

From: [Deane Gurney](#)
To: [External-Clerks](#)
Subject: [EXTERNAL] 323 Regina Street
Date: Wednesday, January 26, 2022 11:42:15 PM
Attachments: [323 Regina Street.pdf](#)

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Please circulate the attached letter regarding the above application on January 31, 2022

Deane Gurney

January 26, 2022

City of New Westminster
511 Royal Ave
New Westminster, BC
V3L 1H9

email: clerks@newwestcity.ca

Attention: Mayor and Members of Council

Dear Sirs and Madams,

Re: HRA at 323 Regina Street New Westminster

It should be remembered that HRAs were introduced to preserve heritage buildings that were in grave need of repair. When an owner did not have the financial resources to undertake the preservation work to restore the building back to its original condition, allowances were made to make it economical to finance the restoration of the building by allow the property to be subdivided or a zoning variance for some other purpose. To allow for the preservation of buildings, amendments were made to provincial legislation to allow cities to consider zoning amendments, such as creating a new lot for a new building or a larger than zoning allowed carriage house to finance the much-needed restoration of the heritage building.

The above HRA is an example of abuse of process. The owner completed renovations not in conformity to heritage standards to a residence, but to their own desire which now does not need any restoration. After the completion of this work, they applied for a HRA to have a nonconforming carriage house that is in excess of the allowable bylaw square footage. It is certainly hard pressed to say that this was not set up from the beginning of the alterations. This was not what the HRA legislation was set up to do, reward homeowners without either making a significant investment to repair the original house or supply amenities to the community.

There is nothing wrong with the current residence. The applicant should be making an application for a carriage house under the current bylaw or seeking a rezoning application as a comprehensive development, not using the process of an HRA to seek an advantage that no other homeowner cannot get. This comprehensive development would also require significant community benefit or amenities to have such an addition to the property. Why would simply designation of the house be sufficient when any other homeowner would be required to do substantially more? This is a good example of how HRA are being abused to obtain zoning variances instead of applying for a general variance on the property and a significant monetary gain to the homeowner from allowing the variances. If allowed this is a precedent for all other property owners to use the HRA application not for its intended purpose but to obtain variances not normally given. There needs to be clear reasons to use an HRA instead of a zoning variance. Simply designating a property is not enough.

This project is not an HRA. It is a rezoning application that is being presented as an HRA without any community benefit or amenities to the city. City council needs to stop such projects that are represented as HRA's but really are rezoning applications.

Please reject this application until the community sees real benefits and amenities to the community from this project.

Yours truly,

Deane Gurney
Queens Ave
New Westminster