



REPORT

Development Services

To: Mayor Côté and Members of Council **Date:** 11/9/2020

From: Emilie K Adin, MCIP **File:** HER00752
Director of Development Services

Item #: 407/2020

Subject: **404 Second Street: Heritage Revitalization Agreement and Heritage Designation - Bylaws for Two Readings and Addition to Heritage Register**

RECOMMENDATION

***THAT** Council consider Heritage Revitalization Agreement (404 Second Street) Bylaw No. 8235, 2020 and Heritage Designation Bylaw (404 Second Street) No. 8236, 2020 for First and Second Readings, and forward the Bylaws to a Public Hearing;*

***THAT** Council add 404 Second Street to the City's Heritage Register following the adoption of Heritage Designation Bylaw (404 Second Street) No. 8236, 2020.*

EXECUTIVE SUMMARY

An application has been received for a Heritage Revitalization Agreement (HRA) at 404 Second Street, known as the Queen's Park Meat Market, which was built in 1926 and contains both a small-scale commercial unit and a rental residential suite. This application is primarily to regularize and expand the non-conforming commercial use of the building, providing continued viability of a small business. The proposal is consistent with the Official Community Plan (OCP) land use designation for the site.

The HRA (Attachment 1) would allow the addition of floor space to the existing one storey building through a 31 sq. m. (332 sq. ft.) side addition, 18 sq. m. (191 sq. ft.) rear addition, and a basement. Zoning Bylaw relaxations required to facilitate the project include land use, density, site coverage, setbacks, and parking space configuration. Additionally, Sign Bylaw

relaxations are requested in order to permit the re-creation of a historic roof sign and to permit contemporary commercial business signage. In exchange for Zoning and Sign Bylaw relaxations, the Queen's Park Meat Market would be restored, and legally protected through a Heritage Designation Bylaw (Attachment 2) and listed on the Heritage Register.

Applicant-led public consultation has been undertaken for the project including development of a project website, complete with an online survey, and circulation of the project information to the Queen's Park Residents Association. The proposal was also presented to and supported by the Community Heritage Commission. Staff recommend that Council consider First and Second Readings and forward the Bylaws to a Public Hearing, and that Council add 404 Second Street to the City's Heritage Register.

BACKGROUND

Policy and Regulations

The proposed small-scale local commercial use is consistent with the neighbourhood's OCP land use designation. However, the proposal is not aligned with the site's current RS-4 zoning for residential detached houses. As such, a Heritage Revitalization Agreement (HRA) is proposed.

The site is located in the Queen's Park Heritage Conservation Area (QPHCA). Regardless of its age, it is not protected due to the non-conforming commercial use. The proposed HRA would offer a higher level of heritage protection than the QPHCA, therefore the application supports the goals of the heritage conservation policy. In this case, *The Standards and Guidelines for the Conservation of Historic Places in Canada* would be applied for evaluating the project, rather than the QPHCA design guidelines (which were created for guiding the design of houses, and as such, are not appropriate for this building). More on the above referenced policies and regulations is available in Attachment 3.

Site Characteristics and Context

The existing one storey building contains a non-conforming commercial use and a rental residential unit. The density is 0.35 FSR. Located at the corner of Second Street and Fourth Avenue, the property is approximately 306 sq. m. (3,295 sq. ft.). The property is located in the Queen's Park neighbourhood, in an area of single-detached dwellings. A site context map and aerial image is included in this report as Attachment 4.

Proximity to Transit Service and Other Sustainable Transportation Options

Table 1: Adjacent Transit Service to 404 Second Street

Transit Facility	Frequency	Distance
Bus Service (105)	Approximately 30 minutes	25 metres (82 feet) to the bus stop located directly across Second Street)
Bus Service (106)	Approximately 15 minutes (FTN)	580 metres (1903 feet) to the bus stop located on Sixth Street (between Fourth Avenue and Fifth Avenue)
SkyTrain Station	2-5 minutes	1 km (0.6 miles) to Columbia Station

Both Second Street and Fourth Avenue are considered local roads and form part of the greenway/bikeway network. Second Street is a bus route and the site is within walking distance of the Frequent Transit network (FTN) on Sixth Street. The site is surrounded by a complete sidewalk network.

Heritage Value

A Statement of Significance (SoS), which describes the heritage value of the Queen's Park Meat Market, is included in Attachment 6 of this report. The SoS indicates that the building, completed in 1926, is considered to have historic, social, cultural, and aesthetic value. The property's historic value was suggested from its association with the 1920s New Westminster building boom, and as one of Queen's Park's last surviving and functioning corner stores. The property is also noted to have social and cultural significance evidenced by its continuous commercial use, and its pattern of long-term ownership and management by local New Westminster families. The building also has value as a vernacular, mid-century Moderne corner store.

PROJECT PROPOSAL

Project Description

The site is currently zoned RS-4 Single Detached Residential Districts (Queen's Park). An HRA (Attachment 1) has been proposed for this site primarily to regularize and expand the non-conforming commercial use of the building. The existing one storey building contains a non-conforming commercial use and a rental residential unit. The application proposes to add floor space to the existing one storey building including a 31 sq. m. (332 sq. sq. ft.) side addition, a 17 sq. m. (191 sq. sq. ft.) rear addition, and a 153 sq. m. (1,648 sq. sq. ft.) new basement. The majority of the commercial space increase is for back-of-house operations including kitchen, prep-space, office, storage, and freezers. The existing off-street parking configuration (two tandem spaces) is proposed to be retained, with access from the current

driveway crossing on Fourth Avenue. The proposed site plan (Appendix 1 of the HRA Bylaw) and HRA Bylaw are included as Attachment 1 of this report.

Proposed zoning relaxations include: land use, density, site coverage, building setbacks, and parking requirements. Sign Bylaw relaxations are also proposed to enable re-creation of a historical roof sign and contemporary commercial business signage. Further detail on the relaxations proposed are in Table 4 in Attachment 5.

In exchange for the requested relaxations, the applicant proposes to protect the Queen's Park Meat Market through a Heritage Designation Bylaw, as well as listing it on the City's Heritage Register. Its exterior will be preserved as per its general 1951 design, maintaining most of the current exterior material which gives the building its current character. The Heritage Conservation Plan (Appendix 2 of the HRA Bylaw) is included as Attachment 1 of this report.

DISCUSSION

Overall Evaluation

When Council considers entering into a Heritage Revitalization Agreement (HRA) with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. Additionally, the Zoning Bylaw relaxations should be suited to the context of the site, and consistent with the City's policies. The project proposal is primarily intended to regularize existing or historic non-conforming elements of the building to allow contemporary continued use of this heritage site. Staff considers this project to be consistent with related policy and advises that it will provide a balance of development benefits with community benefits of heritage protection and exterior building restoration, as demonstrated by the:

- heritage value of the Queen's Park Meat Market both as a building and as a historic use;
- heritage conservation work proposed;
- proposed building form, which is appropriate to the site context, and the small scale commercial building forms anticipated for the neighbourhood;
- proposed building form's consistency with the OCP land use designation for the site; and
- continued operation of a small scale local business.

Further discussion of the proposed relaxations for this project is below.

Commercial Use

The application would regularize and expand the existing non-conforming commercial use. This is considered reasonable, as it would continue the historic use of the building. In order

to provide flexibility and in support of the continued commercial use (an element of intangible heritage), staff recommends that the following uses, consistent with those in other similar HRAs, be permitted for this site:

- business and professional offices,
- cafés and restaurants (excluding drive-in/drive-through restaurants),
- personal service establishments (excluding dry cleaning establishments, electrical appliance repair shops and laundrettes), and
- retail stores (excluding convenience stores that are open past 10:00 p.m. or before 7:00 a.m.).

As previously indicated, the site currently also includes a residential unit, which would continue to be permitted.

Zoning Bylaw definitions of the above listed uses are available in Attachment 3. The scale of these uses would be limited by the size of the building's main floor at 152.1 sq. m. (1,637 sq. ft.). The uses would be regulated through the Business Licence program and related restrictions.

Density

The site's current zoning allows 0.5 floor space ratio (FSR). Through this application, the density allowance would double to 1.0 FSR. There would be minimal visible effect on the streetscape or shadowing to neighbouring properties as: a) half of the floor space would be located in the basement (0.5 FSR); b) the above-grade density meets the Zoning Bylaw maximum; and, c) the building will retain one storey massing (lower than neighbouring two storey houses). Thus, the density relaxation is considered reasonable.

Site Coverage and Setbacks

Site coverage is not a regulation typically utilized to regulate commercial buildings, given that there are typically fewer considerations for private outdoor space, surface parking, or side access. Rather, commercial building sizes are generally controlled through setbacks and height.

The height of the building would remain one-storey. The existing non-conforming rear and east side setbacks would be regularized through the HRA. In order to enable the proposed building additions, relaxations are also required for the front setback (88% smaller than currently permitted) and west side setback (13% smaller than currently permitted). These relaxations therefore exceed setbacks generally required for commercial buildings at this scale. The resulting building would have an increased site coverage of 15% (from approximately 35% which is the maximum under the current zoning, to 50%).

Half of the requested relaxations would regularize existing non-conforming setbacks. The proposed side addition would be relatively small (30% of the building size) and would be set back from the façade on Second Street. The rear addition would not be visible from Second Street. The adjacent property on Fourth Avenue would be partially impacted in the rear yard by the reduced front and west side setbacks, which would result in 35% of the building's total 15.8 m. (51.8 ft.) length being 13% closer to the shared property line than currently permitted. Given the above, combined with the heritage and local business support aspects of the proposal, staff considers the proposed relaxations to be reasonable.

Parking

For a standard commercial use, six parking spaces would be required. Through this application, the existing non-conforming vehicle parking would be maintained: two tandem parking spaces accessed from the current driveway crossing on Fourth Avenue. This is considered reasonable as:

- the majority of the floor space increase is for back-of-house operations and is not expected to substantially increase customer capacity;
- the commercial use is small enough that the target market is primarily local traffic;
- the existing commercial use has been in operation with an attached residential unit since the 1950s, with few concerns or complaints related to parking;
- the site is located on a bus route and near a frequent transit network;
- the site is located at the intersection of two greenway/bikeways and temporary bicycle parking would be provided as part of the development; and
- the provision of two parking spaces is consistent with the site's underlying RS-4 zoning.

Signage

In conjunction with the proposed commercial use, the HRA would allow relaxations to Sign Bylaw No. 7867, 2017 to enable the installation of commercial signage in a residential zoning district, and to re-create a historic roof sign, which is currently a prohibited sign type. These relaxations are considered reasonable given that the roof sign would represent a restoration of the site's historic signage as per a 1938 archival photo, and contemporary commercial business signage would ensure continued viability of the existing and future commercial use. The relaxation proposed through the HRA would permit the commercial historic signage. However, the design, installation and illumination of the signage would still be regulated through the Sign Bylaw.

The applicant has acknowledged that the neighbourhood has identified the illumination of the signs at night/early in the morning as a potential issue. They have committed to the following to address this concern:

- the roof sign will not be illuminated; and
- a timer would turn off the exterior lamp above the fascia signage when the store is closed.

