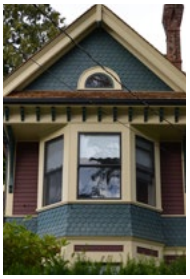
NEW WESTMINSTER











Queen's Park

Heritage Conservation Area

Created in 2017

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Queens Park Heritage Conservation Area

[BYLAW NO. 8156, 2019]

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AMENDMENTS TO QUEEN'S PARK HERITAGE CONSERVATION AREA – SCHEDULE A OF THE OFFICIAL COMMUNITY PLAN (BYLAW NO. 7925, 2017) (APRIL 2023)

This is a consolidation of the bylaws listed below. The amendment bylaws have been combined with the original bylaw for convenience only. This consolidation is not a legal document. Certified copies of the original bylaws should be consulted for all interpretations and applications of the bylaws on this subject.

Bylaw Number	***Effective Date***	
8025, 2018	*June 19, 2018*	*(To remove HCA Related Protection from Phase 1 Special Limited Category Study Properties)*
8042, 2018	*October 1, 2018*	*(To remove 207/209 St. Patrick Street)*
8156, 2018	*November 25, 2019*	*(To remove HCA Related Protection from Phase 2 Special Limited Category Study and Expanded Study Properties)*

The bylaw numbers identified in this consolidation refer to the bylaws that amended the principal Bylaw No. 7925, 2017. The number of any amending bylaw that has been repealed is not referred to in this consolidation. Original bylaws may be obtained from the Legislative Services Department.

Glossary of Terms

[BYLAW NO. 8156, 2019]

Accessory building has the meaning set out in the Zoning Bylaw.

Heritage character means the overall effect produced by traits or features which give a property or an area a distinctive heritage quality or appearance.

Heritage conservation area means an area designated by this Official Community Plan as a heritage conservation area pursuant to the *Local Government Act*.

Heritage Register means the register of heritage properties adopted by Council resolution on May 26, 1997, as amended from time to time.

Heritage value means historical, cultural, aesthetic, scientific or educational worth or usefulness of a property or an area.

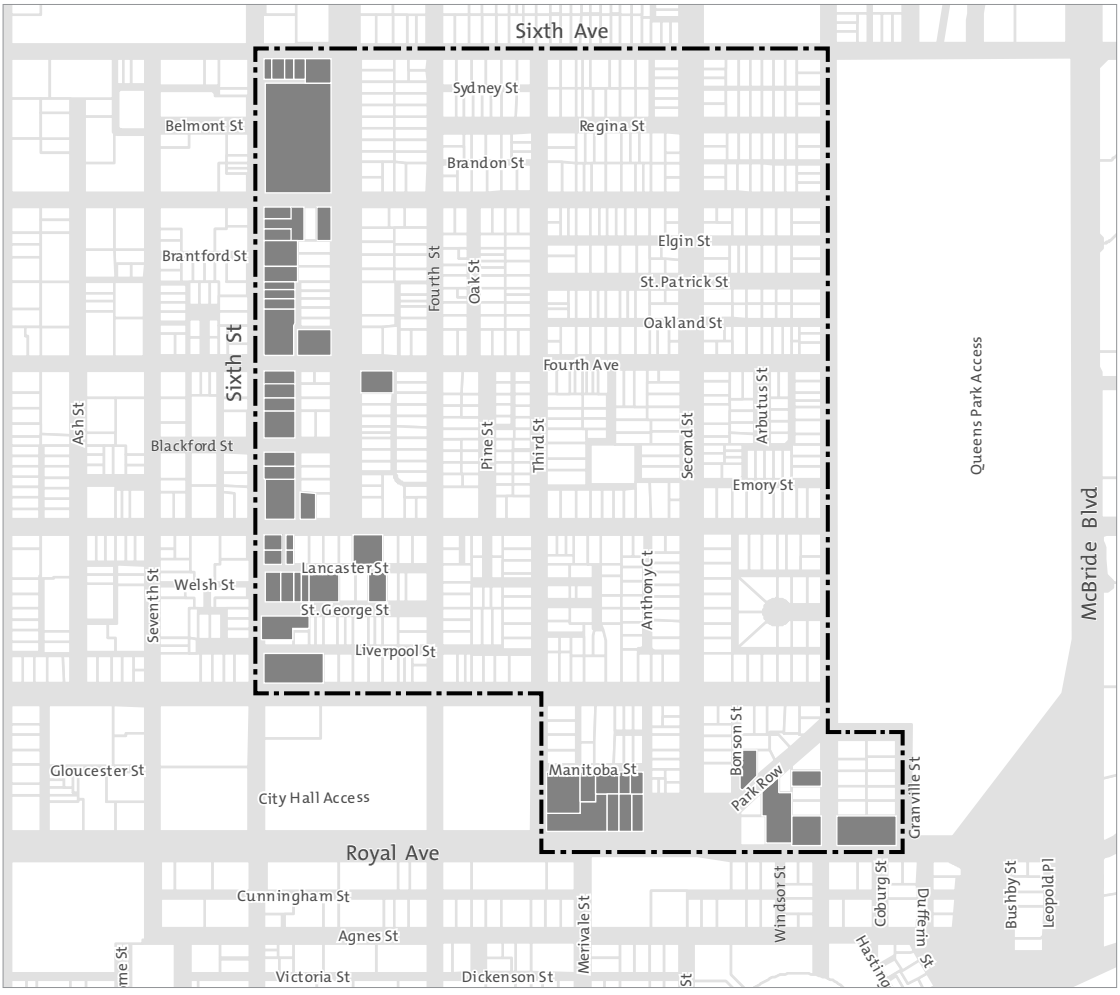
Routine building maintenance means ordinary maintenance or repair of a building or structure and does not include removal or replacement of the building or structure, or a change in design, material composition, or appearance of the building or structure.

Queen's Park

Designation of Queen's Park Heritage Conservation Area

The Queen's Park Heritage Conservation Area, as defined and illustrated on Map H1, is designated as a heritage conservation area. Those properties shown in grey and identified as Commercial/ Institutional/RM Zones/RT Zones on Map H1 are excluded from the Queen's Park Heritage Conservation Area.

Map H1.
Queen's Park Heritage Conservation Area



Queen's Park Heritage Conservation Area

Commercial / Institutional / RM Zones / RT Zones

Queen's Park Heritage Conservation Area

The Queen's Park neighbourhood is a predominantly residential neighbourhood located in the centre of New Westminster and is bordered by Royal Avenue, Sixth Avenue, Sixth Street, First Street, Vancouver Street, and Granville Street.

SPECIAL FEATURES OR CHARACTERISTICS

The special features or characteristics that justify the designation of the Queen's Park Heritage Conservation Area and contribute to the heritage character or heritage value of the area include:

- a rich history that dates back to 1859 when the neighbourhood was included in the first legal survey for what was then a new city chosen and laid out by Colonel Richard J. Moody as the capital city of the new colony of British Columbia;
- a unique aesthetic with individually-designed homes demonstrating a variety of architectural styles and development periods, the most-common being Victorian, Edwardian, Tudor Revival, Craftsman and worker/vernacular styles, but also including a few examples of Queen Anne, Italianate, Mission Revival, mail order catalogue homes, International, Moderne, and Post-Modern styles;
- a low density mix of grand scale and modest homes with middle-class apartment buildings, using a common palette of materials, in particular wood and stone;
- a distinctive neighbourhood layout expressed by: street grid design; generous side yards creating considerable space between homes; wide streets; grand boulevards on Second Street and Fifth Street; and relatively flat topography;
- historic landscapes and streetscapes with lush, mature tree and plant specimens, historic rock walls and wrought iron gates, grass and treed boulevards, and remnants of past transportation modes, such as brick pavers and tram lines; and
- an extensive social history as the home of many historically important people, including former mayors, councillors, business leaders, union leaders and financiers, including Charles Brymner, Manager of the Bank of Montreal.

These special features and characteristics are described in more detail in Appendix 1, the Queen's Park Heritage Conservation Area Statement of Significance.

OBJECTIVES

The objectives of the designation of the Queen's Park Heritage Conservation Area are to:

- recognize and protect the historic nature of the neighbourhood for the benefit of present and future generations;
- ensure that all building alterations and property development or redevelopment within the neighbourhood, including landscape design, respects the history and enhances the heritage character and heritage value of the neighbourhood;
- promote conservation, restoration, rehabilitation and renovation of the heritage buildings in the neighbourhood;
- maintain current neighbourhood layout and residential lot sizes to protect the park-like character of the area;
- accommodate development, including infill, that is consistent with the existing heritage buildings and enhances the heritage character of the neighbourhood.

GUIDELINES

The Queen's Park Heritage Conservation Area Design Guidelines attached as Appendix 2 and the Queen's Park Heritage Conservation Area Demolition and Subdivision Guidelines attached as Appendix 3 are provided to achieve the objectives set out above.

HERITAGE ALTERATION PERMITS

A heritage alteration permit is required for any of the following within the Queen's Park Heritage Conservation Area:

- subdivision of land, including any consolidation of parcels that constitutes a subdivision of land under the *Land Title Act*;
- new construction of a building or structure, unless the building or structure is not a residential dwelling;

- demolition of a building or structure, unless the building or structure:
    - has an original construction date of January 1, 1941 or later and is not listed on the Heritage Register;
    - is not a residential dwelling; or
    - is listed in Appendix 4;

[BYLAW NO. 8156, 2019]

- an addition to or an alteration of a building or structure, unless the building or structure:
    - has an original construction date of January 1, 1941 or later and is not listed on the Heritage Register;
    - is not a residential dwelling; or
    - is listed in Appendix 4;
- alteration of land, except for incidental alterations of land associated with the alteration of a building or structure for which a heritage alteration permit is not required; and
- alteration of a feature that is protected heritage property.

For the purposes of determining the original construction date of a building or structure, the date will be the earlier of the date on which the City issued a building permit authorizing the construction and the date on which the City authorized, in writing, the connection of that building or structure to the City's water supply, sewage collection, or electrical power supply systems.

If a building or structure is altered to the extent that 70% or more of the building or structure is dismantled, demolished or removed, as determined by the City's Chief Building Inspector, that alteration will be considered a new construction and the requirements for new construction will apply.

EXEMPTIONS

The following works are exempt from the requirement for a heritage alteration permit:

- interior alterations to a building or structure that do not affect:
  - the external appearance of any exterior wall of that building or structure that faces the street from which the property takes its civic address;
  - the external appearance of any exterior wall of that building or structure that faces either of the side lot lines of the lot on which the building or structure is located; or
  - its structural integrity;
- exterior alterations to a building or structure that do not affect:
  - the external appearance of any exterior wall of that building or structure that faces the street from which the property takes its civic address, other than changes to paint colour and in-kind replacements;
  - the external appearance of any exterior wall of that building or structure that faces either of the side lot lines of the lot on which the building or structure is located, other than changes to paint colour and in-kind replacements;
  - any part of the roof structure that is visible from the street from which the property takes its civic address; or
  - its structural integrity;
- new construction of an accessory building and alterations and additions to an existing accessory building; and
- routine building maintenance as required by the Heritage Properties Minimum Maintenance Standards Bylaw No. 6498, 1998, as amended.

STANDARDS OF MAINTENANCE

Minimum standards of repair and maintenance for all buildings and structures in the Queen's Park Heritage Conservation Area are specified in Heritage Properties Minimum Maintenance Standards Bylaw No. 6498, 1998, and Unsightly Premises Bylaw No. 5969, 1991, each as amended or replaced from time to time.

HERITAGE CONSERVATION AREA DESIGN STANDARDS AND GUIDELINES

Any work for which a heritage alteration permit is required must conform with:

- all applicable bylaws;
- the "Standards and Guidelines for the Conservation of Historic Places in Canada", published by Parks Canada in 2003 and updated in 2010;
- the Queen's Park Heritage Conservation Area Design Guidelines attached as Appendix 2; and
- the Queen's Park Heritage Conservation Area Demolition and Subdivision Guidelines attached as Appendix 3.

In the event of a conflict between the Parks Canada "Standards and Guidelines for the Conservation of Historic Places in Canada" and the Queen's Park Heritage Conservation Area Design Guidelines, the Queen's Park Heritage Conservation Area Design Guidelines will be applied.

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Appendix 1

Statement of Significance



Queen's Court Apartment ca. 1909.



300 block of Second Street ca. 1910.



Midcentury house on College Court ca. 1950.



300 block of Second Street ca. 1910.

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 an elite 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 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
- College Court and its 1950s look and feel

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

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Appendix 2

Design Guidelines

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Queen's Park
Heritage Conservation Area

OVERVIEW AND RATIONALE

The Queen's Park Design Guidelines are based on an examination of the existing conditions of the area and an analysis of how best to manage the character of the historic building stock, while allowing change in the area, including new construction. The underlying principles of the Guidelines are based on respect for the integrity of individual buildings and the original design concept for each structure, as well as the integration of each building within a unified vision for Queen's Park. The Guidelines provide for the conservation of the character of the Queen's Park neighbourhood by managing change in a way that complements established streetscapes, and maintains the historic integrity of protected buildings.

The Queen's Park neighbourhood is defined by its entire collection of buildings, streets, and landscapes, and it is essential that these different components work together to provide a harmonious appearance. The overall framework for the design of the area should be to achieve cohesive and visually appealing streetscapes based on Traditional Architectural Character.

Examples included in these guidelines should not be considered the only options available to designers. The design of new buildings should remain an expression of contemporary times while still respecting Traditional Architectural Character. Depending on the complexity of a project, building owners are encouraged to retain suitable design professionals who can provide sound advice and prepare project designs and solutions in keeping with these Design Guidelines.

New Construction (Section A)

Design concepts for proposed new construction should blend harmoniously with the historic elements of the area and particularly with the immediate streetscape context. Sensitivity to historic precedent and a thorough understanding of New Westminster's Traditional Architectural Character is necessary to conceive

appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these Design Guidelines, it should be possible to create new buildings that are successfully integrated with the character of the Queen's Park neighbourhood. The new construction Guidelines are mandatory for all new buildings including new accessory buildings. The Guidelines are recommended for renovations to non-protected buildings.

