

REGULAR MEETING OF THE LAND USE AND PLANNING COMMITTEE

Notice is hereby given of the following Land Use and Planning Committee:
June 13, 2016 at 12:00 p.m.
Committee Room 2, City Hall

AGENDA

Call to order.

ADDITIONS / DELETIONS TO THE AGENDA

MOTION to amend the Land Use and Planning Committee agenda.

ADOPTION OF MINUTES

1. No Items

PRESENTATIONS

2. No Items

UNFINISHED BUSINESS

3. No Items

REPORTS FOR ACTION

4. Pre-1900 Heritage House Policy

DIRECTOR'S / MANAGER'S REPORT (Oral Report)

5.

NEW BUSINESS

6. No Items

CORRESPONDENCE

7. No Items

ADJOURNMENT



REPORT

Development Services

To: Land Use and Planning Committee **Date:** 6/13/2016

From: Beverly Grieve **File:** 13.2605.01
 Director of Development Services

Item #: 78/2016

Subject: Pre-1900 Heritage House Policy

RECOMMENDATION

THAT the Land Use and Planning Committee forward the Pre-1900 Heritage Policy for Single Detached Dwellings to Council for consideration of endorsement.

EXECUTIVE SUMMARY

The City of New Westminster is known for its supply of houses with heritage merit. At this time, there is pressure on this supply from a strong real estate market. Staff recommends creating a pre-1900 policy for single detached dwellings which would indicate and give notice to property owners that the City highly values all pre-1900 houses and will expect a) a high level of consideration and evaluation be conducted by the applicant (e.g. a condition assessment) and be reviewed by the City before a demolition application is made; and b) that for any pre-1900 house that forms part of a rezoning application, all efforts will be made to retain and restore it as part of the proposed development.

1. EXISTING POLICY CONTEXT

Heritage Review Policy

In June 2011, Council approved a revised heritage review policy, as follows:

THAT processing of demolition and building alteration permits for protected heritage property include a review and recommendation by the Community Heritage

Commission followed by placement on the next Council agenda for consideration. And for building alterations, as required by the Local Government Act, authorization through a Heritage Alteration Permit as authorized by City Council or its delegate.

FURTHER THAT processing of demolition and building alteration permits for buildings and other heritage elements listed on the Heritage Register include a review by the Community Heritage Commission for comment and recommendation.

FURTHER THAT the processing of demolition permits for all buildings and other heritage elements older than 50 years be reviewed by the Planning Division and be referred to the Community Heritage Commission for comment if deemed by the Planning Division to have sufficient heritage significance to warrant additional consideration.

FURTHER THAT the processing of demolition permits for all buildings and other heritage elements constructed prior to 1900 be reviewed by the Planning Division and be referred to the next Community Heritage Commission meeting for comment.

Heritage Register

Created in 1997, the Heritage Register is a formal list of properties that Council has identified as having heritage value. Properties are either added to or removed from the Heritage Register by Council resolution and those properties added must be shown to have heritage value or character. There are no associated legal obligations for the property owner of for the City for a property being listed on the Heritage Register.

The Heritage Register identifies to prospective buyers that a property is important on a community level and it enables staff to monitor proposed changes to those properties through the permit application and licensing processes. Through a bylaw, the City may withhold building permits (including demolition permits) for properties listed on the Heritage Register until the building permit for the new building is issued. Properties on the Heritage Register are also eligible for special provisions in the BC Building Code Alternate Compliance Methods sections.

City policy states that a building alteration or demolition application for a property on the Heritage Register is to be referred to the Community Heritage Commission for comment. They have the options of making a recommendation to request that Council place a temporary protection order on the property in order to allow staff to discuss heritage retention options with the applicant and/or that Council initiate heritage designation of the property. The request would then go to the next possible Council meeting for direction.

Temporary Protection Orders

A temporary protection order may be made in relation to a property that is or may be 'heritage property', which is defined in the Local Government Act as a property that is considered by Council to have sufficient 'heritage value' or 'heritage character' to justify its conservation (i.e. it is or could be listed on the Heritage Register).

The intention of a temporary protection order is to allow for consideration of future long-term protection options for a property and allow time to negotiate an appropriate resolution with the property owner. The order may require that no actions or work be carried out on the property. After considering a staff report in a regular Council meeting that outlines the issues, Council could pass a resolution for temporary protection which would specify the period of protection (not more than 60 days without the consent of the owner). Because the order could be adopted by resolution, it could be put in place at a single meeting of Council.