PUBLIC CONSULTATION

Community Heritage Commission

The project proposal was reviewed by the Community Heritage Commission at their meeting on September 2, 2020 and was supported by the Commission. An excerpt of the Minutes from this meeting is attached to this report as Attachment 8.

Applicant-led Consultation

As per the Interim Development Review Process, the applicant-led consultation utilized a digital engagement platform and notification was sent to properties within 100 metres of the project site. The project website (<https://queensmeatanddelihra.ca>) included project details and the methods available to provide feedback. A survey, hosted by the website, was open between September 15, 2020 and October 15, 2020. Feedback could also be submitted through the website to either the applicant or City staff. Detailed feedback responses are attached to this report as Attachment 8.

The main concerns expressed relate to the variety of proposed commercial uses and signage, and lack of visitor parking. Staff response to some of the community concerns is below.

Variety of proposed commercial uses

Staff notes that the type of uses proposed to be permitted are consistent with commercial uses approved in previous HRAs involving RS-1 zoned properties, and the scale of the proposed commercial uses would be limited by the building's small size. For retail store use, staff has included a clause to exclude convenience stores that are open past 10:00 p.m. or before 7:00 a.m. and for personal service establishment use, staff has included a clause to exclude dry cleaning establishments, electrical appliance repair shops and laundrettes. Additionally, Noise Bylaw No. 6520, 1999 would also apply, which limits noise levels, including further reductions during the evening, from 10:00 p.m. to 7:00 a.m.

Variety of Signage

With the exception of the roof sign, limited to a size of 0.83 sq. m. (8.93 sq. ft.), all provisions of the Sign Bylaw pertaining to commercial signage must be met, which would include illumination. Light Intrusion Bylaw No. 7277, 2008 would also apply, which limits light intrusion into residential properties. Additionally, the applicant has committed to installing a timer to turn off the exterior lamp above the fascia signage when the store is closed and not illuminating the roof sign in order to address light intrusion from signage.

Residents Association

As per the interim development review process, the applicant circulated, via email, the project proposal to the Queen's Park Residents Association on September 1, 2020. No direct feedback was received from the Residents Association by staff.

City-led Consultation

Under the Interim Process, Council may waive a project's Public Hearing based on the results of online City-led consultation. As Public Hearings cannot be waived for HRA bylaws which affect use or density, nor for Heritage Designation Bylaws, City-led consultation is not conducted on HRA projects. However, a website page on the City's "Engagement Opportunities" website was created to disseminate project information to the community, and to allow members of the public to safely access the information and materials online. The webpage includes a description of the project, review stages and timelines, as well as project drawings and links to various staff and committee reports.

REVIEW PROCESS

In May 2020, in response to the Covid-19 Pandemic, the City established an Interim Development Review Process to enable applications to move forward for review and public engagement, while maintaining safe physical distancing measures. Per that Interim Process, the steps in this project's review process were as follows, with the current step highlighted in grey:

Table 3: Application Review Stages

#	Application Review Stage	Date
1	Formal Application	February 4, 2020
2	Preliminary report to Council	July 8, 2020
3	Review by the Community Heritage Commission	September 2, 2020
4	Applicant-led Public Consultation including dissemination of information through the local Residents Association	September 15, 2020 to October 15, 2020
5	Council consideration of First and Second Reading of Bylaws (we are here)	November 9, 2020
6	Public Hearing and Council consideration of Third Reading of Bylaw	January 2021
7	Council consideration of Adoption of Bylaw	January / February 2021

Notably, as there are fewer than five units proposed, and the form of development is consistent with the Official Community Plan, the application was not forwarded to the New Westminster Design Panel nor the Advisory Planning Committee for review and comment.

NEXT STEPS

Staff is recommending Council forward the HRA Bylaw (Attachment 1) and Heritage Designation Bylaw (Attachment 2) to Public Hearing where the community will have an opportunity to provide their comments directly to Council. Should this recommendation be approved, a notification sign for the rezoning would be installed on the property by November 10, 2020 and notifications for the Public Hearing would occur in accordance with the City's procedures. There are no further adoption requirements identified for this project.

Following the Public Hearing, should the HRA and Heritage Designation Bylaws be adopted, further permits, issued by the Director of Development Services and Director of Engineering, would be required prior to construction. These requirements include Heritage Alteration Permit, Building Permit, and Tree Permit.

INTERDEPARTMENTAL LIAISON

The City has a project-based team approach for reviewing development applications. A staff-led project team was assigned for reviewing this project consisting of staff from Engineering (Servicing), Fire, Electrical, Parks and Recreation, and Development Services (Building, Planning, Trees, and Heritage). Their comments have been addressed in the proposal.

Servicing, off-site works, and arboricultural requirements have been provided to the applicant. The attached Engineering Services Memo (Attachment 9) outlines the improvements that would be required to facilitate the proposed development. Such

improvements would need to be provided in accordance with City standards, as determined by the Director of Engineering.

OPTIONS

The following options are available for Council's consideration:

1. That Council consider Heritage Revitalization Agreement (404 Second Street) Bylaw No. 8235, 2020 and Heritage Designation Bylaw (404 Second Street) No. 8236, 2020 for First and Second Readings, and forward the Bylaws to a Public Hearing;
2. That Council add 404 Second Street to the City's Heritage Register following the adoption of Heritage Designation Bylaw (404 Second Street) No. 8236, 2020;
3. That Council provide staff with alternative direction.

Staff recommend option 1 and 2.

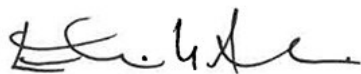
ATTACHMENTS

- Attachment 1: Heritage Revitalization Agreement (404 Second Street) Bylaw No. 8235, 2020
- Attachment 2: Heritage Designation Bylaw (404 Second Street) No. 8236, 2020
- Attachment 3: Policies and Regulations Summary
- Attachment 4: Site Context Map
- Attachment 5: Proposed Project Statistics and Relaxations
- Attachment 6: Statement of Significance
- Attachment 7: Excerpt of September 2, 2020 Community Heritage Commission Meeting Minutes
- Attachment 8: Applicant-led Consultation Feedback and Correspondence Received
- Attachment 9: Engineering Servicing Memo

This report has been prepared by:
Kathleen Stevens, Heritage Planning Analyst

This report was reviewed by:
Jackie Teed, Senior Manager of Development Services

Approved for Presentation to Council



Emilie K Adin, MCIP
Director of Development Services



Lisa Spitale
Chief Administrative Officer



Attachment 1

*Heritage Revitalization Agreement
(404 Second Street) Bylaw No. 8235, 2020*

**THE CORPORATION OF THE CITY OF NEW WESTMINSTER
HERITAGE REVITALIZATION AGREEMENT (404 Second Street)
BYLAW NO. 8235, 2020**

**A Bylaw to enter into a Heritage Revitalization Agreement under
Section 610 of the *Local Government Act***

WHEREAS the City of New Westminster and the owners of the property located at 404 Second Street in New Westminster wish to enter into a Heritage Revitalization Agreement in respect of the property;

NOW THEREFORE, the Council of the City of New Westminster enacts as follows:

Citation

1. This Bylaw may be cited as “Heritage Revitalization Agreement (404 Second Street) Bylaw No. 8235, 2020”.

Heritage Revitalization Agreement

2. The City of New Westminster enters into a Heritage Revitalization Agreement with the registered owner of the properties legally described as PID: 013-452-126; LOT 9 EXCEPT: FIRSTLY: WESTERLY 16 FEET HAVING A FRONTAGE OF 16 FEET ON OAKLAND STREET AND A FRONTAGE OF 16 FEET ON FOURTH AVENUE AND ADJOINING LOT 8 SECONDLY: PARCEL "A" (EXPLANATORY PLAN 8050), OF LOTS 2, 3, 30 AND 31 SUBURBAN BLOCK 7 PLAN 2620.
3. The Mayor and City Clerk are authorized on behalf of the City of New Westminster Council to sign and seal the Heritage Revitalization Agreement attached to this Bylaw as Schedule “A”.

GIVEN FIRST READING this _____ day of _____ 2020.

GIVEN SECOND READING this _____ day of _____ 2020.

PUBLIC HEARING held this _____ day of _____ 2020.

GIVEN THIRD READING this _____ day of _____ 2020.

ADOPTED this _____ day of _____ 2020.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE "A"**HERITAGE REVITALIZATION AGREEMENT (404 Second Street)**

THIS AGREEMENT dated for reference the 4th day of November, 2020 is

BETWEEN:

FCA HOLDINGS LTD., INC. NO. BC1182598

402 SECOND STREET

NEW WESTMINSTER, BC V3L 2L2

(the "Owner")

AND:

THE CORPORATION OF THE CITY OF NEW WESTMINSTER, City Hall, 511 Royal

Avenue, New Westminister, BC V3L 1H9

(the "City")

WHEREAS:

- A. The Owner is the registered owner in fee simple of the land and all improvements located at 404 Second Street, New Westminister, British Columbia, legally described as PID: 013-452-126; LOT 9 EXCEPT: FIRSTLY: WESTERLY 16 FEET HAVING A FRONTAGE OF 16 FEET ON OAKLAND STREET AND A FRONTAGE OF 16 FEET ON FOURTH AVENUE AND ADJOINING LOT 8 SECONDLY: PARCEL "A" (EXPLANATORY PLAN 8050), OF LOTS 2, 3, 30 AND 31 SUBURBAN BLOCK 7 PLAN 2620 (the "Land");
- B. There is one building situated on the Land, known as the Queen's Park Meat Market (the "Heritage Building"), which is shown on the site plan attached as Appendix 1 (the "Site Plan") labeled "402 Second Street";
- C. The City and the Owner agree that the Heritage Building has heritage value and should be conserved;
- D. The Owner wishes to make certain alterations to the Heritage Building and undertake preservation, restoration, and revitalization work to the exterior of the Heritage Building (the "Work");
- E. Section 610 of the *Local Government Act*, RSBC 2015, Chapter 1 authorizes a local government to enter into a Heritage Revitalization Agreement with the owner of heritage property, and to allow variations of, and supplements to, the provisions of a bylaw or a permit issued under Part 14 or Part 15 of the *Local Government Act*;

- F. The Owner and the City have agreed to enter into this Heritage Revitalization Agreement setting out the terms and conditions by which the heritage value of the Heritage Building is to be preserved and protected, in return for specified supplements and variances to City bylaws;

THIS AGREEMENT is evidence that in consideration of the sum of ten dollars (\$10.00) now paid by each party to the other and for other good and valuable consideration (the receipt of which each party hereby acknowledges) the Owner and the City each covenant with the other pursuant to Section 610 of the *Local Government Act* as follows:

Heritage Designation

1. The Owner irrevocably agrees to the designation of the Heritage Building as protected heritage property, in accordance with Section 611 of the *Local Government Act*, and releases the City from any obligation to compensate the Owner in any form for any reduction in the market value of the Land or the Heritage Building that may result from the designation.
2. Following completion of the Work, the Owner shall maintain the Heritage Building in good repair in accordance with the Conservation Plan in Appendix 2 and the maintenance standards set out in City of New Westminster Heritage Properties Minimum Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time, and, in the event that Bylaw No. 7971 is repealed and not replaced, the Owner shall continue to maintain the buildings to the standards that applied under Bylaw No. 7971 immediately prior to its repeal.
3. Following completion of the Work in accordance with this Agreement, the Owner shall not alter the heritage character or the exterior appearance of the Heritage Building, except as permitted by a heritage alteration permit issued by the City.

