

From: [Gary Mockler](#)
To: [Mayor and Councillors](#)
Subject: [EXTERNAL] Public Hearing for 318 6th Ave.
Date: Wednesday, May 21, 2025 11:08:28 AM

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May 21, 2025

Dear Mayor and Council,

I do *not* support the Heritage Revitalization Agreement proposal for 318 6th Avenue.

This “lot split/infill” style HRA, a style that has become increasingly common in the neighbourhood, sets a troubling precedent for the future of other properties in this Heritage Conservation area. Just because a protected property has a little available green space in the yard does not make it right to shove an oversized basic infill house into that space - particularly when the heritage work proposed for the existing home consists primarily of standard older home maintenance and minor renovation. The heritage gain here is minimal in comparison to the private benefit – after all, the house is already a protected property within the HCA. This Heritage Conservation Area was approved by Council after a great deal of work by the community. One of the special features of this neighbourhood that the HCA sought to protect is the green space that exists between the unique heritage homes. The current proposal does not respect this valued aspect of our neighbourhood. I share the view of many residents who are concerned that inserting poorly designed infill houses into every available spot via small lot subdivision will irreparably damage the character of our community. One by one, these HRAs are chipping away at the essence of this beautiful neighbourhood.

Sincerely,
Gary Mockler

From: [Cathy McFarland](#)
To: [Mayor and Councillors](#)
Subject: [EXTERNAL] Submission regarding Public Hearing May 26 (318 Sixth Avenue HRA)
Date: Wednesday, May 21, 2025 11:58:00 AM
Attachments: [Sixth Avenue HRA letter Cathy.docx](#)

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mayor and Council, Please find attached a letter regarding the HRA application for 318 Sixth Avenue. Sincerely, Cathy McFarland

May 20, 2025

Dear Mayor and Council,

I am writing to express my opposition to the Heritage Revitalization Agreement (HRA) proposal for 318 6th Avenue. In my view, there are several significant problems with this proposal.

1. According to the City's own HRA documentation presented on their website, a central important requirement of HRAs is that they balance private benefits (e.g., financial gain) with public heritage benefits. As has been the case with many other recent HRAs in Queen's Park, the private benefits to the owner in this HRA far exceed the public heritage benefits. In exchange for what amounts to primarily routine maintenance and minor alterations on the heritage home, the owner is proposing to split their lot into two small lots so as to accommodate a two-story infill house with an accompanying suite. The huge private financial benefit to the homeowner is obvious. In contrast, the historic home is already protected under the HCA, so there is little heritage gain to the community in that regard. Moreover, lot splitting sets a very concerning precedent for this heritage conservation area – Queen's Park is a treasure and carving up properties for new-build infills is not consistent with the goal of heritage conservation. If this type of development continues, our true historic character will be lost. A key feature of the streetscape of our neighbourhood is the collection of many historic homes situated graciously within beautiful green space, and it makes no sense to benefit one homeowner at the expense of the neighbourhood character as a whole.

2. Many people have noted that the proposed infill house is a standard basic infill home and have highlighted how non-complementary it is to the more attractive character-laden surrounding homes. When infill houses are proposed for this neighbourhood, the community deserves a higher quality heritage architectural design and materials. Also, infills that dwarf, and/or "crowd out," the original home should be avoided. It seems that in recent years, the bar for what constitutes an adequate heritage contribution in HRAs has been set very low. Consider, for example, the recent HRA on the corner of 4th St. and Regina. The addition of the basic box-style infill house that has been crammed in beside the storybook-style heritage home takes away significantly from the aesthetic value of the original home as well as the streetscape more generally.

3. Community groups and residents have called for a review of the HRA program in Queen's Park and I agree with this assessment. The need for a review was clear to the last Council who voted for a moratorium on HRAs within Queen's Park until a thorough review of this program was conducted and the problems were rectified. This review never took place, but the need is still there, and this HRA on 6th avenue is a clear example of why a review is needed. This proposal does not seem to fit with the HCA features presented in the Official Community Plan. According to the OCP, the "key elements that represent the historic, cultural and aesthetic significance of the neighbourhood" include: "open and often wide side yard space between houses," "low density," and homes with "garden settings." Although some might justify the current lot-split HRA by arguing that there are already homes in the neighbourhood that do not have these features, don't we need to find a way to preserve the ones that do?

4. Some people have argued that increased density is the reason why they support this HRA. But do we really need to increase density in a City that has the second highest density in the country by continuing to insert over-scaled infills into a heritage conservation area? Seems like a very short sighted approach to me.

Thank you for considering these concerns,
Cathy McFarland

From: [Larry Church](#)
To: [Mayor and Councillors](#)
Subject: [EXTERNAL] Re: HRA 318 Sixth Avenue
Date: Wednesday, May 21, 2025 3:57:15 PM

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Sent from my iPad

> On May 21, 2025, at 3:08 PM, Larry Church <[S22\(1\) Personal Information](#)> wrote:

>

> Mayor and Council

> This HRA is not an infill house for 318 Sixth Avenue, it is a proposed infill house on the property of 320 Sixth Avenue that is in total disregard for the incentives for the Queens Park HCA such as over densification, over height building, small lot subdivision, garage encroachment on side yard setback and a streetscape with minimal space between homes.

