

Attachment #7

Applicant-led Consultation Feedback and Correspondence Received

From: [Kathleen Stevens](#)
Personal Information Remove
To:
Cc: [External-Dev Feedback](#)
Subject: RE: Robert Lane House - 208 5th Ave. NW
Date: Tuesday, April 27, 2021 5:47:38 PM

Hello,

Thank you for reaching out regarding the proposed [Heritage Revitalization Agreement](#) (HRA) at 208 Fifth Avenue. Find below some information to help answer your questions:

Minimum Side Yard Setback

The Zoning Bylaw requires a minimum side yard setback of 1.5 metres (5 feet) and permits projections of up to 0.8 metres (2.5 feet). This means, under the standard rules, the distance between pieces of the house and the property line can be as close as 0.8 metres (2.5 feet). 0.6 metres (2 feet) is generally the minimum separation distance allowed in the Building Code. The applicant is proposing a relaxation, which would result in the eaves of the carport projecting to the Code minimum, which is closer than the Zoning Bylaw usually permits (by 0.15 meters/0.5 feet) . These kinds of relaxations can be considered for heritage houses through an HRA.


City Trees

An arborist report is still being finalized for this project. The arborist report is required to include recommendations for removal of trees or for work around/within the tree protection zone (TPZ) of retained trees. The trees on this property, and in the boulevard, would be protected in accordance with the City's Tree Protection and Regulation Bylaw No. 7799, 2016. Given that the heritage house is proposed to be moved on the lot, this will likely involve large equipment which might be detrimental to the tree. However, the whole proposal will be reviewed by the City's arborists, once the finalized report is provided by the applicant.

If you have any concerns or suggestions, I encourage you to share them with the applicant: they are currently seeking feedback as part of their community consultation process. Feedback received from the community will be presented to Council, and will be considered for inclusion in the final proposal.

Regards,

Kathleen Stevens | Heritage Planning Analyst
T 604.527.4656 | E kstevens@newwestcity.ca

 City of New Westminister | Development Services, Planning
511 Royal Avenue, New Westminister, BC V3L 1H9
www.newwestcity.ca | [f /newwestminister](https://www.facebook.com/newwestminister)

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From: Personal Information Removed

Sent: Monday, April 19, 2021 6:42 PM

To: External-Dev Feedback <devfeedback@newwestcity.ca>

Subject: Robert Lane House - 208 5th Ave. NW

Hello,

I've received a Virtual Open House postcard related Robert Lane House – 208 Fifth Ave. New West.
<http://robertlanehouse.ca>

Could you please tell me what is the minimum allowed distance of a house from property line? In other words, I see that roof above the car port of this house will be very close to the property line
Personal Information Removed. Is that allowed?

Also, based on images posted on the website listed above, what will happen to the cherry tree that is currently on the boulevard area in front of the 208 5th Ave.?

Could you please provide some clarification?

Thank you,

Personal Information Removed

From: Personal Information R
To: [Britney Dack](#)
Subject: 208 Fifth Ave. The Charles and Wilmeth Calbick House
Date: Saturday, May 1, 2021 1:01:23 PM

Hi Britney:

Sorry to bug you. I saw something about this HRA referencing the Robert Lane House.

Lane certainly was the builder. He and brother William Lane built a variety of homes in the city.
lived in one. 422 Third Street.

Personal Information
Removed

Robert Lane lived in several houses. But for the life of me I cannot find him ever residing at 208 Fifth Ave.

Charles Calbick is listed as living at 208 Fifth Ave. 1911. (which usually represents a history of the year before.) House was built in 1910.

Robert Lane built some nice homes in the hood.

His name never appears as living at 208 Fifth Ave. Maybe I am missing something.

Charles Calbick's funeral information lists son Garth Calbick as living at 208 in 1949. And Garth and his wife Mary are still living at 208 Fifth Ave in the 1955 NW directory. The old directories only go as high as 1955 online. There is a funeral notice for Mary Calbick's Mother Martha Ure listing her as living with her daughter at 208 Fifth Ave. when she died. In 1959. So the family at that point had lived in the house for at least 48 years. Further research will likely reveal even more years. A search of the newspapers.com reveals the house was listed for sale in the early 1970s. Garth and Mary died in the mid-1980s. By then they had moved to apartments. Mary died in hospice of breast cancer.

All this to be confirmed.

So the first family that lived in a house from the get go for approx. 50—60 years-- give or take...
purchased from builder Robert Lane has their beloved family home named after him?

Personal Information Removed

If this house was to be on the HOMES TOUR it would be the Calbick House. Maybe the SOS would have useful information to indicate otherwise.

I was trying to locate the SOS and could not.

Might you be able to send me a copy or direct me to whichever site where I could find the SOS?

Again, in the absence of the SOS, I do not want to speculate why they went with Robert Lane as the name of the house.

I can only say in heritage circles it is not considered the Lane House. The Robert Lane House, where he actually lived for some time, has already been on Tour.

Thanks for your help. The SOS will help me understand better the rationale.

Thanks,

Personal Information Removed

From: Personal Information Removed
To: [Britney Dack](#)
Subject: FW: 208 Fifth Ave. The Charles and Wilmeth Calbick House
Date: Saturday, May 1, 2021 8:02:22 PM

Hi Britney. Again.

Since emailing you I have learned that the SOS is now online as part of the agenda.

I remain confused as to why this house is being called the Robert Lane House.

He was the builder. Not sure if he built the house FOR the Calbicks or SOLD it to them.

The Calbick family lived there for 55 years.

This is heritage gold. First family lived there for more than half a century!

Do you know how many times **Personal Information Removed** to find the first long-term residents. Something or someone to list on a homes tour plaque?

I have written and verbal history that this was the Calbick House.

Multi-generations of Calbicks celebrated births, engagements, weddings and other grand social occasions as well as mourned the losses of family elders at 208 Fifth Ave.

If this house was to be formally protected PLEASE tell me you would not choose the developer's name to honour it...!

Personal Information Removed Robert and Mary Cheyne House. Formally and voluntarily designated in 2000.

On the City's Argis site it lists the developer as builder S.J. Kelly.

But we all know it as the Cheyne House!

BTW. Not sure if I would call the house Colonial Revival. 118 Fifth is such a house. 208 is an Edwardian era cottage that has elements of the Prairie Box style (hipped roof and prominent front gable) made popular by Frank Lloyd Wright. Indeed it is a grander version of the house **Personal Information Removed** at 422 Third St. built by Robert Lane's brother William.

There is a curious description "elitist quality" re: hood homes. I would like to refute that the hood was established for the affluent. Sure there are some great homes and gardens but there were as many "workers" home. **Personal Information Removed** house at 422 Third St. It was not a grand house by any stretch of the imagination but its original footprint made it special.

I am also confused by the use of "Canadian Dream". I do not think the Canadian dream would

involve moving to Fifth Ave.

The Calbick Family was HUGE and they lived in several city hoods. Personal Information Removed John Calbick worked for city hall as a garbage truck driver. There is a pattern here. There are a number of Calbicks who worked in gov't positions. Meaning they had jobs during tough times. Steady pay cheques meant the ability to buy land and build. I can cite many houses whose owners worked such jobs.

The Calbick Family has been in NW for more than a 130 years. Their lives were already here. They didn't settle down.

Charles H. Calbick married his first wife Wilemth Purdy in 1896. In New Westminster.

It's an interesting SOS.

I would like the house name changed or an explanation why it is being called the Lane House.

It is a wonderful house and I am thrilled the owners want to honour and retain it! I thought it was a goner.

I know the Calbicks would be pleased. Esp. veteran John Calbick!

Thanks,

Personal Information Removed

From: Personal Information Removed

Sent: May 1, 2021 1:01 PM

To: 'Britney Dack' <bdack@newwestcity.ca>

Subject: 208 Fifth Ave. The Charles and Wilmeth Calbick House

Hi Britney:

Sorry to bug you. I saw something about this HRA referencing the Robert Lane House.

Lane certainly was the builder. He and brother William Lane built a variety of homes in the city. Personal Information Removed
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Ave.

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Thanks for your help. The SOS will help me understand better the rationale.

Thanks,

Personal Information Removed

From: [Gillian Day](#)
To: [Jonathan Cote](#); [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Rupinder Basi](#); [Kathleen Stevens](#); [Chinu Das](#); [Chuck Puchmayr](#); [Chuck Puchmayr \(Shaw\)](#); [Jaimie McEvoy](#); [Jaimie McEvoy \(2\)](#); [Mary Trentadue](#); [Nadine Nakagawa](#); [Patrick Johnstone](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathryn Beardsley](#)
Subject: FW: 208 5th Ave
Date: Monday, May 3, 2021 12:26:39 PM
Attachments: [image001.png](#)

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

 City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: External-Clerks
Sent: Monday, May 3, 2021 12:26 PM
To: 'steve norman' <stevenorman3915@gmail.com>
Subject: RE: 208 5th Ave

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer, and the Director of Development Services.

Please note that if a member of Council raises this matter at an open meeting, your email may be included in the agenda package that is posted on the City's website. Prior to posting, your email address and house number will be redacted.

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: steve norman **Personal Information Removed**

Sent: Monday, May 3, 2021 5:26 AM

To: External-Clerks <Clerks@newwestcity.ca>

Subject: 208 5th Ave

To the Mayor and Council-

The concessions being sought for this development are too severe for the heritage benefit gained by the community..

Some time ago (years) the Council was convinced to have a thorough review of the HRA process. This has not happened and the proposals being heard by Council continue to be very difficult to accept as the HCA does not allow such changes. The HCA was developed after thorough review by the community and the HCA process is being used to circumvent the community's wishes. The relaxations and variances needed for this project show this to be true.

If this is allowed to continue the HCA will be greatly diminished in effectiveness, and the community will continue to suffer significant heritage losses.

Steve Norman

Personal Information Removed
Queens Ave

From: [Kathleen Stevens](#)
To: Personal Information Removed
Cc: [Emilie Adin](#); [External-Clerks](#)
Bcc: [Britney Dack](#)
Subject: RE: 208 Fifth Ave HRA
Date: Wednesday, May 5, 2021 11:43:13 AM
Attachments: [image001.png](#)

Hello Personal Information Removed,

Thank you for reaching out regarding the proposed Heritage Revitalization Agreement (HRA) at 208 Fifth Avenue. We have heard your concern about potential impacts to your shared cedar tree. Due to its size and species, it is considered protected under the City's bylaws. Given this, staff are working with the project applicants to develop a site plan that the arborists feel would ensure the tree's continued survival and overall health.

A preliminary arborist assessment has been provided to the City, and the City has requested an air spade excavation of the tree's root zone. This will help determine where the critical roots are located. Once this is received, it will be compared against the proposed project site plan, which we expect would be adjusted to accommodate the identified root zone. The excavation and root mapping will also inform the final arborist report. The final report would include recommendations for the protection of the tree during the project's construction phase (if the project is approved by Council).

As a neighbour with a shared tree, you should be receiving a copy of the arborist report, and a request to sign a letter of acknowledgement. Unless the tree is proposed to be removed, your permission is not required for the work. However, we understand your concerns related to the future of the tree, and want you to know that we're working hard and paying close attention to it, as part of the review of this proposed development project.

If you have any other concerns or suggestions about the project (such as design items which could be improved), you are encouraged to share them with the applicant team through their [online survey](#) or with the contact information listed on their [project website](#). They are currently seeking feedback as part of their community consultation process. All feedback received through that process would be presented to Council when they consider approval of the project.

Regards,

Kathleen Stevens | Heritage Planning Analyst
T 604.527.4656 | E kstevens@newwestcity.ca

 City of New Westminster | Development Services, Planning
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca | [f /newwestminster](#)

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From: External-Clerks
Sent: Monday, May 3, 2021 12:28 PM
To: Personal Information Removed
Subject: RE: 208 Fifth Ave HRA

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Development Services.

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: Personal Information Removed
Sent: Monday, May 3, 2021 11:10 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: 208 Fifth Ave HRA

Personal Information Removed have concerns about the protection of the specimen tree shared with 208. Moving the heritage house forward may have a negative impact on the critical root system. This tree was already damaged when the ^{Personal Information Removed} hired David's Tree Services in August 2016 to "prune" it on their side. Having spent a considerable amount of money and effort on arborist reports and lawyers to protect the tree, we want to be assured that this tree will not sustain further damage when construction occurs. For the record, we do not support the proposed subdivision of the lot into two unequal lots.

Regards,
Personal Information Removed

From: [Gillian Day](#)
To: [Jonathan Cote](#); [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Rupinder Basi](#); [Kathleen Stevens](#); [Chinu Das](#); [Chuck Puchmayr](#); [Chuck Puchmayr \(Shaw\)](#); [Jaimie McEvoy](#); [Jaimie McEvoy \(2\)](#); [Mary Trentadue](#); [Nadine Nakagawa](#); [Patrick Johnstone](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathryn Beardsley](#)
Subject: FW: HRA - 208 Fifth Avenue
Date: Wednesday, May 12, 2021 3:45:39 PM
Attachments: [image001.png](#)

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Wednesday, May 12, 2021 3:45 PM
To: Personal Information Removed
Subject: RE: HRA - 208 Fifth Avenue

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer, and the Director of Development Services.

Please note that if a member of Council raises this matter at an open meeting, your email may be included in the agenda package that is posted on the City's website. Prior to posting, your email address and house number will be redacted.

