

Attachment 8

Applicant-led Consultation Feedback and Correspondence Received

ATTACHMENT 9: APPLICANT-LED CONSULTATION FEEDBACK AND CORRESPONDENCE RECEIVED

Applicant-led Community Consultation Summary

The applicant-led consultation utilized a digital engagement platform and notification of consultation opportunities was sent to properties within 100 metres of the project site and the Queen's Park Residents Association. The project website (<https://ndheilly.wixsite.com/edgar-house>) included project details and the methods available to provide feedback to either the applicant or City staff.

An online survey, hosted on the website, was open between September 28 and October 27, 2021 and an online Open House was held on October 13, 2021 through Zoom. A total of 71 survey responses were received and approximately 19 people attended and provided feedback at the Open House.



Date: Oct 27th, 2021

Re: Edgar House 1923 Heritage Revitalization Agreement Applicant-led Public Consultation

Address: 323 Regina Street, New Westminster, B.C.

Dear Kathleen Stevens,

We are pleased to present the findings of our Applicant-led Public Consultation which is summarized below and supported by the following documents:

Survey Data

Timeline:

Website 'ndheilly.wixsite.com/edgar-house', including survey, project drawings and Heritage Conservation Report, launched September 28th, 2021.

Email sent to QPRA October 7th, 2021.

66 postcards delivered to neighbours within 100m radius between September 28 and 30th, 2021.

Survey closed at 1pm Oct 27th.

Survey Responses

The online survey included nine questions: seven requested feedback and ratings related to the projects design, location and restoration work, two pertained to the respondent's relationship to the city and Queens Park. There were 71 respondents in total.

Feedback is summarized below:

Q1 'The Edgar House is presently not protected by the Heritage Conservation Area; do you support protecting it?'

70 responses

Yes	72.86%
No	27.14%

Q2 'Tell us what you like about the project (check all that apply)?'

52 responses

Heritage Preservation	76.92%
Gentle Infill	73.08%
Intergenerational Living	88.46%
Design	76.92%
Location	59.62%



Q3 'Tell us what you would change?'

40 Responses

Location	0%
Size	27.50%
Design	2.5%
Other	70.00%

Comments in Survey Data

Themes were: No changes to the proposal, size of infill, loss of green space

Q4 'Do you like the restoration work that has been done?'

69 Responses

High	59.42%
Somewhat high	14.49%
Moderate	7.25%
No improvement	5.80%
Do not like the restoration	13.04%

Q5 'In general, do you like the proposed infill house?'

69 Responses

A great deal	42.03%
A lot	26.09%
A moderate amount	7.25%
A little	4.35%
None at all	20.29%

Q6 'Do you support infill to allow for intergenerational living?'

65 Responses

Yes	90.77%
No	9.23%

Q7 'Do you support this proposed project?'

70 Responses

Yes	68.57%
No	31.43%

Comments in Survey Data

Themes were: Support for/Concern about increased density, Heritage Preservation, Process

Q8 'Are you a New Westminster Resident?'

71 Responses

Yes	85.92%
No	14.08%



Q9 'Do you live in the Queens Park Neighbourhood?'

70 Responses

Yes	72.86%
No	27.14%

Neighbourhood Open-House

The Neighbourhood Open-House was held via Zoom on Wednesday October 13th from 6-8 pm and was well attended by predominantly opponents of the proposal. Gary had informed those he handed out the project information sheet to in the neighbourhood that it was not necessary to attend the open house, and that filling in the survey was helpful. The project team was on hand to answer questions and to hear feedback. There was a lively discussion with many questions about the project. The themes that emerged were density, process, history of the project, and green space.

There was evident confusion about the property not being included in the HCA and it now being proposed to be protected through an HRA. The previous owners had not seen the desirability of having their home included in the HCA but the new owners wishing to protect the Storybook House. A Heritage Revitalization Agreement is the best tool for them to accomplish this goal.

Many were concerned that the restoration work was completed before the HRA process had begun. To address this concern, we had the heritage professional do up a memo that addresses the restoration and renovation work to comment on whether they met the "Standards and Guidelines for the Conservation of Historic Places in Canada". She found that all these modifications met the Guidelines for historic places.

Density of the infill house was brought up as a concern, the infill house was previously reduced in size to keep the above grade square footage more in keeping with the Laneway/Carriage House guidelines. The total density on the property is proposed to be 60% with only 47% above grade.

Green Space was a concern, the existing garage will be removed, and this will help maintain greenspace on the property. Total site coverage is well below the allowable at only 28.4%.

Summary of Findings

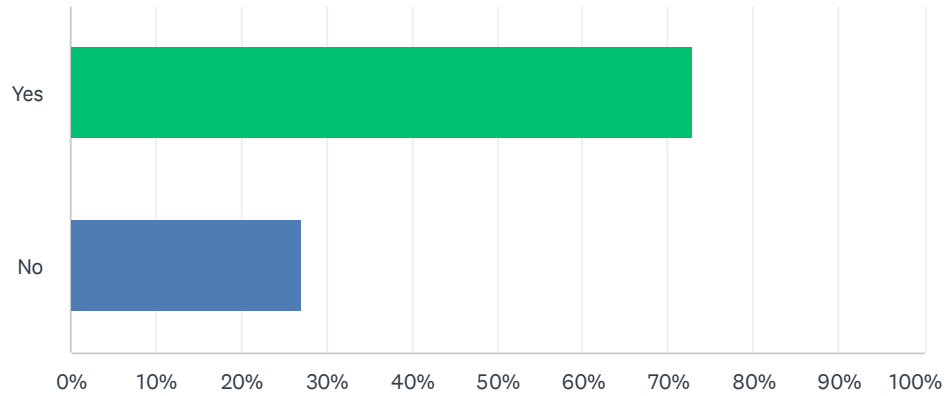
Overall, there was a mix of support for the project with the survey responses tallied 68.6% in favour and 31.4% against. Support focused on Heritage Protection, Gentle Infill, Housing Options, and Intergenerational Living. Some concerns that were brought up focused on Heritage Value, Process, and Infill House Size.

Regards,

Nancy G Dheilly, B.E.S., B.Arch.
she/her

Q1 The Edgar House is presently not protected by the Heritage Conservation Area, do you support protecting it?

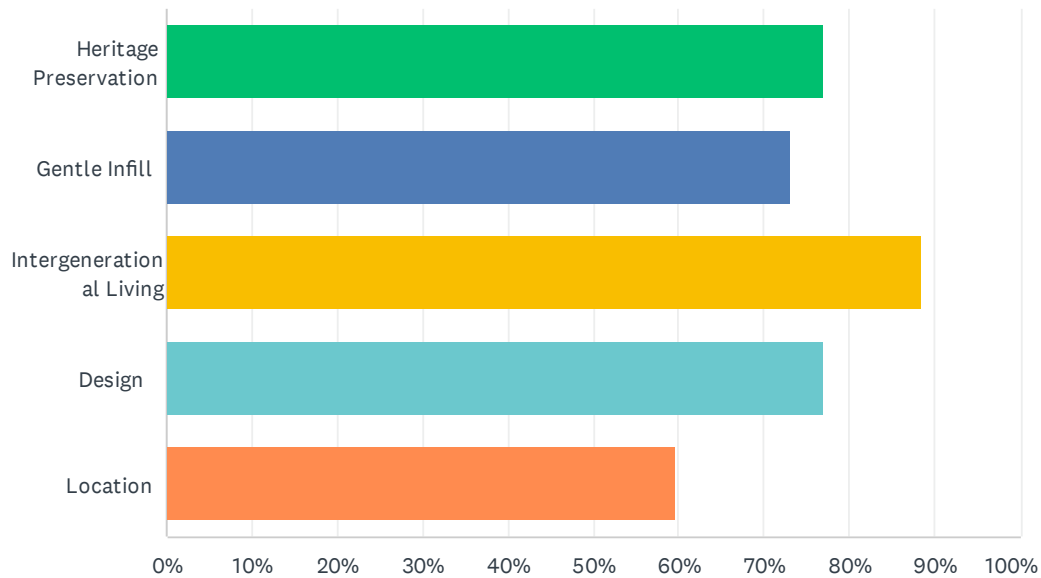
Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	72.86%	51
No	27.14%	19
Total Respondents: 70		

Q2 Tell us what you like about the project (check all that apply)?

