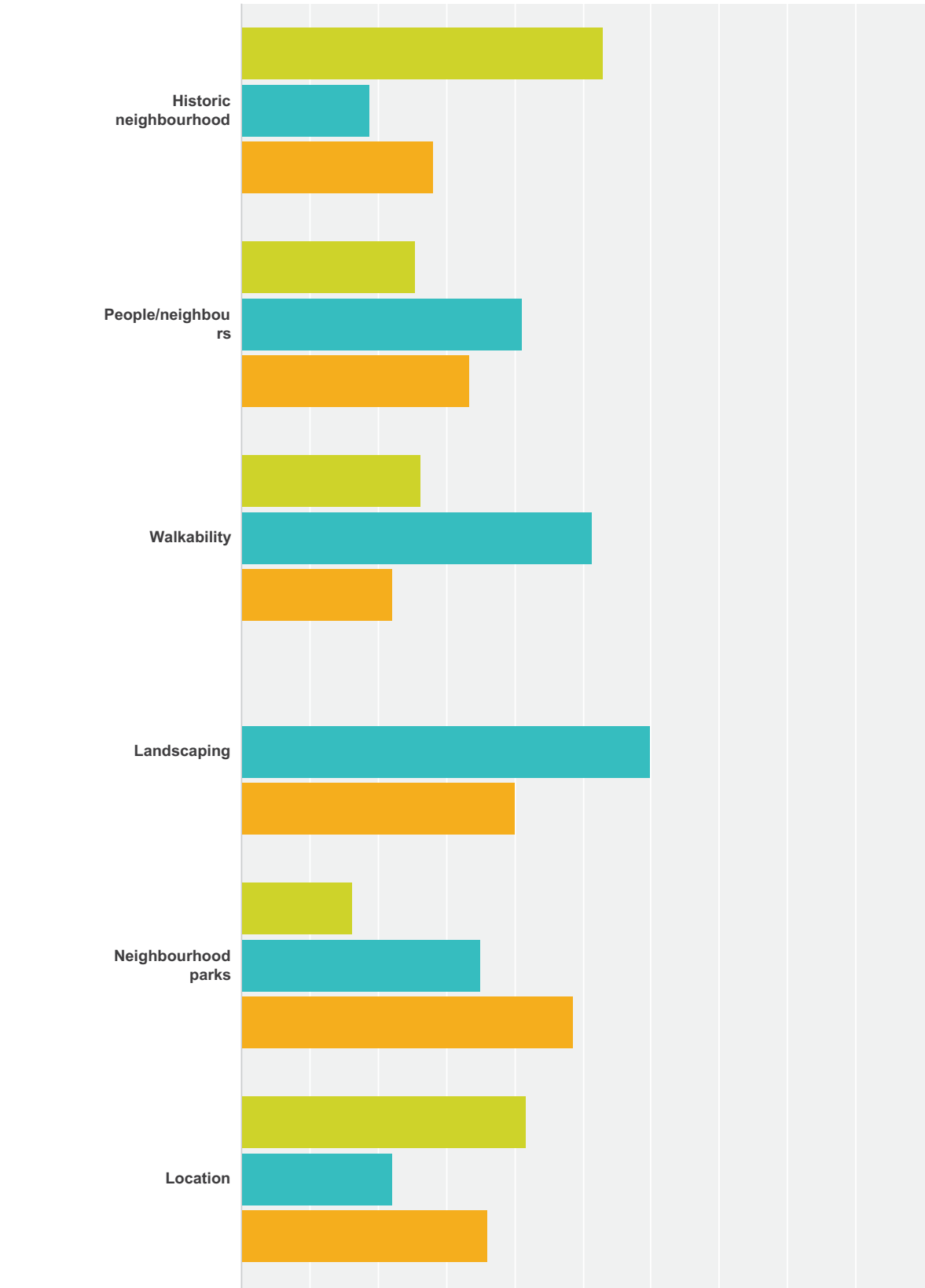
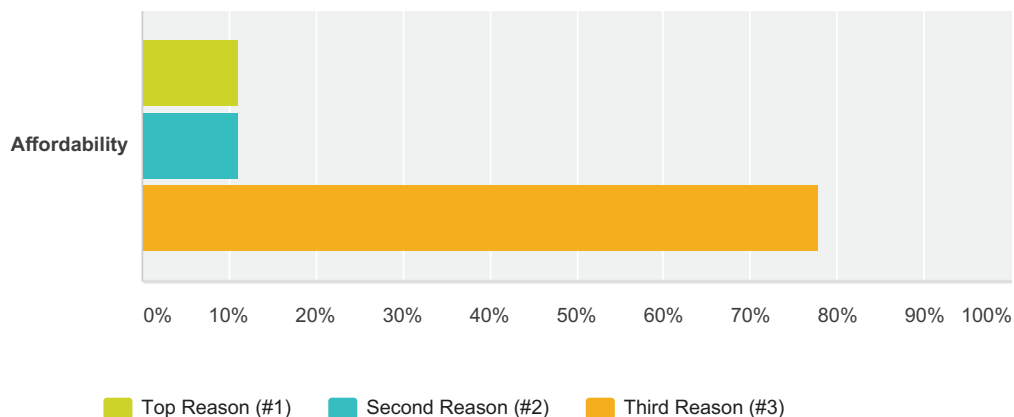


Q1 Please rank the top 3 reasons that you like most about living in the Queen’s Park Neighbourhood:

Answered: 114 Skipped: 6



Queen's Park Neighbourhood Heritage Study Working Group Heritage Survey for Residents



	Top Reason (#1)	Second Reason (#2)	Third Reason (#3)	Total
Historic neighbourhood	52.94% 45	18.82% 16	28.24% 24	85
People/neighbours	25.49% 13	41.18% 21	33.33% 17	51
Walkability	26.39% 19	51.39% 37	22.22% 16	72
Landscaping	0.00% 0	60.00% 9	40.00% 6	15
Neighbourhood parks	16.22% 6	35.14% 13	48.65% 18	37
Location	41.67% 30	22.22% 16	36.11% 26	72
Affordability	11.11% 1	11.11% 1	77.78% 7	9

Q2 Is there another reason that is not on the list?

Answered: 54 Skipped: 66

#	Responses	Date
1	We grew up around the neighbourhood and used the area throughout our life - a lot of connections with the parks, people and the houses.	1/12/2015 11:32 AM
2	Access to transit, sense of community, shared values re: importance of maintaining and living in historic homes	12/31/2014 3:50 PM
3	Pride of ownership....houses/yards well looked after. Coming from Vancouver, homes with secondary suites also had laneway homes in the back. It was very congested and transient.	12/29/2014 11:25 PM
4	Everything on the list is #1 (except affordability). Long-time residents are also important.	12/29/2014 4:28 PM
5	Location is also important. Family-oriented neighbourhood and appeared to be very peaceful from our walks and services through.	12/29/2014 4:24 PM
6	Restoration of our home became our hobby. Many others express the pleasure they have got doing similar projects.	12/29/2014 10:01 AM
7	Large trees. This may be landscaping, but I think that the trees need to be protected and more large trees planted. It is also very important for the city to seriously consider light pollution and HVAC system noise pollution for residents.	12/27/2014 5:15 PM
8	Narrow streets, not made for cars, means they are quiet.	12/26/2014 10:36 PM
9	Close to high school	12/19/2014 9:58 AM
10	close to a private school - Urban Academy.	12/11/2014 2:56 PM
11	Peaceful, safe, clean	12/9/2014 2:59 PM
12	Livability - I like the quiet residential neighbourhood. Your home is a place to get away from the noise/traffic/stress. I am fearful if the Urban Academy Expansion proposal goes through, this usually quiet street will be a noisy/congested, unsafe area. Livability will be seriously compromised.	12/9/2014 2:49 PM
13	Close to Urban Academy (our 3 children's school)	12/7/2014 8:30 PM
14	Proximity to Vancouver, yet not a suburb.	12/3/2014 10:03 AM
15	good schools.	12/3/2014 10:00 AM
16	No	11/25/2014 9:26 PM
17	Being close to family	11/24/2014 8:06 PM
18	There are schools close by. Lots of families.	11/24/2014 8:47 AM
19	Feels like a small town.	11/21/2014 4:47 PM
20	All construction (new and old) is mostly in a similar style. Parks including small neighbourhood parks (our 4th reason).	11/20/2014 4:30 PM
21	Not really. People/Neighbours encompasses noise and traffic for example. I favour affordability and walkability but not socio-economic trends that adversely affect the former and traffic adversely affects the latter (private car and truck traffic can be traced to socio-economic trends as well).	11/18/2014 4:55 PM
22	Close to schools	11/18/2014 4:46 PM
23	People/Neighbours, Walkability, Neighbourhood Parks - 1st Historic neighbourhood, landscaping, and affordability - 2nd	11/17/2014 12:41 PM
24	quiet with fresh air	11/17/2014 12:37 PM
25	Sense of safety and status.	11/12/2014 8:40 PM

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26	Yes, I grew up here and how I live 1 block from my family home. I returned 8 years ago.	11/10/2014 5:20 PM
27	Landscaping, walkability, the variety of home styles and the green space (boulevards and gardens) make this area unique.	11/10/2014 5:14 PM
28	Uniqueness of the homes and tree-lined streets	11/10/2014 5:05 PM
29	small town atmosphere	11/5/2014 5:07 PM
30	It is beautiful - housing mix, gardens, trees, pretty paint colours	11/5/2014 5:05 PM
31	The sense of the old fashioned neighbourhood when I first became aware of the area, the overwhelming sense of "neighbourhood" was very appealing, welcoming.	11/5/2014 5:00 PM
32	Accessibility to Downtown Vancouver via skytrain and buses. Access to Vancouver via car without having to drive over a bottleneck bridge. History: my great grandparents settled here from England over 100 years ago so it feels like home. Terrific community/parks/recreation programs. Vagabond Playhouse, Massey Theatre and now Anvil Centre; Queens Avenue United Church events, Cineplex, Theatres, New Westminster Symphony Orchestra, excellent library, Douglas College and Justice Institute, bike lanes, wide selection of dining options, Century House	11/3/2014 5:04 PM
33	N/A	11/3/2014 5:00 PM
34	Value for money	11/3/2014 4:55 PM
35	Closeness to amenities: CGP (Canada Games Pool), Schools (High School + Glenbrooke Middle School, and Herbert Spencer), Queen's Park (Arena, Arenex, Fields, Trails, Cookhouse, zoo etc.), Sullivan Park, Shopping, Uptown Market, Rivers Reach	11/3/2014 4:48 PM
36	No	10/31/2014 10:53 AM
37	Convenient access to transit, shops & services	10/30/2014 6:43 PM
38	We required a small cottage for our retirement. This was available here. There are homes built in the 1800's, the early 1900's and all during the 1920 forward. There are apartments that house many owners and renters who love the area as well.	10/30/2014 1:40 PM
39	range of architecture	10/30/2014 10:50 AM
40	no	10/30/2014 10:47 AM
41	Location is also 3rd reason	10/30/2014 10:45 AM
42	Good School	10/30/2014 10:36 AM
43	Heritage trees is very important. It is hard to put the above into numbers. Good neighbours are important any place one lives but QP is no different than others. Landscaping and parks are related.	10/29/2014 5:08 PM
44	on Burrard Peninsula	10/29/2014 12:59 PM
45	Close to transport, close to good schools, very quiet, large lots, very few apartment buildings	10/29/2014 12:54 PM
46	Close to Vancouver without having to cross a bridge (thankfully good shopping is not a huge criteria for me).	10/29/2014 12:50 PM
47	New Westminster reminds me of Victoria	10/29/2014 12:45 PM
48	Landscaping and mature trees would be 4 on my list.	10/29/2014 8:35 AM
49	no	10/28/2014 4:07 PM
50	The proximity to the major roads has been outstanding.	10/28/2014 1:47 AM
51	community events friendly environment	10/27/2014 9:05 AM
52	Movie destination	10/26/2014 5:39 PM
53	Historic neighbourhood has nothing to do with why I like living here.	10/25/2014 8:00 PM
54	Herbert Spencer catchment & French Immersion school.	10/24/2014 11:31 AM

Q3 In the context of the Queen's Park Neighbourhood, what does the term "heritage" mean to you?

