

# Queens Park Open House 1 & 2 Display Boards

## Queen's Park Neighbourhood Conservation Area

# WELCOME!

### What's Happening?

After two years of study on heritage conservation options, a residents' working group recommended a Heritage Conservation Area for the Queen's Park neighbourhood. We want to hear your input on how it would work!

A Conservation Area can provide different levels of protection to different elements in the neighbourhood, ranging from buildings to landscapes. It can also guide the City of New Westminster, property owners, and developers in rehabilitating existing buildings and in designing new buildings. Share your thoughts and ideas with us today and throughout the process!

### The Process: We want to hear from you!



\*We are here!

### Staying in Touch

Have any questions or comments after the event today? Reach out to us through the following:

@newwestminster @New\_Westminster bquail@newwestcity.ca 604.527.4621

### Study Area



NEW WESTMINSTER

1

November - December 2016

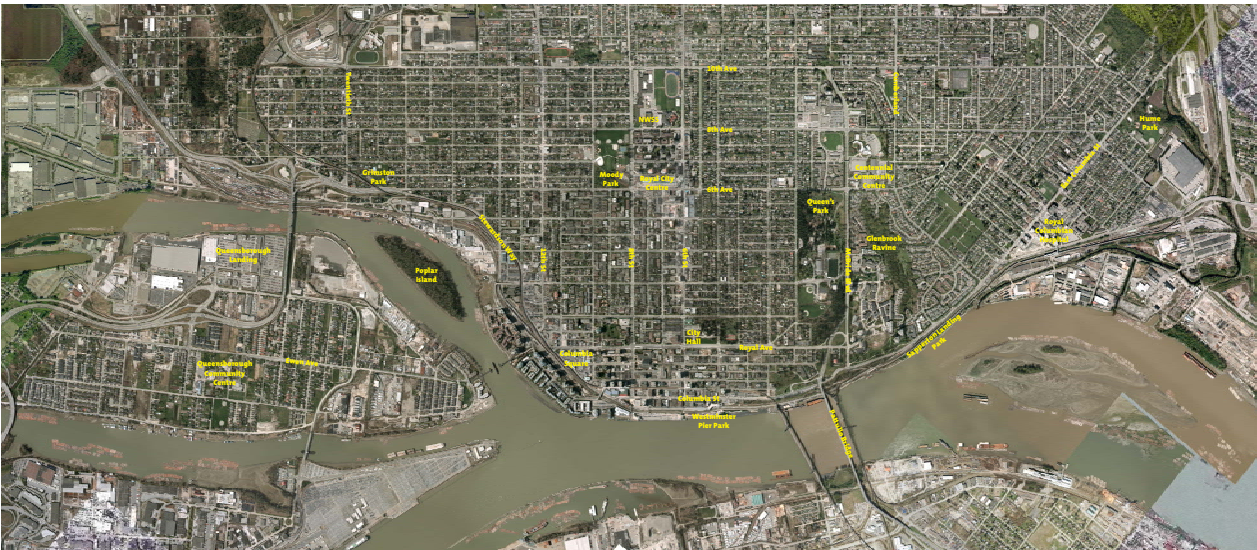
## Where Do You Live?

# WHERE DO YOU LIVE, WORK & LEARN?

Use the dots to show us where you spend time in the city.

LIVE  
WORK  
LEARN

OUTSIDE OF THE CITY  
(place your dot here)



2

November - December 2016

## Queen's Park Neighbourhood Conservation Area

### Neighbourhood Heritage Study and Working Group (2013-2016)

#### Who are the Working Group? What did they do?

Since 2013, in response to an increasing loss of heritage homes and out-of-place replacements, the City and a residents' Working Group have been investigating options for heritage conservation in the Queen's Park neighbourhood. One of the outcomes of this work was the recommendation for a Heritage Conservation Area. While the City and Working Group continues to explore this option through background work and community engagement, a Control Period has been put in place. The City has the authority during this period to reject demolitions and renovations of pre-1967 dwellings.

