

360 East Windsor Road Public Hearing – June 21, 2016



Bylaw 8180 Heritage Revitalization Agreement Bylaw
Bylaw 8181 - Heritage Designation Bylaw

Provincial Heritage Legislation

Local Government Act - Part 15 – Heritage Conservation:

- Establishes a number of ways that a Local government can protect its heritage resources
- Does not give local government the ultimate ability to prohibit demolition of any private building deemed heritage
- Does provides ways for the heritage resources in a community to be documented and preserved through a variety incentive and temporary protection measures.

Heritage Register:

A Heritage Register is a list of properties that are formally recognized by local government for their heritage value or character. The legislation balances heritage conservation with a respect for private property rights.

A listing on a Heritage Register does not:

- Prevent the owner of the property from renovating, altering or demolishing the building in accordance with existing laws, such as zoning or the BC Building Code, provided all required permits are in place.
- Provide permanent protection. A house or building can be designated only with the consent of the owner, with appropriate compensation from local government, by designation in the OCP, or through a Heritage Revitalization Agreement (HRA).
- District Heritage Register adopted in 2012 included a total of 138 properties

Temporary Protection

- Through the *Local Government Act* a local government may provide temporary protection for a period of 60 days for buildings deemed to be of heritage value. The 60 day period is meant to enable the owner and local government to meet and consider other options to demolition.
- A local government may adopt a Heritage Procedures Bylaw delegating authority to staff to withhold a demolition permit for a house on Heritage Register until such time as all permits are ready to be issued for new construction.
- District Heritage Procedures bylaw adopted in 2012

Heritage Revitalization Agreement

- A Heritage Revitalization Agreement (HRA) is a formal voluntary agreement negotiated between a municipality and the owners of a heritage property requiring approval by Council.
- Through this type of agreement, the *Local Government Act* allows a municipality to negotiate among other items, variances to the zoning requirements that pertain to the property.
- The primary objective of an HRA is to legally protect (designate) the heritage house or building on the property.

Site Plan



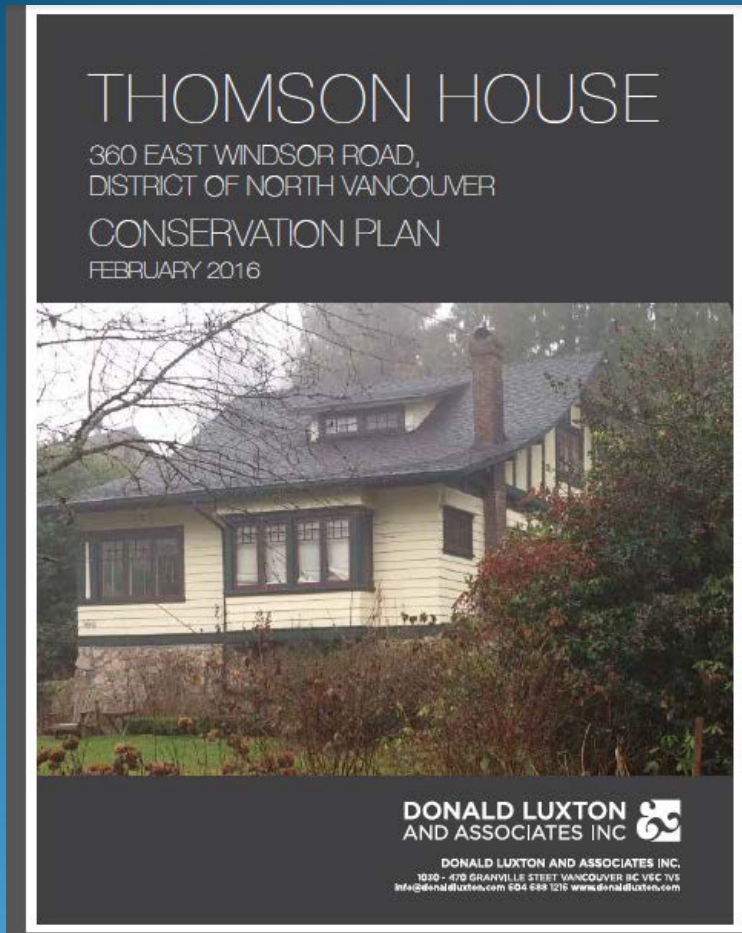
- Designated as Detached Single-Family in the Official Community Plan
- Zoned Residential Single-Family Queensdale (RSQ).