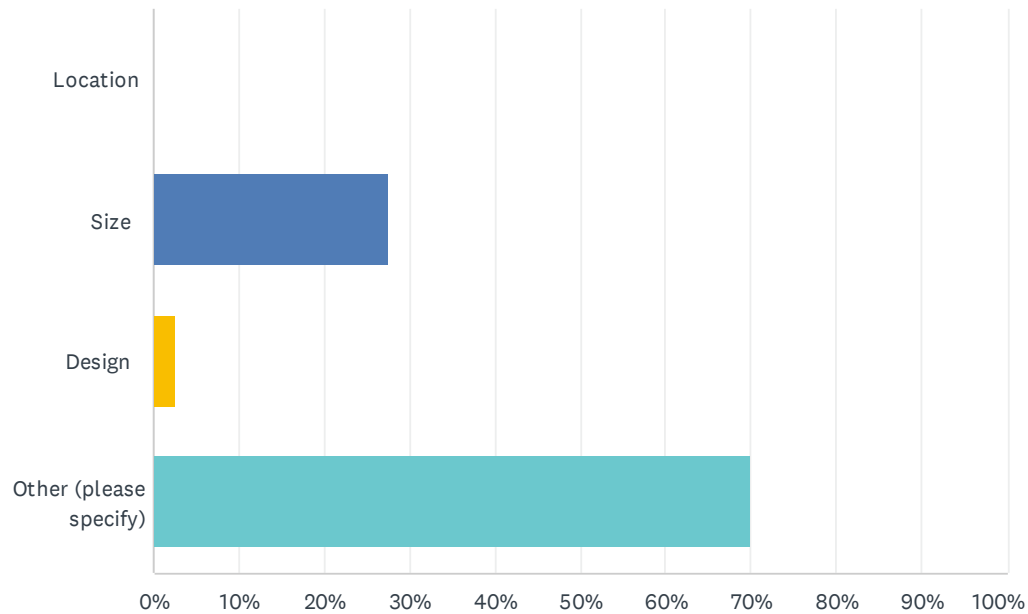
Answered: 52 Skipped: 19



ANSWER CHOICES	RESPONSES	
Heritage Preservation	76.92%	40
Gentle Infill	73.08%	38
Intergenerational Living	88.46%	46
Design	76.92%	40
Location	59.62%	31
Total Respondents: 52		

Q3 Tell us what you would change?

Answered: 40 Skipped: 31



ANSWER CHOICES	RESPONSES	
Location	0.00%	0
Size	27.50%	11
Design	2.50%	1
Other (please specify)	70.00%	28
TOTAL		40

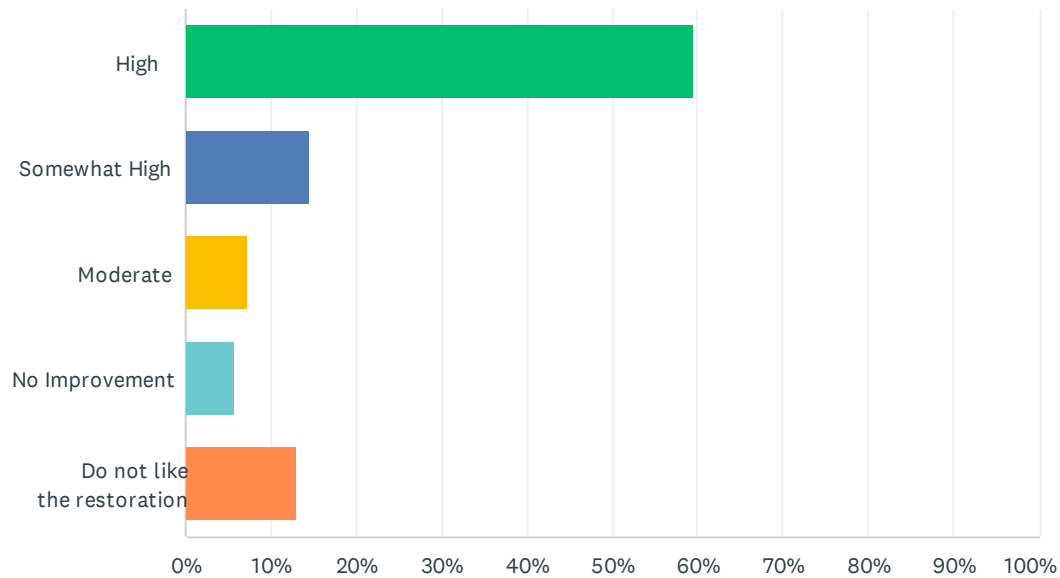
#	OTHER (PLEASE SPECIFY)	DATE
1	There is nothing I see that needs to be changed	10/25/2021 1:13 PM
2	Nothing	10/25/2021 9:43 AM
3	I would change nothing, based on what I've seen.	10/24/2021 1:53 PM
4	Nothing	10/23/2021 5:34 PM
5	Bigger suite for family	10/23/2021 4:22 PM
6	Nothing, infill laneway home plans are more than acceptable	10/23/2021 12:25 PM
7	Nothing	10/19/2021 7:05 PM
8	Nothing	10/19/2021 7:02 PM
9	Remove the infill house	10/18/2021 7:10 AM
10	All of the above	10/17/2021 11:50 AM
11	Nothing, it looks like a very well thought out plan.	10/14/2021 8:10 PM
12	All of the above, Infill is much too large, laneway house should face lane laneway house	10/13/2021 8:03 PM

should not have basement. Design is not complimentary to existing house or streetscape. If they want a house of this size, it would be better to apply for small lot subdivision

13	The primary objection is the infill house - I feel like I've give this feedback over and over. I am not against turning the primary house into a duplex.	10/13/2021 6:35 PM
14	Nothing it's perfect	10/13/2021 4:33 PM
15	no change - leave house and property as is or renovate without asking for any variances	10/12/2021 11:26 PM
16	Nothing	10/12/2021 8:17 PM
17	Nothing	10/12/2021 8:13 PM
18	Don't support infill housing.	10/12/2021 4:44 PM
19	Nothing	10/12/2021 2:47 PM
20	The infill house is great but I do think it could be slightly larger if desirable to allow for family use. The corner lot size and location would be suitable for subdivision so I don't see why not.	10/12/2021 11:08 AM
21	Nothing	10/10/2021 8:50 PM
22	Nothing	10/9/2021 8:34 PM
23	I do not support this - increasing densification as a carrot to preserve heritage houses at the cost of green space is short sighted.	10/9/2021 5:13 PM
24	nothing - more infill!!	10/8/2021 10:17 AM
25	No objections	10/7/2021 9:02 PM
26	All of the above	10/7/2021 9:52 AM
27	Size and design	10/4/2021 3:47 PM
28	The infill house should be smaller and the process is not similar to what other people need to do.	10/3/2021 8:31 PM

Q4 Do you like the restoration work that has been done?

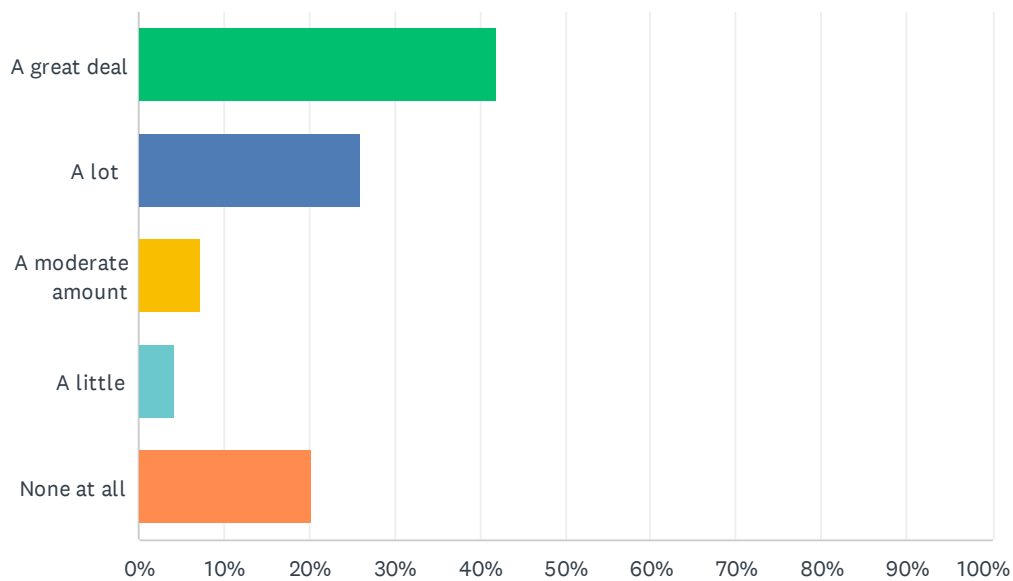
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES	
High	59.42%	41
Somewhat High	14.49%	10
Moderate	7.25%	5
No Improvement	5.80%	4
Do not like the restoration	13.04%	9
TOTAL		69

Q5 In general, do you like the proposed infill house design?

