

# Welcome!

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

If you need IT assistance, please reach out to Michael either in the Chat or by phone 604-417-8243.



# Hammond Heritage Character Area Process

Property Owners Workshop  
March 11, 2021



MAPLE RIDGE

British Columbia

# Before Getting Started

- Staff Introductions
- Presentation slides will be 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 and all polls are anonymous
- Feedback will be submitted as part of a consultation summary report to Council
- Respectful Discussion



# Agenda

Total Time 1.5 hours

## **Workshop - 7:00pm – 7:45pm**

- Staff introductions
- Why are we doing this?
- Heritage Status
- Different Tools to Conserve Hammond's Heritage Value
- There will be polls throughout the presentation.

## **Q & A - 7:45-8:00pm**

## **Discussion - 8:00pm- 8:20pm**

- Heritage conservation tools

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

- Next steps
- Ask any last minute questions





# Test Poll Question

***Is Chocolate the Best Ice Cream Flavour?***

# What Are We Doing Tonight?

*Exploring potential legislative and regulatory tools for conserving the heritage character in Hammond together.*

# 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.
- ■ ■ Hammond Historic Character Area Study was conducted as part of the Hammond Area Plan consultation process.

# Why is the City doing this?

- ■ ■ 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.



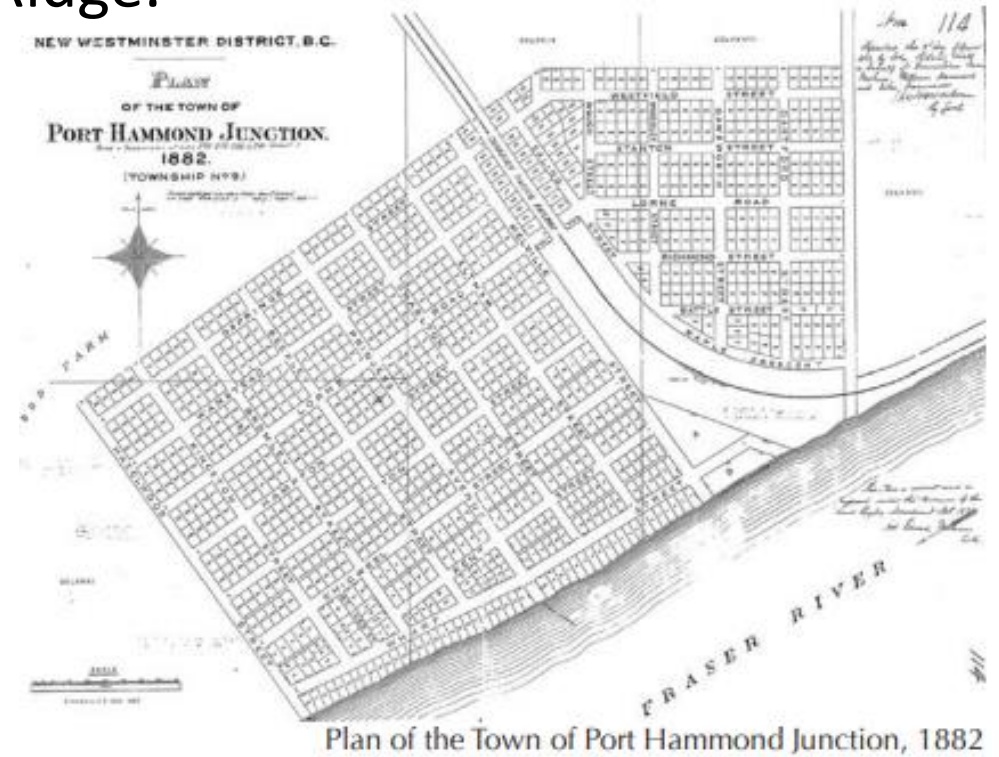


# Poll Question #1

Did you participate in the consultation process for the Hammond Area Plan?

# History of Hammond

- ■ ■ This part of Hammond, known as “Upper Ha is one of the oldest neighbourhoods in Mapl
- ■ ■ It was established as a township in 1882 and grew into a prosperous community that included a train station, a mill, and a commercial centre.
- ■ ■ Much of the character from Hammond’s early days still remains, including existing buildings, architectural style, road patterns, trees and vegetation.



# What is “Heritage Character”?

- ■ ■ ***Heritage Character*** is what makes a historic place significant to a community of people.
- ■ ■ It is comprised of the many meanings and values that people attach to a place.
- ■ ■ Traditionally, historic places have been valued mainly for their historical associations or architectural importance.

