Heritage Conservation District Information

A Heritage Conservation District (HCD) is implemented via policies and guidelines that pertain to the protection of the heritage elements the community has identified as significant. Usually this is the overall look & feel of the District.

HCD's have implications on the everyday life of the residents, but also create a certainty for development. Much like many new developments, there are guidelines to adhere to in terms of what can be built and how it should look. In general, HCDs will not create increases in property taxes or insurance rates, but can create small rises in property values due to the certainty created by the guidelines found in HCD plans.

Because each HCD plan and HCD are specific to a geographic area and created through the input of owners and residents, each HCD plan and HCD will be different. However, most HCDs share the following:

- Requirement for a formal study demonstrating how/why an area merits HCD designation
- Community consultation - needs to be for the community, by the community
- A clear outline of the boundaries of the HCD
- A Plan containing policies and guidelines to assist in the management of the District's character and attributes.
- Guidelines outlining what kind of work/development requires Heritage Permits, and how to apply. This is usually for exterior alterations, landscape and streetscape design.
- Policies on demolitions
- Guidelines for infill construction

In Winnipeg, neighbourhood-specific HCD plans for designated districts are added as schedules to the existing Heritage Conservation District By-law 87/2018. The HCD plans are not intended to regulate land use – rather, each plan functions primarily as a design tool for districts exhibiting specific heritage characteristics.

If a district is designated, policies in each neighbourhood-specific HCD plan may require that any demolitions, new builds, other works visible from the street, and proposed subdivisions go through the heritage review process. Although demolitions would not be prohibited, the plan would seek to prevent demolitions if possible and ensure new buildings are visually and physically compatible with the neighbourhood.

Benefits of an HCD

- Protect and conserve an area's special and distinct heritage resources.
- Revitalization of an area.
- Potential for economic spin offs and tourism generation.
- Enhance community identity, pride and involvement.
- Convey an appealing sense of place and help shape a community's unique identity.
- A legacy for future generations

To learn more about Heritage Conservation Districts, please visit winnipeg.ca/HeritageDistricts