



Corporation of the City of
NEW WESTMINSTER

PUBLIC HEARING

June 13, 2017 6:00 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. Jacque Killawee	- Acting City Clerk
Ms. Jackie Teed	- Acting Director of Development Services
Ms. Britney Quail	- Heritage Planning Analyst
Mr. Philip Lo	- Council and Committee Clerk

The meeting was called to order at 6:00 pm.

Mayor Coté gave a statement concerning the proposed bylaw and the conduct of the public hearing.

BUSINESS**1. Official Community Plan Amendment (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017**

Attachments:

- i. Notice of Public Hearing
- ii. Bylaw No. 7926, 2017

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Legislative Services	Minutes Extracts	June 13, 2017	R-1
Development Services	Regular, Report, April 25, 2016	June 13, 2017	R-2
Development Services	CHC, Report, June 1, 2016	June 13, 2017	R-3
--	Queen's Park Neighbourhood Heritage Study Working Group, June 21, 2016 (Minutes only; See Minutes Extracts)	June 13, 2017	R-4
Development Services	Regular, Report, July 4, 2016	June 13, 2017	R-5
Development Services	CHC, Report, August 3, 2016	June 13, 2017	R-6
Development Services	Regular, Report, September 19, 2016	June 13, 2017	R-7
Development Services	Regular, Report, September 19, 2016	June 13, 2017	R-8
Development Services	CHC, Oral Report only, September 22, 2016 (See Minutes Extracts)	June 13, 2017	R-9
--	Queen's Park Neighbourhood Heritage Study Working Group, October 4, 2016 (Minutes only; See Minutes Extracts)	June 13, 2017	R-10
Development Services	Regular, Report, October 17, 2016	June 13, 2017	R-11
--	Queen's Park Neighbourhood Heritage Study Working Group, November 15, 2016 (Minutes only; See Minutes Extracts)	June 13, 2017	R-12

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Development Services	Workshop, Presentation, November 28, 2016	June 13, 2017	R-13
Development Services	Workshop, Report, November 28, 2016	June 13, 2017	R-14
Development Services	Queen's Park Open House Display Boards, November 30 & December 3, 2016 (No minutes)	June 13, 2017	R-15
--	Queen's Park Neighbourhood Heritage Study Working Group, December 6, 2016 (Minutes only; See Minutes Extracts)	June 13, 2017	R-16
--	Queen's Park Neighbourhood Heritage Study Working Group, January 10, 2017 (Minutes only; See Minutes Extracts)	June 13, 2017	R-17
Development Services	NW Design Panel, Report, January 24, 2017	June 13, 2017	R-18
Development Services	Workshop, Presentation, January 30, 2017	June 13, 2017	R-19
Development Services	Workshop, Report, January 30, 2017	June 13, 2017	R-20
--	Queen's Park Neighbourhood Heritage Study Working Group, February 7, 2017 (Minutes only; See Minutes Extracts)	June 13, 2017	R-21
Development Services	Workshop, Report, February 20, 2017	June 13, 2017	R-22
Development Services	Workshop, Presentation, February 20, 2017	June 13, 2017	R-23
Development Services	Regular, Report, February 20, 2017	June 13, 2017	R-24
Development Services	CHC, Presentation, March 1, 2017	June 13, 2017	R-25
Development Services	Regular, Report, March 6, 2017	June 13, 2017	R-26
Development Services	Regular, Presentation, March 6, 2017	June 13, 2017	R-27