Yours truly,

Gillian Day | Agenda Secretary
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From: Martina Rempel | Personal Information Removed

Sent: Wednesday, May 12, 2021 3:32 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: HRA - 208 Fifth Avenue

Dear Mayor and Council:

I do not support the HRA for 208 Fifth Avenue.

The current owners are “asking for the moon” in regards to variances on the existing home and on the new build. There are rules, guidelines and incentives available in the Queen’s Park HCA and the design team and owners of this property need to respect them and work with these allowances.

There are many reasons why I do not support this HRA but the main points are:

1. Moving the existing home 18 feet forward is ridiculous. One of the many beautiful features of the Queen’s Park neighbourhood is the streetscape and the house must stay in line with its existing neighbours along 5th Avenue.
2. The owners are asking for a driveway and carport with access from 5th Avenue. This is not acceptable since all homes on the south side of 5th Avenue have a backlane and none of them have driveways. Again, the house must be in keeping with the current streetscape.

—> the design teams consistently refers to the location and driveway of the neighbouring home on the left hand side in regard to moving the heritage house forward and adding the 5th Avenue driveway. This is 100% incorrect. The neighbouring house on the left is located on 2nd Street, and not on 5th Avenue and therefore should not be used as “a reference” in this situation.

3. The proposed 2 houses are too large for the lot and the “attached accessory areas” are way over the allowable zoning. In addition, the lack of any backyard space is very concerning.

Thank you for your time.

Regards,

Martina Rempel
Fourth Avenue
New Westminster

Personal Information
Removed

From: [Kathleen Stevens](#)
To: Personal Information
Subject: RE: General Meeting Invitation MAY 11 7 -8pm
Date: Tuesday, June 1, 2021 1:50:57 PM

Hello Personal Information ,

Thank you again for taking the time to provide feedback. As the proposed project at 208 Fifth Avenue moves through its review process, staff will continue working to achieve the best possible balance between infill development and important neighbourhood features like trees and historic houses. We appreciate your comments and will document your feedback in the record for this project.

Regards,

Kathleen Stevens | Heritage Planning Analyst
T 604.527.4656 | **E** kstevens@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed
Sent: Monday, May 31, 2021 8:28 AM
To: Kathleen Stevens <kstevens@newwestcity.ca>
Subject: Re: General Meeting Invitation MAY 11 7 -8pm

Hello Ms Stevens

It is very nice for the City to consider mature trees "character features". It would even be nicer if the City insisted the "character features" be given actual protections against unaccommodating development. The trees were there when the property was purchased and a decent architect can design around many, if not all, of them. If a developer has a preference for barren lots, then that is what they should purchase.

I note that you advise staff works with the proponents but not with any opponents or other interested parties thereby skewing the outcome as there is no counter information for staff to weigh in arriving at the "best possible balance".

While the term "project arborist" reads as if it's an independent arborist, it should be properly renamed "developer's arborist" as that is who has ordered up and paid for a report to their liking. Further, the public is being misled by the posted tree permits. In the "trees to be retained", the number includes city trees which were never going to be removed in the first place as well as trees on neighbouring properties that the developer's arborist decided should also be removed.

As for replacement trees, 1) they are rarely true replacements as the replacement species is not the same as the removed species and 2) the amount of land left over after development will not support the size of the trees that were removed and their respective canopies. An FSR of 0.7 with 6 foot side setbacks is incapable of supporting increased canopy coverage.

Mathematically, the canopy coverage can only increase if existing canopies are left in tact and new trees, which take decades to mature, are planted to add to the coverage. Removing large existing mature trees and replacing them with immature trees whose canopies are 1/100th of the mature tree diminishes canopy coverage immediately and for the next several decades.

If the City is sincere in its efforts to increase canopy coverage and preserve the defining character of a given neighbourhood, then the FSR, setbacks and tree retention policy should be revised and implemented in a way that supports this goal.

Regards
Personal Information
Removed

Below find a "character feature" with an awesome canopy that the City considers not worth saving after considering the "best possible balance".



On May 25, 2021, at 3:49 PM, Kathleen Stevens <kstevens@newwestcity.ca> wrote

Hello Personal
Information

Thank you for your feedback on the HRA application at 208 Fifth Avenue. The City also recognizes that mature trees, both on private and public property (parks, boulevards) are important to the Queen's Park neighbourhood. For instance, they are listed as "character features" in both the area's [Neighbourhood Context Statement](#) and [Historical Statement of Significance](#) (see page 12). Therefore, mature trees are carefully considered as part of HRA applications like this one. Staff work with the proponents of these development applications, diligently trying to balance both objectives of heritage and tree retention, while also allowing the community to grow and change.

In this case, a large focus of the tree protection program at 208 Fifth Avenue has been designing the proposed site plan around the specimen deodar cedar tree in the front yard, and the healthy boulevard tree on Fifth Avenue. Three other non-specimen-sized trees are proposed to be removed from the site, as they have been evaluated by the project arborist as unsuitable for retention. Further discussion is underway about the fifth tree. In lieu of these removals (which would accommodate the new house), between six to

eight replacement trees will be required, with at least two of those being a species that would reach a large canopy size at maturity. Should the site not have sufficient planting space to accommodate all their replacement trees, cash-in-lieu would be taken and used to increase the City's tree canopy by planting trees on public property, an objective of the City's [Urban Forest Management Strategy](#).

As the project moves through its review process, staff will continue working to achieve the best possible balance between infill development and important neighbourhood features like trees and historic houses. We appreciate your comments on whether tree retention is meeting the mark, and will document your feedback in the record for this project. You can watch the [Be Heard New West](#) page for updates on the project this summer.

Regards,

Kathleen Stevens | Heritage Planning Analyst
T 604.527.4656 | E kstevens@newwestcity.ca

<image002.jpg>

City of New Westminster | Development Services, Planning
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: External-Clerks
Sent: Thursday, May 13, 2021 9:40 AM
To: Personal Information Removed
Subject: RE: General Meeting Invitation MAY 11 7 -8pm

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to Development Services.

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

<image003.png>

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From: Personal Information Removed
Sent: Wednesday, May 12, 2021 10:38 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Fwd: General Meeting Invitation MAY 11 7 -8pm

Hello

I am forwarding my response to the QPRA. My thoughts are more generalized on the subject of development/redevelopment in Queen's Park.

Sincerely
Personal Information
Removed

Begin forwarded message:

From: Personal Information Removed
Date: May 11, 2021 at 8:40:59 PM PDT
To: qpra.newwest@gmail.com
Subject: Re: General Meeting Invitation MAY 11 7 -8pm

Hello

As I am not familiar with Zoom, I opted not to attend the meeting though I am interested in how Queen's Park is developing.

In reviewing the materials for 208 Fifth Ave, I noted that the issue of tree removal appeared to be either overlooked or obfuscated. I made a point of including the both sides in my evening walk. There looks to be three mature trees on property with one nearly in the middle. I am unsure how construction and relocation can occur without at least tree being removed. As the materials did note, part what makes QP so appealing is the presence of mature trees.

I love heritage homes and support trying to keep them when possible. I note that part of what makes many heritage neighborhoods appealing are house footprints that don't dominate the lot and the presence of many large mature trees. These trees also provide habitat for fauna and the oxygen we need for every breath we take.

Whether it's adding a second house to an existing lot or demolishing a smaller house to be replaced with a "McMansion", I fear Queen's Park is gradually losing the land necessary to support large trees and will eventually look like every other subdivision with hedges, shrubs and a few smaller, dare I say scrawny looking, trees that will never provide the same timeless soul satisfying beauty that so many enjoy while walking in Queen's Park today.

Sincerely
Personal Information
Removed

On May 10, 2021, at 8:59 PM, Queen's Park Residents' Association
<qpra.newwest@gmail.com> wrote:

QP Residents:

Following is the information you will need to join our QPRA general meeting via Zoom on Tuesday, May 11th from 7-8 p.m. We are scheduling this meeting as a follow up to the open houses held this past Saturday for two HRA proposals within the neighbourhood .

208 Fifth Avenue
515 St George Street

Normally an open house would precede a general meeting that would include a presentation on the HRA including time for questions . In these new and very strange times, we are offering this as an opportunity to ask questions or seek further clarification on what is within these proposals.

The Project Lead is unable to attend but we are able to provide a reasonable amount of information from the proposals themselves as well as review what was asked at the open houses and what has come forward to the QPRA as inquiries.

We will provide a brief summary of each HRA and ask attendees to put forward any questions or points for further discussion. If follow up is needed, we will also commit to doing our best to get whatever information you require.

Join Zoom Meeting

[https://us02web.zoom.us/j/87042648468?
pwd=YUgxenF4UEJFU3M3c3EzSGh2V0NxUT09](https://us02web.zoom.us/j/87042648468?pwd=YUgxenF4UEJFU3M3c3EzSGh2V0NxUT09)

Meeting ID: 870 4264 8468

Passcode: 124431

Dial by your location

+1 778 907 2071 Canada

Meeting ID: 870 4264 8468

Passcode: 124431

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You are receiving this email because you have provided your contact information to the QPRA and indicated a desire to be contacted about pertinent updates and information.

Our mailing address is:

Queen's Park Residents' Association
Queens Park
New Westminster, BC V3L 1J9
Canada

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From: [Gillian Day](#)
To: [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Rupinder Basi](#); [Kathleen Stevens](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathryn Beardsley](#)
Subject: FW: PROPOSED HRA 208 FIFTH AVENUE
Date: Friday, June 4, 2021 11:51:53 AM
Attachments: [image001.png](#)

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

 City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: External-Clerks
Sent: Friday, June 4, 2021 11:51 AM
To: 'Sharon Bovee' ^{Personal Information Removed}
Subject: RE: PROPOSED HRA 208 FIFTH AVENUE

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to the Chief Administrative Officer and the Director of Development Services.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email, house number and phone number will be redacted.

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Sharon Bovee ^{Personal Information Removed}
Sent: Friday, June 4, 2021 12:01 AM

To: Jonathan Cote <jcote@newwestcity.ca>; Patrick Johnstone <pjohnstone@newwestcity.ca>;
Chuck Puchmayr <cpuchmayr@newwestcity.ca>; Mary Trentadue <mtrentadue@newwestcity.ca>;
Nadine Nakagawa <nnakagawa@newwestcity.ca>; Chinu Das <cdas@newwestcity.ca>; Jaimie
McEvoy <jmcevoy@newwestcity.ca>; External-Clerks <Clerks@newwestcity.ca>

Subject: PROPOSED HRA 208 FIFTH AVENUE

Mayor Cote and Councilors,

I am Sharon Bovee. My husband Wayne Bovee wrote an email to you all opposing the above application that I whole heartedly agree with.

I OPPOSE THE PROPOSED HRA AT 208 FIFTH AVENUE!

Yours Truly,

Sharon Bovee

Third Street
New Westminster, B.C.

Personal Information
Removed



Virus-free. www.avast.com

From: [Gillian Day](#)
To: [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Rupinder Basi](#); [Kathleen Stevens](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathryn Beardsley](#)
Subject: FW: HRA PROPOSAL AT 208 FIFTH AVENUE
Date: Friday, June 4, 2021 11:50:25 AM
Attachments: [image001.png](#)

Forwarded for information.

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T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Friday, June 4, 2021 11:49 AM
To: 'Wayne Bovee' Personal Information Removed
Subject: RE: HRA PROPOSAL AT 208 FIFTH AVENUE

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to the Chief Administrative Officer and the Director of Development Services.

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Yours truly,

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T 604.527.4612 | E gday@newwestcity.ca

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From: Wayne Bovee Personal Information Removed
Sent: Friday, June 4, 2021 12:01 AM
To: Jonathan Cote <jcote@newwestcity.ca>; Patrick Johnstone <pjohnstone@newwestcity.ca>;

Chuck Puchmayr <cpuchmayr@newwestcity.ca>; Mary Trentadue <mtrentadue@newwestcity.ca>;
Nadine Nakagawa <nnakagawa@newwestcity.ca>; Chinu Das <cdas@newwestcity.ca>; Jaimie
McEvoy <jmcevoy@newwestcity.ca>; External-Clerks <Clerks@newwestcity.ca>

Subject: HRA PROPOSAL AT 208 FIFTH AVENUE

Mayor Cote and Councilors,

I am New Westminster born and raised, as were my parents and grandparents before me. My wife and I have lived on Third Street at Fifth Avenue in Queen's Park for the past thirty eight years in our first and only house. One of the things we love about our neighbourhood other than the houses, is the sense of space around the houses. space to allow for living and movement and enjoyment.

The applicants at 208 Fifth Avenue are proposing to revitalize the 1910 House at that site in exchange for a number of concessions being granted to them by the city. During the zoom presentation to the QRPA the applicants touted they were very interested in preserving the heritage of the house and it's value to the area.

This sudden interest in heritage preservation comes from two very vocal opponents in the process leading up to Queen's Park being declared an HCA by the city a short time ago. These same opponents chose not to have this house removed from the HCA when they could have.

The HRA is a popular way to get the most from the City in exchange for very little from the applicant. Giving the house the Heritage Designation in exchange to receive the subdivision, relaxation of setbacks, a new house, and the other items asked for. Heritage you say? That is a bunch of crap!! Heritage has nothing to do with it. This is all to do with the money!

The applicants could not demolish the existing house and build their new Dream House because the moratorium on demolition during the HCA process prevented this. Fast forward a few years and apply for an HRA, get a bunch of extras, and build a new house. Not as big as was originally wanted but still a new house.

Regardless of what the application states or what you are told. The applicant told a neighbour across the street that after all was said and done, the old house would be sold to pay for the new house. The money aspect again.

