

**Queen's Park Heritage Conservation Area Review
Working Group Meeting**

**March 29, 2017 6:00pm
Council Chambers**

AGENDA

1.0 Working Group Meeting Notes of February 7, 2017 (approval)

2.0 Working Group Meeting Notes of March 7, 2017 (approval)

3.0 Round 2 Public Consultation – Report back on Results (staff)

4.0 Proposed Changes to the Conservation Area Policy (discussion)

5.0 Next Steps (staff)

Next Meeting:

Tuesday May 2nd, 2017

6:00pm

Council Chambers

*Please RSVP to Britney Quail at
bquail@newwestcity.ca
or at 604.527.4621*

**QPNHS Working Group
2017 Meeting Schedule**

May 2nd, 2017

June 6th, 2017

Meeting Dates TBC for:

July

August

Queen's Park Heritage Conservation Area Review Working Group Meeting Notes of February 7, 2017

PRESENT:

Councillor Jaimie McEvoy, Chair
David Brett, Vice-Chair
Deane Gurney (QPRA)
Steve North (NWHPS)
Maureen Arvanitidis (NWHPS)
Rebecca Bateman
Dave Vallee
Bruce Cheng
Gary Holisko

CITY STAFF:

Britney Quail, Planning Analyst

REGRETS:

Jennifer Wolowic
Robert Toth
Tom Bellamy

GUESTS:

Kathleen Langstroth
Bev McLellan
Steve Norman

1.0 Working Group Meeting Notes of January 10, 2017.

No corrections were required. The notes were accepted as circulated.

2.0 Fact Sheet

At a previous meeting, the group had expressed interest in compiling and delivering a fact-sheet related to “heritage-house-myths”. The discussion invoked a previous Working Group project (completed as part of the Queen’s park Neighbourhood Heritage Study) as an example. This second fact-sheet would be specifically tied to the proposed Conservation Area.

Ms. Quail confirmed that the group was still interested in developing the fact-sheet, and informed them that a staff member would be assigned to the project in the next few weeks. She then collected the names of interested Working Group members. An email connecting staff with interested members will be sent prior to the next Working Group meeting.

3.0 Incentives

As per previous meetings' discussions, the group has indicated that they feel the proposed Conservation Area would be greatly complemented by the inclusion of incentives for homeowners. Some members expressed that they felt the proposed heritage protection provisions would be less acceptable to community members without incentives. Incentives which were discussed by Working Group members include:

- Increased floor-space-ratio (FSR) for heritage houses;
- Basement floor space exempted from the FSR calculations on heritage houses;
- Reduced floor-space-ratio for new houses, or other requirements for massing to be subverted;
- Reduced municipal taxation for heritage houses;
- Municipal grants for conservation work on heritage houses;
- Building code equivalencies;
- Permit/administrative streamlining; and
- Reduced permit fees for restoration/ retrofit projects for heritage houses;

Staff noted that there are three types of incentives available to municipal governments: financial, administrative, and zoning-related. Financial incentives include grants and exemption from municipal taxation (or portion thereof). Administrative incentives relate to the process framework for projects and permits. Anything related to density, height, setbacks, housing units, etc... falls into the zoning regulations category.

The City of New Westminster has zones for each building form (i.e. single-detached, mid-rise, mixed-use, industrial, high-rise...), rather than each neighbourhood. In order to adjust the Queen's Park neighbourhood's zoning, the City would be required to open up and potentially redesign the zoning system. Ms. Quail emphasized that changes to zoning would be a larger process and likely exceeds the timeframe of the Heritage Conservation Area Review.

The Working Group unanimously moved to:

Recommend that Council direct staff to explore additional incentives for protected heritage properties as part of the Queen's Park Heritage Conservation Area Review.

4.0 Round 2 Consultation

Staff provided an overview of the consultation events planned for the next round of public consultation relating to the proposed Conservation Area. The consultation is planned to include the following:

- **Public Open Houses;**
Working Group members were invited to participate in these events, and make themselves available as resources to their fellow community members.
- **Integrated Heritage Stakeholder Workshop;**
This workshop would be similar to that which Working Group members participated in during the previous round of consultation in November 2016, and would include representatives from the Queen's Park Residents' Association, New Westminster Heritage Preservation Society, and the Community Heritage Commission. Working Group members will receive a direct invitation to this event.
- **A meeting with local realtors;**
Based on previous discussion of the Working Group, it was deemed important that local realtors be engaged in the discussion of heritage protection, especially for the purposes of education and consistent communication. Staff will liaise with Dave Vallee, who will provide a list of real estate offices whose realtors sell in New Westminster.
- **A meeting with architects, developers, builders, and heritage professionals;**
This meeting will focus on the Design Guidelines component of the Conservation Area (rather than the heritage protection provisions). The inclusion of this workshop was requested by the Design Guidelines consultant team. The goal of the workshop is to flag potential implementation issues.
- **Online Survey;**
The content of the online survey is based on the open house boards and the questions being asked to the public at those events. The goal of an online survey is to ensure that the public consultation is accessible to as many participants as possible.