Protected Buildings (Section B)

In all applications dealing with protected buildings, the Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada will be used as the basis for review. These standards outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention, such as additions. These Design Guidelines provide additional, specific guidance for appropriate interventions, and also for infill and new construction within the Queen's Park neighbourhood's historic context. This section of the Design Guidelines is mandatory for protected buildings.

Residential Landscapes (Section C)

The residential landscapes of the Queen's Park neighbourhood have been identified as important character elements of the community. To ensure they are sensitively treated and that they enhance positively the historic qualities of the neighbourhood, this section of the Design Guidelines provides advice on how to achieve thoughtful and appropriate residential landscapes. The residential landscape Design Guidelines are mandatory where new buildings are being constructed. The Guidelines can also serve as inspiration to residents who choose to update their gardens.

Sustainability Considerations (Section D)

Increasingly, there is an understanding of the vital need for sustainable building practices and energy conservation. New buildings and additions will be required to meet Provincial requirements through the B.C. Building Code. Considerations for existing buildings are also included in this section.

Existing Non-Protected Buildings

Existing, non-protected buildings are not subject to the mandatory design guide requirements. However, it is encouraged that renovations of these buildings and landscapes be done with the Design Guidelines in mind.

Existing buildings bear witness to the design aesthetic of a particular time period. Existing, non-protected buildings are encouraged to be renovated in a manner appropriate to their style and context. Contemplated changes should be appropriate to the form and style of the existing structures. There is no requirement to alter existing buildings to reflect a historic "theme;" yet as best practice changes should maintain the integrity of the building's original style. New additions, or attempts to unify previously constructed additions, are encouraged to work towards a harmonious appearance, relative to the original building's overall form, scale, design and materials.



Mature trees on neighbourhood boulevards contribute to the park-like feel and pedestrian experience of the neighbourhood.

Section A.
New Construction Design Guidelines



2012 House in the Queen's Park neighbourhood, compatible in scale, materials and roof shape.

OVERVIEW AND RATIONALE

This section of the Design Guidelines must be followed for new residential and accessory buildings in the Queen's Park neighbourhood and is also encouraged for proposed changes to existing, non-protected buildings. A high proportion of the houses in the neighbourhood possess a common palette of materials, leading to a sense of cohesion within the neighbourhood, however there is no dominant, defining architectural style of Queen's Park. Instead, the historic character of the neighbourhood is achieved through a variety of historic styles that together constitute New Westminster's Traditional Architectural Character. Residents and visitors appreciate the Queen's Park neighbourhood as an intact and historic neighbourhood and the whole neighbourhood has a heritage character, even as new homes have been added. The Design Guidelines reinforce the community desire to ensure new development is respectful of the existing context.

Today, in recognition of current housing standards, availability and cost of construction materials, and sustainability concerns, a comprehensive design approach is needed to execute high-quality standards and complementary design in the neighbourhood. The following Guidelines will help new buildings and existing, non-protected buildings within Queen's Park achieve design outcomes that strengthen the historic identity of the neighbourhood. The Guidelines will also help prevent designs that detract from the historic qualities of the neighbourhood.

GENERAL PROVISIONS

Design concepts for new developments should blend harmoniously with the historic elements of the Queen's Park streetscape. This requires sensitivity to historic precedent and a willingness to be subordinate to that precedent. A thorough understanding of the materials and design elements used in the Traditional Architectural Character of New Westminster is essential in conceiving appropriate designs. By understanding and following the principles of form, rhythm, and detailing outlined in these Design Guidelines, new designs can be developed that successfully integrate within the Queen's Park historic context.

The harmonious character of Queen's Park depends on its built and landscaped form working together within cohesive and visually appealing streetscapes. To achieve this goal, architectural styles that are clearly out of place within the historic evolution of Queen's Park should be avoided. The tendency to design individual houses in isolation from the context of the streetscape can lead to a discordant appearance. Caution should be exercised when developing designs for renovation and new construction, to avoid introduction of inappropriate elements into the historic streetscape.



2006 house in the Queen's park neighbourhood, compatible in scale, materials and roof shape.

INTENT: COMPATIBLE DESIGN

Compatible design does not require new design to replicate the historical styles of the Queen's Park neighbourhood; however, an intelligent, sensitive design approach is necessary to honour Traditional Architectural Character.

The historic residential properties in the Queen's Park neighbourhood do not compete with each other in terms of landscape design, site planning, building massing and composition, and quality and calibre of material. All of these attributes instead contribute to a consistent, cohesive streetscape. In order to be compatible, new design should achieve the following:

- compatible landscape design, parking access and overall site planning;
- compatible massing and visual scale of the building relative to the streetscape context;
- sensitive building placement having regard to adjacent sites, privacy and overlook, and preservation of open space between buildings; and
- consistency of proposed grades with natural, existing grades, particularly near property lines.

The following sections specifically outline building designs and elements that are recommended, acceptable, or not recommended. New buildings in the Queen's Park neighbourhood must follow these Design Guidelines; existing, non-protected buildings are also encouraged to follow these Guidelines.

A.1 SITING, SHAPE AND ACCESSORY BUILDINGS

Intent: *New buildings must be placed on the site in a manner that follows the historic precedent set by properties in the surrounding streetscape, with particular attention paid to protected properties.*

General Provisions:

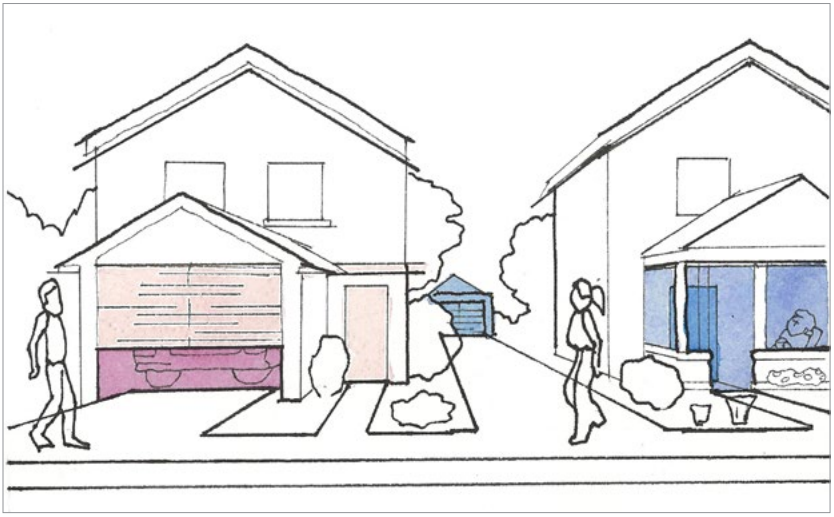
The siting and shape of new principal buildings must harmoniously fit into the existing streetscape. This includes appropriate setbacks consistent with neighbouring properties and shapes that are complementary to the established Traditional Architectural Character. Buildings on corner sites must be treated as though there are two principal façades and should be set back appropriately.

On lots with lane access, or on larger lots without lane access, garages and accessory buildings should be constructed at the rear of properties, and must be designed to be compatible with, but subordinate to, the house. Garage doors should never be part of any street-facing façade of the principal building, including side façades that are highly visible. Garage doors should also be set back within the façade to appear less prominent.



New buildings must be sited, shaped and articulated in a way that respects neighbouring properties, but it is not required that new buildings replicate historic architectural styles. Source: PWL Partnership, Landscape Architecture

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Setbacks that are respectful to, and consistent with, neighbouring properties along the streetscape. Similar frontage width Rectangular building shapes with peaked (gabled) roof forms. Simple roof forms, only 1-3 slopes. Garages and accessory buildings placed at the rear of the property, not easily visible to the public. Matching height.	Setbacks that simply meet the zoning regulations, but do not negatively impact neighbouring heritage properties. Garages and accessory buildings placed on the lot such that zoning regulations are met, but are somewhat visible to the public.	Setbacks that are not consistent with the existing streetscape. Non-rectangular building shapes. Flat rooflines. Garages and accessory buildings highly visible to the public; Garages placed on any publicly visible façade of a principal building.



Street fronting garages (left) are highly visible and INCOMPATIBLE. Garages constructed at the rear of the property (right) are COMPATIBLE.
Source: PWL Partnership, Landscape Architecture

A.2 SCALE, MASSING AND PROPORTION

Intent: *The volume, height, massing and relative size of new buildings and additions must follow the established parameters set by protected properties.*

General Provisions:

Principal buildings must be compatible with and generally consistent in scale (volume, including height), massing (where volume is placed) and proportion (relative size) to neighbouring buildings within the streetscape context. New development must not overwhelm the streetscape.

Building envelopes are prescribed in the Zoning Bylaw to establish minimum standards for sites to perform favourably towards neighbouring sites with respect to height, shadowing, privacy, and overlook. The building envelope is not a basis for generating building form, nor is it anticipated that buildings should fill the building envelope. New building heights should be visually consistent with the character of the Queen's Park neighbourhood.



***COMPATIBLE:** New house (right) respects and is subordinate to adjacent heritage house in massing, height and roof form, but is not a replica of the architectural design. Source: Donald Luxton and Associates*

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Building volumes and heights that are respectful to and consistent with the existing houses in the neighbourhood. Raised first floor. Building massing that respects the Traditional Architectural Character of the Queen's Park	Building envelopes that simply meet zoning regulations, but do not overwhelm neighbouring heritage properties.	Building volumes that are noticeably larger than neighbouring properties and/ or overwhelm the streetscape. Building heights in excess of the historic/established standard.



***INCOMPATIBLE:** New house (centre) overwhelms the streetscape and uses materials and details that never existed in the neighbourhood.*
Source: Donald Luxton and Associates



Example of simple, proportional details and material use at entry.

A.3 ARCHITECTURAL CHARACTER

Intent: *New buildings and additions should have an architectural character that respects the Traditional Architectural Character of the Queen's Park neighbourhood. Articulation and texture should follow the rhythm set by protected properties.*

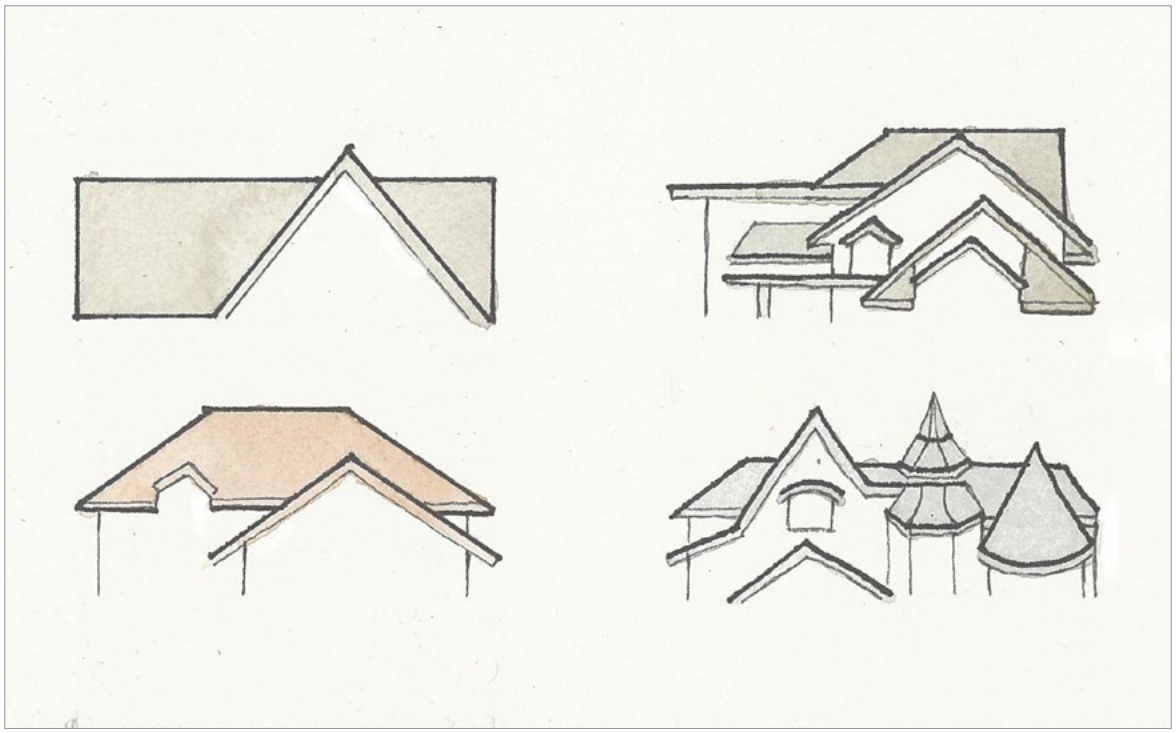
General Provisions:

The existing residential buildings in Queen's Park include a variety of styles and expressions that establish the Traditional Architectural Character. The Guidelines do not require that new building design or renovations replicate historic architectural styles or motifs. New construction and renovations to existing buildings should be evaluated carefully within their context to understand an appropriate architectural approach.

The architectural style for a new building should be consistent with the overall Traditional Architectural Character of Queen's Park. Styles that do not relate to the historic evolution of the area should not be used either as a model or as an inspiration. New construction should show respect for historic methods, forms and detailing in an honest modern idiom, and should be sympathetic to the existing streetscape and surrounding buildings.

New construction or additions should not be detailed with applied historic ornamentation that is "pasted on" or with a mix of elements from different historic periods. Certain architectural features should not be visible from the street, including skylights and open-riser porch steps (staircases should resemble traditional models with closed risers).

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Architectural character that is respectful to and in keeping with Traditional Architectural Character. Open lower level front porches or verandahs, with closed-riser staircases.	Contemporary architectural character that does not detract from the Traditional Architectural Character of the neighbourhood.	Applied inauthentic historic ornamentation. Street-visible metal. Chimney flues. Inauthentic, "historic-style" details and ornamentation. Open-riser staircases to porches or verandahs.



