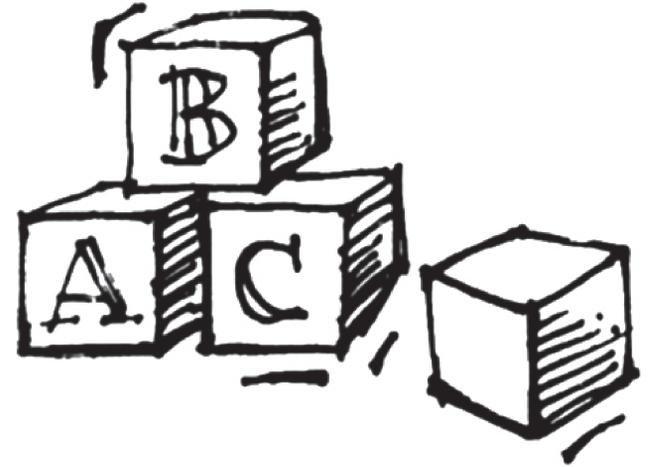


# CITY OF MAPLE RIDGE HERITAGE INCENTIVES REVIEW

## INTRODUCTION

- Maple Ridge has an established Heritage Conservation Program, which identifies, protects, and celebrates significant aspects of community heritage.
- The Heritage Program provides a balance of regulations and incentives based on owner cooperation.
- Conservation is achieved more effectively through incentives rather than through stringent regulation.
- Realistic and effective heritage incentives, regulations and procedures will further promote the conservation of historic resources in Maple Ridge.



## PROCESS TO DATE

- Draft report prepared in April 2019.
- Reviewed by City staff and the Community Heritage Commission.
- Following consultation with property owners and stakeholders, a final report, with recommendations, will be submitted to City Council.



## TONIGHT'S PURPOSE

- To share information about the benefits of joining the Community Heritage Register.
- To understand your needs in heritage maintenance.



# CITY OF MAPLE RIDGE HERITAGE INCENTIVES REVIEW

## COMMUNITY BENEFITS OF HERITAGE CONSERVATION

Heritage conservation has many potential cultural, social and economic benefits:

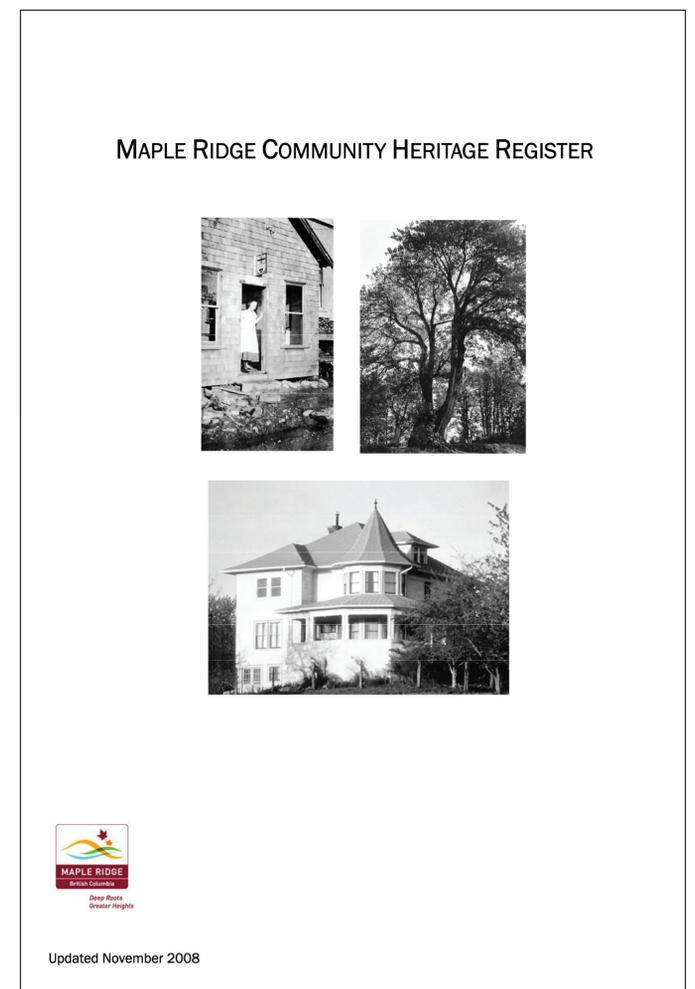
- Retaining and conveying a sense of history and providing aesthetic enrichment and educational opportunities.
- Increased tourism, including visits to historic sites (now one of the fastest growing segments of the tourism industry).
- Maintaining distinctive neighbourhoods, conserving cultural heritage, strengthening community identity and promoting civic pride.
- Supporting sustainability initiatives such as landfill reduction, conservation of embodied energy and avoided impacts through reduced GHG emissions.



## BENEFITS TO BEING LISTED ON THE COMMUNITY HERITAGE REGISTER

Owners of Heritage Inventory sites can request that their property be added to the Community Heritage Register. The benefits of being on the Register include:

- Automatic eligibility for acceptable alternate solutions under the *B.C. Building Code*.
- Automatic eligibility for exemptions under the *Energy Efficiency Act* and the *Homeowner Protection Act*.
- Establishing eligibility for financial and other heritage incentives.
- Recognition of the heritage value of the site.