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
--	Queen's Park Neighbourhood Heritage Study Working Group, March 7, 2017 (Minutes only; See Minutes Extracts)	June 13, 2017	R-28
Development Services	Public Open House Display Boards, March 8 & March 11, 2017 (No minutes)	June 13, 2017	R-29
Development Services	APC, Report, March 21, 2017	June 13, 2017	R-30
Development Services	APC, Presentation, March 21, 2017	June 13, 2017	R-31
Development Services	NW Design Panel, Report, March 28, 2017	June 13, 2017	R-32
--	Queen's Park Neighbourhood Heritage Study Working Group, March 29, 2017 (Minutes only; See Minutes Extracts)	June 13, 2017	R-33
Development Services	CHC, Oral Report Only, April 5, 2017 (See Minutes Extracts)	June 13, 2017	R-34
Development Services	Regular, Report, April 10, 2017	June 13, 2017	R-35
Development Services	Regular, Presentation, April 10, 2017	June 13, 2017	R-36
Development Services	Regular, Correspondence, April 10, 2017	June 13, 2017	R-37
Development Services	Workshop, Report, April 24, 2017	June 13, 2017	R-38
Development Services	Workshop, Presentation, April 24, 2017	June 13, 2017	R-39
Development Services	Regular, Report, May 1, 2017	June 13, 2017	R-40
--	Queen's Park Neighbourhood Heritage Study Working Group, May 2, 2017 (Minutes only; See Minutes Extracts)	June 13, 2017	R-41
Development Services	CHC, Report, May 3, 2017	June 13, 2017	R-42
Development Services	Special Regular, Report, May 8, 2017	June 13, 2017	R-43

Reports to Council			
Report Author	Meeting/Document/Date	Public Hearing Date	#
Development Services	Special Regular, Presentation, May 8, 2017	June 13, 2017	R-44
Development Services	Special Regular, Report, May 8, 2017	June 13, 2017	R-45
Development Services	APC, Report, May 9, 2017	June 13, 2017	R-46
Development Services	APC, Presentation, May 9, 2017	June 13, 2017	R-47
Development Services	APC, Correspondence to APC, May 9, 2017	June 13, 2017	R-48
Development Services	Regular, Report, May 15, 2017	June 13, 2017	R-49

Document	Document Date	Public Hearing Date	#
Compilation of Correspondence and Feedback Regarding the Queen's Park Heritage Conservation Area, Received by Planning and Legislative Services up to May 15, 2017	May 19, 2017	June 13, 2017	B-1

Written Submissions from May 15, 2017			
Name	Correspondence Date	Date Received	#
Darlene Mullen	May 16, 2017	May 16, 2017	C-1
Mike & Harriet Stuart	May 18, 2017	May 23, 2017	C-2
Joanne and Mark Bice	May 24, 2017	May 24, 2017	C-3
Marnie Ford	May 24, 2017	May 24, 2017	C-4
James Jamieson	May 25, 2017	May 25, 2017	C-5
Jane Popowich	May 26, 2017	May 26, 2017	C-6
Jane Popowich	May 26, 2017	May 26, 2017	C-7
Mari-Lou Nidle	May 29, 2017	May 29, 2017	C-8
Murray Johnson	May 30, 2017	May 30, 2017	C-9
Shirley Fox	May 30, 2017	May 30, 2017	C-10
Lesley Parker	May 30, 2017	May 30, 2017	C-11

Joanne and Mark Bice	May 31, 2017	May 31, 2017	C-12
Britney Quail	May 31, 2017	May 31, 2017	C-13
Starr Allaby	May 31, 2017	May 31, 2017	C-14
Bill Markvoort	June 1, 2017	June 1, 2017	C-15
Gail Cooper	June 3, 2017	June 3, 2017	C-16
Michael Tomalty	June 3, 2017	June 3, 2017	C-17
Dan Tomalty	June 3, 2017	June 3, 2017	C-18
Jeri Tomalty	June 3, 2017	June 3, 2017	C-19
Maria Elena Tomalty	June 3, 2017	June 3, 2017	C-20
Mo-Corston-Oliver	June 4, 2017	June 4, 2017	C-21
Wendy Sider	June 5, 2017	June 5, 2017	C-22
Colleen McDonald	June 5, 2017	June 5, 2017	C-23
Joanne Matson and Mark Bice	June 5, 2017	June 5, 2017	C-24
Gordon McQuinn	June 5, 2017	June 5, 2017	C-25
Cara Startek	June 5, 2017	June 5, 2017	C-26
Julie Muccillo	June 6, 2017	June 6, 2017	C-27
Gary Maier & Leslie Poole	May 29, 2017	June 6, 2017	C-28
Beth McDonald	June 6, 2017	June 6, 2017	C-29
Written Submissions from May 15, 2017			
Name	Correspondence Date	Date Received	#
Mark Balsler	June 6, 2017	June 6, 2017	C-30
Arusha Vegt	June 6, 2017	June 6, 2017	C-31
John Vegt	June 6, 2017	June 6, 2017	C-32
Rebecca Bateman	June 6, 2017	June 7, 2017	C-33