Conformity with City Bylaws

4. The City of New Westminster Zoning Bylaw No. 6680, 2001, as amended, (the "Zoning Bylaw") is varied and supplemented in its application to the Land in the manner and to the extent provided and attached as Appendix 6.
5. The City of New Westminster Sign Bylaw No. 7867, 2017, as amended, (the "Sign Bylaw") is varied and supplemented in its application to the Land in the manner and to the extent provided and attached as Appendix 7.
6. The Owner acknowledges and agrees that, except as expressly varied by this Agreement, any development or use of the Land, including any construction, alteration, rehabilitation, restoration and repairs of the Heritage Building must comply with all applicable bylaws of the City.

Alteration and Conservation of Heritage Building

7. Promptly following the date of adoption of the Bylaw authorizing this Agreement, the Owner shall promptly commence the Work in relation to the Heritage Building in strict accordance with the Conservation Plan in Appendix 2, and the design plans and specifications prepared by D3 Dimension Drafting and Design Inc., dated 2020-08-27, a copy of which is attached hereto as Appendix 5 (the "Approved Plans"); full-size copies of which plans and specifications are on file at the New Westminster City Hall.
8. Prior to commencement of the Work, the Owner shall obtain from the City all necessary permits and licenses, including heritage alteration permit, building permit, and tree permit.
9. The Owner shall obtain written approval from the City's Director of Development Services for any changes to the Work, and obtain any amended permits that may be required for such changes to the Work, as required by the City.
10. The Owner agrees that the City may, notwithstanding that such a permit may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a building permit or heritage alteration permit applied for in respect of the Heritage Building if the work that the Owner wishes to undertake is not in accordance with the Approved Plans or the Conservation Plan.
11. The Owner shall commence and complete all actions required for the completion of the Work, as set out in the Conservation Plans in Appendix 2 and the Approved Plans in Appendix 5, within five years following the date of adoption of the Bylaw authorizing this Agreement.
12. The Work shall be done at the Owner's sole expense in accordance with generally accepted engineering, architectural, and heritage conservation practices. If any conflict or ambiguity arises in the interpretation of Appendix 2, the parties agree that the conflict or ambiguity shall be resolved in accordance with the "Standards and Guidelines for the Conservation of Historic Places in Canada" 2nd edition, published by Parks Canada in 2010.
13. The Owner shall, at the Owner's sole expense, erect on the Land and keep erected throughout the course of the Work, a sign of sufficient size and visibility to effectively notify contractors and tradespersons entering onto the Land that the work involves protected heritage property and is being carried out for heritage conservation purposes.

Registered Professional

14. The Owner shall, at the Owner's sole expense, engage a member of the Architectural Institute of British Columbia or the Association of Professional Engineers and Geoscientists of British Columbia or the Canadian Association of Heritage Professionals with specialization in Building or Planning (the "Registered Professional") to oversee the Conservation Work and to perform the duties set out in section 15 of this Agreement.

15. The Registered Professional shall:

- (a) prior to commencement of the Work, and at any time during the course of the Work that a Registered Professional has been engaged in substitution for a Registered Professional previously engaged by the Owner, provide to the City an executed and sealed Confirmation of Commitment in the form attached as Appendix 3 and, if the Registered Professional is a member of the Canadian Association of Heritage Professionals, the Registered Professional shall provide evidence of their membership and specialization when submitting such executed and sealed Confirmation of Commitment;
- (b) conduct field reviews of the Work with the aim of ensuring compliance of the Work with the Conservation Plan in Appendix 2;
- (c) provide regular reports to the City's Development Services Department, Planning Division, on the progress of the Work;
- (d) upon substantial completion of the Work, provide to the City an executed and sealed Certification of Compliance in the form attached as Appendix 4; and
- (e) notify the City within one business day if the Registered Professional's engagement by the Owner is terminated for any reason.

Inspections

- 16. Upon request by the City, the Owner shall advise or cause the Registered Professional to advise the City's Development Services Department, Planning Division, of the status of the Work per section 15(c) of this Agreement.
- 17. Without limiting the City's power of inspection conferred by statute, and in addition to such powers, the City shall be entitled at all reasonable times and from time to time to enter onto the Land for the purpose of ensuring that the Owner is fully observing and performing all of the restrictions and requirements in this Agreement to be observed and performed by the Owner.
- 18. The Owner agrees that the City may, notwithstanding that such a permit or inspection may be issuable under the City's zoning and building regulations and the BC Building Code, withhold a permit or inspection to occupy, or final inspection, as it relates to the Heritage Building if the Work has not been completed to the specifications of this Agreement to the satisfaction of the City's Director of Development Services, or if the Owner has not provided the Certification of Compliance described in section 15 (d) above.

Enforcement of Agreement

19. The Owner acknowledges that it is an offence under Section 621(1)(c) of the *Local Government Act* to alter the Land or the Heritage Building in contravention of this Agreement, punishable by a fine of up to \$50,000.00 or imprisonment for a term of up to 2 years, or both.
20. The Owner acknowledges that it is an offence under Section 621(1)(b) of the *Local Government Act* to fail to comply with the requirements and conditions of any heritage alteration permit issued to the Owner pursuant to this Agreement and Section 617 of the *Local Government Act*, punishable in the manner described in the preceding section.
21. The Owner acknowledges that, if the Owner alters the Land or the Heritage Building in contravention of this Agreement, the City may apply to the British Columbia Supreme Court for:
 - (a) an order that the Owner restore the Land or the Heritage Building, or both, to their condition before the contravention;
 - (b) an order that the Owner undertake compensatory conservation work on the Land or the Heritage Building, or both;
 - (c) an order requiring the Owner to take other measures specified by the Court to ameliorate the effects of the contravention; and
 - (d) an order authorizing the City to perform any and all such work at the expense of the Owner.
22. The Owner acknowledges that, if the City undertakes work to satisfy the terms, requirements or conditions of any heritage alteration permit issued to the Owners pursuant to this Agreement upon the Owner's failure to do so, the City may add the cost of the work and any incidental expenses to the taxes payable with respect to the Land, or may recover the cost from any security that the Owner has provided to the City to guarantee the performance of the terms, requirements or conditions of the permit, or both.
23. The Owner acknowledges that the City may file a notice on title to the Land in the Land Title Office if the terms and conditions of this Agreement have been contravened.
24. The City may notify the Owner in writing of any alleged breach of this Agreement and the Owner shall have the time specified in the notice to remedy the breach. In the event that the Owner fails to remedy the breach within the time specified, the City may enforce this Agreement by:

- (a) seeking an order for specific performance of the Agreement;
- (b) any other means specified in this Agreement; or
- (c) any means specified in the *Community Charter* or the *Local Government Act*,

and the City's resort to any remedy for a breach of this Agreement does not limit its right to resort to any other remedy available at law or in equity.

Damage to or Destruction of Heritage Building

- 25. If the Heritage Building is damaged, the Owner shall obtain a heritage alteration permit and any other necessary permits and licenses and, in a timely manner, shall restore and repair the Heritage Building to the same condition and appearance that existed before the damage occurred.
- 26. If, in the opinion of the City, the Heritage Building is completely destroyed, the Owner shall construct a replica, using contemporary material if necessary, of the Heritage Building which complies in all respects with the Conservation Plans in Appendix 2 and with the Zoning Bylaw, as varied by this Agreement, after having obtained a heritage alteration permit and any other necessary permits and licenses.
- 27. The Owner shall use its best efforts to commence and complete any repairs to the Heritage Building, or the construction of any replica building, with reasonable dispatch.

Statutory Authority Retained

- 28. Nothing in this Agreement shall limit, impair, fetter, or derogate from the statutory powers of the City, all of which powers may be exercised by the City from time to time and at any time to the fullest extent that the City is enabled.

Indemnity

- 29. The Owner hereby releases, indemnifies and saves the City, its officers, employees, elected officials, agents and assigns harmless from and against any and all actions, causes of action, losses, damages, costs, claims, debts and demands whatsoever by any person, arising out of or in any way due to the existence or effect of any of the restrictions or requirements in this Agreement, or the breach or non-performance by the Owner of any term or provision of this Agreement, or by reason of any work or action of the Owner in performance of its obligations under this Agreement or by reason of any wrongful act or omission, default, or negligence of the Owner.

30. In no case shall the City be liable or responsible in any way for:

- (a) any personal injury, death or consequential damage of any nature whatsoever, howsoever caused, that be suffered or sustained by the Owner or by any other person who may be on the Land; or
- (b) any loss or damage of any nature whatsoever, howsoever caused to the Land, or any improvements or personal property thereon belonging to the Owner or to any other person,

arising directly or indirectly from compliance with the restrictions and requirements in this Agreement, wrongful or negligent failure or omission to comply with the restrictions and requirements in this Agreement or refusal, omission or failure of the City to enforce or require compliance by the Owner with the restrictions or requirements in this Agreement or with any other term, condition, or provision of this Agreement.

No Waiver

31. No restrictions, requirements, or other provisions of this Agreement shall be deemed to have been waived by the City unless a written waiver signed by an officer of the City has first been obtained, and without limiting the generality of the foregoing, no condoning, excusing or overlooking by the City on previous occasions of any default, nor any previous written waiver, shall be taken to operate as a waiver by the City of any subsequent default or in any way defeat or affect the rights and remedies of the City.

Interpretation

32. In this Agreement, "Owner" shall mean all registered owners of the Land or subsequent registered owners of the Land, as the context requires or permits.

Headings

33. The headings in this Agreement are inserted for convenience only and shall not affect the interpretation of this Agreement or any of its provisions.

Appendices

34. All appendices to this Agreement are incorporated into and form part of this Agreement.

Number and Gender

35. Whenever the singular or masculine or neuter is used in this Agreement, the same shall be construed to mean the plural or feminine or body corporate where the context so requires.

Joint and Several

36. If at any time more than one person (as defined in the *Interpretation Act* (British Columbia) owns the Land, each of those persons will be jointly and severally liable for all of the obligations of the Owner under this Agreement.

Successors Bound

37. All restrictions, rights and liabilities herein imposed upon or given to the respective parties shall extend to and be binding upon their respective heirs, executors, administrators, successors and assigns.

IN WITNESS WHEREOF the Owner and the City have executed this Agreement as of the date written above.

