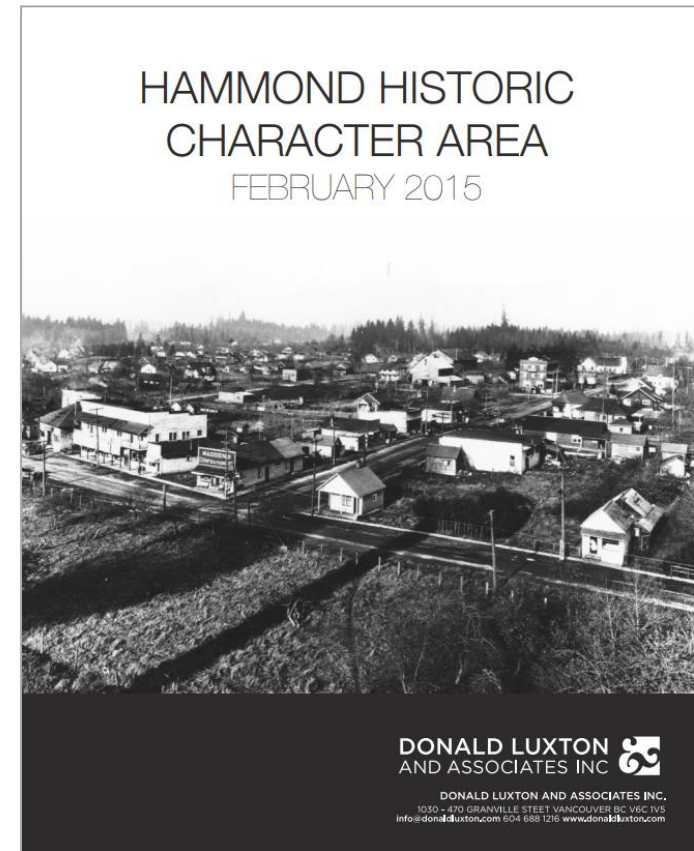
*Continuing to explore potential legislative and regulatory tools for conserving the heritage character in Hammond.*

# Why is the City doing this?

- ■ ■ From 2015-2016 the Hammond Area Plan process was underway.
- ■ ■ The predominant message heard from the community was the desire to retain the neighbourhood's heritage character.
- ■ ■ In January 2017, the Hammond Area Plan was adopted by Council.
  - As a result of the community feedback received during the Hammond Area Plan consultation, Policy 3-4 was created.
- ■ ■ Policy 3-4 is the commitment to come back to the community to explore potential legislation and regulatory tools for conservation of the Heritage Character Area.

# Hammond Heritage Character Area

- ■ ■ As part of the Hammond Area Plan process a study was undertaken to identify:
  - a concentration of heritage features within the original Port Hammond Township
  - the preliminary boundaries that would help define core area
- ■ ■ The study also identified properties that contributed to the character of the neighbourhood.





# Property Owner Workshop #1 Recap

- ■ ■ Project background and introduction of all Heritage Conservation Tools that are available to the community.
- ■ ■ Discussion on what characteristics are important to residents and what tools resonated with attendees / would like to learn more about.
  - The slides and a recording of the presentation (excludes any discussion) from the first workshop is available on the website at:  
<https://www.mapleridge.ca/2531>

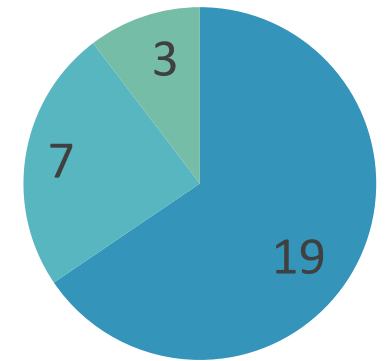
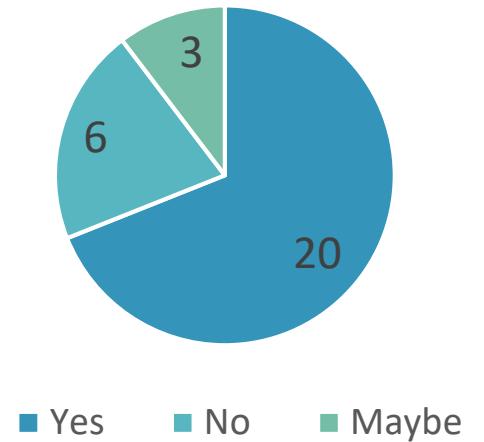
# What we heard- at the first workshop

- ■ ■ 15 people attended the first property owners workshop.
- ■ ■ 67% of participants were interested in learning more about a Heritage Conservation Area.
  - Mixed response to learning more about Heritage Zoning and Heritage Incentives
- ■ ■ What characteristics of Hammond are important to you?



# What we heard- the survey responses

- ■ ■ 29 people completed the survey.
- ■ ■ 68% of survey respondents thought conserving the heritage character of Hammond would benefit the community.
- ■ ■ 65% of survey respondents would like to see new buildings in Hammond be more compatible with the heritage character of the neighbourhood.