Staff highlighted that they would like to see a higher rate of participation at this second round of consultation, as compared to the previous round held in November-December 2016. As such, the advertising for these events will be targeted, and individually addressed invitations are being sent to each household in

the Queen's Park neighbourhood. Staff is also taking advantage of Citypage in the Record, as well as the City's regular mailing list, City website, and social media sites to advertise the events.

5.0 Review of Round 1 Consultation Results

Britney Quail, Heritage Planning Analyst, presented on the consultation results from the first round of public engagement, including a discussion of each the public open houses, online survey, and targeted stakeholder events.

Overall, the results demonstrated:

1. Support for a Heritage Conservation Area for the Queen's Park neighbourhood;
2. Strong support for mandatory design guidelines;
3. A range of support for protection of houses, based on the house's age/era of construction.

Ms. Quail reconfirmed that, as brought forward in early analysis of the results (January Working Group Meeting), approximately 30% of the online survey comments strongly supported a Heritage Conservation Area whereas approximately 40% of the comments did not. The remaining comments were neutral, questions, or directly related to the design guidelines aspect of the policy. However, when asked directly, approximately 70% of participants at the open house events supported the implementation of a Conservation Area. Over both platforms, more than 80% of participants supported mandatory design guidelines.

Staff also provided a diagram to the Group. The diagram (attached) depicted the averaged results of participants' desired level of protection for the different housing eras in the Queen's Park neighbourhood. The results were colour coded, demonstrating the averages for each group: public open house, online survey, and stakeholders' workshop. The diagram illustrates a downwards trend in protection, where the oldest houses were given the highest level of protection and the newest houses the lowest.

Staff and the Chair provided an overview of the conversation held relating to these results at the Council table on Monday February 20, 2017. Staff demonstrated how the results and Council direction resulted in a three tiered policy.

6.0 Policy Structure

Based on the results of the consultation, the proposed Heritage Conservation Area policy is tiered: high, medium and low protection, depending on the house's age. Per this structure, the oldest homes in the community (Pre-1900- 1929) would be

subject to the highest level of heritage protection in which major changes to the front and sides of the building (including demolition) would require approval by Council; Wartime Era (1930-1949) homes are proposed to be subject to review and approval by Council's delegate for demolition only; and newer homes (1950-today) are proposed not to be subject to heritage protection.

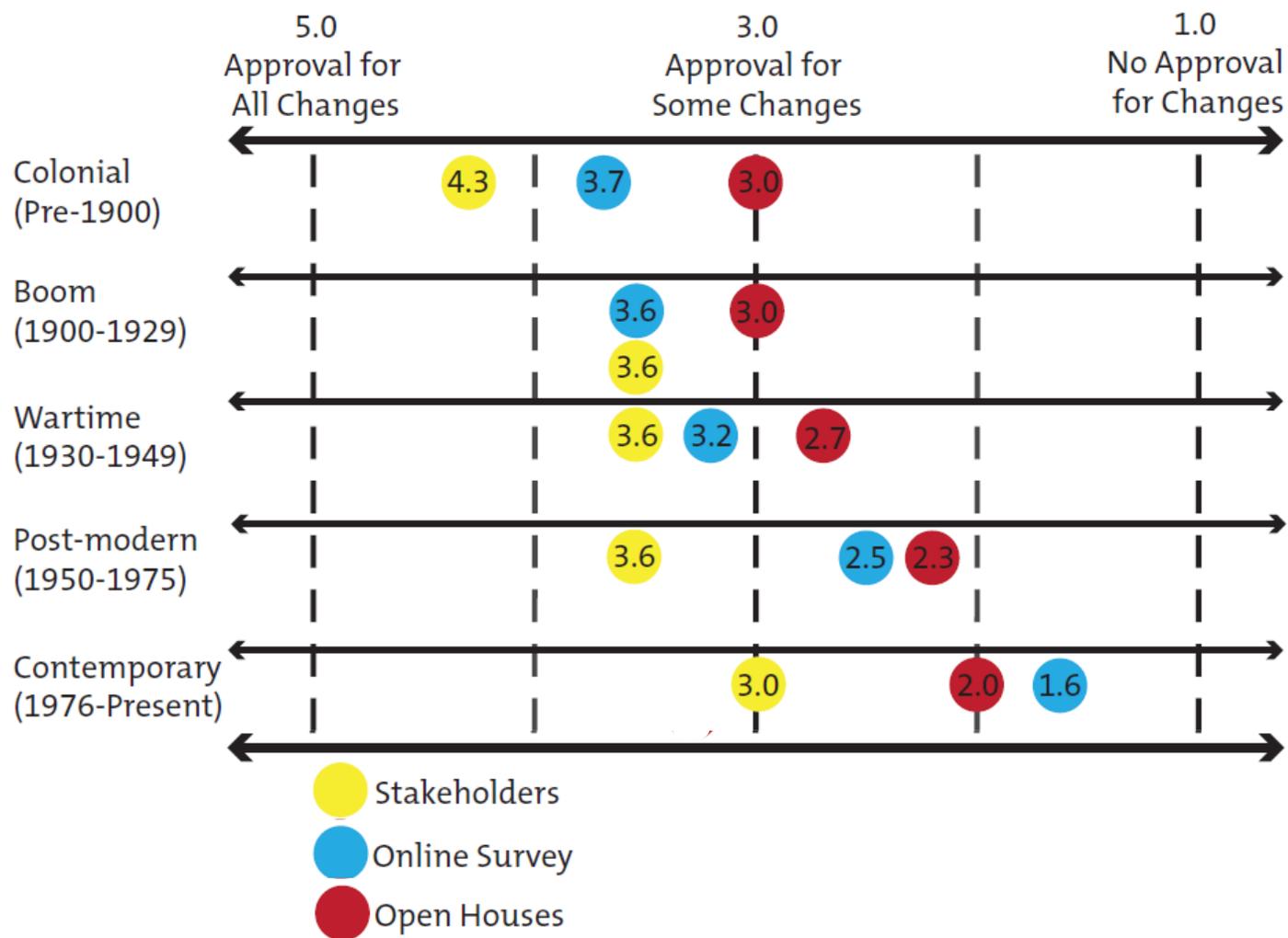
This policy would also require that renovation to properties with the highest level of protection, and all new houses built would be required to be designed in accordance with a set of Design Guidelines, which are in development.