Signed, Sealed and Delivered in the presence of:)	
)	
)	
)	
)	_____
)	FLORIN MEZO
_____)	Authorized Signatory for
Name)	FCA HOLDINGS LTD
)	
_____)	
Address)	
)	
)	_____
_____)	CAMELIA MONICA MEZO
Occupation)	Authorized Signatory for
)	FCA HOLDINGS LTD

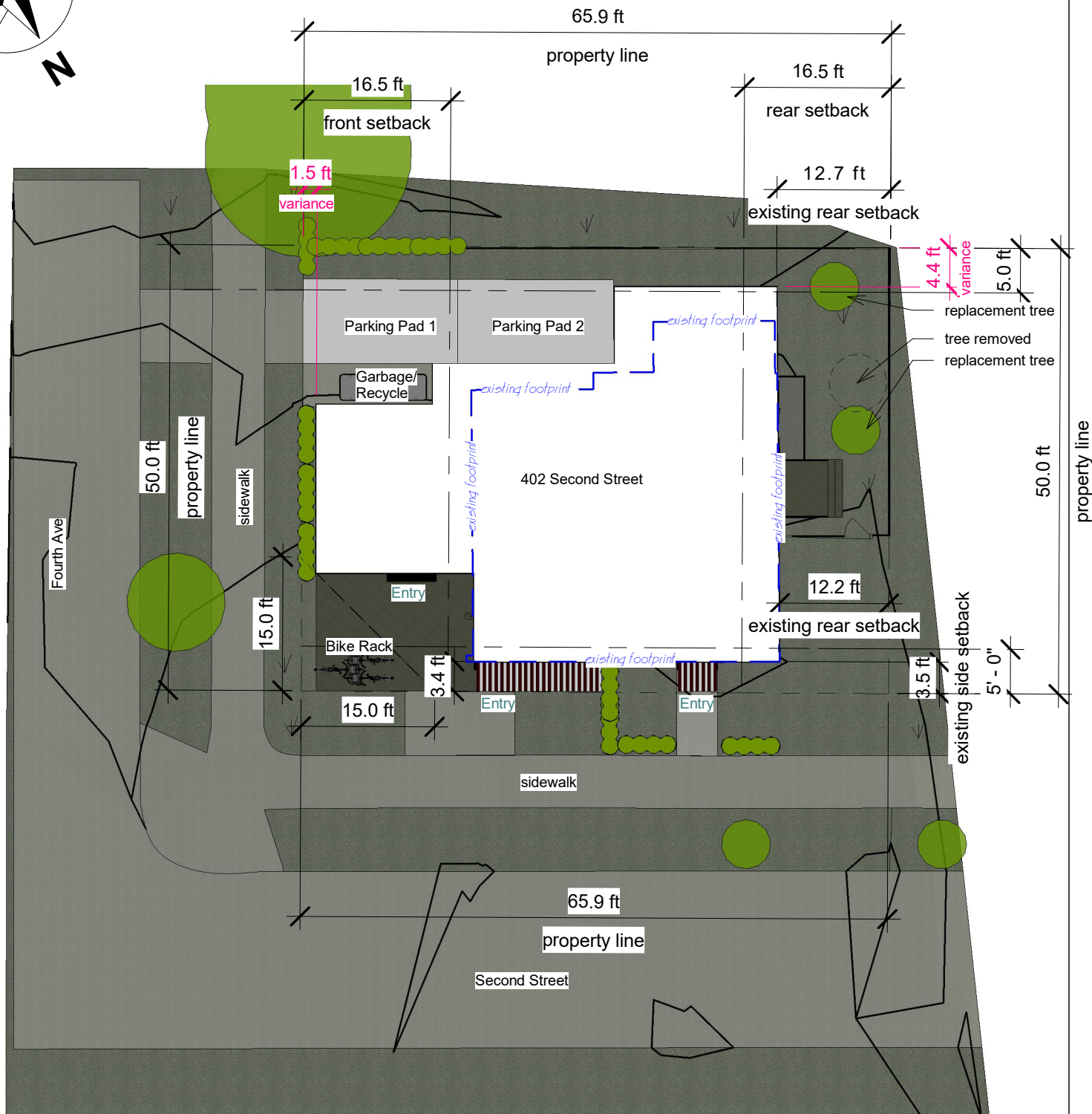
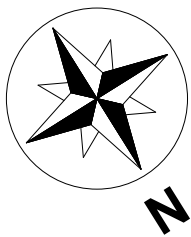
THE CORPORATION OF THE CITY OF NEW WESTMINSTER
by its authorized signatories:

Mayor Jonathan X. Cote

Jacque Killawee, City Clerk

APPENDIX 1

SITE PLANS



APPENDIX 2

CONSERVATION PLANS

Heritage Conservation Plan

Queen's Park Meat Market - 1926

402 - 404 Second Street, Queen's Park - New Westminster, BC



Prepared by Elana Zysblat, CAHP :: Ance Building Services :: October 2020

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Statement of Significance



Description of Historic Place

The Queen's Park Meat Market is a one-storey, wood-framed store building on the west corner of Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminster. Facing Second Street, the square-shaped building houses a commercial space and living quarters, each with their own designated entry.

Heritage Values of Historic Place

Built in 1926, the Queen's Park Meat Market has historical value for its association to the 1920s New Westminster building boom, a development wave which also left its mark in the subject neighbourhood, Queen's Park. The historic place also has social and cultural value evident in its continuous commercial use since 1910, and its continuous use as a neighbourhood butcher shop since 1926.

The building and the business are highly valued as one of Queen's Parks last surviving and functioning neighbourhood stores, and as the last evidence of a small commercial strip of three small businesses that once stood along this portion of 2nd Street. Neighbourhood stores, an integral part of a neighbourhood's character, began to disappear in the 1950s with the introduction of modern supermarkets, shopping centres, and chain outlets in outlying shopping areas designed around cars and highways.

The building has social and cultural value for its association with the pioneer Mark family of England and their long-term commercial and residential ties to this and the adjacent lot. Harold Charles Mark (cashier and chief clerk for the CPR) was the original developer, building a store/stable here in 1896. His son Frederick J. Mark ran the Model Bakery from 1909 until the late 1950s out of an additional building they constructed at the northern edge of the subject lot (later known as the Mark Store). The Marks erected a third store building in 1910 on the corner site of the subject building. The 1896 Harold C. Mark House at 205 Fourth Avenue and the 1912 Frederick J. Mark House at 207 Fourth Avenue, both survive today next door to the Meat Market, adding further contextual heritage value to the historic place.

The building is aesthetically valued as a vernacular, mid-century neighbourhood store, as expressed by its simple commercial design, single-storey height, modest Mid-century Modern design features and living quarters.

The Queen's Park Meat Market has cultural and social value for its pattern of long-term ownership and management by local New Westminster families. The legacy of commitment and longevity of the business owners over the years is also expressed in the addition of living quarters to the building in 1951. Owners William and Catherine Whyte built and resided at the living quarters between 1951 and 1958, and long-term owners Eric and Mary Davies lived here for a decade (1962-1972). The other significant owners of the butcher shop were Thomas A. and Alice Carson (1933-1945), and Peter Corbeil (1999-2016).

Character Defining Elements

- Prominent corner location at Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminster, with physical evidence of the store formerly being right at the corner.
- Continuous commercial use since 1910 at this location
- Continuous commercial use since 1926 as a meat market
- Existence of the business name Queen's Park Meat Market since 1926
- Residential use since 1951
- Proximity to the Fred J. Mark House at 207 Fourth Avenue, and the building built by the Mark family in 1896 on the site of the store building, moved to 205 Fourth Avenue in 1923.
- Vernacular commercial form, scale and massing as expressed by the shop's false front, square footprint, flat roof and single-storey height
- Facade facing Second Street
- Evidence of horizontal wood siding on the early commercial component of the building, now covered or replaced by stucco

- 1951 living quarters, as expressed by the Modern practical design of the northeastern end of the building with a typical mid-century corner windows
- Original wood doors, windows openings and wood trim with backband moulding typical of mid-century vernacular homes
- Dual entries on the facade-side of the building, complemented by distinct windows for commercial and residential use
- 1950s aluminum strip canopies above the facade doors
- Original wood cooler door on the interior of the store

Research Findings

Address: **402 - 404 Second Street** - Queen's Park Meat Market

Legal Description: LOT 9, SUBURBAN BLOCK 7, GROUP 1, EXCEPT PLAN 8050, EXCEPT: 1ST: WESTERLY 16 FT HAVING A FRONTAGE OF 16 FT ON OAKLAND ST & A FRONTAGE OF 16 FT ON 4TH AV & ADJOINING LT 8, OF LOTS 2, 3, 30 & 31.

Date of Construction: **1926** (14' x 22' butcher shop replaces the 1910 store built by Frederick J. Mark at this location)

Source: City of New Westminster historic permits database (CityViews) - December 11, 1925 Building Permit taken out by R. J. Robinson

Builder: **R. J. Robinson**

Source: above permit

Original Storeowner: **Charles Morris**

Source: Wrigley's BC directory for 1926

Architect: **none/unknown**

Known alterations:

1929: Enlarged into a 13'.6" x 30'.6" building

1938: Remodelled

1951: Relocated, remodelled and living quarters (404 Second St.) added

1952: 13' x 20' carport added

Sources: City of New Westminster historic permits database (CityViews) and Tax Assessment Field Cards

Proprietors of the Queen's Park Meat Market

1926: Charles Morris

1927-1928: James W. Galloway (was manager of City Meat Market previously)

1929: Vacant

1930-1932: Queen's Park Meat Market

1933-1945: Thomas A. and Alice Carson (previously merchants in Burnaby)

1946-1951: Ernest J. and Grace Aldersley

1952-1958: William and Catherine F. Whyte

1959-1961: Vacant

1962-1998: Eric G. and Mary Davies

1999-2016: Peter Corbeil

2016-current: Florin Mezo

Residents at 404 Second Street (living quarters)

1952-1958: William and Catherine F. Whyte

1962-1972: Eric G. and Mary Davies

1973-1976: Mike Cherniciak

1977-1982: Susan Mc Intyre

1984-1986: Marianne Iveren

1987-1997: No entries available

1998: Tom Hawkins

Current Photographs



Front view



Side view



Fourth Avenue
elevation



Fourth Avenue
elevation. Visible are
the original concrete
foundations of the
1926 store when it
was closer to the
corner.



Rear view





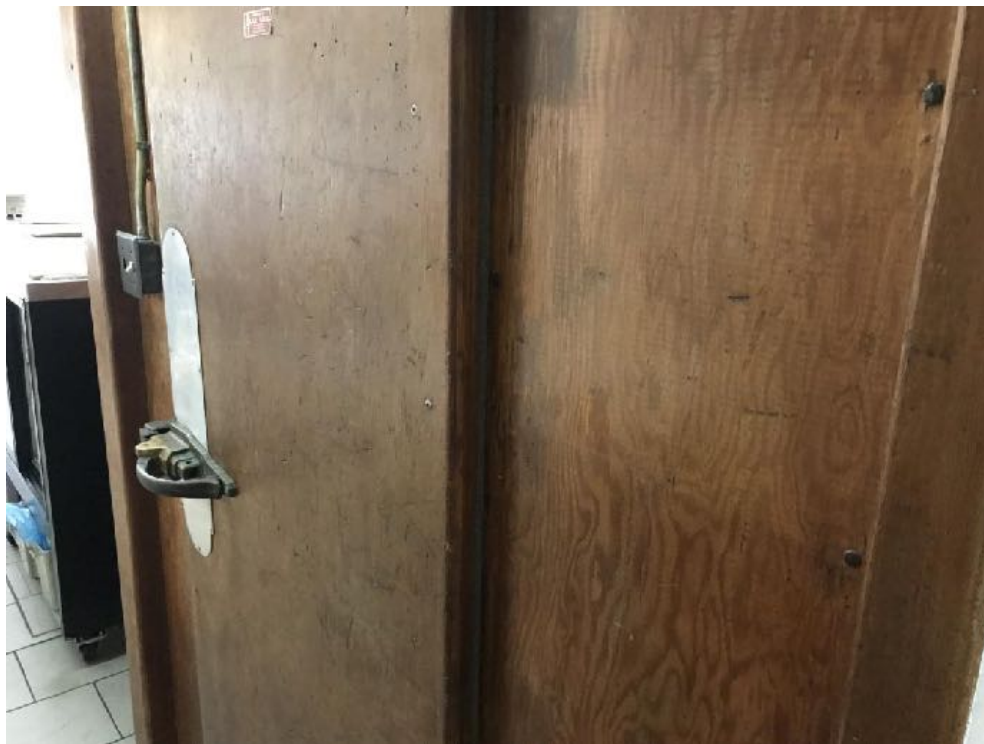
Left: the butcher shop's old cooler.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: the butcher shop's scale.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: the butcher shop's old cooler.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: Polar Hardware Co. door handle from the butcher shop's old cooler.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Top: context view with 205 and 207 Fourth Avenue west of the building. These two houses were built and owned by the Mark Family.

