

**Queen's Park Neighbourhood Heritage Study (QPNHS)**  
**Working Group Meeting**

**August 27, 2015 EOC Room #2**

*Please meet at the top of the foyer stairs near the water  
Fountain and we will all go through the secure door together.*

**AGENDA**

**1.0 Working Group Meeting Notes of July 23, 2015**

**2.0 Review of Implementation Strategies and Principles**

**3.0 Review of Content of Final Report**

**4.0 Next Public Consultation (type, when and where)**

**5.0 Next Meeting**

Thursday, September 24, 2015

6:00pm

**EOC 1**

*Please RSVP to Julie Schueck at  
[jschueck@newwestcity.ca](mailto:jschueck@newwestcity.ca)  
or at 604.527.4556*

# Queen's Park Neighbourhood Heritage Study (QPNHS)

## Working Group Meeting Notes of July 23, 2015

### PRESENT:

Councillor Jaimie McEvoy, Chair  
Maureen Arvanitidis (NWHPS)  
Rebecca Bateman  
Tom Bellamy  
David Brett (QPRA), Vice-Chair  
Bruce Cheng  
Deane Gurney (QPRA)  
Gary Holisko  
Steve North (NWHPS)  
Dave Vallee  
Jennifer Wolowic

### CITY STAFF:

Julie Schueck, Heritage Planner

### REGRETS

None

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### **Working Group Meeting Notes of June 25, 2015:**

- There were no corrections, additions or deletions.

### **Review of Implementation Strategies and Principles:**

A number of suggestions were made to the draft implementation strategies and principles.

#### Principles:

- The first three principles are good. The fourth one is more of a strategy and should be relocated to the appropriate section.
- Change all "heritage character" to "heritage character of the neighbourhood".
- We need to define the term "heritage character".
- According to a Google search, the term "heritage" is something passed on or inherited, beliefs of a people, a legacy, a tradition handed down through generations.
- Number the principles.

#### Strategies:

- The four strategies should read as follows:
  - 1) Identify and define the heritage character of the neighbourhood.
  - 2) Provide a variety of financial and non-financial incentives to encourage the retention and restoration/renovation of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.

- 3) Develop mechanisms, including regulations that prevent or policies that deter, the demolition of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.
  - 4) Encourage support for heritage conservation by providing easy-to-access information and enhanced communication for residents and other interested parties.
- 1) Identify and define the heritage character of the neighbourhood
- Purpose:
    - o No changes.
  - Recommendations:
    - o Revise the Queen’s Park Heritage Context Statement.
    - o Create a statement defining the heritage of the neighbourhood.
    - o Provide a brief summary of the Queen’s Park Heritage Context Statement.
    - o Update the Queen’s Park Heritage Context Statement every five years.
  - Next Steps:
    - o Incorporate suggestions from residents and other stakeholders obtained through the survey, open houses and other public engagement activities.
    - o Conduct a neighbourhood building survey and create an informal inventory.
    - o Create a brief summary of the Queen’s Park Heritage Context Statement.
- 2) Provide a variety of financial and non-financial incentives to encourage the retention and restoration/renovation of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.
- Purpose:
    - o Include reference to Heritage Revitalization Agreements and Heritage Designations.
    - o Indicate that incentives can be financial or non-financial.
  - Recommendations:
    - o Place suggestion for lobbying the provincial and federal governments in the recommendation section.
    - o Change date of eligible houses from 30 years to 50 years.
    - o Tighten up language for infill, stratification, and subdivision incentive ideas, for example, preface with “provide the opportunity to...”
    - o Relocate reference to heritage designations.
    - o Revise the recommendation regarding the design review panel.
  - Next steps:

- Add in the following next steps:
    - Review the Community Heritage Commission mandate to see if it can include a design review component or subcommittee.
    - Engage a consultant to study and define the size of houses and lots that would be eligible for infill, stratification and subdivision.
  - Move step about the photographic inventory to first strategy.
  - Pull in the relationship of floor space ratio to design guidelines adherence.
- 3) Develop mechanisms, including regulations that prevent or policies that deter the demolition of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.
- Purpose:
    - Remove the words “may be” and replace with “is”.
  - Recommendations:
    - Revise wording about deconstruction requirements.
  - Next steps:
    - Add in the following next steps:
      - Conduct an economic analysis of key drivers for demolitions.
- 4) Encourage support for heritage conservation by providing easy-to-access information and enhanced communication for residents and other interested parties.
- Purpose:
    - No changes.
  - Recommendations:
    - Add in the following recommendations:
      - Promote the heritage brand.
    - Change “learning opportunities” to “enhanced communication for residents and other interested parties”.
  - Next steps:
    - Add in the following recommendations:
      - Find ways to get the word out before people buy property.
      - Organize big events with world-class speakers and local experts on heritage conservation.
      - Post the neighbourhood inventory on the City’s website.