The owners on either side of 208 purchased their properties knowing the size of the adjacent property, the location of their neighbour's house on that property and how much space between their houses

In the 1980's a new interest rose to bring the old houses back from ruin, money and time spent to revitalize Queen's Park into the popular gem it is today. One that attracts people to live here. So why not live here and be content with the things that attracted you in the first place.

If the applicants wanted a house on a small lot with another house shoehorned into the lot behind and houses to the side you can reach out and touch. Why not buy in Maple Ridge or Langley where there are whole developments which have all these features every day of the year and lots of them.

I VEHEMENTLY OPPOSE THE PROPOSED HRA AT 208 FIFTH AVENUE!

Regards,

Wayne Bovee
Personal Information
Third Street
New Westminster, B.C.
Personal Information
Removed

From: [Kathleen Stevens](#)
To: Personal Information
Removed
Subject: RE: arborist report for 208 Fifth Ave
Date: Wednesday, June 23, 2021 7:40:25 PM

Hello Personal Information Removed

Thank you for your patience with our response time. Due to our current high volume workload, our response time has been longer than normal.

Typically, when a property owner is looking to build on a site with a shared tree, the owner is required to seek a *Letter of Acknowledgment* from their neighbor. The letter indicates the neighbour is aware of potential impacts to the shared tree and that they have read and understood the project's Arborist Report. This usually happens as part of the Tree Permit application, which begins following adoption of the bylaws that would allow a development.

In this case, knowing the community interest in the tree, and that it's a shared tree, consideration (reporting, exploration, and redesign) is happening earlier in the project process: as part of the review of the HRA application. At this time, both the City and project arborists are working to ensure the deodar cedar is minimally impacted through the proposed development's design. As the review process is mid-way on this HRA, analysis of the tree retention plan is also still underway, and has not concluded yet. Some reports have been conducted by the applicant's arborist and they are now in review with the City arborists. It's likely the Arborist Report would be provided to you following that review, and it is our expectation that you receive it prior to the close of the community consultation phase of the HRA application, which is scheduled for the fall. At that point, feedback provided from community members, stakeholders (such as yourself) as well as the City arborists would be provided to the applicant, and potentially integrated into the design.

Regards,

Kathleen Stevens | Heritage Planning Analyst
T 604.527.4656 | E kstevens@newwestcity.ca

 City of New Westminster | Development Services, Planning
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca | [f /newwestminster](https://www.facebook.com/newwestminster)

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From: Personal Information Removed
Sent: Friday, June 11, 2021 11:25 AM
To: Kathleen Stevens <kstevens@newwestcity.ca>
Subject: arborist report for 208 Fifth Ave

Hi, Kathleen,

In the meeting of the Heritage Advisory Committee on June 2, 2021, it was mentioned that the project arborist and the city arborist felt there would be minimal impact to the deodar cedar shared by 208 and 212 Fifth Avenue during this project.

We have not received a copy of this report .We would like to have a copy. Please let us know how we can get one or have a copy forwarded to our email.

Thank you.

Regards,

Personal Information Removed

From: [Gillian Day](#)
To: [Lisa Spitale](#); [Emilie Adin](#); [Kathleen Stevens](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathryn Beardsley](#)
Subject: FW: 208 5th Ave HRA proposal
Date: Tuesday, August 31, 2021 2:50:18 PM

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
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-----Original Message-----

From: External-Clerks
Sent: Tuesday, August 31, 2021 2:50 PM
To: 'Gail Ancill' Personal Information Removed
Subject: RE: 208 5th Ave HRA proposal

Good afternoon,

I am writing to confirm receipt of your email. In addition to Mayor and Council, it has been forwarded to the Chief Administrative Officer and the Director of Development Services.

Please note that if a member of Council raises this matter at a meeting, your email may be included in the agenda package that is posted to the City's website. Prior to posting, your email address and house number will be redacted.

Yours truly,

Gillian Day (she/her) | Agenda Secretary T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: Gail Ancill Personal Information Removed
Sent: Tuesday, August 31, 2021 12:10 PM
To: Jonathan Cote <jcote@newwestcity.ca>; Mary Trentadue <mtrentadue@newwestcity.ca>; Chinu Das <cdas@newwestcity.ca>; Jaimie McEvoy <jmcevoy@newwestcity.ca>; Patrick Johnstone <pjohnstone@newwestcity.ca>; Nadine Nakagawa <nnakagawa@newwestcity.ca>; Chuck Puchmayr <cpuchmayr@newwestcity.ca>; External-Clerks <Clerks@newwestcity.ca>
Subject: 208 5th Ave HRA proposal

Hello Mayor and Councillors,

I am writing to voice my partial support but also large concerns re: 208 5th Ave.

I recognize that some of the immediate neighbours support this development. This is not surprising as it is this group that bonded together to oppose the HCA a couple years ago.

It's quite ironic that now they are taking full advantage of the incentives offered that a protected house in the HCA has, which I'm grateful for because originally they had wanted to demolish this lovely heritage home.

However, the renovation to the heritage home proposed is very minimal for the "ask" they will receive in density bonuses and several other relaxations in set backs ,parking etc.

In fact, this is one of the HRA proposals that has resulted in the temporary halt of HRA's due to its abuse of using this tool to obtain questionably large FSR and other bonuses.

To close ,I wonder why this proposal would be approved to go through in its current state, as its current state is one of the reasons for the halt on HRA's .The new home is well over 30 % larger than what is permitted.If approved, would that not negate why this temporary halt was even put into place?

I do not oppose development on this site, I would just ask that the new development be scaled down closer to what is currently permitted.

Thank-you for your time.

Gail Ancill
Personal
Telephone Third Street
New Westminster

From: [Gillian Day](#)
To: [Jonathan Cote](#); [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Chinu Das](#); [Chuck Puchmayr](#); [Chuck Puchmayr \(Shaw\)](#); [Jaimie McEvoy](#); [Jaimie McEvoy \(2\)](#); [Mary Trentadue](#); [Nadine Nakagawa](#); [Patrick Johnstone](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathleen Stevens](#); [Kathryn Beardsley](#)
Subject: FW: 208 Fifth Ave HRA
Date: Tuesday, September 7, 2021 11:37:17 AM
Attachments: [image001.png](#)
[HRA for 208 Fifth Ave.pdf](#)

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Tuesday, September 7, 2021 11:36 AM
To: 'Lois Rightmyer' ^{Personal Information Removed}
Subject: RE: 208 Fifth Ave HRA

Good morning,

I am writing to confirm receipt of your correspondence. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer and the Director of Development Services.

Please note that if a member of Council raises this matter at a meeting, your correspondence may be included in the agenda package that is posted to the City's website. Prior to posting, your email address, house number, and signature will be redacted.

Yours truly,

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Lois Rightmyer ^{Personal Information Removed}

Sent: Tuesday, September 7, 2021 11:29 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: 208 Fifth Ave HRA

Letter attached for Council.

Regards,
Lois Rightmyer

Personal
Information
Removed

Fifth Avenue
New Westminster, B.C.
V3L 1R4
September 7, 2021

Mayor Cote and City Council
City of New Westminster
511 Royal Avenue
New Westminster, B.C. V3L 1H9

Re: Heritage Revitalization Agreement for 208 Fifth Avenue

I am opposed to the HRA for 208 Fifth Avenue. For a number of reasons, this HRA is a misapplication of the HRA standards.

- 1) The renovations to revitalize the heritage house are minimal and mainly cosmetic.
- 2) The house is already protected under the HCA and does not need a further layer of protection.
- 3) The deck and carport are not supported under Heritage Best Practices.
- 4) Moving the heritage house forward on the property would create a jarring streetscape .
- 5) Subdivision of the property is disproportionately beneficial to the applicant relative to the benefit to the neighbourhood, as is the proposed FSR.
- 6) A large new build on Elgin Street would create a traffic bottleneck. Although a street in name, in reality it is only a lane.
- 7) There will be a significant loss of green space and habitat. It contradicts the City's green mandate.

The City of New Westminster and Council have done admirable work to promote densification and affordable housing. The original inclusion in the HCA for laneway houses and secondary suites has the advantage of providing market housing for renters. Subdivision of a lot to create two very expensive pieces of real estate mainly provides a benefit to the owner of the property. I would prefer to see the existing heritage house enlarged at the back and a secondary suite included in the basement. A laneway house is also an option. Subdivision of the property is the least desirable option for us as next door neighbours .

This application has been in process for several years. It is understandable that the owners of 208 Fifth Avenue would want some resolution one way or the other. It is up to Council to decide on the merits of this HRA, based on feedback from committees and the public. There has been a distinct disenchantment in Queens Park with some of the recent HRA applications. This should be taken into consideration when Council makes its decision on this particular HRA.

Thank you for your time.

Personal Information Removed

Regards,
Lois Rightmyer

Kathleen Stevens

From: Gillian Day
Sent: Monday, September 13, 2021 11:06 AM
To: Lisa Spitale; Emilie Adin; Jackie Teed; Kathleen Stevens
Cc: Jacqueline Killawee; Sophie Schreder; Angela Danielisz; Kathryn Beardsley
Subject: FW: HRA 208 5th Ave

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Monday, September 13, 2021 11:05 AM
To: 'Kimberly Jansz' Personal Information Removed
Subject: RE: HRA 208 5th Ave

Good morning,

I am writing to confirm receipt of your email. In addition to Mayor and Council, it has been forwarded to the Chief Administrative Officer and the Director of Development Services.

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Yours truly,

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From: Kimberly Jansz Personal Information Removed
Sent: Sunday, September 12, 2021 8:11 PM
To: Jonathan Cote <jcote@newwestcity.ca>; Nadine Nakagawa <nnakagawa@newwestcity.ca>; Jaimie McEvoy <jmcevoy@newwestcity.ca>; Chinu Das <cdas@newwestcity.ca>; Chuck Puchmayr <cpuchmayr@newwestcity.ca>; Mary Trentadue <mtrentadue@newwestcity.ca>; Patrick Johnstone <pjohnstone@newwestcity.ca>; External-Clerks

Hello Mayor & Councillors,

I am writing to advise that I am not in support of the proposed HRA application for 208 5th Avenue.

The first thing that stands out for me is the request for 9 zoning bylaw relaxations, which includes a request for 30% more density than zoning allows for the new house. I do not see how that is reasonable at all when the HCA already provides incentives for protected homes in the area. A request such as this is taking advantage of HRA's and is in no way contributing to infill that is creating affordable housing. In addition, there is no actual restorative work being done on the heritage house.

I am also having a difficult time understanding why the planning department doesn't have a way to stop the misuse of HRA's to stretch the boundaries of the rules and guidelines put in place by the OCP and the HCA for the Queens Park area which is exactly what is happening with this HRA. It is not fair to the home owners requesting guidance and direction from the city as to what they can/cannot do, nor is it fair to the neighbours that find themselves continually reviewing and questioning proposals that are not in line with what the guidelines and what the QP community is so passionate about and that is protecting our neighbourhood.

It is not only the heritage homes but the mature trees, the green space and the space around us for privacy where houses don't dominate the lot. Families move here for all of these reasons because it's a rare find. I'd like you to consider, this is one small area of New West with 600 homes. The fact that we have such a unique area should be celebrated but it seems the lack of understanding and commitment to the guidelines continues to put neighbours at odds with each other. I really do feel for the home owners that continue to go down a path that they believe will move forward, spending time, energy and money on something that may not be approved. The current process lends itself to a situation where either the homeowner doesn't get what they expected or the community is upset about the project and the impact on the area.

I'd like to see greater transparency when dealing with applications and include consultations with Heritage Society, QP Residents Association and the QP community to help improve and streamline the process, one that will leave everyone with clear direction and guidelines.

My request to you is to not support the application, follow the rules and guidelines that are currently in place and honour the plan for the neighborhood that was established.

I'm not against infill however this is far from 'gentle' and the relaxations are excessive. I believe there is an opportunity for an infill here however I do not support the application as written.

Thank you,

Kimberly Jansz
QP Resident

From: [Gillian Day](#)
To: [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathryn Beardsley](#); [Kathleen Stevens](#)
Subject: FW: HRA- 208 Fifth Avenue
Date: Friday, September 24, 2021 10:07:54 AM
Attachments: [image001.png](#)

Forwarded for information.

Gillian Day (she/her) | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Friday, September 24, 2021 10:07 AM
To: 'Gail QPRA' Personal Information Removed >
Subject: RE: HRA- 208 Fifth Avenue

Good morning,

I am writing to confirm receipt of your email. In addition to Mayor and Council, it has been forwarded to the Chief Administrative Officer and the Director of Development Services.

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Yours truly,

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From: Gail QPRA Personal Information Removed
Sent: Wednesday, September 22, 2021 2:52 PM
To: Chuck Puchmayr <cpuchmayr@newwestcity.ca>; External-Clerks <Clerks@newwestcity.ca>; Jonathan Cote <jcote@newwestcity.ca>; Nadine Nakagawa <nnakagawa@newwestcity.ca>; Patrick

Johnstone <pjohnstone@newwestcity.ca>; Chinu Das <cdas@newwestcity.ca>; Jaimie McEvoy <jmcevoy@newwestcity.ca>; Mary Trentadue <mtrentadue@newwestcity.ca>

Subject: HRA- 208 Fifth Avenue

Mayor and Council:

The QPRA previously sent a submission summarizing their position regarding the above HRA in the neighbourhood. Because it was a number of months ago, the directors asked that I send a quick note to reiterate the main issues. I know you likely get tired of reading what seem like constant complaints from us but know that we also get tired of sending them!

