

CONSERVATION STRATEGY

WHEN IS IT REQUIRED ?

The Conservation Strategy is required when intervening on **Category 1*** properties.

Interventions such as exterior alterations, additions, partial demolitions or new constructions require a Conservation Strategy. It is not required for maintenance or replacement in kind.

When applying for permits or certificates, the Conservation Strategy is submitted with the requisite supporting documentation for the analysis of your proposal by the Planning Advisory Committee.

WHY ?

The Conservation Strategy (or Conservation Plan) is a document which describes how the proposed works respect the heritage integrity of the property according to established guidelines of heritage conservation.

The Conservation Strategy serves the following objectives: *(see details on next page)*

- Identify the elements contributing to the heritage significance of the property;
- Define the conservation guidelines to shepherd the scope of work;
- Propose appropriate interventions that maintain the heritage significance of the property.

The Conservation Strategy is a tool that ensures an informed decision-making process for the considered works.

This approach allows the owners to plan their projects while protecting the heritage significance of their property.

WHO WRITES IT ? WHO DO I CONSULT ?

The Conservation Strategy is prepared either by an experienced architect in conservation work or a specialist in heritage conservation.

You may refer to the professionals, members of the Canadian Association of Heritage Professionals (cahp-acecp.ca).

MANDATORY CONTENT

The Conservation Strategy must respect the following format and sections :

- Letter size (8.5" x 11") document with text, drawings, maps, etc.
- The section titles and content listed below.

1. INTRODUCTION (one page)

Mandate and stakeholders

2. SUMMARY (one page)

Main conclusions and recommendations

3. PROPERTY INFORMATION

Name of owner, address of property
Location map of property in neighbourhood
Heritage designation (if applicable)

4. HERITAGE ASSESSMENT

Identify the heritage significance of the property based on reference documents, written sources, site surveys, etc.

Property history

Main phases of property evolution (uses, owners, etc.)

Property description

Materials, ornamental features, landscaping elements
Evolution of the architectural/landscaping form and features
Previous interventions (repairs or other)
Present condition (heritage integrity)

Comparable properties

Evaluation of property

Character-defining elements
Heritage value (historical, architectural, contextual)

REFERENCE DOCUMENT

Consult the **Heritage Worksheet of your property** (listed by address) in the document :

CITY OF WESTMOUNT

" HERITAGE CHARACTER DEFINING ELEMENTS :
CATEGORY 1 * BUILDINGS "

Available at
westmount.org/conservation-strategy

5. CONSERVATION GUIDELINES

State the conservation guidelines that will direct the considered work to each element or group of elements

6. INTERVENTION OPTIONS

Define options aligned with the conservation guidelines for each element

- Type of conservation treatment : preservation, restoration and/or rehabilitation
- Options may be grouped per architectural component (windows and doors, masonry, roofing, etc.)

Explain how the options conform to the conservation guidelines

State the positive and negative impacts on each element, or other mitigation measures

7. ACTION PLAN (OPTIONAL)

Planned actions or means for the site work (schedule, project phases, costs, etc.)

8. ANNEX

Additional information (technical worksheets, related studies, plans, photographs, bibliography)

USEFUL REFERENCE FOR WRITING THE CONSERVATION STRATEGY

The Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada
(historicplaces.ca/en/pages/standards-normes)