### Heritage Conservation Areas

#### What is a Heritage Conservation Area (HCA)?

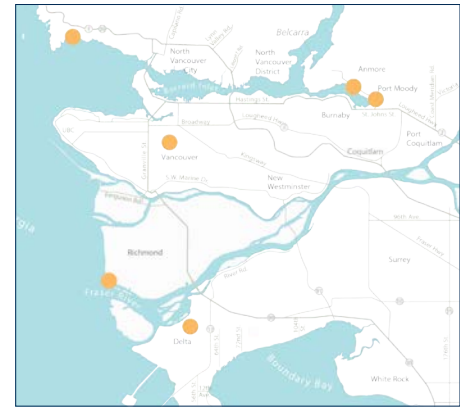
A Conservation Area would essentially place a layer of heritage protection on all properties within the identified area. For an area to be considered, it must demonstrate distinct heritage value and character as a whole. There can be different levels of protection for different elements and activities within the Conservation Area. This is one of the questions that we are asking for input on today.

#### What would a Heritage Conservation Area include?

With a Heritage Conservation Area (HCA), the City of New Westminster would have more oversight of development activities. An HCA would apply to the whole of Queen's Park, including both private and City-owned properties. It would be comprised of the following elements:

- 1. Conservation Area Principles** – These principles serve as the foundation and overarching direction of the policy.
- 2. Statement of Significance** – This outlines the important aesthetic, historic, cultural, and social features of the neighbourhood that are to be protected. The Statement of Significance is informed both by community input and historic research.
- 3. Design Guidelines** – These guidelines provide direction for architectural, landscape, and site design, for all new construction, alterations, and additions to existing buildings. Design Guidelines are informed by best practices in heritage design. We are seeking your input today on draft Design Principles, which lay the foundation of the Design Guidelines.
- 4. Council Approval** – Different types of changes to existing buildings and landscapes would potentially require different levels of approval by City Council. These are outlined on the panel entitled "What should require Council approval?". We are seeking your input today on the level of approval required for different types of changes.

#### Other HCAs in the Lower Mainland



#### Where else have Heritage Conservation Areas been successful?

Conservation Areas have been used successfully in municipalities all over North America. There are approximately 20 Conservation Areas in British Columbia. The map to the right shows locations of some of these Conservation Areas within the Lower Mainland.

NEW WESTMINSTER

3

November - December 2016

## Queen's Park Neighbourhood Conservation Area

### Heritage Conservation Areas

#### Why is a Conservation Area good for the neighbourhood?

The unique heritage character of the Queen's Park neighbourhood has been acknowledged by the City and the community for many years. Though Queen's Park is not the only historic neighbourhood in the city, it maintains a large inventory of historic homes, and the development of the area is reflective of New Westminster as a city; including homes from the early settlement, through wartime, to industrial boom.

As identified in the Neighbourhood Heritage Study (2013-2016), the character of the Queen's Park neighbourhood is often cited as the reason people choose to live there. It is also seen to be an integral aspect of the community. However, the concerns over loss of historic buildings and streetscape character have been long-standing. For example, Council directed staff to explore heritage conservation approaches in Queen's Park in 1995. In 2000, the Queen's Park neighbourhood became a Historic District. However many neighbourhood residents indicate that the Historic District status is not sufficient in maintaining the important heritage and character elements of the community.

The Working Group identified a number of options which might provide additional protection, and recommended to Council that a Conservation Area be implemented. A Conservation Area would provide the City greater oversight of change in the neighbourhood, which would ensure the maintenance of the area's historic character.

#### What does it mean for home owners?

##### 1.) More Oversight of Development Activities through Regulation:

A Conservation Area would include mandatory design guidelines for new development, which allows greater review of these changes, in order to ensure they suit the context of the neighbourhood and street. Additionally, Council approval would be required for certain changes to some existing buildings and landscapes. The approvals process would act as protection to important features of the neighbourhood. These options for Council approval are outlined on the panel entitled "What should require Council approval?". We are seeking your input on these today.

##### 3.) Relationship to Property Value

Rumour has it that heritage protection reduces property value; whereas numerous studies across Canada have shown the opposite!

Studies show that protected property actually performs better than average as compared their surroundings. Most recently, a number of studies demonstrating this phenomenon have been published out of Ontario. A study of Vancouver specifically (published in 2005) tracked houses in different neighbourhoods over a five year time period. The findings demonstrated that the prices of heritage properties rose equally, or more quickly, than similarly sized houses in the same neighbourhoods. Most recently, an economic impact study conducted in Vancouver's Conservation Area, First Shaughnessy, determined that the Conservation Area regulation would not cause significant, or persistent, negative impacts on value. Instead, studies show that many buyers actually seek out the unique qualities and ambience of historic properties and neighbourhoods.

Do you support a Heritage Conservation Area that would be comprised of these elements? Note: you will have an opportunity to answer this again when we bring forward the details in the next round of consultation.