On this project, we are tired of hearing how the heritage house is being moved forward more than 18 feet and to the side by 8 feet in order to 'line up with the house next door'. Anyone who has done their homework, or even walked past this location, will know that the house being referred to is on a different street and should be considered irrelevant to any part of the streetscape of Fifth Avenue.

We are also tired of the countless photographs of driveways and carports that exist in Queen's Park that seem to have found their way into every presentation on this project. We know they are there, just not on this block of Fifth Avenue. That is because they have a lane and therefore it is not usual to also have a driveway or carport on the front street side. There are driveways on the other side of the street because they do not have a lane. Just wander around and it is clear that this is the usual way the neighbourhood is configured.

It is tiring to have to keep pushing back on plans for an infill house that is almost one third larger than what is allowed. How is this even remotely reasonable or acceptable to the neighbourhood. Unfortunately, residents are aware of the likelihood of council supporting another lot splitting project, but it should not be an unreasonable request that the massing of the new build fit within the guidelines. And when it comes to guidelines, how does a request for a 70% increase in bay window size qualify as a 'relaxation'? The relaxation requests on this application are astronomical.

And at the end of it all, the neighbourhood is tired of trying to find a heritage win buried in this proposal. When Councillor Nakagawa moved this off the consent agenda at a previous council meeting to ask questions around what the heritage improvements were, she was not the only one trying to find an upside to the project.

I will stop ranting now but know that there was no support for this project at the general meeting held by the QPRA after the open house for this application and, in fact, this was one of the two projects that triggered a motion from the floor to ask council to put a pause on HRA applications to allow for development of a framework to clarify the process and guidelines to avoid this type of application in the future.

Respectfully
Gail North, President
QPRA



July 22, 2021

Attn; Kathleen Stevens
Heritage Planning Analyst
Development Services, Planning
City of New Westminster
511 Royal Ave
New Westminster, BC V3L 1H9
Re: Heritage Revitalization Agreement for 208 Fifth Avenue

Dear Ms. Stevens,

Please find attached the public feedback for Calbicks House (aka Robert Lane House). The public consultation feedback includes the individual survey for the sixty eight responses we received, the reports generated from survey monkey, and the virtual open house which had approximately 15 people involved in the discussions.

Public consultation survey feedback summary*:

1. There was support for the overall project (over 64%)
2. The support of variances requested were strongly or somewhat supported by between 56 and 58.23%.
3. The heritage preservation and design aspects of the project were the best received items.
4. There was a concern about the greenspace and a concern about the loss of the specimen tree.
5. There was a concern about HRAs in Queen's Park and using it for the purpose of subdividing the lot.

Public consultation virtual open house feedback summary**:

1. There was good support for the project at the open house
2. The design of the new home was felt it was in keeping with the neighbourhood
3. Creating more housing options and heritage preservation aspects of the project were well-received
4. A concern about the set back of the heritage home was discussed and addressed

Project response to Public Feedback:

We appreciated all the feedback we received from the public and the majority of feedback was positive. The heritage house was redesigned to move it further away from the specimen tree so that the specimen tree could be saved. We also augmented the heritage preservation by using all the original windows of the heritage home. In addition, the name of the heritage house was changed from 'Robert Lane House' to 'Calbicks House'.

We look forward to working through this process with the city. Please let me know if you have any questions or concerns.



D3 Dimension Drafting and Design Inc.
928 Thirteenth Street
New Westminster, BC V3M 4N2

Phone: 604-603-6747

Sincerely,

Kirsten Sutton
Principal Designer/Owner
D3 Dimension Drafting and Design Inc.

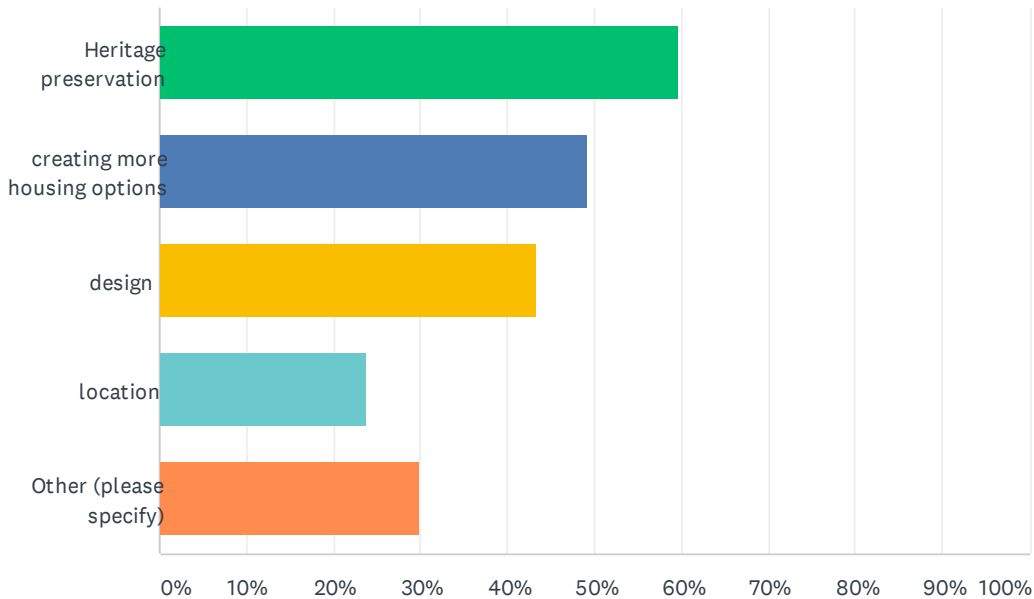
Gillian and James Jamieson
Owners

* Based on the 68 surveys completed. Percentages calculated did not include the "I am indifferent responses"

** many of the speakers at the meeting also completed the online survey and were counted during their completion of the website survey.

Q1 Tell us what you like about the project

Answered: 67 Skipped: 1



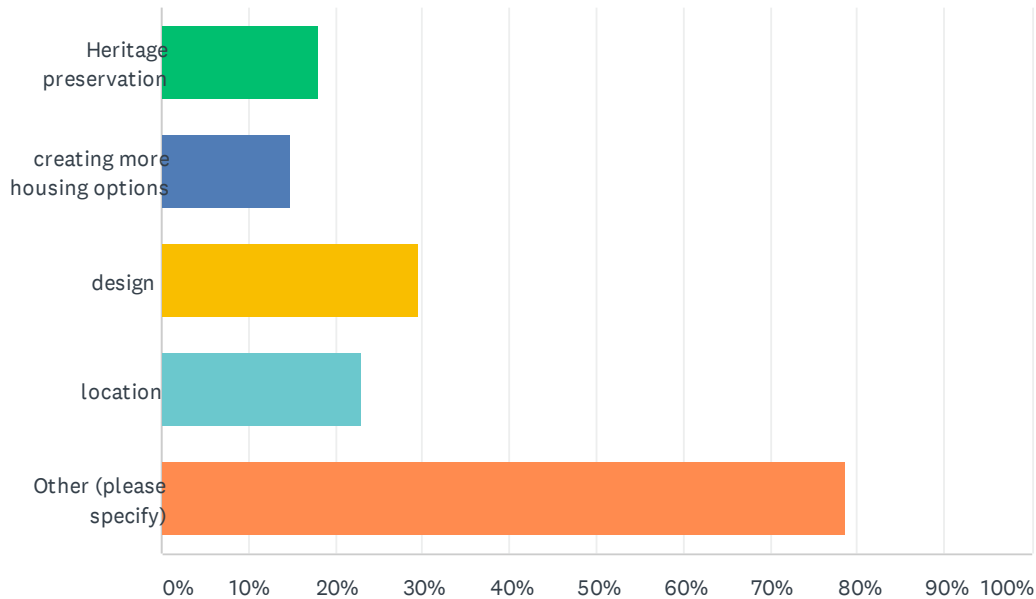
ANSWER CHOICES	RESPONSES	
Heritage preservation	59.70%	40
creating more housing options	49.25%	33
design	43.28%	29
location	23.88%	16
Other (please specify)	29.85%	20
Total Respondents: 67		

#	OTHER (PLEASE SPECIFY)	DATE
1	I am for heritage preservation but not at the expense of ruining the neighborhood. Why can't we preserve the heritage we have without adding new houses that don't fit in the neighborhood?	5/13/2021 11:47 PM
2	Nothing	5/13/2021 10:56 PM
3	Don't like the project. Obvious abuse of an HRA	5/13/2021 9:50 PM
4	I don't like this project, not enough restoration to the old house and too large of a new house	5/13/2021 8:15 PM
5	Don't like the project	5/13/2021 7:34 PM
6	Absolutely nothing!	5/13/2021 4:42 PM
7	I don't like anything about this project	5/13/2021 10:09 AM
8	Happy the house was not demolished before HCA.	5/13/2021 9:26 AM
9	I don't see any positives in this project - No substantive heritage revitalization here - just lots of development with considerable private financial gain	5/12/2021 9:48 PM
10	Nothing	5/12/2021 6:59 PM

11	I strongly dislike this HRA proposal.	5/12/2021 3:48 PM
12	I do not agree with the proposal	5/12/2021 1:57 PM
13	Virtually nothing	5/11/2021 6:18 PM
14	I do not like the plan	5/11/2021 12:50 PM
15	I do not like anything about this project. I do not feel it is right to hold a heritage house hostage to allow someone to profit by subdividing a lot.	5/11/2021 10:22 AM
16	nothing	5/8/2021 9:10 PM
17	Meets the needs of the community. Keep old house, adds more housing.	5/6/2021 1:43 PM
18	I do not like this proposal because it does nothing to save the heritage integrity of the heritage house. It in fact obliterates the Edwardian cottage under a 5 bedroom very large house.	5/4/2021 9:22 PM
19	Not sure I like it , seems crowded	5/4/2021 9:56 AM
20	I like that my house is done and I don't have to deal with the BS from council anymore.	4/21/2021 5:12 AM

Q2 Tell us what you don't like about the project

Answered: 61 Skipped: 7



ANSWER CHOICES	RESPONSES	
Heritage preservation	18.03%	11
creating more housing options	14.75%	9
design	29.51%	18
location	22.95%	14
Other (please specify)	78.69%	48
Total Respondents: 61		

#	OTHER (PLEASE SPECIFY)	DATE
1	As I stated, I am for heritage preservation but feel we are ruining the beauty of the neighborhood if we don't end this activity of squeezing in houses that do not belong here.	5/13/2021 11:47 PM
2	All of the above	5/13/2021 10:56 PM
3	Nothing to do with heritage preservation	5/13/2021 9:50 PM
4	Putting two residences on one lot	5/13/2021 7:34 PM
5	I think this project denigrates the heritage home to an inferior street presence and creates a disproportionally large new build, with negative impact to the streetscape	5/13/2021 10:09 AM
6	All of the above. So many missed opportunities.	5/13/2021 9:26 AM
7	too much house on lot , minimal yard space, destroys streetscape	5/13/2021 8:13 AM
8	None	5/13/2021 4:27 AM
9	I value heritage preservation, but this house is already protected, so there is no need for an HRA to save this home. I welcome maintenance, repairs, and a small reasonable renovation to enhance livability and improve the home's heritage value, but an HRA is not required to achieve these goals. There is no need to allow residents to split the lots in the neighbourhood	5/12/2021 9:48 PM

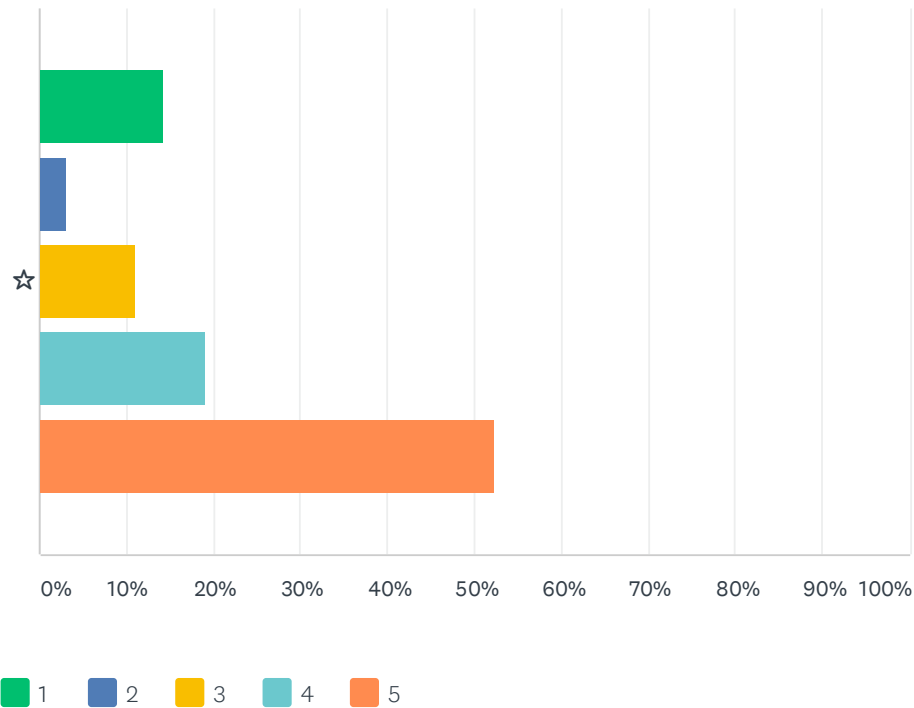
into lot sizes that do not fit the City requirements. We need, and currently have, a diverse mix of lot size/home size combinations. Even the applicant acknowledged this point at the open house. If a precedent is set for lot splitting through HRAs, many people will use them for this purpose, and our neighbourhood character will vanish. Moderately sized homes situated on lovely landscaped properties with important and valued greenspace will disappear. If these applicants want a big house on a small lot, there are lots of options in the neighbourhood for them to choose from.