*Simple rooflines (left) are **COMPATIBLE** with the architectural style of the neighbourhood. Rooflines with varying and multiple angles (right) are **INCOMPATIBLE**. Source: PWL Partnership, Landscape Architecture*



Windows with flower box elements.

A.4 WINDOWS AND DOORS

Intent: *Windows and doors must be placed on new buildings and additions in a manner that is similar to the pattern established by protected properties.*

General Provisions:

The form and detailing of windows and doors should be carefully considered in plans for new construction. Window shapes and sizes vary with the architectural style of each building. Historic buildings in Queen's Park generally employ window openings composed of a punctured void in a solid wall, the glass being inset, with a proper reveal, sill and trim. In new construction, windows and doors do not need to be exact reproductions of historic styles, as long as they are sympathetic with the character of Queen's Park.

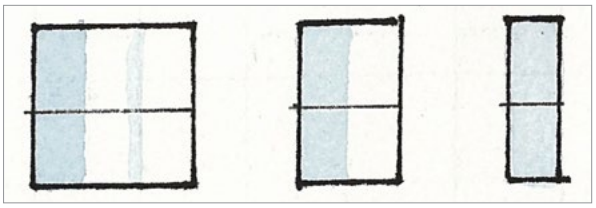
Where possible, the style of windows and doors selected should match the prevailing vertical emphasis of the historic building types, and be placed on the building face in such a way as to reference the established rhythm of openings in the historic façades. The alternation of solids and voids (walls to openings) in the façade establishes a pattern that may be sensed by observing the building from a distance. This pattern is perceived as a rhythm by the passerby, and a sympathetic relationship between old and new construction may be achieved by incorporating similar rhythmic patterns. Windows should be recessed in a traditional manner, not set flush with the facing material. Odd-shaped windows or random placement are not recommended; wooden frame and sash windows with an historic appearance are encouraged.

Historically, doors were wooden, with carved or moulded detail, often with inset glass panels. Original hardware was typically cast brass. New doors should be sympathetically detailed, and appropriate materials should be used. Proper consideration should be given to the design and lighting of doors and entries as they are a highly visible part of each building's façade.

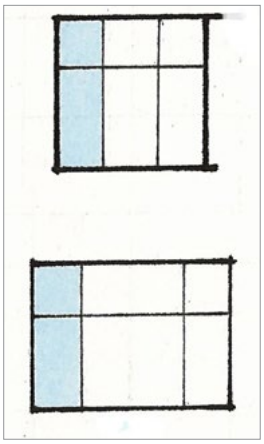


Contemporary expression of traditional details such as vertical windows, wooden door, covered entryway and verandah.

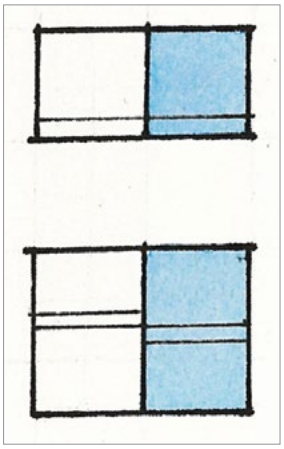
RECOMMENDED:



Windows with a different width, but the same height and rhythm.

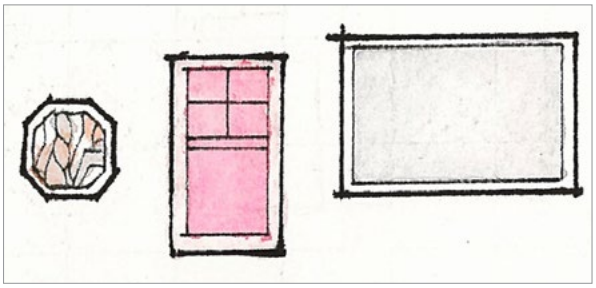


Windows with a different width, but the same rhythm.

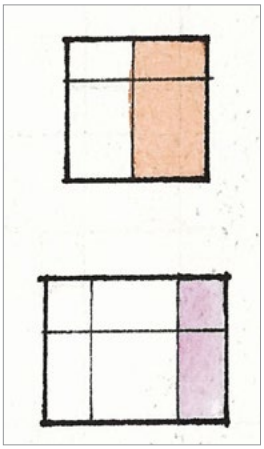


Shorter windows on the second storey.

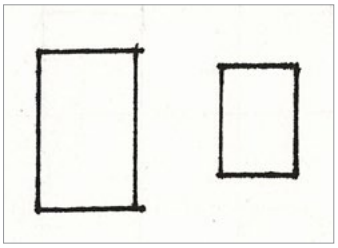
NOT RECOMMENDED:



Windows with different historical styles.



Windows with a different rhythm.



Windows with a different rhythm.

Source: PWL Partnership, Landscape Architecture

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Vertically oriented windows recessed from the building face. Window and door openings with appropriate, dimensional lumber trim. Traditional wooden-sash windows (generally double-hung or casement). Traditional steel-sash windows. True divided sashes (without false muntins). Wooden or clad wooden windows. Wood-framed storm windows. Wooden doors that respect traditional appearance (without non-historic window embellishments).	Vinyl or metal windows that are similar in appearance to historic, traditional windows and are not white. Contemporary-style doors of contemporary material composition, excluding vinyl or metal.	Narrow-profile vinyl windows. White vinyl windows. Metal or vinyl doors. Doors with inauthentic "historic-style" windows. Metal-sash windows that are inappropriately detailed and do not resemble historic, traditional windows. Windows with fake muntins. Mirrored or reflective glass.

A.5 MATERIALS

Intent: *Materials on new buildings and additions should respect the Traditional Architectural Character of New Westminster.*

General Provisions:

Attention to materials, without the addition of false details, helps blend new with old. The historic buildings in Queen's Park generally employ wood frame construction, and were generally clad with wooden or stucco materials, such as horizontal lapped siding, cedar shingles, or roughcast "rock-dash" stucco. For new construction, non-combustible building materials may need to be considered on side façades, where required by the Building Code. In such cases, non-combustible materials should resemble and complement materials used on other façades.

The use of materials should conform to the overall context of the heritage buildings in Queen's Park, which derived their character from the honest use of materials and a simple and logical deployment of their forms and proportions. In new construction, wooden siding should be smooth, horizontal, thin (typically 9cm wide, but no more than 15cm wide), and closely resemble traditional lapped wooden siding. Where appropriate, corner boards and window trim should be used, and applied over the siding. Wooden siding and trim should be properly painted.

Additional considerations include:

- Mortar stucco was historically used in a roughcast or "rock-dash" finish. New stucco should replicate this look; textured, swirled or heavily stippled stucco should not be used.
- Wooden trim should be used to alleviate the blank appearance of unrelieved stucco façades.
- Many of the historic buildings of Queen's Park feature an open front entry porch or verandah, either projecting outwards or inset within the building envelope. These open, welcoming elements facing the street are an integral part of traditional architecture. When a porch/verandah is proposed for a new building or as an addition to an existing building, balustrades and railings should be composed of "traditional" materials, such as wood; metal, glass and vinyl are not recommended.



Example of sympathetic material use, such as wood siding, and appropriate high quality details on new construction.
Source: lanefab.com



COMPATIBLE: *New house right utilizes traditional materials and forms and is similar in massing and roofline, but is not a replica of the original; note the carport would not be recommended.*
Source: Donald Luxton and Associates



INCOMPATIBLE: *New house uses materials and details that never existed in the neighbourhood, despite featuring a gabled roof and following a traditional massing. Source: Donald Luxton and Associates*

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Smooth wood resembling traditional lapped wooden siding, typically 9cm wide, but no more than 15cm wide. Sawn cedar shingles, as siding and roof cover. Board-and-batten siding. Sidings that resemble traditional wood siding, when used in an appropriate manner. Roughcast or "rock-dash" stucco. Stone column bases or foundations. Brick or stone used to construction functional masonry elements. Wooden elements on porch/ verandah (balustrades, stairs, etc.). Tongue-and-groove wooden soffits.	Duroid, fiberglass, asphalt or other appropriate roofing shingles that resemble sawn cedar shingles. Smooth pattern fibre-cement sidings that are detailed to resemble traditional wood sidings or shingles. Metal or vinyl soffits in darker colours.	Combed or textured lumber (e.g., textured wood or wood-grain fibre-cement sidings). Vertical or diagonal wooden sidings (other than board-and-batten). Split cedar shakes as siding or roof cover. Cement tile, metal, rubber or slate/slate-like roof cover. Unfinished cedar siding. Plywood as a primary material. Aluminum, vinyl or plastic sidings. Smooth-finished, swirled or heavily stippled stucco. Masonry as a primary facing material. Cultured stone, ceramic tile or brick facing. Metal, glass and vinyl on porches/verandahs. White metal or vinyl soffits.



Where paved areas exist, consider adding plantings along the sideyard or in containers (if the paved area is not in use).



Paved areas can also be designed to be useful for childrens' play or sports.

A.6 DRIVEWAYS

Intent: *The pedestrian-friendly streetscape and landscape design of the Queen's Park neighbourhood should be emphasized by minimizing expanses of impermeable paving and acknowledging the role of historic driveway layouts.*

General Provisions:

Many heritage homes have traditionally had separate accessory buildings for parking – i.e. coach houses. These were often located at the rear of the property. As such, many properties include a long driveway that goes through the side yard to the back of the property. This is the case especially on blocks where a back lane does not exist. Although large paved areas are not considered environmentally sustainable, this historical layout has the advantage of providing views to the back of the property and hiding automobile uses. There are several options to take advantage of existing long driveways or to reduce the impact of large paved areas:

- Incorporate pavers with a grass strip down the centre.
- Utilize permeable pavers for the driveway.
- Utilize the driveway space for other activities such as a children's play area or basketball court, etc.
- Line the driveway with interesting edges – planter beds, stone walls, landscape "rooms" opening from the side.
- Reduce driveway width to minimum dimensions (3 metre width for one car; 6 metre width for two cars).

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Location of house, garage and/or accessory buildings should minimize the extent and visibility of driveway. A green driveway incorporating turf or other plants, permeable paving, and planted edges. An overhead structure such as a pergola, if sympathetic with house design. Multiple purposes for driveway when not in use by cars.	Minimal width of paving, (i.e. less than 3 metres wide for a single garage door, or 6 metres wide for double). Use of concrete unit pavers for driveway. Existing paved areas, if unused but retained, may be enhanced by the addition of temporary planted containers.	Extensive paved areas. Asphalt. Driveways wider than garage doors or structure.



Examples of very successful green driveways. They read as garden spaces, not roadways.



Strategies include the use of a turf strip down the centre; permeable paving stones; and planted edges.



Example of acceptable soffit lighting at entryway only.
Source: smallworks.ca

A.7 LIGHTING

Intent: *The installation of subtle lighting should not interfere with neighbouring properties or the streetscape experience.*

General Provisions:

Install subtle lighting that does not interfere with neighbouring properties or the streetscape. Lighting fixtures should be appropriate to the age and style of the building. Soffit lighting should not be used. Lighting should be directed towards the feature or a path it is intended to highlight.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
"Dark Sky" Lighting Principles. Porch, entryway and pedestrian walkway lighting should be utilized. Use low-energy illumination sources and fixtures.	Lighting that follows current City bylaws Provides a general sense of safety.	Heritage style lighting fixtures, not consistent with the age of the house. Soffit lighting, except on entryway. Very bright and direct lighting.

A.8 ATTACHMENTS

Intent: *Attachments should not detract from the architectural features of the house.*

General Provisions:

Owners should not install visible attachments to their homes that could be considered obtrusive and incongruous within an area of historic older buildings (such as satellite dishes or other antennas, exterior generators, or air conditioning units).

These are general guidelines only, and each attachment should be judged on its own merits.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
If attachments are necessary, their location should not be visible from the primary street. Neutral, muted colours or a colour which matches the surrounding environment .	Attachment locations could be visible from the street, as long as they are screened using materials consistent with the principal building or screened with landscaping.	Attachments should not be highly visible from the primary street. Advertising or lettering on the attachment is not recommended and polished metal or reflective surfaces should be avoided.

NOTE: ADDITIONS TO EXISTING NON-PROTECTED BUILDINGS

Owners are encouraged to upgrade or add to existing buildings in a manner that respects each building's existing design, as well as the overall historic context of the area. It is not intended that non-heritage buildings should be altered to achieve a "heritage look." These Guidelines can be used for general direction, but the existing situation for each building should be reviewed to understand the best approach to any proposed upgrades.

Any additions to existing, non-protected buildings should respect the intent of these Guidelines. In each case, the existing streetscape should be considered so that each building can be a "good neighbour" within the Queen's Park neighbourhood's historic context.



***COMPATIBLE:** Duplex utilizes traditional materials and forms, but does not simply mimic a heritage house.*
Source: Donald Luxton and Associates



***INCOMPATIBLE:** New house right overwhelms the streetscape due to its massing though uses a similar material as the existing house left).*
Source: Donald Luxton and Associates

Section B.
Protected Building Design Guidelines



Protected building in the Queen's Park neighbourhood.

OVERVIEW AND RATIONALE

This section of the Design Guidelines must be followed for any proposed changes or additions to the front, or sides, or visible roofline of protected buildings in the Queen's Park neighbourhood (including those already designated or listed on the Heritage Register). These Guidelines are based upon the Standards and Guidelines for the Conservation of Historic Places in Canada (Parks, 2010).

GENERAL PROVISIONS

The character of the area is expressed most significantly through its heritage building stock, when traditional forms and materials were used, based on an honest use of local, natural materials. Houses generally reflect some form of historical style, especially in reference to British-inspired forms. This demonstrates the origins of many early residents of the area. Heritage buildings should be conserved in a manner appropriate to their authentic period and style. Alterations to existing historic buildings should respect original design intention, predominant materials and proportions.

In all applications regarding protected buildings, the Standards and Guidelines for the Conservation of Historic Places in Canada will be used as the basis for review. The Standards and Guidelines outline principles and procedures for the appropriate treatment of historic buildings and structures, including different levels of intervention as well as additions. These Design Guidelines provide additional guidance for appropriate interventions within the Queen's Park neighbourhood.