## RECOGNIZED HERITAGE RESOURCES IN MAPLE RIDGE

- There are 6 sites that have been municipally designated and 5 sites protected through Heritage Revitalization Agreements (HRAs).
- The Community Heritage Register has 28 listed sites.
- The Heritage Inventory lists 125 Sites, 27 Cultural Landscapes and 5 Historic Features.

# CITY OF MAPLE RIDGE HERITAGE INCENTIVES REVIEW

## ENABLING LEGISLATION

### LOCAL GOVERNMENT ACT (LGA)

- Many of the tools available to the City are enabled under Part 15 of the *LGA*, including:
- A Community Heritage Register; the City has already established a Register, listing 28 sites.
- Legal protection through heritage designation bylaw or through a Heritage Revitalization Agreement.
- A Community Heritage Commission, which was established in September 2000.



### HERITAGE CONSERVATION ACT

- The Act facilitates the protection of heritage property in British Columbia.
- Most relevant to archaeological issues, which remains a provincial jurisdiction.
- Owners of identified archaeological sites are required to conform to provincial requirements.



### COMMUNITY CHARTER

- Permissive tax exemption provisions can be offered to 'eligible heritage property'.
- A rebate on municipal and provincial taxes can be provided and tax exemptions can be offered to revitalization projects.

### BRITISH COLUMBIA BUILDING CODE (BCBC)

- Provincial regulation that governs construction and establishes requirements for health and safety, as well as energy and water efficiency.
- Alternative solutions available for heritage buildings including the use of sprinklers to help satisfy fire separation and existing requirements.



### ENERGY EFFICIENCY ACT

- Energy Efficiency standards do not apply to windows, glazing products, door slabs or other products installed in heritage buildings.
- The City, *as an incentive to listing a site on a Heritage Register* or as part of a negotiated agreement, can allow exemptions to energy upgrading measures.

### HOMEOWNER PROTECTION ACT

- Amendments in 2010 allow heritage sites to be exempt from fully conforming to the *BCBC*, under certain conditions.

# CITY OF MAPLE RIDGE HERITAGE INCENTIVES REVIEW

## EXISTING HERITAGE INCENTIVES

- Offering incentives is the most effective way of encouraging property owners to conserve heritage sites.
- Examples of incentives include grant programs, tax incentives, technical assistance, or negotiated agreements that waive or vary standard requirements.
- Property owners likely to benefit directly from incentives are included in the following broad categories of ownership:
  - Commercial (revenue-generating)
  - Residential (revenue-generating)
  - Residential (owner-occupied)
  - Religious, Governmental, Institutional



## FINANCIAL INCENTIVES

- Heritage conservation incentives can be provided through financial support.
- Projects should be assessed to determine which incentives may apply, as different levels of assistance may be required to ensure financial viability.



## PROPERTY TAX INCENTIVES

- Property owners who rehabilitate heritage buildings usually encounter increased property tax assessments.
- This, along with the cost of meeting building code requirements, can make the upgrade of heritage properties financially challenging.
- Under its *Tax Exemption-Heritage Sites Policy No: 5.23*, The City of Maple Ridge offers tax exemption agreements in conjunction with heritage designations and HRAs.



## PROVINCIAL FINANCIAL INCENTIVES

- The Heritage Legacy Fund provides financial contributions of up to \$25,000 for projects involving the preservation, rehabilitation and/or restoration of a built community heritage resource.
- Eligible applicants include the City, registered non-profit societies and registered federal charities.

# CITY OF MAPLE RIDGE HERITAGE INCENTIVES REVIEW

## EXISTING HERITAGE INCENTIVES

### NON-FINANCIAL/DEVELOPMENT INCENTIVES

#### HERITAGE REVITALIZATION AGREEMENTS (HRAs)

- A powerful and flexible tool that enables agreements to be written to suit unique properties and situations.
- HRAs may vary use, density, and siting regulations.
- Negotiated between the City and an owner to protect a heritage property, and provide both regulation and incentive at the same time.



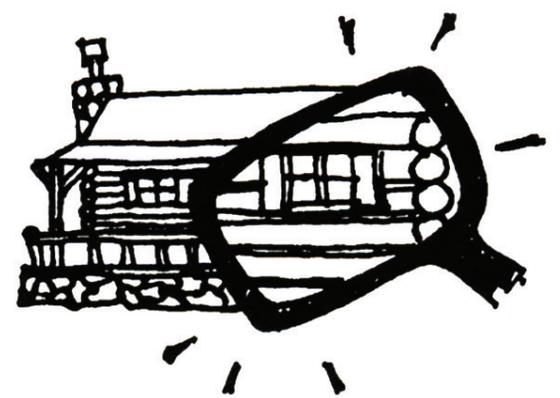
#### RELAXATIONS/VARIANCES

- When approving Development Permit applications, the City has discretionary powers to relax some requirements in return for the conservation and rehabilitation of a heritage building.
- Relaxations may include parking, setbacks and access.



#### DENSITY BONUS AND TRANSFER PROCEDURES

- Involves the redistribution of density or an increase in allowable density.
- Sometimes there is an option to increase the allowable onsite density without compromising the context of the heritage building.
- In other cases, a heritage building may be located on a property that has much higher development potential than currently occupied by the building, which can be transferred or sold to another property.



#### ALTERNATE COMPLIANCE

- Equivalencies and exemptions are available to Heritage Register or Protected Heritage Sites under the *B.C. Building Code*, the *Energy Efficiency Act* and the *Homeowner Protection Act Regulation*.
- The definition of a heritage building is consistent under all three pieces of legislation.