10	n/a	5/12/2021 8:09 PM
11	The trade off is hugely unbalanced and variances are extravagant	5/12/2021 6:59 PM
12	Nothing at all. Let them do there thing!	5/12/2021 5:20 PM
13	1) The heritage house is already protected within the Heritage Conservation area. The heritage work amounts to repairs and maintenance. The addition of bulky dormers and the movement of the house forward detract from its heritage features. So, the heritage preservation benefit of the application is very low. 2) This area already has many types of housing options, so this feature is not needed, especially in light of all the problems. 3) The design is weak - the infill house design and materials are very common in non-heritage settings and the heritage home design detracts from its remaining heritage features. 4) The location for a massive infill house is inappropriate.	5/12/2021 3:48 PM
14	stick to the rules!! Too big! There shouldbe no driveway on 5th Ave	5/12/2021 1:57 PM
15	Too many variance requests	5/11/2021 6:18 PM
16	Value of preserving old houses is questionable due to less energy efficiency and toxic material contents	5/11/2021 12:50 PM
17	People move to Queens Park for the green space and trees, I do not feel this is the appropriate location to stuff a house into.	5/11/2021 10:22 AM
18	The two houses are too big for their respective lots	5/8/2021 11:33 PM
19	all of the above, it's design is deceiving on all accounts	5/8/2021 9:10 PM
20	Loss of green space, trees and character of neighbourhood	5/8/2021 12:19 PM
21	N/A	5/6/2021 7:40 PM
22	N/A	5/6/2021 1:58 PM
23	Dictates from the City.	5/6/2021 1:43 PM
24	I think you have done a great job. I fully support you	5/6/2021 12:28 PM
25	it looks great.	5/6/2021 11:59 AM
26	Looks good to me	5/6/2021 11:25 AM
27	There is no heritage preservation. the original house is lost in the renovation. There is no respect for heritage in this HRA.	5/4/2021 9:22 PM
28	nothing	5/4/2021 2:48 PM
29	It is an oversized lane way house.	5/4/2021 9:56 AM
30	N/a	5/2/2021 7:26 PM
31	subdivision of the property in contravention to zoning	4/30/2021 9:51 AM
32	Nothing, since I am in favour of tasteful, increased housing options such as this.	4/27/2021 11:16 AM
33	I lie everything about it	4/24/2021 7:21 PM
34	n/a	4/23/2021 11:03 AM
35	Nothing	4/23/2021 10:25 AM
36	New Lane home appears too large. Scale down footage by 20% for more reasonable fit in the neighborhood.	4/23/2021 8:16 AM

37	nothing	4/21/2021 10:57 PM
38	Nothing - looks great!	4/21/2021 10:35 PM
39	New home maybe could not be so modern 1950's looking.	4/21/2021 1:05 PM
40	nothing	4/21/2021 7:19 AM
41	Too many restrictions in QP, demo and build a regular house without all the increased densification.	4/21/2021 5:12 AM
42	Nothing..everything is fine	4/20/2021 7:36 PM
43	I like it all, and support it	4/20/2021 5:01 PM
44	Nothing	4/20/2021 4:19 PM
45	Inaccessibility of housing options in Vancouver	4/20/2021 4:15 PM
46	concern about the tree	4/20/2021 4:12 PM
47	There isn't anything I don't like	4/20/2021 3:47 PM
48	I don't have any dislikes	4/19/2021 5:26 PM

Q3 In general, do you support Heritage revitalization projects where the home has been well maintained and as such, the enhanced protection resulting from the Heritage Revitalization Agreement ensures the ongoing maintenance and conservation of the heritage asset?

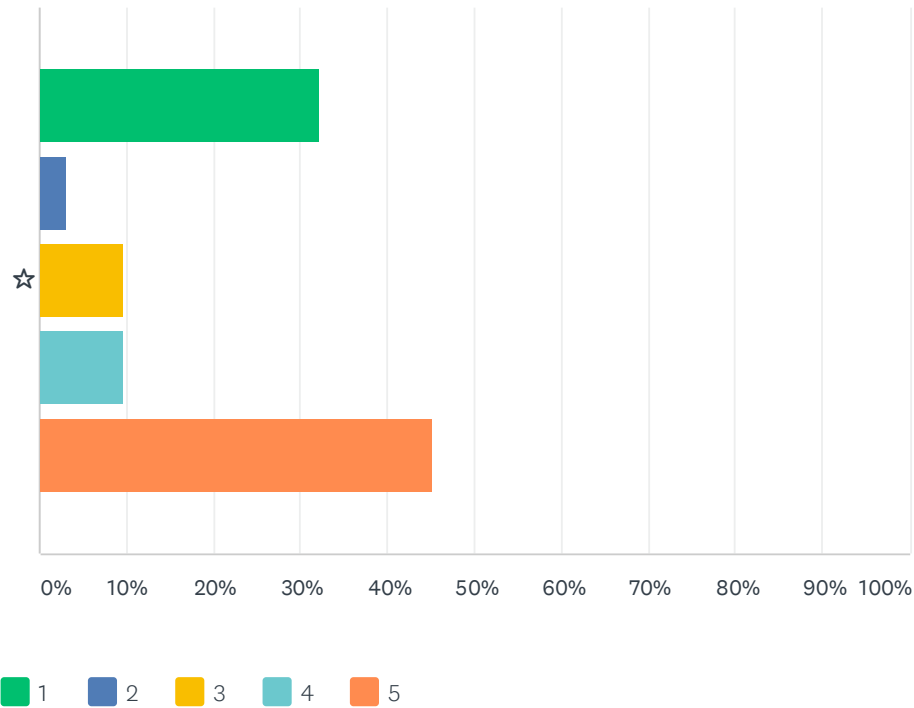
Answered: 63 Skipped: 5



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	14.29% 9	3.17% 2	11.11% 7	19.05% 12	52.38% 33	63	3.92

Q4 In general, do you like the proposed infill house design?

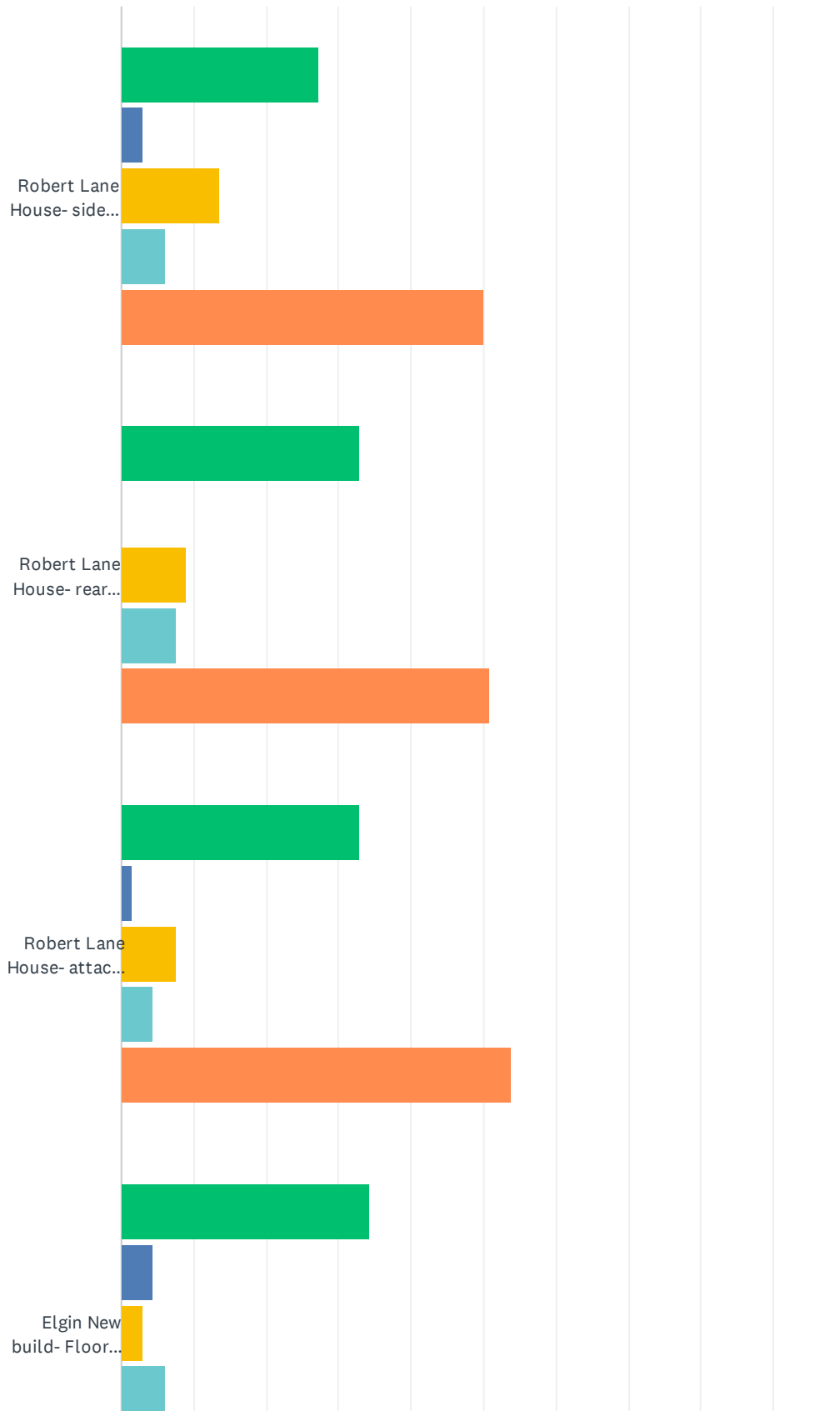
Answered: 62 Skipped: 6

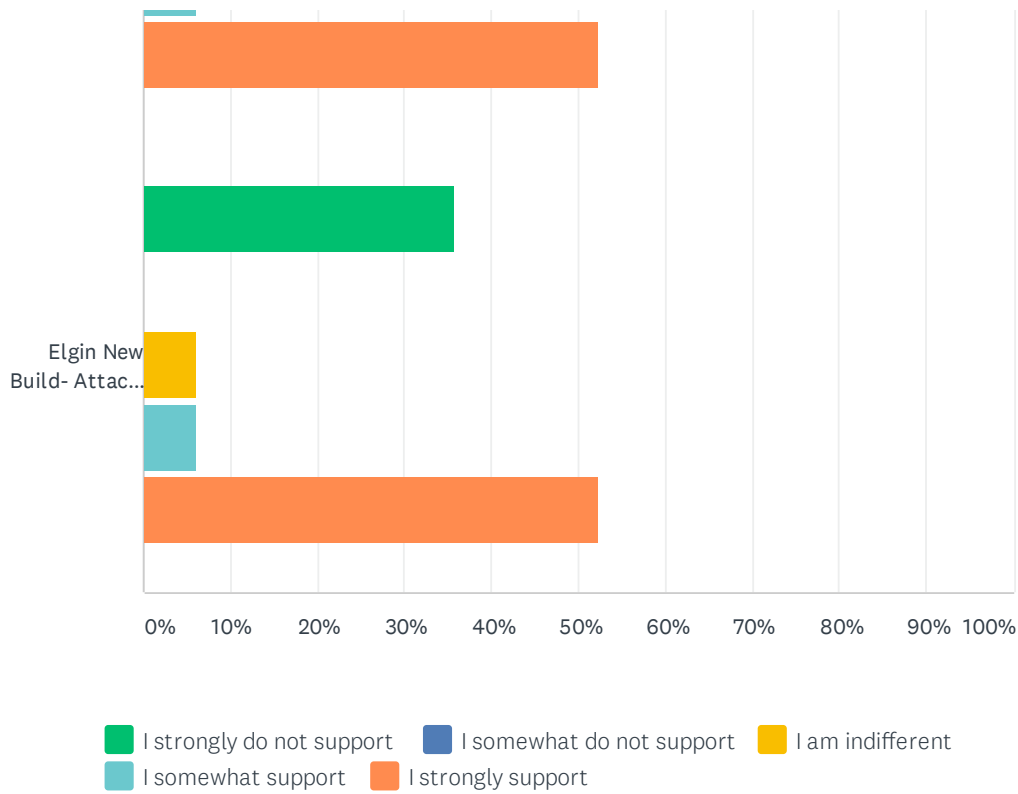


	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	32.26% 20	3.23% 2	9.68% 6	9.68% 6	45.16% 28	62	3.32

Q5 How do you feel about the requested variances?

