

Attachment 5

Applicant Response to Feedback

Public Consultation Results

31. Please see attachment 2 for the public consultation results and provide line-by-line response to the feedback and questions.

Q1: How do you feel the proposal as described would fit into this neighbourhood?

- Fits well - 4 (44.4%)
- Somewhat well - 1 (11.1%)
- Neutral - 1 (11.1%)
- Not well - 3 (33.3%)
 - The most common response (44.4%) was that the proposal fits well within the neighborhood, making it the most selected option. This indicates that many respondents feel the design is appropriate for the area. We have taken care to ensure the proposal respects the existing character through scale, materials, and heritage preservation.

Q2: Is there anything about the proposal that you think could change to help it better fit into this neighbourhood?

- If the project can be done so the infill house is similar in style to the existing houses, not a modern box one, that would be great!
 - The goal of an HRA is to ensure that new and old elements are distinguishable while also making new additions subordinate to the heritage structure. This infill home was designed with both principles in mind—ensuring it does not replicate the heritage home but remains compatible in scale and character while ensuring it is not mistaken for a historic structure.
- Aside from not doing it at all, changing their very large garage into a laneway would fit much better and would hardly raise an eyebrow.
 - The goal of this project is to introduce gentle densification in a way that enhances livability and provides more housing options in New Westminster. While converting the existing garage into a laneway home could have been considered, this approach would not have maximized the site's potential to accommodate multiple families. The chosen design allows for a better balance between heritage preservation and creating much-needed housing while maintaining the character of the neighborhood.
- Use of some heritage elements - like wood windows or decorative touches, perhaps.
 - The infill house was designed to complement the heritage home while remaining distinct, following both heritage conservation principles and the New Westminster Protected Building Design Guidelines. The design aligns with Section B.2 (Additions to Protected Buildings), ensuring that new construction is compatible with, subordinate to, and distinguishable from the original structure. Key architectural elements help achieve this balance, such as eave returns on the roofline, a pitched roof with deep overhangs, and vertical siding, which references traditional building materials while maintaining a contemporary distinction. The front porch, a defining element of many heritage homes, further enhances the connection to the existing

neighborhood fabric by creating a welcoming and pedestrian-friendly streetscape. Additionally, the vertically proportioned windows with simple trim align with the guidelines' recommendations for appropriate window treatments (Section B.4 – Windows and Doors). These details ensure that the infill home does not replicate the heritage structure but remains visually compatible with the surrounding neighborhood while following best practices for heritage-sensitive development.

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- No
 - Great to hear! The goal was to create a design that respects the neighborhood's character while introducing gentle densification in a way that feels natural. We appreciate the feedback and are glad the proposal aligns well with the existing streetscape.
- It seems outsized for the lot
 - The proposed infill home has been designed to be compact and respectful of the heritage home, ensuring that the overall site remains well-balanced.
 - Site Coverage: The heritage home covers only 20.75% of the lot, well below the 35% allowed. The infill home has a site coverage of 21.49%, also well under the 35% maximum, demonstrating that it is not oversized for the lot.
 - Floor Space Ratio (FSR): The heritage home has an FSR of 0.51, staying within the 0.70 limit for a heritage property. While the infill home exceeds the typical 0.50 FSR for new construction, it is still below the 0.70 allowance for heritage buildings, reinforcing that it remains within the scale of historically permitted density in the neighborhood.

Queens Park has a long history of gentle densification through subdivision, dating back to the early 1900s, and many homes in the area feature higher FSRs. Working in collaboration with the City, this proposal was designed to introduce thoughtful density while maintaining the character and scale of the neighborhood. The intention is to balance heritage conservation with practical housing solutions, ensuring that the infill is compact, appropriately sited, and sensitive to its surroundings.

- Preserves heritage while allowing for much needed density in the form of single-family dwelling for families
 - The goal of the proposal is to strike a balance between heritage preservation and gentle densification, providing a family-friendly housing option while maintaining the character of the neighborhood. By integrating a subordinate infill home that respects the scale and form of the heritage house, the project adds much-needed housing without compromising the historical streetscape.
- It looks great. The style of the new building fits the neighbourhood well.
 - Thank you! The design was carefully considered to complement the neighborhood's character while remaining distinct from the heritage home, as guided by heritage conservation principles. Elements like the pitched roof, front porch, and vertical siding help ensure the infill home blends seamlessly into its surroundings while providing a thoughtful addition to the community.
- I like the design of the new infill home, but it does appear to look too big for the

space, it looks like it's crowding the heritage home. There seems to be very little space between the houses (a sidewalk width) I am glad the heritage home will have formal protection.

- The infill home was designed with careful consideration to ensure it fits well within the site while maintaining the heritage home as the primary focal point. The setbacks follow zoning requirements, ensuring appropriate spacing while making the best use of the lot:
 - Side setbacks: The infill meets the required zoning setbacks, balancing efficient site use with maintaining space between buildings.
 - Front yard: The 26' front infill setback is deeper than the 19' minimum, helping to reduce the home's presence from the street and create a more open feel.

The goal has been to thoughtfully integrate density while respecting the scale and character of the neighborhood, ensuring that both homes feel appropriately placed within the lot.