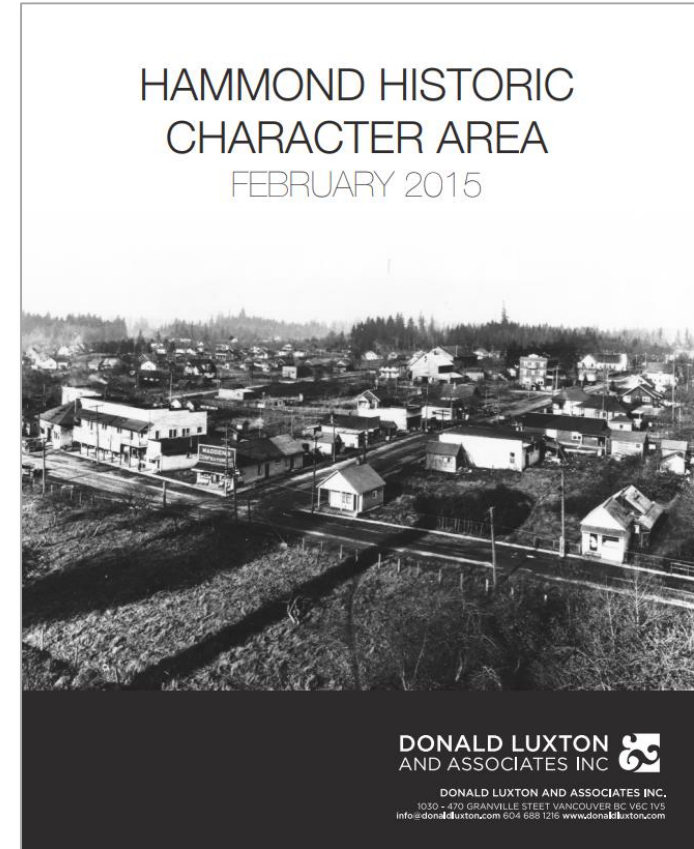


## Poll Question #2




Do you think Hammond has  
heritage character?

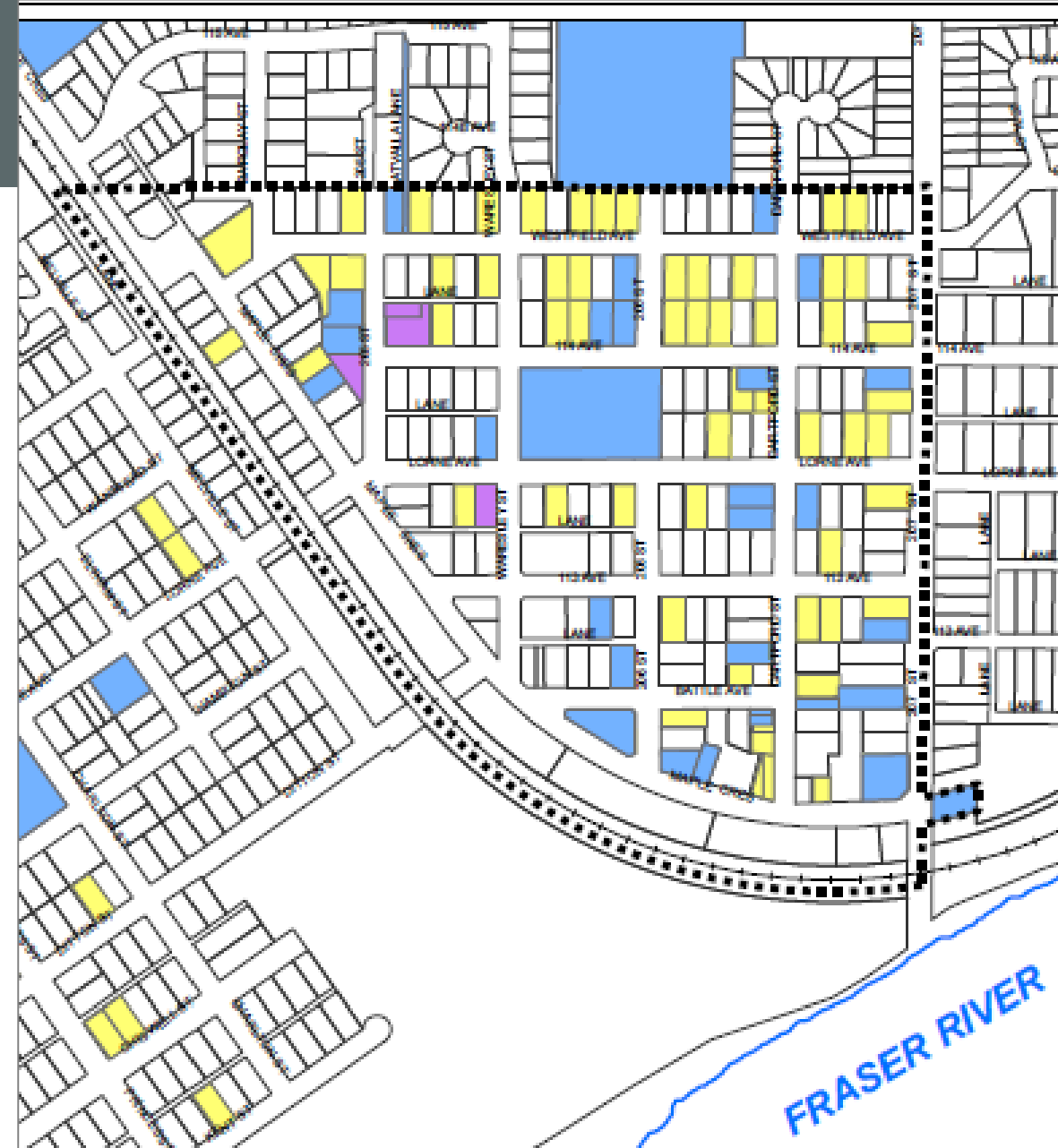
# Hammond Heritage Character Area

- ■ ■ 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.



