

CITY OF MAPLE RIDGE HERITAGE INCENTIVES REVIEW

JUNE 10, 2019

HERITAGE MANAGEMENT: A Balance of Carrots and Sticks





THE STICKS: REGULATIONS

- Planning Tools
- Assessment Tools
- Protection Tools
- Heritage Management Tools



LEGAL PROTECTION

(Note: all forms of protection run with the Land Title)

- Heritage Designation
- Heritage Revitalization Agreement
- Conservation Covenant
- Heritage Conservation Area (scheduled property)



THE CARROTS: INCENTIVES (FINANCIAL)

- Grants
- Permissive tax incentives (Community Charter)
- Reduced or waived permit fees



THE CARROTS: INCENTIVES (NON-FINANCIAL)

- Heritage Revitalization Agreements
- Relaxations / Variances
- Density bonus or transfer
- Equivalencies and exemptions / Alternate Compliance
- Administrative support (“Green Door”)
- Technical advice

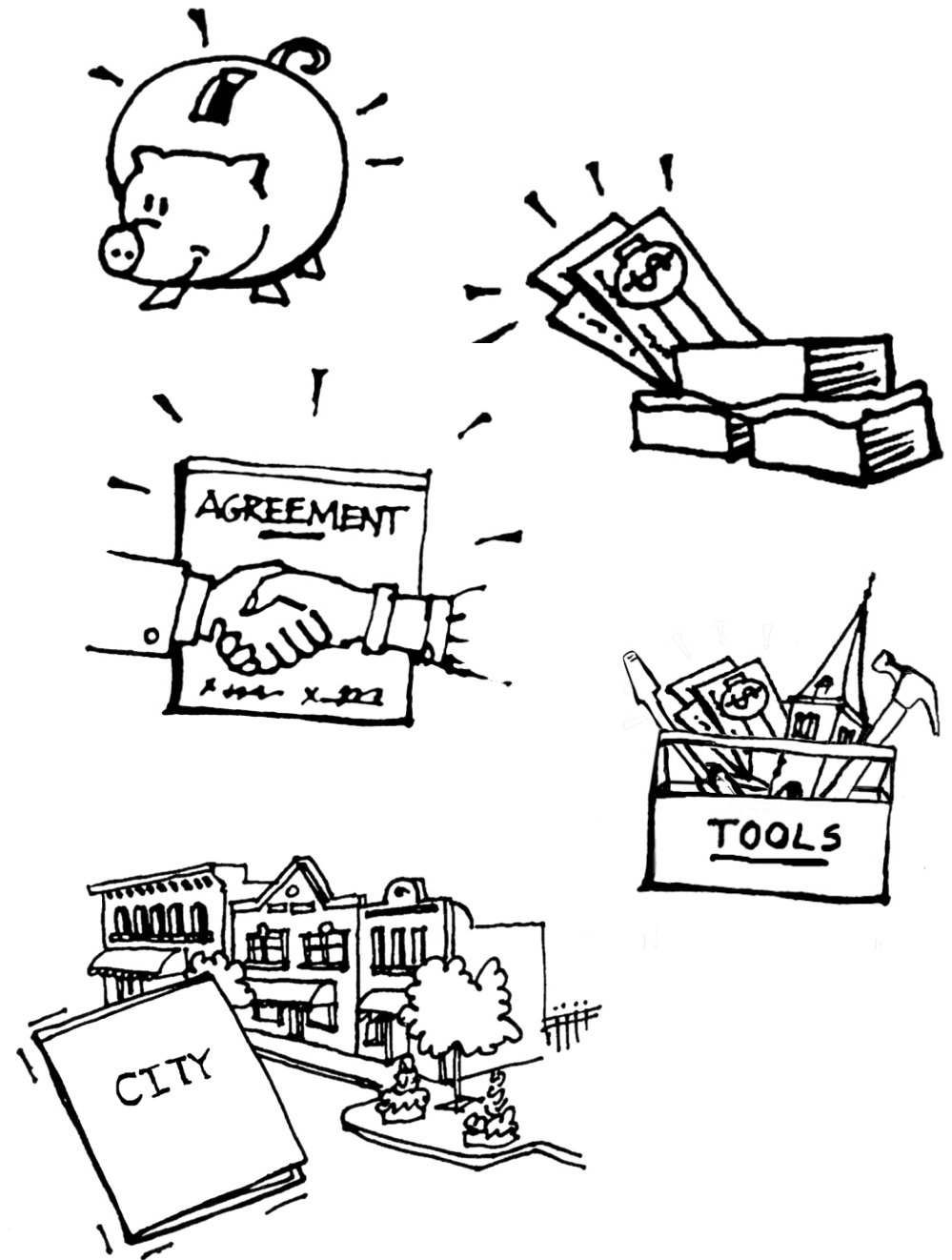
HERITAGE INCENTIVES

How can we more effectively encourage heritage conservation?



HERITAGE INCENTIVES

Offer incentives to heritage property owners that make projects financially viable.



TYPES OF HERITAGE INCENTIVES

FINANCIAL INCENTIVES:

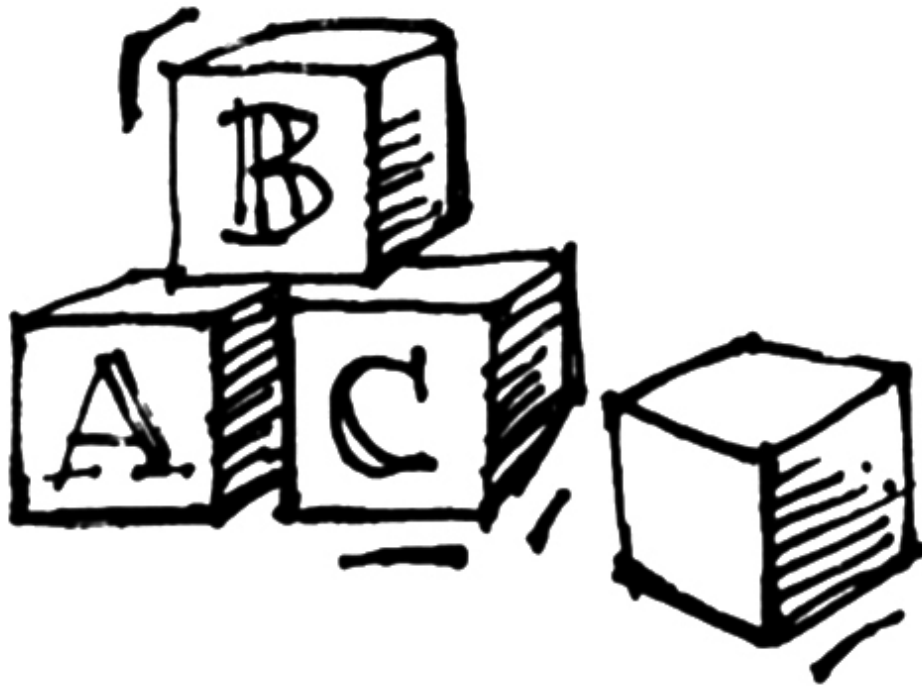
- Reduce the financial burden of heritage conservation
 - Some examples that may be effective:
 - *Property tax relief*
 - *Grants*

DEVELOPMENTAL INCENTIVES:

- Make possible certain redevelopment schemes that conserve heritage
 - Some examples that may be effective:
 - *Relaxed infill/subdivision/stratification guidelines*
 - *Extra density and Transfer of Density*

ADMINISTRATIVE INCENTIVES:

- Streamline the approval process for heritage conservation projects
 - An example that may be effective:
 - *Permit fast-tracking, including use of heritage equivalencies and alternative solutions regarding Building Codes*



Enabling Legislation: Local Government Act

Local governments are enabled with the powers, duties and functions necessary for fulfilling their purposes, including stewardship of public assets, and the flexibility to respond to the different needs and changing circumstances of their communities.



Community Heritage Register:

Is an official listing of properties having heritage value, passed by resolution of local government.

The Maple Ridge Community Heritage Register lists 28 sites. Many more would be eligible, as the *Heritage Resources of Maple Ridge* lists 125 sites.



Community Heritage Register:

Inclusion on a Heritage Register is based on ***community heritage value***, determined through values-based assessment.

There are potential benefits to the property owner.



