



## REPORT

### *Development Services*

**To:** Mayor Côté and Members of Council      **Date:** 2/20/2017

**From:** Jackie Teed      **File:** 13.2605.40  
Acting Director of Development  
Services

**Item #:** 85/2017

**Subject:** **Queen's Park Conservation Area Regional Stakeholder Consultation**

#### **RECOMMENDATION**

*THAT Council direct staff to initiate consultation with the recommended list of regional stakeholders regarding the proposed Queen's Park Heritage Conservation Area in accordance with Section 475 and 476 of the Local Government Act.*

*THAT Council, with regard to the proposed Queen's Park Heritage Conservation Area adoption within the New Westminster Official Community Plan:*

- 1) *give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;*
- 2) *direct staff to advise and consult with:*
  - a. *Metro Vancouver;*
  - b. *Councils of immediately adjacent municipalities;*
  - c. *BC Heritage Branch;*
  - d. *Qayqayt First Nation; and*
  - e. *the Board of Education of New Westminster School District.*
- 3) *not require consultation with:*
  - a. *Ministry of Environment;*
  - b. *Greater Vancouver Sewerage and Drainage District Board;*

- c. Ministry of Transportation and Infrastructure;*
  - d. Federal Department of Fisheries and Oceans;*
  - e. Port Metro Vancouver;*
  - f. any First Nations other than as noted herein, as none are considered to be affected by this process;*
  - g. any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this process; and*
  - h. any provincial or federal agency other than as noted herein, as none are considered to be affected by this process.*
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## **EXECUTIVE SUMMARY**

The Queens' Park neighbourhood has been identified as having a unique character which reflects the history of New Westminster and was recognized as a Historic District. As such, the area was deemed worthy of consideration of a Heritage Conservation Area.

Through the City's process to develop a Heritage Conservation Area, staff has consulted extensively with the Queen's Park neighbourhood to ensure that it includes the aspirations of the residents. In tandem with the public consultation, Section 475 and 476 of the *Local Government Act* requires the City to notify relevant stakeholders when an Official Community Plan (OCP) amendment is proposed.

The purpose of this stakeholder consultation is to ensure that the City's regional agencies and neighbouring municipalities are included in consultation regarding changes to the OCP. The Heritage Conservation Area will be adopted as an OCP amendment, triggering the *Local Government Act* requirement to do early and ongoing consultation with the relevant stakeholders.

## **PURPOSE**

The purpose of this report is to outline the consultation requirements for the proposed Queen's Park Heritage Conservation Area, which would be adopted as a part of the OCP. This consultation is required under Sections 475 and 476 of the *Local Government Act*. Staff requests that Council direct staff to send a letter to stakeholders informing them of the proposed Queen's Park Heritage Conservation Area and seeking their comments and feedback.

## **BACKGROUND**

### **Heritage Conservation Area**

Enabled through Section 614 of the Local Government Act, a Heritage Conservation Area is a distinct and identifiable neighbourhood, characterized by its historic value, which is identified in a City's OCP for heritage conservation purposes. The implementation of this style of policy would essentially place a layer of heritage protection and design control over all properties within the area.

### **Previous Council Direction**

In May 2016, Council endorsed a general scope, work plan and budget for the exploration of a Heritage Conservation Area for the Queen's Park neighbourhood. In October 2016, Council endorsed a more detailed work plan, which included two rounds of public consultation. On January 30, 2017, Council received a report outlining the results of the first round of public consultation and provided a resolution to proceed with the creation of the first draft of a Conservation Area Policy and draft Design Guidelines based on Council feedback.

## **EXISTING POLICY**

### **Local Government Act**

Section 475 and 476 of the *Local Government Act* provides specific requirements for consultation that must occur prior to the consideration of the adoption of the proposed Queen's Park Heritage Conservation Area within the Official Community Plan. The Act requires local government to provide one or more opportunities for consultation with the organizations and authorities it considers will be affected. Under the *Local Government Act*, the local government must:

- a) specifically consider whether consultation is required with:
  - i) the board of the regional district in which the area covered by a plan is located;
  - ii) the board of any regional district that is adjacent to the area covered by the plan;
  - iii) the council of any municipality that is adjacent to the area covered by the plan;
  - iv) First Nations;
  - v) greater boards and improvement boards;
  - vi) the Provincial and Federal governments and their agencies; and

- b) Consult with the Board of Education on for the school district associated with the Queen's Park neighbourhood.

Consultation under this section of the *Local Government Act* is in addition to the Public Hearing requirement.