Heritage Designation

A Heritage Designation Bylaw is a form of land use management that places long-term protection on the land title of a property and which is the primary form of protection that can prohibit demolition. Before a heritage designation bylaw is adopted, the local government must hold a public hearing on the proposed bylaw for the purpose of allowing affected parties and the general public to make representations respecting matters contained in the proposed bylaw. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit.

Council has the authority to place heritage designation on a property without the owner's consent. The owner then has one year in which to claim compensation and prove that the designation caused or will cause a reduction in the market value of the property. The amount of compensation is subject to mutual agreement or, if necessary, arbitration. To date, there has only been one such arbitration in British Columbia, which took place in the City of Victoria in 2010. Rogers Chocolates objected to the interior of their store being protected with a Heritage Designation Bylaw, sued the City of Victoria, and was awarded \$598,000.

Official Community Plan

The Official Community Plan (OCP) identifies the need to maintain heritage character in the City within a context of change. Recognizing that this is challenging, the OCP states that the heritage conservation tools found within the Local Government Act should be used when appropriate.

Through the current Official Community Plan review, consideration is being given to including heritage retention expectations, in particular for pre-1900 buildings, through policy and land use designations.

2. BACKGROUND

Importance of Pre-1900 Houses

Founded in 1859, New Westminster is one of the oldest cities in Western Canada and was the first capital of the colony of British Columbia. In the 1880s, residential neighbourhoods began growing up around the downtown core of New Westminster. By 1912, New Westminster was known as “The City of Beautiful Homes.” Through the efforts of those who advocate for heritage conservation, that name has been upheld throughout the decades and continues to be appropriate today.

Pressure on Pre-1900 Housing Stock

The regionally-strong real estate market has put unprecedented pressure on properties zoned for single detached dwellings, the majority of which are seeing the demolition of existing houses and the construction of new houses that meet the allowable zoning. Neighbourhood residents are concerned about the loss of individual houses and of the resulting loss of character of their neighbourhood.

Regarding pre-1900 houses, on January 28, 2008, Council received a report for information regarding the city’s oldest houses attached to this report as Appendix A. At that time, there were 222 houses in the city constructed before 1900. Between 2008 and 2016, a total of 10 pre-1900 houses have been demolished leaving a total now of 212 pre-1900 houses in the city. There are currently three active demolition applications for pre-1900 buildings, two in Queen’s Park and one in the Brow of the Hill neighbourhoods.

3. DISCUSSION

Demolition Processes

There are two processes through which the demolition of pre-1900 houses might be proposed:

- A. Demolition applications; or
- B. Rezoning applications.

A. Demolition Applications

The City’s Building Bylaw requires the Chief Building Officer to issue a building permit (including a demolition permit) if the proposed work outlined in the application conforms with the Building Code, the Building Bylaw and any other applicable bylaws and enactments. A local government may not lawfully withhold or deny a demolition permit unless it has exercised a Part 15 power to formally protect the property as a heritage asset.

Applicants have a legal right to receive these permits as soon as staff has dealt with the matters to which the application directly pertains (e.g. disconnection of city services).

Some delay in issuing demolition permits, to allow the City to consider heritage matters under Part 15 in relation to the permit application, is possible within reasonable limits. For example, in keeping with current City policy, demolition applications for properties that contain a house constructed prior to 1900 are reviewed by the CHC, who may ask Council to place a temporary protection order on the property. This requires a report be written to Council asking for consideration of a 60 day period during which the demolition is withheld and heritage retention options are discussed. In some cases, staff suggests that a condition assessment be carried out to determine the probability and estimated cost of retention.

Although every effort is made to expedite the review process, it does extend the time between the date that the demolition application is submitted and reviewed by the CHC, and the date when Council receives a report with the CHC request. Significant elapsed time could create the possibility of legal challenges if an applicant feels that too much time has been taken for heritage consideration.

The development of a policy would provide clarity on the City's expectations with respect to demolition of heritage assets, and could help to reduce the time needed to consider demolition applications.

B. Rezoning Applications

Single family zoned properties that have been identified in the existing Official Community Plan (OCP) for multi-family may be considered by the development community for possible consolidation and rezoning. It is the City's practice to encourage developers who are considering the development of an area or consolidation of lots that have heritage assets to include those assets in the development, usually through the use of an HRA.