Community Heritage Register:

Inclusion on a Heritage Register does not constitute heritage designation or any other form of permanent heritage protection.

A Register listing is not registered on the Land Title.



Community Heritage Register:

Enables monitoring of proposed changes through municipal flagging and permitting process.



Community Heritage Register:

Allows for consideration of development options.
Temporary holds can be placed on approvals.



Community Heritage Register:

Can act as the threshold of eligibility for heritage incentives.



Community Heritage Register:

Homeowners may benefit from heritage incentives:

- financial incentives may require legal protection
- can include grants and property tax abatements
 - municipal heritage grants
 - permissive tax exemptions (Community Charter)



Community Heritage Register:

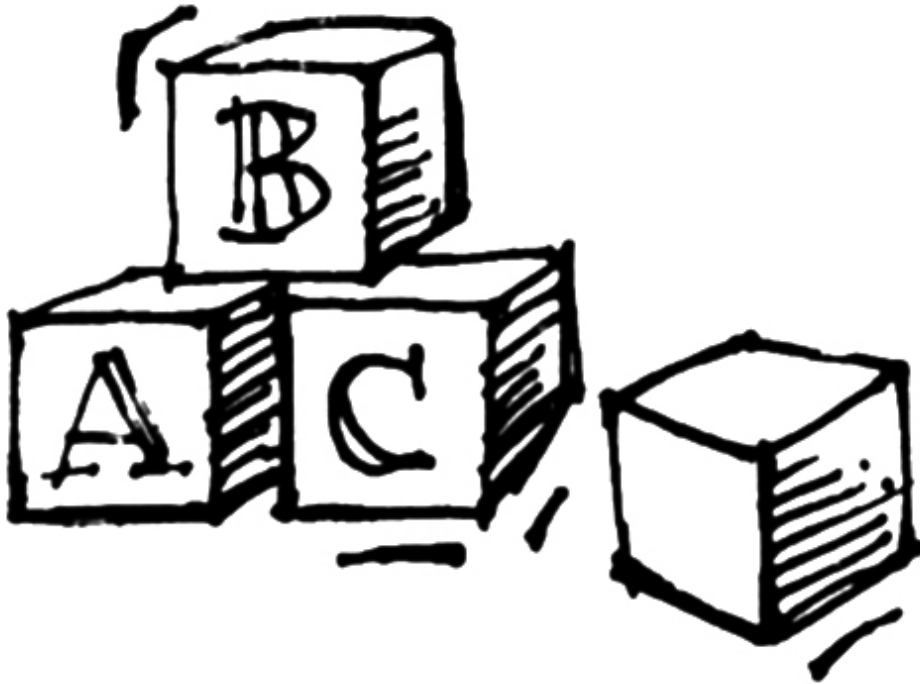
Register listing enables Acceptable Alternative Solutions under the BC Building Code



Community Heritage Register:

Listing allows exemptions and equivalencies under:

- The Energy Efficiency Act
- The Homeowner Protection Act



Enabling Legislation: Community Charter

Enables permissive tax exemptions.

FINANCIAL INCENTIVES

PROPERTY TAX RELIEF

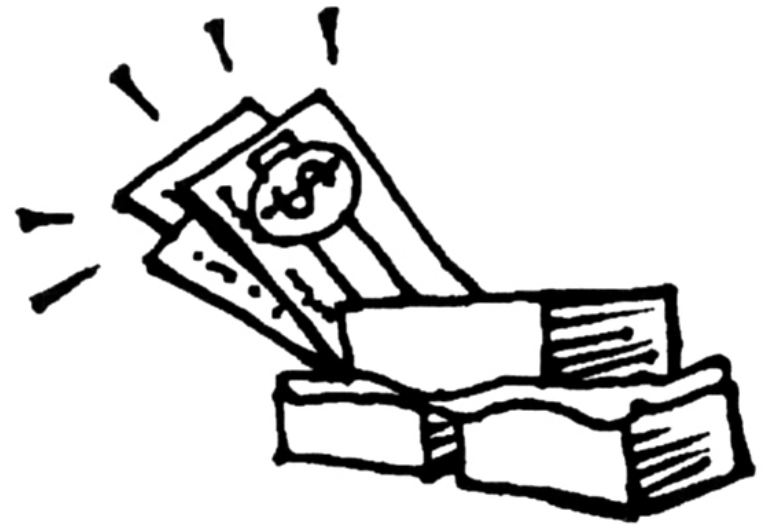
Revenue neutral; may generate
higher assessments in the
long-term.