Answered: 100 Skipped: 20

#	Responses	Date
1	Maintaining the area culturally and usually as it sits - keeping the old streets, windows, doors and styles of the decks, staircases and sidewalks. Changing them to fit the new codes for buildings seems extreme in some cases (especially exhibited by the new staff permit persons).	1/12/2015 11:32 AM
2	Unique, original homes, connecting to New West history.	12/31/2014 3:50 PM
3	Maintaining the look and feel of the past. History of the neighbourhood and city.	12/31/2014 3:47 PM
4	Older homes (pre 1950) are a source of pride, well maintained, painted in historically correct colours.	12/30/2014 4:11 PM
5	Homes that retain their design & character of the era they were built.	12/29/2014 11:25 PM
6	Historical. Preservation and genuine regard/care for historic homes and buildings, for future generations to enjoy and appreciate as well.	12/29/2014 4:24 PM
7	Preservation of a time period. Respect for a craftsmanship. Pleasure of living in a home of a "pioneer" created for their family - the spirits live on.	12/29/2014 10:01 AM
8	Houses that were built pre-20th century and early to mid 20th century that reflect the early families of New Westminster. Homes that are maintained and revitalized, not torn down needlessly.	12/27/2014 5:15 PM
9	Historic character	12/26/2014 10:36 PM
10	Older buildings. Home with character.	12/26/2014 8:25 PM
11	Heritage is houses of character, not found in other neighborhoods.	12/26/2014 6:05 PM
12	Older, character homes	12/24/2014 11:52 AM
13	Heritage means it has character that has its roots in a long time ago (50 + years)	12/24/2014 11:16 AM
14	Heritage to me means older homes in the neighbourhood. However, neither my husband nor I support anyone telling us what we can or cannot do with our private property. "Heritage" does not define a community. People who live in the community, define it.	12/19/2014 9:58 AM
15	preservation of the history of the neighbourhood	12/16/2014 9:36 PM
16	Well preserved historic neighbourhood with well maintained older homes and tasteful/complimentary newer ones.	12/9/2014 3:03 PM
17	I love the old homes but some of the new homes are beautifully done as well. If I have guests who don't know the area, they usually can't tell which houses are new or old.	12/9/2014 3:01 PM
18	Old buildings of value and beauty that reflect the past, including all surrounding existing parks.	12/9/2014 2:59 PM
19	It means craftsmanship and quality, as many heritage homes are architecturally very pleasing to the eye, they look and feel solid, they are not cookie-cutter, each home is unique. They are treasures that once they are lost (demolished for example), they can never be replicated. They have character and beauty and represent a time when craftsmanship was honored and treasured.	12/9/2014 2:49 PM
20	Historic homes with Architectural significance	12/7/2014 8:30 PM
21	Connections with certain recorded historic events	12/6/2014 10:06 AM
22	Both older and something about the object that makes it unique.	12/3/2014 10:07 AM
23	Trees - over 100 years old. Victorian and Edwardian homes. Beautiful gardens.	12/3/2014 10:03 AM
24	Historic homes built between 1890 and 1940.	12/3/2014 9:56 AM

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25	Goes beyond simply the age of a home and looks to the significance of it through history, value to the area's aesthetic, as well as social, artistic and emotional significance to the community it inhabits.	11/27/2014 12:44 PM
26	Family & Friends	11/25/2014 9:26 PM
27	Heritage mans preserving beautiful older homes and buildings and maintaining a more homogeneous-looking neighbourhood. *By older, I mean prior to the 1960's, but especially, any reasonably maintained housing stock built before 1940.	11/25/2014 2:09 PM
28	History	11/24/2014 8:06 PM
29	of historic value	11/24/2014 5:09 PM
30	Older homes.	11/24/2014 1:23 PM
31	It means anti freedom & the inability for anything new to be added to our community.	11/24/2014 8:47 AM
32	A neighbourhood that values the history both built and social and works to maintain both.	11/20/2014 4:34 PM
33	Old and as close to original as possible.	11/20/2014 4:30 PM
34	Buildings that can no longer be built economically with present day construction and materials	11/20/2014 4:28 PM
35	A commitment to the historical value and history of those who in the past contributed value to the neighbourhood.	11/18/2014 5:02 PM
36	older homes - well maintained.	11/18/2014 5:00 PM
37	Buildings of a certain age, architecture. The quality of craftsmanship in the buildings.	11/18/2014 4:57 PM
38	To me, Queen's Park has individual parts that sum up to an exceptionally rich heritage that can be seen and felt throughout the neighbourhood as a whole. I wish that all newcomers honoured that heritage, but some come here with dreams of bulldozing the old to build something new that might be more massive and in their minds, more lucrative when the time to flip comes around. Such flip-minded speculators ought to be directed to heritage-poor neighbourhoods. Other should be informed of the monetary value of heritage-rich neighbourhoods.	11/18/2014 4:55 PM
39	Character homes from different eras that retain their quality.	11/18/2014 4:46 PM
40	I like living in an area that has a wide variety of home designs of various ages, many of them from older to newer.	11/17/2014 12:41 PM
41	the old homes	11/17/2014 12:37 PM
42	Sense of history -our connection with the people who built our homes and lived in our neighbourhood	11/14/2014 9:43 AM
43	architecture with soul	11/12/2014 8:40 PM
44	Houses that are good examples of accepted style for older (> 50 years old) buildings. I.e. just because something's old does not mean it's heritage)	11/12/2014 10:26 AM
45	Reflecting earlier years in our city.	11/11/2014 2:12 PM
46	That the style and design of old homes is valued and maintained.	11/10/2014 5:20 PM
47	Maintaining the heritage character. Heritage, meaning the historical ambience. Our connection with the past.	11/10/2014 5:17 PM
48	Older homes and spacious yards that reflect an earlier era - one that was slower paced, friendly and comfortable.	11/10/2014 5:14 PM
49	(old) established	11/10/2014 5:10 PM
50	Buildings constructed 1940 and prior. Avoiding approval of architectural style/new construction which is not compatible with design elements of prior construction.	11/10/2014 5:08 PM
51	History of the city and its people. Prestige - beautifully preserved homes. Character/depth - not found in many other neighbourhoods. Pride of community.	11/10/2014 5:05 PM
52	The general look and feel of the older homes, particularly the exterior.	11/9/2014 1:06 PM
53	Commitment to pre-war design and quality construction and design	11/6/2014 4:05 PM
54	Heritage homes that are loved and preserved; neighbours shared interest in old homes	11/6/2014 1:49 PM
55	older homes preserved and cared for lovingly.	11/5/2014 5:07 PM

Queen's Park Neighbourhood Heritage Study Working Group Heritage Survey for Residents

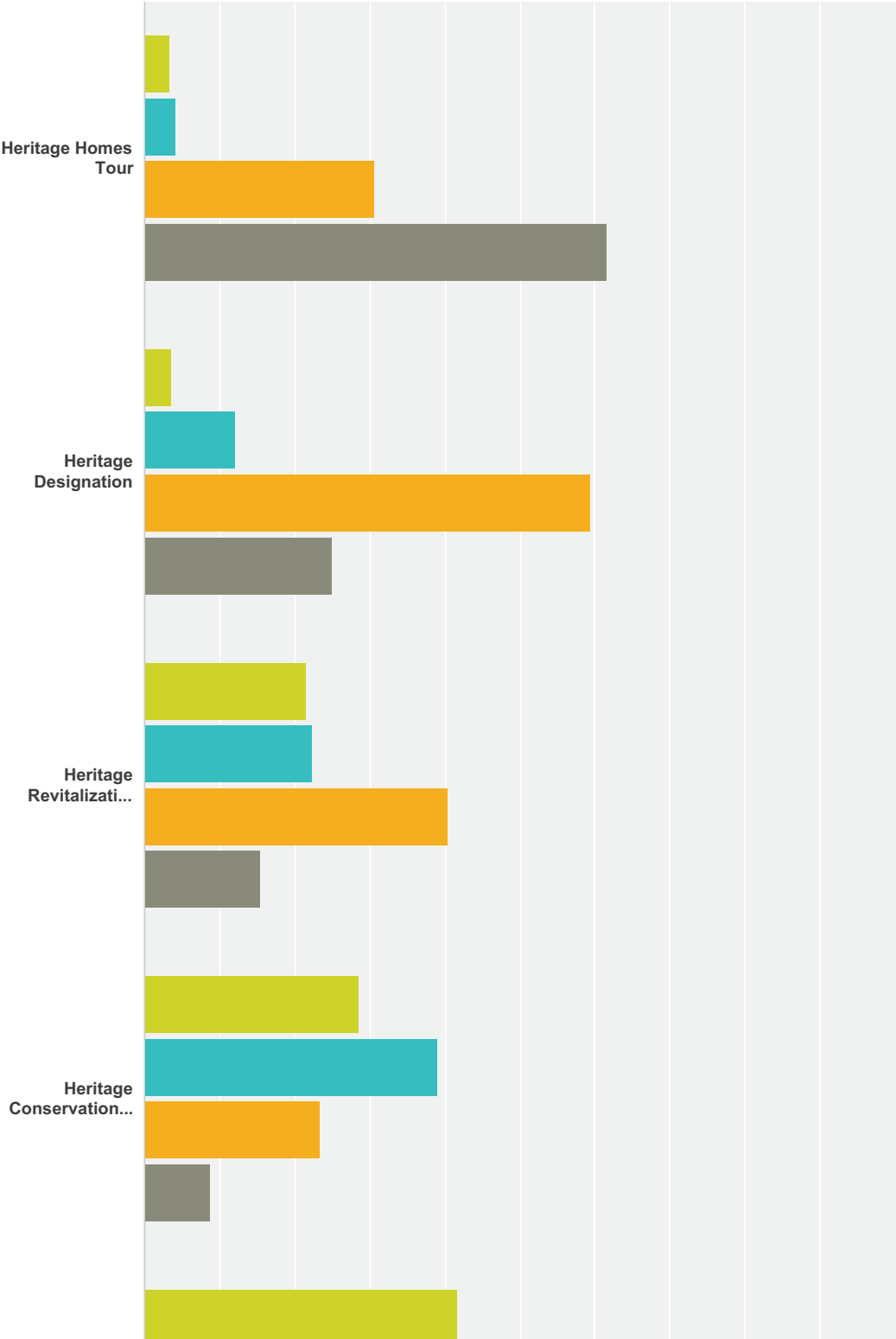
56	Heritage means a respect for the historical architecture and housing stock of previous generations. It is a culture of passion for history and restoration of existing structures which dovetails with the green movement.	11/5/2014 5:05 PM
57	old, history, stories that need to be cherished, remembered + told	11/5/2014 5:00 PM
58	respecting history and keeping older homes maintained and improved - the opposite of "Vanishing Vancouver" (website) where lovely smaller homes are being torn down and mega-homes built with very little yard.	11/5/2014 4:57 PM
59	It is wonderful to see houses of various styles. The colours used, the nice yards, and the friendly people we've met make this area a comfortable spot in which to live.	11/5/2014 4:55 PM
60	Well-cared for period houses with leafy garden ambience. No high rises.	11/3/2014 5:04 PM
61	Historic - window to our past and history. Heritage/character houses/architecture	11/3/2014 5:00 PM
62	Lots of well maintained old houses. People taking pride in their homes.	11/3/2014 4:58 PM
63	Houses are primarily of a particular era - have a similar look and feel, while still exhibiting individual characteristics.	11/3/2014 4:55 PM
64	Heritage = a neighbourhood where people take pride in preserving architecture from the past.	11/3/2014 4:51 PM
65	Classic 'Turn of the Century' Homes. Mature trees, old boulevards + streets. New Westminster history.	11/3/2014 4:48 PM
66	Older preserved homes	11/2/2014 8:57 PM
67	A large number of maintained heritage houses in the neighbourhood	11/2/2014 11:38 AM
68	Retention of older home and mature gardens	10/31/2014 5:44 PM
69	The maintenance & restoration of the classic buildings that make up the community	10/31/2014 4:51 PM
70	Keeping in touch with generations past, and not throwing away what we have that will be lost to future generations.	10/31/2014 10:53 AM
71	Heritage or character homes are those that have been built prior to the 21 century, probably before 1940. Some very old homes have unique qualities that should be preserved if there is livable space for the 21stC style of living. We do not support heritage homes being kept 'as is' as museums.	10/30/2014 1:40 PM
72	The family history and architectural history of the homes and their preservation	10/30/2014 10:52 AM
73	representative of a historical architectural style.	10/30/2014 10:50 AM
74	Old! Houses, trees, boulevards, streets.. old but well-kept and valued.	10/30/2014 10:47 AM
75	Living history and historical architecture/design	10/30/2014 10:45 AM
76	More than 100 years old or holds significant historical value (shaping of New Westminster)	10/30/2014 10:38 AM
77	Houses built in the 1940s and earlier	10/30/2014 10:36 AM
78	Preservation of heritage houses and trees. The treed neighbourhood is important.	10/29/2014 5:08 PM
79	Existence of balance of lot size/house landscaping in area. Relatively intact single family dwellings 1860-1950	10/29/2014 12:59 PM
80	a house from the turn of the 20th century	10/29/2014 12:56 PM
81	The history of the city is reflected in the style of housing and houses serve as an example of what the era was like in this neighbourhood our past has not been erased but added to with its large mix of housing types and styles.	10/29/2014 12:54 PM
82	Preservation of older homes.	10/29/2014 12:50 PM
83	Something that is old and hard to replicate.	10/29/2014 12:47 PM
84	History, how the houses used to look, the mature landscaping.	10/29/2014 12:45 PM
85	Unique housing and neighbourhood with character housing and mature landscaping not found in more modern neighbourhoods	10/29/2014 8:35 AM
86	Heritage refers to the buildings, landscaping, tree lined boulevards... they give the feel of times gone by.	10/29/2014 12:11 AM
87	houses of a certain age and with a certain look	10/28/2014 4:07 PM