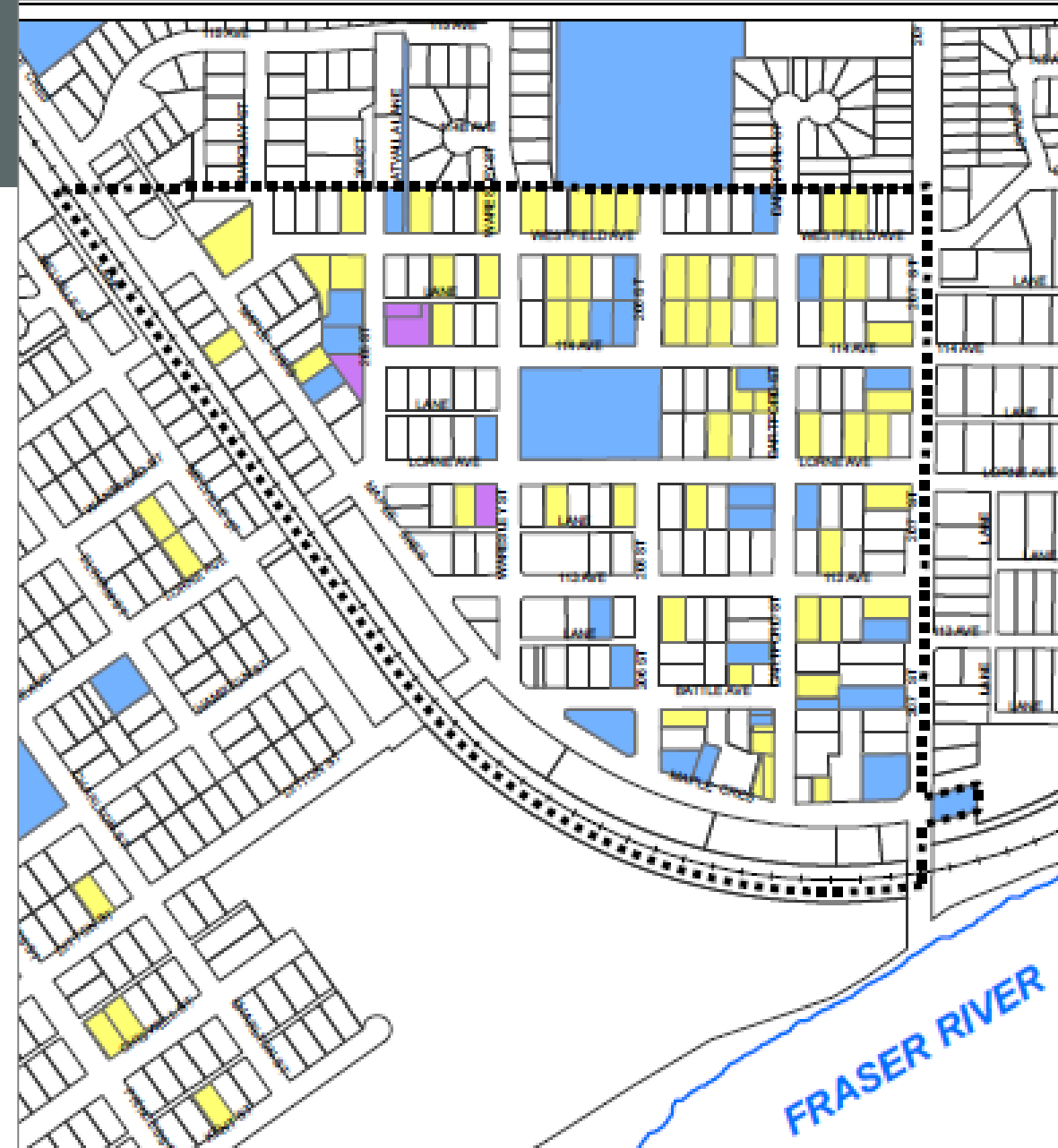
# Heritage Status

-  Heritage Register OR  
Heritage Designated OR  
Heritage Revitalization Agreement
-  Heritage Inventory
-  Contributing to the Neighbourhood  
Character



# Heritage Status

- Heritage Register OR
- Heritage Designated OR
- Heritage Revitalization Agreement