FINANCIAL INCENTIVES

GRANTS

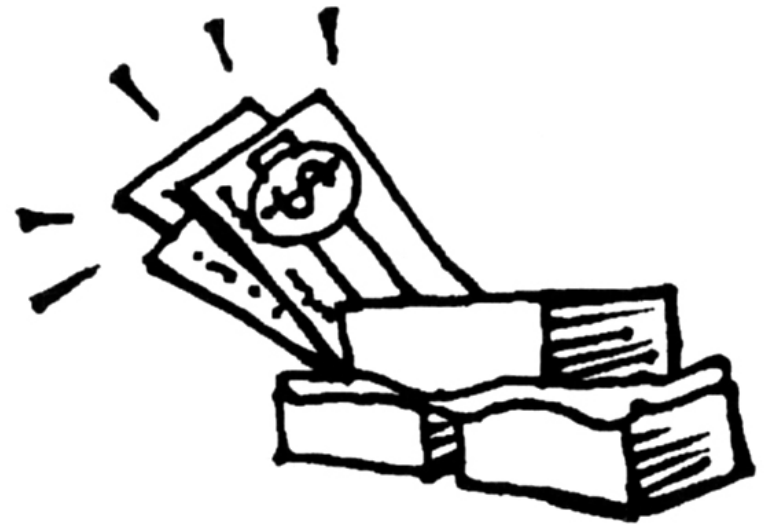
Considered effective for residential properties. Different delivery models: direct City grants, arms-length foundations.



FINANCIAL INCENTIVES

GRANTS

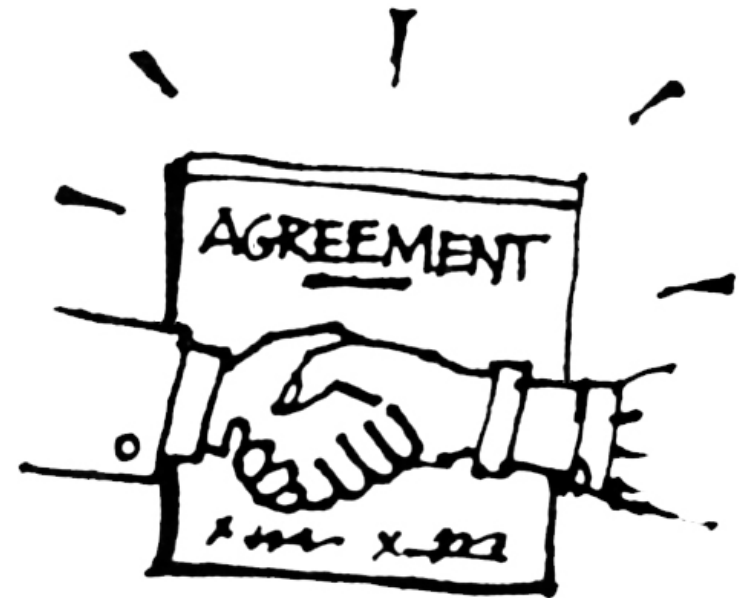
Some grants available
through senior
governments.

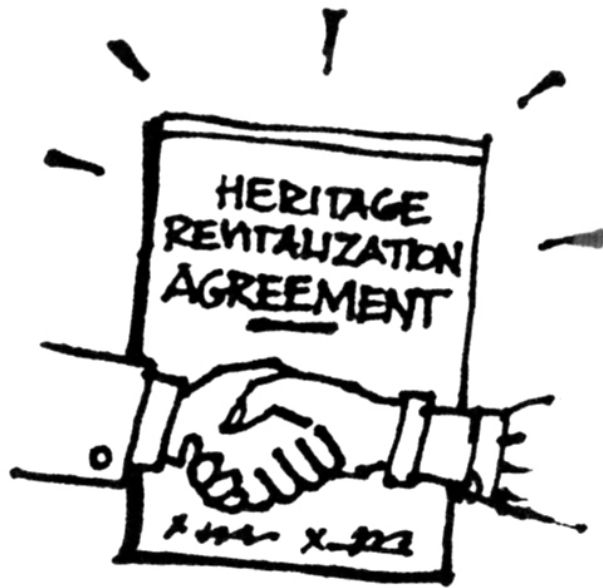


DEVELOPMENTAL INCENTIVES

INFILL / SUBDIVISION / STRATIFICATION

Potential Building Code
issues with strata projects.