At this time, the City does not have policy specific to these situations. Informally staff has been suggesting to developers that condition assessments be conducted by independent experts to identify if a house is restorable and what the estimated cost of that restoration might be. Staff then evaluates the assessment to determine if retention of the heritage asset(s) is reasonable for that rezoning proposal.

In cases where developers are not interested in including on-site heritage assets, it is staff's practice to bring forward a report to the Land Use and Planning Committee for feedback. Developers have expressed concern that this step extends their application review timeline, and that not knowing up front if a heritage asset is to be retained as part of the rezoning proposal significantly affects the development of their proposal in terms of density and form.

The development of a policy would provide stronger and more detailed guidance to request, at the inquiry stage, that developers pursue inclusion of heritage assets in their proposal in order to achieve City objectives.

Policy Principles - Options

There are three options that could form, either individually or collectively, a response to development pressure on pre-1900 houses:

- A. protect all pre-1900 houses with *Heritage Designation*,
- B. place all pre-1900 houses on the *Heritage Register*, and
- C. issue a *new policy* to guide staff and Council.

A. Heritage Designation

Council could consider directing staff to begin the process of formally protecting all 212 pre-1900 houses with individual Heritage Designation bylaws. This process would follow a typical bylaw procedure for each property (i.e. bylaw readings, public hearing, notification, registration on title).

If any of the 212 property owners did not consent to heritage designation and Council proceeded regardless, and they could show within one year that the market value of their property was or could be reduced as a result of heritage designation, then the City would be required to pay compensation to each of the owners. If the City and an owner could not agree on an amount, then it would be determined by binding arbitration.

B. Heritage Register

Council could direct staff to place all 212 of the pre-1900 houses on the City's Heritage Register. Owner consent is not a requirement of the Heritage Register as there are no legal obligations associated with it, but it has been the City's practice to obtain owner consent as part of the Heritage Register process.

As noted above, the City is automatically allowed to delay issuing a demolition permit for a property listed on the Heritage Register until such time as the building permit is issued. Inclusion on the Heritage Register would also give notice to potential purchasers of the delay and review process.

Each property placed on the Heritage Register would require a heritage value statement, a short version of the more formal Statement of Significance. Staff would prepare the value statements for the 212 houses, which would take considerable staff time.

C. New Policy

At a minimum, staff recommends that a Pre-1900 Heritage Policy for Single Detached Dwellings be considered by the LUPC and forwarded to Council for their consideration of endorsement, as follows:

The City of New Westminster highly values all pre-1900 houses and will expect:

a) a high level of consideration and evaluation be conducted by the applicant and be reviewed by the City before a demolition application is made; and

b) that for any pre-1900 house that forms part of a rezoning application, all efforts will be made to retain and restore it as part of the proposed development.

4. OPTIONS

The following options are offered for consideration of the LUPC:

- 1) That the Land Use and Planning Committee forward the Pre-1900 Heritage Policy for Single Detached Dwellings to Council for consideration of endorsement.
- 2) That the Land Use and Planning Committee recommend that Council direct staff to take the necessary steps to place all pre-1900 Single Detached Dwellings on the Heritage Register.
- 3) That the Land Use and Planning Committee recommend that Council direct staff to take the necessary steps to protect all pre-1900 Single Detached Dwellings with Heritage Designation bylaws.
- 4) That the Land Use and Planning Committee give staff alternative feedback.

Staff recommends Option 1.

ATTACHMENTS

Appendix A: 2008 Report on the Oldest Homes in New Westminster

This report has been prepared by:
Julie Schueck, Heritage Planner

This report was reviewed by:
Jackie Teed, Manager of Planning



Beverly Grieve
Director of Development Services

Appendix A
2008 Report on
Oldest Homes in New Westminster

R E P O R T

DEVELOPMENT SERVICES DEPARTMENT

To: Mayor W. Wright and Members of Council in Committee of the Whole Date: January 28, 2008

From: Lisa Spitale File: 13.2605.01
Director of Development Services

Subject: New Westminster's Oldest Houses

RECOMMENDATION

THAT Council receive this report for information.

PURPOSE

The purpose of this report is to provide Council with information on both the oldest homes in the City of New Westminster and the oldest homes in each of the City's neighbourhoods. This report informs Council that staff will be creating public information packages to promote heritage awareness and encourage the protection of heritage resources.

