

Queen's Park Neighbourhood Heritage Study (QPNHS)

Working Group Meeting #7

November 27, 2014 6:00pm

Committee Room #2

AGENDA

1.0 Working Group Meeting Notes of October 23, 2014

2.0 Open House Summary and Review of Survey

3.0 Wendy Sarkissian, Guest Speaker: Topic "Community Engagement"

4.0 Research Group Updates

5.0 Next Meeting

The next meeting will be Thursday, January 22, 2015
6:00pm – 7:00pm
Committee Room #2

Followed by public speaker, Marco D'Agostini
(Heritage Planner, City of Vancouver)
7:00pm – 8:30pm
Chambers

*Please RSVP to Julie Schueck at
jschueck@newwestcity.ca
604.527.4556*

Queen's Park Neighbourhood Heritage Study (QPNHS)
Working Group Meeting Notes of October 23, 2014

PRESENT:

Councillor Jaimie McEvoy, Chair
Maureen Arvanitidis (NWHPS)
Rebecca Bateman
Tom Bellamy
David Brett (QPRA), Vice-Chair
Bruce Cheng
Deane Gurney (QPRA)
Gary Holisko
Steve North (NWHPS)
Dave Vallee
Jennifer Wolowic

REGRETS:

Robert Toth

CITY STAFF:

Julie Schueck, Heritage & Community Planner

Working Group Meeting Notes:

The meeting notes from the October 23, 2014 meeting were accepted as presented.

Research Sub-Groups

The sub-group teams presented their findings to date.

Contact has been made with other national and international municipalities and material is being collected.

Group A ('definition of neighbourhood character') has found good information on-line for the topic. Bruce Cheng is going to walk the neighbourhood and take photographs of houses that could be at risk for demolition.

Group B ('design guidelines') has found good information on-line as well. They asked staff to find out if any other municipalities enforce or require "guidelines". Maureen Arvanitidis has engaged the Heritage Canada community and has been forwarding comments from them.

Group C ('regulations/incentives') arranged to meet with local contractors with experience in heritage restorations/renovations.

Group D ('types of densification') continues to research on-line.

Group E ('buy-in') shared a number of ideas, including the creation of a booklet/pamphlet that realtors could have at their open houses. The booklet could contain information about heritage retention options.

Open House Preparation

Anvil Centre (room 411), Wednesday, October 29, 2014, from 5:00 – 8:00pm.
All members agreed to be present if possible.

Deane Gurney asked to have the invitation forwarded to him so that he could share it with the Queen's Park Residents' Association email list.

Members asked if the Anvil parking lot would be open for the Open House and if the parking would be free for the event.

The final version of the neighbourhood survey was provided. The survey is being mailed to every resident (owner/renter) in the neighbourhood. They may fill in out on paper or on-line through Survey Monkey.

Queen’s Park Neighbourhood Heritage Study – Working Group

Open House Comments and Notes

The Open House took place on Wednesday, October 29, 2014, from 5:00pm – 8:00pm, at the Anvil Centre. All residents and property owners in the Queen’s Park neighbourhood were sent an invitation to the Open House, which was also advertised on the City’s webpage, Facebook and Twitter, and was included in CityPage in the two editions prior to the event. The Queen’s Park Residents’ Association and the New Westminster Heritage Preservation Society shared the invitation with their members. The Open House was very well attended. (Some boards had 35 dots, but not everyone posted dots.) Feedback and participation in the Open House included ‘dotmocracy’, a survey, written and verbal comments.

The following are comments and notes from the ‘issues’ boards.

A – Defining the character of the neighbourhood in order to identify what should be retained and/or protected