Prominent features of the Thomson House include:

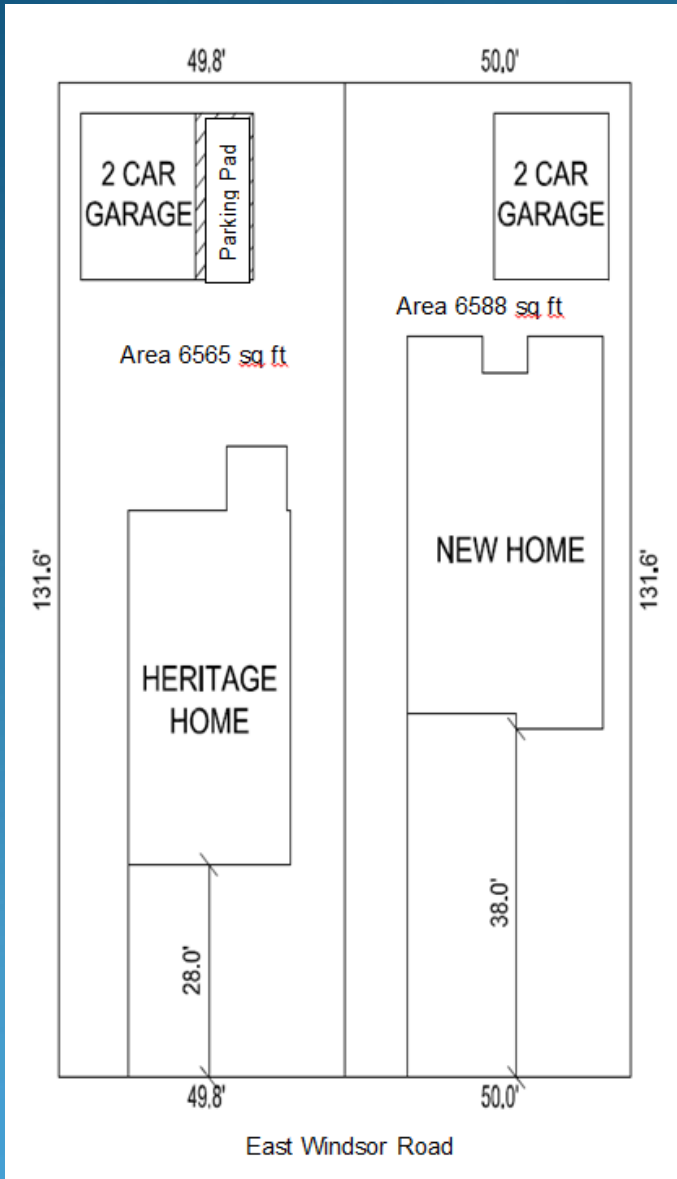
- The one and one half storey height, projecting bays and bellcast side-gabled roof with shed-roof dormers;
- Wood frame construction with rubble foundation;
- Craftsman architectural details;
- Original window and door assemblies;
- Reconstruction of external brick chimney.

Statement of Significance



- A Statement of Significance and Maintenance and Conservation Plan completed by the project heritage consultant has been submitted in support of the Heritage Designation and the HRA proposal and is attached to the Heritage Revitalization Agreement).
- The HRA will also ensure that the integrity of the heritage house is not compromised and can be maintained over an extended period of time.
- Under the designation bylaw any future change to the heritage house will require a Heritage Alteration Permit approved by the District's General Manager of Planning, Properties and Permits.