Queen's Park Neighbourhood Heritage Study Working Group Heritage Survey for Residents

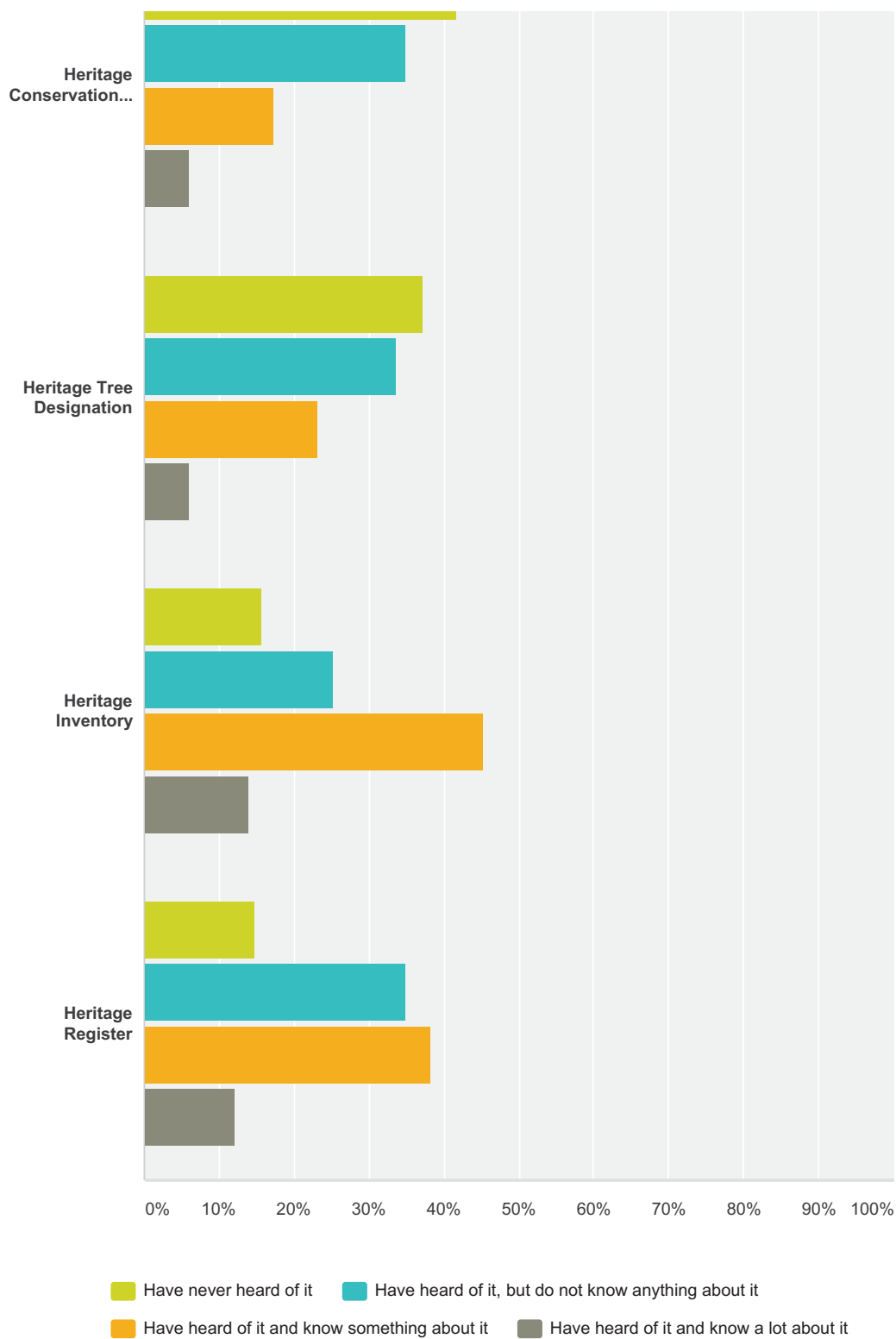
88	a livable neighborhood with beautiful old houses, expensively maintained (I own one)	10/28/2014 10:18 AM
89	Old Victorian style homes--might be colonial? I'm really not that good with the names of the houses.	10/28/2014 1:47 AM
90	older, established neighbourhood with a variety of house styles and sizes. Mature trees and gardens.	10/27/2014 1:39 PM
91	Old houses, parks, pride in owning something unique	10/27/2014 1:35 PM
92	Original historic houses; large, mature trees; landscaping that reflects older neighbourhoods	10/27/2014 1:19 PM
93	The ability to see the history of this wonderful part of New Westminster.	10/27/2014 12:52 PM
94	historical homes	10/27/2014 9:05 AM
95	- Character i.e. interesting architecture and design as opposed to the typical cookie cutter neighbourhood.	10/27/2014 8:10 AM
96	Preserved	10/26/2014 5:39 PM
97	It means that taxpayer money gets used unfairly and wastefully to benefit those with homes designated arbitrarily as having heritage value,	10/25/2014 8:00 PM
98	of historic significance	10/25/2014 3:15 PM
99	Older homes & boulevards.	10/25/2014 1:50 PM
100	Mature homes and trees, new homes built in similar style to neighbourhood	10/24/2014 11:31 AM

Q4 What do you feel is your level of knowledge about the following heritage programs (please check the box that best describes your level of knowledge about each program):

Answered: 117 Skipped: 3



Queen's Park Neighbourhood Heritage Study Working Group Heritage Survey for Residents



	Have never heard of it	Have heard of it, but do not know anything about it	Have heard of it and know something about it	Have heard of it and know a lot about it	Total
Heritage Homes Tour	3.42% 4	4.27% 5	30.77% 36	61.54% 72	117
Heritage Designation	3.45% 4	12.07% 14	59.48% 69	25.00% 29	116

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Heritage Revitalization Agreement	21.55% 25	22.41% 26	40.52% 47	15.52% 18	116
Heritage Conservation Area	28.70% 33	39.13% 45	23.48% 27	8.70% 10	115
Heritage Conservation Covenant	41.74% 48	34.78% 40	17.39% 20	6.09% 7	115
Heritage Tree Designation	37.07% 43	33.62% 39	23.28% 27	6.03% 7	116
Heritage Inventory	15.65% 18	25.22% 29	45.22% 52	13.91% 16	115
Heritage Register	14.78% 17	34.78% 40	38.26% 44	12.17% 14	115

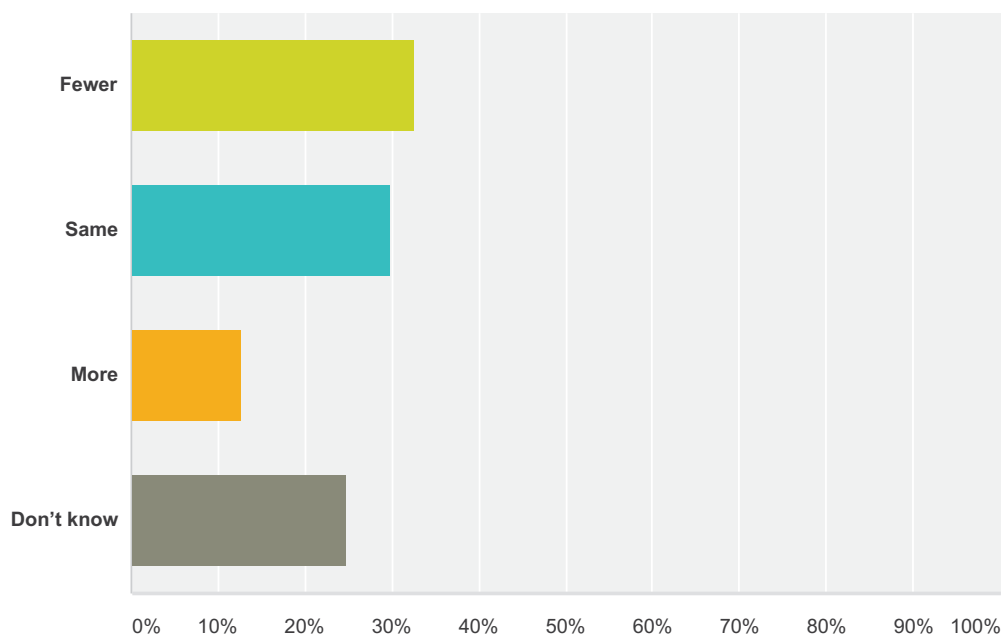
#	Comments:	Date
1	Designating a special permit area that helps Queens Park maintain its heritage in an inexpensive and less time consuming way. The city sends people to do building inspections that tend to make every step painful, expensive and no flexibility to heritage except for special people. Someone hired from BCIT who has never built anything in his life is very hard to deal with and usually makes extra demand for work, time and money - so silly!	1/12/2015 11:32 AM
2	It would be helpful to know what other jurisdictions have found to be most successful in maintaining historic neighbourhoods.	12/31/2014 3:50 PM
3	There are things on this list which may be mentioned, but I personally know of several that are not enforced.	12/31/2014 3:47 PM
4	When I received the questionnaire had not yet lived in the area for a year.	12/29/2014 11:25 PM
5	Heritage is vital and it should not be easy for people to apply for variances to the city and heritage policies. However, heritage does not mean remaining mired in the past.	12/27/2014 5:15 PM
6	The city is abusing the HRA by allowing developers and building owners to densify and rezone large parcels of land or buildings situated around the HRA site. Most times, the HRA is not consistent with Official Community Plan which in turn affects the liveability of the nearby residents. The Robert Shipley Report on the website does not reflect the Greater Vancouver market and does not address the strong Asian influence. For the most part, these buyers do not want heritage incumbrances that restrict the building demolition or renovation.	12/26/2014 11:15 AM
7	I think any time and/or money allocated to "heritage projects" is a waste. We should be focused on our parks and our schools.	12/19/2014 9:58 AM
8	I did not know there was a Heritage Tree Designation and I am very happy this exists. I have read a lot more about HRAs lately and I feel it is a very important and powerful heritage tool. But with all power comes the opportunity to abuse this power, so it is extremely important to ensure HRAs are granted for the true nature that they are intended.	12/9/2014 2:49 PM
9	How are the trees marked so that one knows it is a heritage tree?	12/3/2014 10:07 AM
10	In the process of learning more and becoming more involved.	11/27/2014 12:44 PM
11	I need to do some research on those programs I am unfamiliar with.	11/25/2014 2:09 PM
12	I'm glad to see the attention paid to heritage issues in New Westminster and I hope such heritage programs as these have a long and successful history.	11/18/2014 4:55 PM
13	The tree program intrigues me. I love the trees of this area and especially in the park.	11/10/2014 5:20 PM
14	Is there a pamphlet or a website that encompasses all these subjects?	11/10/2014 5:14 PM
15	participated in heritage tour.	11/10/2014 5:10 PM
16	Question 5 comments: this is a bad/misleading question! Other neighbourhoods don't have as many heritage homes.	11/6/2014 1:49 PM
17	I volunteer for heritage homes tour.	11/3/2014 5:04 PM

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18	There seems to be a need to redo the Heritage inventory, a high school project done in the past should not be used as the 'Bible'.	10/30/2014 1:40 PM
19	I know of the Vancouver equivalents (and some in Victoria) more than New Westminster. I assume that NW is similar.	10/29/2014 5:08 PM
20	I'm relatively new to the Vancouver/New West area.	10/29/2014 12:45 PM
21	I feel I'm going to be a large outlier. We just purchased our townhouse in August, so we're very new to the area. I only know about heritage designation from when I lived in the Okanagan.	10/28/2014 1:47 AM
22	Knowing about the list of things above is the reason I moved to new west; wanted to live in a community that respected and preserved its heritage, not demolished it to pave the way for new developments.	10/27/2014 1:19 PM
23	homes of historical nature should never be torn down area does not look right with Edwardian homes beside 1960's style	10/27/2014 9:05 AM
24	What is the point of these questions?	10/25/2014 8:00 PM

Q5 How many demolitions do you think the Queen's Park Neighbourhood has had compared to other neighbourhoods in the city over the past 5 years?