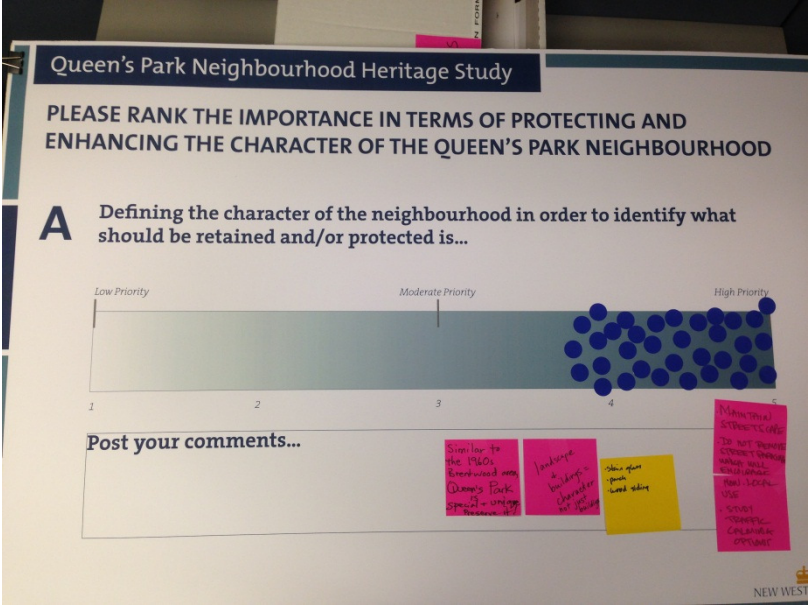
“Similar to the 1960s Brentwood area, Queen’s Park is special & unique. Preserve it!”

“Landscape + buildings = character (not just buildings)”

“Stained glass, porch, wood siding”

“Maintain streetscape, do not remove street parking which will encourage new local use, study traffic calming options.

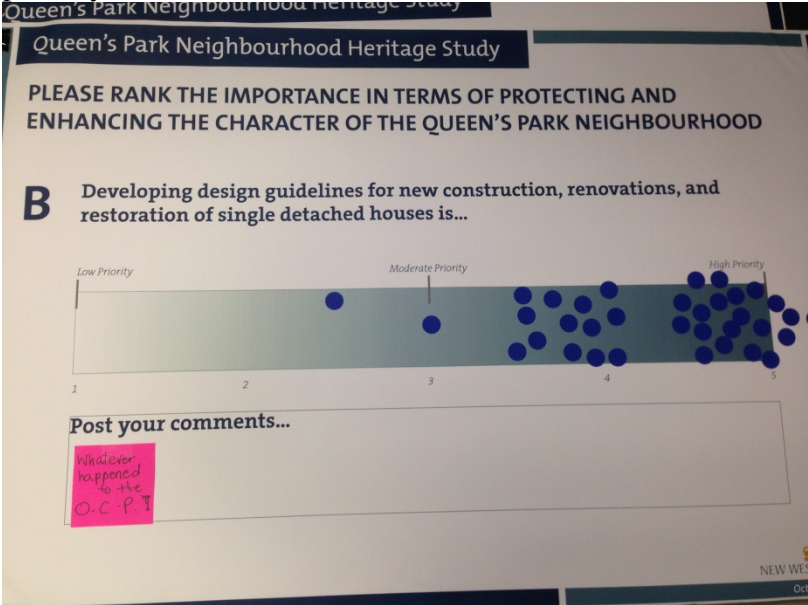
All responses were all clustered in the 4 – 5 range, indicating that respondents felt that this topic is a moderate/high to high priority.



B – Developing design guidelines for new construction, renovations, and restoration of single detached houses

“Whatever happened to the OCP?”

Most reponses were in the 4-5 range, but were clearly separated into 4 (moderately high priority with 13 dots) and 5 (high priority with 20 dots). One respondent indicated that this topic is of moderate priority and one indicated this topic is somewhat less of a moderate priority.



C – Developing new or stronger regulations to deter demolition and to provide incentives for the retention of older, single detached houses

“Use design guidelines for new homes or multifamily to promote good design with character.”

“Only if of significant heritage value (not just old)”

“What defines significant?”

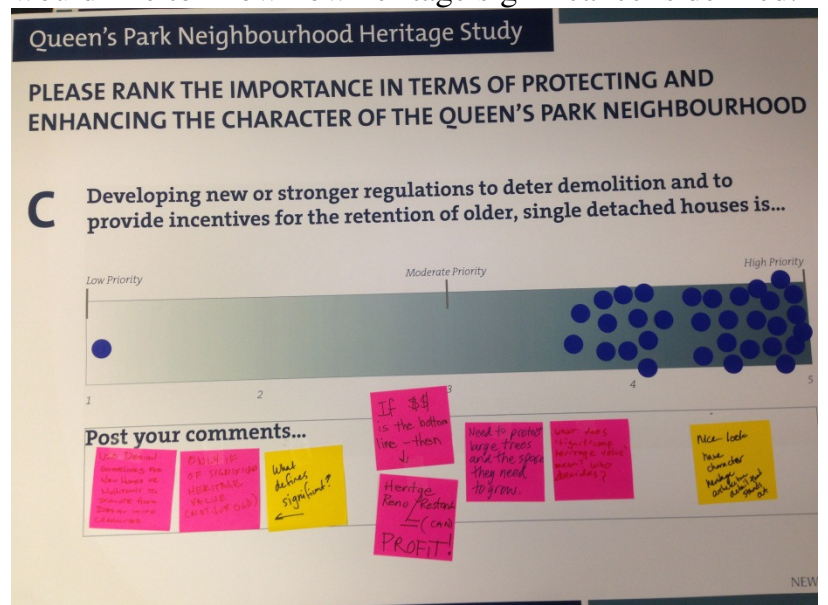
“If money is the bottom line – then heritage reno/restoration can = profit!”

