

CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 7926, 2017

A Bylaw to Amend Official Community Plan Bylaw No. 7435, 2011

WHEREAS the *Local Government Act* empowers a local government to adopt an Official Community Plan;

AND WHEREAS the Corporation of the City of New Westminster has adopted “Official Community Plan Bylaw No. 7435, 2011”;

AND WHEREAS the City wishes to amend the Official Community Plan designated in Bylaw No. 7435, 2011 to designate the neighbourhood known as Queen’s Park as a heritage conservation area;

AND WHEREAS the Council has specifically considered whether consultation regarding the amendment is required with:

- (a) the board of the Greater Vancouver Regional District;
- (b) first nations;
- (c) the Greater Vancouver Water District and the Greater Vancouver Sewerage and Drainage District;
- (d) the Provincial and Federal governments and their agencies; and
- (e) any other persons, organizations, and authorities it considers will be affected,

and whether such consultation, if required, should be early or ongoing;

AND WHEREAS the Council has considered the amendment, between first and second reading of this bylaw, in conjunction with:

- (a) the City’s Capital Expenditure Program (as contained in the “Five-Year Financial Plan (2017 – 2021) Bylaw No. 7906, 2017”), and
- (b) the 2012 Integrated Solid Waste and Resource Management Plan and the 2010 Integrated Liquid Waste and Resource Management Plan of the Greater Vancouver Regional District;

AND WHEREAS the Council has consulted with the Board of Trustees of School District No. 40 and has sought its input as to the matters set out in section 881(2) of the *Local Government Act* in respect of the amendment;

AND WHEREAS the Council has held a Public Hearing on the amendment;

NOW THEREFORE the Council of the Corporation of the City of New Westminster in open meeting assembled hereby enacts as follows:

1. This Bylaw may be cited as “Official Community Plan (Queen’s Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017”.
2. The Official Community Plan designated in Bylaw No. 7435, 2011 (the “OCP”) is amended by:
 - (a) deleting the words “Part Three Land Use Concept and Development Permit Areas” throughout the OCP and replacing them with the words “Part Three Land Use Concept, Development Permit Areas, and Heritage Conservation Areas”;
 - (b) in section 2.6, under the heading Policies and Priorities, deleting the third bullet point in item 2 and replacing it with:
 - In addition to the Queen’s Park Heritage Conservation Area designated by this Official Community Plan, review and protect other special areas that contribute to New Westminster’s unique character and identity, including consideration of heritage conservation areas, for example, on Columbia Street in the Downtown, and portions of Brow of the Hill and Sapperton.
 - (c) inserting Schedule A to this bylaw after section 3.2 of the OCP and updating the Table of Contents to reflect such insertion;
 - (d) adding the following terms to the OCP’s Glossary of Terms, in appropriate alphabetical order:

Accessory building has the meaning set out in the *Zoning Bylaw*;

Heritage character means the overall effect produced by traits or features which give a property or an area a distinctive heritage quality or appearance;

Heritage conservation area means an area designated by this Official Community Plan as a heritage conservation area pursuant to the *Local Government Act*;

Heritage Register means the register of heritage properties adopted by Council resolution on May 26, 1997, as amended from time to time;

Heritage value means historical, cultural, aesthetic, scientific or educational worth or usefulness of a property or an area;

Routine building maintenance means ordinary maintenance or repair of a building or structure and does not include removal or replacement of the building or structure, or a change in design, material composition, or appearance of the building or structure;

Special Study Building means a building or structure that is not listed on the Heritage Register and that satisfies one or more of the criteria in Appendix 5;

- (e) inserting Schedules B, C, D, E and F to this bylaw in Part 4 of the OCP, after the list of Acknowledgments, and updating the Table of Contents as follows:

APPENDICES

List of Supporting Documents

Glossary of Terms

Acknowledgments

Appendix 1 – Statement of Significance (Queen’s Park Neighbourhood)

Appendix 2 – Queen’s Park Heritage Conservation Area Design Guidelines

Appendix 3 – Queen’s Park Heritage Conservation Area Demolition and Subdivision Guidelines

Appendix 4 – Queen’s Park Heritage Conservation Area List of Exempted Properties

Appendix 5 – Queen’s Park Heritage Conservation Area Special Study Building Characteristics

Schedule A – Downtown Community Plan

Schedule B – Queensborough Community Plan

READ A FIRST TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2017.

READ A SECOND TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2017.

PUBLIC HEARING held this _____ day of _____, 2017.

READ A THIRD TIME on an affirmative vote of a majority of all members of Council this _____ day of _____, 2017.

ADOPTED on an affirmative vote of a majority of all members of Council this _____ day of _____, 2017.

Mayor

Corporate Officer

Schedule A to Official Community Plan (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017

3.3 Schedule of Heritage Conservation Areas

A. Queen's Park

Designation of Queen's Park Heritage Conservation Area

The Queen's Park Heritage Conservation Area, as defined and illustrated on Map H1, is designated as a heritage conservation area. Those properties shown in grey and identified as Commercial/Institutional/RM Zones/RT Zones on Map H1 are excluded from the Queen's Park Heritage Conservation Area.



Queen's Park Heritage Conservation Area

The Queen's Park neighbourhood is a predominantly residential neighbourhood located in the centre of New Westminster and is bordered by Royal Avenue, Sixth Avenue, Sixth Street, First Street, Vancouver Street, and Granville Street.