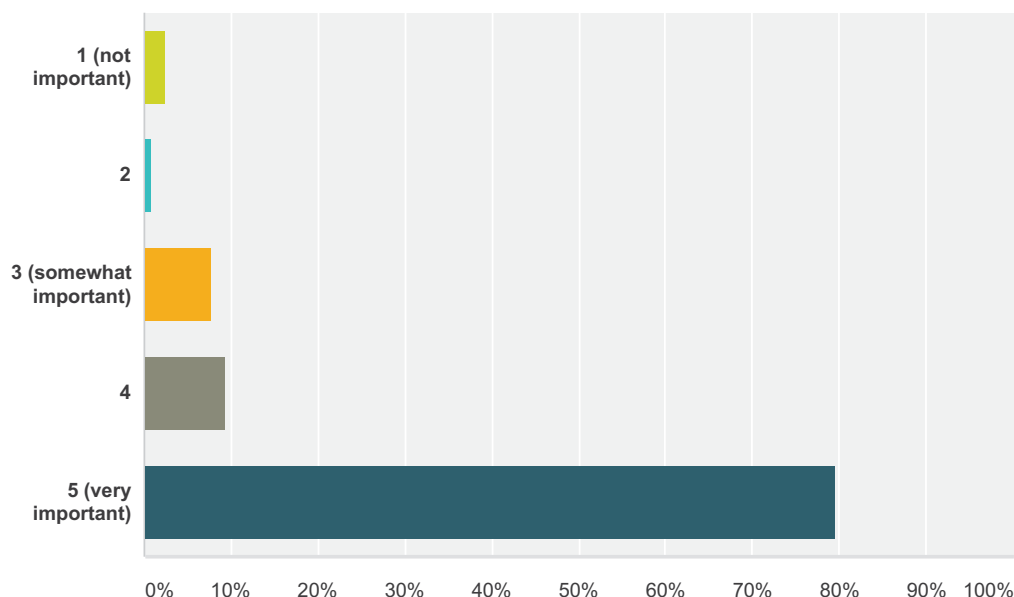
Answered: 117 Skipped: 3



Answer Choices	Responses	
Fewer	32.48%	38
Same	29.91%	35
More	12.82%	15
Don't know	24.79%	29
Total		117

Q6 Please rate this statement on a scale of 1 – 5 with 1 being “not important” and 5 being “very important”: “Protecting and enhancing the character of the Queen’s Park Neighbourhood is ...”

Answered: 117 Skipped: 3



Answer Choices	Responses
1 (not important)	2.56% 3
2	0.85% 1
3 (somewhat important)	7.69% 9
4	9.40% 11
5 (very important)	79.49% 93
Total	117

#	Why?	Date
1	The people who live here have chosen it for its character, community location and overall quality of the neighbourhood - why change that by issuing permits to builders who are just trying to make money? Even new subdivisions have guidelines and rules. People who might like to buy here should be given notification of the "heritage theme", including quality that match the neighbourhood and make a decision whether this area is for them! P.S. I am against the Urban Academy expanding - that area is too busy now and changes the affordability for all types of people to live in Queens Park.	1/12/2015 11:32 AM
2	Queen's Park is a beautiful neighbourhood that reflects the origin of the city. The maintenance of the old homes is a reflection of the history of the city. It makes New Westminster exactly what it is "The Royal City". People come here to experience the feel of the first city of B.C. and to be able to walk around this neighbourhood makes history come alive. Once the historic houses of the place get filled in, New Westminster becomes just another place. Nothing special about it at all. Allowing demolitions is a very sad state of affairs. It's not all about development and money. Once the history is gone, it can never be replaced.	12/31/2014 3:47 PM

Queen's Park Neighbourhood Heritage Study Working Group Heritage Survey for Residents

3	We decide to relocate to Queen's Park from Vancouver's West Side (Point Grey) for this very reason! We watched our street and neighbourhood change radically within a five year span with a ridiculous number of demolitions of character houses only to be replaced by gigantic mcmansions with laneway houses, multiple garages, no greenery, and often absentee owners. Zero sense of community. I desperately hope this does not happen to Queen's Park!	12/30/2014 4:11 PM
4	If we don't save it, it will become the same as every other neighbourhood - what's the point of that?	12/30/2014 4:07 PM
5	I originally came from the Killarney area in Vancouver. Most homes with any character have either been rented out & landlords do not maintain the home OR homes are torn down. New homes that are being built are cookie cutter, typical 3 level homes & the design is ugly.	12/29/2014 11:25 PM
6	221 and 219 3rd Ave - sad replacements for the original house. 2 cookie cutters. What is the style called? pseudo arts and crafts? See a vacant lot and that is the replacement? Please no more. Concerns about homes soon to be demolished - new home design should remain eclectic (e.g., 220 First St, 316 First St, 125 4th Ave, 213 4th Ave, 217 4th Ave)	12/29/2014 4:28 PM
7	Constraints are affordability and possibly lack of knowledge in restoring older homes. What benefits and incentives, if any, does the city provide in restoring? Restoration, should, to a degree, be an owner/city joint venture.	12/29/2014 4:24 PM
8	Area is unique. Many residents of surrounding cities are envious of the neighbourhood.	12/29/2014 10:01 AM
9	The homes, trees, and gardens are beautiful. The neighbourhood is known throughout Metro Vancouver and should be appreciated and cared for. New Westminster's heritage is a source of pride and needs to be preserved with respect.	12/27/2014 5:15 PM
10	It gives our city unique character and sets it apart from other municipalities.	12/26/2014 10:36 PM
11	This is a unique neighbourhood in the Lower mainland with many houses still in heritage style. It is an idealic neighbourhood.	12/26/2014 8:25 PM
12	Its the oldest neighborhood in the lower mainland.	12/26/2014 6:05 PM
13	Older character homes are what define QP. New box homes would detract from the character and value of the neighbourhood	12/24/2014 11:52 AM
14	We must preserve these beautiful and dwindling neighbourhoods. Too often in North American culture, we just rebuild without seeing the value of keeping these beautiful parts of our culture and history.	12/24/2014 11:16 AM
15	This question makes no sense. It depends on one's definition of "character".	12/19/2014 9:58 AM
16	I am concerned that this may invoke some restrictions on what I can or cannot do with my personal property.	12/11/2014 2:56 PM
17	We live here because of what our neighbourhood "is" not for what we want it to change to.	12/9/2014 3:03 PM
18	1. The narrow, ridiculous houses that resemble mobile homes in no way fit in. I think they are a major fire hazard as they are too close to other homes. 2. The big montrosities that were built backing onto Sullivan Park don't fit in; are too similar, have numerous suites (future overpopulation of this mostly single home area). They have paved over the majority of left over land so probability of neighbours basements and streets flooding due to nowhere for the rain to go (It's happened to my house). 3. The rules for allotted size of house on size of lot seem to be ignored. Again, overcrowding. 4. Other "in fill" or cottage or carriage houses built are turning this area into cramped living spaces, more cars, more traffic, LESS PEACE. Fire hazards as well.	12/9/2014 2:59 PM
19	Because it is a one of a kind neighbourhood! With every demolition or uncomplimentary change of a home/building, it takes a little piece of the "neighbourhood soul". If not protected, one day, the soul will be gone. We can't let that happen. Every home is different, each one with its own beauty inside and out. I believe as a homeowner, I have a responsibility to do whatever I can to ensure my historic home is maintained. I am merely the "current caretaker" during my lifetime, the home will be standing long after I'm not.	12/9/2014 2:49 PM
20	I love beautiful old buildings if they are well maintained. However many are not. I would rather see a beautiful new, safe home than an old unsafe "heritage one" in my neighborhood. Also, I believe what makes a wonderful neighborhood is wonderful neighbors. People, not houses make a great neighborhood first. Beautiful heritage homes are a just bonus. I've lived in QP for over 10 years, and QP residents have a bit to learn about being good neighbors. It's not the most welcoming neighborhood.	12/7/2014 8:30 PM
21	Generally speaking, most residents keep the homes looking very nice which will only make my home more valuable.	12/3/2014 10:07 AM
22	We are special - most homes have a unique character. No big stucco generic houses as in Kerrisdale.	12/3/2014 10:03 AM

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23	Loaded question: define "character". Most important for me (us) is not the exterior of the houses but the people who live in them and park and amenities close by.	12/3/2014 10:00 AM
24	It has a unique, historical and special aesthetic which is a wonderful part of our city and would be very sad to lose. That being said there are realities of change that we also have to deal with in terms of population growth, housing needs and safety etc.and realistically these things can take precedence.	11/27/2014 12:44 PM
25	You cannot have something that is neglected and old and protect it just for the simple reason it's old or has value to some leaving the owner with little options to live how they choose	11/25/2014 9:26 PM
26	I have lived in several different neighbourhoods, including dense urban ones and 1950s and 1960s tract-style ones, but none of the alternatives have me made as pleased to live in and walk in. I like the relative consistency of housing types and styles. I find this consistency welcoming and aesthetically pleasing.	11/25/2014 2:09 PM
27	to keep a record of the past and the feel of neighbourhood	11/24/2014 5:09 PM
28	It is important, specifically in the context of having trees, parks and roads that are not thoroughfares. This is what creates a vibrant livable community. Not old homes.	11/24/2014 8:47 AM
29	It depends what character you are referring to. The neighbourly, green, low density, multi-socio economic residents, and relatively tidy homes and parks, then my answer is 5.	11/21/2014 4:47 PM
30	Once the character is changed, it is gone forever. I once heard a city official (elected) say the reproduction houses being built after demolishing a restorable original house were good because they were the heritage of the future.	11/20/2014 4:34 PM
31	Because it is one of the things we value about living here. Because it sets apart from most of the Lower Mainland.	11/20/2014 4:30 PM
32	Vital to our future generations so we can show where we were and where we are going today. Vital to the economics of the area as the highest price real estate which can easily be turned into other non productive property if not protected to entice other people who enjoy revitalizing older houses to invest in New West instead of other areas. Vital to city for revenue from filming. Vital to city to reach its mandate to reduce waste (demolition) and increase density.	11/20/2014 4:28 PM
33	1) Protect continued above average liveability and its uniqueness. 2) Insulate ones vested resources in the neighbourhood.	11/18/2014 5:02 PM
34	It's one of the reasons (character) that I want to live here.	11/18/2014 4:57 PM
35	It's now a defining characteristic of the Queen's Park Neighbourhood. It attracts visitors and residents who appreciate history and an aesthetic that's no longer easy to find, despite it being well suited to fostering a sense of liveability. I have no doubt that Queen's Park property values are increased by the heritage characteristics of the neighbourhood. Thus, a loss of that heritage characteristic would lower property values + while that would make the neighbourhood a cheaper place to buy, it would make it a much poorer place to live and would not be a wise way to address affordability.	11/18/2014 4:55 PM
36	Successful cities like San Francisco and Boston have reputations for exactly that. Why can't we, instead of cookie cutter housing.	11/18/2014 4:46 PM
37	I have lived in the same house on Pine St since 1947, when I was 2 years old. Have seen this area go down and almost become derelict, then return to its desirable state of today. It is too late now to save some of the beautiful homes that were demolished, but wish to see the current revitalization of some of the older homes of various eras continue.	11/17/2014 12:41 PM
38	It is a unique area and if lost can never be restored.	11/17/2014 12:37 PM
39	We live here because it "feels like home". Demolition of perfectly adequate housing and construction of large houses to maximize lot FSR allowance and profit for developers is something I abhor. Also I am concerned about the consequences to the landfill with construction/demolition waste. I do however support the idea of laneway housing and affordable townhomes, provided they stay in character with the neighbourhood. As it is, Queens Park is unaffordable for our children. I do not want to live in a ghetto of older people and developers selling to foreign buyers.	11/14/2014 9:43 AM
40	Part of BC history, gives personality to neighbourhood.	11/12/2014 8:40 PM
41	It's important that it fits but . . the disney-fication of heritage is not reasonable	11/12/2014 10:26 AM
42	I love the character of this neighborhood and am proud of my neighbors who have done such great jobs of restoring old houses.	11/11/2014 2:12 PM

Queen's Park Neighbourhood Heritage Study Working Group Heritage Survey for Residents