BACKGROUND

New Westminster is known throughout the Province for its collection of well preserved heritage homes. Founded in 1859, New Westminster is one of the oldest cities in Western Canada and was the first capital of the colony of British Columbia. In the 1880s, residential neighbourhoods began growing up around the downtown core of New Westminster. By 1912, New Westminster was known as "The City of Beautiful Homes." Through the efforts of the many dedicated people who keep heritage alive in the City, that name has been upheld throughout the decades and continues to be appropriate today.

Like the City as a whole, each of New Westminster's fifteen neighbourhoods has strong heritage values represented by their oldest homes. Each neighbourhood has cultivated a unique stock of homes of various ages which create distinct neighbourhood character, charm and culture.

INFORMATION & STATISTICS

New Westminster has the privilege of being the location of one of the oldest intact homes in the Lower Mainland and one of the oldest community heritage sites in British Columbia: the Irving House Museum was built in 1865 and is owned by the City of New Westminster.

There are many privately owned heritage properties throughout the City, the oldest of which, according to City records, are 313 Fourth Street and 314 Pine Street. Both are located in the Queen's Park Neighbourhood. These homes were once a single home built in 1862 by William Clarkson and located on an adjacent lot at 317 Third Avenue. In 1911, the Clarkson home was split in two and moved to the aforementioned lots on Fourth Street and Pine Street.

The next oldest house in the City is located in the Sapperton Neighbourhood at 219 East Columbia Street. This home was built circa 1877 by Paul and Lucy Murray. Paul Murray, a farmer in the Fraser Valley, likely used the home as a residence in the winter to avoid the brutal conditions and isolation of the Valley. For the rest of the year, the home was a stop over when the family arrived in town to go to the market or to attend the New Westminster agricultural exhibition.

The fourth oldest house in the City is located in the Queen's Park Neighbourhood. Built in 1885, the home at 125 Bonson Street was originally owned by K.W. McIntosh, the proprietor of the Caledonian Hotel.

New Westminster is also well represented by many other heritage homes. Throughout the City there are 293 homes that are more than 100 years old and 1,516 homes that are more than 80 years old. Additionally, nine of the fifteen neighbourhoods are represented by a home more than 100 years old and thirteen of the fifteen neighbourhoods have a home that is more than 80 years old.

Listed below are the oldest homes in each neighbourhood. The ten oldest homes by year are displayed. Information on the age of the home and the current heritage recognition status are displayed as taken from current City records.

For photos of the four oldest homes in New Westminster mentioned above, please refer to Appendix #1. For a summary of the following tables, refer to Appendix #2.

Queensborough

The ten oldest homes in the Queensborough neighbourhood were all constructed in 1911.

Address #	Street Name	Age
513	EWEN AVE.	1911
1260	EWEN AVE.	1911
220	PEMBINA ST.	1911
240	PEMBINA ST.	1911
611	SALTER ST.	1911
219	WOOD ST.	1911
223	WOOD ST.	1911
227	WOOD ST.	1911
233	WOOD ST.	1911
243	WOOD ST.	1911

Connaught Heights

The oldest home in Connaught Heights is located at 2005 Marine Way and was constructed in 1910.

Address #	Street name	Age
2005	MARINE WAY	1910
714	TWENTIETH ST.	1912
698	TWENTIETH ST.	1914
2033	MARINE WAY	1918
2013	MARINE WAY	1920
2025	MARINE WAY	1920
702	TWENTIETH ST.	1920
2306	SEVENTH AVE.	1925
2109	MARINE WAY	1930
2213	NINTH AVE.	1930
2008	SEVENTH AVE.	1930
2012	SEVENTH AVE.	1930

City of New Westminster

January 28, 2008

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West End

The oldest home in the West End Neighbourhood is located at 1401 Nanaimo Street and according to City records was constructed in 1891.

Address #	Street name	Age
1401	NANAIMO ST.	1891
1405	NANAIMO ST.	1891
827	FOURTEENTH ST.	1892
1716	SEVENTH AVE.	1892
1317	EIGHTH AVE.	1893
1407	SIXTH AVE.	1894
1601	SIXTH AVE.	1895
1427	SEVENTH AVE.	1906
1407	EIGHTH AVE.	1907
1423	SIXTH AVE.	1907
1316	TENTH AVE.	1907
836	THIRTEENTH ST.	1907
936	THIRTEENTH ST.	1907

Kelvin / Moody Park

The oldest home in Moody Park is located at 1019 Sixth Avenue and according to City records was built in 1891.