- a. Explanation of bylaw and proposed development of the lands (Acting Director of Development Services)

Jackie Teed, Acting Director of Development Services, summarized the Official Community Plan Amendment Bylaw No. 7926, 2017 for a Queen's Park Heritage Conservation Area, noting the following:

- Existing land use designations would not be changed;
- The purpose of the Bylaw is to minimize the loss of heritage houses and street character;

- A Heritage Alteration Permit for houses within the designated area would be required for:
 - Renovation of front sides and visible rooflines of houses built before 1941;
 - Demolition of a house built before 1941;
 - Subdivision and consolidation of parcels and construction of all new buildings.
- A Special Limited category exists for homes which may not be able to take advantage of current density entitlements or zoning-based incentives;
- Mandatory design guidelines for renovations and new constructions;
- Staff recommends further research and consultation for zoning-based incentives; Council could then consider amendments to the Bylaw as necessary;
- A review of the Special Limited category could take place within two years;
- The Bylaw is supported by the Advisory Planning Commission, Community Heritage Commission, Queen's Park Heritage Study Working Group, and the Queen's Park Residents Association.

Ms. Teed noted that staff recommends that Council give Third Reading to the Bylaw.

- b. Statement concerning the number of written submissions received (Acting City Clerk)

Jacque Killawee, Acting City Clerk, reported that 79 written submissions were received in total: 33 written submissions were received prior to the publication of the Public Hearing agenda, and 46 written submissions were received On Table.

- c. Motion to receive submissions

MOVED and SECONDED

THAT the written submissions for this Public Hearing be received.

CARRIED.

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

d. Invitation to those present to address the bylaw

Steve Norman, Vice President of the Queen's Park Residents Association (QPRA), noted that efforts to prevent demolitions in the neighbourhood began in the 1990s, and resulted only in voluntary guidelines. Mr. Norman suggested that the timing is right to have a fair process to protect heritage houses, and that a large number of residents also see this need.

Rav Johal, of 222 Fifth Avenue, provided a presentation to Council, noting that his residence is not currently safe for his family to resident in, that a Heritage Alteration Permit for demolition was turned down by Council in 2016, and that restoration and renovation would cost significantly more. Mr. Johal suggested that flexible guidelines for new construction reflecting the needs of families would be appreciated.

Vince Unilowski reviewed a list of demolitions in Queen's Park between 2011 and 2015, noting that there were only a few examples of demolitions pre-1941 houses, and that a number of houses became designated properties within the same time period. Mr. Unilowski suggested that residents are protecting their homes, but market-driven financial incentives for conservation should be considered.

Marilyn Kushnir, for **Shay Shoulak**, of 227 Queen's Avenue, expressed support for the Heritage Conservation Area (HCA), suggesting that heritage homes add value to and make up the identity of the City. Ms. Shoulak wrote that millennials care about heritage conservation as well.

Roop Sahota Johal, of 222 Fifth Avenue, did not support the HCA. Ms. Sahota Johal noted her 1937 home no longer carries any heritage features, and that an old house may not necessary reflect heritage. She suggested that approving the HCA would further the significant delays and financial difficulties faced by her family. She also suggested that the new construction guidelines may be too restrictive, and that this process has been divisive to the community.

Murray Johnson thanked Council and staff for their work on the HCA, noting that the proposed HCA is balanced, and that a decrease in property values may not take place. Mr. Johnson suggested that incentives would be beneficial, and destruction of homes may not improve affordability for young families.

Mari-Lou Nidle expressed support for the HCA, and read quotes from various letters in support for the HCA. Ms. Nidle noted that HCAs have been successfully implemented in many places in Canada, that HCAs allow for sustainable growth while retaining neighbourhood character, and could protect land values as

streetscapes are preserved. She noted that many groups involved in the First Shaughnessy HCA in Vancouver have expressed support for a Queen's Park HCA.