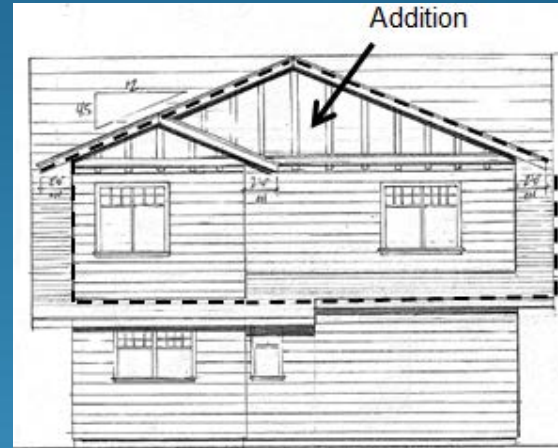
HRA Subdivision Proposal



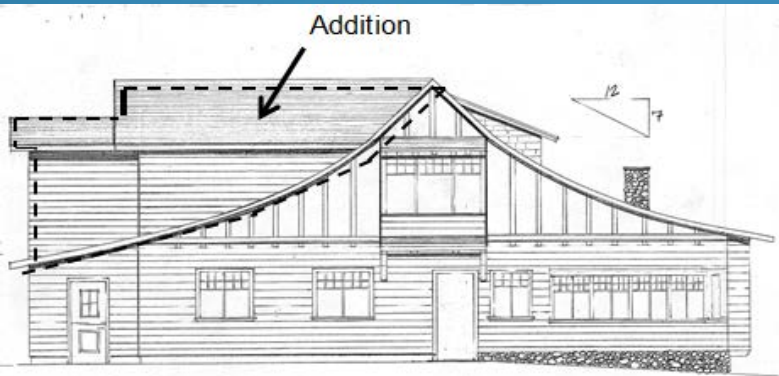
- Prior to application a variety of options for redevelopment of the site were considered including various combinations of secondary suites, single-family homes and coach houses.
- The owner of the property chose to proceed with a subdivision through an HRA application as a way in which to allow additional revenue to support the renovation and conservation of the heritage home.



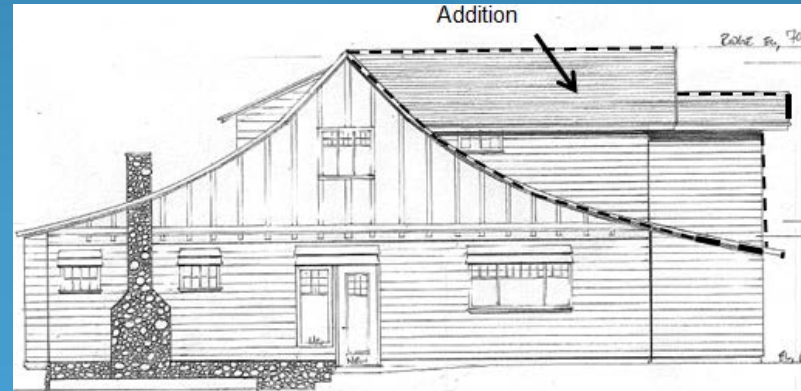
South Elevation



North Elevation



West Elevation



East Elevation

West Lot

East Lot



New House East Lot:

- Maximum of 3,192 sq and designed to comply with RSQ zoning
- Constructed 38 ft from the front property line
- Constructed in accordance with plans attached to the HRA
- Green Building Energuide 86
- Letter of support from qualified Heritage Consultant
- Prohibited from having a secondary suite or coach house