Address #	Street name	Age
1019	SIXTH AVE.	1891
1031	SIXTH AVE.	1891
626	TENTH ST.	1891
1016	NANAIMO ST.	1893
1009	SIXTH AVE.	1893
1111	NANAIMO ST.	1894
1016	SEVENTH AVE.	1895
1013	SIXTH AVE.	1897
1012	SEVENTH AVE.	1901
1032	NANAIMO ST.	1907

Brow of the Hill

The oldest home in the Brow of the Hill Neighbourhood is located at 217 Ninth Street and was built in 1888. This would make this home one of the ten oldest homes in the City. This is known as the Thomas and Elizabeth Turnbull House and became a designated heritage home in 2001.

Address #	Street name	Age
217	NINTH ST.	1888
221	NINTH ST.	1889
422	EIGHTH ST.	1890
334	ELEVENTH ST.	1890
819	MILTON ST.	1890
823	ROYAL AVE.	1890
825	ROYAL AVE.	1890
835	ROYAL AVE.	1890
324	TENTH ST.	1890
1002	THIRD AVE.	1890
1006	THIRD AVE.	1890
1019	THIRD AVE.	1890
1021	THIRD AVE.	1890

Glenbrooke North

The two oldest homes in Glenbrooke North were constructed in 1890 and are located at 315 and 319 Sixth Avenue.

Address #	Street name	Age
315	SIXTH AVE.	1890
319	SIXTH AVE.	1890
307	PRINCESS ST.	1893
231	SEVENTH AVE.	1893
311	SEVENTH AVE.	1894
613	FOURTH ST.	1895
235	DURHAM ST.	1899
731	FOURTH ST.	1901
237	PRINCESS ST.	1901
635	FIFTH ST.	1903

Queen's Park

The Queen's Park Neighbourhood contains the some of the oldest homes in the City. The three oldest homes in the neighbourhood, 313 Fourth Street, 314 Pine Street and 125 Bonson Street, are amongst the oldest in the City (as discussed previously).

Address #	Street name	Age
313	FOURTH ST.	1862
314	PINE ST.	1862
125	BONSON ST.	1885
224	SECOND ST.	1887
122	FIRST ST.	1888
402	THIRD AVE.	1888
115	THIRD AVE.	1889
117	THIRD AVE.	1889
212	THIRD ST.	1889
127	FOURTH AVE.	1890
431	FOURTH ST.	1890
112	GRANVILLE ST.	1890
403	ST GEORGE ST.	1890
415	ST GEORGE ST.	1890
420	SAINT GEORGE ST.	1890
315	SIXTH AVE.	1890
406	THIRD AVE.	1890

Victory Heights

The two oldest homes in the Victory Heights Neighbourhood were constructed in 1893 and are located at 419 Cumberland Street and 128 Harvey Street.

Address #	Street name	Age
419	CUMBERLAND ST.	1893
128	HARVEY ST.	1893
130	CARROLL ST.	1894
136	CARROLL ST.	1894
467	CUMBERLAND ST.	1894
311	DEVOY ST.	1894
114	CARROLL ST.	1900
307	RICHMOND ST.	1903
133	CARROLL ST.	1907
303	RICHMOND ST.	1907

Sapperton

The oldest home in the Sapperton Neighbourhood is located at 219 East Columbia Street and according to City records was built in 1877. This home is the third oldest home in the City and is on the Heritage Resource Inventory.

Address #	Street name	Age
219	EAST COLUMBIA ST.	1877
332	KEARY ST.	1891
364	KEARY ST.	1891
373	KEARY ST.	1891
375	KEARY ST.	1891
310	HOLMES ST.	1893
350	KEARY ST.	1893
355	KEARY ST.	1893
110	CARROLL ST.	1894
319	CEDAR ST.	1894
451	EAST EIGHTH AVE.	1897

North Arm South

The two oldest homes in the North Arm South Neighbourhood are located at 325 and 327 Ewen Avenue and were built in 1911.

Address #	Street name	Age
325	EWEN AVE.	1911
337	EWEN AVE.	1911
314	MERCER ST.	1912
310	BLACKLEY ST.	1915
313	EWEN AVE.	1925
319	EWEN AVE.	1926
323	EWEN AVE.	1928
321	STANLEY ST.	1928
436	BOYNE ST.	1939
409	EWEN AVE.	1946

North Arm North

The two oldest homes in the North Arm North Neighbourhood were built in 1907 and are located at 1214 Fourth Avenue and 1907 River Drive.

