



Heritage Inventory, and others have been identified as having high heritage value. A number of these buildings currently contain businesses.

This area has been identified as a Study Area within the City of New Westminster Official Community Plan for the purpose of providing a mixed use and mixed density area which preserves existing heritage assets and streetscape character, while also recognizing existing density entitlements.

### **Site Constraints**

There are a number of site constraints that need to be considered, which include, but are not limited to:

- Small parcels (both in lot depth and area) which reflect the existing single-detached house use. The size of the parcels poses physical constraints to achieving higher forms of density and development. This also poses challenges for meeting requirements pertaining to development setbacks, off-street parking, off-street loading, useable open space, and other considerations;
- Requirement for extensive lot consolidations in order to achieve more developable parcels;
- A number of unnamed road dedications that intersect the area. These limit consolidation opportunities and may need to be closed in order to facilitate higher-density development in the area;
- Existing zoning requires commercial uses at grade which may not be feasible along frontages where there is less exposure to vehicular and pedestrian traffic;
- Servicing upgrades will likely be required in order to accommodate higher forms of density at this location; and,
- Other constraints such as topography, soil conditions, underground and above ground utilities, trees, etc.

### **Heritage Considerations**

- All the existing houses have some historic value. Seven were listed on the City's Heritage Inventory. However, at this time none of the buildings are legally protected through Heritage Designation Bylaws.
- It is the expectation that many of the existing buildings would be retained in the Bent Court area as part of future redevelopment. However, it is acknowledged that some may be relocated and some with low heritage value may be demolished in order to facilitate new development at greater densities.
- The houses in the Bent Court area were constructed at the turn-of-the-century, within a roughly thirty year time-frame. They were primarily built in the midst of the CPR "boom" when construction and population growth were at their highest in the city's history.
- These houses are reflective of the shift in residential living in the city from the industrial and commercial downtown to residential uptown; facilitated by the establishment of the early Sixth Street and Queen's Park interurban tram lines. The houses and their lot pattern, particularly the

configuration creating Bent Court, are generally considered to be reflective of the historical development of both the city and its infrastructure, and the creation of the Uptown neighbourhood.

- There would be flexibility in regards to permitted uses within the houses (they could be single-family, multi-family, amenity or community spaces, commercial, etc.) provided they continue to contribute positively to the vibrancy, animation, and historic nature of the Bent Court area.
- Within the community there is also recognition of the value of Bent Court, as an enclosed court lined with heritage buildings and mature trees. New development would need to retain this pattern and character and work to ensure the area wide design is supportive of and compatible with this character.

### **Purpose of Study/Master Plan**

- The Study will explore creative development solutions for the area, with the goal of identifying the best options available. Creative solutions may include proposing removing the requirement for commercial floor space, exploring different building forms, potential consolidations with properties fronting Sixth Street, and/or the sale of public land such as roads and lanes (which currently limit consolidation opportunities).
- A Heritage Revitalization Agreement (HRA) may be a useful tool in implementing the results of the Study: this legislative tool allows owners to leverage retention and restoration of heritage assets, in order to relax or alter existing development requirements such as parking minimums, setback requirements, commercial space requirements, height limits, or other building envelope restrictions.
- The power and flexibility of HRAs could help address the area's site constraints and facilitate redevelopment. For example, through the HRA, there may be consideration of purchase of City owned land and rights-of way to facilitate consolidation for provision of parking, exploration of a density transfer program or similar tool and examination/determination of a suitable mix of commercial and residential uses for the neighbourhood, or other creative approaches which would make it viable to conserve assets with heritage merit.
- Overall the steps in the Study would:
  - Identify which heritage buildings should be prioritized for retention; explore consolidation options that preserve the streetscape character of Bent Court; and seek creative solutions in order to maximize existing density entitlements while protecting as many heritage houses as possible.
  - Identify opportunities for property consolidation that could allow for phased redevelopment in the area, depending on the interest of owners.

- Identify opportunities to address other City objectives, such as providing different housing options; environmental sustainability; employment; child care; encouraging active transportation (cycling and walking); and, providing enhanced public realm opportunities (pocket parks, plazas, etc.).

### **Content of Master Plan/Deliverables**

It is anticipated that the Master Plan will need to include the following (items to be completed by the appropriate qualified professional as outlined in the next section of this Terms of Reference):

- Overview of the Site History and Context
- Overview of the Policy and Regulatory Context
- Heritage Assessment of all existing buildings within the area
- Heritage Retention Strategy
- Land Economic Analysis
- Planning Objectives and Strategies (for addressing City objectives in regards to provision of affordable housing, family-friendly housing, heritage retention, environmental sustainability)
- Proposed Land Use Designations to be amended into the Official Community Plan
- Conceptual Development Plan (showing potential siting of buildings, pedestrian, cycling and vehicular network, and sidewalk and open space network)
- Advanced Lot Consolidation Plan aimed at preserving heritage assets while identifying opportunities to achieve development entitlements
- Transportation Study including consideration of:
  - Pedestrian Access and Circulation (including Cycling Facilities)
  - Vehicular Access and Circulation
  - Parking and Loading Study
  - Accessibility
- Off-Site Works and Servicing Plan
- Tree Retention Strategy
- Public Realm Plan and Guidelines
  - Greenways
  - Public Park Space
  - Privately-Owned, Publically-Accessible Areas (Plazas, Mid-Block Connections, Breezeways, Boulevard Parks, etc.)
- Streetscape Design and Cross-Sections of all public roadways (existing and proposed) within Bent Court.
- Development Permit Area Guidelines
  - Heritage (taking into consideration the Standards and Guidelines for the Conservation of Historic Places in Canada), Building Siting, Architectural Character, Massing and Setbacks, Views and Shadows, Ventilation, Entrances, Facades, Materials, Windows, Balconies, Roofs, Lighting, Accessibility, Pedestrian and Cyclist Access, Vehicular Access and Parking, Privacy,

Safety, Energy Conservation, Waste Management, Noise, and Signage, Weather Protection, Trees and Landscaping, Open Space and Trails, Furniture and Amenities.