- Determine if the City can automatically be notified of each property sale in order to contact the buyer with information on heritage conservation.
- Standardize the terms “brochure”, “hand-out”, etc.

General Comments:

- The term “Considerations” would be better as “Recommendations”.
- Next steps should align with the preceding recommendations.
- Recommendations and next steps should be prioritized.
- Each section should be numbered and separated from other topics in an easy-to-follow format.
- According to the City of Vancouver website, their Heritage Action Plan has a good glossary of terms.
- Julie will provide data in order to review possible categories of properties that would be eligible for infill, stratification, subdivision – with the understanding that more research by a consultant might be suggested as a next step.
- Once the document is in its final draft, we could review it with the lens of how the suggestions might have impacted the demolition application of 221 Third Avenue.
- People will need a way to stay involved once this study is over. The strategies should include suggestions of how to make the final report a living document.

Please see attached document for revised implementation strategies and principles.

### **Content of Final Report**

- 5) Due to a lack of time to review, the Working Group will review the list on their own time and report back comments and suggestions at the next meeting.

### **Next Meeting:**

The next meeting is scheduled for Thursday, August 27, 2015  
6:00pm in Committee Room #2

# **Queen's Park Neighbourhood Heritage Study**

## **Implementation Strategies**

Updated as per July 23<sup>rd</sup> QPNHS Working Group Comments

### **Principles:**

- A. The heritage character of the Queen's Park neighbourhood is highly valued by the neighbourhood, the City and the region.
- B. Most of the existing buildings and landscape features contribute to the heritage character of the neighbourhood and should be retained insofar as it is practical to do so.
- C. New construction that replaces existing buildings or causes change to the existing landscape should be conditional on its compatibility with the heritage character of the neighbourhood.

### **Strategies:**

- 1. Identify and define the heritage character of the neighbourhood.
- 2. Provide a variety of financial and non-financial incentives to encourage the retention and restoration/renovation of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.
- 3. Develop mechanisms, including regulations that prevent, or policies that deter, the demolition of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.
- 4. Encourage support for heritage conservation by providing easy-to-access information and enhanced communication for residents and other interested parties.

## 1. Identify and define the heritage character of the neighbourhood:

### *Purpose:*

The heritage character of the neighbourhood includes cultural, social, natural, landscaped and built elements that have been identified by the neighbourhood. It is important to identify the features of the neighbourhood that contribute to its overall character in order to know what existing places and features are important to retain.

<b>Recommendations:</b>	<b>Next Steps:</b>
a. Create a statement defining the heritage of the neighbourhood.	i. Incorporate suggestions from residents and other stakeholders obtained through the survey, open houses and other public engagement activities.
b. Revise the Queen’s Park Heritage Context Statement.	i. Incorporate information from the neighbourhood heritage definition.
c. Provide a brief summary of the Queen’s Park Heritage Context Statement.	i. Summarize the key messages from the revised Queen’s Park Heritage Context Statement.
d. Update the Queen’s Park Heritage Context Statement every five years.	i. Include an update schedule in Heritage Planner’s long range work plan.
e. Develop an informal inventory of neighbourhood buildings and landscape features.	i. Conduct a neighbourhood building and landscape features photographic survey. ii. Identify year of construction and style for each. iii. Publish final version on the City’s website and invite the public and heritage groups to view it.

**2. Provide a variety of financial and non-financial incentives to encourage the retention and restoration/renovation of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood:**

*Purpose:*

Most of the existing buildings (houses, apartment buildings, etc.) and landscape features (mature trees, open space around a house, etc.) all contribute to the heritage character of the neighbourhood. Providing incentives, such as the opportunity to apply for a Heritage Revitalization Agreement, is a positive way to reinforce the heritage value of those places and encourage their retention and renovation/restoration rather than their replacement.

