



Corporation of the City of
NEW WESTMINSTER

REGULAR MEETING OF CITY COUNCIL

In OPEN WORKSHOP SESSION

April 24, 2017 at 2:00 p.m.
Council Chamber, City Hall

MINUTES

PRESENT:

Mayor Jonathan Coté
Councillor Bill Harper
Councillor Patrick Johnstone
Councillor Jaimie McEvoy
Councillor Chuck Puchmayr
Councillor Mary Trentadue
Councillor Lorrie Williams

STAFF:

Ms. Lisa Spitale	- Chief Administrative Officer
Ms. Jan Gibson	- City Clerk
Mr. Jim Lowrie	- Director of Engineering Services
Ms. Britney Quail	- Planning Analyst
Ms. Jackie Teed	- Acting Director of Development Services
Ms. Carrie Peacock	- Recording Secretary, Raincoast Ventures Ltd.

The meeting was called to order at 2:00 p.m.

ADDITIONS TO THE AGENDA

No items.

PRESENTATIONS

1. Queen's Park Heritage Conservation Area: Discussion on Liability

a. Staff Report

Britney Quail, Planning Analyst, reviewed an overhead presentation titled, "Queen's Park Conservation Area", and confirmed the intent of the presentation to respond to Council's prior request for feedback from staff on the following:

- Potential impacts of a Heritage Conservation Area (HCA) on property value;
- Potential future incentives for protected houses;
- General process for seeking a demolition permit; and
- Clarity on options for structuring the Conservation Area policy.

In response to questions raised, Ms. Quail and Jackie Teed, Acting Director of Development Services, offered comments regarding:

- Potentially establishing (through an OCP amendment) a schedule of code equivalency incentives, which homeowners could voluntarily choose to participate in;
- Potential incentives that could be associated with a heritage designation (i.e. zoning, taxes, allowing stratification of larger homes, etc.), which could be based on protection levels within the HCA;
- Time required for development of a list of zoning related incentives for heritage homes.

b. Presentation, Jay Wollenberg, Coriolis Consulting Corporation

Jay Wollenberg, Coriolis Consulting Corporation, commented on Coriolis' involvement with the City of Vancouver in its efforts to restrict the demolition of houses deemed to have heritage character, in some areas of Shaughnessy.

In response to a request for feedback on potential impacts of heritage regulations on property values, and on incentives that could outweigh some potential negative impacts, Mr. Wollenberg offered comments regarding:

- "Lessons learned" related to property values in the First Shaughnessy Area of Vancouver, which may not apply in Queen's Park;
- Market impacts of imposing mechanisms that could prevent the demolition of houses deemed to have heritage value or character;
- Properties most likely to be impacted by a heritage bylaw:

- Properties with houses that were candidates for demolition; renovation costs typically exceed the price of rebuilding;
- Properties with small houses, which would be difficult to renovate to achieve ideal market standards (i.e. kitchen size, number of bathrooms);
- Possible impacts on market value of single family properties, in the absence of compensation or incentives;
- The City of Vancouver’s consideration of zoning-based incentives (i.e. allowing secondary suites, coach or laneway houses, infill dwellings);
- The inability of zoning incentives to offset some negative implications of heritage restrictions; some incentives may only benefit future buyers;
- The City of Vancouver’s decision to not adopt Character Area Guidelines.

In response to questions raised, Mr. Wollenberg, provided comments regarding:

- Challenges in determining market value impacts (i.e. the 15% Foreign Buyers Tax);
- The importance of considering “worst case scenarios” when contemplating the impacts of restrictions;
- Regulations that may benefit some property values more than others (depending on lot size, condition of the house, etc.);
- Greater opportunities for owners of larger properties to take advantage of incentives that enable infilling, coach houses, etc.;
- Potential market implications of imposing heritage restrictions prior to exploring incentive options.

Ms. Quail and Ms. Teed offered the following additional comments:

- Guidelines being developed, would consider the condition of the house and examine the density entitlement, without eliminating heritage merits;
- The report outlines:
 - Three proposed levels of protection (developed through public consultation);
 - A chart of housing styles (listed by era);
 - Six proposed options, with varied support from the Community Heritage Commission, Queens Park Residents’ Association and other groups;
- Approximately 50 homes constructed between 1940 and 1949, and only 25 constructed between 1950 and 1959.

Council discussed modifying Option #4, by adjusting the date of the Advanced Tier of “1949” to “1940”, as it may better acknowledge residents’ feedback.

MOVED and SECONDED

THAT Council endorse Option #4) Medium, as described in the April 24, 2017 report, as the basis of drafting the Queen's Park Heritage Conservation Area policy;

THAT Council endorse excluding non-residential property and including multi-family properties zoned for single-detached dwelling use as the basis of drafting the Queen's Park Heritage Conservation Area policy, as supported by consultation; and

THAT Council direct staff to proceed with the next steps towards establishing a Heritage Conservation Area in the Queen's Park neighbourhood, as outlined in this report.

MOTION DEFEATED.

Mayor Coté, Councillors Harper, Trentadue and Williams voted in opposition.

MOVED and SECONDED

THAT Council endorse Option #3) with the "some Post-Modern" included in the "limited" column", as described in the April 24, 2017 report, as the basis of drafting the Queen's Park Heritage Conservation Area policy;

THAT Council endorse excluding non-residential property and including multi-family properties zoned for single-detached dwelling use as the basis of drafting the Queen's Park Heritage Conservation Area policy, as supported by consultation; and

THAT Council direct staff to proceed with the next steps towards establishing a Heritage Conservation Area in the Queen's Park neighbourhood, as outlined in this report.

MOTION WITHDRAWN.

MOVED and SECONDED

THAT Council supports the date for the "Advanced Tier", being set at 1940.

CARRIED.

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

MOVED and SECONDED

THAT Council endorse Option #4, with the date for the "Limited Tier" being set as 1941 onwards, as described in the April 24, 2017 report, as the basis of drafting the Queen's Park Heritage Conservation Area policy.

CARRIED.

Councillors Harper, McEvoy and Puchmayr voted in opposition.

MOVED and SECONDED

THAT Council endorse excluding non-residential property and including multi-family properties zoned for single-detached dwelling use as the basis of drafting the Queen's Park Heritage Conservation Area policy, as supported by consultation; and

THAT Council direct staff to proceed with the next steps towards establishing a Heritage Conservation Area in the Queen's Park neighbourhood, as outlined in the April 24, 2017 report.

CARRIED.

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

ADJOURNMENT

ON MOTION, the meeting was adjourned at 4:47 p.m.

JONATHAN COTÉ
MAYOR

JAN GIBSON
CITY CLERK

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