Don't Support ☐ Support ☐

Do you have any questions or comments?

NEW WESTMINSTER

4

November - December 2016

## Queen's Park Neighbourhood Conservation Area

### Will the Heritage Conservation Area affect zoning?

A Conservation Area will not change current zoning. Much of the Queen's Park neighbourhood is currently zoned RS-1. The intent of this district is to allow single detached dwellings.

#### RS-1 Zoning

Most of Queen's Park is zoned RS-1 (generally single detached dwellings) and the Conservation Area would apply to this zone. Commercial zoned property (mainly along Sixth Street), would not be included.

### Laneway & Carriage Houses

Carriage and laneway houses are being considered for inclusion in the RS-1 zone as part of the City's Official Community Plan Update. If approved by Council, the OCP would permit this type of infill in Queen's Park.

#### Highlights of the Proposed Requirements for Carriage and Laneway Houses

**Building Size:** The maximum size of a laneway/carriage house would be 950 square feet. The total floor space permitted on a property would stay the same.

**Open Space and Landscaping:** The new laneway/carriage house would be located at the back of a property and would be provided with an outdoor space of at least 160 square feet. Landscaping shall consider stormwater management and consider existing trees.

**Parking:** Parking pads (which aren't covered or enclosed) would be encouraged. A one-car carport (i.e. that is open on at least two sides) or a one-car garage would be permitted. The garage area would be counted as part of the total floor space.

Should duplex and other multi-family zoned property be subject to the Conservation Area Regulations?

Don't Support → Support

Should the Conservation Area Policy support other sensitive infill like stratification of larger homes?

Don't Support → Support

Should laneway and carriage houses be subject to design guidelines specific to Queen's Park, over and above the standard for the city?

Don't Support → Support

NEW WESTMINSTER

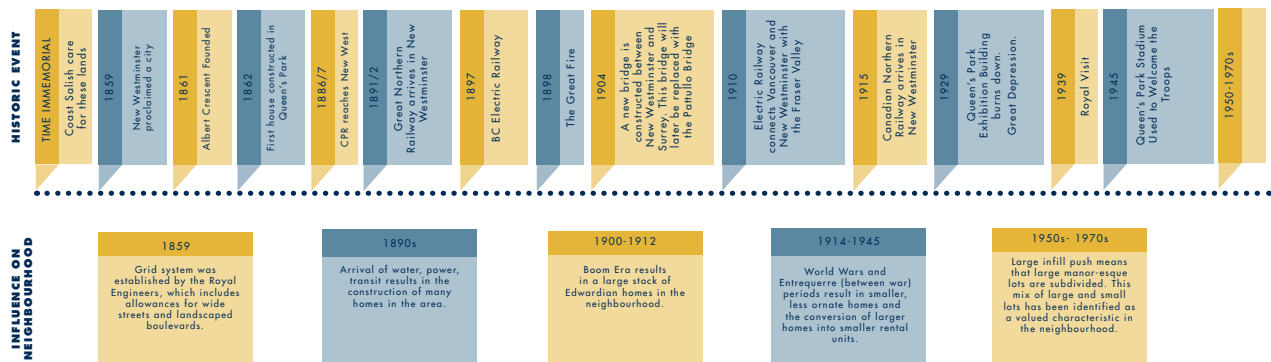
5

November - December 2016

## Statement of Significance

### History of Queen's Park

Queen's Park's unique history has helped to shape how the neighbourhood looks and feels today. A Statement of Significance describes specific features and justification based on research and community values. The timeline below outlines some of the key events in the neighbourhood's history.



Did we miss any big milestones?