“Need to protect large trees and the space they need to grow.”

“What does ‘significant heritage value’ mean? Who decides?”

‘Nice look, have character, architecture detail that stands out’

All but one response was in the 4 -5 range, indicating that most respondents feel this topic is a moderate-high to high priority. One respondent indicated that this topic is a low-priority. The comments did identify that people would like to know how heritage significance is defined.



D – Identifying the types of densification, if any, that would be acceptable as a way to protect old buildings and that might provide affordability and diversity of housing types

“Laneway houses?”

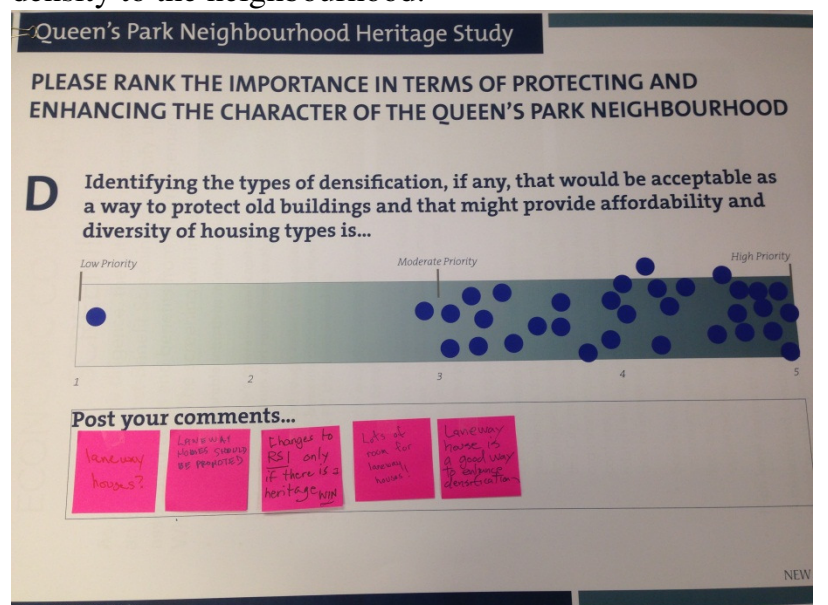
“Laneway houses should be promoted.”

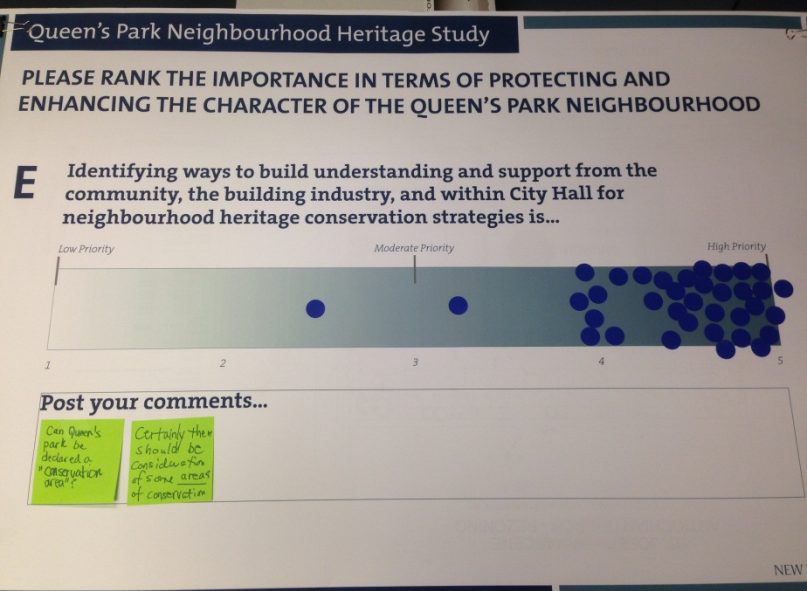
“Changes to RS-1 only if there is a heritage win”

“Lots of room for laneway houses!”