43	There is no place like it in the Lower Mainland. Shaughnessy is a mess with ugly new character less homes and the current assault will wreck it further.	11/10/2014 5:20 PM
44	What more can be said. To maintain the status quo without allowing non compliant changes from creeping in (i.e., non conforming architectural design, larger multifamily dwellings, i.e., condo high rises).	11/10/2014 5:17 PM
45	It is one of the few areas left that celebrates our past and honors the people who first settled here. The actual physical attraction of the area is evident in the prices people are willing to pay to live here. It cannot be duplicated.	11/10/2014 5:14 PM
46	You lose the character of the neighbourhood! (no new modern houses, i.e., 4th Ave)	11/10/2014 5:10 PM
47	You cannot rebuild history - you preserve it.	11/10/2014 5:08 PM
48	It's what makes Queens Park special and unique and a desirable place to live. Once the historical homes and character of neighbourhood is gone, you can't get it back, it would never be the same. Don't let New West become boring and bland like Burnaby, Coquitlam etc.	11/10/2014 5:05 PM
49	This neighbourhood is almost unique in Metro Vancouver. It would be a shame to see lose the heritage feel. Yet I am a realist when it comes to destiny. I suspect (because of housing prices) that some of the older homes will need to be turned into duplexes or triplexes to accommodate affordability.	11/9/2014 1:06 PM
50	The quality of craftsmanship and architecture needs to be preserved for future generations	11/6/2014 4:05 PM
51	That's what Queen's Part is: its strength and beauty. That's why we live here.	11/6/2014 1:49 PM
52	As the people moving into the Queens Park area change in the age group, it might be desirable to adapt to the changing age group.	11/5/2014 5:10 PM
53	Because it is a unique neighbourhood.	11/5/2014 5:07 PM
54	Perfectly sound and very beautiful houses have been demolished in recent months to satisfy developer's greed. This needs to stop!	11/5/2014 5:05 PM
55	Some "nice" houses have been replaced by houses which do not conform with neighbouring houses (e.g., in the 200 block of 4th Ave - we would like to see some more green space in the new developments).	11/5/2014 5:02 PM
56	I feel this is part of our history that needs to be maintained and protected. All these houses, parks, boulevards and streets have such a rich history that we must not ever forget.	11/5/2014 5:00 PM
57	It is a unique area.	11/5/2014 4:55 PM
58	Queens Park neighbourhood is the jewel in the crown of the Royal City. It differentiates us from any other bedroom satellite of Vancouver with its unique character. Its a little island of gentility in a hectic world and I hope it remains so for a long, long time to come.	11/3/2014 5:04 PM
59	It is a unique and historic neighbourhood that needs to be preserved.	11/3/2014 5:00 PM
60	It is a real treasure to be kept and protected.	11/3/2014 4:58 PM
61	Because without protection, the heritage value (monetary and otherwise) could be lost. This would be to the detriment of all Queen's Park residents.	11/3/2014 4:55 PM
62	If demolitions continue at a high rate there won't be a Queen's Park neighbourhood!	11/3/2014 4:51 PM
63	It's historical value to the City of New Westminster and its residents.	11/3/2014 4:48 PM
64	It's part of New West's heritage. The number of heritage houses in such a small area is unique in the lower mainland.	11/2/2014 11:38 AM
65	A connection to our past and preserving mature trees.	10/31/2014 5:44 PM
66	There is one developer in particular who is single handedly destroying the heritage of the neighbourhood by tearing down perfectly good homes on 3rd Ave, 4th Ave, and 4th Street (that I know of) all so that they can just do a quick flip and increase their returns with NO regard for the culture of the community.	10/31/2014 4:51 PM
67	Adds value, builds character, keeps New Westminster identity, important for other residents of New Westminster, not just the owners of the homes in Queens Park.	10/31/2014 10:53 AM
68	It is a pleasant, safe and friendly neighbourhood for people to live. It is a place to get out and go for a walk.	10/30/2014 6:43 PM

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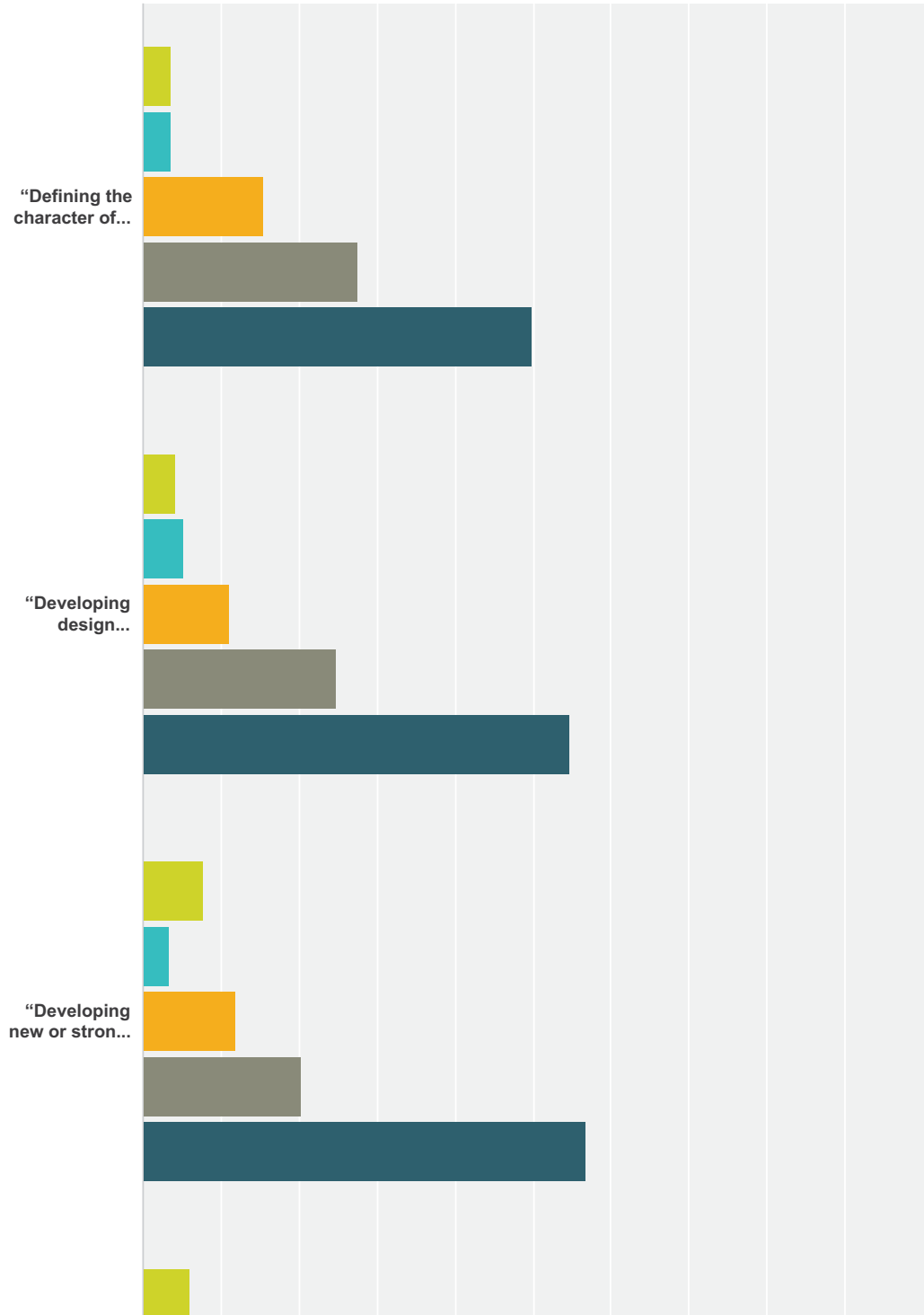
69	Not sure what the "character" of the area alludes to. We see it as a family friendly community/neighbourhood. A liveable place that has mansions and cottages- a place for all ages and economic backgrounds. Do not want it to become "exclusive" and out of the range of buyers. I worry that by protecting the 'character' it will reduce the value of the property for potential sales.	10/30/2014 1:40 PM
70	Because they are just not making 100-year old houses/trees/streets anymore. HOWEVER, this shouldn't mean we can't densify within the neighbourhood!	10/30/2014 10:47 AM
71	The character of the neighbourhood is the reason the neighbourhood is sought after. Retaining historical aspects of this area draws people from other areas as well, including films etc. If the character is not maintained, it would become homogenized and would lose the unique qualities that make it a wonderful neighbourhood.	10/30/2014 10:45 AM
72	architecturally significant, pride, unique, part of our history, a mini Shaughnessy.	10/30/2014 10:36 AM
73	It is nice to have an area that maintains an ambiance of days gone past.	10/29/2014 5:08 PM
74	For New Westminster Queens Park to be recognizable as a significant heritage area from its early days 100 years to now. We need protection through legislation.	10/29/2014 12:59 PM
75	Because what our neighbourhood looks like is important + we worry about big box ugly houses.	10/29/2014 12:56 PM
76	It is an immensely livable neighbourhood providing a high quality of life. residents are able to stay in their homes into old age with the close walkable amenities and services. The variety of architecture in the houses enhances and although houses are very large in some cases they do not overshadow their neighbours. People come from all over for a Sunday drive or visit to see and admire the charm and preserved nature of this area. If you mention you live in this area, people from all over the Lower Mainland are familiar with it and recognize its worth.	10/29/2014 12:54 PM
77	Because Queens Park Neighbourhood is beautiful and quite unique. The parks and heritage homes are especially lovely.	10/29/2014 12:50 PM
78	Too much is being lost with new developments.	10/29/2014 12:45 PM
79	This is a very unique neighbourhood in Metro Vancouver. It is not large, so protecting it should be a priority. Neighbourhoods like Kerisdale in Vancouver and Dundrave in West Vancouver have been transformed from similar heritage neighbourhoods to basically new developments. History does not seem important to Metro Vancouver, but it is much more in New Westminster.	10/29/2014 8:35 AM
80	It is important to preserve our past in view of the amount of modern development that has happened in this City over the last 5 years. Developments like the Proposed Expansion or Urban Academy will not protect or enhance the character of the QP neighbourhood. Projects that are ultra modern that will dramatically increase traffic and parking congestion will not draw people to this neighbourhood to appreciate its heritage character and will effect residents desire to invest in this neighbourhood and their heritage homes.	10/29/2014 12:11 AM
81	Heritage is not something that can be rebuilt. If people do not maintain or revitalize heritage buildings (which enhance the character of Queen's Park) the character of the neighborhood will be lost.	10/28/2014 4:07 PM
82	They aren't building 100 year old houses any more ... if you wreck the area ... it's gone.	10/28/2014 10:18 AM
83	New Westminster is one of the oldest cities in Western Canada, and has a huge amount of history. It also has a huge amount of beautiful old homes. And the park itself is gorgeous. Where else in the Lower Mainland is there an area like this? Maybe Kitslano, but that's really changing. Kerrisdale? Not really. The only city that is close to this Neighbourhood is Oak Bay on the Island.	10/28/2014 1:47 AM
84	When the feel, look etc. of our neighbourhood is gone, we can never get it back.	10/27/2014 1:39 PM
85	New West, and particularly Queen's Park, is almost the last bastion of heritage retention in Metro Vancouver, with the amount of demolitions going on in every community these days. If the city doesn't put in place more tools to preserve and protect the heritage in Queen's Park, then the neighbourhood becomes just like any other suburban neighbourhood, full of new homes and minus mature trees and landscaping. Might as well move to Surrey or Coquitlam, they have more community amenities.	10/27/2014 1:19 PM
86	It is the last area of New Westminster to have a reasonably high "density" of restored/ well maintained stock of heritage homes.	10/27/2014 12:52 PM
87	creates an historical feeling that should be preserved	10/27/2014 9:05 AM
88	- The character of the neighbourhood is the driving factor behind the area's desirability.	10/27/2014 8:10 AM
89	To protect the character of the neighbourhood.	10/26/2014 5:39 PM

