

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

**May 2, 2017 6:00pm
Council Chambers**

AGENDA

1.0 Working Group Meeting Notes of March 29 2017 (on table)

2.0 Conservation Area Administrative Policy

3.0 Heritage Criteria Review (on table)

4.0 Next Steps on Conservation Area(staff)

5.0 Summer Meeting Dates

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**

June 6th, 2017

Meeting Dates TBC for:

July

August

Queen's Park Heritage Conservation Area Review Working Group Meeting Notes of March 29, 2017

PRESENT:

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

CITY STAFF:

Britney Quail, Planning Analyst

REGRETS:

Tom Bellamy
Jennifer Wolowic

GUESTS:

Kathleen Langstroth
Bev McLellan
Steve Norman

1.0 Working Group Meeting Notes of February 7, 2017.

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

2.0 Working Group Meeting Notes of March 7, 2017.

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

3.0 Round 2 Public Consultation -- Report back on Results

Britney Quail, Heritage Planning Analyst, presented on the consultation results from the second round of public engagement, including an overview of each the public open houses, online survey, and targeted stakeholder events. The second round of consultation engaged community members, heritage stakeholders, the Working Group, City committees and commissions, design professionals, local realtors, and Regional stakeholders.

The second round of consultation sought feedback from the community on the following key topics:

- What level of protection (Advanced, Standard or Limited) should be applied to each of the identified housing eras?
- Should properties already zoned commercial, institutional, townhouse and low-rise residential be included in the Heritage Conservation Area?
- Five low-rise apartments in the neighbourhood are on RS-1 zoned properties and would not be entitled to build to a greater density without rezoning. Should these properties be subject to the Heritage Conservation Area policy?; and
- Are the draft design guidelines for new buildings, based on the “traditional New Westminster architectural character”, and for protected building renovations and landscape design, appropriate to the neighbourhood?

Staff noted that a copy of Dialog Design’s (the consultation consultant) summary, which contains detailed information related to the consultation results would be made public through a report to Council on April 10, 2017 and copies would be brought to the next Working Group meeting for members, should they be interested in reading the full report.

Staff highlighted that this round of outreach demonstrated a high rate of new participants. On average, approximately 40% of respondents at the open houses and from the online survey indicated they had not previously participated in any of the Queen’s Park Heritage Conservation Area engagement activities. However, analysis of responses from those identifying as being first-time participants versus those of respondents who had previously participated, indicate similar results from each group.

Staff also noted that in this round of consultation, an average of 60% of open house respondents indicated that some form of protection is appropriate, as compared to Round 1 where approximately 75% of open house respondents indicated overall support for a Heritage Conservation Area policy. As such, the new results demonstrate more than a 15% decrease in support for the proposal.

Overall, in the online survey and public open house comments, there were three themes of concern which emerged, and were summarized for the Working Group by Ms. Quail:

- 1) Heritage Protection and Property Value;
- 2) Heritage Protection and Property Rights; and
- 3) Shifting assessment Responsibility and Cost to Owner.

In regards to the proposed policy provisions, staff discussed the consultation results with the group, which overall indicated the following in relation to the previous proposal, and questions listed above:

- 1) Support to exclude non-residential properties;
- 2) Support to include RS-1 Zoned apartment buildings;
- 3) Continued strong support for mandatory design guidelines for new construction;
- 4) Continued support for the protection of older houses (Pre-1900 to 1929);
- 5) Continued support for the protection of newer houses (1976-today) from heritage protection; and
- 6) Continued varied support for protection or exemption of mid-era (1930-1975) houses.

4.0 Proposed Changes to the Heritage Conservation Area Policy

The Working Group recessed for approximately 10 minutes while staff set up the following activity.

The Chair introduced an activity through which the Working Group members, having considered all the information related to the consultation results, could vote on their preferred policy structure for the proposed Heritage Conservation Area. Six options for the policy structure were affixed to the walls of the Chambers:

A) Very High Protection: three tiered

Advanced	Standard	Limited
Colonial (Pre-1900)	Post Modern (1950-1975)	Contemporary (1976-today)
Boom (1900-1929)		
Wartime (1930-1949)		

B) High Protection: two tiered

Advanced	Limited
Colonial (Pre-1900)	Post Modern (1950-1975)
Boom (1900-1929)	Contemporary (1976-today)
Wartime (1930-1949)	

C) Moderate Protection: three tiered

Advanced	Standard	Limited
Colonial (Pre-1900)	Wartime (1930-1949)	Post Modern (1950-1975)
Boom (1900-1929)		Contemporary (1976-today)

D) Low Protection: two tiered

Advanced	Limited
Colonial (Pre-1900)	Wartime (1930-1949)
Boom (1900-1929)	Post Modern (1950-1975)
	Contemporary (1976-today)

Ms. Quail provided a refresher for Working Group members related to the implications of each protection category (Advanced, Standard and Limited), which had been discussed at previous Working Group meetings. Ms. Quail explained that various combinations of the protection categories could be used to make up the policy structure, though an Advanced was always required. Ms. Quail highlighted that the Standard and Limited protection level would not always be required legally, however that these options were favoured by the community for newer houses. Staff then provided a brief summary of each policy structure option on the wall-posters.