HRA Summary

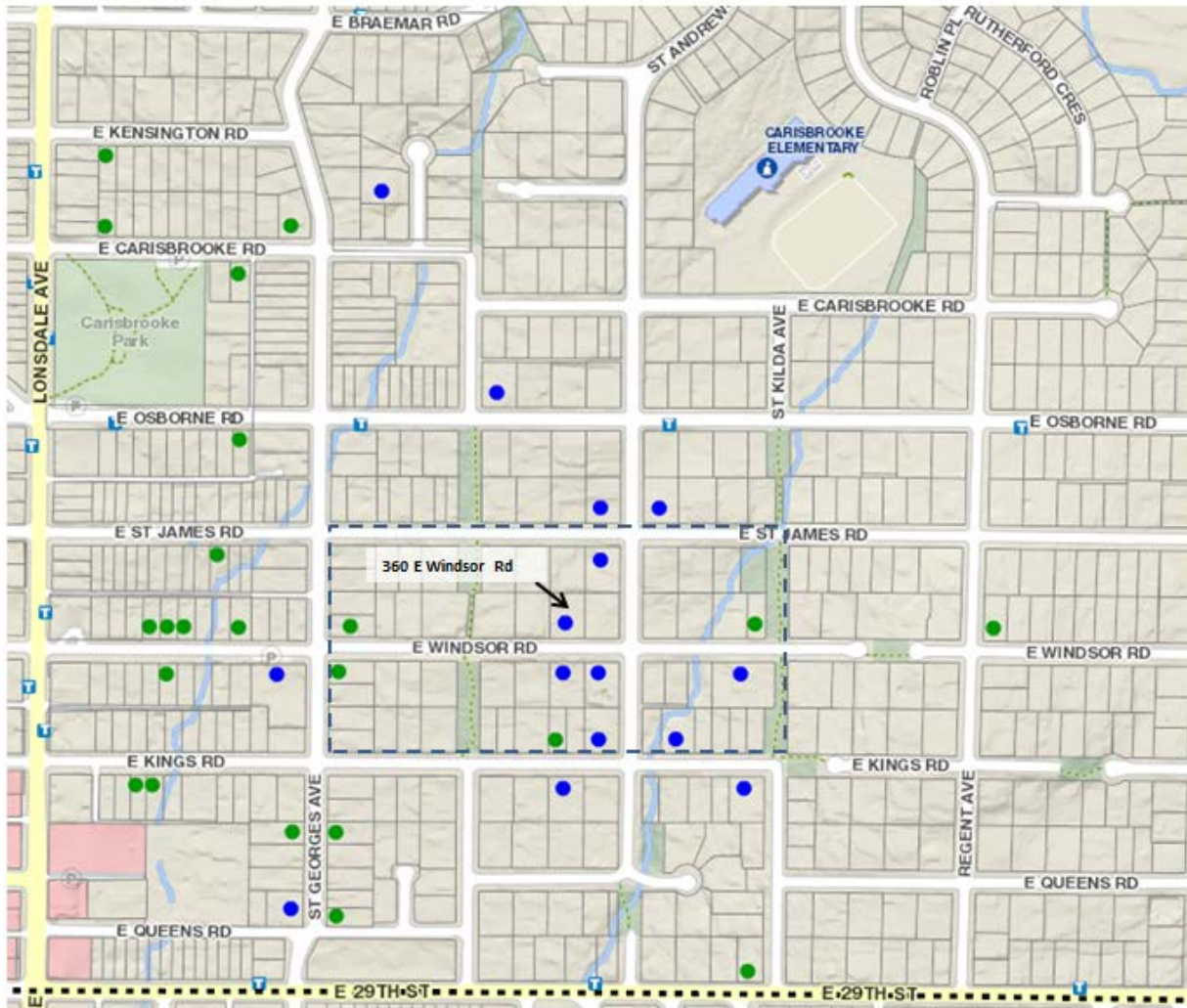
- A Heritage Revitalization Agreement allowing for subdivision of the property into two lots would achieve the heritage designation (legal protection) of the “Thomson House”
- The new house constructed on the proposed east lot would be subordinate to the architectural style of the retained heritage house.
- Both houses would comply fully with RSQ zoning regulations
- A Statement of Significance and Conservation and Maintenance Plan on title of the property would support the designation and Heritage Revitalization Agreement and ensures the ongoing maintenance of the “Thomson House”.



360 East Windsor in the 1990s.

North Lonsdale/Delbrook Heritage Register Inventory Map

Attachment 4(a)



Legend

- Heritage Register Site; 100ft+ Lot
- Heritage Register Site

Document: 2908606

Single-Family Residential Queensdale Zone

