

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

APPENDIX 1

**Statement of Significance
Queen's Park Neighbourhood
New Westminster, BC**

Description

The Queen's Park Neighbourhood is located in the central area of the City of New Westminster, between Royal Avenue and Sixth Avenue, and between Sixth Street and McBride Boulevard. It is comprised of approximately 118 hectares and is predominantly single family residential with some multi-family buildings, commercial and institutional buildings. Additionally, there is one large regional park (called Queen's Park) located in the eastern portion that comprises nearly one-quarter of the neighbourhood. There are two medium and four small parks located throughout. Sixth Street provides a largely commercial edge to the neighbourhood.

Heritage Value

The Queen's Park Neighbourhood (the neighbourhood) is valued for its historic, cultural, and aesthetic significance – in particular for the large collection of grand houses and their associated gardens, streets in a grid layout with planted boulevards, and the various public parks.

The neighbourhood is valued for its historic significance, in particular for its age, events, and people. The neighbourhood dates back to 1859 when it was included in the first survey for what Colonel Richard J. Moody chose as the capital city of the Colony of British Columbia. The large 30-hectare public park (called Queen's Park) on the east side of the neighbourhood, known originally as the Queen's Ravine, is itself significant as a regional recreational, exhibition, and sports venue. Of note was the Provincial Exhibition that was hosted here 1889 - 1929 and which included a Women's Building (1919) that housed various women's organizations, and which had a competitive category for First Nations people to exhibit art work, clothing and canoes.

The neighbourhood is associated with many important people, including those who held the post of mayor, councillor, financiers, business leaders, and union leaders. Of interest are Colonel Moody (for directing the Royal Engineer surveyors to establish a grid-system and a series of parks for the neighbourhood); William Clarkson (for building the first house in the neighbourhood); Charles Brymner, Manager of the Bank of Montreal (whose house marked the beginning of the neighbourhood as an elite residential area in 1888); and John Blackman, City

Engineer beginning in 1906 (for planning a sewer and water system, and a beautification project for the neighbourhood by installing sidewalks, curbs, trees).

The neighbourhood is valued for its cultural significance, in particular for the way it conveys a unique sense of time and place, for the traditions it retains, and for its strong sense of community. With the long-standing reputation of a park-like single family residential neighbourhood, it contains an assortment of grand homes and grand streets with treed boulevards. The neighbourhood was and is also home to working and middle class people, as can be shown by modest homes and middle class apartment buildings. Together, these elements provide a sense of elegance and permanence. The inclusion of a regional park in the neighbourhood (called “Queen’s Park”) contributes to the cultural significance for its association with long-standing traditions such as May Day celebrations and sporting events such as lacrosse.

The neighbourhood is valued for its aesthetic significance, in particular for the variety of development eras, architectural styles, materials, craftsmanship and neighbourhood patina that are represented by the buildings and landscapes. Many of the historic houses have landscaping that date to the same period as the house and contain mature tree and plant specimens as well as hard landscaping elements such as rock walls and wrought iron gates. There are numerous streetscapes that encapsulate the essence of the neighbourhood by containing a collection of authentic historic houses, treed boulevards, and – in some cases – remnants of past transportation modes (brick pavers, tram lines). The vistas down the streets, particularly those with mature trees such as oaks or ornamental cherry trees, contribute to the endurance and patina of the neighbourhood, as well as provide an aesthetic quality.

Character–defining Elements

Key elements that represent the historic, cultural and aesthetic significance of the neighbourhood are:

The intangible elements that link the present to the past:

- Cultural traditions (May Day, Farmers’ Market, sports)
- Views (east from the park and south to the river)
- Sound of the bells of Queen’s Avenue United Church
- Low density
- An intact residential neighbourhood

The architectural and overall design elements:

- Various architectural styles of buildings and the eras they represent, in particular those from the Victorian, Edwardian, Tudor Revival, Craftsman, post-modern and workers/vernacular styles
- Number of grand homes and their garden settings
- Modest homes and middle class apartment buildings

- Space between homes
- Common palette of materials, in particular wood and stone

The layout of the neighbourhood:

- Street grid
- Park Row, its angularity
- Street widths
- Grand boulevards on Second and Fifth Streets
- Streets with grass boulevard separating the road from the sidewalk
- Streetscapes and vistas
- Relatively flat topography

The natural/environmental features such as:

- Mature trees, both on boulevards and on private property, and especially the ornamental cherry trees
- Mature residential landscapes and gardens
- Open and often wide side yard space between houses

The physical historic remnants from the past:

- Stone garden walls
- Granite curbs
- Stamped sidewalks
- Bricks in some of the roads
- Tram tracks in some of the roads