Answered: 67 Skipped: 1

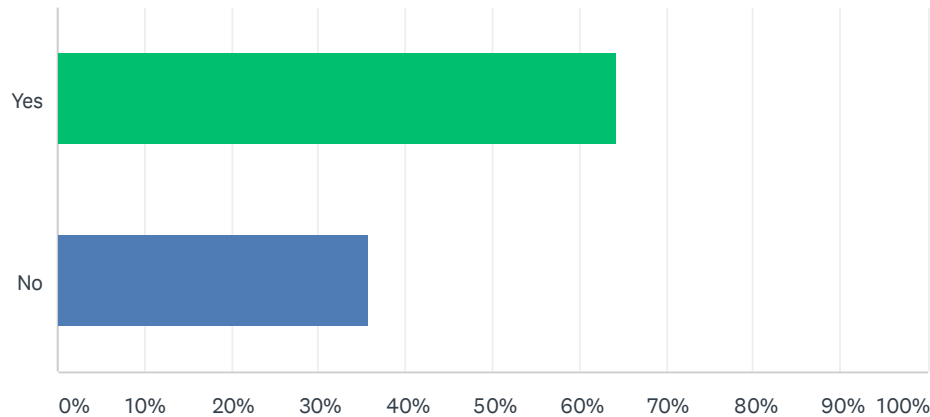




	I STRONGLY DO NOT SUPPORT	I SOMEWHAT DO NOT SUPPORT	I AM INDIFFERENT	I SOMEWHAT SUPPORT	I STRONGLY SUPPORT	TOTAL RESPONDENTS
Robert Lane House- side setback variance requested to allow protection of specimen tree and provide covered, off-street parking.	27.27% 18	3.03% 2	13.64% 9	6.06% 4	50.00% 33	66
Robert Lane House- rear setback variance requested, so the street setback is zoning compliant.	32.84% 22	0.00% 0	8.96% 6	7.46% 5	50.75% 34	67
Robert Lane House- attached accessory area variance requested- to provide a comfortable outdoor space, covered entries, and covered, zoning compliant parking.	32.84% 22	1.49% 1	7.46% 5	4.48% 3	53.73% 36	67
Elgin New build- Floor Space Ratio (FSR) variance request. Please note that the square footage (FSR) would be zoning compliant if it were a heritage house.	34.33% 23	4.48% 3	2.99% 2	5.97% 4	52.24% 35	67
Elgin New Build- Attached accessory area variance requested.	35.82% 24	0.00% 0	5.97% 4	5.97% 4	52.24% 35	67

Q6 Do you support this project?

Answered: 67 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	64.18%	43
No	35.82%	24
TOTAL		67

#	LET US KNOW WHY?	DATE
1	Do not see the need for unnecessary development. We are ruining the Queen's Park area by squeezing in houses that do not fit in the heritage neighborhood. We are eliminating what green space we have left in Queen's Park The addition of these I. Fill houses not not create affordable housing. They are costly and in every case of these new developments, the only people benefiting from this is the city and the developer.	5/13/2021 11:47 PM
2	HRAs should be granted ONLY when there is a high degree of preservation for the main house. That is not happening here. The house is being moved. Inappropriate dormers are being added. There is an attached carport. Original historic windows are being replaced. There is a complete lack of heritage preservation here. Please city council, say no to this project unless it is revised drastically.	5/13/2021 10:56 PM
3	An abuse of the HRA process. Only serves the applicants desire for a big new house, nothing to do with heritage preservation	5/13/2021 9:50 PM
4	it doesn't fit with the designs of what the HCA was supposed to protect and provide gentle infill	5/13/2021 8:15 PM
5	I don't agree with two homes on one lot	5/13/2021 7:34 PM
6	Maintaining heritage homes and allowing for reasonable and appropriate development on property is a benefit to the neighborhood. 'Monster' houses built on double lots are not what we need.	5/13/2021 7:13 PM
7	I see absolutely no benefit to the community by allowing this project to proceed. Moving the house forward destroys the whole streetscape of 5th Ave. Planning department should never have allowed this project to go forward in its current form. If the owners wish to subdivide this lot let them do so without misusing Heritage Revitalization Agreements.	5/13/2021 4:42 PM
8	This proposed HRA appears to be a tool to subdivide a lot and create profit with a large new build. To my understanding, this was NOT the original intent of Heritage Revitalization Agreements. This project offers no benefit to the community in exchange for relaxation of variances: it negatively affects the streetscape, does not create affordability, and with the inferior repositioning of the existing home, does not highlight, enhance, or ensure its long-term value and viability as a heritage asset.	5/13/2021 10:09 AM

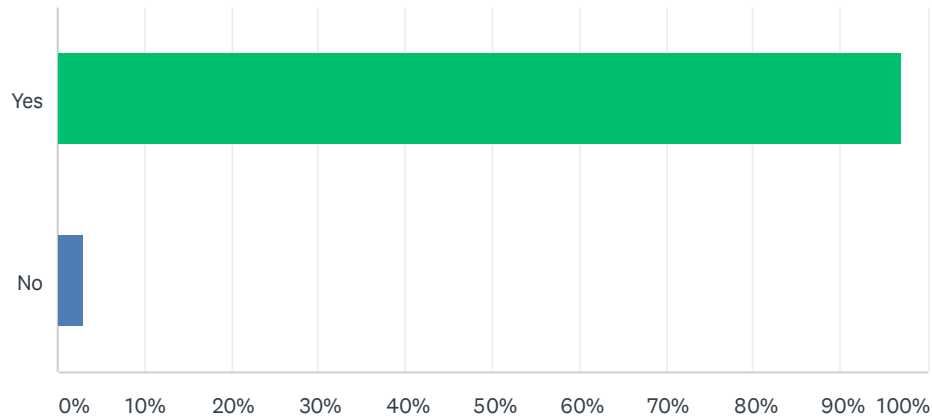
9	Way too bloated. No need to move it so far forward. Why not something smaller allowing for more trees and less impact to site?	5/13/2021 9:26 AM
10	too much house on small lot, proposed relocation would destroy streetscape. I would support the development of a true laneway house within existing guidelines (max 958sf)	5/13/2021 8:13 AM
11	There are numerous problems with this HRA, including: lot splitting that will set a damaging precedent for the neighbourhood; overdevelopment of the property with significant crowding and loss of greenspace; poorly conceived oversized renovations that change the location and overall look/massing of the heritage home; far too many relaxations; oversized infill home that has a basic commonplace design; heritage work that is mostly routine house maintenance, etc.. Final comment re my responses: question 3: single star = strong lack of support and question 4: single star = strong dislike. These rating scales should include labeled endpoints to allow for proper interpretation.	5/12/2021 9:48 PM
12	I believe in increasing density in neighbourhoods while maintaining street appeal	5/12/2021 8:09 PM
13	this house does not the benefit of an HRA. It is in good condition and is already protected sufficiently by the QP Heritage Canocervation Area. Anything that is being suggested as "revitalization" or maintenanc eis anything anyresponmsible homeowner could do without an HRA.	5/12/2021 6:59 PM
14	1) This proposal represents yet another abuse of an HRA in this Heritage Conservation Area. Lot splitting should not be allowed - the greenspace in this community is highly valued, and cramming every available space with housing is completely inappropriate. If the City continues down this path of allowing lot splitting that involves significant relaxations of required lot area, our neighbourhood will be full of infill housing. The heritage character of this unique and treasured neighbourhood will be lost forever. I do not understand why the City is promoting these extreme HRA applications and there needs to be a moratorium on HRAs in the neighbourhood until the issues with HRA misuse are reviewed and addressed. This application is a clear example of the problem - no heritage benefit for the community, and huge private gains for the owner resulting from development of a subdivided lot. 2) The two FSR requests are unreasonable. Not only do the applicants want to subdivide the land into two parcels, they want to fill up those parcels to the brim, making for an extremely crowded appearance. The infill house is only allowed .50 FSR and the applicants are asking for .65. The current FSR on the heritage home is .28 and the applicants want that increased to .70, with another large house placed right behind it. It seems like the guiding principle for his HRA is "let's cram in as much housing as we can to increase our financial benefit," rather than "let's develop our property in a manner that respects the greenspace, the neighbourhood heritage conservation area, and the immediate neighbours." 3) The heritage conservation plan is not compelling. The general massing and appearance of the heritage home will be changed dramatically. The house will be out of line with the other homes, protruding out toward the street. This will make the oversized boxy dormers even more noticeable. The mid-century siding is inappropriate for a 1910 home - appropriate cladding for this home is available so it is hard to understand why, in a heritage revitalization agreement, the applicants would want to keep era-inappropriate siding, particularly given that the other heritage work proposed is mostly house maintenance.	5/12/2021 3:48 PM
15	1. too many variances 2. both houses way too large for lot sizes 3. moving house forward 18ft is ridiculous 4. no driveways on south side of 5th Ave --> changing the streetscape is a NO-No!	5/12/2021 1:57 PM
16	The owners off this house vehemently denied it had any heritage value when HCA was proposed for the Queens Park neighborhood.. they are now requesting several variances based on the heritage home they apparently did not have until recently. You cannot have it both ways. That being said, there are too many variance requests. Too dense, negatively impacts the street scape moving the house forward, crowds the house next door, narrow street... adds at least one, possibly two or three more cars to the street	5/11/2021 6:18 PM
17	Again the owners are only interested in making profit by subdivision of lot rather than enhancing the existing house and preservation of green space which is vitally necessary for nature and the environment	5/11/2021 12:50 PM
18	If you do not stuff a house in the back yard you do not need a variance to protect the tree and and off street parking. Green space and trees are vital, with this proposal there is neither.	5/11/2021 10:22 AM
19	The size of the infill house IS TOO BIG and there is NO GREEN SPACE	5/9/2021 5:10 PM

20	The proposed houses are Excessively Large. The building rules are excellent and NO variance should be allowed.	5/8/2021 11:33 PM
21	There is too much crammed in one space with little to no outdoor space. Robert Lane additions will make it a BOX. It seems REALLY selfish and does NOT preserve the heritage feel of this home... very deceiving proposal.	5/8/2021 9:10 PM
22	I support this proposal but I do not like the covered carport.I think it detracts from the home and the neighbourhood	5/8/2021 4:26 PM
23	Lack of green space, Elgin street is a space for children in the neighbourhood to play, and increased parking will reduce play space	5/8/2021 12:19 PM
24	New West needs more housing. Given Heritage Conservation Area limits on development in Queen's Park, infill and laneway housing is the way this neighbourhood can pull its weight in contributing to New West's future housing needs. The variances requested are very minor and there is no rationale for not supporting that is not pure obstinance.	5/8/2021 11:34 AM
25	It is theBest use of the land available, and as all owners have the rite on their own land to build their dream home. as any one in the neighborhood can do. As long as the project is respecting the existing bylaws, and as long as the bylaws are clear and concise, build away. If any interest group want to involve themselves, they must also follow rules and DE quorum during the disscusion, just remember you are just guest, not the desision makers. with the unsdeerstanding that just because you may not like things, you are not the legal or moral judges of what people want to do on their OWN PROPERTY . So please stop demanding attention and say, not unlike spoiled children , who need a firm word at best to bring thing back in focus. This is their dream home, not our, so mind you own business , and care for your own property, as I will leave you your own affairs. Even if i am bothered by them. happy neighborhoods are not about the buildings it is about the people..	5/6/2021 7:40 PM
26	the look of both homes fit the area and still allows for some yard/greenspace	5/6/2021 5:34 PM
27	We need to preserve some heritage homes.	5/6/2021 5:10 PM
28	It will enhance the neighbourhood	5/6/2021 4:52 PM
29	It preserves heritage while improving the building and providing flexibility for the homeowner.	5/6/2021 1:58 PM
30	See #1 above. We see no reason why this project would be disallowed.	5/6/2021 1:43 PM
31	I believe in a balanced approach of heritage revitalization and modernization of neighbourhood.	5/6/2021 12:28 PM
32	added densification, preservation of heritage and we need more housing	5/6/2021 11:59 AM
33	Fits in with the heritage nature of the community and offers refreshed housing.	5/6/2021 11:25 AM
34	The variances are simply a request to increase everything about this project beyond the maximum allowed in size, setbacks and fsr.	5/4/2021 9:22 PM
35	Retaining Heritage	5/4/2021 2:48 PM
36	There are already parking issues, where is the green space? I do not like the way they have crowded 2 homes on one lot. Ir we continue these kinds of projects in New Westminster there will be no parking and overcrowding. New Westminster is a small municipality with mediocre amenities, and very little shopping.	5/4/2021 9:56 AM
37	I do not support subdivision of lots to allow owners to use heritage preservation as a tool for gaining profit.	4/30/2021 9:51 AM
38	under utilized lot	4/29/2021 8:33 AM
39	Will activate Elgin Street and will protect 208 Fifth Avenue.	4/26/2021 10:21 AM
40	New housing	4/24/2021 7:21 PM
41	Owners providing additional single family home close to schools	4/24/2021 10:06 AM
42	I support the building of a lane house. I think that one you have designed is too large.	4/23/2021 12:38 PM
43	Heritage preservation	4/23/2021 11:03 AM
44	It's a Good HRA candidate and more housing density	4/23/2021 10:25 AM

45	More housing, more new residents in QP needed.	4/23/2021 8:16 AM
46	Fulfills goals of HRA, creates additional housing options for the neighbourhood, and fits very nicely with streetscape.	4/21/2021 10:35 PM
47	Heritage preservation and excellent design for new build.	4/21/2021 2:01 PM
48	The ^{Personal Information} are great neighbours and we support them completely. This is also an opportunity to provide housing to another family, which is wonderful.	4/21/2021 9:02 AM
49	well thought out plan	4/21/2021 7:19 AM
50	You've been hamstrung by the HCA and Council so your options are severely limited.	4/21/2021 5:12 AM
51	To preserve the heritage houses and create more house to be used by the people or by the growing community	4/20/2021 7:36 PM
52	Need more housing in general, and specifically in the sparsely densified neighbourhood of Queens Park	4/20/2021 5:01 PM
53	My primary concern regards the specimen tree. The Owner of 208 inflicted consider damage to the tree, causing an imbalance. I appreciate that the design has measures to mitigate the tree root structure by keeping it somewhat setback but I am concerned that it may be insufficient. Has a qualified arborist confirmed that the remaining roots will be sufficeint? This should be confirmed prior to proceeding too far. Also, there may be another option with a further variance to reduce the impact on the roots. If the Robert Lane house were set back closer to the new property line with a covenant enjoining the lane house not to build up to the property line, i.e. treat an intermediate line within the lane property as a de facto property line for the purposes of spatial separation and building and exposing building face construction, then it would minimize the impact of the new location on the root of the specimen tree. Also, I thought that the idea behind the heritage bylaw was to increase affordable housing stock by encouraging smaller laneway houses. However, based on the precdent in Townsend Place, which is far more outrageous, I guess the horse is out of the barn on this issue and the City is not concerned with affordable housing, only increasing density. Generally, I am very supportive of heritage conservation and appreciate and support this aspect of the project very much and do appreciate some of the features of the design but my main concern is the health of the specimen tree.	4/20/2021 4:12 PM
54	Preserving heritage and providing more housing	4/20/2021 3:47 PM
55	It protects an interesting heritage home that is too small for the huge lot and let's a well designed infill home be added that compliments the neighborhood	4/19/2021 5:26 PM

Q7 Are you a resident of New Westminster?