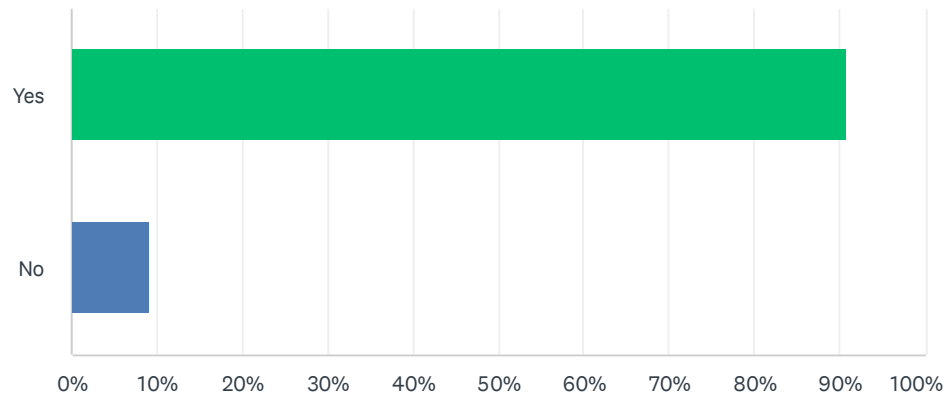
Answered: 69 Skipped: 2



ANSWER CHOICES	RESPONSES	
A great deal	42.03%	29
A lot	26.09%	18
A moderate amount	7.25%	5
A little	4.35%	3
None at all	20.29%	14
TOTAL		69

Q6 Do you support infill to allow for intergeneration living?

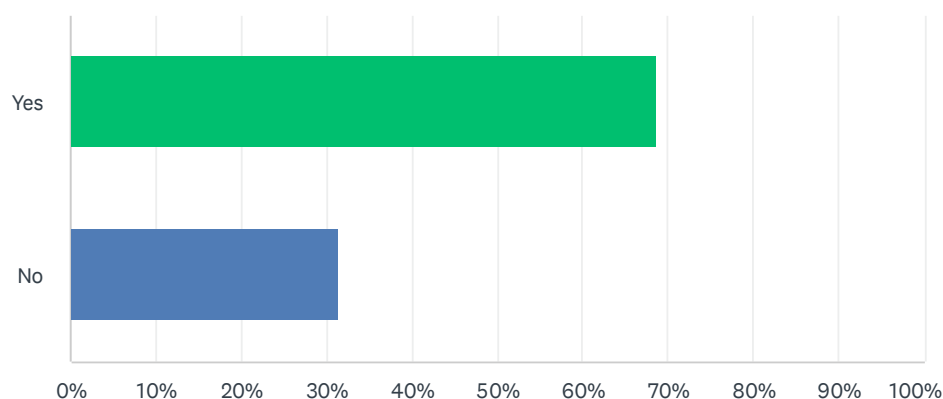
Answered: 65 Skipped: 6



ANSWER CHOICES	RESPONSES	
Yes	90.77%	59
No	9.23%	6
Total Respondents: 65		

Q7 Do you support this proposed project?

Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES
Yes	68.57% 48
No	31.43% 22
Total Respondents: 70	

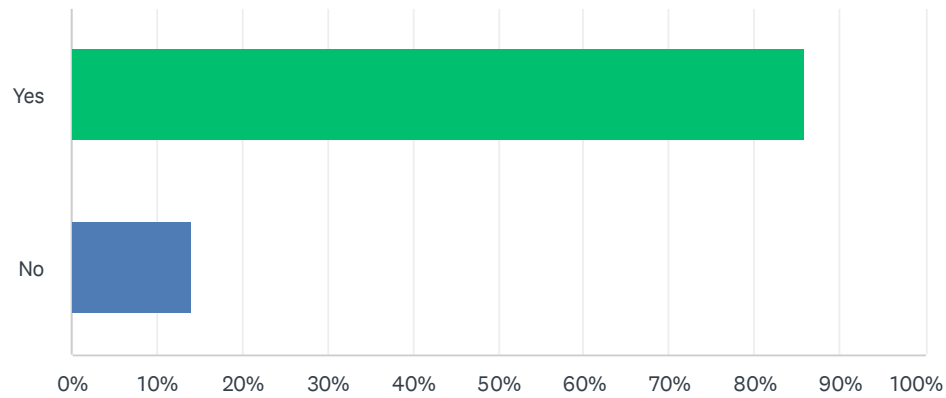
#	LET US KNOW WHY.	DATE
1	New West needs WAY more density, and the city needs to start allowing projects like this to go through.	10/25/2021 5:05 PM
2	I like the addition of the new infill house, and am a strong proponent of laneway housing in general	10/25/2021 1:13 PM
3	The original house has been beautifully restored and the infill house design matches the character of both the main house and neighbourhood. Allowing for intergenerational housing options in an impossible market helps support a vibrant community and family friendly neighbourhood.	10/25/2021 9:43 AM
4	Nice way to provide affordable, densifying housing .	10/24/2021 8:02 PM
5	It is a positive move on a number of fronts.	10/24/2021 1:53 PM
6	I think it is very progressive to encourage and support intergenerational living.	10/23/2021 5:39 PM
7	Creates more housing/density and aligns with the HRA incentives Queens Park was promised	10/23/2021 5:34 PM
8	As a frequent visitor to the neighbourhood, I'd consider it consistent with respect for neighbours and the surrounding environment & adding to its beautification, as well as being respectful of the health & well-being of the 2 generations of the family who would be living there.	10/23/2021 1:56 PM
9	Existing 1928 home should be a heritage home and we need higher density laneway homes	10/23/2021 12:25 PM
10	Size and design not in keeping with heritage.	10/21/2021 9:33 PM
11	It is an improper use of the HRA process.	10/18/2021 9:15 AM
12	We should preserve houses with character. This style is attractive and not very common. Intergenerational living is something we are considering for our family. Look at the affordability of homes these days!	10/17/2021 7:47 PM
13	Taking advantage of the HRA after making changes to the original design of the heritage home	10/17/2021 11:50 AM

14	The owners deceitfully performed renovations to a non-protected home and now want the benefits offered under the HCA	10/17/2021 8:03 AM
15	It is a win/win. Providing protection for existing beautiful heritage home while providing much needed affordable and aesthetically pleasing heritage style family home	10/14/2021 8:10 PM
16	I think laneway housing may be the only way younger generations will be able to afford their own homes	10/14/2021 8:04 PM
17	location and size of 'laneway' house with basement, fact that house has already been renovated so that it would not meet heritage guidelines and they are now seeking heritage protection after the fact in order to reap the benefits of protection.	10/13/2021 8:03 PM
18	I do not support the infill house - it is squeezed onto a small lot and does not uphold the look of the street.	10/13/2021 6:35 PM
19	Great spot for it	10/13/2021 4:33 PM
20	48% larger than is allowed. Stick to the rules - that's why they were created.	10/13/2021 1:23 PM
21	follow the rules already set out. too many exceptions are diluting the effectiveness of the already established rules and guidelines	10/12/2021 11:26 PM
22	The infill is a house that is too big for the property.	10/12/2021 8:32 PM
23	The project is a win-win—the owners will be allowed to build an infill home for <small>Personal Information Removed</small> and the house will be designated and protected. It does what HRAs are supposed to do which is balance the benefits to both the homeowner and the municipality. The design of the infill house also fits in well with the architectural context of the surrounding neighbourhood. And it adds gentle density that is sensitive to the neighbourhood and in keeping with the City's planning objectives.	10/12/2021 7:54 PM
24	Not in favour of Increased density. Site is too small. Infill will be too close to road.	10/12/2021 4:44 PM
25	It would be a Quality develop enhancing the neighbourhood.	10/12/2021 2:47 PM
26	Excellent example of gentle infill. Projects like this are a no brainer to move forward with when there is a win-win with heritage preservation as well.	10/12/2021 11:08 AM
27	Infill should be restricted to what is permitted,a 958 sq ft laneway.the current owners have stripped down even further any significant heritage by altering both the front and sides of the 1928 home.It never made the cut to be protected to begin with and the current owners have further stripped heritage value by changing the storybook winding walkways , removing a heritage front window and replacing with a new French door, putting in vinyl windows and changing roof line.This would not have been allowed if "protected", but new owners want to have it both ways.Abuse of an HRA	10/12/2021 10:36 AM
28	It will be a beautiful addition to the neighbourhood.	10/10/2021 8:50 PM
29	As above, losing green space, increasing densification in a single family residential neighbourhood destroys the safety (cars, people) and personality as surely as tearing down heritage homes does.	10/9/2021 5:13 PM
30	Too large for the lot, house should have been protected to begin with not proposed after changes are made. Feels a bit like a bargaining chip in exchange for what they want.	10/9/2021 4:33 PM
31	We need more housing, everywhere	10/8/2021 10:17 AM
32	We need to support affordable housing options	10/7/2021 9:02 PM
33	its too big and has a basement. Why give it HRA status when it is not protected heritage building?	10/7/2021 1:32 PM
34	Infill needs to be 30% smaller	10/7/2021 9:52 AM
35	It is a sensible plan that allows for intergenerational living in a time of severe housing crisis for our younger generations. Queens Park loses nothing, and only gains, from this sensible and well thought out plan that adds new younger residents, while preserving and protecting existing heritage.	10/7/2021 9:26 AM
36	We need infill and increased density (gently) in QP & NW.	10/7/2021 8:52 AM

