

## **ADVISORY PLANNING COMMISSION**

May 9, 2017 at 6:30 p.m.  
Council Chamber, City Hall

### **MINUTES**

#### **VOTING MEMBERS PRESENT:**

Peter Hall	- Chair, Community Member
Christa MacArthur	- Vice-Chair, Community Member
Laura Cornish	- Community Member
Andrew Hull	- Community Member
Tobi May	- Community Member
Alex Sweezey	- Community Member

#### **MEMBER REGRETS:**

Richard Carswell	- Community Member
Darlene Carty	- Community Member
Margaret Fairweather	- Community Member

#### **STAFF PRESENT:**

Britney Quail	- Heritage Planning Analyst
Mike Watson	- Planning Technician
Carol Lee	- Recording Secretary, Raincoast Ventures Ltd.

The meeting was called to order at 6:32 p.m.

#### **1.0 ADDITIONS TO AGENDA**

The Chair led a round of self-introductions of the members of the Advisory Planning Commission (APC).

The following items were added to the agenda:

- Amended minutes of the April 18, 2017 Advisory Planning Commission meeting; and,
- On-table correspondence, as at May 9, 2017.

## **2.0 ADOPTION OF MINUTES**

### **2.1 Adoption of the minutes of Tuesday, April 18, 2017**

#### **MOVED AND SECONDED**

*THAT the April 18, 2017 Advisory Planning Commission minutes be adopted, as presented.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

## **3.0 INFORMATION PRESENTATIONS**

There were no items.

## **4.0 REZONING**

There were no items.

## **5.0 NEW BUSINESS**

### **5.1 Invitation to a free forum on Citizen Advisory Bodies and Urban Policy co-hosted by the SFU Urban Studies Program and the Vancouver City Planning Commission**

Ms. MacArthur indicated that she would be interesting in attending the Forum.

## **6.0 REPORTS AND INFORMATION**

### **6.1 Queen's Park Heritage Conservation Area: Draft Conservation Area and Administrative Policy**

Britney Quail, Heritage Planning Analyst, provided a PowerPoint presentation summarizing details of the Queen's Park Heritage Conservation Area (HCA) draft policy provisions, as outlined in the report dated May 9, 2017, and amendments made by Council on May 8, 2017.

In response to questions from the Commission, Ms. Quail provided the following information:

- The names of the categories of the housing were assigned based on significant historical time periods of development;

- The heritage characteristics of a home will be protected through the use of performance-based Design Guidelines;
- Alterations to protected buildings must align with the Standards and Guidelines for the Conservation of Historic Places in Canada;
- Site requirements will be applied to new construction to ensure that the landscaping maintains the character of the neighbourhood;
- Sustainability guidelines will be incorporated into existing and protected buildings;
- Confirmation that the Heritage Alteration Design Permit requirements will apply to all new construction in the heritage area;
- The requirement for mandatory design guidelines for single detached homes in a heritage conservation area is a new component for the City of New Westminster;
- The collective heritage value of the Queen's Park neighbourhood will be protected by the Design Guidelines;
- Massing, as opposed to architectural character, is the primary manner in which new buildings could detract from a heritage neighbourhood;
- The creation of the HCA will not impact the number of net new buildings in the City;
- Construction of carriage and laneway houses will require additional effort to meet the Design Guidelines for new constructions;
- RS1, RS2, RS5 and RS6 zoning would not be impacted by the HCA;
- Confirmation that the creation of the HCA will protect the streetscape of the Queen's Park neighbourhood; and
- Support indicated for the designation of the HCA during the first round and second round (after the amendments were proposed) of the consultation was 80% and 60%, respectively.

**Joanne Matson**, Resident, advised that the issue has caused a significant amount of stress for the residents of the Queen's Park neighbourhood. Many of the smaller homes that have been designated as having the highest level of protection are modest and owned by young families. The homes are their primary investment and the homeowners cannot afford to have them devalued through the creation of the HCA.

**Jennifer Wolowic**, Resident and Member of HCA Working Group, stated that the HCA could be initiated and amended over time. The community consultation indicates overwhelming support for the HCA, as it will provide incentives to retain and encourage the diversity of housing forms in the City. She encouraged the Commission to support the HCA and to provide direction to staff to continue to create incentives.

**Mark Bice**, Resident, expressed concern with the Queen's Park HCA proposal and the impact on the value of his home. He commented that the Shipley Report is irrelevant to the New Westminster context as it is based on the Ontario experience. HCAs create a redistribution of the value of homes. Small homes on small lots tend to lose a greater value than the larger homes and Jay Wollenberg, Coriolis Consulting, raised the same concerns at the April 24, 2017 workshop.

In response to a question from the Commission, Mr. Bice advised that the protected homes in Shaughnessy lost 12% of their relative, not absolute, value.