Address #	Street name	Age
1214	FOURTH AVE.	1907
1907	RIVER DRIVE	1907
1906	RIVER DRIVE	1908
319	MCPHADDEN ST.	1909
1208	FOURTH AVE.	1910
320	MCPHADDEN ST.	1914
329	THIRTEENTH ST.	1937
1618	SIXTH AVE.	1946
1837	RIVER DRIVE	1947
1911	RIVER DRIVE	1948
1915	RIVER DRIVE	1948

Uptown:

The oldest home in the Uptown Neighbourhood is located at 612 Brantford Street and was built in 1890.

Address #	Street name	Age
612	BRANTFORD ST.	1890
437	SEVENTH ST.	1891
323	QUEEN'S AVE.	1892
231	SEVENTH ST.	1892
426	SEVENTH ST.	1892
514	THIRD AVE.	1892
703	WALMSLEY ST.	1892
707	QUEEN'S AVE.	1893
213	SEVENTH ST.	1893
423	SIXTH ST.	1893

Downtown

The four oldest homes in the Downtown Neighbourhood were built in 1887. They are located at 305 and 307 Carnarvon Street and 828 and 832 Royal Avenue. All four of these homes are on the Heritage Resource Inventory, two of them are designated heritage buildings and two have a Heritage Revitalization Agreement.

Address #	Street name	Age
305	CARNARVON ST.	1887
307	CARNARVON ST.	1887
828	ROYAL AVE.	1887
832	ROYAL AVE.	1887
82	FIRST ST.	1890
520	CARNARVON ST.	1893
37	WELLINGTON ST.	1894
38	DUFFERIN ST.	1895
41	WELLINGTON ST.	1895
101	AGNES ST.	1899

Glenbrooke South

There are no homes built prior to 1950 in the Glenbrooke South Neighbourhood.

Brunette Creek

The oldest home in the Brunette Creek Neighbourhood was built in 1936 and is located at 456 Rousseau Street. This is the only home in the Brunette Creek Neighbourhood built before 1950.

Address #	Street name	Age
456	ROUSSEAU ST.	1936

NEXT STEPS

New Westminster is a city rich in heritage and is very fortunate to have so many historic homes as part of this community. Many of the oldest houses are not listed on the City's Heritage Registry. While the age of a building does not ultimately decide its heritage merit, this list will aid in forming a basis for future additions to the City's Heritage Registry.

Staff will be creating public information packages to promote the heritage homes in each neighbourhood. Information brochures combined with updated webpage content will be an effective ways to reach a large number of residents. While this information should be available year round, it will be particularly important to have it available during Heritage Week, which will be held the third week of February, 2008.

Report Author

Michael Watson
Planning Clerk

Approved for Presentation
to Council

Lisa Spitale, Director of
Development Services

Paul Daminato,
City Administrator

APPENDIX #1

Photos of New Westminster's Oldest Homes



Photo: 313 Fourth Street
Built 1862 by William Clarkson
Queen's Park Neighbourhood



Photo: 314 Pine Street
Built 1862 by William Clarkson
Queen's Park Neighbourhood



Photo: 219 East Columbia Street

Built circa 1877

Sapperton Neighbourhood



Photo 125 Bonson Street
Built 1885
Queen's Park Neighbourhood

APPENDIX #2

Summary Table of the Oldest Homes in New Westminster

Neighbourhood	Year of Construction of Oldest Home	Number of Homes Older than 100 Years	Number of Homes Older than 80 Years	HRI	Heritage Designation	HRA	No Heritage Status
<i>Queensborough</i>	1911	0	45	0	0	0	10
<i>Connaught Heights</i>	1910	0	8	0	0	0	12
<i>West End</i>	1891	8	124	1	0	0	11
<i>Moody Park / Kelvin</i>	1891	9	198	4	1	0	5
<i>Brow of the Hill</i>	1888	64	160	11	2	2	2
<i>Glenbrooke North</i>	1890	14	209	0	0	0	10
<i>Queen's Park</i>	1862	137	368	14	0	1	2
<i>Victory Heights</i>	1893	8	80	7	0	0	3
<i>Sapperton</i>	1877	17	242	6	0	0	5
<i>North Arm South</i>	1911	0	6	0	0	0	10
<i>North Arm North</i>	1907	0	6	0	0	0	11
<i>Uptown</i>	1890	19	47	5	1	0	4
<i>Downtown</i>	1887	17	23	7	2	3	0
<i>Glenbrooke South</i>	-	0	0	0	0	0	0
<i>Brunette Creek</i>	1936	0	0	0	0	0	1
Totals		293	1516	55	6	6	86

