

# Queen's Park Heritage Conservation Area

## Show your support for a Heritage Conservation Area (HCA) in the Queen's Park neighbourhood!

Please write a letter of support to the mayor and city council. The HCA will protect our historic housing stock and heritage streetscapes.

### Contact information

- By email: [clerks@newwestcity.ca](mailto:clerks@newwestcity.ca)
- By mail: City of New Westminster/ 511 Royal Avenue/ New Westminster, BC V3L 1H9
- In person: Front reception, 511 Royal Avenue

### Background material

#### Protection of our existing streetscapes.

- ✓ Queen's Park has a diverse array of homes ranging in age from some of the earliest residences built in the Lower Mainland to more recent construction. Many homes have survived due to strong community interest in protecting our built heritage.
- ✓ The community is also valued for its walkability and retention of significant landscaping and trees.
- ✓ A recent increase in development interest and the demolition of older homes is impacting our neighbourhood.

Single-family properties can still be developed to their maximum allowable density; and interior renovations are not included in the HCA.

- ✓ The QP HCA is not a downzoning, unlike what Vancouver recently proposed for some of its older character neighbourhoods. The QP HCA would maintain the current density that's allowed under the city's RS1 single-family zoning.
- ✓ The QPRA is also advocating for incentives such as increasing the density through bonuses such as the basement or increasing the FSR by .1 if the original home is kept
- ✓ Substantial changes to the exterior front façade, roof and sides of homes in the Advanced category would require a heritage alteration permit.

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**Not all older homes will be prevented from demolition.**

- ✓ The City will have a process in place so that homeowners can apply to have their property moved from one category to another.
- ✓ This kind of flexibility eliminates some of the restrictions people may be falsely assuming about an HCA.
- ✓ The suggested categories are:
  - Advanced 1940 and older
  - Standard 1941 to 1959
  - Limited 1960 and newer

**The interior of my home is not subject to HCA protection or design guidelines.**

- ✓ The existing building permit process for interior renovations will not change with an HCA. This means that the interior of any home can be renovated and brought up to current standards as needed by homeowners.

**Many residents agree that design guidelines are needed to prevent unsympathetic new development in QP. Without an HCA, design guidelines cannot be enforced.**

- ✓ Design guidelines would only become mandatory if an HCA is in place.
- ✓ Our existing older homes (*insert the date of the homes you wish to see protected*) that contribute to the heritage streetscape of QP will be lost without an HCA.
- ✓ There will be no control over the design of new homes being built, which has already resulted in some recent inappropriate designs. (Would you want one built beside you?)

**There is widespread support for the QP HCA.**

- ✓ More than 300 signs of support have been distributed throughout the neighbourhood. A recent survey at the Queen's Park Residents' Association general meeting also showed strong support (76%) for an HCA and even higher for design controls.

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Assessments of heritage conservation areas in other jurisdictions have shown that property values are not adversely affected by an HCA, and in fact mostly result in increased property values.

- ✓ Over the years there have been several studies looking at what happens to the value of protected heritage properties. One of the largest studies, by Robert Shipley (*Heritage Designation and Property Values*) from the University of Waterloo in Ontario, showed that heritage values tend to increase faster than other properties when the market increases - and when the market turns, heritage properties retain their value better than other properties.
- ✓ BC Assessment has, on several occasions, said heritage designation did not detract from the value of the property - but frequently increased the value of the property, particularly if it is situated in a heritage neighbourhood.

## Key dates

Attending a city council meeting or signing up to be at delegation will also go a long way in demonstrating to the mayor and council your support for a Heritage Conservation Area in Queen's Park.

City council approved a control period for the Queen's Park neighbourhood as of June 17, 2016 meaning that they had to approve any demolition permits and renovations for a one-year period. During this period, the city held extensive public and stakeholder consultations on the HCA proposal.

The draft report on the HCA proposal from the city's development services/planning department will hopefully be brought forward to the mayor and council on Monday, May 1.

Opportunities to provide your feedback:

- There will be open delegations at the regular council meetings on **Monday, May 1** and **Monday, May 15** starting at 6 p.m. in council chambers, City Hall, 511 Royal Ave. If speaking, you will need to arrive about 30 minutes before the meeting to sign up.
- The **Public Hearing [TBA]** on the HCA will take place in council chambers starting at 6 p.m. If approved, council will adopt the bylaw for the HCA on **Monday, June 12**.