**Patricia Brooke**, Resident, stated that the creation of the Queen's Park HCA is a solution to a problem that does not exist. People who move to Queen's Park do so because they like the streetscape. The mandatory Design Guidelines trample the rights and freedoms of the homeowners. The rights of the people participating in the Heritage Homes tours and walking through Queen's Park should not override the rights of the homeowner.

**Lorne Hill**, Resident, provided a PowerPoint presentation providing information to support his concern that the Queen's Park HCA is being created without addressing the critical issue of the potential impact on property values. Mr. Hill proposed a compromise that will protect the heritage designation while protecting the value of the homes.

**Kathleen Langstroth**, Resident and President of the Queen's Park Residents Association (QPRA), stated that the HCA being proposed for Queen's Park is one of 60 that exists in BC. HCAs are effective and the people who live within them do so because of the protection afforded to the heritage character of the neighbourhood. The QPRA supports the creation of incentives to increase density within the HCA. The incentives would be a bonus, particularly for smaller houses. Ms. Langstroth recommended that homes be permitted to move between the protection categories. The residents of the Queen's Park neighbourhood are supportive of the mandatory Design Guidelines.

**Gary Miller**, Resident, expressed support for the proposed HCA as it provides flexibility for the Council to make future amendments to ensure that the character of the Queen's Park neighbourhood is protected. The HCA is intended to respect the streetscape of the heritage conservation neighbourhood.

**Steve Norman**, Resident and Vice President of the QPRA, stated that he has sent an email to the Commission regarding the actual increase the property value of homes in the Shaughnessy neighbourhood. Mr. Norman commented on issues

raised by the NO HCA Group regarding the findings contained in the Shipley Report, with respect to the effect of the creation of an HCA on property values.

**Peter Berger**, Resident, expressed his opposition to a mandatory HCA as it will negatively impact the value of his home. He stated that homeowners should be compensated for any financial loss if the HCA is created.

**Rob Taylor**, Resident, expressed sympathy for the young families who live in smaller homes as their investment is at risk. He advocated for a voluntary, rather than a mandatory, heritage conservation system. Mr. Taylor stated that many residents are unaware of the potential creation of the HCA and that the incentive to be provided by permitting the construction of carriage homes will detract from the area.

**Mark Fox**, Resident, stated that he is opposed to the current HCA proposal and requested the APC consider the following:

- Whether the restriction should be applied without choice;
- Whether the HCA should be implemented without certainty regarding the impact on property values;
- Whether one set of homeowners should be advantaged over another; and
- Whether the speed at which the bylaw is being proposed for implementation is appropriate, given that the research has not been completed.

**Mari-Lou Nidle**, Resident and Director of the QPRA, reviewed the letter that was submitted to the APC in support of the HCA. The impetus to create the HCA came from the residents of Queen's Park, because they enjoy living in a heritage neighbourhood and wish to protect and retain its nature.

**Kyle Davison**, Resident, stated that current HCAs in Canada and BC are very small and contain uniform, small homes. Queen's Park would become the largest HCA in BC, and potentially Canada. Mr. Davison expressed concern that the restrictions placed on homes in a free market will result in a decrease in property values.

**Bev McLellan**, Resident and Director of the QPRA, stated that mandatory Design Guidelines could not be implemented without an HCA. If a bylaw is not passed by June 2017, a new bylaw cannot be considered for another 10 years, at which time the character of the neighbourhood will be lost. Ms. McLellan advised that an HCA would only protect the homes façade and sides. Renovations to the interior are solely discretionary, according to the owner's taste. Ms. McLellan stated that the vast majority of the Queen's Park residents wish to retain the character and history of the area.

**Rav Johal**, Resident, recounted his experience with the application for a demolition permit. The delays and cost to renovate the home have had a significant emotional and financial toll on his family. He expressed concern with the subjectivity of the term “streetscape”. Mr. Johal requested that the issue be considered in a fair and equitable manner.

**Larry Church**, Resident, observed that there is misinformation being circulated about the devaluation of property values. The voluntary Design Guidelines have not been effective in protecting the heritage character of the neighbourhood. He urged the APC to support the creation of the HCA.

**Catherine Hutson**, Resident and Director of the QPRA, reported that she contacted a Director of the Kelowna HCA who advised that the value of homes were not negatively impacted by the designation as an HCA. Ms. Hutson commented that the HCA protects the heritage character of a neighbourhood while providing flexibility through Design Guidelines.

**Alex Dumphy**, Resident, commented that the culture and history of a neighbourhood is equally important to the economic value and must be protected by legislation.

**May Davison**, Resident, stated that the comment by staff that there was 80% support for the HCA is a misrepresentation of the data and the actual support is less than 11% of the Queen’s Park residents. Ms. Davison informed that she does not believe that there will be a large number of applications for demolition permits if the bylaw is not passed in June 2017.