37	https://www.gocomics.com/theflyingmccoys/2021/10/01	10/6/2021 2:49 PM
38	The original house was not restored in the storybook style in keeping with the house. It was an unsympathetic renovation which got the owners what they wanted but did nothing to enhance the character of the home. So now that they have what they want they are asking for designation on a badly altered exterior.	10/5/2021 2:01 PM
39	The house has lost pretty much any heritage value with the bad renovation so no need to protect it	10/4/2021 3:47 PM
40	The size and the way the process has been undertaken.	10/3/2021 8:31 PM
41	I do not understand the trade-off (willing to protect Edgar building in exchange for variances). All other buildings in HCA have to adhere to carriage/laneway house size limits, so should the Edgar house were it in the HCA. The restorations to the Edgar house have already been done: the requested variances are not needed to fund the already completed restorations. I do not understand why there are not the usual huge "Variance Proposal" bill-board on the property. Once again, why is this property so special that it can circumvent the usual procedures. I find it curious that the previous owners worked hard to get the Edgar house *excluded* from the Queen's Park HCA and Council agreed. Now the City is being asked for variances to put the house back in the HCA.	9/29/2021 9:21 AM

Q8 Are you a New Westminster Resident?

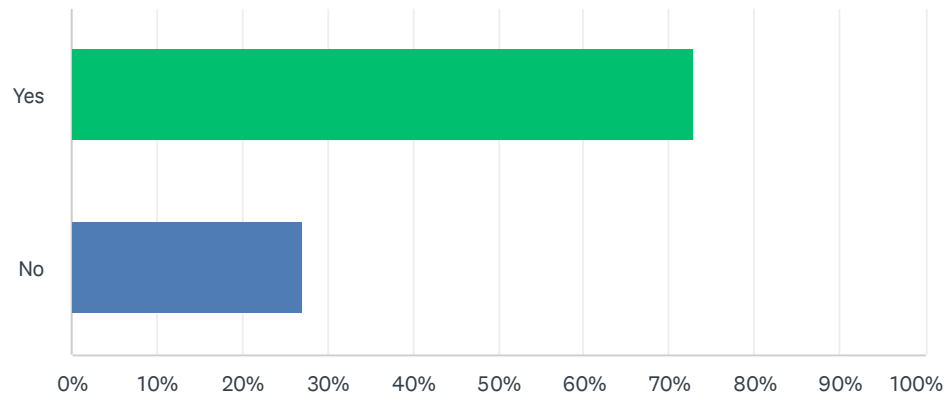
Answered: 71 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	85.92%	61
No	14.08%	10
Total Respondents: 71		

Q9 Do you live in the Queens Park Neighbourhood?

Answered: 70 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	72.86%	51
No	27.14%	19
Total Respondents: 70		

From: [Gillian Day](#)
To: [Lisa Spitale](#); [Emilie Adin](#); [Kathleen Stevens](#)
Cc: [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#); [Kathryn Beardsley](#)
Subject: FW: Preliminary Report - 323 Regina HRA application
Date: Monday, August 30, 2021 9:57:29 AM
Attachments: [image001.png](#)

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Monday, August 30, 2021 9:56 AM
To: 'Gail QPRA' <presidentqptra@gmail.com>
Subject: RE: Preliminary Report - 323 Regina HRA application

Good morning,

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

Please note that your email may be included in the agenda package that is posted to the website after the Council meeting. Prior to posting, your email address with be redacted.

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Gail QPRA <presidentqptra@gmail.com>
Sent: Sunday, August 29, 2021 3:39 PM
To: Chuck Puchmayr <cpuchmayr@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>
Cc: External-Clerks <Clerks@newwestcity.ca>
Subject: Preliminary Report - 323 Regina HRA application

Mayor and Council:

Recognizing that it is early stages for this proposal, it is still important to give you the perspective of the neighbourhood before this moves along any further.

As the proposal states, this house did not score high enough to be one of the properties included in the Heritage Conservation Area . Whether this was the right decision on the part of the City or not, is not up for debate. When the current owners purchased the property, they said they wanted to protect the house and felt it really should have been included in the HCA. As a result of this, the Heritage Preservation Society offered to assist with the research and the report preparation that would be required to apply to the HCA and they also offered to assist with the fees that would be charged to go through the process . The owners did not take advantage of the offer, nor did they pursue this course of action despite the protection the HCA would provide to their house, as well as the incentives it could offer.

At that point they proceeded to renovate three sides of the house (not sympathetically) which would have bumped up against the guidelines of the HCA. To their credit, they also did a number of repairs as well as some much needed maintenance and a very attractive paint job, but very little that could be classified as restoration. In fact, original elements were removed from the Regina Street side of the house.

Now, and somewhat retroactively, they want to be granted an HRA for what they are presenting as restoration in order to add an oversized infill house to their property. These applicants opposed a development with similar elements directly across the street and one of their reasons was the “oversized carriage home” which, by comparison, was one third smaller than what they are putting forward. They also opposed that project because it could cause “mass redevelopment changing the entire character of the neighbourhood” and was a “backdoor misuse of an HRA”.

If adding density is more important than maintaining some integrity in the HRA process or in heritage preservation, there are other, more appropriate, ways to make that happen. Adding a laneway as per the OCP, for example, would be a welcome addition to the neighbourhood and would be closer to something affordable for someone wanting to live here. Increasing density does not increase affordability which is obvious with many of the recent proposals requesting the addition of more \$1M plus homes.

Councillor Puchmayr gave an insightful assessment of this proposal when it was reviewed at the LUPC and hopefully the upcoming refresh of the HRA may make it easier to weed out this kind of project that doesn't tick the boxes for requirements, or intent, of an HRA. It would be inappropriate to add a heritage plaque to a 2020 renovation instead of on a bona fide restoration project. This one needs to go back to the drawing board for rethinking.

Respectfully

Gail North

QPRA

Kathleen Stevens

From: Gillian Day
Sent: Monday, October 18, 2021 9:18 AM
To: Kathleen Stevens
Cc: Jacqueline Killawee; Emilie Adin; Jackie Teed
Subject: FW: 323 Regina Street Heritage Proposal

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Monday, October 18, 2021 9:17 AM
To: 'Dave Vallee' <dave@teamdavevallee.com>
Subject: RE: 323 Regina Street Heritage Proposal

Good morning,

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

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Dave Vallee <dave@teamdavevallee.com>
Sent: Sunday, October 17, 2021 7:23 PM
To: gpra.newwest@gmail.com
Subject: [EXTERNAL] 323 Regina Street Heritage Proposal

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.

To whom it may Concern,

I have looked through all the documentation and am strongly in favour of the 323 Regina Street HRA proposal. The owners have done a fabulous job restoring the existing home which leads me to believe they will do the same with the laneway home. I particularly like the landscaping and green space that will be maintained and improved.