Bottom: 205 Fourth Avenue (left) and 207 Fourth Avenue (the Fred Mark House)



Historic context

Neighbourhood stores were very common in New Westminster neighbourhoods all the way until mid-century.



An example of an early neighbourhood store is the A. Curnew grocery store as inaugurated in 1919, once located at the corner of 5th Avenue and Sixth Street.

Source: NWPL # 2276

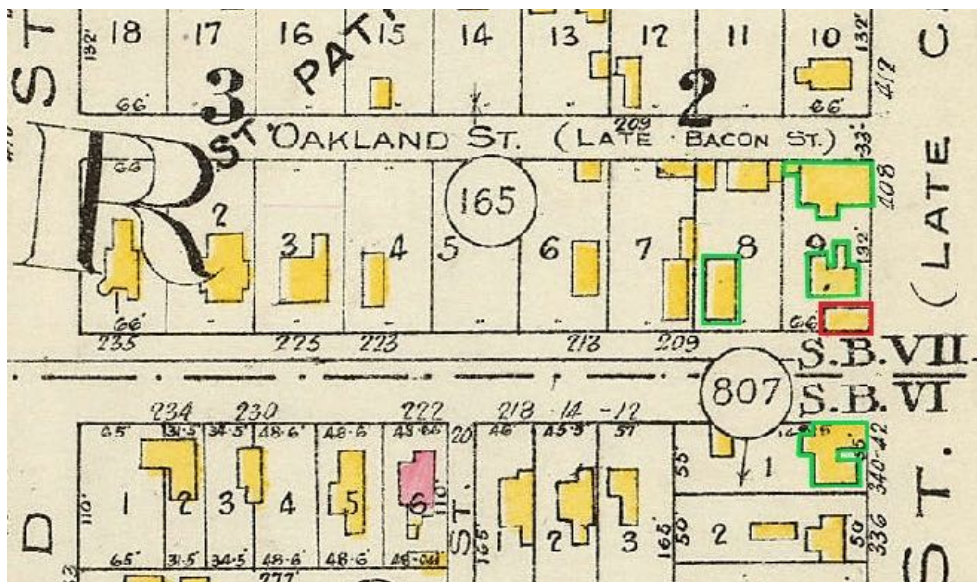
Specifically in Queen's Park, the 300 and 400 blocks of Second Street were the site of a small commercial strip developed in the late 1890s and early 1900s. A grocery store was built at 340 Second Street in 1892, which was for some time run by Thomas A. Carson, who also owned the Queen's Park Meat Market (1933-1945). The Mark family had built a store building on the subject site in 1896, but only started their own commercial activity in this area in 1908-1910 when son Frederick was old enough to run a business.

The Mark family (Harold Charles) owned lots 8 and 9 in this block, the latter on which the Queen's Park Meat Market is located. H. C. Mark (1861-1940) was the cashier and chief clerk for the Canadian Pacific Railway. The Mark family's own merchant activities are first mentioned in 1908, when Harold C. Mark opened a factory for the Mark Bakery (located on Sixth Street near the post office) on the corner of Second Street and Fourth Avenue. The factory was turned into a retail bakery location by 1910. In 1909, the Mark's Model Bakery is first mentioned, located at 408 Second Street, which would later become a grocery store called the Mark Store. The Mark family also built the 1912 Craftsman style house at 207 Fourth Avenue (The Frederick J. Mark House), and an 1896 building at 205 Fourth Avenue (relocated from lot 9 to lot 8 in 1923), converted from commercial use to residential use at the time of the move. Harold Charles Mark lived at 205 Fourth Avenue until his death in 1940.

In the interwar years, Queen's Park saw a significant wave of residential development. The realization of a butcher shop in 1926, replacing the factory/bakery at 402 Second Street, is proof of ongoing demand for a diversity of retail goods in the developing neighbourhood of Queen's Park. The addition

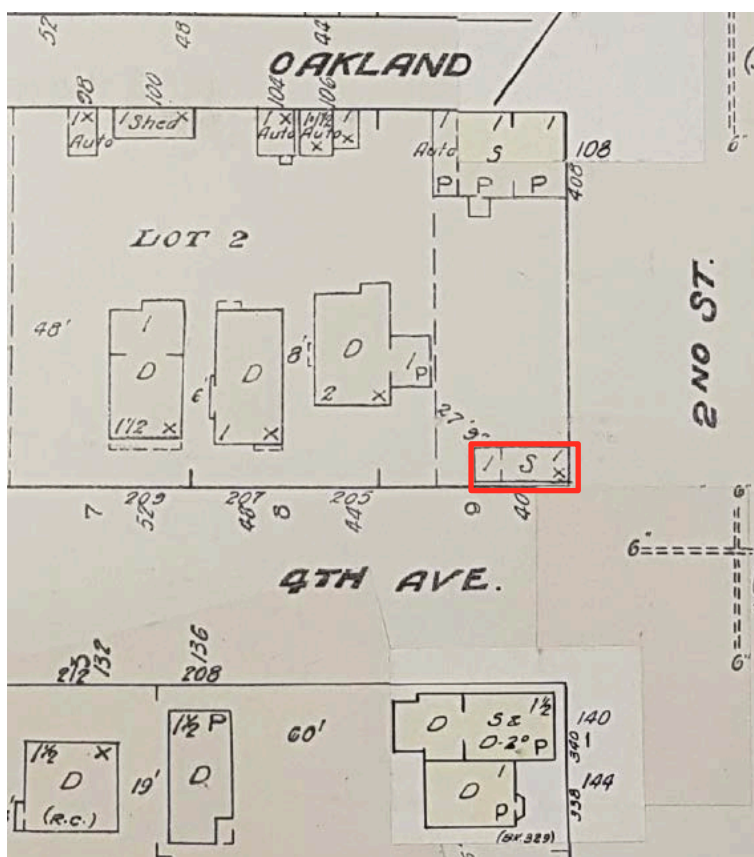
of living quarters in 1951 illustrates that store owners often lived on site, and the erection of a carport reflects the increased access to cars for working-class families.

Fire insurance maps



Left: partial view of plate 121 from Goad atlas for Vancouver (New Westminster vol III) - 1913.

source: Library and Archives of Canada



Above: The partial view of a 1913 fire insurance map for New Westminster, shows the bakery building at the corner of Second Street and Fourth Avenue, which was replaced by the Queen's Park Meat Market building in 1926 (red). It also shows the 1896 building and the Model Bakery (408 Second Street) on Lot 9, the Fred Mark House on Lot 8, and the store and house at 340-342 Second Street (green).

Left: The partial view of a 1931 fire insurance map for New Westminster shows the meat market store as a single storey wood structure right at the property lines (red) as well as evidence of the other mentioned stores above and below marked with the letter 'S', indicating the small commercial strip which was present here in the first several decades of the 20th century.

source: New Westminster Museum & Archives fire insurance map 1931-1947.

Aerial photograph of 1928

This partial view of a 1928 aerial photograph below shows the Queen's Park Meat Market at the exact location of the former bakery building (red). The aerial photograph also shows that by 1928, the 1896 building previously located at Lot 9, was relocated to its current site at the adjacent lot 8, now 205 Fourth Avenue.



Left: partial view of an aerial photograph of New Westminster - 1928.

source: RCAF / Library & Archives Canada

Aerial Photographs of 1950 and later

A comparison between an aerial photograph from July 1950 and one from later in the 1950s (exact date unknown), shows that the Queen's Park Meat Market was altered and relocated in the 1950s. The butcher shop was most likely relocated as part of the major alteration by the Whyte family involving the addition of living quarters in 1951. The aerial photograph of July 1950 shows the butcher shop at its original siting right at the corner property lines (red). The photograph from a later date shows the original location of the butcher shop vacant (although the concrete footings are still visible in the photograph, as well as on site today), and its current location further north (red).



Left: partial view of an aerial photograph of New Westminster - July 1950.

source: A12677_235
RCAF / Library & Archives
Canada



Left: partial view of an aerial photograph of New Westminster - 1950s.

source: IHP6936-093 New
Westminster Museum &
Archives

Archival Photographs



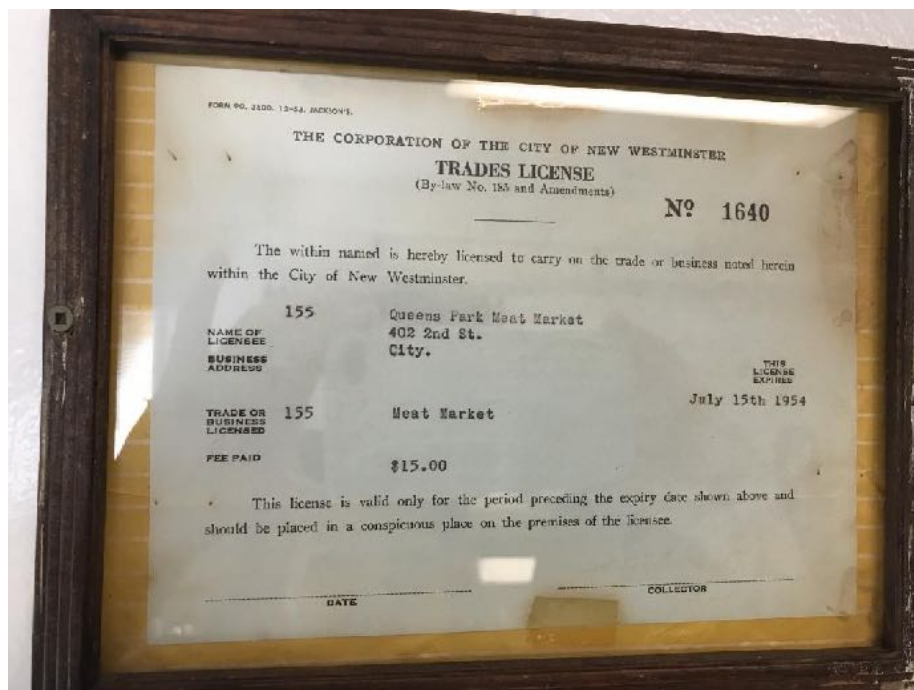
Left: a 1938 photograph of the Queen's Park Meat Market, then known as Carson's Meat Market. The picture shows the building at its original siding at the corner, facing Second Street.