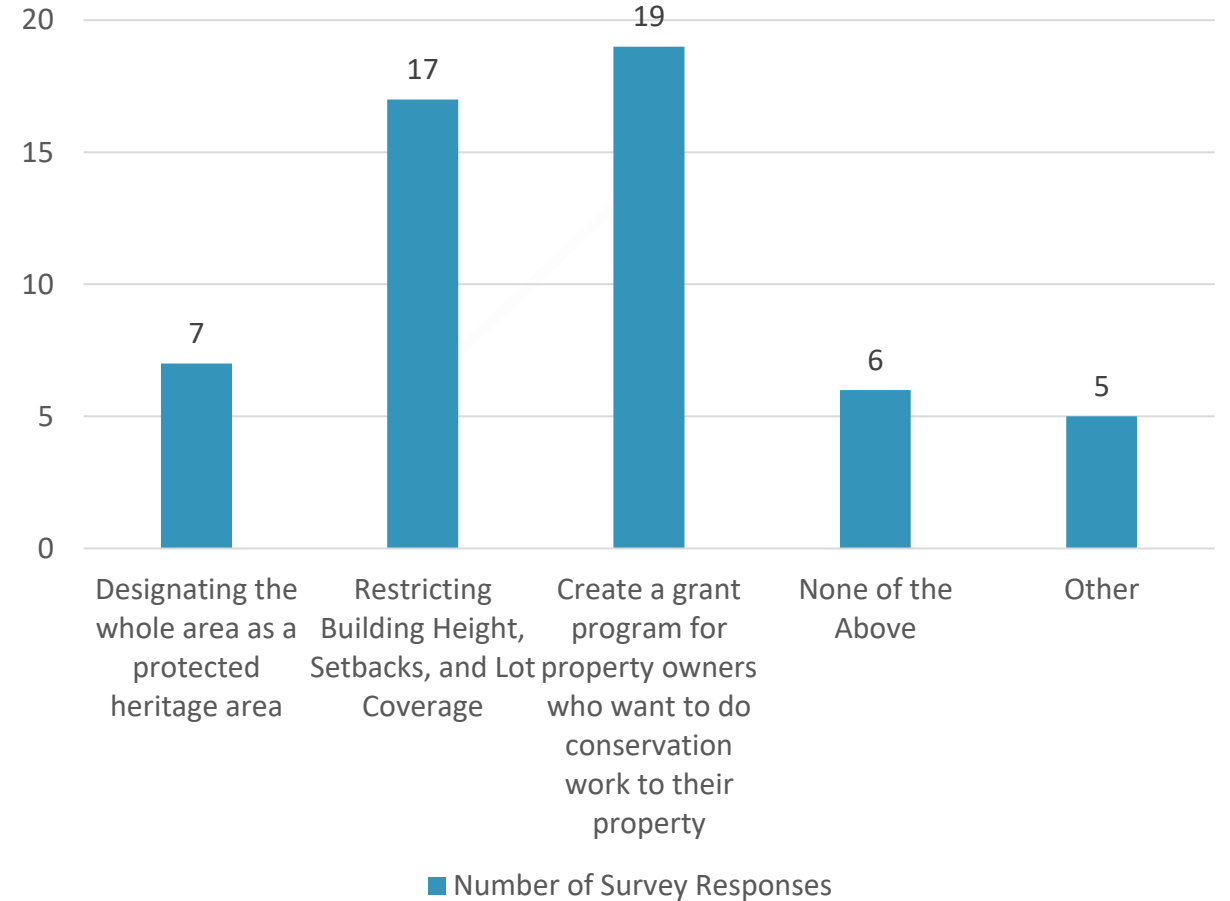
# What we heard- where we heard it

- ■ ■ Generally, survey respondents that live in the northern part of the Hammond Heritage Character Area believe conserving the heritage character of Hammond would benefit the community.
- ■ ■ 19 survey respondents (65%) put conserving Hammond's heritage character as either:
  - Extremely important (7 ); or
  - Somewhat important (12).



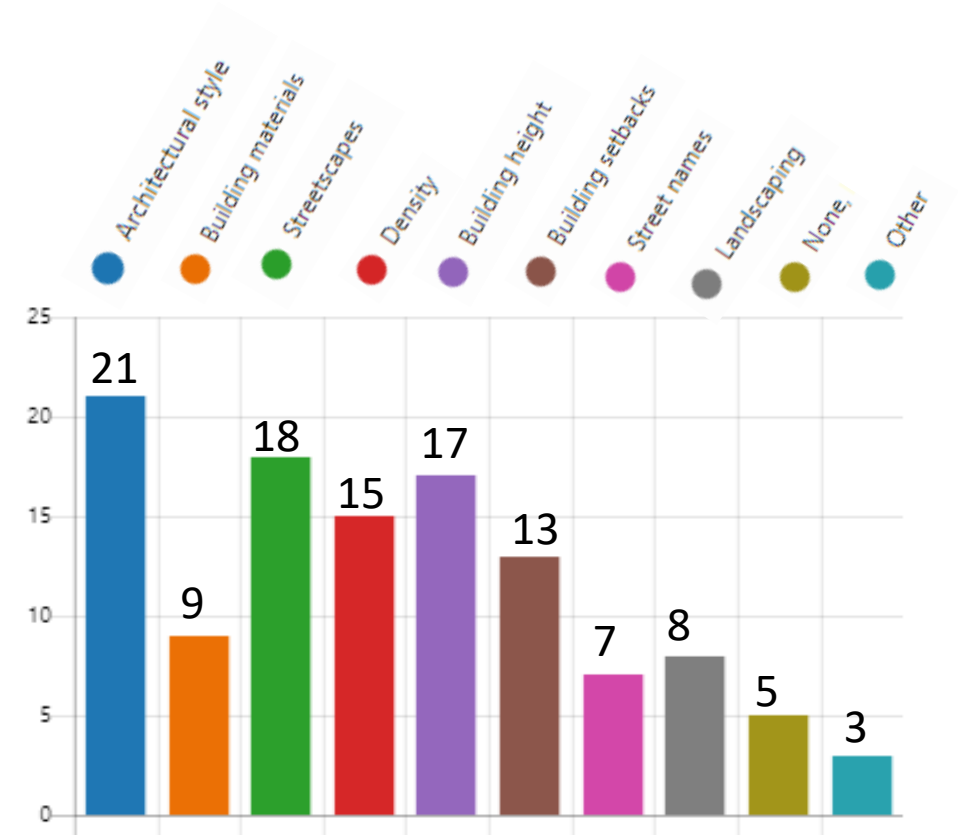
# What we heard- and need to explore further

- ■ ■ Majority of survey respondents thought creating a grant program for property owners who want to do the conservation work and restricting building height, setbacks, and lot coverage would better conserve Hammond's heritage character.



# What we heard- and need to explore further

- ■ ■ The top attributes that survey respondents thought contribute to Hammond's heritage character are:
  - Architectural Style
  - Streetscapes
  - Building Height





# Poll Question #1

How comfortable are you with planning terms such as “zoning” or “OCP designation”?

# Existing Regulations and Policies

- ■ ■ Official Community Plan – identifies land use designation (the type of use that is permitted on the property).
- ■ ■ The Hammond Area Plan is part of the Official Community Plan.



Official Community Plan (OCP) Designation  
Hammond Area Plan Designates this property  
“Single Family & Compact Residential”





# Existing Regulations and Policies

- ■ ■ The Official Community Plan specifies what Zone correlates with the land use designation.

Single  
Detached



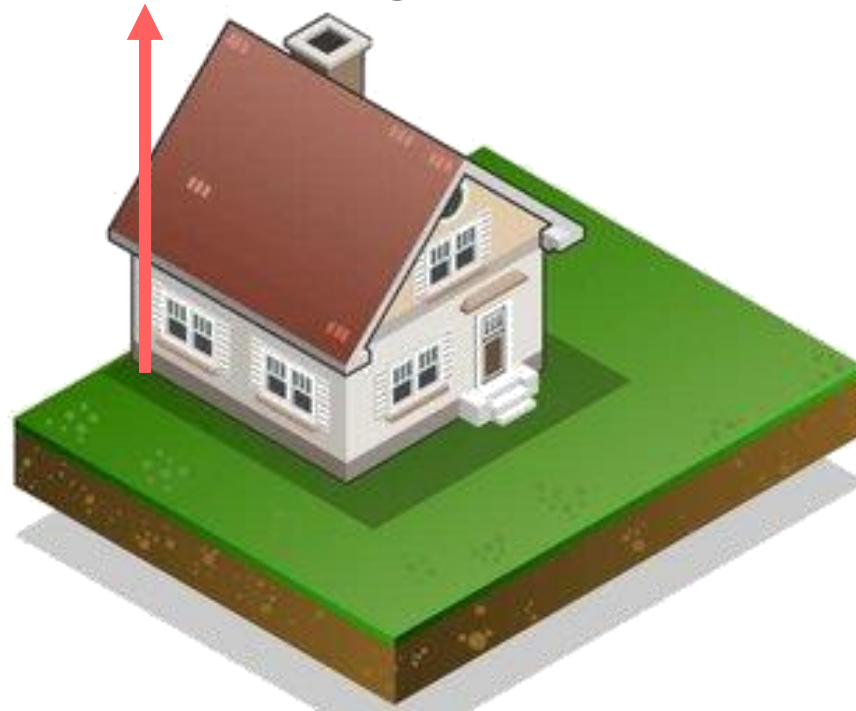
Ground Oriented  
Residential Infill  
(Triplex)

Official Community Plan (OCP) Designation  
Hammond Area Plan Designates this property  
“Single Family & Compact Residential”

# Existing Regulations and Policies

- ■ ■ Zoning– *specifies* the use and size regulations.