Owners of heritage buildings are encouraged to gather as much information as possible before undertaking any alterations. Historic photos, archival records and a careful examination of the building itself often yield valuable clues as to original appearance, materials, lost details, placement of colours, etc. This is especially true for windows and doors, or other signature elements of the building. Each building also tells its own story, as later changes may cover evidence of what the building originally looked like.

B.1 FORM, SCALE AND MASSING

Intent: *The original form, scale and massing of protected properties must be preserved and when necessary, rehabilitated or restored.*

General Provisions:

Whenever possible, original forms, materials and details should be uncovered or left in place, and preserved. The original massing, form and scale of protected buildings should be maintained through any proposed interventions, including additions. Any proposed new garages or accessory buildings should be constructed at the rear of properties.



NOT RECOMMENDED: *Plantings hide the features of the house.*

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
The original form, scale and massing should be preserved, rehabilitated, or restored through any proposed change to protected buildings.	Changes that alter the original form, scale, or massing of a protected building could be considered when they are compatible with, subordinate to, and distinguishable from the original.	Changes that are not compatible with, subordinate to, and distinguishable from the original, protected building are not recommended.



***RECOMMENDED:** Architectural Features are visible with the landscaping.*

B.2 ADDITIONS TO PROTECTED BUILDINGS

Intent: *Additions must be compatible with the existing massing of the protected building.*

General Provisions:

Compatible additions help to maintain the character of Queen's Park; obtrusive modern interventions can completely overwhelm an existing structure. It is, however, considered good heritage practice that new construction be distinguishable from the existing building and can reflect a more contemporary inspiration. It is crucial that any new construction blend sensitively where it joins with an older building.

Reference should be made to the Standards and Guidelines for the Conservation of Historic Places in Canada, which discusses additions under Standards 11 and 12 (below), as well as in the "Other Considerations: New Additions to Historic Places" section.

- (Standard 11) Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
- (Standard 12) Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
New additions should respect the form, scale, and massing of the original building and should be compatible with, subordinate to, and distinguishable from the original.	Additions that respect the original form, scale and massing of the original building, but are not fully distinguishable from the original can be considered.	Additions that overwhelm the original form, scale and massing of the original building or that are not compatible with the original are not recommended.

B.3 ARCHITECTURAL DETAILS

Intent: *Original architectural details on protected buildings must be preserved and when necessary, rehabilitated or restored.*

General Provisions:

When developing design proposals for protected buildings, they should be examined to determine what original architectural details remain and may be rehabilitated. The historic character of protected buildings in Queen's Park is dependent on a variety of architectural details; in some cases these features have been lost or obscured by many years of weathering, inappropriate renovation or lack of maintenance.



If required to be removed, original details and features of the house can be reused adaptively on-site, such as this drain pipe, used as a border for plants in the garden.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Not every detail of every building may be feasibly restored, but surviving features should be retained and repaired. Inappropriate later additions should be removed or replaced. Building details should be compatible with the date the building was constructed and be based on documentary or physical evidence.	Replicas of original materials may be considered if the original is too far deteriorated to rehabilitate.	Inappropriate architectural details or decorations.

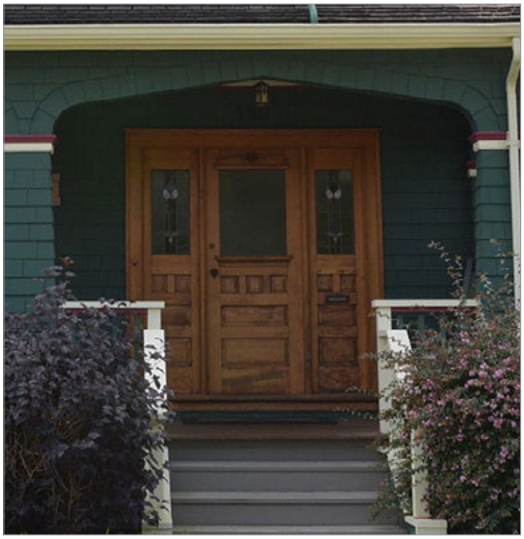
B.4 WINDOWS AND DOORS

Intent: *Original windows and doors on protected buildings must be preserved and only rehabilitated or replaced when necessary*.

General Provisions:

There is a variety of fenestration in the Queen's Park neighbourhood, but a majority of the early buildings originally had double-hung or casement wooden sash windows and wooden doors. In some later houses, historic steel sash was used, and should be retained. For protected buildings, every attempt should be made to retain the original windows or to replace inappropriate later windows with replicas of the originals. Historic windows should not be replaced with metal or vinyl windows. If the original windows have been replaced, restoration should be considered.

Windows that are blocked in whole or in part should be opened and properly reglazed. Window openings that have been changed in size should be returned to their original dimensions and appropriate window sash reconstructed. Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration, in which case only wood sash windows with matching profiles and divided lights should be used. Original doors, transoms, sidelights and hardware should be retained, repaired and restored whenever possible.



Wooden door in the Queen's Park neighbourhood.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Original windows and doors should be preserved or rehabilitated as necessary (including historic steel sash). Wood-framed storm windows are highly encouraged to improve window performance. When additions are proposed, or when rehabilitation work will occur, the following Guidelines are recommended: • Vertically oriented windows recessed from the building face • Window and door openings with appropriate, dimensional lumber trim • Traditional wooden-sash windows (generally double-hung or casement) • True divided sashes (without false muntins) • Wooden or clad wooden windows • Wooden doors that respect traditional appearance (without false, non-historic window embellishments)	Replicas of original windows may be considered if the original is too far deteriorated to rehabilitate. Replicas of original doors may be considered if the original is too far deteriorated to rehabilitate.	Metal or vinyl windows (except for historic steel sash). Metal or vinyl doors. Doors with inauthentic "historic-style" windows. Windows with fake muntins. Mirrored or reflective glass.

B.5 MATERIALS

Intent: *Original materials on protected buildings must be preserved and new interventions must be in-keeping with existing materials.*

General Provisions:

Original materials should be left in place, or exposed when covered over but intact, in order to ensure visual continuity. Any new materials used in alterations or additions should respect both the style and age of each individual building.

Original wood siding and trim should be repaired, painted and maintained to a generally acceptable standard. Through lack of proper maintenance, wooden elements may decay to the point where replacement is necessary; in these cases, the original configuration, assembly and appearance of wooden elements should be replicated.

The traditional roofing material in the Queen's Park neighbourhood was sawn cedar shingles. The use of sawn cedar shingles is strongly encouraged on the roofs of historic buildings; other materials that replicate the appearance of sawn cedar shingle roofs may be considered.



Cedar shingle roof on a protected home in the Queen's Park neighbourhood.

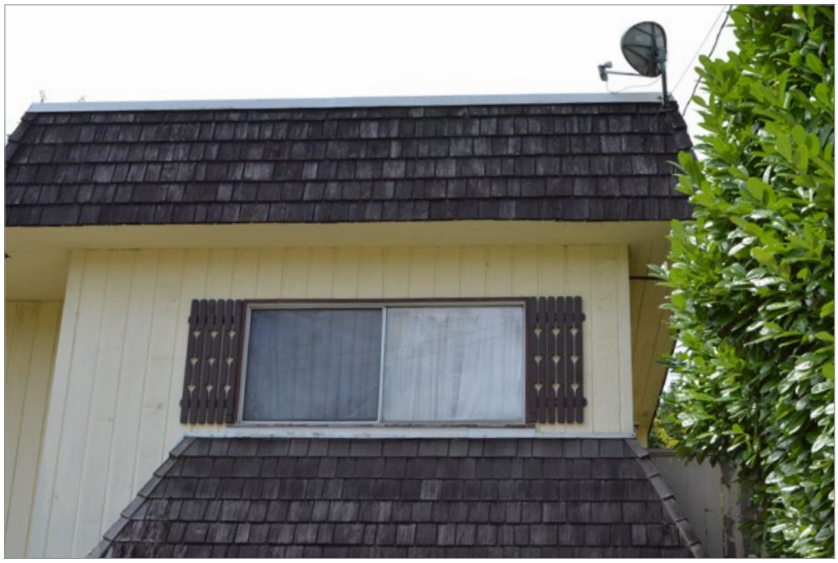
APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Original materials should be preserved or rehabilitated as necessary; when they are missing or too far deteriorated, replication of the original materials should be considered When additions are proposed, the following materials are recommended, depending on their compatibility with the original structure: • Smooth wood resembling traditional lapped wooden siding, typically 9 centimetres wide, but no more than 15 centimetres wide • Sawn cedar shingles, as siding and roof cover • Board-and-batten siding • Sidings that resemble traditional wood siding, when used in an appropriate manner • Roughcast or "rock-dash" stucco • Wooden elements on porch/verandah (balustrade, stairs, etc.)	Duroid, fiberglass, asphalt or other appropriate roofing materials that resemble sawn cedar shingles.	Combed or textured lumber (i.e., textured wood or wood-grain fibre-cement sidings). Vertical or diagonal wooden sidings (other than board-and-batten). Split cedar shakes as siding or roof cover. Cement tile, metal, rubber or slate/slate-like roof cover. Unfinished cedar siding. Plywood as a primary material. Aluminum, vinyl or plastic sidings. Smooth-finished, swirled or heavily stippled stucco. Masonry as a primary facing material. Metal, glass and vinyl on porches/verandahs.

B.6 ATTACHMENTS

Intent: *Attachments must not detract from the architectural and heritage features of the house.*

General Provisions:

Owners should not install visible attachments on protected homes that could be considered obtrusive and incongruous with the historic style of the building (such as satellite dishes or other antennas, exterior generators, or air conditioning units).



NOT RECOMMENDED: Attachment is affixed to front façade and highly visible from the street.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Location not visible from the primary street such as on concealed roof planes, behind raised parapets or on accessory buildings. The historic fabric of a building should not be unnecessarily disturbed or destroyed. Colour that matches the surrounding environment or a neutral muted colour.	Location that is visible from the street, but is screened using materials consistent with the principal building or screened with landscaping.	Location highly visible from the primary street. Advertising, branding or other visible lettering on the attachment. Polished metal or reflective surfaces.

B.7 COLOUR SCHEME SUGGESTIONS

Intent: *Exterior colour schemes for protected buildings should be appropriate to their original style and time period.*

General Provisions:

For historic buildings, an authentic colour scheme is encouraged but not required. The historic colour scheme of a building is often an attractive and appropriate solution for the building's architectural character: the original builders knew from experience and tradition what colours would look best on various building elements. When the original scheme can be determined, a close match or an updated interpretation would be promoted.

Paint was historically gloss enamel, and the use of at least semi-gloss finishes is encouraged. Window sash and doors would be painted in high-gloss finishes. Generally, the historic buildings in the Queen's Park neighbourhood would have had an average of three applied colours; a fourth colour is sometime seen in the gable ends:

- For Pre-1900 (Victorian era) buildings: a mid-range body colour, a darker trim colour and a dark (often black) window sash colour. White was not historically used on these buildings.
- For buildings built between 1900s-1920s (Edwardian era): a mid-range or dark body colour, a lighter trim colour and a dark (often black) window sash colour. White was not historically used on these buildings.
- For buildings built between 1920-1940s (Period-Revival) buildings: generally a mid-range palette with a variety of trim and sash colours, dependent on the predominant style. Warm white was often used on Colonial Revival buildings.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Colour schemes that distinguish details in appropriate historical fashion. For example: browns, greens, deep reds, gold or tan, greys, cream and buff.	Colours that do not reflect the historic colour scheme.	Colours, which would not have been used historically. For example: bright oranges, yellows and blues or purple, bright whites and all fluorescent colours.



Designated house in the Queen's Park Heritage Conservation Area, in a historically appropriate colour palate.

NOTE: ADDITIONS TO EXISTING NON-PROTECTED BUILDINGS

Owners are encouraged to upgrade or add to existing buildings in a manner that respects each building's existing design, as well as the overall historic context of the area. It is not intended that non-heritage buildings should be altered to achieve a "heritage look." These Guidelines can be used for general direction, but the existing situation for each building should be reviewed to understand the best approach to any proposed upgrades.

Any additions to existing, non-protected buildings should respect the intent of these Guidelines. In each case, the existing streetscape should be considered so that each building can be a "good neighbour" within the Queen's Park neighbourhood's historic context.

Section C.
Landscape Design Guidelines



Mature and varied landscaping in the Queen's Park neighbourhood, including a combination of grass, flowering plants, bushes and mature trees.

The residential landscapes in the Queen's Park neighbourhood are quite successful, with residents taking pride in garden design and maintenance. They are diverse, with a tendency to reflect the architectural style of the home and express the personal style of the resident. A pedestrian strolling through the neighbourhood might see in turn a formal design of clipped hedges; a wildly floral cottage garden; a front-yard vegetable garden; a garden of native plants; a contemporary xeriscape garden, and more. This diversity of styles makes the residential landscape an important factor in the neighbourhood's streetscape. The residential landscapes are richly layered and well-composed, creating a strong impression.

As new developments occur, these guidelines provide a resource for enhancing the neighbourhood's landscape character. In new construction, the design of the architecture and the landscape should ideally happen in tandem, so that the house and garden will be in harmony, as was the case historically. Homeowners, builders

and developers should consider retaining a landscape architect or designer as well as an architect or home designer.

The intent of the heritage design guidelines in the landscape is not to mandate a certain historical style, even when the house may be protected. Contemporary landscape expressions can suit a heritage home, especially since gardens are inherently changing places where plants grow, die, and are replaced. The intent is to ensure that the landscape design of residential homes contributes to the existing character of the neighbourhood and to encourage variety and individual expression, not to mandate uniformity.

The design elements and approaches suggested in these guidelines are largely based on existing patterns seen within the neighbourhood. The guidelines are performance-based rather than style-based. This means there is no requirement to plant only "heritage" species in a garden. Layout is the most important element in contributing to the streetscape character, followed by quality of hard materials, then plant materials.