The wood-clad building featured a light paint colour; a false fronted facade; a shingled gable roof; a small chimney; and a Carson's Meat Market sign.



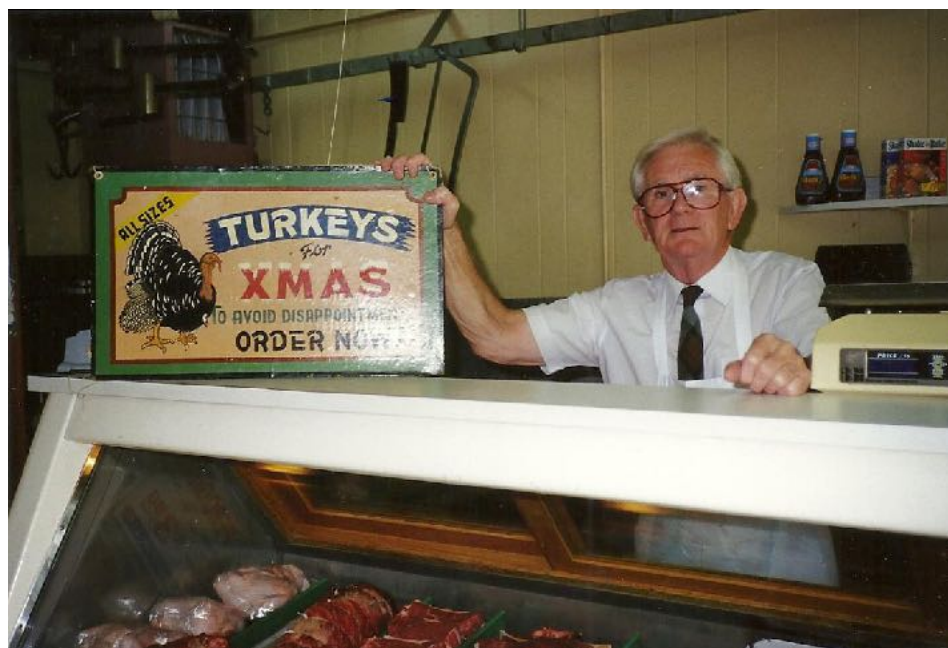
Left: close-up of the Carson's Meat Market sign from the 1938 photograph.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: the Queen's Park Meat Market trades license from 1954.

Source: Queen's Park Meat Market / Queen's Meat and Deli.



Left: Eric Davies at the Queen's Park Meat Market.

Source: Davies Family private collection.



Left: The Queen's Park Meat Market in earlier days.

Source: Davies Family private collection.



Left: Eric Davies at work at the Queen's Park Meat Market.

Source: Davies Family private collection.



Left: The Queen's Park Meat Market's product display.

Source: Davies Family private collection.



Left: Advertisement for H. C. Mark & Sons Bakery. The factory was located at the corner of Fourth Avenue and Second Street.

Source: New Westminster Daily News, January 4, 1908

Masked Bandits Hold Up Grocer

NEW WESTMINSTER, March 16.—Armed with a gun and wearing silk stocking masks, two young bandits are reported to have held up Carson's Grocery, Second Street and Fourth Avenue, on Saturday night, escaping with \$25 from the till.

The men fled in an auto said to have been driven by a third.

The car used by the bandits was reported stolen and later recovered in Vancouver.

Police believe the bandits are the ones who held up the Model Grocery here the previous Saturday.

Left: News article about two bandits who held up Carson's grocery store at Second Street and Fourth Avenue (340 Second Street).

Source: Vancouver Sun, March 16, 1936

POLICE SEEK BANDIT TRIO

BURNABY, Nov. 16.—Three bandits who held up and robbed New Westminster and Burnaby stores in the dense fog, Saturday night, are sought by police today.

Two men held by Burnaby detachment, Provincial Police, in connection with the holdups, were released when the victims failed to identify them.

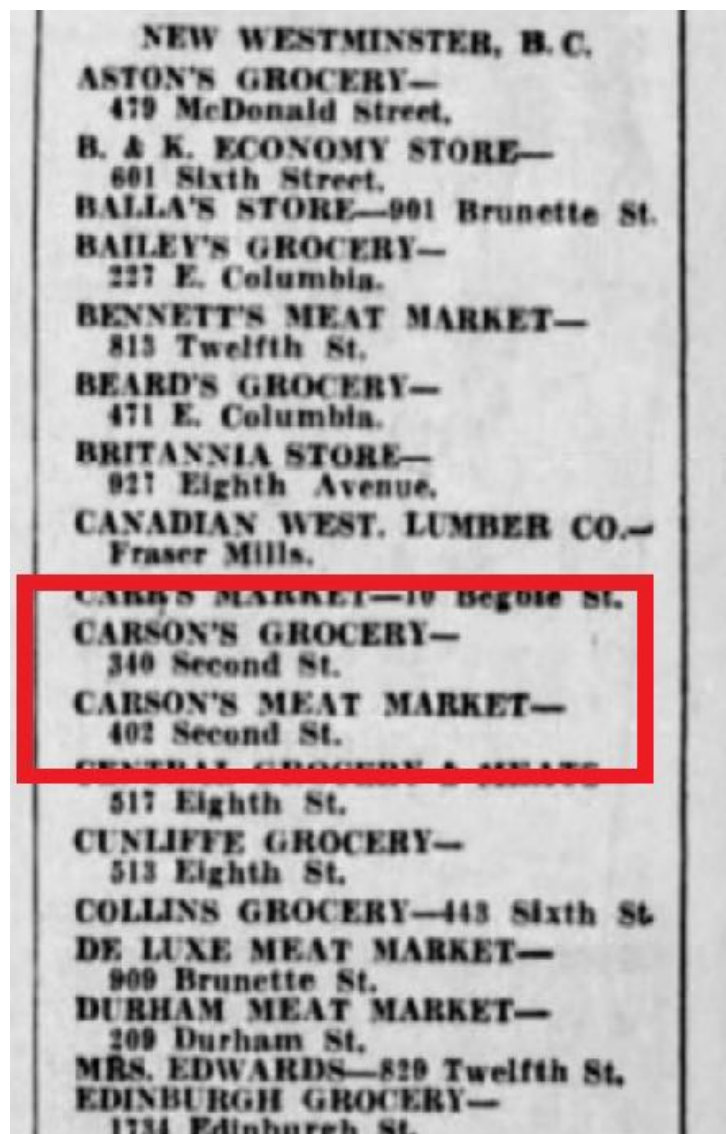
Shortly before 8 p.m., three young men entered T. A. Carson's grocery store, Second Street and Fourth Avenue, New Westminster, and escaped with \$40 from the till.

They were masked with white handkerchiefs.

One of the trio covered Carson, his daughter, Kathleen, and a boy customer with a gun, and the second rifled the till while the third guarded the door.

Left: Later in 1936, Carson was robbed again, and this time by three bandits.

Source: Vancouver Sun, November 16, 1936



Left: A selection of New Westminster companies, including T.A. Carson's grocery store at 340 Second Street, and his Meat Market at 402 Second Street.

Source: The Province, May 18, 1939

Quality of meat topped only by service

Family butcher cuts ties after four decades

ROD NUTT
SUN BUSINESS REPORTER

After operating the Queens Park Meat Market in New Westminster for almost 40 years, Eric and Mary Davies are saying goodbye to their neighborhood butcher's shop.

"Nothing has changed, apart from the meat counter and the electronic scale, since I bought it in 1961," Eric says.

Nothing will change, vow new owners Peter and Cathy Corbeil.

Although most local butcher's shops disappeared amid the onslaught of supermarket chains, Queens Park Meat Market thrived under the Davies credo: The highest quality products and second-to-none service.

"I still hang a side of beef for 14 to 21 days," says Eric, "and we treat our customers as friends."

Pat Cox and husband Brian have been buying meat and dairy produce from Queens Park for 30 years.

"When I moved into the area, my neighbour told me to buy meat from Mr. Davies," says Pat. "The quality was excellent so I've been buying there ever since."

Cox is in distinguished company.

Actor Raymond Burr always asked for steak from Queens Park when he stayed with friends on visits to his birthplace.

Mt. Everest conqueror Sir Edmund Hillary has eaten meat from Eric's shop.

The biggest surprise came when Eric received a call from New York placing an order for steaks.

"I thought someone was playing a practical joke on me," Eric says.

It was no joke, however. Al Edworthy, who was raised in the Queens Park neighborhood but now works in the financial district of New York, wanted the steaks for a boat he had chartered to entertain clients.

Eric, 69, has been in the meat business since the age of 14; he and Mary left Wrexham in North Wales for Canada in 1956.

For the first six months in this country, Eric managed the meat department at a Safeway store in Winnipeg.


Unfortunately, those six months coincided with winter so the couple headed to the West Coast, where Eric managed the meat department of an IGA store for four years.

In 1961, Eric bought Queens Park Meat Market.

"I cried at the time," Mary said. "We used every last penny."

However, it was money well spent. The quality of the meat and service attracted customers, usually former Queens

SEE QUEEN'S PARK, C3



BILL KEAY/Vancouver Sun

FOND FAREWELL: Eric Davies gets a hug from his wife Mary, as the couple retires from 38 years of working in New Westminster's Queen Park Meat Market.

News article about long-term owners Eric and Mary Davies selling their butcher shop to Peter Corbeil (1/2).

QUEEN'S PARK (from CI)

Customer of five years buys shop

Park residents who from families who patronized Queens Park Meat Market, from as far away as Langley, Chilliwack, West Vancouver, Britannia Beach, Whistler and Galiano Island.

For those customers in the well-heeled neighborhood surrounding the store located at 402 2nd St., an old-fashioned daily delivery service is available, courtesy of 15-year old Darren Brown and his bicycle.

New owner Peter Corbeil says he started shopping at Queens Park five years ago.

"I was a meat cutter with a major chain but I wasn't satisfied with the product from my own store, so I started shopping at Eric's shop," Peter says.

"I struck a relationship with Eric and I discussed buying the shop on several occasions," he adds. "It wasn't until last summer that Eric realized he want-

ed to retire.

"We struck a bargain and the rest is history."

Peter, 34, says Queens Park Meat Market is one of the few surviving old-line butcher's shops.

"Buying habits changed and chain stores were generally cheaper and offered the convenience of one-stop shopping," he says, but he sees the trend swinging back to the small shop.

"I've been here a month working with Eric and we've gained at least one new customer a day," Peter says. "Our prices aren't any higher and we offer the best quality."

Although Queens Park Meat Market is tiny — it would be crowded with half a dozen customers at any one time — Peter says there aren't many products offered by the chains that can't be had in his shop.

"We don't have a massive display but we keep a full line of products in the cooler in the back of the shop," he says.

There is one difference from the chains.

"We don't offer specials," Peter says. "We keep the same price every day."

Eric has a couple of more days to work before retiring and Brian Cox, husband of long-time customer Pat, hands him a bottle of Harvey's Bristol Cream, one of many farewell presents the butcher has received from his customers.

Eric will now have more time to putter on his boat and improve his golf game and, together with Mary, is planning a trip to North Wales in the spring.