Height

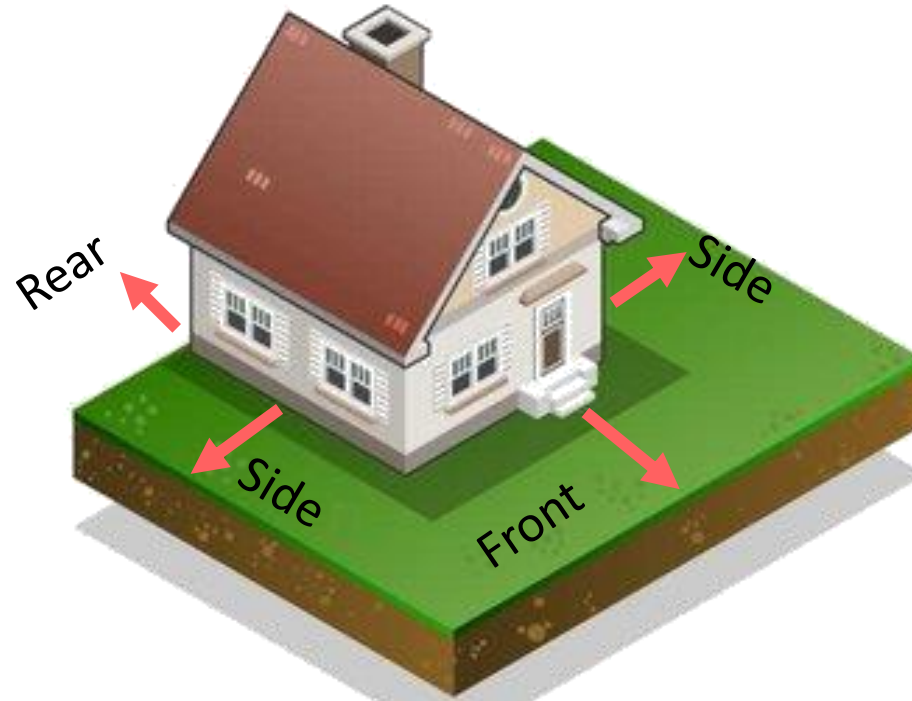


Official Community Plan (OCP) Designation  
Hammond Area Plan Designates this property  
“Single Family & Compact Residential”

# Existing Regulations and Policies

- ■ ■ Zoning– *specifies* the use and size regulations.

Height  
Setbacks



Official Community Plan (OCP) Designation  
Hammond Area Plan Designates this property  
“Single Family & Compact Residential”

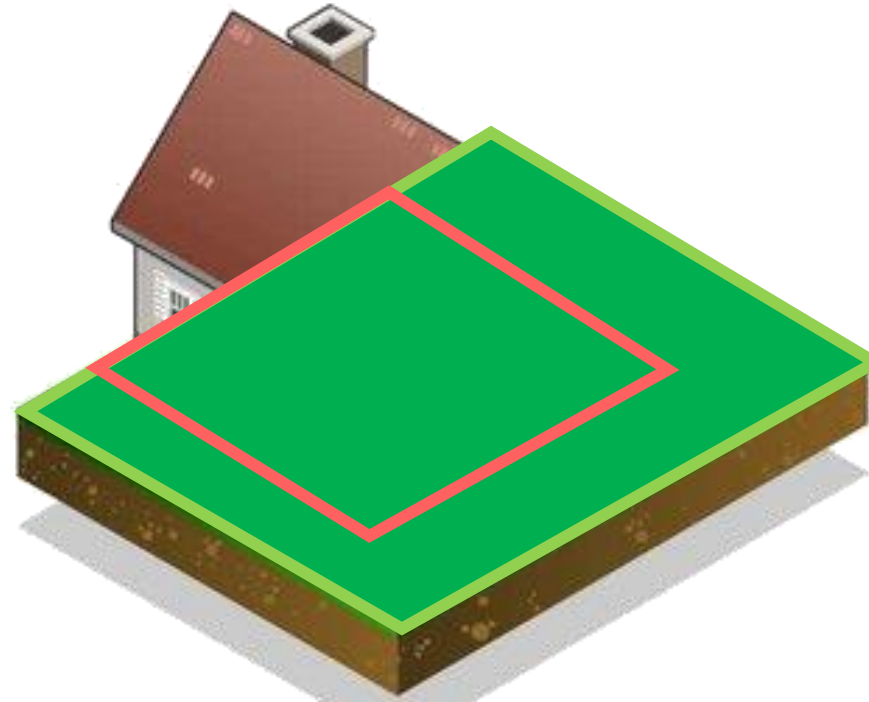
# Existing Regulations and Policies

- ■ ■ Zoning– *specifies* the use and size regulations.

Height

Setbacks

Lot Coverage



Official Community Plan (OCP) Designation  
Hammond Area Plan Designates this property  
“Single Family & Compact Residential”

# Existing Regulations and Policies

- ■ ■ What Existing Zoning Regulations Can Do

- ✓ Regulate the size and placement of the building and structures.

- ✓ *Regulate the size of the box and where the box should be located on the property.*



# Existing Regulations and Policies

- ■ ■ What Existing Zoning Regulations Can NOT Do

- X Create design guidelines for single detached homes

- X *Regulate what the box or the property looks like.*





## Poll Question #2

Do you care more about the size/  
placement of the box?

*or*

Do you care more about what the box  
looks like?