Special Features or Characteristics

The special features or characteristics that justify the designation of the Queen's Park Heritage Conservation Area and contribute to the heritage character or heritage value of the area include:

- a rich history that dates back to 1859 when the neighbourhood was included in the first legal survey for what was then a new city chosen and laid out by Colonel Richard J. Moody as the capital city of the new colony of British Columbia;
- a unique aesthetic with individually-designed homes demonstrating a variety of architectural styles and development periods, the most-common being Victorian, Edwardian, Tudor Revival, Craftsman and worker/vernacular styles, but also including a few examples of Queen Anne, Italianate, Mission Revival, mail order catalogue homes, International, Moderne, and Post-Modern styles;
- a low density mix of grand scale and modest homes with middle-class apartment buildings, using a common palette of materials, in particular wood and stone;
- a distinctive neighbourhood layout expressed by: street grid design; generous side yards creating considerable space between homes; wide streets; grand boulevards on Second Street and Fifth Street; and relatively flat topography;
- historic landscapes and streetscapes with lush, mature tree and plant specimens, historic rock walls and wrought iron gates, grass and treed boulevards, and remnants of past transportation modes, such as brick pavers and tram lines; and
- an extensive social history as the home of many historically important people, including former mayors, councillors, business leaders, union leaders and financiers, including Charles Brymner, Manager of the Bank of Montreal.

These special features and characteristics are described in more detail in Appendix 1, the Queen's Park Heritage Conservation Area Statement of Significance.

Objectives

The objectives of the designation of the Queen's Park Heritage Conservation Area are to:

- recognize and protect the historic nature of the neighbourhood for the benefit of present and future generations;
- ensure that all building alterations and property development or redevelopment within the neighbourhood, including landscape design, respects the history and enhances the heritage character and heritage value of the neighbourhood;
- promote conservation, restoration, rehabilitation and renovation of the heritage buildings in the neighbourhood;

- maintain current neighbourhood layout and residential lot sizes to protect the park-like character of the area;
- accommodate development, including infill, that is consistent with the existing heritage buildings and enhances the heritage character of the neighbourhood.

Guidelines

The Queen's Park Heritage Conservation Area Design Guidelines attached as Appendix 2 and the Queen's Park Heritage Conservation Area Demolition and Subdivision Guidelines attached as Appendix 3 are provided to achieve the objectives set out above.

Heritage Alteration Permits

A heritage alteration permit is required for any of the following within the Queen's Park Heritage Conservation Area:

- subdivision of land, including any consolidation of parcels that constitutes a subdivision of land under the *Land Title Act*;
- new construction of a building or structure, unless the building or structure is not a residential dwelling;
- demolition of a building or structure, unless the building or structure:
 - has an original construction date of January 1, 1941 or later and is not listed on the Heritage Register;
 - is not a residential dwelling; or
 - is listed in Appendix 4;
- an addition to or an alteration of a building or structure, unless the building or structure:
 - has an original construction date of January 1, 1941 or later and is not listed on the Heritage Register;
 - is a Special Study Building in respect of which a building permit authorizing the alteration or addition is issued prior to June 30, 2019;
 - is not a residential dwelling; or
 - is listed in Appendix 4;
- alteration of land, except for incidental alterations of land associated with the alteration of a building or structure for which a heritage alteration permit is not required; and
- alteration of a feature that is protected heritage property.

For the purposes of determining the original construction date of a building or structure, the date will be the earlier of the date on which the City issued a building permit authorizing the construction and the date on which the City authorized, in writing, the connection of that

building or structure to the City's water supply, sewage collection, or electrical power supply systems.

If a building or structure is altered to the extent that 70% or more of the building or structure is dismantled, demolished or removed, as determined by the City's Chief Building Inspector, that alteration will be considered a new construction and the requirements for new construction will apply.

Exemptions

The following works are exempt from the requirement for a heritage alteration permit:

- interior alterations to a building or structure that do not affect:
 - the external appearance of any exterior wall of that building or structure that faces the street from which the property takes its civic address;
 - the external appearance of any exterior wall of that building or structure that faces either of the side lot lines of the lot on which the building or structure is located; or
 - its structural integrity;
- exterior alterations to a building or structure that do not affect:
 - the external appearance of any exterior wall of that building or structure that faces the street from which the property takes its civic address, other than changes to paint colour and in-kind replacements;
 - the external appearance of any exterior wall of that building or structure that faces either of the side lot lines of the lot on which the building or structure is located, other than changes to paint colour and in-kind replacements;
 - any part of the roof structure that is visible from the street from which the property takes its civic address; or
 - its structural integrity;
- new construction of an accessory building and alterations and additions to an existing accessory building; and
- routine building maintenance as required by the Heritage Properties Minimum Maintenance Standards Bylaw No. 6498, 1998, as amended.

Standards of Maintenance

Minimum standards of repair and maintenance for all buildings and structures in the Queen's Park Heritage Conservation Area are specified in Heritage Properties Minimum Maintenance Standards Bylaw No. 6498, 1998, and Unsightly Premises Bylaw No. 5969, 1991, each as amended or replaced from time to time.

Heritage Conservation Area Design Standards and Guidelines

Any work for which a heritage alteration permit is required must conform with:

- all applicable bylaws;
- the “Standards and Guidelines for the Conservation of Historic Places in Canada”, published by Parks Canada in 2003 and updated in 2010;
- the Queen’s Park Heritage Conservation Area Design Guidelines attached as Appendix 2; and
- the Queen’s Park Heritage Conservation Area Demolition and Subdivision Guidelines attached as Appendix 3.

In the event of a conflict between the Parks Canada “Standards and Guidelines for the Conservation of Historic Places in Canada” and the Queen’s Park Heritage Conservation Area Design Guidelines, the Queen’s Park Heritage Conservation Area Design Guidelines will be applied.