NEW WESTMINSTER

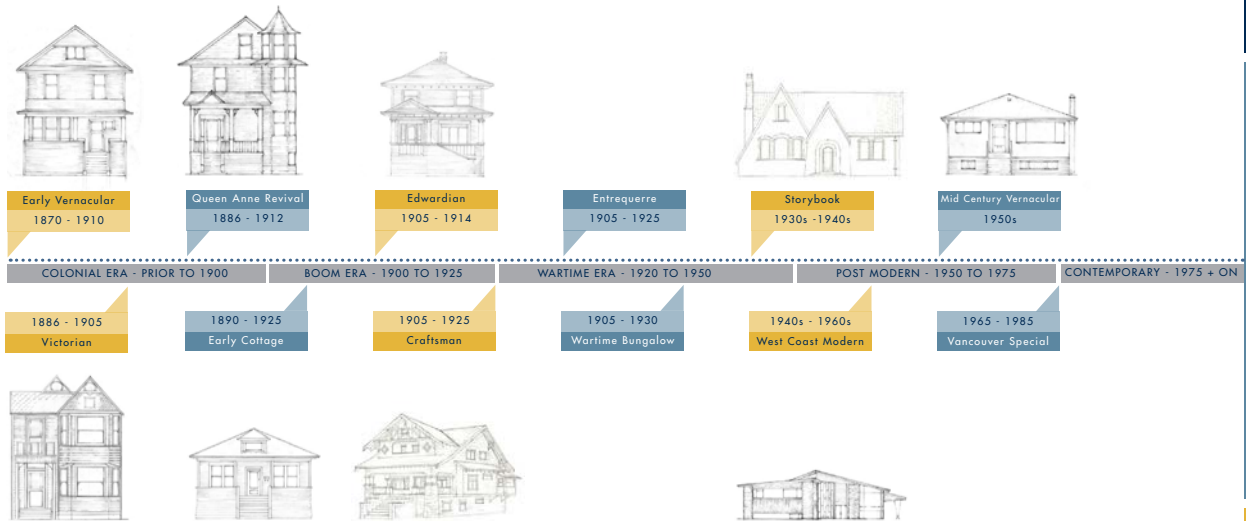
6

November - December 2016

# Queen's Park Neighbourhood Conservation Area

## House Styles

Queen's Park has a rich variety of historic housing styles. The diagrams below, produced by the Vancouver Heritage Foundation, depict some of the housing styles that may be found within Queen's Park.



Diagrams Courtesy of Vancouver Heritage Foundation

NEW WESTMINSTER

7

November - December 2016

## Statement of Significance

### What do you value in Queen's Park?

The following elements will form part of the Statement of Significance, which will be used to evaluate change in the future. These elements were identified by the Queen's Park Working Group and through city-wide public consultation carried out in 2009. Today we are confirming the importance of these elements by seeking your input. Please place a dot under the elements you think should be recognized within the Statement of Significance.

<b>STREET GRID</b> 	<b>STREET WIDTHS</b> 	<b>PROPERTY LAYOUT</b> 	<b>GRAND BOULEVARDS</b> 	<b>PHYSICAL REMNANTS (EG. BRICKS OR TRAM TRACKS)</b> 
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>QUEEN'S PARK</b> 	<b>SMALL "ENGLISH-COMMON"</b> 	<b>GRAND HOMES &amp; GARDEN</b> 	<b>SMALL HOMES</b> 	<b>SPACES BETWEEN HOMES</b> 
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NEW WESTMINSTER

8







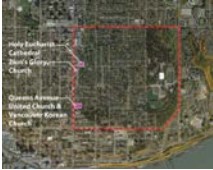



November - December 2016



## Statement of Significance

### What do you value in Queen's Park?

The following elements will form part of the Statement of Significance, which will be used to evaluate change in the future. These elements were identified by the Queen's Park Working Group and through city-wide public consultation carried out in 2009. Today we are confirming the importance of these elements by seeking your input. Please place a dot under the elements you think should be recognized within the Statement of Significance.

<b>SIMILAR MATERIALS</b> 	<b>VIEWS</b> 	<b>MATURE TREES &amp; LANDSCAPES</b> 	<b>HIGH POINT IN THE CITY</b> 	<b>FLAT TOPOGRAPHY</b> 
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>
<b>VARIOUS ARCHITECTURAL STYLES</b> 	<b>CHURCH</b> 	<b>CITY HALL</b> 	<b>ARMOURIES</b> 	<b>CULTURAL TRADITIONS</b> 
<div></div>	<div></div>	<div></div>	<div></div>	<div></div>

## Statement of Significance

### Historic Value Statements

Many of the characteristics listed on the last two panels have been grouped into the following themes and sub-themes, identifying them as the key historic values for the neighbourhood. This grouping was undertaken by the residents-led Queen's Park Working Group. What do you think?