# *A Closer Look at Heritage Conservation Tools*



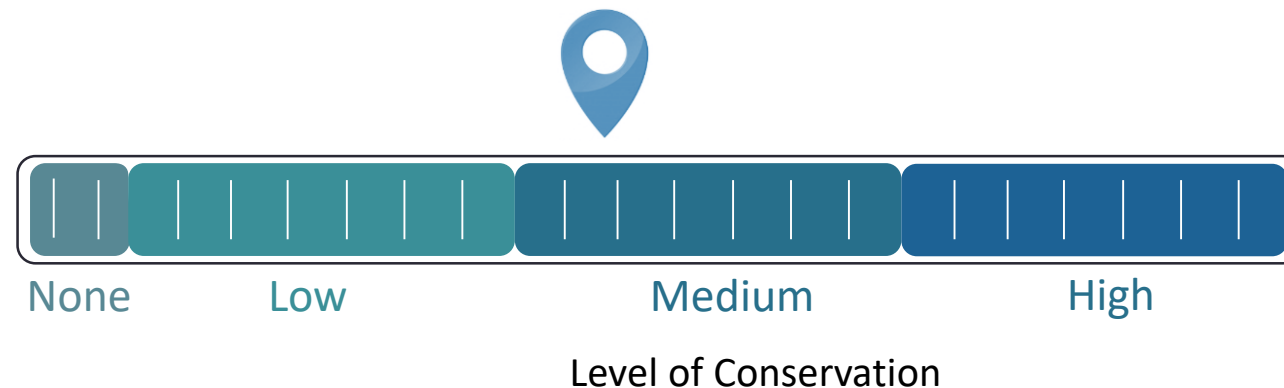
*Possible Conservation Tool*  
**Heritage Zoning**



*Possible Conservation Tool*

# Heritage Zoning

A Heritage Zone would regulate buildings and structures, identified within a heritage area, and may permit greater flexibility with uses (i.e. expanded residential, employment, and commercial uses) but possibly be more restrictive with lot coverage and building height.



# Heritage Zoning

- ■ ■ Every property already has zoning, which regulates the uses permitted on the property, the maximum height of buildings, and setbacks from the lot line.
  
- ■ ■ A Heritage Zone does not:
  - Stop demolitions
  - Regulate character (i.e. architectural features, materials)
  - Regulate streetscapes
  - Regulate Landscaping (trees)

*Possible Conservation Tool*

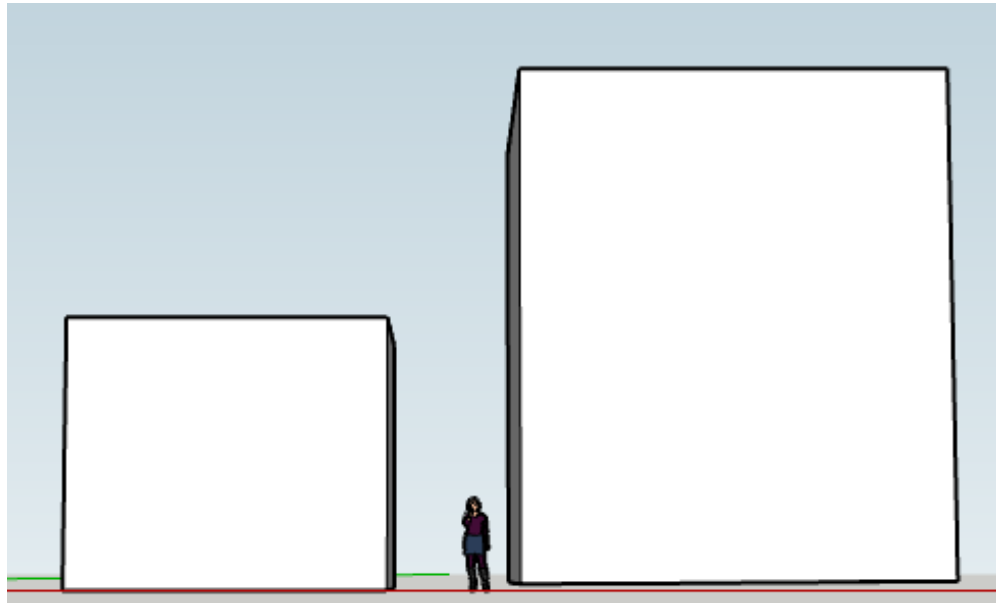
# Heritage Zoning

- ■ ■ The BIG question:

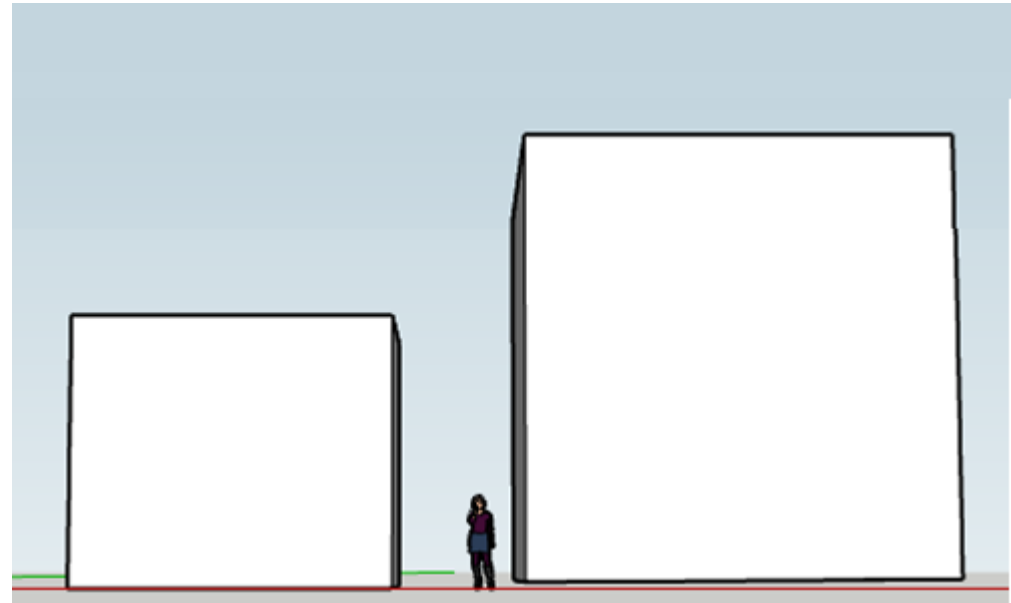
*Is regulating the size, placement, and appearance of the building an appropriate approach for the Hammond Heritage Character Area?*