## **DISCUSSION**

### **Consideration of Consultation**

The *Local Government Act* requires that Council specifically consider whether consultation is required with the groups listed below. Staff has provided a recommendation for Council's consideration for each of the identified groups:

- 1. The board of the regional district in which the area covered by a plan is located**  
The proposed Heritage Conservation Area falls within the Metro Vancouver region and so consultation with Metro Vancouver is recommended.
- 2. The board of any regional district that is adjacent to the area covered by the plan**  
Consultation with other regional districts is not recommended because the Heritage Conservation Area is not considered to affect adjacent regional districts.
- 3. The council of any municipality that is adjacent to the area covered by the plan**  
Consultation with the municipalities of Burnaby, Coquitlam, Surrey, Delta and Richmond is recommended because each is adjacent to New Westminster. Staff from each municipality would be consulted.
- 4. First Nations**  
Staff recommends continuing the City's current practice regarding consulting First Nations. As such, consultation with Chief Rhonda Larrabee is recommended since the Qayqayt First Nation has interest in the future of New Westminster.
- 5. Greater boards and improvement boards**  
Consultation with the Greater Vancouver Sewer and Drainage District Board is not recommended because the Heritage Conservation Area is not considered to affect the operation of regional utilities in New Westminster.
- 6. The Provincial and Federal governments and their agencies**  
Consultation with the BC Heritage Branch is recommended because this ministry is the province's primary body responsible for the conservation of historic spaces.

## 7. Board of Education

Consultation is recommended with the New Westminster School District because this is the school district within New Westminster.

### NEXT STEPS

Staff proposes to send the stakeholder letter (**Attachment 1**) to the recommended groups comprising adjacent municipalities, local First Nations, as well as regional and provincial stakeholders:

1. Send the letter to stakeholders and meet with them as requested before March 31, 2017. (Feb.-Mar. 2017)
2. Incorporate stakeholder feedback with community feedback in a consultation report (April 2017)

### OPTIONS

There are three options for Council consideration:

1. That Council direct staff to initiate consultation with the recommended list of regional stakeholders regarding the proposed Queen's Park Heritage Conservation Area in accordance with Section 475 and 476 of the Local Government Act.
2. That Council, with regard to the proposed Queen's Park Heritage Conservation Area adoption within the New Westminster Official Community Plan:
  - i. give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
  - ii. direct staff to advise and consult with:
    - a. Metro Vancouver;
    - b. Councils of immediately adjacent municipalities;
    - c. BC Heritage Branch;
    - d. Qayqayt First Nation; and
    - e. the Board of Education of New Westminster School District.
  - iii. not require consultation with:
    - a. Ministry of Environment;
    - b. Greater Vancouver Sewerage and Drainage District Board;
    - c. Ministry of Transportation and Infrastructure;
    - d. Federal Department of Fisheries and Oceans;

- e. Port Metro Vancouver;
- f. any First Nations other than as noted herein, as none are considered to be affected by this process;
- g. any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this process; and
- h. any provincial or federal agency other than as noted herein, as none are considered to be affected by this process.

3. That Council provide staff with alternative direction.

Staff recommends options 1 and 2.

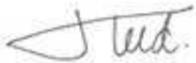
**ATTACHMENTS**

Attachment 1: Stakeholder Letter

This report has been prepared by:  
Julia Dugaro, Planning Analyst  
Britney Quail, Heritage Planning Analyst

This report was reviewed by:  
John Stark, Acting Manager of Planning

Approved for Presentation to Council



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Jackie Teed  
Acting Director of Development  
Services



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Lisa Spitale  
Chief Administrative Officer

Attachment 1  
Stakeholder Letter

(DATE)

Doc. 980560

(ADDRESS)

Dear (NAME):

*Re: Proposed Queen's Park Heritage Conservation Area, New Westminster*

The Queen's Park neighbourhood has been identified as having a unique character that reflects the history of New Westminster throughout the twentieth century. The City of New Westminster is currently in the process of designating the Queen's Park neighbourhood as a Heritage Conservation Area to maintain the unique character of the neighbourhood. A Heritage Conservation Area is a distinct and identifiable neighbourhood, characterized by its historic value, which is identified in the City's Official Community Plan for heritage conservation purposes. For reference, the map below illustrates the boundaries of the Conservation Area.

This process was initiated by community members in 2013, who expressed concerns to Council regarding the loss of historic houses in the neighbourhood. Council endorsed the creation of the Queen's Park Heritage Study Working Group. The Working Group explored heritage conservation options and recommended in April 2016 that Council consider creating a Heritage Conservation Area. A one year Heritage Control Period was initiated in June 2016 to allow the City time for policy development and public consultation in support of creating a Heritage Conservation Area.



Queen's Park Heritage Conservation Area (blue)

The Heritage Control Period includes two phases of public consultation. The first phase was held from November to December 2016 and included a stakeholder workshop, two public open houses, and an online survey. Its purpose was to understand the community's priorities and desired outcomes. The purpose of the second phase, in March 2017, is to gain feedback on the proposed policies.

Section 475 and 476 of the *Local Government Act* requires the City to notify relevant stakeholders when an Official Community Plan amendment is proposed. We hope that you will take an opportunity to review the relevant background materials, reports, and documentation regarding the Queen's Park Heritage Conservation Area on our website: <https://www.newwestcity.ca/heritage/queens-park-neighbourhood-study>. If you have any



## NEW WESTMINSTER

comments, questions, or would like to set up a meeting, please contact Britney Quail, Heritage Planning Analyst at [bquail@newwestcity.ca](mailto:bquail@newwestcity.ca) or 604-527-4621. The deadline for discussion and receiving feedback is March 31, 2017.

Yours truly,

A handwritten signature in black ink that reads "J. Teed".

Jackie Teed  
Acting Director of Development Services