Marilyn Kushnir expressed support for the HCA. Ms. Kushnir noted that the City and Queen's Park have unique historical significance, which could be preserved by preserving the homes and streetscapes. She cited a heritage home in London, England as an example of increasing property values as a result of conservation.

Larry Church acknowledged work done over the past three years by Planning staff, the Working Group, Council, the Queen's Park Residents Association (QPRA), and the Community Heritage Commission. Mr. Church expressed an interest in keeping the community and streetscapes the way they are now, noted the importance of preserving heritage, and urged Council to approve the HCA.

Dean Gurney, of 101 Queens Avenue, suggested that over the years smaller houses on larger lots have been demolished, and lots have been purchased and consolidated by developers. Mr. Gurney suggested that the HCA could provide opportunities for sympathetic development, and could enhance property values due to streetscapes being retained. He suggested that the lack of repeals or significant modifications to existing HCAs elsewhere could be an indication of their benefit.

Lois Rightmyer, of 212 Fifth Avenue, expressed support for the HCA, and suggested that the guidelines are fair and reasonable.

Bruce Nidle, of 227 Queens Avenue, expressed strong support for the HCA, suggesting that the time is right, and thanked the City for its work.

Mark Fox noted that he supports heritage, but not the HCA in its current form, as incentives have not been finalized yet as part of the proposal. Mr. Fox suggested that official notifications to residents of the pros and cons of the HCA would be helpful. He noted that the current streetscape was achieved without the HCA, and that allowing individual decisions on protection level could be appropriate.

Roshelle Shapero expressed opposition to the HCA in its current form, but not heritage preservation. Ms. Shapero suggested that there is no consensus on this issue amongst Queen's Park residents, and expressed concern regarding the potential erosion of property rights. She also suggested that the City should conduct studies and observe the lessons learned from the Shaughnessy HCA prior to approving the HCA.

Kirk Wilkes expressed opposition to the HCA in its current form, suggesting that it imposes unreasonable restrictions on homes which are already being preserved. Mr. Wilkes suggested that there were significant impacts in Shaughnessy, and that a Queen's Park-specific study should be undertaken. He suggested that families should be permitted to opt-in to this policy on a voluntary basis.

Alison Quinnell expressed support for the HCA, suggesting that her home could be in danger of demolition if the HCA is not passed.

Gail Ancill expressed support for the HCA and design guidelines, suggesting that heritage homes reflect the lives of the working class pioneers of the City. Ms. Ancill suggested that the HCA could allow homes to be resistant to economic down turns, and could raise property values. She suggested that homes which are dilapidated and do not have heritage value could be demolished and rebuilt according to the design guidelines.

Bonnie Berger, of 121 Third Avenue, expressed support for voluntary heritage preservation, and opposition to the current HCA, suggesting that it may not be based on evidence derived from the Queen's Park neighbourhood. Ms. Berger expressed concerns regarding the removal of property rights, of potential negative financial impact, and suggested that the neighbourhood may not be fully informed about the issues.

Peter Berger, of 121 Third Avenue, expressed support for voluntary heritage preservation. Mr. Berger suggested that the demolition problem does not exist, and that new construction had been complimentary to the streetscape. He noted that the HCA does not contain provisions regarding compensation for potential property value loss, and expressed concerns about removal of property rights.

Rob Dainow, on behalf of **Cheryl Amundsen**, expressed support for the HCA, noting the uniqueness of the Queen's Park neighbourhood, and demolitions of several heritage houses. Ms. Amundsen suggested that this is an issue of community rights versus individual rights.

Patricia Kennedy, expressed opposition to the HCA in its current form, and suggested that it may not be equitable. Ms. Kennedy suggested that all families deserve the opportunity and privilege to make their home as they see fit, and noted that some families have experienced financial hardship as a result of this process. She suggested that each application should be judged on its own merit.

Maureen Arvanitidis, thanked members of the Working Group, the QPRA, members of the Heritage Preservation Society, City staff, and Council for their work in getting to this point. Ms. Arvanitidis noted that land speculation is a

continuing problem, and that the City could be facing the loss of the neighbourhood as it currently exists.