<b>HISTORY OF THE NEIGHBOURHOOD</b> <ul style="list-style-type: none"> <li>Neighbourhood layout designed by the Royal Engineers</li> <li>City as capital city; the grand boulevards on Second and Fifth Streets</li> <li>Residents of the neighbourhood who became well-known in politics and business</li> <li>Stories from the past</li> <li>Physical remnants from the past (bricks in roads, granite curbs, tram tracks)</li> <li>Civic, religious and military institutions</li> </ul>	<b>REGIONAL AND LOCAL PARKS</b> <ul style="list-style-type: none"> <li>Queen's Park: its importance as a regional park, home to various sports teams including the Salmonbellies lacrosse team</li> <li>English common-style park (Oliver Park)</li> <li>Tipperary Park, Friendship Garden and other small parks</li> </ul>	<b>FORMAL STREET DESIGN</b> <ul style="list-style-type: none"> <li>Grid pattern established by the Royal Engineers</li> <li>Different widths of streets</li> <li>Boulevards on larger streets</li> <li>Short streets and angular nature of Park Row</li> <li>Walkability</li> </ul>
Are we on the right track? Place your dot below: Not Important —————> Important	Are we on the right track? Place your dot below: Not Important —————> Important	Are we on the right track? Place your dot below: Not Important —————> Important
<b>RESIDENTIAL SCALE AND SETTING</b> <ul style="list-style-type: none"> <li>Grand homes and their setting</li> <li>Large open formal gardens</li> <li>Small homes and their setting</li> <li>Blend of large and small homes that work well together</li> <li>The neighbourhood is a complete neighbourhood and not just a collection of homes</li> <li>Common palette of materials which gives a sense of cohesion to the buildings</li> </ul>	<b>LANDSCAPE</b> <ul style="list-style-type: none"> <li>Mature trees</li> <li>Mature private gardens</li> <li>Public gardens, treed areas and natural areas of Queen's Park</li> <li>Hanging baskets</li> <li>Boulevard trees</li> </ul>	What else is valuable to you in this neighbourhood?
Are we on the right track? Place your dot below: Not Important —————> Important	Are we on the right track? Place your dot below: Not Important —————> Important	

## Queen's Park Protection and Approvals

### What should require council approval?

One of the regulatory elements of the HCA is that some changes may require Council approval, which generally means that the building, landscape, or other feature would have greater protection. Which of the following do you think requires Council approval?

	Yes	No
<b>Demolition/ removal</b>		
Apartment Building		
Boom Era Houses (1900 - 1920)		
Colonial Era Houses (Pre - 1900)		
Contemporary Houses (1985 - Today)		
Designated buildings		
Designated trees		
Heritage Register Properties		
Masonry/retaining Walls		
Mature Trees		
(Post)modern Houses (1950 - 1975)		
Wars Era Houses (1920 - 1950)		
Other?		
<b>Major Changes</b>		
Apartment Building		
Accessory Buildings		
Boom Era Houses (1900 - 1920)		
Contemporary Houses (1985 - Today)		
Designated Buildings		
Front Yard Depth		
Heritage Register Properties		
Lot Lines (Large Lots)		
Lot Lines (Small Lots)		
Masonry/ Retaining Walls		
(Post)modern Houses (1950 - 1975)		
Side Yard Depth		
Wars Era Houses (1920 - 1950)		
Other?		
<b>Minor Changes</b>		
Apartment Buildings		
Accessory Buildings		
Boom Era Houses (1900 - 1920)		
Colonial Era Houses (Pre - 1900)		
Contemporary Houses (1985 - Today)		
Designated Buildings		
Heritage Register Properties		
Masonry/ Retaining Walls		
(Post)modern Houses (1950 - 1975)		
Side Yard Depth		
Wars Era Houses (1920 - 1950)		
Other?		

#### Is it just a yes or no question?

There are several options for protection. They include:

1. No approval for changes.
2. Approval for demolition or removal only.
3. Approval for major changes only. Minor changes do not need approval.
4. Approval for all change, including minor changes.

#### What are some examples of major changes?

Some examples include cladding, a porch or balcony enclosure or opening, significant architectural features of the facade, exterior work requiring a building permit, roofline, height change, dormers, hard landscaping features, additions visible from the street, or front windows.

#### What are some examples of minor changes?

Some examples include adding porch rails or boards, flanking columns, trim, adding windows or doors to side walls, chimney, or skylights.