- No additional buildings.
 - We understand the concern about additional buildings on the lot. The intent of this proposal is to introduce gentle density while ensuring the heritage home remains the dominant structure. The infill house was designed to be subordinate in scale and thoughtfully integrated into the site to maintain the character of the neighborhood while providing much-needed family-friendly housing.

Q3 The purpose of this survey is to better understand the community's impressions about the proposed project, before it is formally considered by Council. Please share any additional comments.

- I like that the access would continue to be from the lane/road behind, not off of 6th. Minimizing the impact on 6th avenue traffic while building would be beneficial.
 - Thank you for your feedback! Maintaining lane access was an important design consideration to minimize disruptions to 6th Avenue and preserve the existing streetscape. We recognize that construction impacts are a concern, and we will work to ensure that traffic disruptions are kept to a minimum during the building process.
- The owners have been very open about their intentions to subdivide their small lot and put an awkward house that maximizes what they can do and their plan is to then sell both and retire elsewhere leaving the neighbourhood with another inappropriate project to live with.
 - We understand that changes in a neighborhood can bring concerns, and we appreciate your feedback. This project follows a Heritage Revitalization Agreement (HRA), which prioritizes heritage conservation and thoughtful infill development. The design of the infill home was carefully considered to ensure it remains subordinate in scale and compatible with the existing streetscape. The goal is to balance heritage preservation with the need for additional housing, contributing to the long-term character and livability of the community.
- Although this development seems okay it adds 2 families worth of stress to the intersection at 6th Ave and 2nd Street and 6th Ave and 4th Street. Hopefully, consideration will be given to the need for even greater urgency for residents' safety.
 - Thank you for your feedback. The design includes generous off-street parking at the rear, helping to minimize long-term parking pressures and maintain traffic flow in the neighborhood. Additionally, the applicants have worked closely with the City to ensure that construction impacts are minimized, including maintaining lane access and reducing disruptions to 6th Avenue.
- None
- I'm fully in support of this project. It provides greater heritage protection for the existing heritage property. The infill house fits the neighbourhood well. The increased density is modest. If anything, the density is below what I would have expected moving forward given the provinces push to allow multifamily housing everywhere. This is a great model for infill within the Queens Park HCA.
 - Thank you for your support! This project was designed to enhance heritage protection while introducing gentle density in a way that respects the neighborhood's character. The infill home was carefully designed to be compatible yet distinct, aligning with heritage conservation principles. We appreciate your recognition that this serves as a thoughtful model for context-sensitive infill within the Queen's Park HCA.
- I'm sad to lose a large healthy tree. Tree replacement is great but it will take years for the

new trees to reach the size of the one being taken down.

- Tree retention was a key consideration in the planning process, and Arminder from Koomes, our project arborist, worked with the City to find the right balance between preservation and necessary site access. For your reference, Tree #9 (Flowering Cherry - *Prunus spp.*) is being removed as it conflicts with the required site access from Sixth Avenue. Tree #10 (Apple - *Malus spp.*) has advanced decay and structural concerns, making retention unfeasible. While replacement trees will take time to establish, they will contribute to the long-term canopy and ecological benefits of the site.
- Allowing densification of single-family properties has increased housing prices, because instead buyers paying the price of a given home, they are now paying the price of the POTENTIAL of that property. With the median yearly income of about \$55,000 for a working Canadian, it is not working Canadians who are driving up home prices. The globalization of our housing market means that Canadians have been competing to buy homes with the world's wealthy and with money launderers for decades. Has there ever been a limit to the number of properties that foreign speculators can purchase? I have been working with immigrants for many years and know many non-citizens who own homes or multiple homes and have plenty of \$ outside Canada such that they don't need to work here. And as such, they often claim to be low-income, so they don't pay income tax, but we go to work to give them free daycare, child tax benefits, GST rebates, etc. while they de-couple home prices from local incomes. PRs and Canadians who live and work here full-time resent this and are fed up. It is also not a matter of supply and demand. What % of working Canadians can buy the new \$700,000 condo units being built in New West? Home prices will not become affordable until we stop foreign ownership. We need an evidence based public discussion about housing needs and development. How many households are there in greater Vancouver? How many units of housing are there? How many people own multiple units? How many units are empty or being used as B&B's? How many units are being used by newcomers & Canadians who have no intention of working and paying at least the median amount of income tax here? Only after we have this data can we create a useful housing strategy. In the meantime, developers, speculators, money launderers, and banks are keen to see more density of course. Canadians who are losing their affordable and liveable neighbourhoods are not.
<https://www.livablecalifornia.org/vancouver-smartest-planner-prof-patrick-condon-calls-california-upzoning-a-costly-mistake-2-6-21/>
<https://rumble.com/v5hz6fx-mayor-mike-hurley-housing-statutes.html>
- This comment raises broader concerns about housing affordability, foreign ownership, and market dynamics, which extend beyond the scope of this specific project. However, I appreciate the opportunity to clarify the intent behind this proposal. This project follows a Heritage Revitalization Agreement (HRA), which is not about large-scale densification but rather gentle infill development that balances heritage conservation with housing opportunities. The infill home is designed as family-oriented housing, aligning with policies that support diverse housing options within established neighbourhoods. Housing affordability is a complex issue influenced by many factors beyond local development decisions, including government regulations on foreign ownership, market speculation, and broader economic forces. While these discussions are important, this project is focused on retaining a heritage home while adding a modest housing option that integrates into the community.