Mark Bice, of 436 Second Street, expressed support for heritage but not the HCA in its current form. Mr. Bice suggested that this policy signals an erosion of trust in homeowners, and that this in turn could affect homeowners' trust in the City. He noted that there is a lack of an open forum to debate the issue openly, and that the process needs to be transparent and well-defined.

Rosanne Hood, of 525 Fifth Street expressed support for the HCA, noting that staff and Council have listened to residents' concerns to refine the policy. Ms. Hood suggested that the process has made the community stronger and more knowledgeable. Ms. Hood equated heritage conservation to transit use, suggesting that the disposal of construction materials from demolitions is not environmentally sustainable.

Joanne Matson, of 436 Second Street, expressed support for heritage but not the HCA in its current form, noting the following reasons: concerns about the impact to property rights and devaluation of property values; inflexible policy; the cost to apply for reduction in protection level; and that the HCA is a divisive policy. Ms. Matson suggested that residents would continue to protect heritage on their own accord.

Gary Holisko, member of the Study Group, expressed support for the HCA, and noted Council's request for staff to develop incentives as part of the HCA policy.

Terry Hewitt, of 122 First Street, expressed support for heritage but not the HCA. Mr. Hewitt suggested that Council and Planning staff were not receptive in previous attempt to institute an HCA, and that restorations and new constructions have been improving the neighbourhood without an HCA. He further noted the importance of property rights, and expressed concerns that an HCA could cause inquiry and increased bureaucracy.

Daniel Fontaine expressed support for heritage but not the HCA in its current form. Mr. Fontaine suggested that there has been a lack of consultation and public engagement, and that literature distributed by the City had not been clear on the potential impacts of the policy.

Bruce Cheng, of 105 Queen's Ave and a member of the Working Group, expressed support for the HCA, noting that there had been numerous opportunities to engage the community throughout this process.

Procedural note: the Public Hearing recessed at 7:58 PM and reconvened at 8:10 PM.

Ashley and Paul Grdina expressed support for heritage but not for the HCA, noting the following reasons: the current HCA is an incomplete, restrictive policy which removes property rights, erodes trust, and discourages diversity. They were concerned about unintended consequences of the policy, and that incentives are to be developed only after Bylaw is passed.

Colleen McDonald expressed support for the HCA, noting that she feels fully informed to make this decision. Ms. McDonald noted her appreciation for the uniqueness of the Queen's Park neighbourhood.

Gary McDonald expressed support for the HCA, suggested that it could provide stability and preserve the unique character to neighbourhood. Mr. McDonald suggested that the real estate market may have already "priced in" the effects of the HCA into current housing prices.

Will Langstroth expressed support for the HCA, noting that some new construction projects in Queen's Park have not fit into the neighbourhood context.

Gail North, of 520 Fourth Street, expressed support for the HCA, and expressed concerns about demolitions and densification.

Sherri Summers, of 149 Harvey Street, expressed support for the HCA, and noted that there is disagreement within the community about how to go about preserving heritage. Ms. Summers suggested that the HCA is an opportunity to save history for future generations.

Brandy Kawulka expressed support for the HCA, suggested that Queen's Park embodies the rich history of the City and should be preserved and protected against demolitions.

Steve North, of 520 Fourth Street, expressed support for the HCA.

Jeffrey Dresselhuis, expressed support for the HCA in principal, but noted a lack of mutual agreement amongst stakeholders. Mr. Dresselhuis suggested extending the consultation period, and that constructive criticism was necessary to create a better policy.

Caitlyn James suggested that there may be a way to find common ground between the different perspectives, suggesting that a property is an evolving

project, and that continuous improvements should be able to take place without additional oversight.

James Jamieson expressed concerns regarding the HCA for the following reasons: loss of homeowner and property rights; impact to home values; divisive policy, erosion of trust between Council and homeowners; and lack of a prior independent study. Mr. Jamieson suggested a City-wide policy with grants and incentives as an alternative to the HCA.