General Provisions

The following landscape design principles should be considered:

1. The residential landscape design should be well-crafted and sensitive to the character of the neighbourhood. The result should be layered, rich, attractive, and reflect the Queen's Park heritage.
2. The residential landscape design should enhance the streetscape interface to create a safe and pleasant walking environment for pedestrians.
3. The selection of landscape materials should enhance the aesthetics and unique character of the neighbourhood.
4. The landscape design must promote landscape best practices and maintenance. The selection of trees and planting should enhance biodiversity.
5. The public open space should reinforce the heritage quality and character of the neighbourhood.

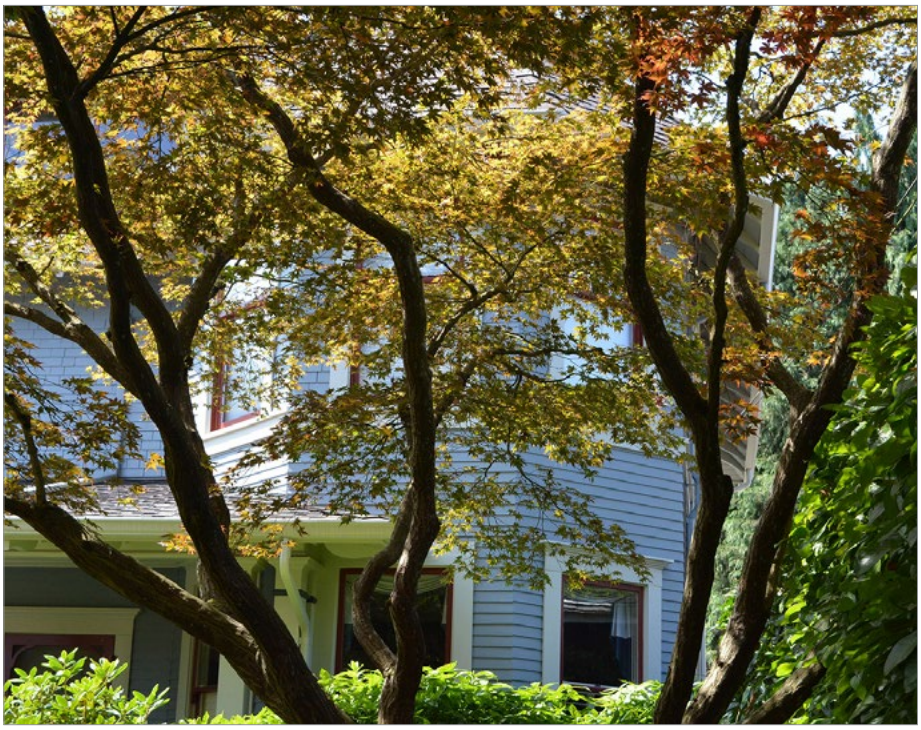
C.1 TREES

Intent: *Mature trees should be preserved so that they may continue contributing to the environmental benefits and character of the neighbourhood.*

General Provisions:

Mature trees are one of the unique characteristics of the Queen's Park neighbourhood. Wherever possible, all existing trees on the property should be retained, protected, and integrated into the site layout and planning.

All existing trees to be retained or removed must meet current City standards. Refer to the City of New Westminster's Tree Protection and Regulation bylaw for information on tree removal, protection and permitting requirements.



Mature maple tree provides screening to a protected house in the Queen's Park neighbourhood, without obstructing the view of the home from the street.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
All existing trees preserved. New construction and garden layout should be designed to accommodate existing trees as a design feature. If appropriate, valuable trees could be designated as Heritage resources.	Existing trees preserved as per current City bylaws.	Removal of valuable mature trees due to new construction. Construction or other activity that is likely to damage or compromise the future health of existing trees.



Mature conifer tree on private property in the Queen's Park neighbourhood. Refer to the City's Tree Protection and Regulation bylaw for more information about retention of these valued trees.

C.2 HARDSCAPE

Intent: *Existing heritage landscape features in private gardens should be preserved and celebrated. New landscape features should complement the traditional character of the neighbourhood.*

General Provisions:

Many homes in Queen's Park have landscape features that contribute to the public realm and heritage character of the neighbourhood. Historic elements must be retained and rehabilitated or restored, including stone fences, retaining walls, and statuary.



Stone steps.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Existing hardscape elements in the landscape should be preserved and restored. New garden layout should be well-designed to highlight the value of these landscape features. New landscape features which use stone, wrought iron, wood, or metals that develop patina such as copper or zinc.	Discrete existing heritage features, such as stones, statuary, or pieces from non-preservable features, are relocated or repurposed within the garden. The use of high-quality contemporary materials, such as stone, metal or concrete, including concrete pavers.	Removal of heritage landscape features. Very contemporary features that are incongruous with the traditional character of the neighbourhood. Landscape features made of aluminium (i.e. fences and gates). Use of cultured stone, plasticized wood products, or stamped/coloured concrete (especially red, brown, green and blue. Asphalt paving. Artificial turf. Gravel or mulch, except underneath plantings.



Stone wall with new planting.

C.3 SITE LAYOUT

Intent: *Organization of the front yard should respond to the house design; balance privacy and community; consider views, especially inward and towards the Fraser River; minimize impermeable surfaces; provide useful garden space; and allow room for growth.*

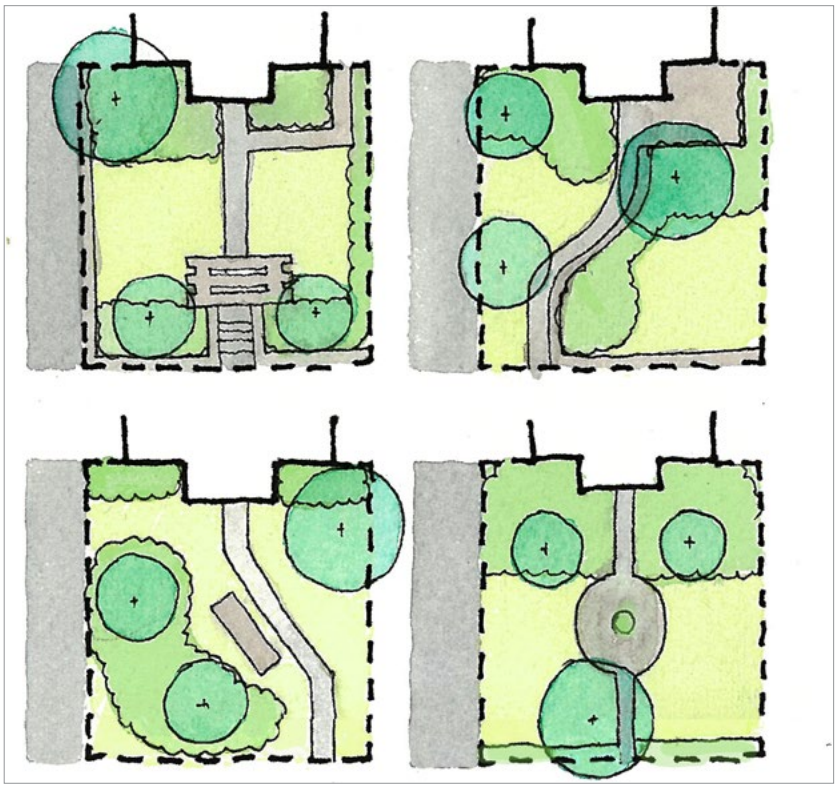
General Provisions:

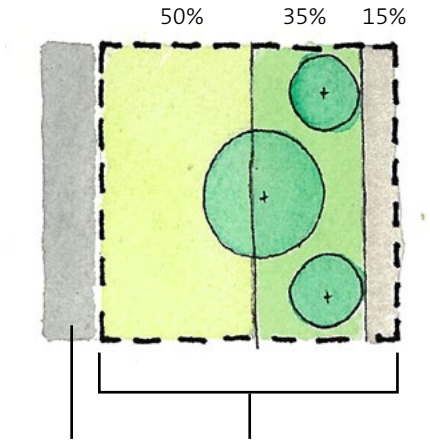
Gardens provide residents with an opportunity for personal expression, which contributes to the overall character of the neighbourhood. Thus, it is not the intent of the Guidelines to mandate a specific historic or regional style for gardens. The layout of each site should take several factors into consideration to continue the tradition of a harmonious streetscape.

Living vegetation should be the primary focus in the front yard. Of the landscaped front yard space not taken up by driveways and walkways, plantings (i.e. trees, shrubs, perennials and non-lawn groundcover) should make up at least 35%. Lawn may cover a maximum 50% of landscaped front yard. Hardscape landscape features, such as patios, decks and paved dining areas should cover a maximum 15% of landscaped front yard.

The neighbourhood provides many examples of both heritage and contemporary garden approaches. Take cues from these gardens, as well as from the house design. For example, a symmetrical house façade may inspire a symmetrical garden layout.

Apply the principles of screening, filtering and revealing the house using vegetation and built elements. For properties with a generous sideyard, allow screened views towards the back. Take advantage of views towards the Fraser River or Queen's Park by framing these views. (Do not remove mature trees to facilitate views.)





There are many different possible layouts that meet minimum standards for vegetation coverage. Arrange trees, shrubs, lawn and hardscape in a way that suits the location. Source: PWL Partnership, Landscape Architecture



A variety of garden styles, both historic and contemporary, add to the character of Queen's Park. These diagrams show a few examples of form and planting design: formal, cottage garden, woodland, and vegetable. More styles and layouts are possible. Source: PWL Partnership, Landscape Architecture

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Garden layout should account for house footprint, windows and doors, views, circulation, existing features, privacy, permeability, and best practices of sustainability. Forms should be compatible with the style of the house The garden should provide an overall sense of richness that contributes to the streetscape pedestrian experience. A small yard should include at least 1 tree in the front yard, while larger yards should have at least 3-5 trees and shrubs. If desired by the resident, a garden style that reflects the heritage style of the home; this may be a well-researched period garden, a site-specific restoration, or a contemporary take on heritage elements.	Garden layout meets City standards, including adequate vegetation coverage.	Removal of trees to facilitate views – pruning may be acceptable under arborist recommendation. Garden layouts that prioritize vehicles over pedestrians. Gardens consisting of only turf lawn or non-vegetated materials. It is not encouraged to conspicuously replicate an old-fashioned style, if that style is older than the house.

C.4 VIEWS AND PERMEABILITY

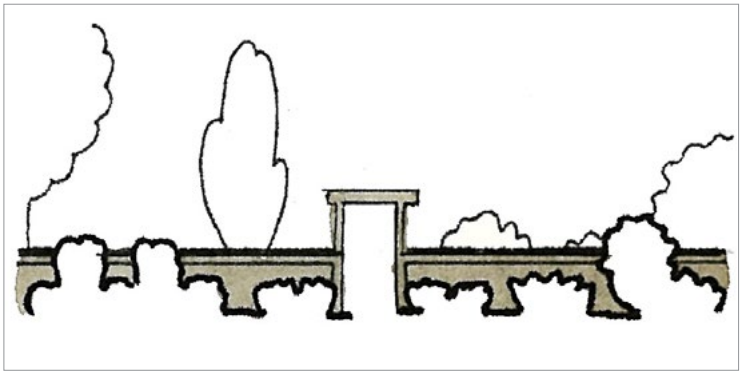
Intent: *Garden design should enhance the streetscape, which will provide safety, comfort and interest for pedestrians. Showcase residential homes and gardens by allowing select views from the public realm, while maintaining a sense of privacy and ownership.*

General Provisions:

Historically, fences in Queen's Park were only used symbolically, rather than for secure enclosure. These low fences provided a semi-public visual open space in the front yard. Therefore, elements along the front property line should either be low (under 1.25 metres) or permeable (with gaps allowing filtered views inward). These elements could include plantings, fences, trellises, stone walls, and more. Consider emphasizing the pedestrian entry to the home or walkway by using an entry trellis or a gateway at the place where the walkway meets the sidewalk.

Often, a narrow strip (under 0.5 metres) of special material such as paving stones or bright planting is located at the property line next to a taller element like a fence. Consider using this type of layering to enhance character. The boundaries between neighbouring lots are not always strictly delineated. Front lawns can appear to be shared between neighbours, especially in the case of subdivided lots.

Where necessary, utilize denser landscape elements to screen views to parked vehicles and to create a sense of backyard privacy.



Plants or garden structures of varying heights help to add interest to a continuous fence or hedge line. Source: PWL Partnership, Landscape Architecture

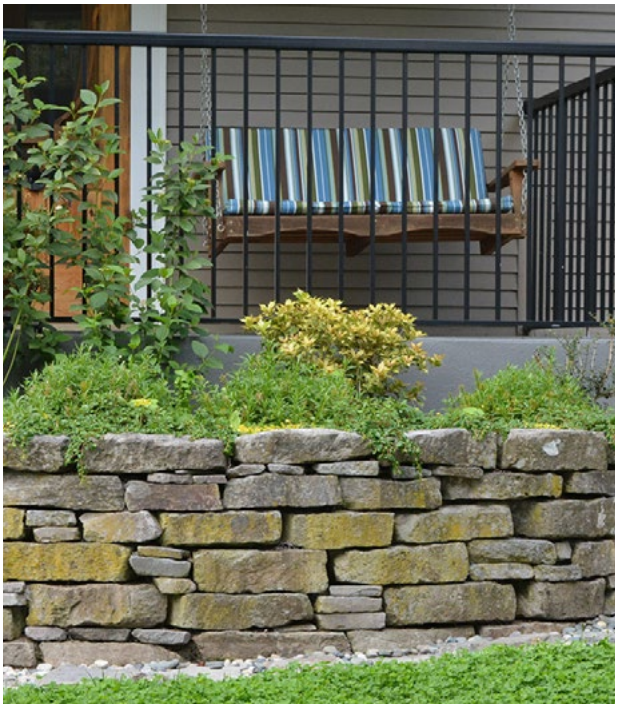
APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Any proposed fencing along the front lot line is low (under 1.25m), made from authentic materials such as wood or metal. Fence which does not enclose front yard completely. Proposed planting along the front lot line is not a dense and uniform hedge that would completely block views. Cedar and laurel should be avoided, while trimmed boxwood may be acceptable. Taller plants with a looser habit that allow screened views are acceptable. Elements along the front lot line, including structures and plants, should not be all of uniform height; gaps allow select views inward, while taller elements screen features as necessary. Elements along the front lot line should be designed to have depth – for example, plants of various heights on either side of any fence; lower elements that provide interest along the sidewalk.	Simple, readymade fencing or low hedge that is not higher than 1.25m. If it is a corner lot, hedge may be planted along one edge to allow private use of backyard. It is not necessary to have a fence if not desired. Complete enclosure by fence if required for safety and security purposes, as per current bylaws. Trimmed boxwood hedges, or taller plants with a looser habit that allow filtered views.	Front lot line planted along its whole length with plants that have the potential to grow into a tall hedge exceeding 1.25 metres. Chainlink fences. Proposed planting along the front lot line which is dense, and uniform hedges which completely block views such as cedar and laurel.