<b>Recommendations:</b>	<b>Next Steps:</b>
a. Lobby for official codes to acknowledge and respect heritage buildings.	i. Continue to lobby the provincial and federal governments to provide relaxations in official codes for buildings identified as heritage (with the definition of ‘heritage’ being as broad as possible).
b. Support the BC Building Code Alternate Compliance Section.	i. Continue to promote the BC Building Code Alternate Compliance Section for applications involving recognized heritage buildings.
c. Continue to utilize available heritage conservation tools.	i. Promote the use of Heritage Revitalization Agreements and Heritage Designations. ii. Consider using other existing tools (such as heritage inspections) from Part 27 of the Local Government Act. iii. Identify and assess how other local governments promote and utilize heritage conservation tools.
d. Provide the opportunity for properties with a building older than 50 years to apply for increased densification through infill housing, stratification, or subdivision.	i. Collect and map data on properties regarding lot size, house size and construction date. ii. Develop criteria for infill housing, stratification, or subdivision based on the data results and in conjunction with the current review of the Official Community Plan. iii. Investigate using a 2-tier system, where some proposals apply for infill through Heritage Revitalization Agreements and some through agreeing to Heritage Designation.

<p>e. Consider mechanisms for reviewing the designs (renovations and new) of single family dwellings.</p>	<p>i. Investigate if the Community Heritage Commission mandate can be changed to include a design review component.</p> <p>ii. Investigate if a Development Permit Area would allow for the creation of a design review body for single family dwellings.</p> <p>iii. Identify other options.</p>
<p>f. Revise the existing Queen’s Park Design Guidelines and use them as an incentive for the retention of buildings older than 50 years.</p>	<p>i. Develop a non-financial incentive program that is tied to updated residential design guidelines. For example:</p> <ul style="list-style-type: none"> <li>- If a house that is older than 50 years is retained, it may achieve a floor space ratio of 0.60.</li> <li>- If a house that is older than 50 years is demolished and the new house meets the revised design guidelines, it may achieve a floor space ratio of 0.50.</li> <li>- If a house older than 50 years is demolished and the new house does not meet the revised design guidelines, then the house may only achieve a floor space ratio of 0.40.</li> </ul> <p>ii. Give consideration to the requirement that all renovations and new-builds must meet the revised design guidelines.</p>
<p>g. Develop a system of fee rebates for work that retains existing buildings.</p>	<p>i. If the minimum requirements of the revised design guidelines are met, applicants may apply for a 50% rebate on building and engineering fees.</p> <p>ii. If a registered architect is retained for the duration of a Heritage Revitalization Agreement proposal, the applicant may apply for a 50% rebate on the rezoning fee.</p> <p>iii. Work must be completed before a rebate can be requested.</p>
<p>h. Make applying for renovations easier, quicker and cheaper.</p>	<p>i. Reassess triggers for automatic servicing upgrades.</p>

	<ul style="list-style-type: none"> <li>ii. Reconsider the requirement that a full set of architectural plans be provided for small renovations.</li> </ul>
<ul style="list-style-type: none"> <li>i. Develop incentives for existing multi-family buildings.</li> </ul>	<ul style="list-style-type: none"> <li>i. Identify and collect data on existing multi-family buildings.</li> <li>ii. Consider simple mechanisms for allowing these buildings to be rebuilt to the same density in the event the buildings are destroyed. (The City could consider carrying out rezoning of these properties in consultation with the affected property owners.)</li> <li>iii. Consult with affected property owners.</li> </ul>
<ul style="list-style-type: none"> <li>j. Support the New Westminster Heritage Foundation.</li> </ul>	<ul style="list-style-type: none"> <li>i. Consider increasing and regularizing the City's existing annual financial contribution.</li> <li>ii. Identify and assess how other local governments provide financial incentives to identified heritage buildings.</li> </ul>

**3. Develop mechanisms, including regulations that prevent, or policies that deter the demolition of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood:**

*Purpose:*

In the event that incentives are not enough to retain an existing building or landscape feature, it is appropriate to have regulations in order to protect places and features of heritage value.