It's a win/win with a beautiful 1928 home being protected for all time and the beautiful addition of an aesthetically pleasing, practical, and affordable and much needed in this city, laneway/carriage home.

While the size of the laneway home exceeds the maximum for non HRA laneway homes, I think the design is well thought out and the foot print of the new home is still 261 sq ft smaller than if they had built a maximize sized allowable garage, (which wouldn't be as attractive). Also the size of the home above the basement/cellar is only about 100 sq ft more than what would be allowed for a non HRA laneway home.

This type of development is what Queens Park needs more of and enhances and improves the street scape and provides much needed affordable. alternative housing needed and in this case even goes one step further, helping multi generations of a family to stay together.

Regards

Dave Vallee



Dave Vallee
Personal Real Estate Corporation
O: 604-526-2888
E: dave@TeamDaveVallee.com
W: www.TeamDaveVallee.com



Based on 2017 residential transaction sides. Source: CREA, RE/MAX

RE/MAX All Points Realty (New West)
#102 321 Sixth Street, New Westminster, BC, V3L 3A7

Kathleen Stevens

From: Gillian Day
Sent: Monday, October 18, 2021 3:44 PM
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; Kathryn Beardsley; Kathleen Stevens
Subject: FW: [EXTERNAL] HRA 323 Regina Street

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Monday, October 18, 2021 3:43 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] HRA 323 Regina Street

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 Climate Action, Planning and Development.

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, house number and phone number will be redacted.

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Personal Information Removed
Sent: Monday, October 18, 2021 2:06 PM
To: qp.ra.newwest@gmail.com; External-Clerks <Clerks@newwestcity.ca>
Cc: Personal Information Removed
Subject: [EXTERNAL] HRA 323 Regina Street

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.

To the President of the QPRA, Mayor Cote and members of Council.

I writing in support of the proposed HRA project at 323 Regina Street.

Here are my concerns about the QPRA's one sided, opposition to this project.

1. **The Queens Park Residents Association is not a residents association.** While it is called a "residents association" it more properly should be termed an HOA (Home Owners Association) or a POA (Property Owners Association). Since no effort is made to include groups such as renters, people of colour, religious groups and younger age groups - by the ongoing nature of its activities, the current QPRA is a HOA/POA that does not operate as a legitimate residents association.
2. **The QPRA is not a professional Heritage Association.** While the residents of Queens Park are heritage enthusiasts, their expertise in heritage is limited and often diverges from the professional heritage community. Much the same as the pandemic, we all talk about vaccines but it is the experts in that area that society relies on for advice. If the city and other heritage experts believe the project has merit and the house meets heritage standards; then it does. To act upon opinions by the QPRA undermines the legitimacy of the heritage process and professionals.
3. **Climate change is a real challenge for the world and cities are a primary source of emissions.** The gentle densification of inner city single family neighbourhoods such as Queens Park will make a significant difference due to their ready access to transit; the existing infrastructure already available and the fact more families can live closer to work and other amenities. It is a concern to citizens to see densification projects in QP turned down time after time.
4. **The Housing Crisis is another real challenge.** Twenty percent of people in Vancouver live on 80% of the land due to single family neighbourhoods. At the present time, Queens Park is unaffordable to upcoming generations. Subdivision, stratification, secondary suites, infills and laneways will help to maintain the look and feel of our heritage community if we chose to embrace it, not stick our collective heads in the sand and hope somehow the housing crisis goes away. This is NIMBYism.
5. **Finally, why does the QPRA focus so much about laneway houses and infills?** Garages with identical massing and footprints are going up all the time in Queens Park, yet their construction passes without notice. Why is it the QPRA clutches their pearls over this project? Shouldn't any building built in a backyard be subject to the same scrutiny? My guess is QPRA's true motivation is not about the so called 'heritage deficiencies' of the 323 Regina Street Project but the fact that the house is a laneway.

Thank you,
Personal Information Removed

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 8:54 AM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; 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: [EXTERNAL] Yes to new Laneway Proposal at 323 Regina St.

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Tuesday, October 19, 2021 8:53 AM
To: 'Jon Holisko' Personal Information Removed
Subject: RE: [EXTERNAL] Yes to new Laneway Proposal at 323 Regina St.

Good morning

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 Climate Action, Planning and Development.

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 will be redacted.

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Jon Holisko Personal Information Removed
Sent: Tuesday, October 19, 2021 8:28 AM
To: gpra.newwest@gmail.com

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

Subject: [EXTERNAL] Yes to new Laneway Proposal at 323 Regina St.

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 Councilors,

I'm the youngest son of ^{Personal Information Removed}, and I am in favour of the proposed laneway home at 323 Regina.

I support the proposal for the following reasons:

I believe the housing crisis we are currently in requires that we need more affordable housing for young families, and we need to be more open to ways of curbing this crisis. Currently it's next to impossible for anyone around my age to buy property in the lower mainland. At this point in our lives, we've outgrown our 500 square foot apartment in Surrey.

My parents have done an incredible job of restoring the Edgar House. Stand outside the house for 20 minutes on a nice summer day and see the amount of compliments it gets from passers-by. I've heard nothing but positivity about the restoration - even from the very same people who are now claiming it doesn't fit the storybook character - which raises concerns. My parents didn't have to restore this house - It was not protected. They chose to spend their money to restore it. It was not cheap. They've more than proven their commitment to heritage conservation and to the historic character of Queens Park.

The laneway house will not have a visible basement, so I'm not sure I understand why there is opposition to it. It makes 0 difference from outside of the house - you can't see the basement. No one would even know a basement is there.

My fiancé and I currently live in a 500 sq ft apartment in Surrey. We've been here for 4 years and as much as we love our neighborhood we have grown out of our space and we'd like to start a family. All we are asking for is a basement for our home, to provide extra space for work since we both will be working from home often. 958 sq ft just doesn't seem big enough to raise an entire family in, and again, the basement would not be seen from outside anyways.

There is a small but loud minority of Queens Park residents who fear change and fear that we will tear down their neighborhood. On the contrary, nothing has been torn down, and nothing will be. We are adding to the neighborhood: diversity, family values, community, and we are indeed keeping the character of Queens Park with the design of the laneway house.

I ask that should this proposal come to a public hearing, you vote yes to it.

Sincerely,

Jonathan Holisko

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 4:08 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; 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: Support for Infill Proposal at 323 Regina Street

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Tuesday, October 19, 2021 4:07 PM
To: 'Liz Iseli' Personal Information Removed
Subject: RE: Support for Infill Proposal at 323 Regina Street

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 Climate Action, Planning and Development.

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 will be redacted.

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Liz Iseli Personal Information Removed
Sent: Tuesday, October 19, 2021 11:33 AM

To: gpra.newwest@gmail.com

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

Subject: [EXTERNAL] Support for Infill Proposal at 323 Regina Street

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.

To Whom It May Concern,

I reside at Regina Street in Quees Park. I support the proposal for the infill planned for 323 Regina Street. I believe the design and plan of the infill house is in keeping with the neighbourhood style. It's clear that making the home visually appealing was important to the homeowner and taken into account by the architect is coming up with the design. The relaxations requested are not at all unreasonable and in fact make a lot of sense, allowing a small amount of additional space for a family.

Sincerely,
Liz Iseli

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 8:49 AM
To: Emilie Adin; Jackie Teed; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: General Meeting - HRA 323 Regina St discussion/poll

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Tuesday, October 19, 2021 8:49 AM
To: Personal Information Removed
Subject: RE: General Meeting - HRA 323 Regina St discussion/poll

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to the Climate Action, Planning and Development Department.

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Personal Information Removed
Sent: Monday, October 18, 2021 8:13 PM
To: gpra.newwest@gmail.com
Cc: External-Clerks <Clerks@newwestcity.ca>; Personal Information Removed
Subject: [EXTERNAL] General Meeting - HRA 323 Regina St discussion/poll

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.

Good Evening,

I live at Regina Street, New Westminster and I would like to register our support of the proposal for infill housing at 323 Regina Street. The design of the in-fill house is tasteful unlike other approved projects I have witnessed in the city. We also all know there is a need for additional housing in New Westminster not to mention adding another home to the protected HRA. Sounds like a win-win to me.

Thanks,

Personal Information Removed

Kathleen Stevens

From: Gillian Day
Sent: Tuesday, October 19, 2021 8:57 AM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; 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: [EXTERNAL] HRA 323 Regina Street

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Tuesday, October 19, 2021 8:57 AM
To: 'Maxine Llewellyn' Personal Information Removed
Subject: RE: [EXTERNAL] HRA 323 Regina Street

Good morning

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 Climate Action, Planning and Development.