C.5 GRADING DESIGN

Intent: *Design solutions should take advantage of grade change to add interest to the streetscape.*

General Provisions:

Many homes are sited at a grade above that of the street. This offers an opportunity to add interest to the streetscape through considerately designed retaining walls and planter boxes. If possible, universal access should be facilitated by a sloped access path of less than 5% grade.

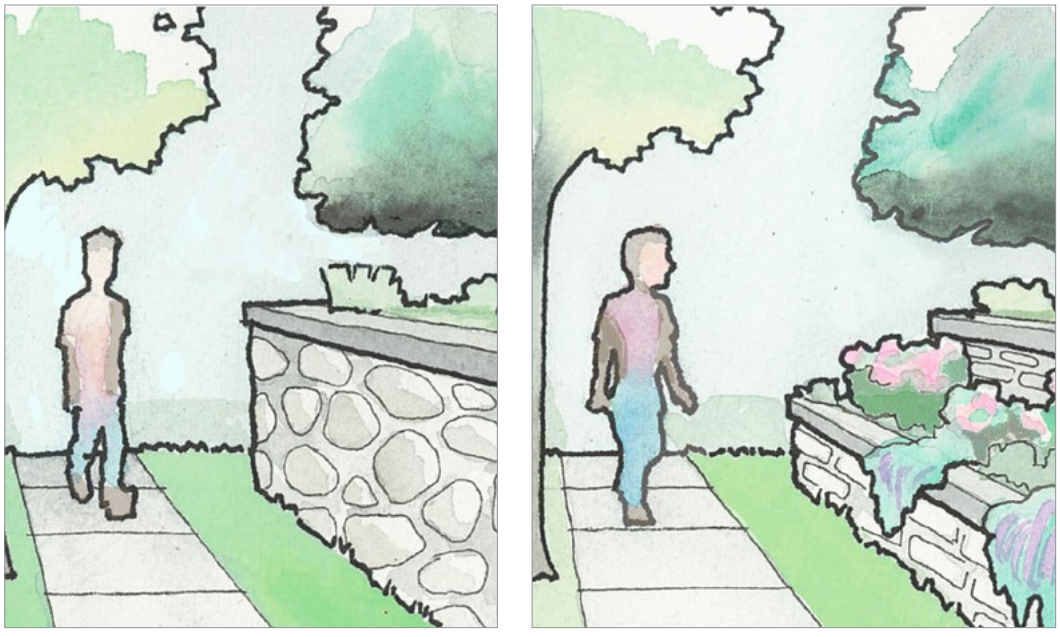


Stone planter.



Terraced wall.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Existing heritage retaining walls should be preserved. New walls from natural materials, such as stone. Terraced retaining walls that incorporate planting.	Contemporary boardform concrete wall under 1.25m. Architecturally finished concrete walls under 1.25m. Sloped grade vegetated with turf or other plantings. Sloped grade with rocks or boulders and plantings. Stairs as needed.	Timber retaining walls, such as rail ties. Split-faced or construction-grade stacked unit wall (i.e. Allan Block). Traditional Edwardian cast concrete blocks with a faceted stone look may be appropriate. Cultured stone walls.



If a retaining wall must be high to make the grading work, consider using terraces and adding planting (right). This adds interest from the pedestrian's point of view. Source: PWL Partnership, Landscape Architecture

C.6 PLANTING DESIGN

Intent: *Planting design should be richly layered and structured in order to promote good aesthetics and useful habitat. Design should consider the role of trees, foundation planting, border planting and lawns as seen in the traditional style of the neighbourhood.*

General Provisions:

Carefully select and configure trees, shrubs, groundcover and lawn to create harmony with the built form and the streetscape. Consider the principles of screening, filtering, revealing, layering, filigree, and skyline interrelationship.

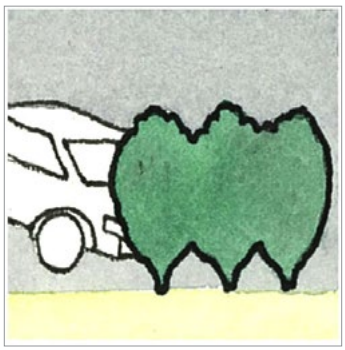
Specimen trees are a very worthwhile investment for the future of a garden. Select a species and size appropriate for residential application. Avoid placing a tree too close to the house.

Foundation planting is a row of shrubs right up against the house. This works particularly well where the main floor is raised above grade, with a heavy base of stone or wood; hence it is often seen against many of the older homes of Queen's Park. Plant material should be selected and maintained at an appropriate height to minimize blocking the view from windows.

Planting beds can be rectilinear or curvilinear depending on the desired style and layout. These beds often line the front boundary of the lot to add streetscape interest. The intent is not to plant a tall hedge that blocks views, but to keep a low and layered perennial and shrub border that allows some screened views inwards.

Lawns can provide play opportunity, functional space, and a sense of openness. Select grass varieties that are low-maintenance and drought-tolerant. Consider the use of alternative lawn species such as thyme or microclover.

Principles of traditional residential planting design.



Screening
Dense plants tha conceal structure or an activity, for complete privacy.



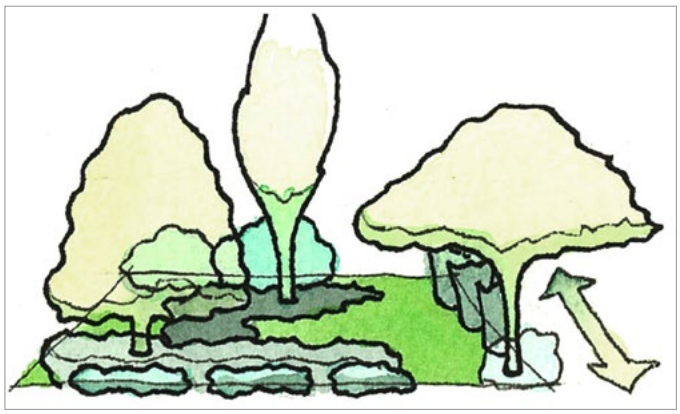
Filtering
Loosely structured plants that allow some light through for semi-privacy.



Revealing
Plants that frame and emphasize a feature or a view.

Source: PWL Partnership, Landscape Architecture

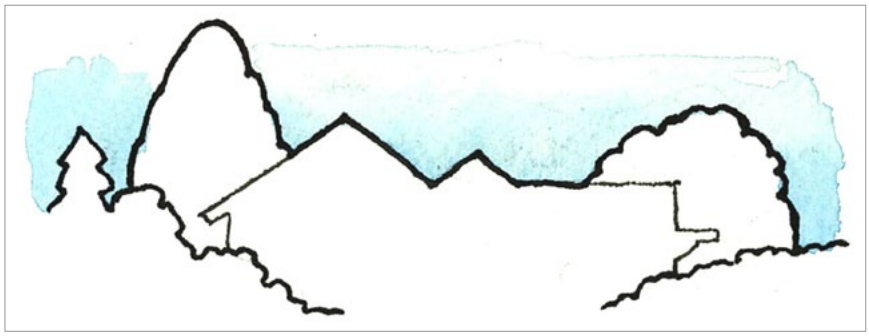
Principles of traditional residential planting design.



Layering
Different sizes of plants, positioned forward or backward to enhance the depth and structure.



Filigree
The delicate details of plant material that enhance architectural detail



Skyline Interrelationship
Plants that frame and act as a backdrop for buildings, creating an interesting silhouette

Source: PWL Partnership, Landscape Architecture

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Landscape plantings should be custom designed to provide garden structure and cohesive layout. New, high-quality specimen trees should be proposed where appropriate in order to contribute to the future character of the neighbourhood. Trees, shrubs and groundcover should be laid out to provide aesthetic and habitat value. Plant material should be used to complement the house and other landscape features, such as against a foundation wall or blank wall, or vines integrated with porches or trellises. If desired, lawn area is well-integrated within overall composition to provide a restful pause, and to be useful for play and entertainment. Boulevard plantings should be undertaken as per City guidelines.	Landscape plantings can be based upon a ready-made design from a trustworthy source (such as local government websites, regional plant sources, or heritage resources) that accounts for location, aesthetics and sustainability.	Landscape plantings that lack adequate variety of form and species, reflecting a bare-minimum approach to satisfying softscape requirements. Plantings that are invasive, require high water usage, or do not promote habitat and biodiversity. Yards that are entirely lawn and lack other plantings.

C.7 WALKWAYS

Intent: *Walkways should enhance the pedestrian-friendly character of the neighbourhood.*

General Provisions:

Walkways from the street to the house, as well as towards the side and backyard, should be distinct from driveways. This enhances safety and the perception of a pedestrian-friendly, walkable neighbourhood. Consider extending the main entry walkway to the City curb with the same paving material.



Hedged walkway.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Walkways should be distinct from driveways, leading from sidewalk to front door in a direct or indirect path. Plantings should be integrated with walkways in formal or informal designs. If desired and appropriate, walkway may be enhanced by pergolas or gates that emphasize the pedestrian entry.	Simple walkways with minimal impermeable surfacing from the sidewalk to the front door.	Use of driveway space as pedestrian walkway.



Landscaped walkway.

C.8 WALLS, FENCES AND PERGOLAS

Intent: *The tradition of distinctive built elements in the residential landscape should be acknowledged, and their successful integration into the garden layout should be encouraged. Fences should be low, structures should emphasize entryways or functional areas, and both historic and contemporary materials can be successful.*

General Provisions:

Front yard fences in Queen's Park are historically used to symbolize the private realm, rather than for total privacy and enclosure. These structures shall not exceed 1.25 metres in height. Along the side yard, fences should not exceed 1.83 metres in height.

Small pergolas or archways where the front walkway meets the street are a historic way of emphasizing the pedestrian entrance to the residence. A wide range of designs are seen in the neighbourhood, including both historic and contemporary materials, patterns and expressions. Many historic examples include a pergola over the sideyard, as an extension of the house where the driveway passes beneath.

The City of New Westminster defines a retaining wall as "a structure constructed of any material and designed to hold back, stabilize or support an earthen bank resulting from differences in site grades". Retaining walls in the front yards may be constructed up to a maximum height of 1.25 meters (4 feet).



Fence with landscaping.



Retaining wall with plantings.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Existing heritage walls, fences and pergolas should be preserved if they are in good condition. Consider researching and replicating original designs from site, if such information is available. Fencing, walls and pergolas should have a cohesive palette of materiality and form. Place structures in such a way as to emphasize circulation, privacy and activities within the site. Integrate planting, including vines, with these structures.	A landscape design without any walls, fences or pergolas is acceptable.	Walls, fences and pergolas in a decorative style that is significantly different from the architectural style of the house. Properties entirely walled or gated off. Avoid gates for vehicles.



Pergolas at the front walkway and street emphasizes the pedestrian entrance to the residence.

C.9 PLANT SELECTION SUGGESTIONS

Intent: *Plants should be chosen for the garden based on their site suitability and environmental benefits, and for how they work together as a whole. It is not necessary to include specific plants for their perceived heritage value.*

General Provisions:

It is not the intent of these Guidelines to mandate that only "heritage" varieties of plants be used in the garden. Any appropriate plant, whether native to BC, used in early settler gardens, or recently introduced, can contribute to environmental sustainability and heritage character. It is more important that plants be in the right place, allowing for growth, composition, and views.

Consider using native plants, which can be drought-resistant and require minimal watering once established. Many plants, whether native or introduced, have habitat value for birds and pollinators, adding to the biodiversity of the neighbourhood. Food plants, such as in a vegetable garden or fruit trees, can make a great addition to the front yard. Be aware of the potential for fallen fruit or seeds, especially near hard surfaces.

A specimen tree is a high quality, rare or unique tree. In private yards, these trees can contribute to the arboretum character of the neighbourhood, eventually becoming valued mature trees.

Many plants work well for a residence, such as vines growing on pergolas, stone walls or house facades. Bright plantings in containers can be placed on wide steps or on hardscape areas. Hanging baskets and window boxes add a lot of charm, and there are many annuals and perennials that work well with them.

Heirloom varieties of trees, shrubs, perennials or agricultural plants can be successfully integrated within a heritage-oriented garden if desired.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Plants should be selected according to their values, such as habitat value, native provenance, edibility, drought tolerance, specimen value, heritage value, and more. If desired, lawn species that requires less irrigation and maintenance. Lawn alternative such as microclover, sedum, thyme or other groundcover.	Plants typically available at nurseries; species should be selected and placed according to their mature size and their sun/shade requirements. Typical turf grass for lawn, with accompanying trees and shrubs as required.	Invasive plant species. Plant species that may grow too large for their selected placement, and block or damage the house. Plant species that will not thrive in an unsuitable location. Artificial turf, or lawn alone with no accompanying planting.



Mature tree on boulevard, contributes to park-like feel and pedestrian experience of the neighbourhood.