- Consultation Summary

**Role/Expectations of Applicant and City Staff:**

<b>Applicant</b>	<b>City Staff</b>
Assemble necessary team of qualified professionals that can facilitate the delivery of this Master Plan which include qualified Heritage Professionals, Architects, Landscape Architects, Land Economist, Transportation Engineers, Urban Planners/Designers, and Civil Engineers.	Provide Terms of Reference for the Master Plan
Submit OCP Amendment Application to initiate Master Plan Process.	If the applicant does not represent all owners in the study, City to be a joint applicant on the OCP amendment
Review of all relevant City Policies, Procedures, Guidelines, and Regulations as well as background materials prepared to date for Bent Court.	Provide all necessary City Policies, Procedures, Guidelines, Regulations as well as background materials prepared to date for Bent Court.
Undertake/prepare assessments and studies to help inform Master Plan.	Ensure all owners have equitable opportunities for providing input into the creation of the Master Plan .
<p>Undertake all required applicant-led consultation including preparation of consultation materials, preparing/sending out meeting notices, newspaper and social media advertisements.</p> <p>Applicant to log all comments received and to prepare a consultation summary document for inclusion into the Master Plan document.</p>	<p>Review and provide input to applicant team on consultation materials for various workshops, open houses, presentations to City Committees, and stakeholder outreach as well as attending all consultation meetings. City may also assist with booking City facilities for public consultation events as well as advertising consultation events through dedicated City webpage and Social Media.</p> <p>City to undertake all statutory consultation for OCP Amendment Application.</p>
Create Master Plan document (to include all items noted within Content section above).	Review and provide input on the Master Plan document
Present to City Council, Land Use and Planning Committee and City Committees, as needed.	Presentations to City Council, Land Use and Planning Committee, and City Committees including preparation of Staff Reports, as needed.
Applicant to provide final hard copy and electronic copy of the final Master Plan including providing permission to City for undertaking	

future edits and revisions to Master Plan, as required.	
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### **Anticipated Master Planning Process (additional steps may be required)**

The Applicant and City Staff will work together in developing a work plan for the proposed OCP Amendment and Master Plan which will include the following steps at a minimum (sequence of steps to be determined through further work between Applicant and City Staff):

- Applicant to develop a Master Plan work plan and schedule with City Staff
- Applicant to initiate background studies and review of key documentation for Master Plan
- Preliminary Reports to Land Use and Planning Committee (LUPC) and Council on Master Plan Background and Proposed Process
- Applicant to undertake early and on-going consultation with First Nations, property owners, and the broader public (including open houses, staff workshops, meetings with property owners)
- Applicant to undertake land economic analysis, heritage assessments, and transportation review
- Committee Consultation (Community Heritage Commission, New Westminster Design Panel, Advisory Planning Commission)
- Applicant to undertake a design charrette with City Departments on conceptual development plan
- Applicant to prepare master plan document
- Formal consideration of OCP Amendment and Master Plan by LUPC and City Council

The City acknowledges that that this is an OCP Amendment and Master Planning Process. Rezoning and Heritage Applications can be initiated by the Applicant team for relevant properties once sufficient details have been established through the Master Planning process and direction has been provided by Council. These applications will be required to follow the City's development review process.

### **Link to Resources/Reference Documents to inform Master Plan**

- Considerations for Development in New Westminster (includes links to Official Community Plan, Heritage and Development, Master Transportation Plan, Family-Friendly Housing, Urban Forest Management Strategy, etc.)  
<https://www.newwestcity.ca/development-policies-and-process/considerations-for-development-in-new-westminster>
- Making a Development Application  
<https://www.newwestcity.ca/development-policies-and-process/making-a-development-application>
- City of New Westminster Housing Webpage (Adaptable Housing, Affordable Housing, Family-Friendly Housing, Inclusionary and Rental Housing Initiatives, etc.)  
<https://www.newwestcity.ca/housing>

- City of New Westminster Zoning Bylaw  
<https://www.newwestcity.ca/zoning-bylaw>
- Financing Growth Webpage (including information on Development Cost Charges, Voluntary Amenity Contributions, Density Bonus)  
<https://www.newwestcity.ca/financing-growth>
- Information and policy on Heritage Revitalization Agreements  
<https://www.newwestcity.ca/heritage/heritage-and-development>
- Brow of the Hill Neighbourhood Historical Context Statement  
<https://www.newwestcity.ca/heritage/heritage-research#historic-neighbourhood-context-statements>
- City of New Westminster Heritage Inventory list and interactive map  
<https://www.newwestcity.ca/heritage/heritage-research#heritage-inventory>

For further information, please contact the **City of New Westminster Planning Division** at **604-527-4532** or [plnpost@newwestcity.ca](mailto:plnpost@newwestcity.ca)