*Possible Conservation Tool*

# Heritage Zoning



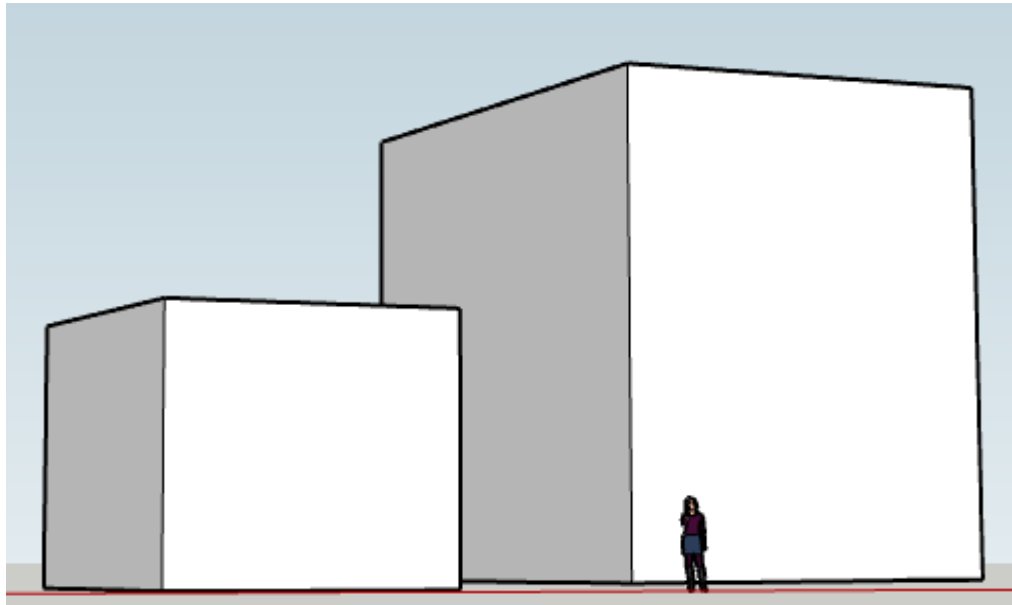
Example of existing building height



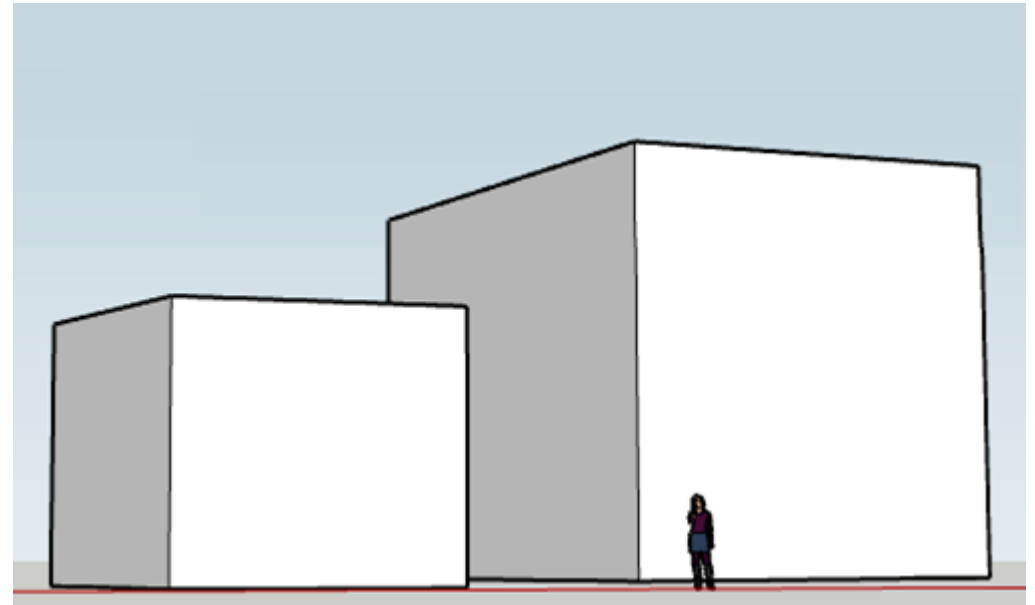
Example of reducing building height

*Possible Conservation Tool*

# Heritage Zoning



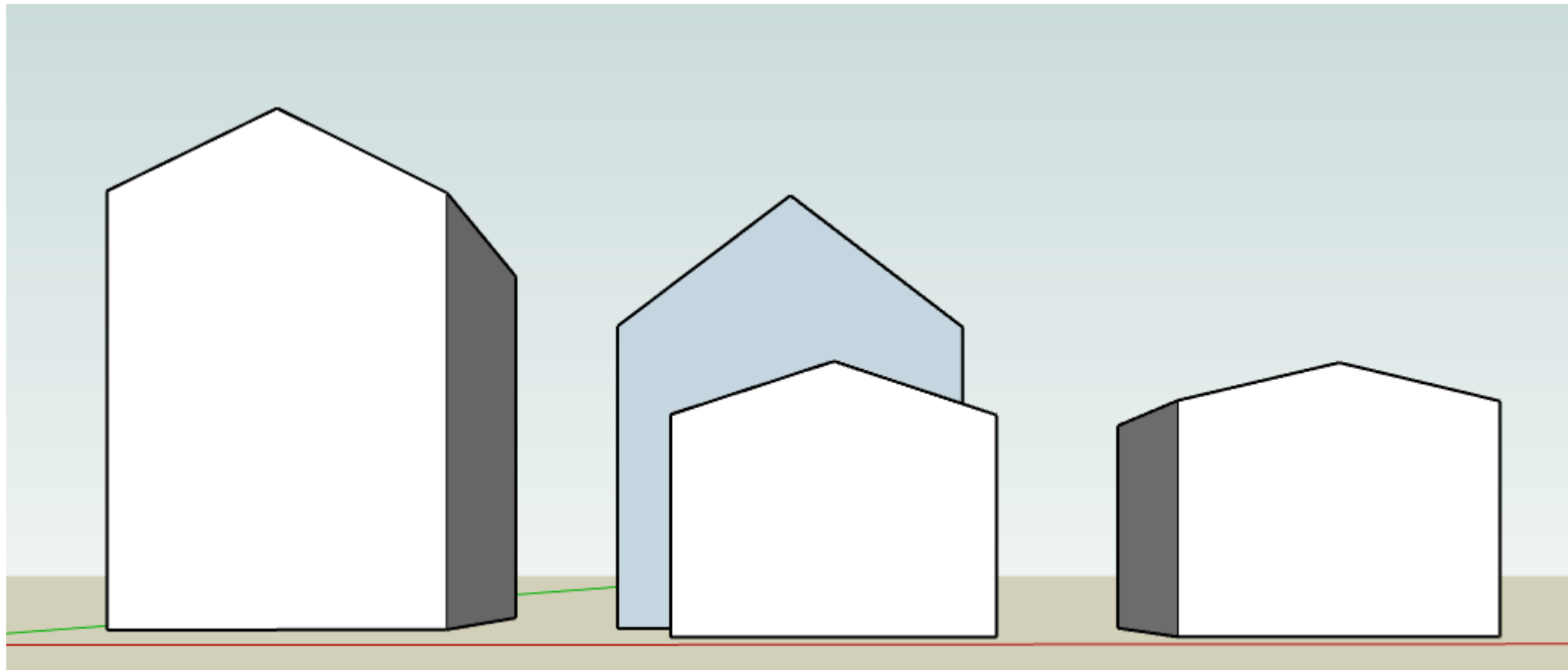
Example of existing building height



Example of reducing building height

*Possible Conservation Tool*

# Heritage Zoning





# Questions?

*Do you have any lingering questions about how Heritage Zoning may apply to the Hammond Heritage Character Area?*





## Poll Question #3

***When you hear the term “Heritage Conservation Area” do you think it means that everything is frozen in time ... forever?***