Q4 OPTIONAL: What is your connection to the proposed project?

- I live in the immediate vicinity (within 1-3 blocks) – 3 (33.3%)
- I live in the area but further than 3 blocks away – 6 (66.7%)
- I live in a different neighbourhood, but am interested in the project – 0 (0.0%)
- I own/operate a business nearby the project site (within 1-3 blocks) – 0 (0.0%)
- Other (please specify) – 0 (0.0%)

- The survey responses indicate that all feedback came from local residents, with one-third (33.3%) living within 1-3 blocks of the project and two-thirds (66.7%) from the broader neighborhood. This suggests that the perspectives gathered are from those with a direct connection to the community and who will experience the project's impact firsthand. The lack of responses from outside the area indicates that interest in the project remains localized, reinforcing the importance of ensuring it integrates well within the existing neighborhood.

Q5 What is your postal code?

- New Westminster, BC, V3L 5W2 – 1 (14.3%)
- New Westminster, BC, V3L1S6 – 1 (14.3%)
- New Westminster, BC, V3L2L9 – 1 (14.3%)
- New Westminster, BC, V3L2G6 – 1 (14.3%)
- New Westminster, BC, V3L1V6 – 1 (14.3%)
- New Westminster, BC, V3L1L2 – 1 (14.3%)
- New Westminster, BC, V3L2T9 – 1 (14.3%)

- The survey results indicate that the majority of respondents (71.4%) are residents of Queen's Park, while the remaining 28.6% live in surrounding areas outside the neighborhood. This suggests that most of the feedback comes from those directly within the community who will experience the project's impact firsthand. The responses reflect a strong local interest in the proposal, with additional perspectives from nearby residents who are also engaged in the discussion.

Email Feedback

Mayor and Council,

This HRA application does not preserve the Objectives for our HCA, it's all about greed!

Respectfully

Larry Church

- Thank you for your feedback. The intent of this Heritage Revitalization Agreement (HRA) is to preserve the heritage home while allowing for a modest, subordinate infill home that aligns with heritage conservation principles. The design was carefully considered to ensure it remains compatible with the neighborhood's character while contributing to gentle densification. Heritage revitalization is a collaborative process that balances preservation with housing needs, and we appreciate the community's engagement in these discussions.

It's disheartening to see the level of architectural character being proposed with this type of HRA. The proposed infill is hardly what you would call complimentary to the existing heritage homes. Typically proposed are 2½ storey gable ended rectangular boxes with pitched roofs and porch/decks tacked on. Not all that different from what was once deemed the Vancouver Special. There needs to be a mechanism within the process to encourage and promote a higher level of architectural design befitting of the Queens Park HCA. This is an extremely unique neighbourhood that deserves more care and respect than what we are currently seeing. A more formal independent design review like an Advisory Design Panel (ADP) can make positive and valuable design recommendations to bridge a missing gap. ADP's have been used successfully for larger Developments to raise the bar beyond the cheapest solution, and it can be beneficial here. Better massing, detailing and design would go a long way to make these types of infills more complimentary to the neighbourhood. I strongly urge Mayor Johnstone and Council to consider incorporating an independent design review within the HRA process to help better integrate these infills into the Queens Park HCA.

Regards,

G.Yoshizawa

Queens Park Resident

- The Heritage Revitalization Agreement (HRA) process is designed to balance heritage preservation with thoughtful new development, ensuring that any additions to the neighborhood remain subordinate, distinguishable, and compatible with the existing streetscape. The proposed infill follows heritage conservation principles, incorporating traditional roof forms, a front porch, and vertical siding, which align with the character of the area while ensuring the new structure is not mistaken for a heritage home. While design preferences vary, this document serves as a place where Mayor and Council can review community feedback, including suggestions like an independent design review panel. The discussion around mass, detailing, and design quality is an ongoing conversation, and public input continues to play a key role in shaping how infill homes integrate into the Queen's Park HCA.



Please note we are writing this email today because we only got back from a family trip and were not aware of the deadlines for the comment period passed as of yesterday.

We want to express our full support for the proposal. There is a shortage of housing in New Westminster, as well as land suitable for development. For those reasons alone there should be no question this proposal deserves the full support of the City for adding two additional residences to the housing stock.

Thank you for providing the opportunity to comment.

Sincerely,

Gary Holisko & Rosanne Hood

This proposal strikes a balance between heritage preservation and adding much-needed housing by introducing a modest infill home while ensuring the existing heritage house is retained. Through the Heritage Revitalization Agreement (HRA) process, the project allows for gentle densification that fits within the neighborhood's character.

While the formal comment period has closed, this document ensures that Mayor and Council can still review community feedback, including expressions of support like this one. The conversation around housing availability and thoughtful development in New Westminster is ongoing, and all perspectives play a role in shaping that discussion.