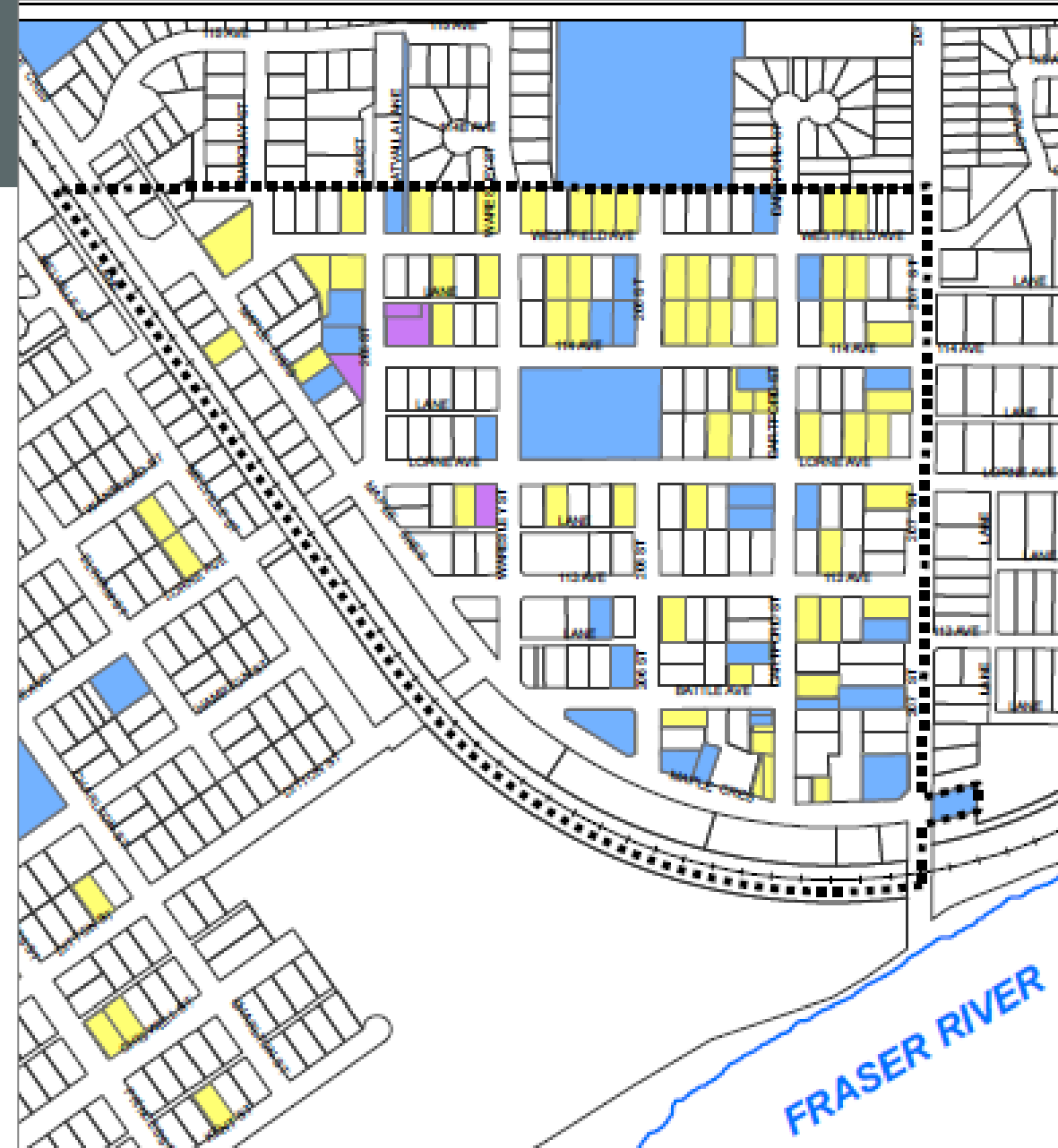


# Heritage Status

## Heritage Inventory


The Inventory is a list of properties eligible for the Heritage Register.

There is no legal protection for properties only on the Inventory.



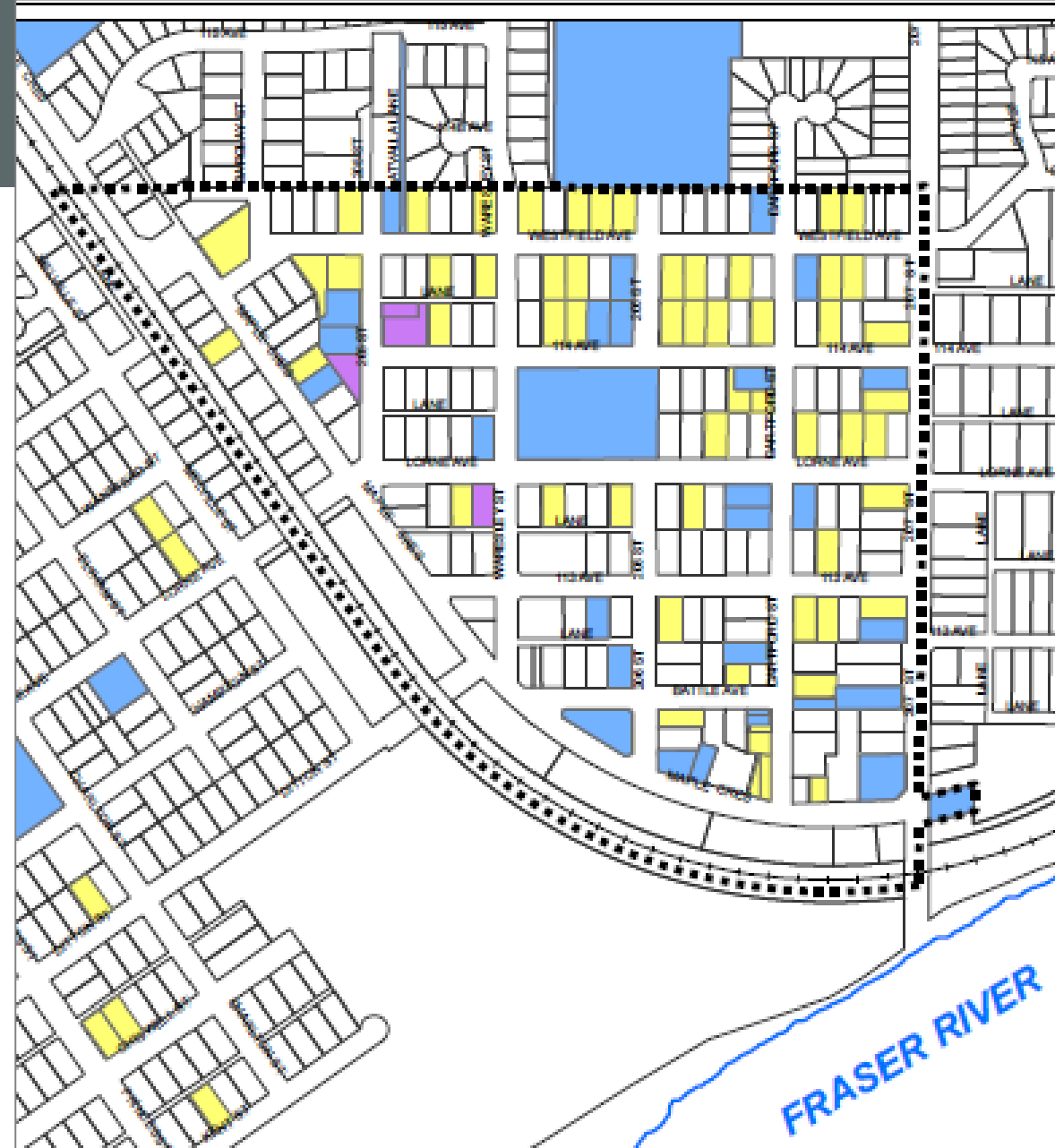


# Heritage Status

 Contributing to the neighbourhood character

Contributing properties are those identified during the Hammond Heritage Character Area study.