An early version of this draft policy was previously discussed at meeting of the Working Group (January 2017). As a follow up to that discussion, staff provided additional details, lacking in the earlier drafts, and answered follow-up questions. Working Group members discussed the appropriateness of the age categories and their proposed levels of protection. Members generally expressed concern for the proposed lack of design control on renovations to wartime and mid-century houses. Some members felt that the Wartime Era (1930-1949) ought to be included in the highest protection category. Other members indicated that a policy which covered fewer houses would be more politically palatable in the community. Further discussion ensued between members.

Staff encouraged Working Group members to express their opinions about the policy at the upcoming Integrated Heritage Stakeholders Workshop and through the general public consultation.

The next meeting of the Working Group is scheduled for:

Tuesday March 7, 2017 @ 6:00pm
Council Chambers



Note: the numbers represented in each circle indicate the average ranking of the group's participants' responses on a scale of one to five (where one represents no-heritage protection and five represents full-heritage-protection).

Queen's Park Heritage Conservation Area Review Working Group Meeting Notes of March 7, 2017

PRESENT:

Deane Gurney (QPRA)
Jennifer Wolowic
Dave Vallee
Bruce Cheng
Gary Holisko
Maureen Arvanitidis (NWHPS)
Tom Bellamy
Rebecca Bateman
Jim Hutson (QPRA)

CITY STAFF:

Britney Quail, Planning Analyst
John Stark, A/Manager of Planning

REGRETS:

Councillor Jaimie McEvoy, Chair
David Brett, Vice-Chair
Robert Toth
Steve North (NWHPS)

GUESTS:

Kathleen Langstroth
Bev McLellan
Catherine Hutson
Gail Ancil
Mari-Lou Nidle

Due to the absence of Chair and Vice-Chair, and with the permission of the Working Group members present, the meeting was chaired by Britney Quail, Planning Analyst.

1.0 Working Group Meeting Notes of February 7, 2017.

Clarification was required on page four regarding the survey response percentages, and Working Group members requested that it be made more evident in the notes that there were members who did not support the policy as proposed. Staff indicated that they would revise the notes, and bring them forward again at the April meeting for approval.

Some discussion ensued regarding the proposed policy provisions of the Heritage Conservation Area. Staff provided clarification and answered questions. Ms. Britney Quail, Planning Analyst, deferred group members' comments on the draft policy until the forthcoming Integrated Heritage Stakeholders Workshop, to be held later that evening. She indicated that the goal of the workshop was for Working Group members, along with their heritage stakeholder group peers, to

provide their suggested changes to the proposed policy as part of the official community consultation process.

2.0 New Member

Mr. John Stark, A/Manager of Planning advised the group that one new member would be required to fulfill the Queen's Park Residents' Association (QPRA) representation on the Working Group: per the Group's Terms of Reference, there must be two active QPRA members in the Group.

Council delegated the appointment of the new member, as nominated by the QPRA, to the Chair of the Working Group. The QPRA nominated Mr. Jim Hutson, present at the meeting. Confirmation of Mr. Hutson's membership is still required by the Chair, Councillor McEvoy, prior to Mr. Hutson having voting rights.

Staff further clarified that, on account of the significant contribution each member of the Working Group has made in the process to date, no member will be removed from the Group as a result of the addition. Rather, on February 6, 2017 Council amended the Group's Terms of Reference to allow for 13 sitting members (an increase of one member total).

Working Group members welcomed Mr. Hutson to the Group.

3.0 New Business Arising

No new business was brought forward.

The next meeting of the Working Group is scheduled for:
Tuesday April 4, 2017 @ 6:00pm in Council Chambers