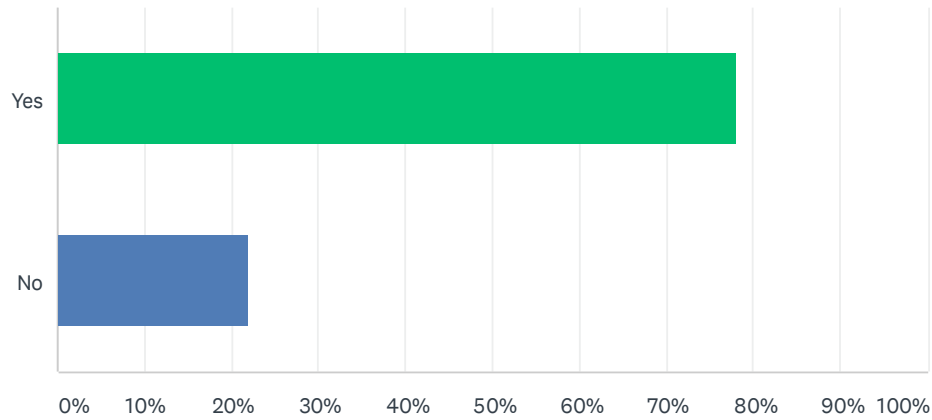
Answered: 66 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	96.97%	64
No	3.03%	2
Total Respondents: 66		

Q8 Do you live in the Queens Park Neighbourhood?

Answered: 68 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	77.94%	53
No	22.06%	15
TOTAL		68

Q9 Please provide your contact information. Please note that this information will be kept confidential.

Answered: 61 Skipped: 7

ANSWER CHOICES	RESPONSES	
Name	100.00%	61
Company	0.00%	0
Address	98.36%	60
Address 2	0.00%	0
City/Town	96.72%	59
State/Province	95.08%	58
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	93.44%	57
Phone Number	88.52%	54

#	NAME	DATE
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Robert Lane House Heritage Revitalization Agreement

SurveyMonkey

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58 Personal Information Removed

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There are no responses.		

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208 5th Avenue Public Open House Zoom Meeting

The Open House commenced at 10am on Saturday May 8th, 2021. The presentation and plans were played in the background and members of the public in attendance had the opportunity to ask questions. Attendees were also directed to the website where they could participate in the feedback survey.

At the opening of the Public Open House Zoom Meeting, the owner, Mrs. Jamieson provided the following summary of the project to the attendees:

The project is retaining, preserving and restoring the heritage house which is a colonial style heritage house called The Robert Lane House. The heritage house will be moved forward and to the east. The owners of the neighbouring house to the west (212 5th Ave), who were in attendance, were informed that this moves the house as far as possible away from their deodar tree. The front of the house will remain the same as that is a requirement under the HRA. The heritage house has mainly original windows and some aluminum windows. The original windows will be retained. A new house will be built on Elgin Street and the owners of the only other house on Elgin Street are delighted that they are going to have a nice looking house opposite them.

The questions raised by the attendees and the answers were as follows:

1. Personal Information Removed 5th Ave appreciated that the house was moving east to minimize the impact on the roots of the deodar tree located at 212 5th Ave, however he said it was still moving quite far north and he said he didn't understand why the land was not subdivided 50/50 to allow the house to be moved back a little bit and he was concerned of the deodar tree's root structure.

Mrs. Jamieson informed the neighbour and attendees that the subdivide was not too much different to a 50/50 split and that the heritage house is allowed under the City's requirements to move north. There is not a variance on moving the house forward (north) and the heritage house is being moved away from the deodar tree's root structure. Mrs. Jamieson let the neighbour know that the house plans were actually subsequently changed, at considerable time and expense, to move the house further away from the root structure of his tree. This change has impacted the house's interior, but Mrs. Jamieson said she was pleased to hear that the neighbour appreciated that the house had been moved away from the tree. Mrs. Jamieson also said that their Arborist, as well as the City's Arborist had been on site and have no issue with moving the heritage house. In addition, the Arborist will be in attendance during the project to protect the tree and tree roots.

The Designer also informed the neighbour and attendees that a tree bond is required to be paid by the owners to keep the tree safe during the project. Ms. Stevens from the City who was in attendance was asked to confirm the tree bond and she said that there is a process for the tree bonds, although she is unsure of the costs involved. Mrs. Jamieson said it was a \$10,000 bond and they would be making sure the tree is protected during the project.

Personal Information Removed asked about the fencing along the west property line as the schematic drawing being shown, showed the fence line as being straight whereas the deodar tree is

in the way and said he assumed accommodation would be made for the tree. It was confirmed that there would be accommodation for the tree and that the Arborist would also be involved.

2. Personal Information Removed asked exactly how far the house is moving forward and south so that she could get a perspective on that. The designer opened the file for the dimensions. Personal Information Removed was informed that the house is moving forward 18.65 feet and towards Second Street by 8.79 feet.
3. Personal Information Removed she had people who could not be in attendance texting her questions. The dimensions puts the setbacks out of line with 5th Avenue and closer to the back end of 2nd Street, which she said didn't make any sense, so they were wondering about the alignment of 5th Avenue and whether this house will stick out.

Personal Information Removed and the attendees were informed that the house meets the requirements for being moved forward and that this is not a variance.

Personal Information Removed said they understand that and she was just saying its typically the whole streetscape is something that's important to retain, so the question came up, why is it moving out of line with the house next door. The house meets the zoning requirements for being moved forward and it is not a variance.

4. Personal Information Removed asked to talk about the windows. The Designer provided an overview of the windows being retained in situ and the windows being relocated to other areas of the house and that this is available in the package that is offered online.

Mrs. Jamieson informed the attendees that all the original windows are being retained. That this has been 3 years of speaking with the city to see if this project was possible, as the original intention was to knock down the heritage house and build a new house, but then the heritage conservation was introduced. The owners are looking to retain, restore and preserve the heritage house. Mrs. Jamieson said there has been a lot of back and forth with the City, meeting with zoning etc. and that the Designer has come up with a fantastic design and project and a big thank you to the Designer, Kirsten.

Personal Information Removed asked Mrs. Jamieson that given that she is now supportive of heritage why is the house not being lifted or adjusted, or making some other changes to the house and why is she not living in it? Personal Information Removed

5. Personal Information Removed said she had been sent a question around the dormers and asked whether the rear dormer was added in the 1940 or 1970's as per the permits and that they were not sure as the previous owner had been told that the dormers were not original. She commented that if the dormers are now going to change, it will change the look of the house quite a bit by adding two large dormers and expanding the current ones. Personal Information Removed asked will the original one be altered and how much larger will the new ones be.

The Designer brought up the plan for ^{Personal Information Removed} and attendees to see. The Designer said the existing rear dormer is 15.25 feet. The proposed dormer is 28.39 feet, so it doesn't extend the full length of the house. The attendees were informed that the dormer and the back addition on the current home are really in disrepair, unattractive and in disrepair.

The Designer said that the dormers are not very visible from the street. They would be visible from the two sides. The Heritage Consultant informed the attendees that with regards to the back dormer and actually extending it out, brings back a more symmetrical look to the building, which it would have had historically. The Designer said that the rear of the current heritage house which has a lean to, is quite messy at the rear and this plan will certainly clean it up and make it much more viable moving forward.

Mrs. Jamieson added that as mentioned at the Land Use Planning Committee, owners do have to be able to live in these houses. The current dormers make it difficult climbing between walls of the dormers to make the bed/get into bed. It is all very well retaining heritage, but you have to be able to live in the houses as well.

The Designer added that they have made the upper bedrooms in line with contemporary needs with ensuite bath and a good closet and all very accessible, so it makes the house relevant for the way somebody will live in it today.

6. The owners of ^{Personal Information Removed} 2nd Street said the following in support of the project:

"^{Personal Information Removed} 2nd Street, just around the corner and ^{Personal Information Removed} wholeheartedly support this project. It saves a rundown heritage house that has been run down the entire thirty-four years that we've lived around the corner. I applaud the Jamieson's for taking a proactive approach to restoring the Robert Lane house and providing an attractive and much needed infill housing, on a lot that is far too large for just a small house that's already on it.

And I think that was the intention when we brought in all these new heritage laws. Of note and I think it might have been brought up earlier, the large heritage tree on the adjacent lot. My understanding is it is causing structural problems to the foundation and the sidewalks of the house and moving the house forward ultimately is going to save that tree, because as it sits right now, there's going to be problems caused to the little house. I've heard that there's objections to moving the house forward, but I just took a short drive around my neighborhood yesterday and there's countless examples of staggered houses up and down, not only that street, but every other street around.

And I've seen lots of new builds that have moved and built forward of the existing streetscape. I also noticed that the HRA brought up the issue of carports, but again, I took a short drive yesterday and just at adjacent houses I found carports at 503 and 505 2nd street, 205 4th ave, no garage at all at that great little infill house at 408 Second Street next to the meat market and countless examples of rundown garages that seemed to serve no purpose except for junk storage, not vehicles.

Finally, the city went to great lengths and bent over backwards to make exceptions to their bylaws to allow the saving and restoration of those small houses on Manitoba Street. And

I applaud the city for this. But I do note that no provisions were made, apparently doesn't look like they were made at all, for any garages, carports or even off street parking and in that area two cars could not pass on that street and it was wall to wall cars, so we support this project. I think it's time for the City to step up and be proactive once again and approve it".

7. The owner (Personal Information Removed) 5th Avenue said the following in support of the project:

" (Personal Information Removed) had really mentioned a lot of great points that I echo. I live on 5th Avenue (Personal Information Removed) and I'm very supportive of this application. The family has really gone to great lengths to work within the parameters as provided by the HRA. Our house was built a couple of years ago. We did move it up a little bit towards the street. I really like the idea of preserving the current house and building another house so that you are able to accommodate an additional family. So I throw my overwhelming support behind this proposal"

8. The owner (Personal Information Removed) of 2nd Street and 5th Avenue said the following in support of the project:

"Like previous speakers I do applaud the effort. I really think that you will actually improve the overall quality of our neighborhood. I like the idea of renewing and refreshing and restoring it to the best of the latest standards based on, of course, keeping up the old and structure". (Personal Information Removed) following questions:

- a. Moving the house forward and to the north east and of course, digging the basement and of course, making the foundation. Will that make any structure problems to the tree i.e. roots etc.? Do you know if there any estimates done on that side?

The Designer advised that the house will be taken off of its foundation and the old foundation removed. Then they start the work on the new foundation. As per the previous dimensions provided to (Personal Information Removed), the house is in every direction farther away from the existing placement. An arborist will be very involved to ensure that any work done to the roots will be done with their permission. All the root work will be done with Arborist supervision. And beyond that, the Jamieson's will have had to pay a ten thousand dollar bond guaranteeing that the tree lives. So, they are also very incentivised to ensure that the tree survives this.

- b. What about the Cherry Tree on the street which potentially needs to be removed?

The owner and attendees were informed that under the City's Bylaws, when a tree is removed their policy is for two replacement trees to be planted. The City's Arborist is involved with this process.

- c. There is a row of cedars between the two homes. Will those cedars be removed?

Mrs. Jamieson advised that there are currently cedars part way along the edge of 208 5th Avenue's property and then there is a tree on ^{Personal Information Removed} in front of their deck. The plan is to keep as many of the cedars as possible. The Designer mentioned that it comes down to privacy for both. The goal is to keep the cedars as not only do they look nice, but they give both sides privacy. Mrs. Jamieson assured ^{Personal Information Removed} privacy is just as important to her family and there are other trees such as hicks yews that are less deep, should narrower trees/shrubs be required. ^{Personal Information Removed} that this is not a problem.

- d. ^{Personal Information Removed} that with the dormers and windows, ^{Personal Information Removed} but said that was ok and they will figure that out.
- e. Will the electrical wiring to the house from the street, which is current above ground, go underground?

Ms. Stevens from the City was requested to comment and advised that she would have to look at the full service information from the City's Engineering Dept., but typically that is required for redevelopment. Engineering requires that the servicing be put underground. Mrs. Jamieson confirmed that they had met with the City's Engineer who advised the services need to be placed underground.