**Linda Petolenydl**, Resident, expressed support for the designation of a HCA.

**Bonnie Berger**, Resident, expressed opposition to the designation of the HCA as it will result in property rights being eliminated and the decline in property values. Residents who are near retirement do not have the time to recover from a decrease in the value of their investment.

The Chair called a second and third time for any additional speakers.

In response to comments raised by the speakers, Ms. Quail provided the following information:

- The creation of the Queen's Park HCA would not require a notice of the heritage conservation to be filed on the title of the homes;
- Many of the City's buildings are already designated for heritage conservation; and
- The number of attendees at the Queen's Park HCA consultation events was within the typical attendance level at City consultation events.

In response to the questions from the Commission, Ms. Quail provided the following information:

- Council elected to establish a one-year heritage control period in June 2016 to allow the research to be undertaken into the creation of the HCA;
- The heritage control period cannot be reinstated for another 10 years; and
- An HCA would provide Council with a tool for heritage conservation under the current provincial legislation.

The Commission offered the following comments:

- There were 10 speakers in favour and an equal number opposed to the establishment of the HCA;
- The HCA allows for protection of the streetscape and from uncontrolled demolition without being overly restrictive;
- Appearance that the City is responding to the concerns of the residents within the confines of the existing legislation;
- The HCA creates an additional permitting process if a property is to be redeveloped;
- Need for more objective information on the impact of an HCA designation on property values;
- The goal and purpose of the HCA is worth pursuing but it must be practical and proportionate;
- There is a premium on the value of homes in Queen's Park and it can be reasonably expected that this will continue;
- Concern about expanding Design Guidelines to new construction where heritage conservation is not involved;
- Voluntary designation will not be effective in accomplishing the protection of the heritage value of the Queen's Park neighbourhood;
- The HCA will meet the objectives of the heritage section of the draft Official Community Plan (OCP);
- Concern regarding the equitability of the designation of the HCA;
- The HCA will not impact property rights;

- The City has the option of withholding a demolition permit and providing financial compensation to the homeowner;
- Broader objective of protecting the character of Queen's Park;
- Concern that the policy and Design Guidelines are still being drafted while the issue is being considered;
- Need to understand the impact of the HCA to determine where incentives should be targeted; and
- Need to apply the incentives for Queen's Park equitably to all homes in the City.

**MOVED and SECONDED**

*THAT the Advisory Planning Commission recommends that the Queen's Park Heritage Conservation Area proposal be approved and be applied with flexibility and empathy.*

**CARRIED.**

Six members of the Commission present voted in favour of the motion and the Chair abstained from the vote.

**7.0 CORRESPONDENCE**

**7.1 Correspondence re: Queen's Park Heritage Conservation Area**

**MOVED and SECONDED**

*THAT the following on-table email correspondence regarding the Queen's Park Heritage Conservation Area be received for information, from:*

- *Steve Norman, Vice-President, QPRA, dated May 4, 2017;*
- *Gail North, dated May 4, 2017;*
- *Pat McLellan, dated May 4, 2017;*
- *Kathleen Langstroth, QPRA President, dated May 4, 2017;*
- *Robert Toth, dated May 5, 2017;*
- *Gayle Azyan, dated May 5, 2017;*
- *Catherine Hutson, dated May 4, 2017;*
- *Tom and Margaret Bellamy, dated May 5, 2017;*
- *Angela S. Kerlake, dated May 5, 2017;*
- *Matt Wall, dated May 5, 2017;*
- *Agnes Black, dated May 5, 2017;*
- *Phaedon and Maureen Arvanitidis, dated May 5, 2017;*
- *Steve North, dated May 5, 2017;*
- *Kathleen Campbell, dated May 5, 2017;*
- *Mari-Lou Nidle, dated May 5, 2017;*

- *Graham Sievers, dated May 5, 2017;*
- *Jim Hutson, dated May 4, 2017;*
- *William and Judy Dixon, dated May 5, 2017;*
- *Deane Gurney, dated May 5, 2017;*
- *Warren Williams, dated May 5, 2017;*
- *Hilde Meisl, dated May 7, 2017;*
- *Paolo and Janet Gastaldo, dated May 8, 2017;*
- *Mark Fox, dated May 7, 2017;*
- *Ron Hankewich, dated May 5, 2017;*
- *David Dewar, dated May 8, 2017;*
- *Cathy McFarland and Gary Mockler, dated May 9, 2017; and*
- *Vince Unilowski, dated May 9, 2017.*

**CARRIED.**

All members of the Commission present voted in favour of the motion.

## **8.0 NEXT MEETING**

The next Advisory Planning Commission meeting is scheduled May 16, 2017.

## **8.0 ADJOURNMENT**

**ON MOTION**, the meeting adjourned at 9:30 p.m.

Certified Correct,

**ORIGINAL SIGNED**

**Peter Hall  
Chair**

**ORIGINAL SIGNED**

**Carol Lee  
Recording Secretary,  
Raincoast Ventures Ltd.**