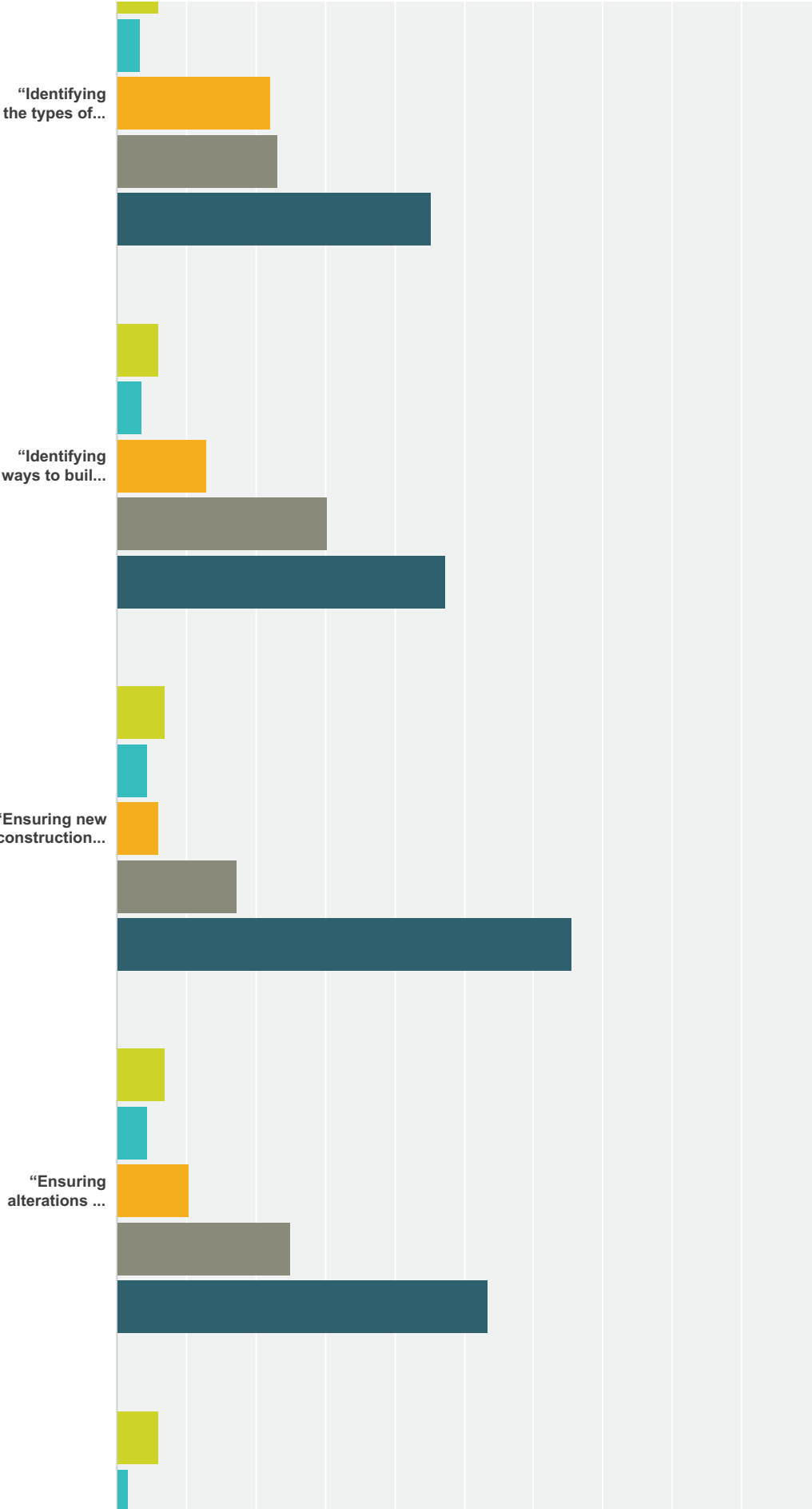
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90	Character should evolve and develop and progress. It should not remain stagnant.	10/25/2014 8:00 PM
91	It's a very unique neighborhood in Vancouver and amidst the rapidly changing cityscape of Metro Vancouver places like it should be held onto.	10/25/2014 3:15 PM
92	This is a great neighbourhood to live and raise a family. But we must not simply protect heritage without ensuring that the community remains vibrant and a place for young families with kids. That's what help make it special.	10/25/2014 1:50 PM

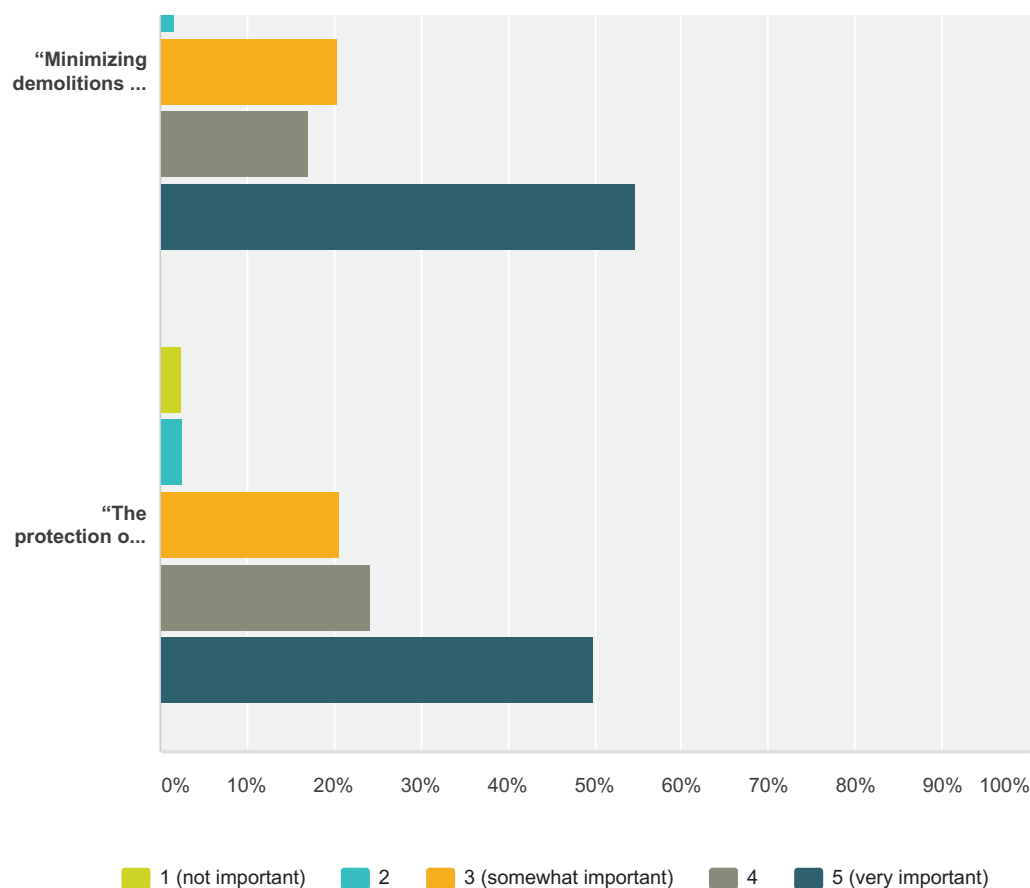
Q7 Please rate the importance of each of the following statements in terms of protecting and enhancing the character of the Queen’s Park neighbourhood:Please rate each statement on a scale of 1 – 5 with 1 being “not important” and 5 being “very important”.

Answered: 118 Skipped: 2





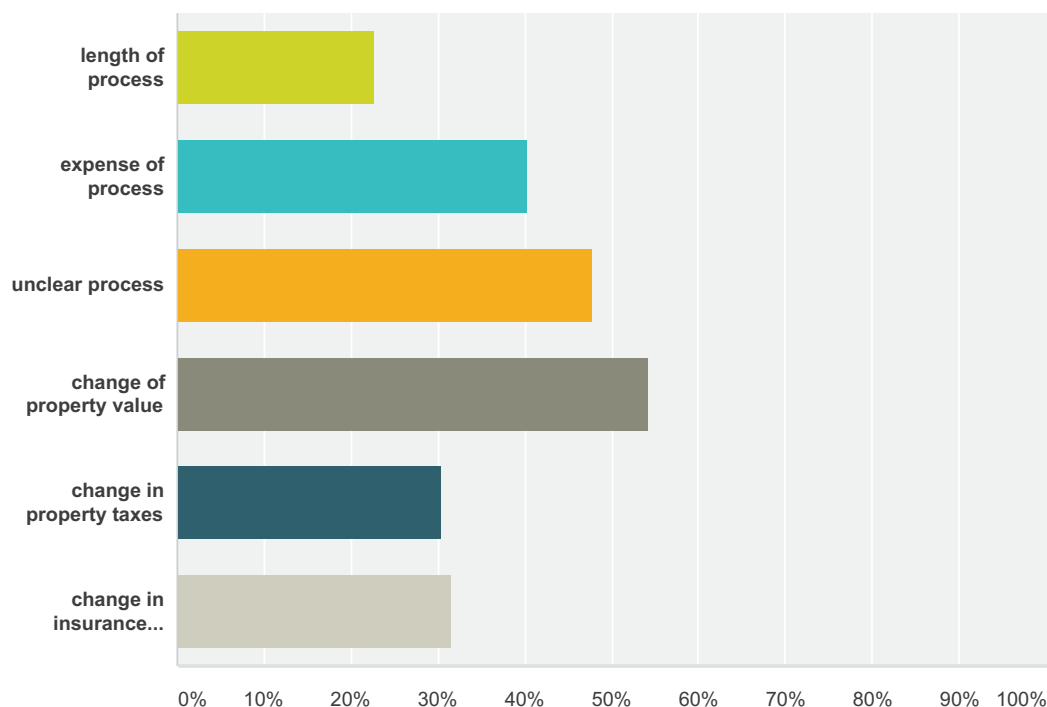
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	1 (not important)	2	3 (somewhat important)	4	5 (very important)	Total
"Defining the character of the neighbourhood in order to identify what should be retained and/or protected is....."	3.45% 4	3.45% 4	15.52% 18	27.59% 32	50.00% 58	116
"Developing design guidelines for new construction, renovations, and restoration of single-family houses is...."	4.27% 5	5.13% 6	11.11% 13	24.79% 29	54.70% 64	117
"Developing new or stronger regulations to deter demolition and to provide incentives for the retention of older single-family houses is....."	7.63% 9	3.39% 4	11.86% 14	20.34% 24	56.78% 67	118
"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 is...."	5.98% 7	3.42% 4	22.22% 26	23.08% 27	45.30% 53	117
"Identifying ways to build understanding and support from the community, the building industry, and from within City Hall for neighbourhood heritage conservation strategies is....."	6.03% 7	3.45% 4	12.93% 15	30.17% 35	47.41% 55	116
"Ensuring new construction is compatible with the neighbourhood in terms of design and scale is..."	6.90% 8	4.31% 5	6.03% 7	17.24% 20	65.52% 76	116
"Ensuring alterations to existing buildings are compatible with the neighbourhood in terms of design and scale is...."	6.90% 8	4.31% 5	10.34% 12	25.00% 29	53.45% 62	116
"Minimizing demolitions in the Queen's Park Neighbourhood is...."	5.98% 7	1.71% 2	20.51% 24	17.09% 20	54.70% 64	117
"The protection of trees in the Queen's Park area is...."	2.59% 3	2.59% 3	20.69% 24	24.14% 28	50.00% 58	116

Q8 Please identify any barriers that you feel might prevent you from taking steps to protect your home with a heritage designation bylaw (check all that apply):

Answered: 92 Skipped: 28



Answer Choices	Responses
length of process	22.83% 21
expense of process	40.22% 37
unclear process	47.83% 44
change of property value	54.35% 50
change in property taxes	30.43% 28
change in insurance premiums	31.52% 29
Total Respondents: 92	

#	Other:	Date
1	Idea: heritage designated taxes could be discounted the 1st year of designation to pay for the process. Unfortunately, I have left this too late to give the survey the time it demands. Making decisions in the summer like Anvil Centre and Whitecaps coming to Queens Park is not a good idea - same as end of the year surveys. This product is too long and basically should just ask opinions and suggestions.	1/12/2015 11:32 AM
2	not familiar with the heritage designation bylaw... have not had time to read it.	12/29/2014 11:25 PM
3	Poor understanding on non-resident population.	12/29/2014 10:01 AM
4	If this process was a deterrent for people to buy the home in the future, a heritage designation would be a barrier.	12/27/2014 5:15 PM