“Laneway house is a good way to enhance densification.”

All but one of the responses were spread fairly evenly over the 3 to 5 range, indicating that respondents feel this topic is a medium to high priority. One respondent indicated that this topic is a low-priority. 4/5 comments suggested laneway housing as an option for adding density to the neighbourhood.



<p><i>E – Identifying ways to build understanding and support from the community, the building industry, and within City Hall for neighbourhood heritage conservation strategies</i></p> <p>“Can Queen’s Park be declared a ‘conservation area’?”</p> <p>“Certainly there should be consideration of <u>some</u> areas of conservation.”</p>	<p>Most responses were in the 4-5 range, with the majority being in the 5 category, indicating that the majority see this topic as having a high priority. One respondent indicated that this topic is slightly more than a moderate priority and one respondent indicated that this topic is lightly less than a moderate priority. Both comments spoke to the idea of a heritage conservation area.</p> 
--	--

“Places at Risk of Demolition” Board:

What do you think might be some factors that encourage an owner to choose demolition over restoration/renovation?

- “Ugly house”
- “A business wants to expand”
- “Small rooms, electrical and plumbing needing upgrading throughout”
- “Existing house is poorly maintained and would require too much work”

“Questions people want answered”:

- “Who at City Hall do I talk to? My house needs work. Where do I start so I can make the right choices?”
- “What should I read to learn about heritage? What’s the textbook?”
- “What determines heritage status? Age? Look? Historic people?”
- “What would the criteria of a conservation area be? New house vs old”
- “Can we get a copy of the age of houses map?”
- “Rule on stratification and laneway?”
- “Can we know the rules of heritage designation before we decide?”
- “Are definitions on the City’s website? Heritage Designation, HRA”
- “Pamphlet of heritage recognition?”

These questions and their answers could form part of the first newsletter that goes out to the neighbourhood.

Regarding the maps on display, it was identified that some properties have been mislabeled. The maps will be corrected in time for future public consultation events.

Some Conclusions:

Topics A, C and E have been ranked as having the highest level of priority, followed by topics D and B:

- 1) A – Defining the character of the neighbourhood in order to identify what should be retained and/or protected
- 2) C – Developing new or stronger regulations to deter demolition and to provide incentives for the retention of older, single detached houses
- 3) E – Identifying ways to build understanding and support from the community, the building industry, and within City Hall for neighbourhood heritage conservation strategies
- 4) D – Identifying the types of densification, if any, that would be acceptable as a way to protect old buildings and that might provide affordability and diversity of housing types
- 5) B – Developing design guidelines for new construction, renovations, and restoration of single detached houses

Based on the level of prioritization of the topics, respondents feel it is most important to define the character of the neighbourhood, to develop new or stronger regulations to deter demolitions and to seek community buy-in and support. Identifying types of densification received a lesser level of priority and developing design guidelines received the least support, but both were still considered to be moderately-high on the scale of prioritization.

The difference in prioritization between stronger regulations and design guidelines would indicate a preference on the part of respondents to see the City impose strong regulatory measures rather than guidelines/incentives. This preference is supported by the comments on Board E (community buy-in and support) which suggest starting with a tool that has a high level of regulation. In order for regulations to work (and to achieve community support), the respondents have indicated that it would be imperative for the neighbourhood to understand why certain historic places and features would qualify for those regulations and exactly how those regulations would affect them.

Education is a key aspect of this study. People in the neighbourhood are clearly very interested in heritage and in ways of retaining their neighbourhood's character, and they want to understand what 'heritage' is and in particular how heritage significance is determined. Education on heritage terms and heritage assessment is also a key aspect of the preference for regulations, as noted above.

In terms of understanding intuitively what makes Queen's Park special, the comments received identify that "it is not just about buildings". There is an excellent level of perception about the numerous layers associated with heritage significance.

Regarding how to increase density, most respondents who wrote comments suggested laneway houses. The Planning Division is investigating how other places are implementing laneway housing and will be including this in the Official Community Plan review process.

The "Where do you live?" map shows interest in this study from all areas of the Queen's Park neighbourhood.

Next Step: incorporating the results of the survey with the above. A summary of this information could also be included in the newsletter.



WENDY SARKISSIAN
PhD

Bringing Planning to Life

I bring planning to life with over 40 years' experience in planning, design and environmental studies. Educated in Arts, literature, town planning and environmental ethics, I am a planner, author, educator, facilitator and consultant, working primarily in planning and development in Australia and overseas.