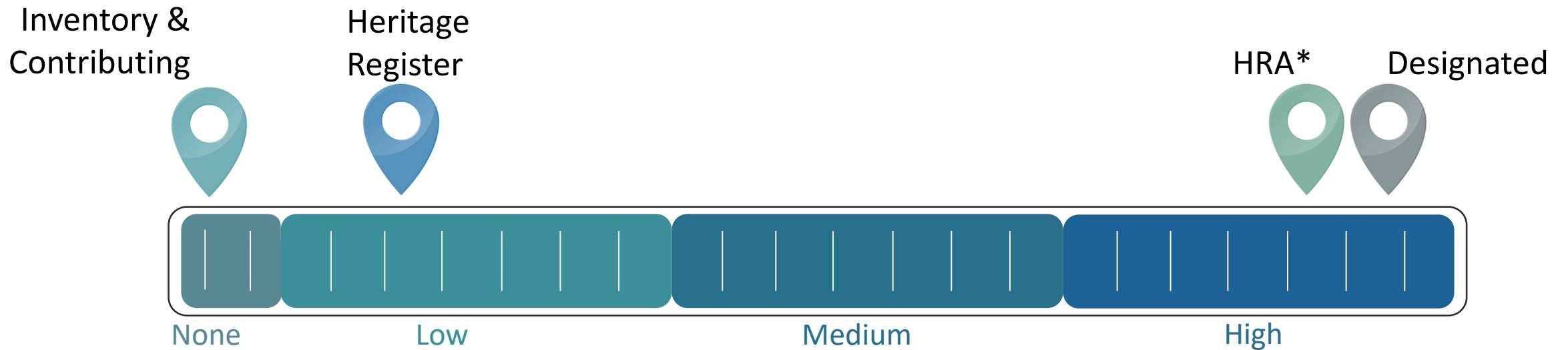
These properties collectively make “Upper Hammond” distinct from other neighbourhoods.



# Level of Protection

| Heritage Status                         | Legal Protection                             |
|---|--|
| Designated                              | Very High                                    |
| Heritage Revitalization Agreement (HRA) | Very High to High - Depends on the Agreement |
| Heritage Register Listed                | Low  |
| Inventory                               | None   |
| Contributing                            | None   |