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5	Fear of Bureaucratic nightmare?	12/26/2014 6:05 PM
6	There are too many guidelines/restrictions if you want to change anything in the future. It might hamper future sales.	12/9/2014 3:01 PM
7	It doesn't apply to me as this house hasn't the sound foundation, good insulation or windows or any special features worth preserving (although I do try in vain). I would not like someone in city hall tell me nothing could change. It's north worth saving a giant money pit that was a cheap build to start with if a person wants something better. I wouldn't want that stipulation put on my home; it would limit the buyers should I ever sell. If it were like the lovely home destroyed on 3rd Ave last year, then I would jump through all and any hoops to designate it, but it should be the owner's decision.	12/9/2014 2:59 PM
8	- Not knowing whether I will be restricted in exterior colour choices, external structures, etc. in the future. - Also, would designation restrict any changes I may want to make on the interior of my home? - Last, would a designation restrict potential buyers when I want to sell my home in the future? (often new homeowners want to put their own touch on a home, would they choose not to purchase if they are restricted with their own home renovation plans?).	12/9/2014 2:49 PM
9	The problem I see is the zoning changes - because some homes will be classified as non-conforming, which will affect the value in the eyes of the purchase.	12/3/2014 10:07 AM
10	?? N/A in our case, see #9	12/3/2014 10:03 AM
11	Overly restrictive limitations and processes that result in excessive and overwhelming feedback requirements on insignificant details. Inability to pursue density options.	11/27/2014 12:44 PM
12	Having a group dictate how you should keep your home	11/25/2014 9:26 PM
13	I live in a small, very late Arts and Crafts style cottage, which at this point of time, is not considered heritage.	11/25/2014 2:09 PM
14	Restoration of a heritage home is very expensive process and having a heritage designation limits the market for resale and lowers the value because of the restrictions.	11/24/2014 8:06 PM
15	The process seems to have some negative aspects when i hear others discussing the matter but I really don't know enough about it.	11/24/2014 7:03 PM
16	My house is less than 20 years old.	11/24/2014 1:23 PM
17	Restrictions to what we or future families, may or may not do to upgrade the home.	11/21/2014 4:47 PM
18	N/A - is designated and has been so for 20 years.	11/20/2014 4:34 PM
19	Council can change heritage designation without consultation	11/20/2014 4:28 PM
20	not clear on what the bylaw covers.	11/18/2014 5:00 PM
21	Loss of choice in renovating?	11/18/2014 4:57 PM
22	I don't own a home. I rent. With that in mind, though, I think owners who obtain heritage designations for their homes or other structures including apartment buildings, should be rewarded with a reduction in property taxes and that favourable tax status ought to raise the values of such properties. If capitalism has any rational life left in it. Any reductions in the length, expense, and opacity of the process that can be identified should be enacted, provided they're not counterproductive.	11/18/2014 4:55 PM
23	Traffic is a major factor calling it a neighbourhood and allowing cars to divide it so it doesn't make sense.	11/18/2014 4:46 PM
24	We don't perceive an advantage to a heritage designation because it would limit the flexibility we have in renovating our own home.	11/12/2014 8:40 PM
25	*Expectation of losing control over my home. *Interference from city hall in the past regarding home renovations. *Snobbishness of those in the "in-circles". *Also, I find the heritage label to be at odds with the kudos being awarded to so many "restorations". Many have maintained only a heritage exterior while gutting and modernizing interiors - hard to call these homes "heritage".	11/11/2014 2:12 PM
26	Don't know the pitfalls on this topic, but knowing city hall and permitting issues, it could be a nightmare.	11/10/2014 5:20 PM
27	If a home is so badly "run down" that it would be impossibly expensive to restore and/or if it has no significant heritage features, demolition in favour of a new heritage style might be even better.	11/10/2014 5:14 PM
28	already certified as heritage. "Built 1909"	11/10/2014 5:10 PM

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29	Not clear on what benefit there is to the homeowner (i.e., minimal \$ available to make repairs/improve outside appearance, with unclear obligation).	11/10/2014 5:08 PM
30	city charges a lot of fees - very expensive (i.e., when moving a house etc.). We did it and would do it again (happy face).	11/10/2014 5:05 PM
31	Limitations on renovations	11/6/2014 1:49 PM
32	Heritage designation reduces the value and saleability of your home!	11/5/2014 5:09 PM
33	Once designated, understand many restrictions apply to changes in building. Would like to take down garage that is unworkable and build laneway house to protect property from being subdivided! Potential for 2 lots but not very nice for old home on tiny lot!	11/5/2014 5:07 PM
34	not sure what this entails.	11/5/2014 5:00 PM
35	it could adversely affect the resale value.	11/3/2014 5:04 PM
36	limited options when it comes to renovations.	11/3/2014 5:00 PM
37	Our home was a working man's home. Not top quality when built, so we do renovations as necessary. It probably is not 'heritage' quality, but we like it.	11/3/2014 4:58 PM
38	not sure	11/2/2014 11:38 AM
39	My work recently extended to us a group policy for home insurance. When I phone to get a quote, the company said that if the home was deemed a heritage building by the city, they could not insure it because it would be prohibitive in regards of cost to rebuild.	10/31/2014 4:51 PM
40	Our home is too new for heritage designation-built in 1990.	10/30/2014 6:43 PM
41	The heritage designation bylaw is confusing and causes unrest. In the QPRA when new owners want to live in their purchased home, and want to do some renovations, a kind of 'heritage Nazi' mentality come out that is very upsetting. As stated before- no museums please, young families can not live in them now! We need to preserve the area for the future not the past.	10/30/2014 1:40 PM
42	Difficult with resale and future renovation restrictions on designated buildings.	10/30/2014 10:45 AM
43	I do not know the details. Also, while my house was constructed in 1910, I have been advised that it is not a highly significant heritage value. It was stuccoed in the 1950's and from a fire protection perspective, I like stucco, but it certainly lost a bit of its ambience.	10/29/2014 5:08 PM
44	reduced ability to sell.	10/29/2014 12:56 PM
45	my house is a designated heritage house	10/29/2014 12:54 PM
46	The problem with this question is "heritage designation bylaw" is not defined and assumes the reader knows what it is.	10/29/2014 12:43 PM
47	N/A for me. However, I have been told by residents that they are weary of exploring heritage designation because it is too restrictive and could impact their ability to do upgrades in the future.	10/29/2014 12:11 AM
48	I'd be very concerned that I was going to saddle my kids with a white elephant and that I'd lose control over my own house.	10/28/2014 10:18 AM
49	I think there are no barriers other than those developers, realtors and often the city put up to encourage new development/demolition of older homes.	10/27/2014 1:19 PM
50	The outcome would leave me unsure as to the potential impact on the value of my home should I need to sell.	10/27/2014 12:52 PM
51	I would never try to "protect my home" by heritage designation. I believe in free democracy, not government supporting special interest groups in a manner that restricts my freedom of choice and our heritage of common law property rights.	10/25/2014 8:00 PM
52	Would have to change exterior stucco back to cedar siding. Huge expense.	10/24/2014 11:31 AM

Q9 What would encourage/motivate you to protect your home with a heritage designation bylaw?

Answered: 85 Skipped: 35

#	Responses	Date
1	Less red tape, \$, and a perk for designation or 1 time tax credits.	1/12/2015 11:32 AM
2	A full understanding of the types of possible restrictions and financial implications	12/31/2014 3:50 PM
3	To make sure our home is not destroyed and our lot split	12/31/2014 3:47 PM
4	That such a bylaw/designation would enhance the value not detract	12/30/2014 4:11 PM
5	I believe my home is not considered a heritage home.... it was built in 1945 but I believe it was raised in 1971 and a bsmt added. As per the info from city hall.	12/29/2014 11:25 PM
6	city incentives	12/29/2014 4:24 PM
7	Need so tee where this study is going before I answer this question.	12/29/2014 10:01 AM
8	If there were tangible compensation. I.e. Money to pay for restoration.	12/27/2014 6:14 PM
9	The preservation of the heritage homes and being able to sell my home which might become necessary in the future.	12/27/2014 5:15 PM
10	Financial incentives	12/26/2014 10:36 PM
11	Incentives and increased resale value	12/26/2014 6:05 PM
12	Considerations that would allow owners to preserve the heritage but also maximize value. Laneway or coach houses, allow more sq footage in basements, clearer process for negotiating allowable renovations.	12/24/2014 11:52 AM
13	Nothing	12/11/2014 2:56 PM
14	easier access to grant funds.	12/9/2014 3:03 PM
15	\$	12/9/2014 3:01 PM
16	Not applicable to me, my house is not original (i.e., sections added on to and old parts long removed).	12/9/2014 2:59 PM
17	Maybe a tax reduction? Maybe some financial support for restoration (i.e., my chimney needs a very expensive repair that I can't afford?) (these homes cost a lot to maintain, although worthwhile, it means other expenses are sometimes sacrificed).	12/9/2014 2:49 PM
18	Maybe a trade-off allowing for greater densification of the lot. Lane home? Subdivide?	12/7/2014 8:30 PM
19	Nothing.	12/6/2014 10:06 AM
20	My home isn't heritage but I would consider tearing it down and building a new (heritage type) home if there were financial incentives.	12/3/2014 10:07 AM
21	Our home is already heritage designated	12/3/2014 10:03 AM
22	Nothing!	12/3/2014 10:00 AM
23	Clear protection guidelines that also embrace creativity and, densification and modernization	11/27/2014 12:44 PM
24	Nothing	11/25/2014 9:26 PM
25	More information about the practice and its consequences.	11/25/2014 2:09 PM
26	Money!	11/24/2014 8:06 PM
27	not sure but perception that i lose control over renovations is a concern	11/24/2014 5:09 PM
28	Nothing - not a heritage home. Is this survey only relevant to those with "heritage" homes?	11/24/2014 8:47 AM

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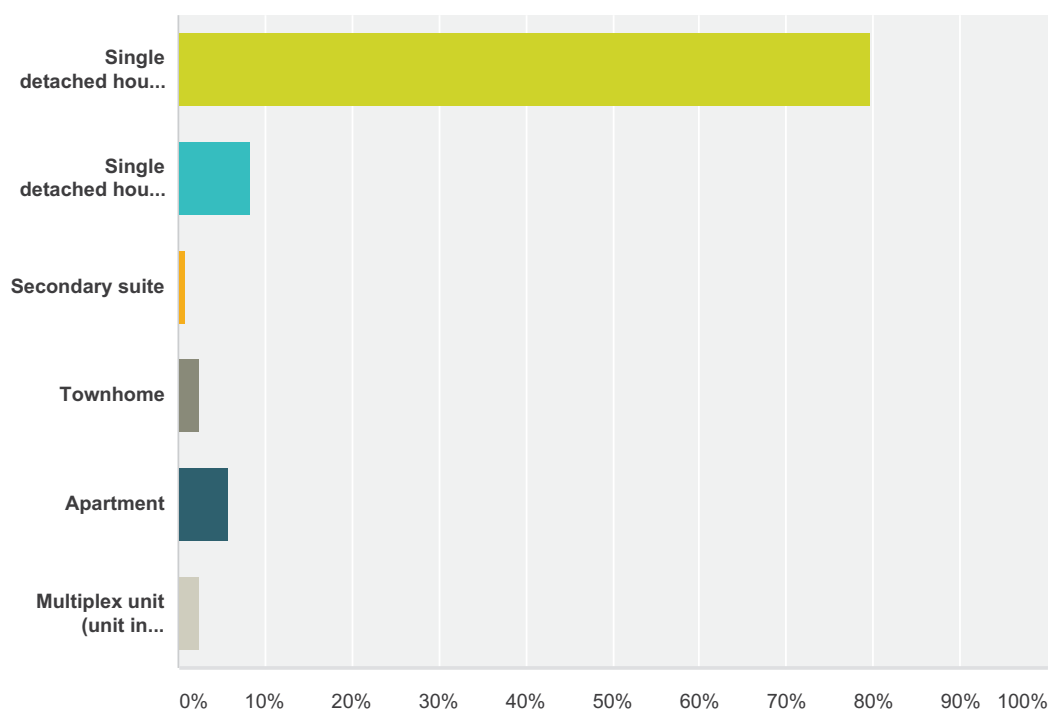
29	nothing.	11/21/2014 4:47 PM
30	N/A	11/20/2014 4:34 PM
31	Clearer process, fewer restrictions.	11/20/2014 4:30 PM
32	The heritage designation cannot be altered or changed in any way without 65% of people voting in a referendum to change the heritage designation.	11/20/2014 4:28 PM
33	infrastructure improvements.	11/18/2014 5:02 PM
34	I'm not sure I would want to give up the freedom of being able to choose colours, materials etc. when renovating, so it would be a relaxation of guidelines I guess.	11/18/2014 4:57 PM
35	If I had a property, guidance through the process would help me to decide in favour of pursuing a heritage designation. To the extent that (other than tax incentives) economic arguments favour heritage designation, those arguments would also tip me towards seeking a heritage designation.	11/18/2014 4:55 PM
36	Less traffic/more barriers (i.e., Strathcona West End Vancouver style).	11/18/2014 4:46 PM
37	Not knowledgeable about the process and really doesn't matter that much to us. Unless it would protect the house from being demolished after we have moved on or left the house	11/17/2014 12:41 PM
38	Knowing the house can't be torn down in the future without great difficulty.	11/17/2014 12:37 PM
39	Not sure. If I thought my son and his family would want to live in our home in the future, I would renovate and protect the house.	11/14/2014 9:43 AM
40	Nothing	11/12/2014 8:40 PM
41	There is a pragmatic approach to treat cases in a case by case basis within an overarching framework. E.g. densification via in law suites are given due weight and not ruled out unilaterally.	11/12/2014 10:26 AM
42	Perhaps more information. Incentives.	11/11/2014 2:12 PM
43	Not sure our merits this - had various additions from 1912 onwards	11/10/2014 5:20 PM
44	Knowing that this fine old wooden structure would continue to shelter a family for many more years	11/10/2014 5:14 PM
45	see on 1st page	11/10/2014 5:10 PM
46	Information. Perhaps a "highlights" information newsletter should be created and mailed to homeowners in Queen's Park to familiarize them with outline/benefits of the program.	11/10/2014 5:08 PM
47	Saving a home and its special character and design.	11/10/2014 5:05 PM
48	tax breaks	11/9/2014 1:06 PM
49	tax breaks	11/6/2014 1:49 PM
50	no opinion	11/5/2014 5:10 PM
51	not interested	11/5/2014 5:09 PM
52	value for heritage and flexibility to change some parts of buildings for comfort	11/5/2014 5:07 PM
53	More flexibility in what improvements could be considered respectful to the design of the existing architecture	11/5/2014 5:05 PM
54	financial assistance to help maintain heritage character.	11/5/2014 5:00 PM
55	some financial "break"	11/5/2014 4:57 PM
56	If the whole area was going to be covered by such a bylaw.	11/5/2014 4:55 PM
57	a property tax break.	11/3/2014 5:04 PM
58	I would need a guarantee that it wouldn't impact the value of my property and restrict renovation options.	11/3/2014 5:00 PM