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 will be redacted.

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Maxine Llewellyn Personal Information Removed
Sent: Tuesday, October 19, 2021 8:32 AM
To: External-Clerks <Clerks@newwestcity.ca>

Cc: gpra.newwest@gmail.com

Subject: [EXTERNAL] HRA 323 Regina Street

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 City Councillors,

My name is Maxine Llewellyn. I am the fiancé of Jonathan Holisko, the son of ^{Personal Information Removed} I'm writing in support of the proposed HRA application for 323 Regina St, which would provide heritage protection for the historic Edgar House, as well as allow for an infill home to be built for Jonathan and myself to raise a family.

Queens Park is one of the oldest, most well preserved heritage neighborhoods in Canada. It's current and former residents have done a wonderful job of conserving and maintaining the neighborhood and that should be commended. However there is a need for affordable housing and I feel the conversation surrounding this issue tends to be quite contentious, and often becomes secondary to Heritage preservation.

I support this application for the following reasons. Queens Park has very low density, most of the neighborhood is comprised of single family detached homes. It's no secret that many young people are not in a position to purchase these types of homes, even getting into a condo is becoming a challenge for many. The proposed infill house adds modest density, while providing affordable housing for Jonathan and myself to start a family of our own, the design of the home is respectful and complimentary to the overall existing aesthetic of the neighborhood.

^{Personal Information Removed} are very passionate about heritage conservation, Edgar house is the second home they've restored since moving to the neighborhood in 2014. Although there have been some minor alterations, they've taken great care and great pains to be respectful of the historical design aspects right down to finishing the home in it's original exterior color scheme. I don't feel the restoration has caused the home to lose any character, and the minor alterations do not take away from the Storybook design. It would be a heritage win having this unique home protected for future generations.

It's not lost on us that it's a huge privilege to live in a neighborhood such as Queens Park, and we are beyond thankful for the opportunity. We appreciate you taking the time to review and consider our proposal, we hope that we have your support.

Kindest Regards,

Maxine Llewellyn

Kathleen Stevens

From: Gillian Day
Sent: Friday, October 22, 2021 11:43 AM
To: Emilie Adin; Jackie Teed; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: [EXTERNAL] HRA for 323 Regina Street

Forwarded for information.

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: External-Clerks
Sent: Friday, October 22, 2021 11:41 AM
To: Personal Information Removed
Subject: RE: [EXTERNAL] HRA for 323 Regina Street

Good morning,

I am writing to confirm receipt of your email. It has been forwarded to the Climate Action, Planning and Development department.

Yours truly,

Gillian Day (she/her) | 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

This message including attachments, transmitted herein is confidential and may contain privileged information. It is intended solely for the person or entity to which it is addressed. Any review, retransmission, dissemination, taking of any action in reliance upon, or other use of this information by persons or entities other than the intended recipient is prohibited. If you received this in error, please notify the sender and delete or destroy all copies.

From: Personal Information Removed
Sent: Friday, October 22, 2021 11:02 AM
To: gpra.newwest@gmail.com
Cc: External-Clerks <Clerks@newwestcity.ca>
Subject: [EXTERNAL] HRA for 323 Regina Street

Dear fellow members of QPRA:

We are writing in support of the proposal for infill housing at 323 Regina Street. New Westminster has a housing affordability problem and this is a positive solution at a local level. This home is for the Personal Information Removed . We think this is a perfect example of where an HRA designation of a rare storybook style home provides a win for the City by preserving this house; while providing needed affordable housing for a young family in our city. The design of the in-fill house is attractive and consistent with the traditional housing stock in Queens Park.

Yours faithfully,

Personal Information Removed

Kathleen Stevens

From: Personal Information Removed
Sent: Monday, October 25, 2021 8:42 AM
To: Kathleen Stevens
Subject: [EXTERNAL] Support for 323 Regina Street HRA

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 Kathleen and Council,

As a former member of the Queens Park Heritage Study Working Group and Queens Park Heritage Control Period Desing committee, I am writing to support the HRA for 323 Regina Street enthusiastically.

First, as a later build than many of the homes in Queens Park, protecting the house would ensure the exemplary diversity of housing that exists in Queens park. Queens park is not a neighbourhood of Victorian and Edwardian homes. On the contrary, it is a neighbourhood filled with brilliant examples of housing from every decade. 323 is one of those and has been renovated and maintained to ensure it will contribute to the area for decades to come.

Second, the working group supported a Heritage Conservation Area for Queens Park because it was the best way to provide opportunities for sensitive infill and maintain the beloved structures in the neighbourhood. The HCA was recommended because it gave the city the most flexible control to support homeowners' current love of heritage and encourage increasingly diverse and densified housing in the future. It was created for precisely the kinds of projects proposed at 323 Regina.

Third, as someone who has been forced out of Queens Park because of the Lower Mainland's housing crisis, secondary units like the one proposed at 323 Regina are the only way I might be able to return to the neighbourhood. I would love to live in such a structure. We need more to be built, and the HRA tool is one of the ways to push back against the loud voices often heard in the Queens Park matters. It is a trade-off that supports the ideas of the HCA and supports next-generation housing needs.

The massing of the secondary structure is sensitive to the surrounding buildings and meets the design requirements for the HCA. It checks all the boxes. It also offers a missing middle diversity of housing that contributes rather than detracts from the area. Once it is built and landscaping matures, it will be like many of the diverse little lanes in the neighbourhood.

HRA's are a tool to protect examples of particular architecture and should be seen as another tool in the toolbox for addressing the housing crisis. The City of New Westminster should support 323 Regina and similar projects to contribute sensitive infill and support a unique structure.

I hope to see the HRA for 323 Regina Street approved.
Thank you

Personal Information Removed

From: [Carilyn Cook](#)
To: [Mayor & Councillors](#); [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Kathleen Stevens](#)
Cc: [Kathryn Beardsley](#); [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#)
Subject: FW: [EXTERNAL] Re: HRA 323 Regina Street
Date: Thursday, October 28, 2021 2:51:30 PM
Attachments: [image001.png](#)

Forwarded for information.

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | E ccook@newwestcity.ca
🏛 City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: External-Clerks
Sent: Thursday, October 28, 2021 2:49 PM
To: 'Queens Park Residents' Association' <qpra.newwest@gmail.com>
Subject: RE: [EXTERNAL] Re: HRA 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Côté, members of Council, the Chief Administrative Officer, the Director of Climate Action, Planning and Development, and the Senior Manager of Climate Action, Planning and Development.

Please note: if a Council member raises this matter at an open meeting, your email will be added to the agenda and posted to the City's website as part of the agenda package. Prior to posting, your contact and identifying information will be redacted.

Yours truly,

Carilyn

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | E ccook@newwestcity.ca
🏛 City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: Queens Park Residents' Association <qpra.newwest@gmail.com>
Sent: Tuesday, October 26, 2021 7:10 PM
To: Personal Information Removed

Cc: External-Clerks <Clerks@newwestcity.ca>; Personal Information Removed

Subject: [EXTERNAL] Re: HRA 323 Regina Street

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.

Personal Information Removed

I have no desire to get into a war of words, but I feel compelled to provide you with some clarification on some of the assumptions made in your recent email to me along with Mayor and Council.

I do take exception to you saying the QPRA does not operate as a legitimate residents association. Yes, most of our directors are home owners but, as you are aware, that is primarily who lives in Queen's Park and therefore who should be represented. The requirements to be on the board are only two: (1) live in Queen's Park, and (2) care about Queen's Park. As you can appreciate, finding younger folk to be executive members is difficult as there is a time commitment (both in reading materials and attending monthly meetings) and they find themselves having to split their valuable volunteer time between activities involving their children and other community participation. We are fortunate that, along with us old retired people on the board, we are happy to have a Personal Information Removed as a director. In addition, we are grateful to add an apartment renter to the mix who will bring a different perspective to issues. We do not ask any questions about, nor actively recruit new members based on colour, ethnicity, or religion but welcome whoever wishes to take on a volunteer role.

The QPRA does not claim to be a professional heritage association. We have many knowledgeable members who know a great deal about history and heritage and we do draw on them for information on a regular basis. But to be clear, with respect to the project you are referencing, it was the City's heritage expert who deemed the house to have insufficient heritage merit to be included in the HCA and it was heritage enthusiasts who were encouraging the owners to go through the process to have their house put back in.

