

From: Gail QPRA

Subject: [EXTERNAL] Fwd: HRA - 323 Regina Street

Date: Saturday, January 8, 2022 5:10:34 PM

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Dear Mayor and Council:

This email is being sent on behalf of the Queen's Park Residents Association to provide the review process followed, as well as its outcome, with respect to the HRA proposal for 323 Regina Street.

During the Virtual Open House hosted by Nancy Dheilly, all comments made by those calling in were recorded. These comments were then circulated to the QPRA membership email list in an effort to share the discussion with any who were not able to attend.

Following this, a general meeting of the QPRA was held to provide an opportunity for discussion and follow up on any outstanding questions or issues. At the conclusion of the meeting, members were polled for their position on the project. 55 responses were received from Queen's Park residents. 11 were in support of the project and 44 were opposed. (80%)

Of the 80% opposed, there were a few themes that stood out:- 1. the size of the project 2. the integrity of the process, and 3. the disregard for maintaining the originality of the house.

1. Even with the size reduction of the original proposal, the current infill house proposal is more than 48% larger than what would be allowed without an HRA which is a 958 sq ft laneway home. Neighbours' objections included the fact that the new building and on site parking provisions increases the "built" site coverage resulting in the dramatic loss of valuable green space, further chipping away at the QP streetscape, as well as the impact this has on climate change. Consensus was that the infill house is too large, and not consistent with the sensitive infill/density outlined in both the HCA and OCP policies.

2. There is a definite lack of confidence in the integrity this application has followed from the start of the process to date.

Choosing to make changes that stripped away heritage features the home had PRIOR to launching an HRA application seems to fly in the face of what was expected by the neighbourhood when the heritage conservation area was created.

This home's heritage assets were assessed by City Heritage consultants to determine if it should be in the protected category at the onset of the HCA and it was not deemed to have enough heritage merit to warrant protection . Since that assessment, rather than try to replace or retain heritage features lost over the years , the homeowners chose to remove even more of the few heritage attributes that had remained. Neighbours question the integrity of seeking heritage protection for a home that has been stripped of its heritage value.

3. The recent renovations to this home have further removed the charm and originality of the home's storybook character. Removing an original window, putting in new French doors, adding a porch and changing the configuration of the front of the house with features that are completely contrary to the style of the house were felt to make this request for 'protection' somewhat too late.

The residents of Queen's Park are aware of the need to increase housing options and are in support of appropriate processes and policies to increase density. With this proposal, the most suitable density option would be a 958 square foot laneway home. This would add appropriate density while ensuring needed green-space is maintained.

The consensus of residents is that an HRA is not an appropriate tool to be used as there is very little heritage merit left in this home to protect and it does not warrant the the approval of the large infill home requested.

Thank you for considering these issues as you determine the outcome of this application.

Regards,
Gail North, QPRA