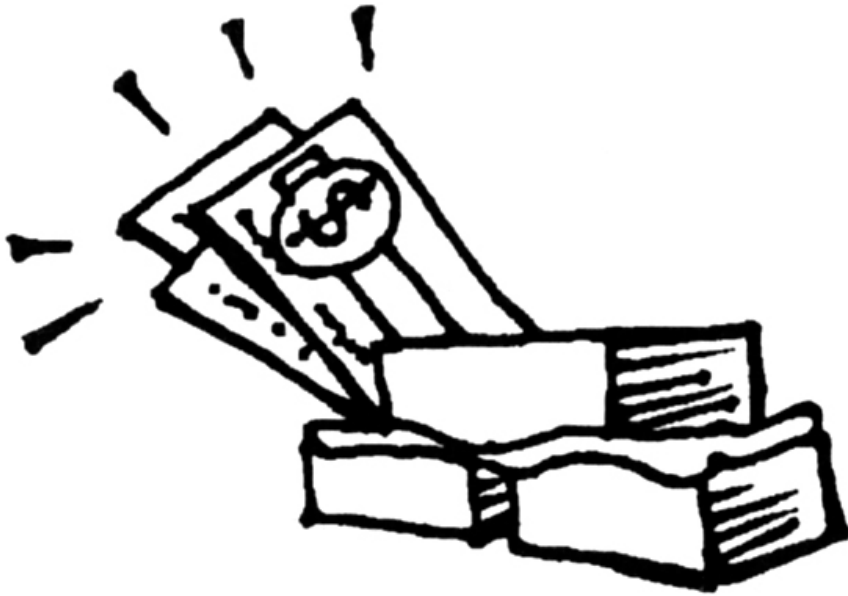
Heritage Revitalization Agreement

Homeowners may benefit from development incentives e.g. subdivision and setback variances, density and use provisions, relaxations, etc.



Heritage Revitalization Agreement

- Any negotiated heritage agreements are voluntary.
- Should be integrated with planning context
(New West model: “meet a community standard of reasonableness”)



Heritage Revitalization Agreement

Projects need to be made financially viable through the provision of negotiated incentives.

ADMINISTRATIVE INCENTIVES

PERMIT FAST-TRACKING

Increased municipal staff knowledge of how to deal with heritage projects; acceptable Building Code solutions; alternative compliance measures; technical and program information.



NEXT STEPS:

Feedback and comments from tonight will be reviewed.

Open House to discuss recommendations.

Final Report to be submitted to City Council.

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Please fill out this feedback form after you have viewed the Open House boards.

1. As the owner of a heritage inventory site, do you plan to undertake an exterior repair project in the future?
 - 1 - 4 years
 - 5 - 9 years
 - 10 years or more
 - I do not plan on undertaking exterior repairs
 - Other (describe below)

2. As the owner of a heritage inventory site, please identify the challenges you encounter regarding maintaining your building (check all that apply; please feel free to provide additional information in the box below):
 - No challenges encountered
 - Lack of heritage information and expertise for owners
 - Cost of repairs that reflect construction era
 - Difficulty sourcing trades and materials appropriate for a heritage site
 - Building is not in compliance with current city regulations
 - Other (describe below)

3. What is your long-term vision for your heritage inventory site (check all that apply; please feel free to provide additional information in the box below)?
 - Historic elements of the site are enhanced and preserved for the future
 - Convert to a different use (e.g., from residential to commercial)
 - Redevelopment of the site to add more buildings while maintaining heritage elements
 - Redevelopment of the site with heritage elements removed
 - Other (describe below)

4. Do you have any additional comments or suggestions regarding the Heritage Incentives Review project?



THANK YOU!