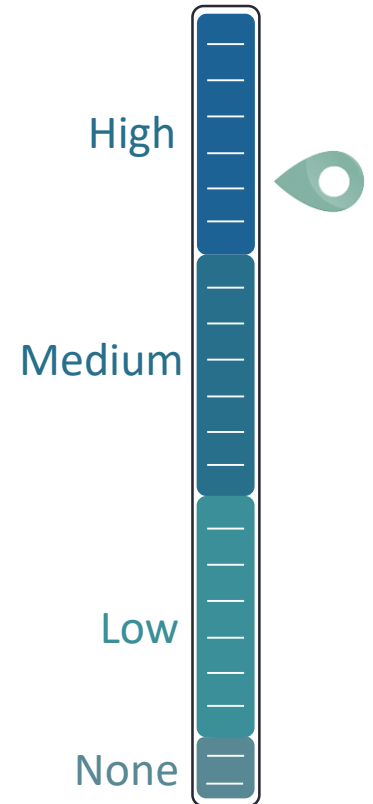
*Possible Conservation Tool*

# Heritage Conservation Area



# What do Heritage Conservation Area's Conserve?

- ■ ■ A Heritage Conservation Area is a distinct area with heritage character that is designated by Bylaw and identified in an Official Community Plan. The policies and design guidelines help manage change over a long period of time.
- ■ ■ What is conserved depends on what is determined to be significant to the character of the area and to the community.
- ■ ■ A Heritage Conservation Area can regulate the design and size of buildings.

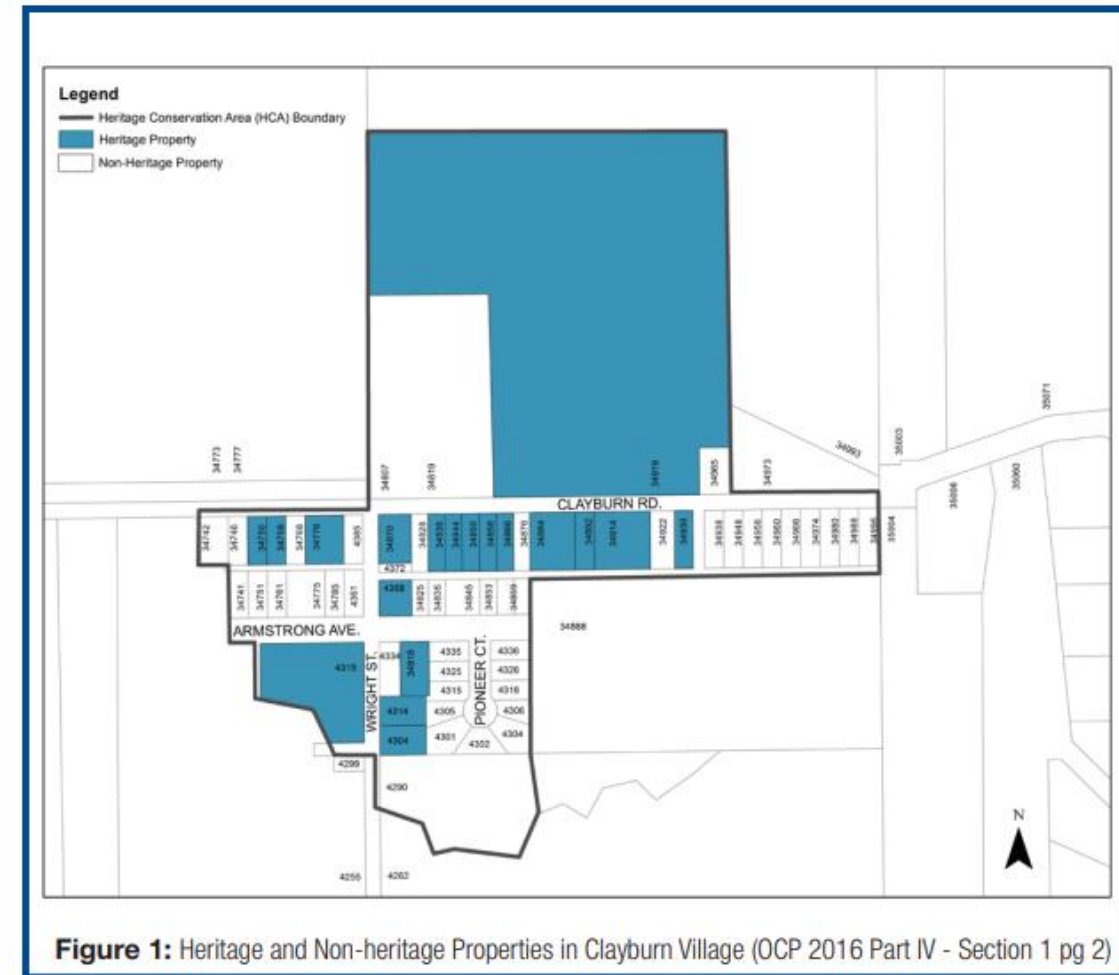


Level of Heritage Protection

## Possible Conservation Tool

# Heritage Conservation Area- How it Works

- ■ ■ A bylaw is passed identifying the boundaries and the properties that are designated and non-designated.
- ■ ■ Heritage designation registered on title of each property noted as “designated”.
- ■ ■ The Heritage Conservation Area plan (policies and design guidelines) is adopted into the Official Community Plan.



# Heritage Conservation Area- How it Works

- ■ ■ A Heritage Conservation Area plan includes policies and guidelines for:
  - Demolitions
  - New buildings
  - Exterior architectural features visible from the street(i.e. front doors)
  - Streetscapes (i.e. trees, drive way access)
- ■ ■ Often policies and guidelines are less restrictive for properties that are not heritage designated.
  - For example, demolition of a non-designated property is permitted. Or alterations that are visible from the street do not require a heritage alteration permit.

# Heritage Conservation Area- How it Works

- ■ ■ Often Heritage Alteration Permits are not required for:
  - Interior renovations
  - Exterior maintenance (i.e. re-painting)
  - Exterior repairs (i.e replacing rotted wood stairs with new wood stairs)
  - Landscaping that enhances the streetscape
- ■ ■ What does and does not require a Heritage Alteration Permit is unique to each neighbourhood.

The objectives of the Moody Centre Heritage Conservation Area are:

- to recognize and enhance the historic nature of Moody Centre for the benefit of present and future generations;
- to ensure that all building restorations, rehabilitations, renovations or alterations, and property development or redevelopment within the Moody Centre Heritage Conservation Area respects the history and enhances the heritage character and heritage value of Moody Centre;
- to promote conservation, restoration, and heritage sensitive rehabilitation and renovation of the heritage buildings in the Moody Centre Heritage Conservation Area;

In addition, all applications must conform to the Moody Centre Development Permit Area Guidelines (DPA 2). These guidelines provide specific advice on situations not covered under the Heritage Conservation Area Guidelines.