# Conservation Scale

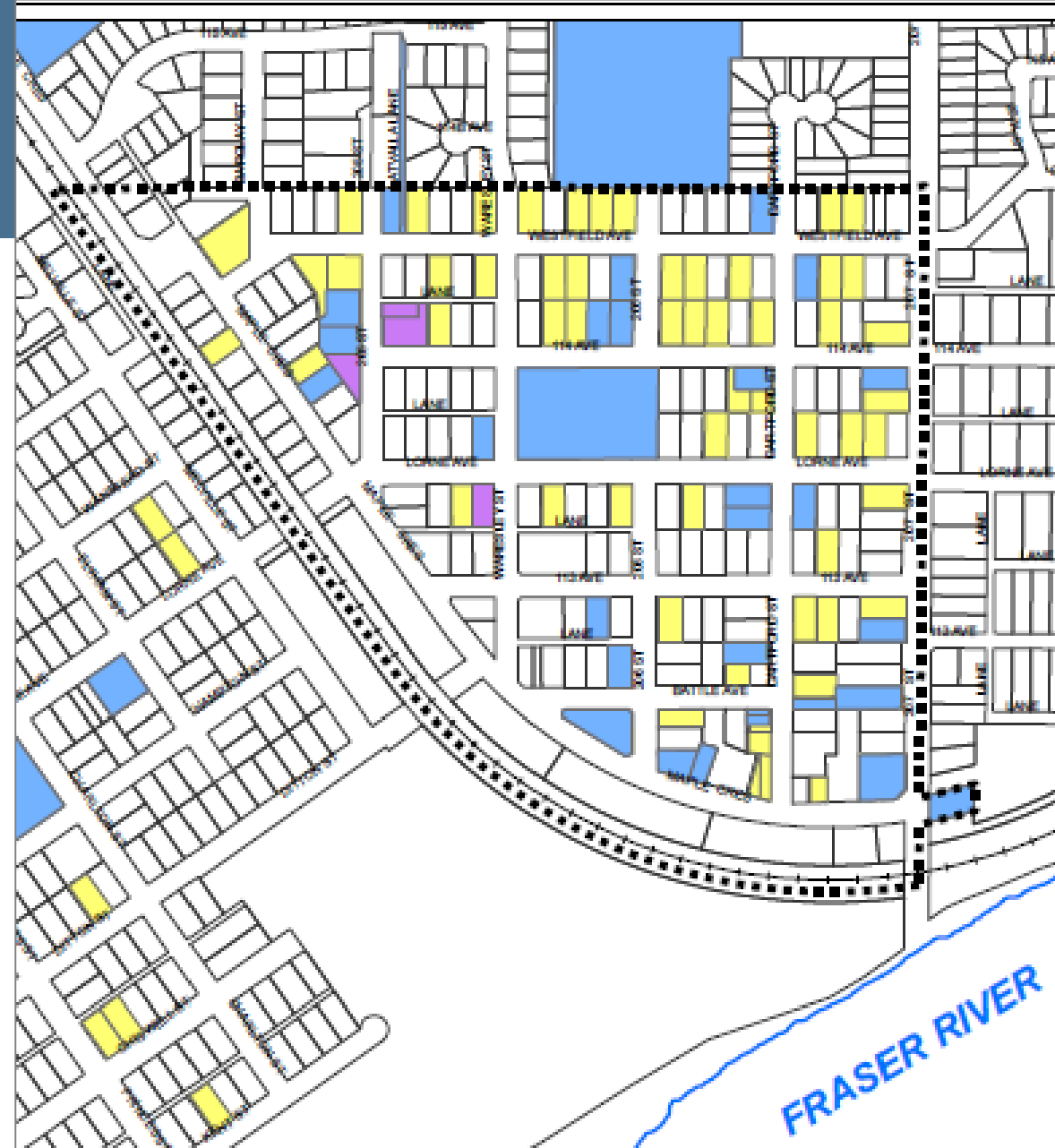


\* Heritage Revitalization Agreement (HRA) depends on the Agreement

# Poll Question #3

What is the Heritage Status of your property?

-  Heritage Register **OR** Heritage Designated **OR** Heritage Revitalization Agreement
-  Heritage Inventory
-  Contributing to the neighbourhood character





# *Existing Tools for Conserving Individual Properties*



# Existing Heritage Conservation Tools

## ■ ■ ■ 1) Heritage Register

- A formal list of buildings, sites, and structures that have heritage value to the community.
- Properties listed on the Heritage Register:
  - Do not have any automatic protection
  - Demolition applications may be temporarily delayed
  - Alterations are permitted (a Heritage Alteration Permit is NOT required)

# Existing Heritage Conservation Tools

## ■ ■ ■ 2) Heritage Designation

- Council adopts a bylaw that heritage designates a property that has outstanding merit and is highly representative of a community's history and heritage.
- Properties that have a Heritage Designating Bylaw:
  - Have a legal framework for long-term protection
  - Have the heritage designation noted on land title
  - Requires a Heritage Alteration Permit for changes to attributes mentioned in the bylaw
  - Demolition applications go to Council for a decision

# Existing Heritage Conservation Tools

- ■ ■ 3) Heritage Revitalization Agreements (HRA)
  - Can vary zoning regulations such as permitted uses, setbacks, density, height, and parking requirements in exchange for restoring a heritage resource and designation
  
- ■ ■ 4) Other Heritage Conservation Tools



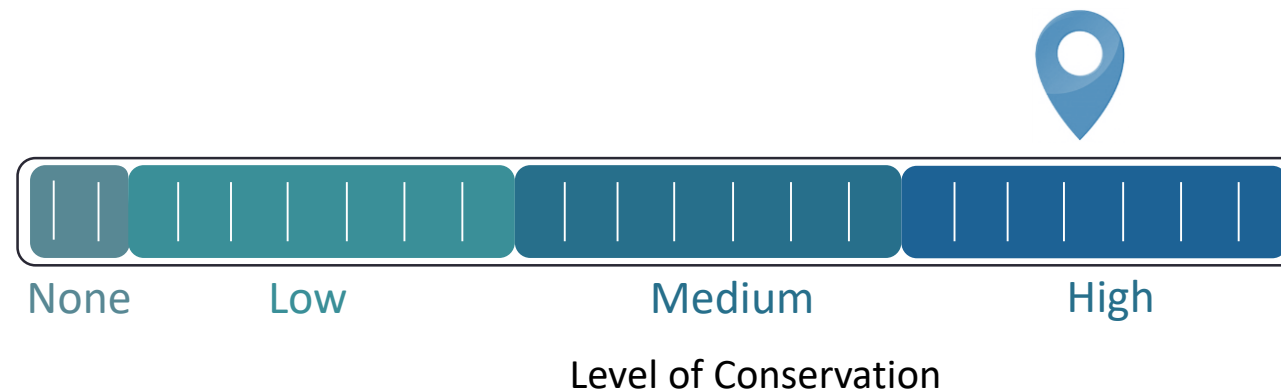


# *Tools for Conserving Groups of Properties*



# Heritage Conservation Area

A Heritage Conservation Area is a distinct area with heritage character, the manages change over a long period of time. A Heritage Conservation Area is designated by Bylaw and identified in an Official Community Plan.



# Who has Heritage Conservation Areas?

- ■ ■ Other jurisdictions that have Heritage Conservation Areas:
  - City of Port Moody (IOCO & Moody Centre)
  - City of Abbotsford (Clayburn Village)
  - Township of Langley (Fort Langley & Murrayville)
  - City of Delta (Ladner & Arthur Drive\* underway)
  - New Westminster (Queens Park)
  - City of Richmond (Steveston Village)
  - City of Vancouver

# What do Heritage Conservation Area's Conserve?

- ■ ■ What is conserved depends on what is determined to be significant to the character of the area and to the community.
- ■ ■ Often Heritage Conservation Areas conserve:
  - Structures (i.e. limits demolition of significant buildings)
  - Exterior architectural features (i.e. front doors, windows, siding)
  - Alterations visible from the street (i.e. Ensuring sensitive additions)
  - Streetscapes (i.e. trees, drive way access)
  - New buildings are in keeping with the character of the neighbourhood

# Heritage Conservation Area

- ■ ■ It can provide protection to all or some of the properties in a heritage conservation area.
- ■ ■ Properties that are identified for protection must be specifically identified in the bylaw.
  - Often a Heritage Alteration Permit is required to make changes to the exterior of the building visible from the street
  - Demolitions of buildings identified in the bylaw are strongly discouraged to be demolished