Alex Litynsky urged Council to reject the HCA, suggesting that the policy could create “winners” and “losers”, and expressed the following reasons for opposition: the lack of incentives and a comprehensive economic study; potential economic impact to families and retirees; potential devaluations; and, that tax loads could be shifted to other neighbourhoods in the City. Mr. Litynsky also suggested that the QPRA may not be representative of all residents in the neighbourhood.

Alex Popov, of 410 Fifth Street, noted that he supports heritage, but expressed concerns regarding the financial, emotional, and social impact of the HCA, suggesting that this policy may be divisive to the community. Mr. Popov noted frustrations in dealing with the City for permits, and supported the protection of homeowner freedoms and rights.

Eric Langstroth expressed support for the HCA, and expressed his thanks for all the work put into it.

Gillian Jamieson, expressed opposition to the HCA for the following reasons: removal of homeowners’ rights; rushed, incomplete, and restrictive policy which protects streetscapes rather than heritage; creation of uncertainty and stress; consultation which was not comprehensive; and, concerns regarding smaller houses which do not have floorplans to support modern family living.

Bev McLellan, read a letter from **David Dewar** of 501 St. George Street which expressed support for the HCA and noted that the qualities which make the Queen’s Park neighbourhood appealing also attracts developers and demolitions. Mr. Dewar wrote that the City’s traditions should continue to be preserved and celebrated, and that homeowners should respect a common belief of protecting community as a whole.

Robin Brown, of 238 First Street, expressed support for the HCA and for the neighbourhood to be protected.

Craig Brown, of 238 First Street and the Director of the Heritage Preservation Society, urged Council to vote in favour of the HCA. Mr. Brown noted new

constructions in Vancouver's West Side which are large and have no connection to the streetscape.

Steve Wilding, of 114 First Street expressed support for the HCA, noting that there were demolitions in the 70's and few were restoring older homes at the time. Mr. Wilding suggested that most Queen's Park homeowners are in favour of protecting their homes.

Ripander Hayre expressed frustration regarding the potential removal of property rights, noting concerns with using years as criteria, as well as with homeowners spending money to restore homes which may not have heritage value.

Kimberly Jansz expressed support for the HCA.

Jennifer Crews, of 303 Third Avenue, expressed support for the HCA. Ms. Crews noted that old growth forest and other historic materials used for the construction of some heritage homes should be saved, that Queen's Park is desirable because of heritage preservation efforts, and that new developments should enhance the neighbourhood.

Keith Herle noted that his previous neighbourhood of residence saw demolitions of existing houses, which were replaced with poorly designed homes used for short-term rentals. Mr. Herle suggested that this may happen to Queen's Park without protection or design guidelines, and that an HCA would enhance the neighbourhood.

Nancy O'Connor, of 114 Park Row, expressed support for the HCA.

Graeme Davy expressed support for the HCA.

Catherine Hutson, expressed support for the HCA, noting that the proposal is sensible, and acknowledged and thanked staff and the Working Group for their work.

Jim Hutson expressed support for the HCA, suggesting that incentives could increase the value of homes, and provide motivation for preserving heritage homes. Mr. Hutson also suggested that design guidelines would preserve the look and feel of the neighbourhood.

Diana Carr urged Council to reject the HCA, suggesting that it would be detrimental for some residents.

Keith Gagne, of 428 Third Street, expressed support for heritage but not the HCA in its current form, suggesting that an HCA puts properties under the control of the City instead of homeowners. Mr. Gagne suggested that the focus should instead be on ensuring that new constructions are consistent with the existing neighbourhood. Mr. Gagne suggested that some homes in the neighbourhood may need to be replaced, and that not all old homes have heritage value.

Kathleen Langstroth, President of the QPRA, noted that the QPRA is in support of the HCA, and that the City has listened to residents' concerns and has incorporated these concerns into the HCA, including flexible guidelines and consideration of incentives. Ms. Langstroth noted that there are currently 62 HCAs in BC, with more in Canada, and that there has been no notable drop in property values reported. She noted demolitions happening at the West End of the City, and suggested that this may happen in Queen's Park without an HCA.

Kathleen Boychuk, **for Natalie Boychuk**, expressed support for the HCA.