> I urge council to collaborate with the working group for the QP Heritage Conservation Area.

> Respectfully

> Larry Church

> Sent from my iPad

From: [Jane Merilee Howley](#)
To: [Mayor and Councillors](#)
Cc: [Jane Merilee Howley](#)
Subject: [EXTERNAL] HRA 318 Sixth Avenue
Date: Wednesday, May 21, 2025 4:34:23 PM

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Mayor and Council,

I am writing to express my opposition to the HRA proposal for 318 6th Ave. My opinions are as follows:

1. I can't see any win for Heritage as this house is already protected by the HCA. What will designation do that the HCA has not already done. I just see another example for a developer to make money or increase the property value. Without any sincere interest in preserving the history of this neighborhood. The return on investment for density is not even worth mentioning. However, the removal of green space is in regard to climate change. Reflecting I look at the Butcher Shop on Second Street. Nothing has been done but you can bet the property value has increased for resale by the current owner. Furthermore, I recall the emotional plea made by the HRA applicant for the property on Townsend. The original home sits vacant and the split lot is for sale. Not the "family home" as presented.
2. It is clearly time for a review of the HRA Program in Queen's Park. New Westminster is quickly following the steps of Vancouver. Shameful.

Merilee Howley
Sent from my iPad

From: [Deane Gurney](#)
To: [Mayor and Councillors](#)
Subject: [EXTERNAL] HRA at 318 6th Ave New Westminster
Date: Thursday, May 22, 2025 11:51:37 AM
Attachments: [DG - 318 6th street development letter to city.docx](#)

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Please see attached letter for councils consideration

Deane Gurney

May 22, 2025

Dear Mayor and Council

I am writing this letter to oppose the Heritage Revitalization Agreement (HRA) proposed for 318 6th Avenue New Westminster BC.

The reasons for my opposition are the following;

- 1) The massing of the buildings on this property is far in excess of what would normally be allowed for any building project. This will result in the infill been far larger than the heritage house and any other house on the street, taking away the streetscape that has been enjoyed by the majority of the population since the street was developed.
- 2) Allow such a development and massing on a property is a president for other developments to use a template for infill across the city. This will significantly change the city as a location of historical significance in its architecture to one of a hodgepodge of unfriendly infill houses which is not enjoyable by anyone
- 3) Queen's Park and surrounding area is a treasure the city should strive to preserve and ensure that any infill should be in conformity with the neighbourhoods desires and not for economic gain. To meet the cities goals can easily be achieved by requiring any development to conform with the streetscape and the heritage values we all cherish in New Westminster.
- 4) This development is not needed to meet the increased density that the province is requiring cities to meet. This development can easily be scaled back to conform with the heritage value we all cherish and still meet with increased density.
- 5) 6th Avenue is a major street that serves to move traffic east and west. With the extra residents that are proposed in this development, the available parking and safe movement of cars and people on 6th Avenue will be compromised.

Please consider this HRA carefully as it has adverse effects for the future community and New Westminster as a destination for heritage and streetscapes that are clean and that enhance heritage buildings for the betterment of all.

Deane Gurney



Queens Ave

From: [Gail North](#)
To: [Mayor and Councillors](#)
Subject: [EXTERNAL] HRA 318 Sixth Avenue
Date: Thursday, May 22, 2025 8:31:21 PM

CAUTION: This email originated from outside of the City of New Westminster's network. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Council:

I am a resident of New Westminster and live in Queen's Park. I have written more letters regarding HRA's than I care to count and this is perhaps the most difficult one that I have tackled so far. Not because the issues are more complicated than any presented before, but because there is definitely a sense of 'what's the point'. I guess the difference is between listening and actually hearing what are reasonable questions about the whole HRA process.

The process to complete the Queen's Park HCA took years. I know firsthand because my husband sat on the technical committee which put in countless hours to come up with a sensible and viable result to protect homes from demolition and support homeowners to this end. The purpose was to provide incentives to assist these homeowners to restore and maintain their homes and support them to reach this goal. Instead it has turned into something different where the goal is to see 'how much I can get'.

In the case of this project, the homeowners have been up front and very open about their goals. They want to subdivide and maximize their profits selling both properties and then move on. For me, this steps outside of the purpose of an HRA where the primary goal is to 'retain'. It is obvious there is really no expectation that the homeowners should care about what the neighbourhood thinks or what the final result of the project looks like because they intend to be gone.

For anyone who has asked me about this project, I have responded in the same way as recently as last night at a Heritage New West meeting. Go to the address in question, look over the gate and then decide if the proposal is a good idea. The existing house is lovely and so is the yard. A great example of a house that has been restored and well looked after. Picturing another house crammed in on the same lot just goes against the grain of anything that identifies Queen's Park as the beautiful neighbourhood that it is. Anyone who has formed an opinion about this project without viewing the property is doing a disservice to the rest of the neighbourhood and the residents who live there.

I recognize that there is little to no hope that this proposal will be rejected or even be modified, but it is important to note that there are many residents out there who care about the neighbourhood and the integrity of the HRA process. I am one of them.

Gail North
Resident, Queen's Park
Sent from my iPad