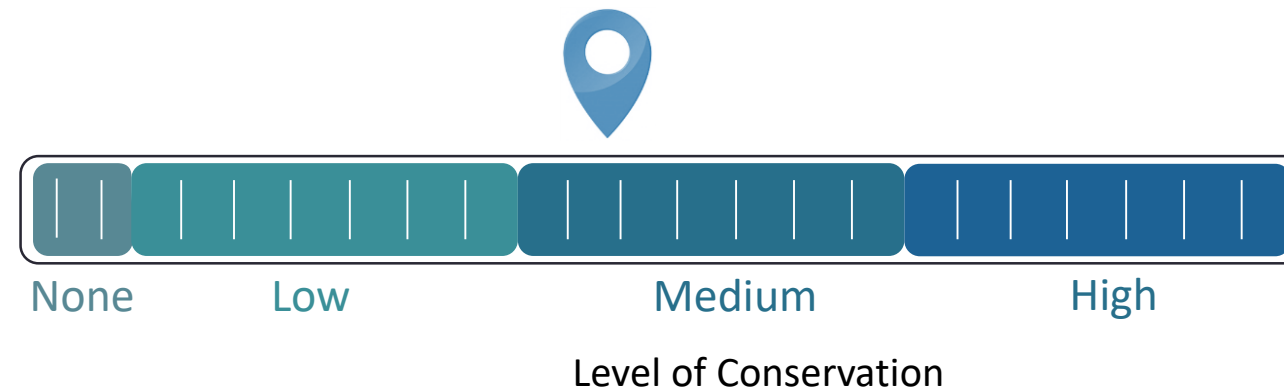


## Poll Question #4

Would you be interested in staff coming back with more information regarding Hammond becoming a Heritage Conservation Area?

# 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)





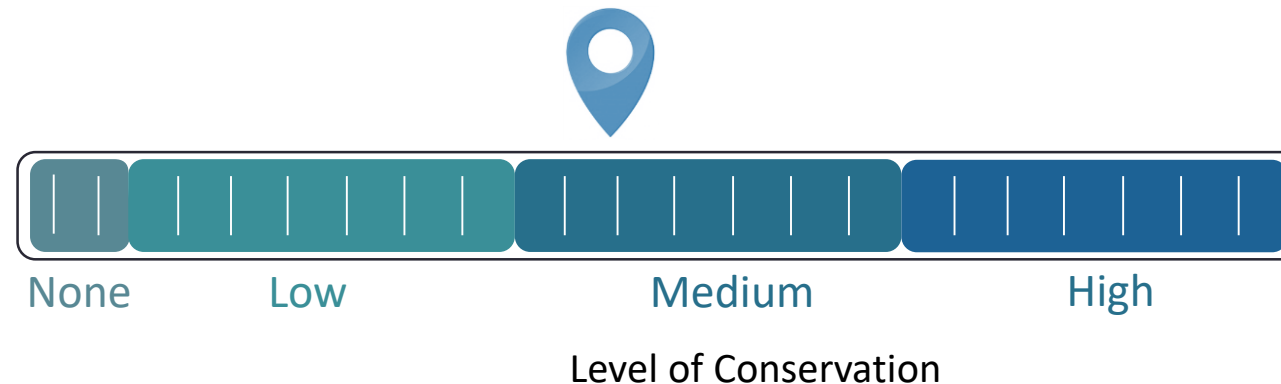
## Poll Question #5

Would you be interested in staff coming back with more information regarding the area having Heritage Zoning?

*Possible Conservation Tool*

# Financial Incentives for Heritage Properties

*Financial Heritage Incentives encourage property owners to conserve the character of properties in a Heritage Conservation Area by helping offset conservation costs.*



# Financial Incentives for Heritage Properties

## ■ ■ ■ Tax Exemptions

- 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

- Help offset conservation costs
- Conserving heritage attributes (i.e. porches, windows, siding)