Invasive Plants

It is prohibited to plant species that are considered "invasive" (out-compete native species for space and resources and some can have serious environmental, economic and human health consequences). The two most aggressive invasive plant species which are of high concern and provincially classified as "noxious" – include Giant Hogweed (Heracleum mantegazzianum) or the Knotweed species (Fallopia sp.). There are a number of non-noxious invasive species found in New Westminster. The City of New Westminster has been active in supporting local community groups in the removal of these invasive plants:

(a) Himalayan blackberry (Rubus discolor)

(b) English ivy (Hedera helix)

(c) Scotch Broom (Cytisus scoparius)

(d) Policeman's Helmet (Impatiens glandulifera)

(e) Yellow Lamium (Lamium galeobdolon)

(f) Morning Glory (Convolvus arvensis)

(g) Purple Loosestrife (Lythrum salicaria)

(h) Daphne Laurel (Daphne laureola)

(i) Oranage Hawkweed (Hieracium aurantiacum)

(j) Common Periwinkle (Vinca minor)

(k) Garlic Mustard (Alliaria petiolate)

(l) Yellow Flag Iris (Iris pseudacorus)

Source: Invasive Species Council of Metro Vancouver and City of New Westminster





Owners, especially those designing new gardens, are not to plant invasive species, regardless of their historical use in the neighbourhood. Pictured above are native plantings used throughout the neighbourhood including fern and a Sedum Garden.

Section D. Sustainability Considerations

Sustainability is most commonly defined as "meeting the needs of the present without compromising the ability of future generations to meet their own needs" (Common Future. The Bruntland Commission). The four-pillar model of sustainability identifies four interlinked dimensions: environmental, economic, social and cultural sustainability, the latter including the built heritage environment. Increasingly, there is an understanding of the value provided by sustainable building practices and energy conservation. Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by:

- Reducing solid waste disposal (reduced impact on landfills and their expansions)
- Saving embodied energy (defined as the total expenditure of energy involved in the creation of the building and its constituent materials)
- Conserving historic materials that are significantly less consumptive of energy than many new replacement materials (often local and regional materials, e.g. timber, brick, concrete, plaster, can be preserved and reduce the carbon footprint of manufacturing and transporting new materials).

Additional considerations from the Standards and Guidelines for the Conservation of Historic Places in Canada include the following:

Sustainability Considerations:

- Identify the historic place's heritage value and character-defining elements — materials, forms, location, spatial configurations, uses and cultural associations or meanings.
- Add new features to meet sustainability requirements in a manner that respects the exterior form and minimizes impact on character-defining elements. Work with sustainability and conservation specialists to determine the most appropriate solution to sustainability requirements with the least impact on the character-defining elements and overall heritage value of the historic building.
- Comply with energy efficiency objectives in a manner that minimizes impact on the character defining elements and overall heritage value of the historic building.
- Weigh the total environmental cost of energy saving measures against the overall environmental costs of retaining the existing features or fabric, when deciding whether to proceed with energy saving measures.

The protection of our existing building stock will therefore support New Westminster's vision of becoming a more sustainable community.

D.1 EXISTING MATERIALS

Intent: *Existing materials should be retained whenever possible.*

General Provisions:

Building conservation is inherently sustainable, as it conserves embodied energy, reduces demolition that contributes to landfill sites, avoids impacts of new construction and minimizes the need for new building materials. There are many ways in which buildings can be upgraded without destroying heritage character-defining elements. Conservation projects also encourage local employment of specialized trades and professionals.



Retained original wooden architecture details on a protected house.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Retention of as much of the existing building envelope materials as possible, including siding. Retention of the original window sashes and doors, or replace inappropriate assemblies with replicas of the originals. Excellent thermal efficiency may be achieved through the repair and maintenance of existing wooden windows. Installation of wood-framed storm windows will also aid with thermal efficiency and sound abatement.	Replacement of original windows should only be undertaken as a final resort in cases of extreme deterioration. Installation of sympathetic replacements of original windows, if required. These should replicate the original profiles in wood.	Installation of rainscreen sidings, as they introduce life cycle considerations and impair heritage character through the removal of original material Replacement of original windows in good condition, or replacement of deteriorated assemblies with inappropriate replacements.

D.2 THERMAL AND ENERGY PERFORMANCE

Intent: *Upgrades should balance heritage and energy efficiency.*

General Provisions:

New buildings and additions will be required to meet Provincial requirements. Alternative methods of improved performance characteristics can be pursued for protected buildings.

Energy upgrading measures for heritage buildings should be assessed against the Standards and Guidelines for the Conservation of Historic Places in Canada. For further information on how to sensibly improve the performance of protected properties, please refer to the Vancouver Heritage Foundation's New Life, Old Buildings: Your Green Guide to Heritage Conservation (available online). Additional information on reducing operating energy demands is available on the Provincial Heritage Branch website.



Protected house with original windows and integrated storm windows for enhanced energy efficiency.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Mechanical Systems: Inefficient mechanical systems are one of the primary reasons why existing buildings are poor thermal performers. Consider installing new boilers, hot water tanks and energy-efficient appliances that, at a minimum, achieve Energy Star ratings. Insulation and Weather-stripping: Introduce extra insulation, especially in attic and basement spaces. Consider the use of weather-stripping and other draft-proofing measures. Additions: Should be built to Building Code standards of energy efficiency.	Conducting building upgrades that meet minimum BC Building Code requirements.	Installation of mechanical systems/appliances with poor energy ratings. Introduction of insulation and weather-stripping in locations that interfere with character-defining elements.

D.3 SOLAR PANELS

Intent: *The installation of solar panels should not detract from the heritage value of the building.*

General Provisions:

Solar technologies are important for both environmental and financial reasons, and the number of solar panel installations each year is growing. New visible technologies, however, may adversely impact the heritage values of the area, and their placement should be carefully considered. Every effort should be made to minimize the visibility of a system from the street, and its impact on surrounding properties and public areas.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Installation of solar panels on accessory buildings. Installation of solar panels on concealed roof planes such as internal valleys or behind raised parapets, within existing roof ridgelines, and flush with the roof. Ensuring that the panels do not require visible structural modification of the roof. Ensuring that any frame or structural element required to install the panels should be reversible (non-permanent). Such structures should also be colour co-ordinated to blend with the existing roof colour. Light-coloured shingles can be replaced with darker shingles in order to facilitate colour blending. Ensuring that only solar cells are located on the roof – any water storage tank or ancillary items are mounted on the ground (to the side of the structure) or within the roof. Installation of less bulky system, flush with the roofline, are preferred. Solar panels, tanks and other infrastructure free of the display of any form of private advertising or branding.	Solar panels, tanks and other infrastructure free of the display of any form of private advertising or branding.	Installation of solar panels on publicly visible roof surfaces without appropriate screening; do not alter character-defining elements in order to accommodate the installation of solar panel systems. Structural alteration of the roof, or any other character-defining elements, in order to accommodate the installation of solar panel systems. Installation of permanent structures to accommodate the installation of solar panels. Installation of solar panels that display private advertising or branding.

D.4 STORMWATER MANAGEMENT

Intent: *Stormwater management practices (techniques or technologies) should be used onsite.*

General Provisions:

Water is one of our most important resources and techniques exercised on site can help to manage stormwater runoff and reduce the need to use potable water for landscape watering needs.



Examples of permeable paving materials.



Example of a rain garden and permeable surface.

APPROACH		
RECOMMENDED	ACCEPTABLE	NOT RECOMMENDED
Improve runoff quality onsite using Best Management Practices, such as draining to vegetation, using previous paving and/or collect and drain runoff through a sump prior to discharge to storm sewer. Redirect or disconnect downspouts, where feasible. Redirect downspouts to gardens, grassy areas, rain barrels – places where water can infiltrate the ground and roots of plants, decreasing the amount of water that goes down storm drains. Collected rainwater stored in rain barrels can be used for future watering of lawns and landscape areas. Build a bioinfiltration system, such as a rain garden, in an existing low spot or near the drainage area of a rain barrel or downspout. Proper maintenance of gutters and downspouts. Ensure load-bearing capacity of the existing or new roof can support an extensive green roof system.	Stormwater management that meets minimum requirements (including the BC Plumbing Code).	Hardscapes that are impenetrable to water, such as paved driveways and walkways. Downspouts that release water less than six feet away from foundations and basements. Avoid using potable water for landscaping needs when stormwater can instead be used.

Glossary

Ashlar masonry
Squared blocks of stone laid in courses. Random ashlar employs blocks of varying sizes laid together. Coursed ashlar employs equal sized blocks in regular courses.

Balloon frame
A wood frame structure in which the wall studs run the full height of the walls, with the floor joists hung between them.

Baluster
Vertical members supporting a cap rail or handrail, forming a balustrade.

Bargeboards
Facing boards, often decorated, hung from the sloping projecting edge of a roof; sometimes called 'verge boards'.

Bay
A vertical division of a building marked by fenestration.

Bay window
An angular projection from the building face filled with fenestration.

Bellcast
A curve built into the bottom edge of a roof surface or a wall surface.

Belvedere
A small look-out tower or turret on a roof.

Board-and-Batten Siding
Gaped wide vertical boards with narrow overlying vertical battens (strips) to cover the gaps.

Bracket
A support, often scroll-shaped, supporting an overhang.

Bulkhead
A small panel at the ground level of a storefront window or opening; usually of decorative tile or wood.

Capital
The head of a column, sometimes carved in one of the classical orders.

Cladding
Exterior wall covering of one or more various materials.

Clapboard
A thin board used to cover the exterior of framed buildings.

Classical Revival
One of a series of period revivals of Classical architectural motifs. The most recent revival began locally just after the turn of the century, and was popular for commercial and industrial buildings.

Clinker brick
Bricks of irregular quality, damaged during the firing process, used for their picturesque effects.

Column
An upright member, usually rounded, consisting of a base, shaft and capital.

Coping
A protective capping to a wall.

Corbel
A projecting block, supporting an overhang.

Corbelling
Masonry courses, each built out from the one below.

Cornice
A projecting ornamental moulding crowning a wall surface.

Craftsman
An Arts and Crafts style, widely promoted through North America through pattern books and magazines which featured natural materials, low pitched roofs, exposed rafter ends, and tapered porch piers, usually of masonry. It remained popular from approximately 1908 until the end of the Second World War.

Dark Sky Principles
Installing and using light only when and where it is required in order to reduce light pollution.

Dentil
Small square blocks in series that decorate a cornice.

Dormer
A structure, usually containing windows, projecting from the slope of a plane of a roof; a hipped dormer has a roof sloping to all three exposed sides, a gable dormer has a roof sloping to two sides, and a shed dormer has a single pitched roof.

Drop finial
A carved ornament on a line or at a roof crest, pointing down.

Drop siding
Weatherboarding with a deep groove on the top outer edge that fits into a slot on the rear bottom side of the board above.

Eave brackets
Brackets, often decorative, under the lower edge of a roof.

Eaves
Horizontal roof edges.

Façade
The front face of a building.

False front
A false facade applied to a building to increase its street presence.

Fascia
A plain horizontal band, as part of a cornice stringcourse.

Fenestration
The design and disposition of windows and openings in a structure.

Finial
An ornamental termination at the top of a gable or pinnacle.

Flashing
The metal protective cap at the top of a wall, or a weatherproof strip at a roof edge.

Gable Roof
A roof pitched to two sides, oriented to either the front or side.

Gable screen
Wooden members arranged in an open-work pattern in a gable end.

Gambrel roof
A dual pitched gable roof with a shallower slope above a steeper one (ie. a 'barn' roof).

Half-timbering
Wooden members, infilled with plaster; a decorative treatment derived from medieval heavy timber construction.

Hardscape
The man-made features used in landscape architecture, e.g. paths or walls, as contrasted with vegetation.

Head
The top of a structural opening.

Hip
A roof with all four sides sloped.

Inauthentic
Not genuinely belonging to a style or period.

Jerkin-headed
A gable roof end with a half hip; see 'gable'.

Keystone
The central member of an arch, usually the most prominent, often carved.

Leaded glass
A window pane composed of smaller pieces of glass, held together by lead cames; usually straight or cross-leaded.

Lintel
A horizontal beam bridging an opening (often above a window assembly).

Mansard Roof
A roof with very steep sides, often enclosing the upper floor area, and with either a flat or very shallow sloped main roof above.

Massing
The perception of the general shape and form, as well as size, of a building.

Moulding
A decorative finishing strip.

Muntin
A bar or rigid supporting strip between adjacent panes of glass.

Newel
The principal supporting post for a handrail at the bottom or angles of a staircase.

Oriel window
A bay window projecting from an upper storey.

Parapet
The extension of a wall or railing above a roofline; subject to a variety of decorative treatments.

Pediment
A triangular feature over a structural opening, or capping a wall.

Pergola
An archway in a garden or park consisting of a framework covered with trained climbing or trailing plants.

Pilaster
An engaged vertical segment.

Pitch
The steepness of a roof.

Platform frame
A wood frame structure in which the wall studs are the same height as each storey, with the floor joists above.

Porch
A covered entry to a building.

Porte cochére
A common but erroneous name for a carriage porch.

Purlin
A longitudinal roof member perpendicular to the rafters.

Rafter
A roof member sloping from the wall plate to the ridge.

River rock
A naturally rounded stone; sometimes called cobbles.

Reveal
The surface at the side of an opening indicating the thickness of a wall.

Roughcast (rock-dash, pebbledash) Stucco
Coarse plaster surface used on outside walls that consists of lime and sometimes cement mixed with sand, small gravel, and often pebbles or shells.

Rubble masonry
Walls made with rough uncut stones of varying sizes.

Rhythm
A strong, regular repeated pattern of architecture or an architectural feature.

Saddlebag dormer
A pair of low-slung shed roof dormers, one on each side of a roof ridge.

Sash
The component of a window that holds the glass, and the framework around the glass, in place. Window sashes are fitted into the window frame and may or may not be movable.

Setback
The distance of a structure from the property line.

Shed Roof
A roof consisting of a single slope (ie. half a gable).

Sidelights
Narrow vertical windows beside an entry door.

Sill
The horizontal base element of a window or door.

Soffit
The underside of an architectural feature, usually an eave or cornice.

Spandrel
The panel between the head of one window and the sill of the window immediately above. Alternately, the triangular area contained by one side of an arch.

Stained glass
Coloured or painted glass panels, usually assembled with lead cames.

Stair cheeks
The solid exterior sides of a staircase.