Need social planning help?

Bringing plans to communities, rather than bringing communities to the planning table at the outset can often result in resistance from the very community you want to serve, undermining good working relationships and delaying projects.

It's expensive, time-consuming, and it wears people out.

Individually and in my planning firm, I've spent decades helping managers and planners use time-tested practices for community engagement that have resulted in first-class planning and design solutions that really meet community needs. Solutions that you can be confident have community support.

If you:

- Are in the early stages of a planning, development or design project...
- Have hit a roadblock moving forward with a project...
- Realise that you lack the skills and practices to work effectively with community leaders...
- Are struggling to meet density or infrastructure targets set by senior government because of community reactions...
- Need to evaluate the effectiveness of your work, either in an ongoing way or at the end of a process, project or program...
- Are feeling dispirited and frustrated because your processes do not seem to be working...
- Need a senior planning colleague to help you make sense of any (or all) of the above...

What I can offer you...

I'm here to help, train and guide you and your colleagues.

I am an expert social planning consultant, author, facilitator, trainer and speaker.

I work with clients to solve complex problems about community engagement, housing planning and design, planning policies, and the design of open space.

As a senior practitioner and leader in my field, I can help with evaluation of projects and processes, provide expert senior-level peer advice and monitoring, and operate as a wise “sounding board” to management.

I am an expert social researcher.

Most of my clients are government; many are local municipalities in urban and rural communities.

I’m experienced at having an “enlarged view”, helping my clients make sense of complex planning projects.

Sometimes, I train their staff; at other times, I meet with management to work through complex issues such as community resistance to proposed housing density increases.

Over 30 years as a consultant, I’ve worked as a “bridge” between theory and practice (writing planning and design guidelines based on research, for example).

I’ve also bridged theory and practice, bringing a knowledge of the theories of community engagement and person-environment relations to practical on-the-ground projects and processes.

And sometimes I build bridges between developers and communities or between government and communities.

For specific advice for local government managers, please click on the link below:

<http://www.sarkissian.com.au/consulting-services-offered-by-wendy-sarkissian-phd/social-planning-consulting/a-page-for-managers-in-local-municipalities/>

On this website, you will find information about the following:

1. More about me and my credentials: <http://www.sarkissian.com.au/home/meet-dr-wendy-sarkissian/>

2. NIMBY psychology: <http://www.sarkissian.com.au/nimby/>

3. NEWS: go here for breaking news, offers and recent developments...
<http://www.sarkissian.com.au/news/>

4. My publications, including films, radio and videos:
<http://www.sarkissian.com.au/publications/>

5. My consulting services (social planning, housing, community engagement, placemaking, workshops and training and keynote addresses):

<http://www.sarkissian.com.au/consulting-services-offered-by-wendy-sarkissian-phd/>

6. My PhD thesis on an ethic of caring for Nature: <http://www.sarkissian.com.au/doctoral-research-by-wendy-sarkissian-phd> and advice on thesis editing and coaching: <http://www.sarkissian.com.au/doctoral-research/thesis-coaching-and-editing/>

7. My blog:

<http://www.sarkissian.com.au/category/wendys-blog/>

- *Personal posts:* <http://www.sarkissian.com.au/category/wendys-blog/personal-posts-by-wendy-sarkissian/>
- *Professional posts:* <http://www.sarkissian.com.au/category/wendys-blog/professional-posts-by-wendy-sarkissian/>
- *Posts from the bush:* <http://www.sarkissian.com.au/category/wendys-blog/wendys-posts-from-the-bush/>
- *The Radio Hashbrown Blog:* <http://www.sarkissian.com.au/category/wendys-blog/radio-hashbrown-blog/>

8. Contact details for me and my speakers' agent, Renegade Management: <http://www.sarkissian.com.au/contacts-for-wendy-sarkissian-phd/>

Free resources: bringing planning to life

You can also access a wide range of free resources, including my two very popular manuals for community engagement:

Speaking Out for Your Community: [Sarkissian SpeakOut Training Notes 2011 low small](#)

Based on the SpeakOut book, this is the ultimate checklist for designing, planning and managing SpeakOuts and community workshops.

Notes for Facilitators and Recorders: [NOTES FOR FACILITATORS 22Apr2013small](#)

Based on years of experience, this manual grew out of our office training materials and provides specific guidance for facilitators, recorders and listeners in SpeakOuts and community meetings and workshops.