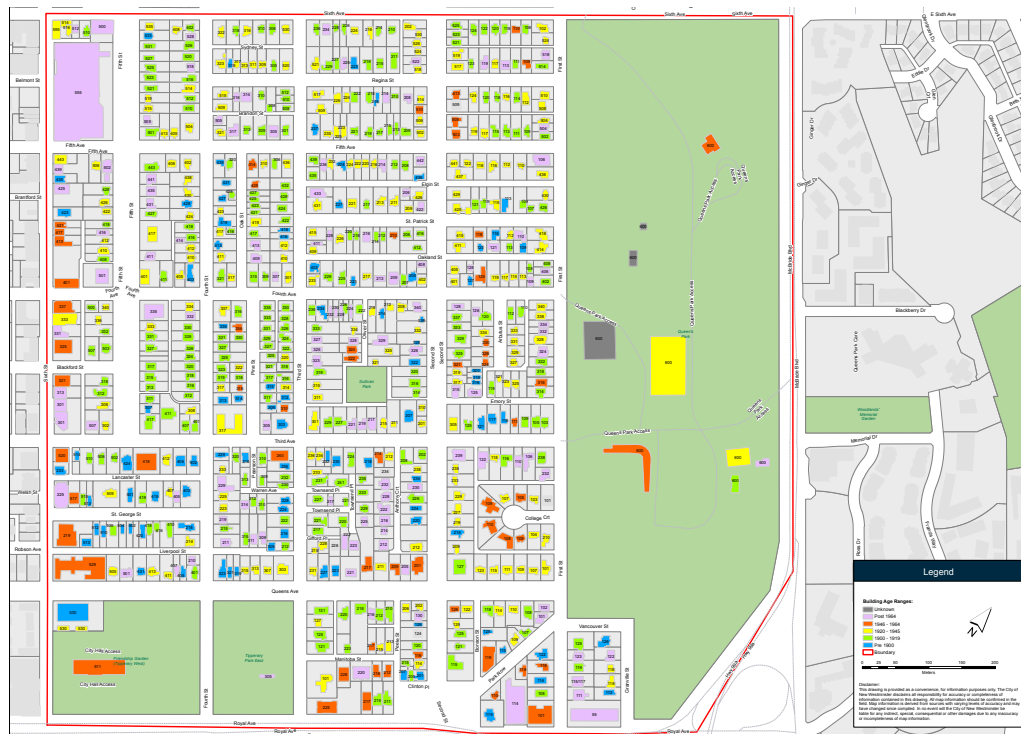
#### What wouldn't require approval in any scenario?

Things that would not require approval include routine maintenance and repair, painting, roof repair or reroofing, planting, work being done to the back of a home, exterior lighting fixtures.

Are there other elements that you would like to see protected?

## Queen's Park Neighbourhood Conservation Area

### Building Age - Before 1900 to After 1964



Questions or Comments?:

## Queen's Park Neighbourhood Conservation Area

### Demolition Permits in the Last 10 Years



Questions or Comments?:

**NEW WESTMINSTER**

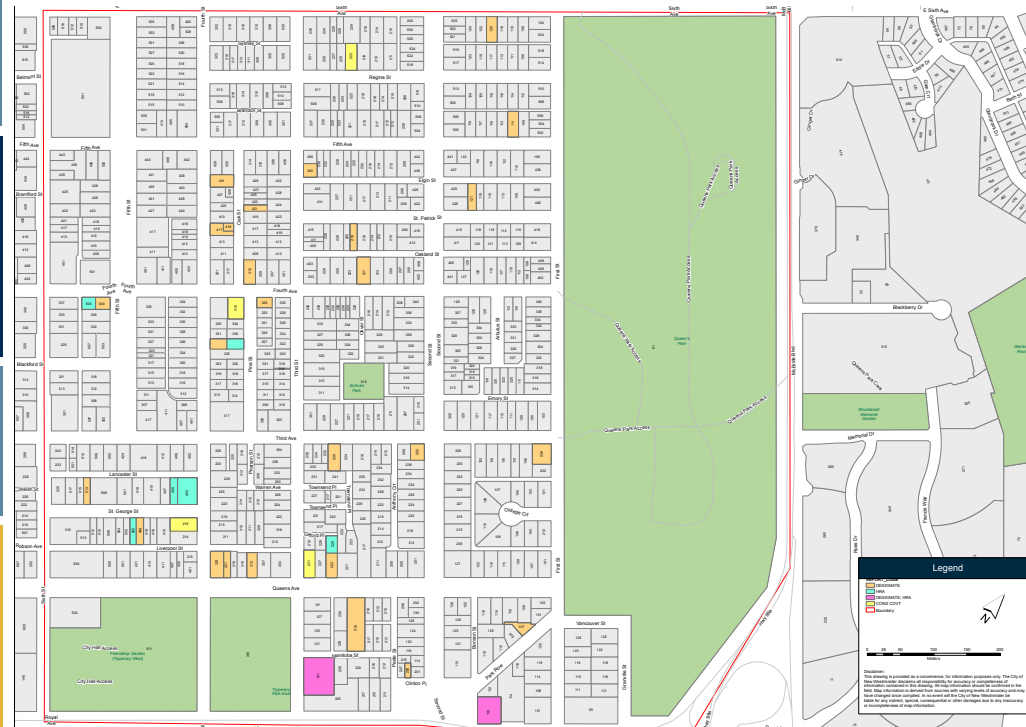
November - December 2016

13

## Queen's Park Neighbourhood Conservation Area

### Heritage Designated Properties

The following map depicts legally protected properties in Queen's Park: protection can be granted through different tools such as designation or HRA.



Questions or Comments?:

**NEW WESTMINSTER**

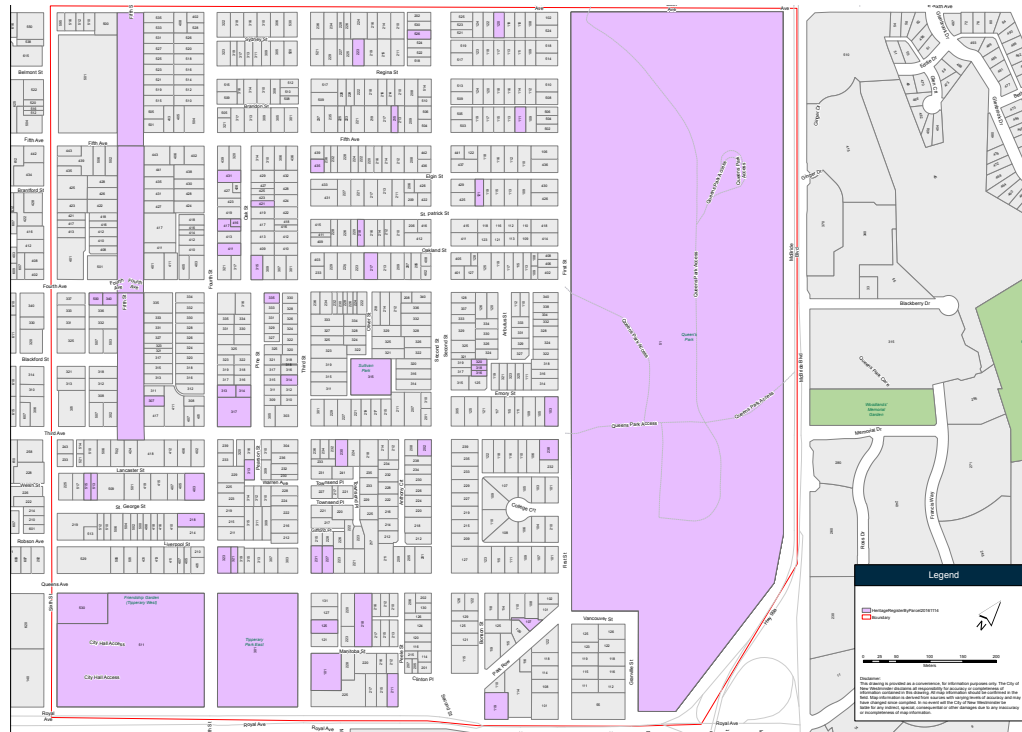
November - December 2016

14

# Queen's Park Neighbourhood Conservation Area

## Heritage Register Properties

The following map shows properties already identified as having heritage value, though they are not legally protected.



Questions or Comments?:

# Queen's Park Heritage Conservation Area Principles

## Conservation Area Principles

### Introduction

The Conservation Area Principles would be the foundation of the policy. Regulation related to these foundational tenets would apply to the whole area, including private properties and City owned lands.

### Draft Conservation Area Principles

1. The heritage character of the Queen's Park neighbourhood is highly valued by the neighbourhood, the community, and the City, and is therefore worthy of conservation.
2. The heritage character of the Queen's Park neighbourhood is derived from the varied styles of housing, and their siting, landscapes and streetscapes, which reflect the history of New Westminster throughout the twentieth century.
3. Heritage character in the Queen's Park neighbourhood stems from its relationship with the history of governance and commerce in New Westminster, which is reflected in its street and lot patterns, parks, and boulevards.
4. Most of the existing buildings and landscapes contribute to the heritage character of the neighbourhood and should be conserved.
5. New development should be respectful of the overall heritage character of the neighbourhood.
6. Infill should be encouraged, and should be respectful of the heritage character of the surrounding buildings and streetscape.