I think you will find that the majority of Queen's Park residents support gentle densification but there is some disparity in how that translates. Adding a house to every piece of green space would not meet the litmus test for 'gentle', nor having them overbuilt in size hardly qualifies as gentle. No amount of subdivision, stratification, or lot splitting will render anything that is 'affordable' and it is not rational or logical to think that it will. Densification does not equate to affordability. A quick example is the property directly across from the HRA in question where the developer wanted to change the property from a single family home to three dwellings. Each of these would have been priced over \$1M so the neighbourhood would have ended up with maximum densification on one lot and three more market priced houses - nothing affordable there. Queen's Park as a location is not 'affordable' in and of itself and that is not an issue created by the residents who live there. When Burnaby got too expensive, people moved to New Westminster to buy because you could still find cheaper properties and when those climbed to market pricing, new buyers then went to Coquitlam, Maple Ridge and even Mission. Jamming in as many houses as possible in Queen's Park or ANY area does not bring down the price and has never been the case.

Lastly, to your point on garages going up everywhere so why does the QPRA care so much about laneways. Garage construction is strictly regulated and ‘passes without notice’ for just that reason. There are no relaxations to be bartered for and no there is skirting the guidelines for what is allowable. We only wish laneways and infills had the same regulations and scrutiny that garages do. If the current application was for a laneway as laid out under the OCP, rather than trying to use an HRA to gain an oversized infill, there would be no push back and there would be the prospect of a more modest rental property that met the ‘gentle’ densification description.

Regards,
Gail North
President, QPRA

On Mon, Oct 18, 2021 at 2:05 PM Personal Information Removed

wrote:

To the President of the QPRA, Mayor Cote and members of Council.

I writing in support of the proposed HRA project at 323 Regina Street.

Here are my concerns about the QPRA’s one sided, opposition to this project.

1. The Queens Park Residents Association is not a residents association. While it is called a “residents association” it more properly should be termed an HOA (Home Owners Association) or a POA (Property Owners Association). Since no effort is made to include groups such as renters, people of colour, religious groups and younger age groups - by the ongoing nature of its activities, the current QPRA is a HOA/POA that does not operate as a legitimate residents association.

2. The QPRA is not a professional Heritage Association. While the residents of Queens Park are heritage enthusiasts, their expertise in heritage is limited and often diverges from the professional heritage community. Much the same as the pandemic, we all talk about vaccines but it is the experts in that area that society relies on for advice. If the city and other heritage experts believe the project has merit and the house meets heritage standards; then it does. To act upon opinions by the QPRA undermines the legitimacy of the heritage process and professionals.

3. Climate change is a real challenge for the world and cities are a primary source of emissions. The gentle densification of inner city single family neighbourhoods such as Queens Park will make a significant difference due to their ready access to transit; the existing infrastructure already available and the fact more families can live closer to work and other amenities. It is a concern to citizens to see densification projects in QP turned down time after time.

4. The Housing Crisis is another real challenge. Twenty percent of people in Vancouver live on 80% of the land due to single family neighbourhoods. At the present time, Queens Park is unaffordable to upcoming generations. Subdivision, stratification, secondary suites, infills and laneways will help to maintain the look and feel of our heritage community if we chose to embrace it, not stick our collective heads in the sand and hope somehow the housing crisis goes away. This is NIMBYism.

5. Finally, why does the QPRA focus so much about laneway houses and infills?

Garages with identical massing and footprints are going up all the time in Queens Park, yet their construction passes without notice. Why is it the QPRA clutches their pearls over this project? Shouldn't any building built in a backyard be subject to the same scrutiny? My guess is QPRA's true motivation is not about the so called 'heritage deficiencies' of the 323 Regina Street Project but the fact that the house is a laneway.

Thank you,

Personal Information Removed

From: [Carilyn Cook](#)
To: [Mayor & Councillors](#); [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Kathleen Stevens](#)
Cc: [Kathryn Beardsley](#); [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#)
Subject: FW: [EXTERNAL] Letter of Support for HRA at 323 Regina Street
Date: Thursday, October 28, 2021 2:58:39 PM
Attachments: [image001.png](#)

Forwarded for information.

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | E ccook@newwestcity.ca
🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: External-Clerks
Sent: Thursday, October 28, 2021 2:57 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] Letter of Support for HRA at 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Coté, members of Council, the Chief Administrative Officer, the Director of Climate Action, Planning and Development, and the Senior Manager of Climate Action, Planning and Development.

Please note: if a Council member raises this matter at an open meeting, your email will be added to the agenda and posted to the City's website as part of the agenda package. Prior to posting, your contact and identifying information will be redacted.

Yours truly,

Carilyn

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | E ccook@newwestcity.ca
🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: Personal Information Removed
Sent: Wednesday, October 27, 2021 5:59 PM

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

Cc: Britney Dack <bdack@newwestcity.ca>

Subject: [EXTERNAL] Letter of Support for HRA at 323 Regina Street

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 & Council,

I write in support of the above captioned HRA and make the following points:

- I find the additional FSR requested to be reasonable, particularly as a significant portion of the laneway home's FSR will be below grade.
- I find the proposed heritage designation of the existing home to be laudable and significant
- The "Storybook" style that this home represents were common on the west side of Vancouver, where they are being demolished in large numbers and as such I think it's a good thing that this one is being saved.
- I do not see anything controversial in this application and urge Council to support the proponent's application.

It seems the debate around this project has regrettably become a flashpoint for the larger community discussion around density and affordability. Much of the negative commentary I've heard about this HRA relates to perceived density trends and not the project specifics.

On the broader policy discussion, my view is that heritage policy and densification planning are not, or at least should not, be in competition with each other. However, there is a growing *public perception* that heritage is somehow standing in the way of density. Heritage and densification can be *complimentary*.

As a general policy direction, and in particular as the HRA guidelines are being revisited, I think New Westminster has an opportunity to differentiate itself from the Metro region by pursuing as strategy of *density through the window of heritage*.

New Westminster cannot ignore the pressure of a growing population, but it is also unwise, in my opinion, to put the City's unique heritage identity in jeopardy. The City has distinguished itself as a national leader in heritage preservation, and losing that reputation risks becoming further subsumed (and ultimately lost) under the regional identity. Heritage is New Westminster's sustainable competitive advantage in the region. It's a pathway to remaining relevant in a region dominated by Vancouver and its identity as the most beautiful city in the world.

Policies that link density and *relative* affordability to heritage retention should be explored. There is an opportunity for a uniquely "made in new West" solution to densification of single family neighbourhoods.

I am advocating for this kind of approach in the community, including with the QPRA. I do not understand the ferocity of the opposition to this project or others with marginal FSR

variances.

So far I'm seen to be somewhat of a heretic to many within the QPRA & the NWHPS. I keep telling them "this is the way."

I think they'll come around....

Thank you for your time and attention.

Sincerely,

Personal Information Removed

From: [Carilyn Cook](#)
To: [Mayor & Councillors](#); [Lisa Spitale](#); [Emilie Adin](#); [Jackie Teed](#); [Kathleen Stevens](#)
Cc: [Kathryn Beardsley](#); [Jacqueline Killawee](#); [Sophie Schreder](#); [Angela Danielisz](#)
Subject: FW: [EXTERNAL] Re: HRA 323 Regina Street
Date: Thursday, October 28, 2021 2:54:46 PM
Attachments: [image001.png](#)

Forwarded for information.

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | E ccook@newwestcity.ca
🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: External-Clerks
Sent: Thursday, October 28, 2021 2:53 PM
To: Personal Information Removed
Subject: RE: [EXTERNAL] Re: HRA 323 Regina Street

Good afternoon,

I am writing to confirm receipt of your email. It has been forwarded to Mayor Côté, members of Council, the Chief Administrative Officer, the Director of Climate Action, Planning and Development, and the Senior Manager of Climate Action, Planning and Development.

Please note: if a Council member raises this matter at an open meeting, your email will be added to the agenda and posted to the City's website as part of the agenda package. Prior to posting, your contact and identifying information will be redacted.