Long-time customer Barbara Erikson may have said it best of the sentiment of the occasion: "Every time I leave here, I feel better than when I came in."

Business suits.

News article about long-term owners Eric and Mary Davies selling their butcher shop to Peter Corbeil (2/2).

Source: Vancouver Sun, January 4, 1999

Conservation Objectives

The Queen's Park Meat Market will be conserved in its current location. It will retain its dual commercial/residential use, but will be expanded (**rehabilitated**) through additions, to make the business portion larger and more sustainable with better planned and laid out store and production areas. Its exterior will be **Preserved** as per its general 1951 design, when a major alteration and relocation took place, giving the historic place its current character. Rooflines and general foot print will be **preserved**.

The main conservation objective for the historic exterior is **Preservation**.

The main conservation objective for the interior and the property is **Rehabilitation**.

The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition):

Preservation: The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

Restoration: The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Condition Assessment

Foundation - The current slab on grade foundation was not visible for assessment as the exterior and interior finishes (stucco and plaster) conceal it. However, no evidence of moisture or structure distortion were noted. It is scheduled for replacement as per the proposed plan.

Stucco cladding - The original 1951 bottle-dash stucco layer was subsequently covered in an additional textured, tinted stucco layer. No cracks or damage was noted on the exterior stucco.

Secondary layer
textured stucco

Original bottle-dash
stucco layer



Chimney - An internal red brick chimney with a concrete pot survives from 1951. The chimney conditions appears to be good but closer inspection upon commencement of construction needs to be carried out.



Structure - The exterior building lines are true to the eye, there is no visual evidence of structural distortion or obvious failures.

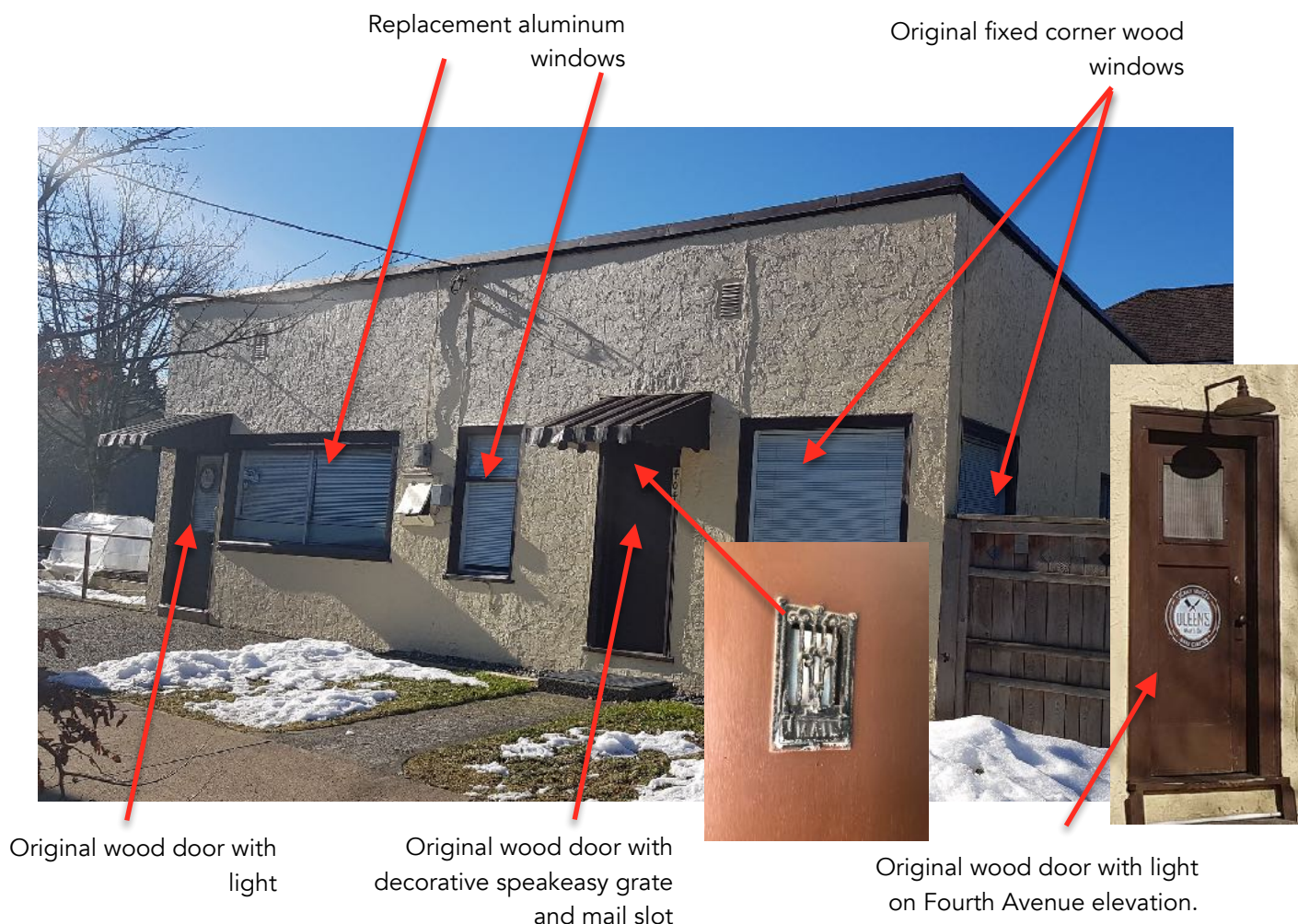


Roof and roofline coping - The building's flat roof was not accessed or viewed as part of the condition assessment. The roof was redone approximately 10 years ago (2010) and is in functional condition.

The roofline is clad in a wood fascia, capped by a metal coping. The metal coping appears to be in good condition but the paint on the wood fascia is peeling in places. A closer examination of the joints in the metal coping should be taken on upon construction commencement as well as that of the wood fascia.



Doors and windows - The 1951 renovation involved the introduction of Modern wood windows and doors, typical of mid-century aesthetics. The fixed corner windows in the apartment area are the only surviving wood windows from 1951, the rest have been replaced with aluminum windows over the decades. The wood windows appear to be in good condition while the aluminum ones appear worn. The wood trim features a backband moulding. The wood windows sills are projecting. Three original wood doors survive on the building, all in fair-good condition.



Aluminum strip canopies - The two 1951 aluminum strip canopies above the facade doors are in good condition.

Finishes - The painted finish on all wood elements (door and window trim, doors, windows, and roofline fascia) is all in fair condition - i.e. flaking, dry and in need of a thorough repainting. The original 1951 paint layers identified on the building are as follows:

Doors: pale yellow (matches Sherwin Williams Peace Yellow 2857)

Trim and window sash: Robin Egg blue (matches Sherwin William Burma Jade 2862)

Awnings: dark green and white (green matches California Paints Beatnick)

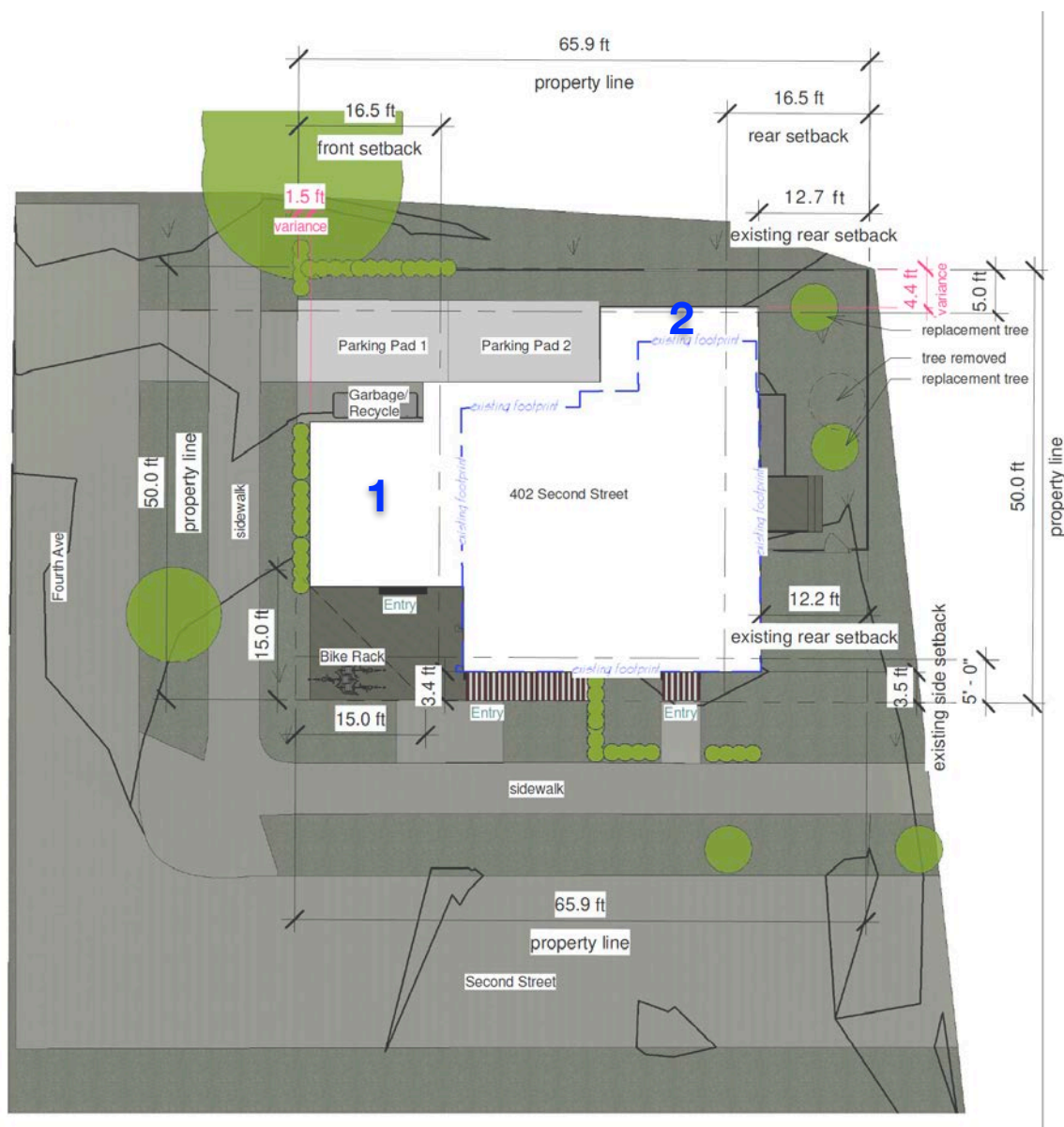
Stucco: Bottle Dash - grey with specs of green and brown glass

Recommended Conservation Procedures

Site - Rehabilitation

Site plan below shows existing building footprint in dashed blue and proposed in black.

The property will be rehabilitated for improved and sustainable use, involving an addition to the store (1), to be sited on the historic site of the store before it was relocated to its current in 1951; a basement level to the building (not visible on the site plan nor from the street as it will be underground and within the proposed footprint) providing new freezer, storage and prep areas for the meat market and a slight extension at the rear (2) where no Character Defining Elements were identified.