# Financial Incentives for Heritage Properties

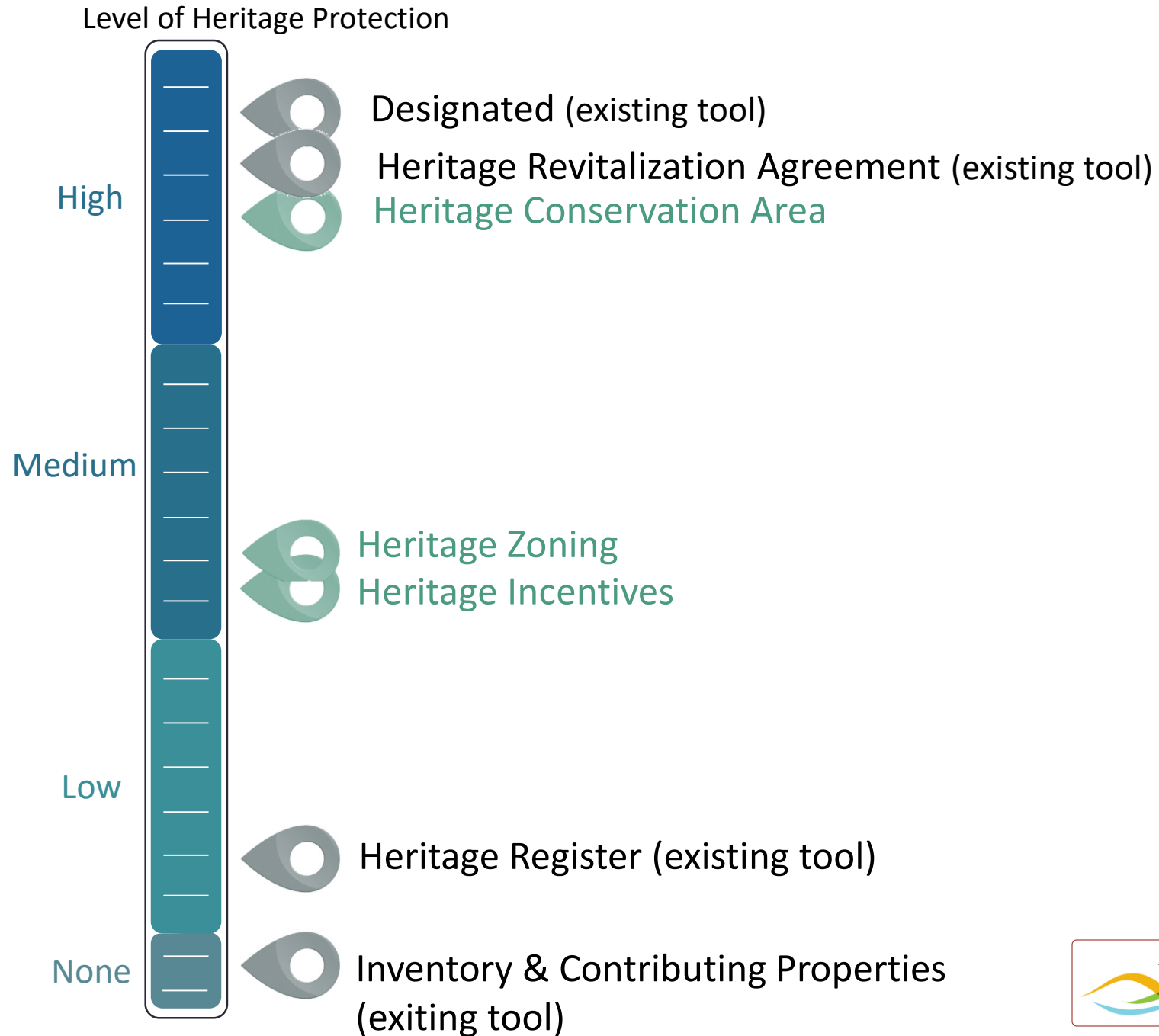
- ■ ■ Financial Heritage Incentives:
  - Do not stop demolitions
  - Do not regulate height, form and character, landscaping, etc
- ■ ■ Financial incentives only assist property owners with conservation projects they choose to undertake.



## Poll Question #6

Would you be interested in conserving your property if the City implemented financial heritage incentives?

# Summary of Tools for Conserving Heritage Character





**For the next 15 minutes, staff are here to answer any questions before starting the Discussion section of the Workshop.**

## **Ask questions in the Chat!**



- Staff will try to address all questions either verbally or in the Chat.
- Feel free to take this time to take a break and step away from your computer!
- Presentation slides are available on the website.
  - <https://www.mapleridge.ca/2531>
- Always feel free to contact:  
Krista Gowan  
604-467-7402  
[kgowan@mapleridge.ca](mailto:kgowan@mapleridge.ca)





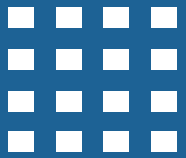
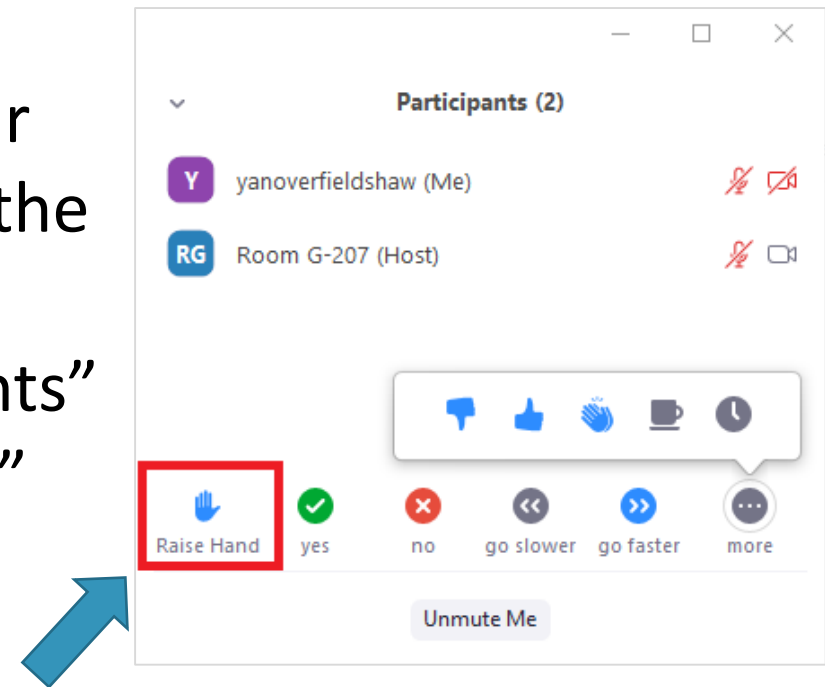
# Discussion

# How To Participate



There are 2 discussion questions (10min per question).

- 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”





# Discussion Question #1

***What characteristics of Hammond are important to you?***

*Share your thoughts in the chat or raise your hand to speak to the group*

***10 minutes for discussion***



## Discussion Question #2

***Which tool is or isn't resonating with you?***

*Share your thoughts in the chat or raise your hand to speak to the group*

# Wrap Up

- Survey is open until April 8, 2021
- Presentation slides are available on the website.
- A video of the presentation is also available on the website.
- Staff will be in touch with the what we heard at the workshops and through the survey, as well as next steps.
- Website: <https://www.mapleridge.ca/2531>
- Questions can be directed to:  
    Krista Gowan  
    604-467-7402  
    kgowan@mapleridge.ca
- THANK YOU!