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59	If I thought the bureaucrats at City Hall wouldn't be overly rigid about it. New West already has a reputation as being one of the worst cities for renovations permitting etc. b/c of city hall staff being overly bureaucratic, rigid etc. . This will negatively affect house prices or at least ability to sell because buyers know any renos will be a huge headaches. Also homeowners in Queen's Park should be able to build garages of whatever size, so long as they are designed in keeping with the heritage style of their home. Once built, they should be able to have a second storey for storage, recreation room, home office etc. I understand there is a concern about illegal suites, but that could be addressed via statutory declarations and exceptions. The current approach to garages makes no sense and reduces property values and enjoyment of property.	11/3/2014 4:55 PM
60	eliminate perceived restrictions	11/3/2014 4:48 PM
61	not sure	11/2/2014 11:38 AM
62	Confirmation that above noted "barriers" would not be an issue.	10/31/2014 5:44 PM
63	Unsure what designation is- but if it restricts what a new buyer can do to improve the property for their lifestyle we would not ask for it for our 1904 home. Perhaps it is important to maintain the outside it is a unique example of a type of home.	10/30/2014 1:40 PM
64	lower taxes, financial assistance in maintaining heritage features of home.	10/30/2014 10:52 AM
65	Financial incentives, ability to update/upgrade home (within reason) after designation rather than having to comply with overly strict regulations (e.g., house colour, etc.)	10/30/2014 10:45 AM
66	reduced taxes	10/30/2014 10:38 AM
67	There's no benefit to us. There might be to the neighbourhood if they felt our home was worth of protection.	10/30/2014 10:36 AM
68	Seeing whether it is feasible and what the benefits / costs would be. Certainly, being able to add a laneway house would be a very positive benefit (I have the spare FSR).	10/29/2014 5:08 PM
69	Clear definition of heritage designation (i.e., external/add ons/yard - trees. BC Assessment Authority needs to have a heritage class	10/29/2014 12:59 PM
70	monetary incentive or ability to build a laneway house	10/29/2014 12:56 PM
71	City to pay for the costs	10/29/2014 12:47 PM
72	Don't make it so expensive and ensure the process is easy to understand to prevent frustration.	10/29/2014 12:45 PM
73	Knowing what it is, and knowing if it will help me individually vs us as a community.	10/29/2014 12:43 PM
74	N/A I would think property tax incentives would though.	10/29/2014 12:11 AM
75	Money without onerous regulation	10/28/2014 10:18 AM
76	Our house is only 1974, so we aren't really heritage. We're just supportive.	10/28/2014 1:47 AM
77	tax breaks.	10/27/2014 1:39 PM
78	knowledge of pros and cons of doing it. assistance with application.	10/27/2014 1:35 PM
79	Relaxation of building code rules and property tax incentives, grant money for restoration and upkeep of older homes.	10/27/2014 1:19 PM
80	A clear explanation of the process, costs, time and restrictions ultimately placed on my property.	10/27/2014 12:52 PM
81	yes	10/27/2014 9:05 AM
82	Reduction of property taxes and government incentives for home maintenance.	10/26/2014 5:39 PM
83	Absolutely nothing. Please do not proceed with this silly initiative.	10/25/2014 8:00 PM
84	Nothing. This is a voluntary program and should remain so.	10/25/2014 1:50 PM
85	Higher fsr. Currently we are at 0.6 so we would need 0.7. Not realistic with current 0.5 fsr. Our area has high fsr due to small lots. Need different rules for small lots.	10/24/2014 11:31 AM

Q10 Please describe the type of home that you live in:

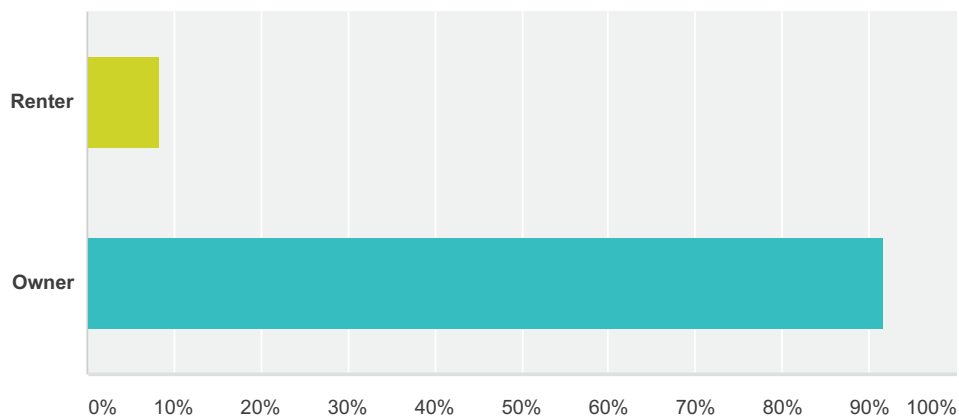
Answered: 119 Skipped: 1



Answer Choices	Responses	
Single detached house (without a secondary suite)	79.83%	95
Single detached house (with a secondary suite)	8.40%	10
Secondary suite	0.84%	1
Townhome	2.52%	3
Apartment	5.88%	7
Multiplex unit (unit in duplex, triplex etc.)	2.52%	3
Total		119

Q11 Please describe your housing tenure:

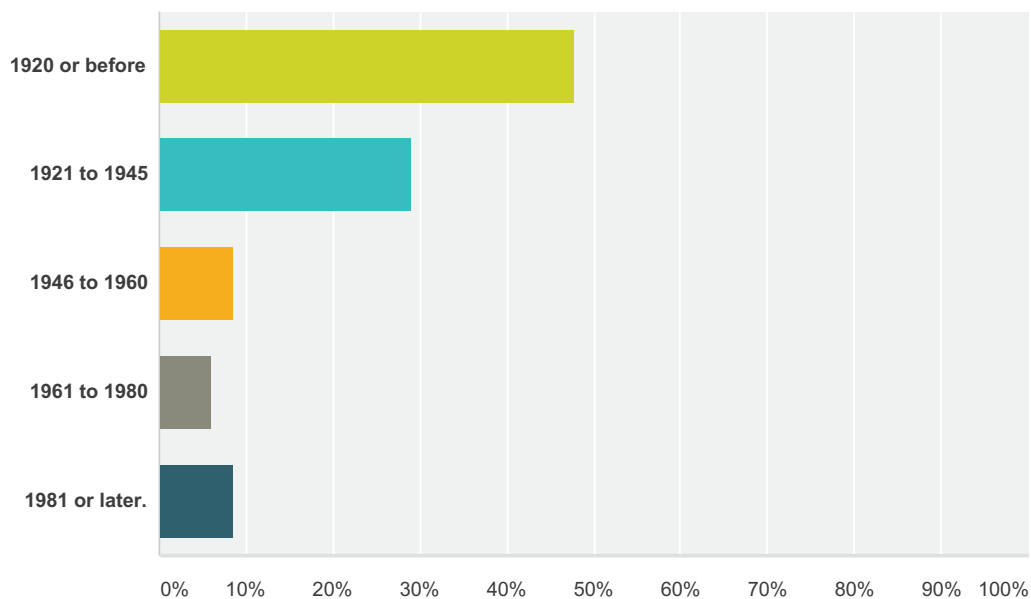
Answered: 119 Skipped: 1



Answer Choices	Responses	
Renter	8.40%	10
Owner	91.60%	109
Total		119

Q12 Please describe the approximate age of your home (i.e., the year that your home was built):

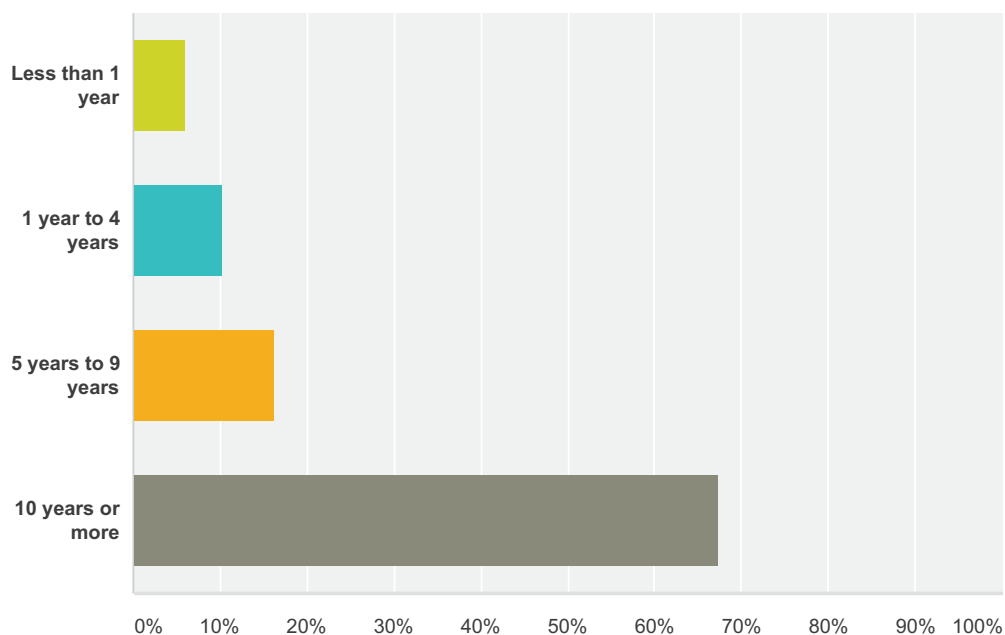
Answered: 117 Skipped: 3



Answer Choices	Responses	
1920 or before	47.86%	56
1921 to 1945	29.06%	34
1946 to 1960	8.55%	10
1961 to 1980	5.98%	7
1981 or later.	8.55%	10
Total		117

Q13 How long have you lived in the Queens Park area?

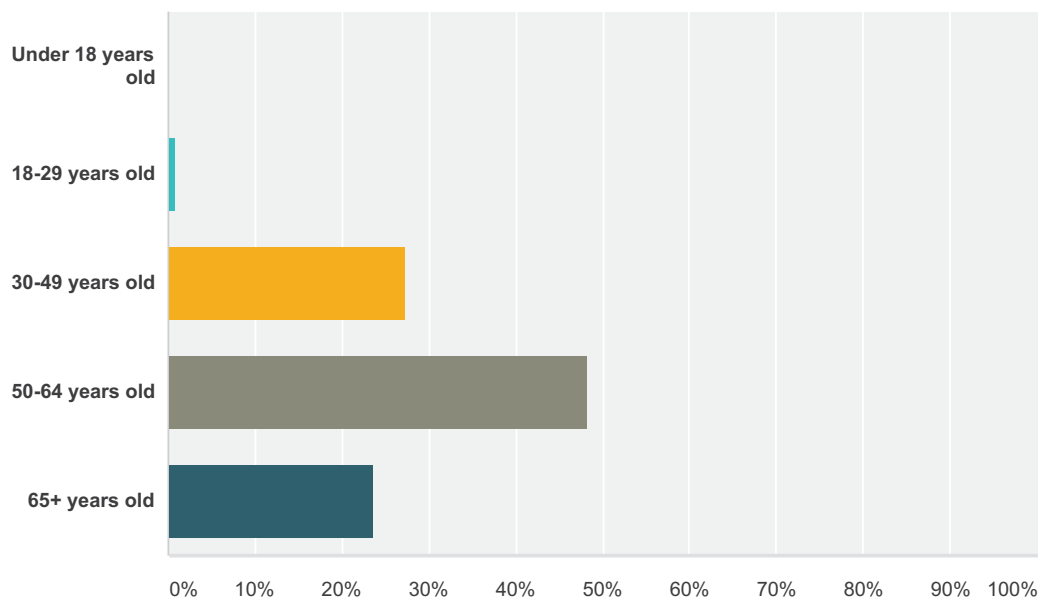
Answered: 117 Skipped: 3



Answer Choices	Responses	
Less than 1 year	5.98%	7
1 year to 4 years	10.26%	12
5 years to 9 years	16.24%	19
10 years or more	67.52%	79
Total		117

Q14 What is your age?

Answered: 110 Skipped: 10



Answer Choices	Responses	
Under 18 years old	0.00%	0
18-29 years old	0.91%	1
30-49 years old	27.27%	30
50-64 years old	48.18%	53
65+ years old	23.64%	26
Total		110