<b>Recommendations:</b>	<b>Next Steps:</b>
a. Identify the reasons why demolitions occur.	<ul style="list-style-type: none"> <li>i. Conduct an economic analysis of key drivers for demolition.</li> <li>ii. Compare results with data developed in other strategies to identify which properties are most likely to seek demolition.</li> <li>iii. Determine if there are mechanisms available that would directly influence and deter demolitions.</li> </ul>
b. Establish either a Heritage Conservation Area, a Development Permit Area, or a new zone for the entire neighbourhood.	<ul style="list-style-type: none"> <li>i. Assess and compare the benefits and obstacles of each approach.</li> <li>ii. Assess and compare the legal obligations of each approach (ie: can demolitions be prevented in a Development Permit Area?).</li> </ul>
c. Establish mechanisms that make demolitions less desirable.	<ul style="list-style-type: none"> <li>i. Develop a policy that requires a high percentage of deconstruction.</li> <li>ii. Develop a policy that requires a higher level of recycling than currently identified in the MetroVancouver recycling program (ie: banisters, trim, frames, etc.)</li> </ul>
d. Protect trees on both public and private property.	<ul style="list-style-type: none"> <li>i. Develop an Urban Forest Management Plan and Bylaw (<i>City already has this underway</i>).</li> </ul>

**4. Encourage support for heritage conservation by providing easy-to-access information and enhanced communication for residents and other interested parties:**

*Purpose:*

Municipal heritage conservation programs benefit from being fair and reasonable, and from having the support of a City Council, the community, and specific groups within the community that are involved with those programs (builders, real estate agents, architects, etc.). Heritage conservation programs can seem complicated, and often, the legal obligations for protected heritage property might seem onerous. Building support for heritage conservation programs can be assisted by the sharing of useful, easy-to-access information that alleviates concerns and generates enthusiasm for heritage conservation.

<b>Recommendations:</b>	<b>Next Steps:</b>
a. Promote the heritage brand of the City.	<ul style="list-style-type: none"> <li>i. Include a concise statement about the value of the City’s history and heritage in formal communication material.</li> <li>ii. Include heritage conservation in the City’s strategic planning goals.</li> <li>iii. Include the consideration of heritage value in land use management decisions.</li> </ul>
b. Provide innovative learning opportunities.	<ul style="list-style-type: none"> <li>i. Expand the City’s practice of providing workshops by targeting specific groups such as the building industry and the real estate industry.</li> <li>ii. Organize large events with world-class speakers and local experts on heritage conservation.</li> </ul>
c. Develop informational material that is easy to access and follow.	<ul style="list-style-type: none"> <li>i. Develop a ‘renovation road map’ and other material that provides information on making renovations easier, quicker and cheaper.</li> <li>ii. Develop a brochure about heritage conservation for real estate agents to provide at their open houses.</li> <li>iii. Make information on the City’s heritage conservation program more prominent on the website, with links to other resources and access to above hand-outs.</li> <li>iv. Identify and address common myths about heritage programs and tools.</li> <li>v. Post the neighbourhood inventory on</li> </ul>

	<p>the City's website.</p> <p>vi. Determine methods for reaching potential buyers before they purchase a property with an historic building on it and outlining retention options.</p>
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# Draft Content for Final Report

## 1.0 Introduction

## 2.0 Background

- Purpose for QPNHS
- 1990s study summary
- Neighbourhood Context Statement

## 3.0 Principles

- A. The heritage character of the Queen's Park neighbourhood is highly valued by the neighbourhood, the City and the region.
- B. Most of the existing buildings and landscape features contribute to the heritage character of the neighbourhood and should be retained insofar as it is practical to do so.
- C. New construction that replaces existing buildings or causes change to the existing landscape should be conditional on its compatibility with the heritage character of the neighbourhood.

## 4.0 Implementation Strategies

1. Identify and define the heritage character of the neighbourhood.
2. Provide a variety of financial and non-financial incentives to encourage the retention and restoration/renovation of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.
3. Develop mechanisms, including regulations that prevent, or policies that deter, the demolition of existing buildings and landscape elements that contribute to the heritage character of the neighbourhood.
4. Encourage support for heritage conservation by providing easy-to-access information and enhanced communication for residents and other interested parties.

## 5.0 Process summary

- Background work (including what other municipalities are doing/have done)

- Issues Identification and Research
- Innovations, Solutions & Strategies Development
- Implementation Strategies Development
- Document of Implementation Strategies

## **6.0 Description of why properties in the neighbourhood are at risk.**

- Age, condition and size of house related to size and location of lot
- Need for economic analysis

## **7.0 Public consultation**

- Open houses/Speak out
- Survey
- Newsletters
- Facebook
- Websites
- Speaker series

## **8.0 Maps**

- Age of houses
- Lot sizes and house sizes
- Properties on heritage register
- Properties protected
- Demolitions

## **9.0 Resources**