What do you think of the draft Principles?

Don't Support  Support

Do you have any additional comments about the draft Conservation Area Principles?

Leave your comment below:



# Queen's Park Neighbourhood Design Guidelines

## Design Principles and Guidelines for New Development

### Introduction

Updated Design Guidelines are being prepared in order to assist property owners, developers, architects, designers and the City of New Westminster in designing, evaluating and implementing the rehabilitation of existing buildings, and the design of new buildings, within a potential Queen's Park Conservation Area. The guidelines will provide clear and practical advice to those renovating, restoring or undertaking new construction work within the proposed Conservation Area. These design guidelines will reference and build upon the The Standards and Guidelines for the Conservation of Historic Places in Canada, which were adopted by the City of New Westminster in 2008 as a framework for the evaluation of heritage projects, additions, and other heritage related projects. The guidelines will be informed by a set of principles, outlined below. More detail to come in Round 2.

### Draft Design Principles

Future development in Queen's Park should:

#### 1. Reflect overall neighbourhood heritage values and character defining elements.

Taken together, the buildings, landscapes, site planning, and streetscapes of the Queen's Park neighbourhood provide a coherent heritage context, which is outlined in the Queen's Park Neighbourhood Context Statement and the Summary of Historic Values for the Queen's Park Neighbourhood. This will also be reflected in the neighbourhood's Statement of Significance, to be prepared through the HCA process. New development should take the elements identified through these documents into consideration.

#### 2. Ensure new elements are compatible with the heritage character of the surrounding building, landscape and streetscape context.

The variety of buildings and landscape features from different eras found within Queen's Park contribute to the heritage character of the neighbourhood. New development should strive to be compatible with the immediate context of its streetscape, including: landscape design and materials, site planning, building massing and visual scale.

#### 3. Require that new elements be physically and visually subordinate to and distinguishable from the original historic fabric of the streetscape.

The Queen's Park Neighbourhood maintains a high level of historic buildings, landscapes and streetscapes. New development should be complementary to the architectural style and materials of the original historic fabric while also subtly demonstrating and keeping record of changes occurring over time. New development should not detract from the physical history present in the neighbourhood.

#### 4. Encourage authentic representation of Queen's Park's historical development.

Each historic place within Queen's Park is a physical record of its time, place and use. New development should avoid creating a false sense of historical development by mimicking existing heritage buildings, adding elements from other historic properties, or by combining features on the same property that never coexisted.

#### 5. Use principles of good architectural, and landscape and site design.

All new development should reflect general best practices for good design, such as: sensitive building placement, consideration of privacy and overlook, preservation of open space between buildings, consistency of grades, well-crafted buildings and landscapes, careful selection and configuration of landscape and building materials, streetscape design that is safe and functional, consideration of maintenance requirements, and biodiversity enhancement.

What do you think of the draft design principles?

Don't Support → Support

Should new buildings be allowed to have a contemporary design?

Place your dot below:

Don't Support → Support

Should additions be allowed to have a contemporary design?

Place your dot below:

Don't Support → Support

NEW WESTMINSTER

17

November - December 2016

## Queen's Park Neighbourhood Conservation Area

# Thank you!

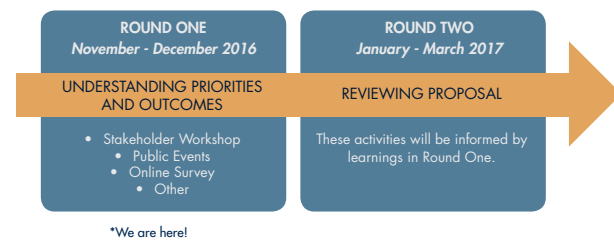
Your input is important!

Thank you for taking the time to attend our event and to share your views and comments about the future of Queen's Park.

Please also take the online survey, and please share with your friends and family!

<https://www.newwestcity.ca/heritage/queens-park-neighbourhood-study/articles/5649.php>

### The Process



### Staying in Touch

Have any questions or comments after the event today? Reach out to us through the following channels:

@newwestminster @New\_Westminster bquail@newwestcity.ca 604.527.4621

Please share any additional comments below:

NEW WESTMINSTER

18

November - December 2016