String course
A continuous horizontal band or course, sometimes molded or carved.

Surround
A border to an opening or a panel.

Sympathetic
Designed in a sensitive or appropriate way.

Terra cotta
Fired masonry units, usually glazed; translates literally as 'burnt earth'.

Tongue and groove
Boards in which a projecting edge or rib is inserted into the corresponding groove in an adjacent board.

Transom
A horizontal bar dividing a window; alternately a crosspiece dividing a door or window from a panel, or fanlight above it, within the same structural opening. Also the window above such a crosspiece.

Twin-coursed shingles
Rows of cedar shingles with alternating narrow and wide exposure.

Verandah
An open gallery, the roof of which is usually supported with a row of columns.

Verge boards
See 'Bargeboards'

Water table
The cap or trim at the top of the foundation walls.

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[BYLAW NO. 8156, 2019]

Appendix 3

Demolition and Subdivision Guidelines

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Demolition Guidelines

.1 HERITAGE CHARACTER AND MERIT

Intent: *Retain buildings in the neighbourhood with heritage merit in order to retain the historic character of the neighbourhood.*

General Provisions:

- Retain buildings that are good examples of their architectural style;
- Retain building contributes to a cohesive streetscape;
- Retain the varied architectural styles or periods of development;
- Retain building which have associations with a significant person, event, construction technique or unusual material use; and
- Retain mature or historic landscaping.

.2 DEVELOPMENT POTENTIAL

Intent: *A property owner retains their entitlement to build to the full potential of their lot under the existing Zoning Bylaw.*

General Provisions:

- Buildings can be built to the maximum foor space and site coverage available under the Zoning Bylaw;
- Buildings should be adaptable for contemporary uses without compromising the heritage merit;
- Retention should take into account lot characteristics and constraints such as size, shape, and slope when considering the site's ability to achieve full development potential;
- Retention should take into account the position or location of the existing house on the lot when considering the site's ability to achieve full development potential; and
- Retaining mature or historic landscaping.

.3 CONDITION

Intent: *Condition of the house, integrity of its historic elements, and the work required to achieve heritage retention in addition to development potential, is considered.*

- **General Provisions:**
- • Retain buildings which have retained a high level of original heritage elements including windows, doors siding, trim, brackets, soffits, casing and other design features;
- • Retain buildings which have retained the original form and massing associated with its architectural style;
- • Buildings to which renovations have been made that are incompatible with the existing heritage elements and for which the changes are difficult to reverse are less likely to be retained; and
- • Condition of the house and its heritage elements should be taken into consideration.

Subdivision Guidelines

.1 PARK-LIKE QUALITIES

Intent: *Maintain park-like qualities of the neighbourhood including space between homes, green boulevards, high quality pedestrian experience, and yards with mature landscaping.*

General Provisions:

- Retain space between homes;
- Retain front yards throughout the neighbourhood;
- Retain space for mature or historic landscaping on private property.

.2 HISTORICALLY DERIVED DIVERSITY OF LOTS

Intent: *Acknowledge diverse lot sizes and shapes which developed through time in the Queen's Park neighbourhood.*

General Provisions:

- Lots should not be larger than those currently existing in the neighbourhood;
- Lots should not be smaller than those currently existing in the neighbourhood;
- Lots are not required to be rectangular;
- Lots must have frontage on a street (includes boulevard, avenue, row etc...) or named lane.

.3 CONSISTENT STREETSCAPES

Intent: *Maintain a consistency of streetscape in lot rhythm and pattern.*

General Provisions:

- Retain frontages that are consistent with those surrounding the property, and those which historically existed on the street.

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[BYLAW NO. 8156, 2019]

Appendix 4

List of Exempted Properties

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LIST OF EXEMPTED PROPERTIES

[BYLAW NO. 8025, 2018; 8042, 2018; 8156, 2019]

(a) The building and lands with the civic address of 215 Second Street, New Westminster, BC, and legally described as LOT 6 OF LOT 4 SUBURBAN BLOCK 5 PLAN 2620, (PID: 013-332-384).

(b) The building and lands with the civic address of 209 Fifth Avenue, New Westminster, BC, and legally described as LOT 2 OF LOTS 2 AND 3 SUBURBAN BLOCK 10 PLAN 2620 (PID: 013-569-856).

(c) The building and lands with the civic address of 228 Fifth Avenue, New Westminster, BC, and legally described as LOT 34 OF LOTS 2, 3, 30 AND 31 SUBURBAN BLOCK 7 PLAN 2620, (PID: 004-874-668).

(d) The building and lands with the civic address of 408 Fifth Street, New Westminster, BC, and legally described as LOT 22 OF LOT 6 SUBURBAN BLOCK 7 PLAN 15162, (PID: 010-065-741).

(e) The building and lands with the civic address of 506 First Street, New Westminster, BC, and legally described as LOT 2 EXCEPT: THE SOUTH EASTERLY 21 FEET; LOTS 9 AND 10 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2750, (PID: 010-728-228).

(f) The building and lands with the civic address of 226 Fourth Avenue, New Westminster, BC, and legally described as PARCEL A (EXPLANATORY PLAN 7795) OF LOT 5 OF LOT 43 SUBURBAN BLOCK 6 PLAN 2620, (PID: 000-808-521).

(g) The building and lands with the civic address of 229 Fourth Avenue, New Westminster, BC, and legally described as LOT 2 OF LOTS 2, 3, 30 AND 31 SUBURBAN BLOCK 7 PLAN 2620, (PID: 013-452-053).

(h) The building and lands with the civic address of 312 Fourth Street, New Westminster, BC, and legally described as LOT 23 OF LOTS 7, 39 AND 40 SUBURBAN BLOCK 6 PLAN 2620, (PID: 008-451-532).

(i) The building and lands with the civic address of 326 Fourth Street, New Westminster, BC, and legally described as LOT 18 OF LOTS 7, 39 AND 40 SUBURBAN BLOCK 6 PLAN 2620, (PID: 013-396-544).

(j) The building and lands with the civic address of 413 Fourth Street, New Westminster, BC, and legally described as LOT 22 OF LOTS 4 AND 29 SUBURBAN BLOCK 7 PLAN 2620, (PID: 003-163-903).

(k) The building and lands with the civic address of 116 Granville Street, New Westminster, BC, and legally described as LOT 19 BLOCK "F" CLINTON PLACE RESERVE PLAN 2620, (PID: 012-987-191).

(l) The building and lands with the civic address of 223 Manitoba Street, New Westminster, BC, and legally described as LOT 6 OF LOTS 7 AND 8 BLOCK 34 PLAN 2620, (PID: 014-260-956).

(m) The building and lands with the civic address of 419 Oak Street, New Westminster, BC, and legally described as LOT 17 OF LOTS 4 AND 29 SUBURBAN BLOCK 7 PLAN 2620 (PID: 013-453-904).

(n) The building and lands with the civic address of 425 Oak Street, New Westminster, BC, and legally described as SOUTHERLY HALF LOT 15 OF LOTS 4 AND 29 SUBURBAN BLOCK 7 PLAN 2620 HAVING A FRONTAGE OF 30 FEET ON OAK STREET BY UNIFORM FULL DEPTH OF LOT AND ADJOINING LOT 16, (PID: 006-713-611).

(o) The building and lands with the civic address of 321 Oliver Street, New Westminster, BC, and legally described as PARCEL "A" (EXPLANATORY PLAN 7905) OF THE SOUTHERLY 110 FEET OF LOT 44 SUBURBAN BLOCK 6 PLAN 2620 EXCEPT: PART SUBDIVIDED BY PLAN 6857, (PID: 013-420-836).

(p) The building and lands with the civic address of 118 Queen's Avenue, New Westminster, BC, and legally described as PARCEL "B" CLINTON PLACE RESERVE REFERENCE PLAN 60428 (PID: 002-514-591).

(q) The building and lands with the civic address of 112 Regina Street, New Westminster, BC, and legally described as LOT 13 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2620, (PID: 002-402-467).

(r) The building and lands with the civic address of 114 Regina Street, New Westminster, BC, and legally described as LOT 14 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2620, (PID: 013-569-546).

(s) The building and lands with the civic address of 117 Regina Street, New Westminster, BC, and legally described as LOT 25 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2620 (PID: 013-569-651).

(t) The building and lands with the civic address of 210 Regina Street, New Westminster, BC, and legally described as LOT "G" SUBURBAN BLOCK 10 PLAN 12677, (PID: 009-725-253).

(u) The building and lands with the civic address of 308 Regina Street, New Westminster, BC, and legally described as LOT "G" SUBURBAN BLOCK 10 PLAN 18767 (PID: 003-592-901).

(v) The building and lands with the civic address of 323 Regina Street, New Westminster, BC, and legally described as LOT 12 OF LOT 4 SUBURBAN BLOCK 10 PLAN 2620, (PID: 013-593-285).

(w) The building and lands with the civic address of 212 Second Street, New Westminster, BC, and legally described as PARCEL "A" (EXPLANATORY PLAN 2309) LOT 5 SUBURBAN BLOCK 5 PLAN 2620, (PID: 013-332-520).

(x) The building and lands with the civic address of 220 Second Street, New Westminster, BC, and legally described as NORTHERLY 53 FEET BY 132 FEET OF LOT 5 SUBURBAN BLOCK 5 PLAN 2620 HAVING A FRONTAGE OF 53 FEET ON SECOND STREET BY FULL DEPTH OF LOT AND ADJOINING LOT 1 OF LOT 67 SUBURBAN BLOCK 5, (PID: 013-332-457).

(y) The building and lands with the civic address of 436 Second Street, New Westminster, BC, and legally described as PARCEL "A" (J3844E) LOT 28 OF LOTS 2, 3, 30 AND 31 SUBURBAN BLOCK 7 PLAN 2620, (PID: 012-708-861).

(z) The building and lands with the civic address of 523 Second Street, New Westminster, BC, and legally described as LOT "B" OF LOTS 39 AND 40 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2620, (PID: 013-569-767).

(aa) The building and lands with the civic address of 525 Second Street, New Westminster, BC, and legally described as LOT "A" OF LOTS 39 AND 40 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2620, (PID: 007-691-017).

(bb) The building and lands with the civic address of 122 Sixth Avenue, New Westminster, BC, and legally described as LOT 37 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2620, (PID: 013-569-716).

(cc) The building and lands with the civic address of 124 Sixth Avenue, New Westminster, BC, and legally described as LOT 38 OF LOT 1 SUBURBAN BLOCK 10 PLAN 2620, (PID: 013-569-732).

(dd) The building and lands with the civic address of 216 Sixth Avenue, New Westminster, BC, and legally described as LOT 32 EXCEPT: WESTERLY 16.5 FEET HAVING A FRONTAGE OF 16.5 FEET ON SIXTH AVENUE BY FULL DEPTH OF LOT AND ADJOINING LOT 31, OF LOTS 2 AND 3 SUBURBAN BLOCK 10 PLAN 2620, (PID: 013-592-521).

(ee) The building and lands with the civic address of 116 St. Patrick Street, New Westminster, BC, and legally described as NORTHERLY HALF LOT 13 OF LOT 1 SUBURBAN BLOCK 7 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON ST. PATRICK STREET BY UNIFORM DEPTH OF 66 FEET, (PID: 001-059-688).

(ff) The building and lands with the civic address of 125 Third Avenue, New Westminster, BC, and legally described as LOT 7 OF LOTS 1 AND 2 SUBURBAN BLOCK 6 PLAN 2620 (PID: 013-394-541).

(gg) The building and lands with the civic address of 211 Third Avenue, New Westminster, BC, and legally described as PART 66 FEET BY 165 FEET OF LOT 3 SUBURBAN BLOCK 6 PLAN 2620 HAVING A FRONTAGE OF 66 FEET ON THIRD AVENUE BY 165 FEET IN DEPTH AND ADJOINING LOT 4 (PID: 013-394-711).

(hh) The building and lands with the civic address of 232 Third Avenue, New Westminster, BC, and legally described as PARCEL "B" (REFERENCE PLAN 1383) OF LOT 63 SUBURBAN BLOCK 5 PLAN 2620, (PID: 000-675-903).

(ii) The building and lands with the civic address of 310 Third Avenue, New Westminster, BC, and legally described as LOT 2 OF LOT 6 OF LOTS 61 AND 62 SUBURBAN BLOCK 5 PLAN 2620, (PID: 013-369-270).

(jj) The building and lands with the civic address of 230 Third Street, New Westminster, BC, and legally described as LOT 3 OF LOTS 7 TO 10 OF LOTS 61 AND 62 SUBURBAN BLOCK 5 PLAN 2620, (PID: 013-369-342).

(kk) The building and lands with the civic address of 233 Third Street, New Westminster, BC, and legally described as PARCEL "E" (L71030E) OF LOT 63 SUBURBAN BLOCK 5 PLAN 2620, (PID: 002-627-566).

(ll) The building and lands with the civic address of 312 Third Street, New Westminster, BC, and legally described as PARCEL "A" (H43360E) OF LOT 8 OF LOTS 6, 41 AND 42 SUBURBAN BLOCK 6 PLAN 2620, (PID: 013-395-343).

(mm) The building and lands with the civic address of 402/404 Second Street, New Westminster, BC, and legally described as LOT 9 EXCEPT: FIRSTLY: WESTERLY 16 FEET HAVING A FRONTAGE OF 16 FEET ON OAKLAND STREET AND A FRONTAGE OF 16 FEET ON FOURTH AVENUE AND ADJOINING LOT 8 SECONDLY: PARCEL "A" (EXPLANATORY PLAN 8050), OF LOTS 2, 3, 30 AND 31 SUBURBAN BLOCK 7 PLAN 2620, (PID: 013-452-126).

(nn) The building and lands with the civic address of 202 Sixth Avenue, New Westminster, BC, and legally described as LOT 6 SUBURBAN BLOCK 10 PLAN 3746, (PID: 007-882-076).

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NEW WESTMINSTER

511 Royal Avenue • New Westminster, BC V3L 1H9
General Inquiries (604) 527-4532 • Fax (604)527-4511