Pursuant to Section 972 and 973 of the Local Government Act, Heritage Alteration Permits will be issued by the City, subject to the terms and conditions considered necessary by Council, or its delegate, to carry out work that complies with the guidelines. In those instances where a Heritage Alteration Permit is refused and the refusal to issue a permit prevents the use of land that is allowed under the applicable zoning by-law, or the development of land to the density that is allowed under the applicable zoning by-law in respect of that permitted use, City Council, or its delegate, shall inform the applicant of the requirements or conditions under which the applicant's

A heritage alteration permit is not required for:

- Interior renovations, except those that affect structural integrity;
- Exterior maintenance and repairs that do not affect the heritage character of the area or heritage value of property, including repainting in identical colours or routine upkeep. Note: any alterations to windows, siding or architectural features will require a Heritage Alteration Permit;
- Landscaping that does not affect the heritage character of Moody Centre or the heritage value of the property;
- Construction and maintenance activities carried out by, or on behalf of, the City; or
- Regular and emergency City maintenance of municipal infrastructure conducted in a manner that is consistent with the objectives of the Heritage Conservation Area designation.

different zoning schedules. Any proposed work must conform to existing zoning. Special requirements related to heritage situations can be enabled either through Heritage Alteration Permits or Heritage Revitalization Agreements. In non-heritage developments, variances can be considered if they will improve overall conformance with the area's heritage character. In those cases where zoning requirements are considered for variance, the heritage character of the area will remain the primary concern.

(a) Rehabilitation of buildings and structures in the Moody Centre Heritage Conservation Area to accommodate the changing needs of residents and businesses is encouraged and should be done in a manner that respects the heritage character of the area and retains the heritage value of listed properties.

268 Appendix 4 - Moody Centre Heritage Conservation Area Guidelines City of Port Moody Official Community Plan Bylaw No. 2955

# Heritage Conservation Area- How it Works

- ■ ■ Often a Heritage Alteration Permit is required for exterior alterations that is not a repair, restoration, or a new building.
- ■ ■ A photo of the building, site plan and/or drawings are often required with the permit application.
- ■ ■ The application is then reviewed against the policies and guidelines.
- ■ ■ Staff work with applicant to ensure compatibility with other properties within the Heritage Conservation Area.

NEW WESTMINSTER  
HERITAGE ALTERATION PERMIT APPLICATION  
Development Services  
SITE PARTICULARS: Street Address: \_\_\_\_\_  
PERMIT NO. - HAP \_\_\_\_\_ Office use only

I/We hereby make an application for a Heritage Alteration Permit on the above-noted site.

In support of this application, I/We submit the following:

- Existing photos of the building(s)
- Site plan
- Drawings of the proposed work (including paint chips if relevant)
- Up-to-date State of Title Certificate
- Letter of Authorization (if applicable)
- Any pertinent information to support this application

Is this application required as part of a Heritage Revitalization Agreement process?  
 Yes  No  
Is this application required as part of the Heritage Conservation Area in the Queen's Park neighbourhood?  
 Yes  No  
Address: \_\_\_\_\_  
Name of Owner / Applicant (please print) \_\_\_\_\_  
Signature of Owner / Applicant \_\_\_\_\_  
Received by \_\_\_\_\_  
Date \_\_\_\_\_  
Contact Information: Email \_\_\_\_\_ Phone \_\_\_\_\_  
Fee Payable: \_\_\_\_\_  
June 2017 Doc# 130825 v.3



## Poll Question #4

***Is creating a Heritage Conservation Area an adequate approach for the Hammond Heritage Character Area?***



*Possible Conservation Tool*

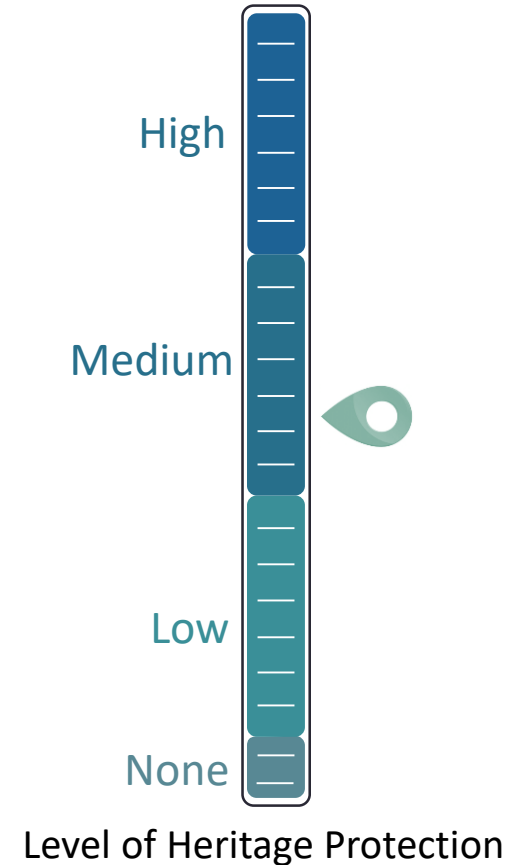
# Financial Heritage Incentives



*Possible Conservation Tool*

# Financial Incentives for Heritage Properties

- ■ ■ *Financial Heritage Incentives encourage property owners to conserve the character of a property by helping offset conservation costs.*
- ■ ■ Financial Heritage Incentives do **not** stop demolitions or regulate height, form and character, landscaping, etc.
- ■ ■ Financial incentives **do** assist property owners with conservation projects they choose to undertake.



# Financial Incentives for Heritage Properties

- ■ ■ **Properties usually have some legal protection.**
  
- ■ ■ Tax Exemptions for Heritage Properties
  - The municipal government has the authority to permit tax exemptions for heritage properties
  - Property tax exemptions are for a specific period of time
  
- ■ ■ Grant Program
  - Conserving the heritage attributes
  - Help offset conservation costs

# Financial Incentives for Heritage Properties

## **Tax Exemptions for Heritage Properties**

- ■ ■ For properties that are individually designated, have a heritage revitalization agreement or are protected through a Heritage Conservation Area.
- ■ ■ The municipal portion of property taxes is exempt for a specified period of time.