- f. ^{Personal Information Removed} for the timelines including start date of the project.

Mrs. Jamieson said this was hard to answer as although they would like to start the project as soon as possible, they are still going through the HRA process and then permits need to be obtained etc. Ms. Stevens from the City advised that once they get their approvals and the HRA is adopted, there are a number of permits that they will require. The first would be a heritage alteration permit for the new house. They will also need to get all their subdivision applications in and approved by Engineering. So that takes a while. Typically, how the City's writes the HRA's is that they typically structure them that the work on the Heritage House begins first and then after the subdivision, or after all of that work is done, subdivisions done, then they can get their permits for the new house.

The Designed said she would say the work on the heritage house would probably be three to five months and then as Ms. Stevens said the new build can't happen until after the heritage house is complete. But they do allow the foundations to be poured at the same time. Then about five to seven months for the new build.

- 9. ^{Personal Information Removed} commented that she found it a moot point looking for other houses with car ports, because the initial point of the HCA guidelines was to avoid car ports within the HCA. The Designer said that carports whilst not strongly recommended in the guidelines are in the acceptable category. Ms. Stevens from the City was requested to comment and advised that in the guidelines for additions, they should be compatible with the existing massing and of the protected buildings. They're acceptable as additions that respect the original form, scale and mass to a building but are not fully distinguishable, can be considered.

The Designer advised that they did attempt to follow the roofline and to make the carport subordinate, by pushing it as far back as they could, to make it clearly distinguishable, but also complimentary with the building, while providing covered parking. Ms. Stevens from the City added that in regards to the form, scale and massing and the guidelines, changes are acceptable as long as they are compatible, subordinate distinguishable.

10. An attendee, ^{Personal Information Removed} commented that there is off street parking for the Manitoba properties mentioned earlier. She also commented that moving the house forward and not staying in line with the other houses along the street, may be in line with zoning. However, she didn't believe that it is in line with the HCA/ part of HCA. In addition, that somebody said the house needs/ is in disrepair and has been for a long time. She said that as homeowners, we all have to keep our houses in good repair. And she didn't believe, her point of view that an HRA should be approved to repair or should be used as an argument to keep our houses in good repair.

The Heritage Consultant commented that she understood and appreciated the various feedback and as someone who looks at a lot of old houses, she said she wanted to defend the owners a little bit and said that actually overall, their house is in quite good shape.

During the Heritage Consultant's comments, an attendee was inappropriate and used foul language to the Heritage Consultant.

The Heritage Consultant continued and said she had seen much, much worse houses. She said she believes that the areas in need of improvement are things like the back of the house. The zoom meeting screen was shared so that ^{Personal Information Removed} and the participants could see the rear in disrepair and the later house addition that will be removed and the back configuration will be restored. The Heritage Consultant showed the dormer that was talked about earlier. The dormer will be extended just to provide more livable space and again, provide that symmetry from the front, which is what would be typical of this style. The house actually is overall very well maintained and that we're using this tool as a way to make improvements and to help extend the physical life of the building with improvements like the new foundation, just making sure that it can go for another fifty, hundred years etc.

11. ^{Personal Information Removed} asked a question on behalf of another attendee about the size of the backyard of the heritage house. The Designer advised that the required backyard is 12.12 feet and the actual backyard is 9.4 feet. The house is designed to have more of a side yard than a backyard.
12. ^{Personal Information Removed} asked what is the size of the backyard on the new house? The Designer advised that the backyard is 20.5 feet.

13. The owners, ^{Personal Information Removed} 2nd Street said the following in support of the project:

^{Personal Information Removed} Second Street, ^{Personal Information Removed} e, where our property is adjacent to ^{Personal Information Removed} . So basically, our house will be near the new build blue house.

We just wanted to say it's a beautiful design. We think it is wonderful. Personal Information Removed

And also now, a new family will be able to enjoy the heritage house. We just wanted to say, as the people who are actually adjacent to the upcoming construction, that we want to express that we are fully in support of this plan. And, also just to convey a little bit of disappointment that heritage activists, who we think should be over the moon that this will allow the heritage house to exist and remain in Queen's Park, are not supportive. We know that there are certainly some heritage activists who are fully in support of this, but just to see the nit picking, not just in this meeting, but in other meetings is disappointing. We think that they should be extremely excited that this will show other property owners that they can keep a heritage house and have another new house built in the back. And this new house is going to be in the lane, so it's not an extremely visible house and not too many people are even going to see it. But we do think the new house is absolutely gorgeous and great".

14. An owner in Queens Park Personal Information Removed said the following in support of the HRA:

"I just want to say I totally support it and I live in Queen's Park. I totally think it's a great idea and I think that's what this should be all about, preserving those homes, trying to give people other opportunities to live in their dream home and keep the heritage house. So I just totally support it".

15. As there were no questions, the Designer let the attendees know that the point of an HRA and the goal of an HRA, much like the Queen's Park guidelines, is preserving heritage while allowing for gentle densification. She said that when they see support and yes there are obviously questions which she encourages, it is encouraging to see that there are community members who value that sensitive densification. The owner added that when listening to a public hearing for another HRA, it was interesting that an attendee who was involved in heritage and implementing policy had spoken that the guidelines which he said were introduced in November 2009, was about allowing lots to be divided.

16. Personal Information Removed asked if a representative from the City was present and asked Ms. Stevens if he could consult with the City's Arborist with regards to the two replacement trees that will replace the cherry tree on 5th Avenue. He expressed concern with any fast growing trees that would impact the Personal Information Removed Ms. Stevens said she would put him in contact with the City's Arborist. Mrs. Jamieson added that she had also informed the City Personal Information Removed themselves would like to be involved in the replacement trees.

Personal Information Removed the following in support of the project:

"Like everyone I approve it. There are some challenges (privacy, windows) but that's ok. There is some distance and we will figure it out. I'm sure we'll be fine. The other concern I have is the timing and the building. So, it's going to be challenging. But that's OK. You've got to go through it. And I appreciate that. Thank you very much for being open.

Thanks for sharing this. I'm sure we can find a common ground and do it properly. Thank you".

The Designer reminded Personal Information Removed

Personal Information Removed. The window in the bathroom, which would be the closest Personal Information Removed is an original frosted glass, a water glass window and then two in the master bedroom. The good news is that for both properties these are bedrooms. So, functionally generally those are closed windows, generally you close your blinds. So, the good news is that it's not like a living room facing a bedroom. It's two bedrooms facing each other. So, although it's a change, the Designer assured Personal Information Removed function of the windows facing each other will be similar. So hopefully it will impact Personal Information Removed little as possible. Personal Information Removed that it was ok and there are ways to overcome this and that it is not a problem.

Personal Information Removed and I think the project will improve the overall value of the whole neighborhood. Overall, everything should be great. It looks good. If you are asking me honestly, among all the attendees, I am the most impacted, you know, but I'm fully supportive. I like the idea. I appreciate it. I think it will definitely bring up the overall value to the neighborhood. And so I appreciate it. Thank you. Personal Information Removed. I appreciate it. And City, of course. Thank you very much".

17. Personal Information Removed asked how far from 5th Avenue will the house be? The Designer advised that the required set back is 12.12 feet and the house will be further back than that at 12.96 feet. The Designer walked through the process of the design and said the original intention was to have the heritage house further back and then had the new build inside the set back, which was a variance. But in consultation with the City, they really wanted the project not to have that impact. So basically, so that there was nice separation between the two houses the heritage house was moved forward as new house was moved back.
18. An attendee Personal Information Removed asked where the November 2009 policy about lot splitting was. Mrs. Jamieson said it was mentioned during the Council Hearing's open house on the Townsend Place HRA and referred her to the video of that meeting.
19. Personal Information Removed asked about the 2009 policy and Ms. Stevens from the City believed it was the HRA policy guide that they have developed. Ms. Stevens believed it was adopted in about 2011. So that could have been what was referred to. The policy talks about what the City looks at when they are evaluating an HRA.
20. Personal Information Removed who live at the end of Elgin Street on 3rd Street joined the meeting and said they fully support the project. They said they had no objections and believe the HRA will help the area. They asked what objections had been raised. The Designer and City representative summarised the objections to which Personal Information Removed said they were not serious objections. Personal Information Removed they are on 3rd Street where a house had the fire. That house which is three doors down from them was moved significantly more forward than the other houses. The houses on 3rd Street zigzags down with houses significantly closer to 3rd street.

Personal Information Removed said that some of the objections that folks have been raising is the moving of the house because of its relocation and changing the streetscape and that to protect the heritage, the house really should be left where it is. Otherwise it is not the same house. Also the size and design of the new house and number of relaxations.

Personal Information Removed said they really support the project.

Mrs. Jamieson said that as another attendee had mentioned there are already houses with differing set backs and that is the beauty of Queens Park. Queens Park has huge houses that don't have much gardens, to small houses on large plots, to our lovely little quaint streets that have very small houses and lots.

Personal Information Removed that it would be odd if all of our streets and all of our houses were so perfectly lined up. With all of our houses being different, that's what gives it the character. Do we want a cookie cutter neighborhood?

Personal Information Removed that across the street from their house is a new house (within last 10 years). But people walk down the street and they don't even know that it's, "brand new". As long as these look like they're architecturally consistent with the neighborhood. So, in five years from now, somebody's going to walk down Elgin Street and not know the new build is new. In addition, the City requires off street parking and looking again on 3rd Street there is a little house that was built that looks like a trailer stacked one on top of the other, where they had to put a garage right under the house because they had to provide off street parking. Keith said he thinks that that gets peoples backs up a little bit when you look at this skinny little 20 foot lot with a 12 foot wide house on it, but on the other hand, it's just now part of the neighborhood. Keith said the houses in this HRA are nothing like that, architecturally. They fit into the neighborhood and Keith and Diana said they were very happy with what's going on in this project.

21. Personal Information Removed St Patrick Street asked when signs would be displayed on the property?

Ms. Stevens from the City advised that the signs typically would go up the day after the HRA goes to Council for first and second reading. So, if council does first and second reading and calls for a public hearing, they will go up typically the next day so that they're advertising that the public hearing is coming forward shortly.

Personal Information Removed for the timeline for the public hearing. Ms. Stevens said it hasn't quite been determined yet, but other than before summer session ends, or before the summer break begins. She said she thinks the last meeting is at the beginning of July, or it will be in the fall depending on the City's timelines.

Personal Information Removed if the new build roof was taller than the heritage house's roof. The Designer showed the plans and advised that the infill rear house is taller than the heritage house, but they are both compliant and they're below the maximum height allowed. The height of the heritage house, which is going to be put back to exactly the same height as it is, is 354.6 (geodetic) and then its actual height from average grade is 28.03. The height of the infill is 29.89 to the roof peak.

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and was shown the renderings.

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for renderings from the street level and was shown the models.

Mrs. Jamieson reminded the Designer and attendees that the renderings don't show the landscaping as there will be tall cedars/hicks yews along the back of the heritage house and referred Bridget to the landscape plan and website.

Personal Information Removed

asked what the distance between the two homes in the back is? The Designer advised that the distance is 29.8 feet, so almost 30 feet. The heritage house is 9.4 feet from the rear property line and the new build is 20.5 feet away from the property line.

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thought this sets a bad precedent for the entire neighborhood. It sets a bad precedent for Elgin Street because he just knows what's going to happen next. The home right next to this property will have a big home and this will follow through. He said it is just his personal opinion and he thinks it's a shame. He said we have a beautiful neighborhood and we're just slowly chopping it up, taking away the beautiful green space and just replacing it with both homes and structures. He said the heritage house is a beautiful house and it was just a shame that the owners cannot maybe make use of that land and just expand the size of that house and add on to it and keep a beautiful yard with lots of green space and trees.

The Designer advised ^{Personal Information} bear in mind that from a density perspective, from a coverage perspective, the owners would be able to build up to 0.7 FSR on this lot and then also add a laneway at the back to get 0.8 FSR. So, they would actually be able to build more density if they were to do an addition to this house. So, they're actually asking for less density through an HRA than they would be allowed to under the Queen's Park Heritage Guidelines.

22. <sup>Personal Information
Removed</sup> said there was a further question that if there was no pool and that lot was smaller on the back of the new build, would they still have to move the small house/heritage house forward?

The Designer advised that it was a multi-phase question because there's also a density issue. It's a complicated answer because the density of the new build is based on lot size. The designer showed the plan of the heritage house and pointed out the lines of the existing location. She said the challenge is that the house right now sits quite in the middle of the lot, so what would happen for the owners to get to their 70 percent allowable FSR would be a massive addition off the back of the property, which they are allowed to do. What is allowable is a 70 percent FSR primary residence and a 10 percent infill at the back, if they were to stay with one lot. For them to subdivide this, they would have to then put quite a large addition.

So, under the OCP they would be able to build a laneway house of either 10 percent or borrow five percent from the house to bring it up to 15 percent to a maximum of nine fifty

eight square feet. They could do that, but then they would also be allowed to take the existing heritage house and double its size, almost to get to that 70 percent FSR.

Personal Information
Removed who represented the QPRA was asked whether the Queen's Park Association would be against the building doubling in size. Personal Information
Removed responded, probably.

The Designer informed Personal Information
Removed and the attendees that under the zoning, under that scenario, the Queen's Park Residents Association would have no recourse. It would be under the zoning where the Jamieson's lot is allowed to have more density than what's proposed.

Mrs. Jamieson thanked the attendees, the Designer, Heritage Consultant and City Representative.

The Open House terminated at 12:10pm.