HRI – Heritage Resource Inventory

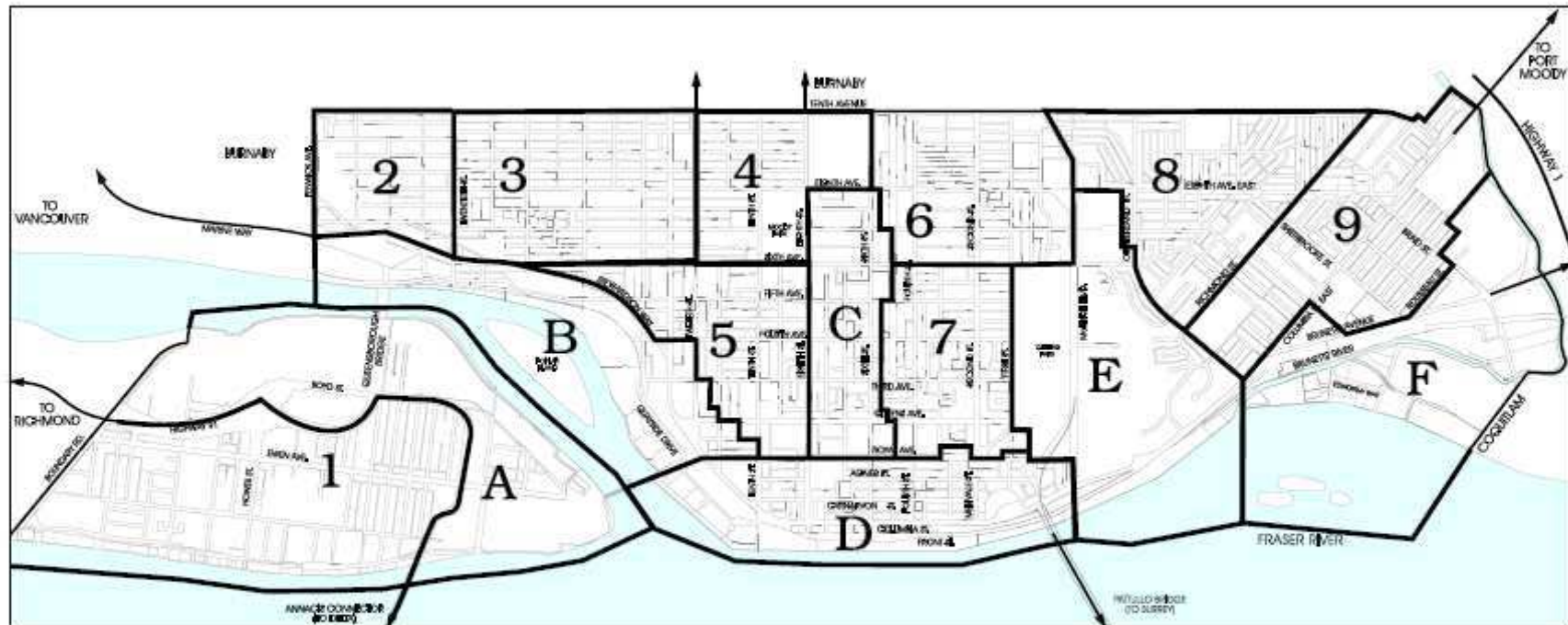
HRA – Heritage Revitalization Agreement

*Data Source: City of New Westminster GIS Data

APPENDIX #3

New Westminster Neighbourhood Planning Areas

MAP NW4
 New Westminster
 Neighbourhood Planning Areas



- | | |
|---------------------------------------------|--------------------|
| 1 Queensborough | A North Arm South |
| 2 Connaught Heights | B North Arm North |
| 3 West End | C Uptown |
| 4 Kelvin | D Downtown |
| 5 Brow of the Hill | E Glenbrooke South |
| 6 Glenbrooke North | F Brunette Creek |
| 7 Queen's Park | |
| 8 Victory Heights (includes Massey Heights) | |
| 9 Sapperton | |