Yours truly,

Carilyn

Carilyn Cook (she/her) | Committee Clerk
T 604.515.3782 | E ccook@newwestcity.ca
🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

In Office: Mondays/Tuesdays & alternate Wednesdays
Remote: Alternate Wednesdays & Thursdays/Fridays

From: Personal Information Removed
Sent: Wednesday, October 27, 2021 12:00 AM
To: Queens Park Residents' Association <qpra.newwest@gmail.com>

Cc: External-Clerks <Clerks@newwestcity.ca>; Personal Information Removed

Subject: [EXTERNAL] Re: HRA 323 Regina Street

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.

Ms. North, Mayor Cote, Council and Personal Information Removed

The federal government for New Zealand just passed legislation to overturn single family zoning throughout the country. Now New Zealanders can develop up to 50 percent of their land and build up to three storeys - without requiring consent from municipal authorities. The reforms also unleash landowners to build up to three homes per lot in areas previously restricted to one or two homes. (<https://nationalpost.com/news/canada/could-new-zealands-radical-new-housing-law-help-canada-curb-its-skyrocketing-real-estate-prices>).

Why is New Zealand doing this? They are doing this for the climate crisis and the housing crisis. There's nothing governments can do to help those two issues more than densification. It just makes sense everywhere and New Westminster is no exception.

What you describe as gentle isn't densification at all; it is dead stop opposition to anything but support for single family properties as well as more and more and more garages. Despite your very vigorous attempts to assert that garages are held to a certain standard; secondary housing is held to a much higher standard in this city. You believe building a garage is hard? Well sister, you aint seen nothing yet until you build a laneway. It is time for your association to fact check your many claims and talk about these issues honestly.

Ms North, this is not just happening in New Zealand - this is also happening in Europe, California and yes, Vancouver. What is my beef with the Queens Park Residents Association? It is that the stated purpose of the QPRA is (straight from your website) *"The purpose of the Queens Park Residents' Association (the "QPRA") is to bring neighbours together to keep the Queens Park neighbourhood a green, safe, beautiful, historic, livable, single family neighbourhood."* You state that you are promoting a single family neighbourhood. There is nothing about secondary suites, laneways, carriage houses or infills. There is no reference to gentle densification.

Forty four percent of New West residents are renters. We own a house in Queens Park. Our laneway house is housing for Personal Information Removed. Our secondary suite of 940 sf has a family of 3. So of the 9 people who live on this property, 7 of them are renters and only two are home owners. I don't know the exact number of renters in Queens Park, but I bet it approaches the same percentage as the rest of the city. After all, many of the large houses are home to only one or two people. Their families have grown up years ago and moved away. I have nothing against these older owners (I am one of them); but they must start to realize that this kind of privileged existence in inner cities means their children and grandchildren can't buy a house or begin to solve the very serious problem of climate change.

While you state that renters can join the QPRA; the QPRA's past track record shows that very few ever do. Why is this large group under represented? Its because of your stated purpose is to promote single family homes. Have you ever addressed the issues of renters? Affordable housing? Don't you think you should? The email that you sent out about the HRA at 323 Regina Street illustrated your bias clearly. While the QPRA email pointed out all the so called deficits of the project; it was completely silent on any of the advantages. You used your position as president of one of the premier, city sponsored, residents associations in New Westminster, to promote a singular political viewpoint. If you want to join a political party to lobby against laneway housing, by all means do so. But that's not the purpose of a residents' association.

We could both go on and on about this subject I'm sure. I'll end it here for now.

Regards

Personal Information
Removed

On Oct 26, 2021, at 7:10 PM, Queens Park Residents' Association
<qp.ra.newwest@gmail.com> wrote:

Personal Information
Removed

I have no desire to get into a war of words, but I feel compelled to provide you with some clarification on some of the assumptions made in your recent email to me along with Mayor and Council.

I do take exception to you saying the QPRA does not operate as a legitimate residents association. Yes, most of our directors are home owners but, as you are aware, that is primarily who lives in Queen's Park and therefore who should be represented. The requirements to be on the board are only two: (1) live in Queen's Park, and (2) care about Queen's Park. As you can appreciate, finding younger folk to be executive members is difficult as there is a time commitment (both in reading materials and attending monthly meetings) and they find themselves having to split their valuable volunteer time between activities involving their children and other community participation. We are fortunate that, along with us old retired people on the board, we are happy to have a Personal Information Removed as a director. In addition, we are grateful to add an apartment renter to the mix who will bring a different perspective to issues. We do not ask any questions about, nor actively recruit new members based on colour, ethnicity, or religion but welcome whoever wishes to take on a volunteer role.

The QPRA does not claim to be a professional heritage association. We have many knowledgeable members who know a great deal about history and heritage and we do draw on them for information on a regular basis. But to be clear, with

respect to the project you are referencing, it was the City's heritage expert who deemed the house to have insufficient heritage merit to be included in the HCA and it was heritage enthusiasts who were encouraging the owners to go through the process to have their house put back in.

I think you will find that the majority of Queen's Park residents support gentle densification but there is some disparity in how that translates. Adding a house to every piece of green space would not meet the litmus test for 'gentle', nor having them overbuilt in size hardly qualifies as gentle. No amount of subdivision, stratification, or lot splitting will render anything that is 'affordable' and it is not rational or logical to think that it will. Densification does not equate to affordability. A quick example is the property directly across from the HRA in question where the developer wanted to change the property from a single family home to three dwellings. Each of these would have been priced over \$1M so the neighbourhood would have ended up with maximum densification on one lot and three more market priced houses - nothing affordable there. Queen's Park as a location is not 'affordable' in and of itself and that is not an issue created by the residents who live there. When Burnaby got too expensive, people moved to New Westminster to buy because you could still find cheaper properties and when those climbed to market pricing, new buyers then went to Coquitlam, Maple Ridge and even Mission. Jamming in as many houses as possible in Queen's Park or ANY area does not bring down the price and has never been the case.

Lastly, to your point on garages going up everywhere so why does the QPRA care so much about laneways. Garage construction is strictly regulated and 'passes without notice' for just that reason. There are no relaxations to be bartered for and no there is skirting the guidelines for what is allowable. We only wish laneways and infills had the same regulations and scrutiny that garages do. If the current application was for a laneway as laid out under the OCP, rather than trying to use an HRA to gain an oversized infill, there would be no push back and there would be the prospect of a more modest rental property that met the 'gentle' densification description.

Regards,
Gail North
President, QPRA

On Mon, Oct 18, 2021 at 2:05 PM ^{Personal Information Removed}
wrote:

To the President of the QPRA, Mayor Cote and members of Council.

I writing in support of the proposed HRA project at 323 Regina Street.

Here are my concerns about the QPRA's one sided, opposition to this project.

1. The Queens Park Residents Association is not a residents association.
While it is called a "residents association" it more properly should be termed an HOA (Home Owners Association) or a POA (Property Owners Association).
Since no effort is made to include groups such as renters, people of colour,

religious groups and younger age groups - by the ongoing nature of its activities, the current QPRA is a HOA/POA that does not operate as a legitimate residents association.

2. The QPRA is not a professional Heritage Association. While the residents of Queens Park are heritage enthusiasts, their expertise in heritage is limited and often diverges from the professional heritage community. Much the same as the pandemic, we all talk about vaccines but it is the experts in that area that society relies on for advice. If the city and other heritage experts believe the project has merit and the house meets heritage standards; then it does. To act upon opinions by the QPRA undermines the legitimacy of the heritage process and professionals.

3. Climate change is a real challenge for the world and cities are a primary source of emissions. The gentle densification of inner city single family neighbourhoods such as Queens Park will make a significant difference due to their ready access to transit; the existing infrastructure already available and the fact more families can live closer to work and other amenities. It is a concern to citizens to see densification projects in QP turned down time after time.

4. The Housing Crisis is another real challenge. Twenty percent of people in Vancouver live on 80% of the land due to single family neighbourhoods. At the present time, Queens Park is unaffordable to upcoming generations. Subdivision, stratification, secondary suites, infills and laneways will help to maintain the look and feel of our heritage community if we chose to embrace it, not stick our collective heads in the sand and hope somehow the housing crisis goes away. This is NIMBYism.

5. Finally, why does the QPRA focus so much about laneway houses and infills? Garages with identical massing and footprints are going up all the time in Queens Park, yet their construction passes without notice. Why is it the QPRA clutches their pearls over this project? Shouldn't any building built in a backyard be subject to the same scrutiny? My guess is QPRA's true motivation is not about the so called 'heritage deficiencies' of the 323 Regina Street Project but the fact that the house is a laneway.

Thank you,

Personal Information Removed