Procedural note: The Public Hearing recessed at 10:00 PM and reconvened at 10:11 PM.

Sheilah Harris suggested that an HCA is the only tool to delay or stop demolitions of heritage houses, and that she would not be supporting the HCA if she thought that property values would plummet as a result.

Ryan and Stacey Cheverie, of 120 Sixth Avenue, expressed support for the HCA, and suggested that property values would increase as a result of the HCA. Concerns were expressed regarding the pace of demolitions in Vancouver. It was noted that other young families in the neighbourhood are also in support of the HCA, and that it is a positive step for the City to take.

Joanne Matson, on behalf of **Laura Wright**, expressed opposition to the HCA, suggesting that insufficient information has been put out by the City. Ms. Wright wrote that a small committee should not make decisions about an entire neighbourhood, and that residents need to be better informed on this subject.

Karen Harbick, of 417 Oak Street, expressed support for the HCA, suggesting that houses would be demolished without the HCA. Ms. Harbick suggested that residents have the right for their neighbourhoods to be attractive and enhanced, rather than having it negatively impacted by developers. She also expressed concerns regarding disposal of construction materials in the landfill.

Jerry Dobrovolny expressed support for the HCA, noting that the property value of his home has not been impacted by its heritage designation. Mr. Dobrovolny

noted that Queen's Park is a wonderful community and the HCA could help maintain that.

Bozana Djuric, 229 Third Avenue, expressed support for the HCA, suggesting that one cannot stand for heritage preservation while not supporting the HCA.

Gary Mockler, of 412 Second Street, expressed support for the HCA, noting that there have been many opportunities for people to express their views. Mr. Mockler noted that people have not always voluntarily preserved their homes, and that the HCA is an opportunity to save a unique neighbourhood in the Lower Mainland.

Angela Bridge, resident in the Massey Victory Heights neighbourhood, expressed support for the HCA, noting concerns about demolitions in her neighbourhood, and new construction which is not sympathetic. Ms. Bridge suggested that the HCA could be promoted in other neighbourhoods in the City as well.

Lynn Wakabayashi, expressed support for the HCA, noting that while she was not able to hold on to her house in Queen's Park, she would like to see the house preserved.

Melanie Olsen, of 201 Queens Avenue, noted the value and importance of streetscape as a place of first impressions of a neighbourhood. Ms. Olsen noted her family's support for preserving heritage in the community.

Ken Rooney, of 429 Oak Street, expressed support for the HCA as an opportunity to preserve the neighbourhood, noting comments indicating the uniqueness of the neighbourhood.

Linda Peteherych, of 233 Fourth Street, expressed support for the HCA, noting that Queen's Park is a unique historical neighbourhood that needs to be protected.

Kathy Cherris, of 114 First Street, expressed support for the HCA, suggesting that heritage preservation has been a long-standing practice in the neighbourhood, and that other neighbourhoods in the City may also deserve heritage preservation.

Claire Zanatta, of 105 College Court, was not in support of the HCA, suggesting that each house should be evaluated on its own merit. Ms. Zanatta expressed support for design guidelines and construction sympathetic to the neighbourhood. She also noted that she did not feel supported by the community.

Ginny Bociek, of 120 Second Street, expressed support for the HCA, noting that even seriously dilapidated houses can be restored.

Second Time Speakers

Steve Wilding suggested that the HCA is a positive step, and that this could be used as a template for future protection areas.

e. Motion to close the Public Hearing

MOVED and SECONDED

THAT the Public Hearing for Official Community Plan Amendment (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017 be closed.

CARRIED.

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

f. Motion to refer Bylaw 7926, 2017 to Council for Third Reading and Adoption

MOVED and SECONDED

THAT the Public Hearing for Official Community Plan Amendment (Queen's Park Heritage Conservation Area Amendment) Bylaw No. 7926, 2017 be referred to Council for Third Reading and Adoption

CARRIED.

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

ADJOURNMENT OF PUBLIC HEARING

ON MOTION, the meeting was adjourned at 10:50pm.

JONATHAN COTÉ
MAYOR

JACQUE KILLAWEE
ACTING CITY CLERK

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