# Financial Incentives for Heritage Properties

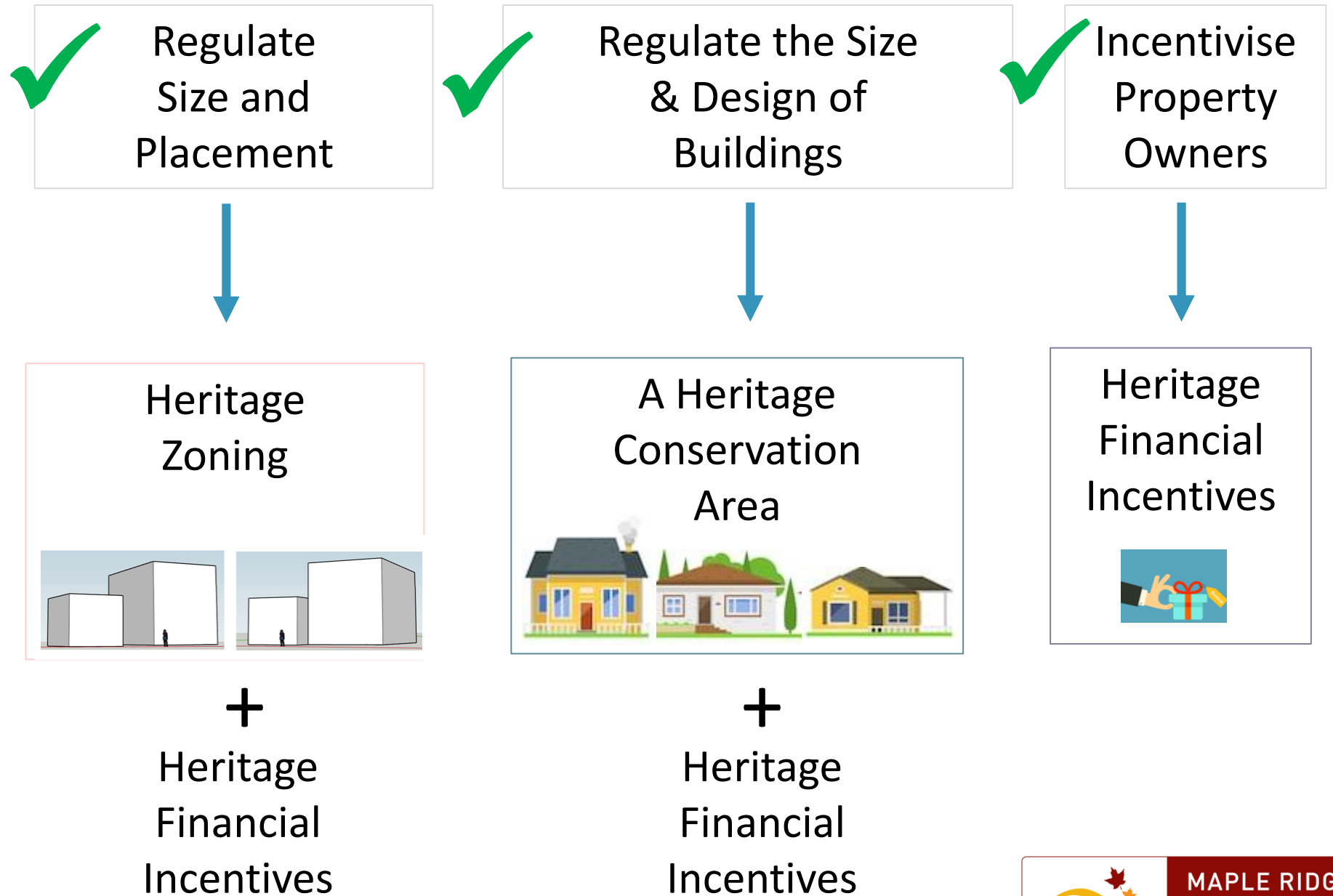
- ■ ■ **Grant Program** - Maple Ridge currently does not have a program
  
- ■ ■ Grants are typically for the restoration/maintenance of exterior heritage features, such as:
  - Front porches
  - Exterior painting
  - Repairing wood windows or installing wood windows
  
- ■ ■ Rarely do grant programs cover 100% of the cost of the project and typically the funds are not given until the project has been completed.



## Poll Question #5

***Do you think just financial incentives would be an adequate approach to conserve the heritage character? Should it be paired with another tool, if so, what tool?***

# Summary

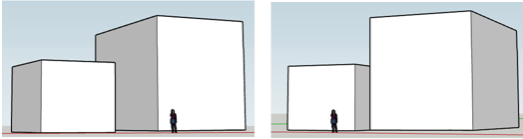


# Summary

Regulate  
Size and  
Placement



Heritage  
Zoning



+  
Heritage  
Financial  
Incentives

Regulate the Size  
& Design of  
Buildings



A Heritage  
Conservation  
Area



+  
Heritage  
Financial  
Incentives

Incentivise  
Property  
Owners



Heritage  
Financial  
Incentives







# Motion Break

*5 Minutes*

**Before Starting the Open Discussion Section  
of the Workshop.**



# Open Discussion

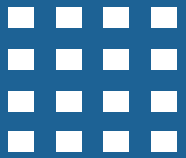
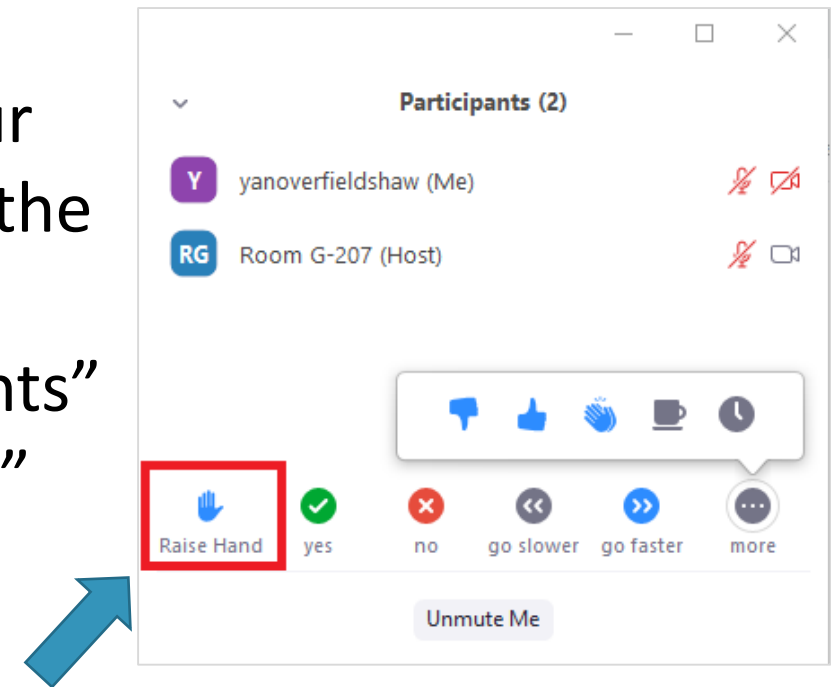
# How To Participate



## Let us know what you think!

Participate by:

- Sharing your thoughts in the Chat
- Share your thoughts verbally by raising your virtual “hand” to join the speakers list.
- Click on "Participants"
- Select “Raise Hand”





## Poll Question #6

***If COVID were not preventing us from meeting in person, would you prefer the engagement meetings continue being virtual or go back to in-person meetings/open houses?***

# Next Steps



**Property Owner Workshop #1**

**Property Owner Workshop #2**

**Public Open House**

**Consultation Options Report to Council**

**Property Owner Workshop #3**

**Recommendations Report to Council**

*Depends on Engagement*



# PRIZE DRAW

## ... and the prizes are:

- \$25 to Hansel and Gretel Bakery
- \$25 to Taco Fan Restaurant
- \$25 to Big Feast Bistro
- \$25 to Cremino Gelato & Caffè



# Wrap Up

- Survey is open until midnight of June 9, 2021!
- Presentation slides will be available on the website.
- A video of the presentation will also be available on the website.
- Staff will be in touch with the what we heard at the workshops and through the survey.
- Website: <https://www.mapleridge.ca/2531>
- Questions can be directed to:
  - Krista Gowan
  - 604-467-7402
  - [kgowan@mapleridge.ca](mailto:kgowan@mapleridge.ca)
- **THANK YOU!**