Working Group members were provided with two coloured 'hot dots': yellow and green for voting purposes. The Working Group members were instructed by the Chair to place their green dots on the wall-poster with their preferred policy, in

their role of community members and advocates. The Working Group members were then instructed by the Chair to place their yellow dots on the wall-poster with their preferred policy structure, in the role of a Working Group member, making a recommendation to Council.

Photographs of the posters, including dot votes, are attached and form part of these meeting notes.

The results of the vote were as follows:

- A) 4 green dots; 0 yellow dots
- B) 5 green dots; 5 yellow dots
- C) 1 green dot; 3 yellow dots
- D) 0 green dots; 2 yellow dots

Working Group members were asked by the Chair to indicate where they had placed both their green and yellow dots, and provide an explanation of their choices to the Group. Following this, further discussion ensued between members relating to the merits of each policy structure.

The Working Group moved to:

Recommend to Council the two tiered Option B: High Protection, which would include Colonial, Boom and Wartime era houses in the Advanced Protection category, as the policy structure for the Proposed Queen's Park Heritage Conservation Area.

The motion was carried. Though, two members present voted in opposition to that motion.

Further discussion ensued between members. Many members expressed concern regarding a potential loss of properties in the Queen's Park neighbourhood with heritage value as it relates to the 1950-1960 decade, which would not be protected through the Option B proposal. It was suggested that the two category dates be amended, in order to provide an opportunity for protection of that decade. Some members expressed concern with changing the dates the public had been consulted on, and that the Group had been working with for many months.

The Working Group moved to:

Recommend to Council the two tiered Option B: High Protection, though with the dates of the Wartime and Post-Modern eras amended so that houses built in 1959 or earlier would fall in the Advanced protection category.

This motion was defeated with six members present voting in opposition to the motion.

5.0 Next Steps

Ms. Quail reported that a staff report to Council was in the process of preparation, which would provide Council with a number of options for the protection structure of the proposed Heritage Conservation Area. Ms. Quail indicated that, as the report to Council is still in draft form, the options provided may not be exactly as laid out for the Working Group, but would be based on the same principles.

Ms. Quail noted that the recommendations of the Working Group and the Community Heritage Commission would be included in the report to Council, along with the community consultation results.

Ms. Quail also advised that, should Council determine a direction for the policy structure at the April 10, 2017 meeting, staff would prepare an administrative process for Council's endorsement at the April 24, 2017 meeting of Council.

The next meeting of the Working Group is scheduled for:

Tuesday May 2, 2017 @ 6:00pm in Council Chambers

OPTION A: Very High

Protected (Advanced)	Demo Review (Standard)	(Limited) Exempt.
<ul style="list-style-type: none">• Colonial (Pre-1900) 73 Properties• Boom (1900-1929) 300 Properties• Wartime (1930-49) 140 Properties <p>Total: 513 Properties (Approx 73%) + Reg + Design = 7%</p>	<ul style="list-style-type: none">• Post Modern (1949-1975) 49 Properties <p>(Approx 7%)</p>	<ul style="list-style-type: none">• Contemporary (1976-today) 45 Properties <p>(Approx 14%)</p>

↳ Design Guidelines for ~~some~~ renovations to front/sides/roof

↳ Permits required

↳ permit required for demo & subdivision

↳ no design guidelines or permits for renos.

↳ Design Guidelines for new construction

↳ no review for renov. or demo.

OPTION B: High

Protected (Advanced)	Exempt (limited)
<ul style="list-style-type: none">• Colonial ^{73 properties} (Pre-1900)• Boom. ^{300 properties} (1900-1929)• Wartime ^{140 properties} (1930-1949) 513 properties (Approx 73%) + R&D = 7%.	<ul style="list-style-type: none">• Postmodern (1950-1975) ^{41 properties}• Contemporary (1976 - today) ^{95 properties} <p>Total: 144 properties (Approx 20%)</p>

↳ Design Guidelines for renovations on front/sides/roof
Permit required



↳ Design Guidelines for new builds.
↳ no review for demo or Reno.



OPTION C : Moderate (Status Quo)

Protected (Advanced)	Demo Review (Standard)	Exempted (Low)
<ul style="list-style-type: none">• Colonial (Pre-1900) 73 properties• Boom (1900-1929) 300 properties <p>Total: 373 prop. (Approx 53%) + R. & Design = 9%</p>	<ul style="list-style-type: none">• Wartime (1930-1949) 140 properties <p>Approx 20%</p>	<ul style="list-style-type: none">• Contemporary (1976-today) 95 properties• Post-Modern (1950-1975) 49 properties. <p>Total: 144 prop. Approx 20%</p>

↳ Design Guidelines
for renovations
to front/sides/roof

↳ permits required

↳ permit
required
for demo
& subdivision.

↳ no design
Guidelines
or permits
for reno.

↳ Design
Guidelines
for new
construction.

↳ no review
for reno.
or demo

OPTION D: LOW

Protected (Advanced)	Exempt (Limited)
<ul style="list-style-type: none">• Colonial (Pre-1900) 73 properties• Boom (1900-1929) 300 properties <p>Total: 373 properties (Approx 93%) + Desig & Register = 7%</p>	<ul style="list-style-type: none">• Wartime (1930-1949) 140 Properties• Post-Modern (1950-1975) 49 Properties• Contemporary (1976- today) 95 Properties <p>Total: 284 Properties (Approx 40%)</p>

↳ Design Guidelines for renovations to front/sides/roof
Permits required.

↳ Design Guidelines for new builds.
↳ No review of Renovation & Demolition.