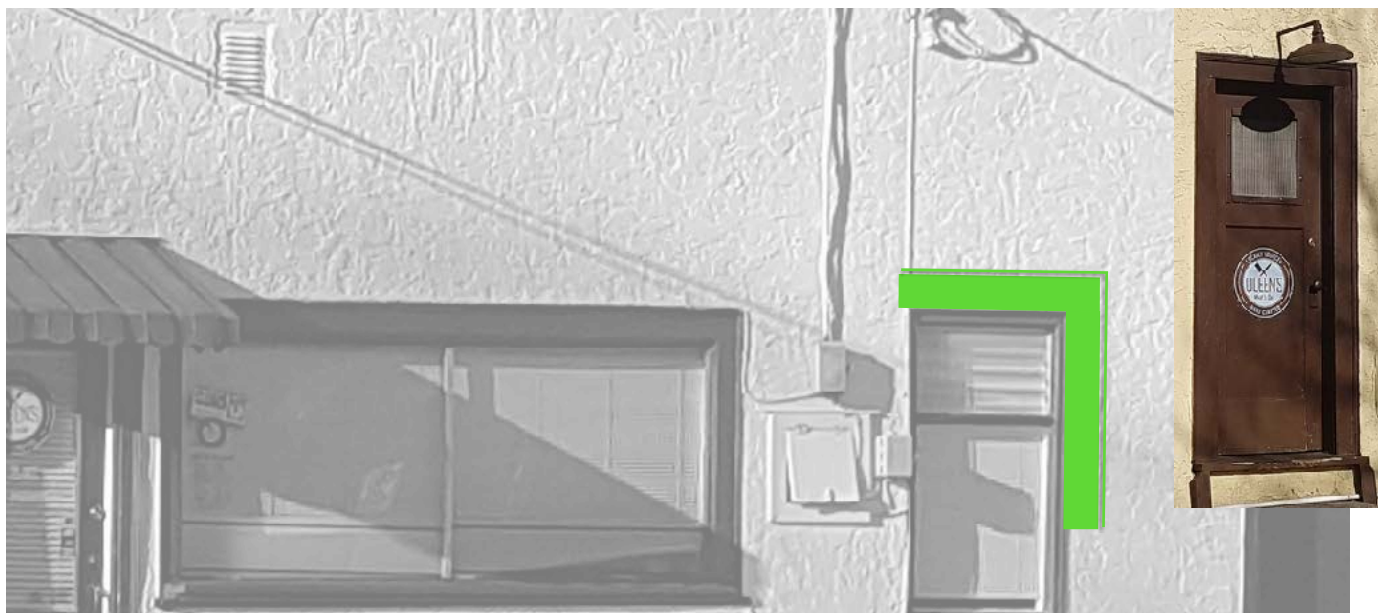


source for site plan: D3 Dimension, Drafting, Design

Site use - Preservation

Retain the dual commercial and residential use. The commercial use will not be limited to use as a butcher shop, but the following physical elements of the butcher shop will be preserved and protected to conserve the butcher shop legacy in the case of a change of commercial use:

- Red and white striped aluminum awnings - traditional butcher shop awning colours
- Historic wood cooler door on the interior

Store Building - Preservation and Restoration

Preserve or Restore the following original exterior elements on the store building:

Wood door and window trim - preservation and restoration

All door and windows are cased by a wood trim with backband moulding, although the application of a second layer of stucco has left the trim dimensions inconsistent. Restore door and window trim on all openings to 1 x 5.5/8 (including backband) as per surviving trim set at side door, currently located on the Fourth Avenue elevation.



Original trim dimension - close to 6" with backband, and 4.5" without)

Wood doors and hardware - preservation

Preserve in situ, both original doors and their hardware: the glazed store door (left) and the solid apartment door (right) with their original hardware, hinges and speakeasy grill.

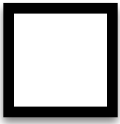
**Wood windows - preservation and restoration**

Adjust commercial window sill height to align with residential window height. Although the residential and commercial window sills will now align on this elevation, they are still perceived as distinct in scale and purpose. All sills should be wood and projecting as well as extending. Restore wood sashes where currently there are aluminum sashes as per the sash width on the wood corner windows.

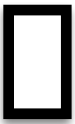


Wood Window schedule**North elevation:**

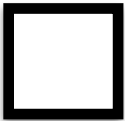
#1 (54" x 54") original fixed wood window - retain



#4 (30" x 54") new wood sash window, 1.5" sash width as per above



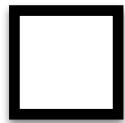
#21 (55" x 57") new wood sash window, 1.5" sash width as per above



#23 (55" x 57") new wood sash window, 1.5" sash width as per above

**West elevation:**

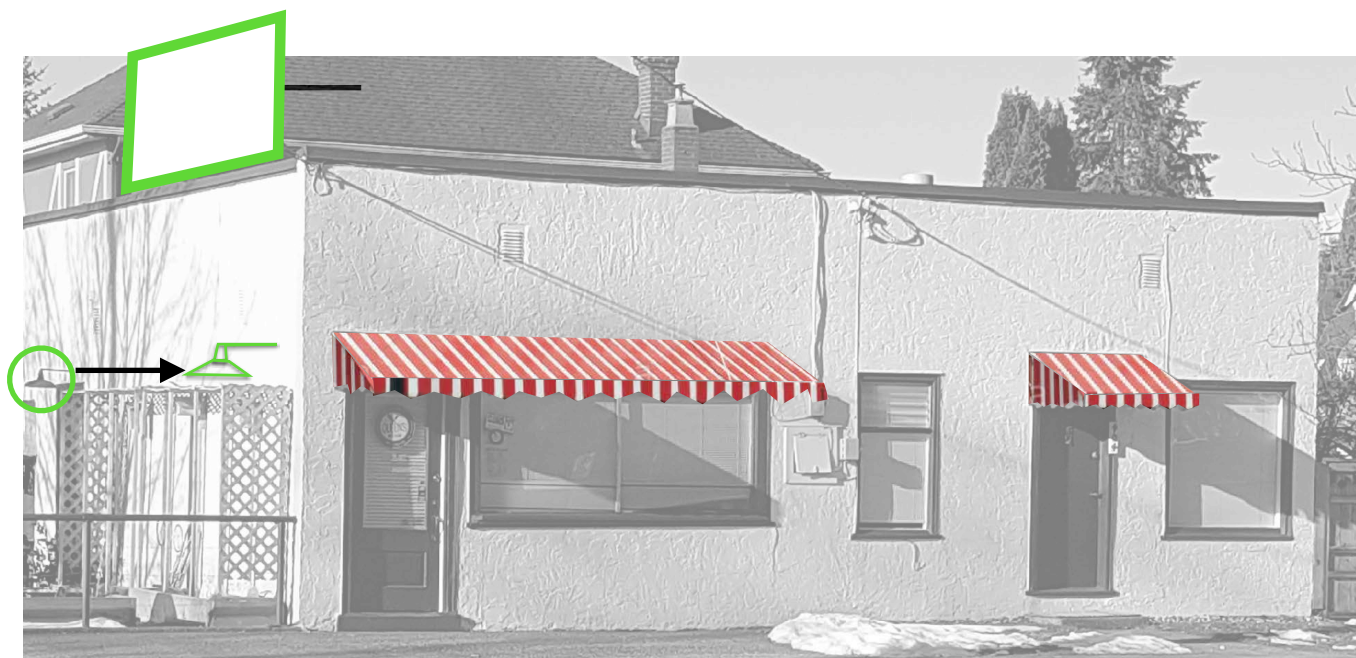
#2 (54" x 54") original fixed wood window - retain



#3 (44" x 32") new wood sash window, 1.5" sash width as per above



Awnings, signage and lighting - Rehabilitation and Restoration



Roof sign - restoration - Restore rooftop sign as per 1938 archival photo. Business name can be current or Queen's Park Meat Market. The construction of the sign should include a black metal frame attached to the roofline. The sign itself should also be of a durable material, such as aluminum, but removable in case of a business name change. The proposed sign size is approximately 3'8" x 2'4".

Aluminum strip canopies - preservation and rehabilitation. Extend commercial awning across commercial windows by custom-building a replica. Note, this is an original aluminum awning with vertical appliques. Preserve original awning above residential door. Repaint in contrasting red and white stripes, traditional for meat markets awnings.

Exterior commercial lighting - rehabilitation and restoration - Relocate original exterior lamp to visible portion of Fourth Avenue elevation (that won't be blocked by new store addition) as a feature, and use this lamp style as inspiration for any additional lighting needed on the facade.

Stucco cladding - preservation. If no previously unidentified evidence of moisture or damage arises upon commencement of construction, preserve stucco in-situ and patch up in similar texture along the foundation or where adjustments to the structure occur at the rear. If stucco cannot be preserved, reclad building with bottle-dash texture stucco, a finer, grainier and more homogeneous finish than the current textured stucco.

Internal brick chimney - preservation. The 1951 red brick chimney stack with its concrete pot should be preserved in situ. The interior portion of the chimney doesn't need to be preserved and can be removed during construction.

Roof and roofline coping - preservation. Upon construction inspect roof condition and closely examine metal coping condition and joints. Conduct any maintenance or repairs at that time.

Additions - rehabilitation

A set-back store addition/extension is proposed on the Fourth Avenue elevation, as is a non-visible basement level below the entire structure. The highly visible store addition is justified to expand the currently insufficient retail space and separate it from the storage and prep space, which will now be mostly located in the basement. It aligns in its simple flat-roofed form and modest height with the historic store building, but as it is located on the former site of the 1926 store, it takes inspiration from the recorded finishes (see archival photo on page 18) of the earlier store before its relocation - horizontal siding.

Otherwise, its two primary facade designs conform with traditional storefront compositions, but applying contemporary modern, metal or metal clad window assemblies, so as to distinguish it as a contemporary addition. With the above mentioned features the addition meets the requirements for additions to historic places to be 'subordinate to, compatible with and distinguishable from' the historic place.

The proposed store and addition, retain the flat roof, modest neighbourhood store character the historic place is recognized for today.

Source for renderings:
D3 Dimension, Drafting, Design



Finishes - preservation and rehabilitation

All exterior wood elements will require a thorough paint preparation (sanding down to sound paint layer, caulking and priming) and repainting. The colour scheme is proposed to be changed to accommodate the current business' logo and branding while aligning with 1950s colour schemes.

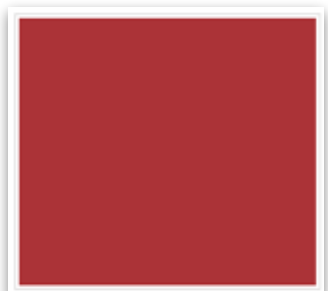
The below 1950s appropriate/researched colour scheme is proposed for the exterior:



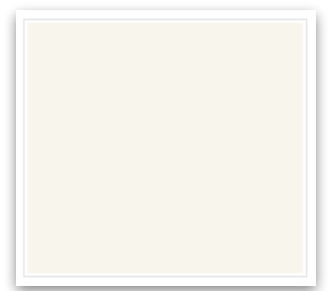
Stucco
Hardie Plank Lap Siding (smooth finish)
Westchester Gray 2849
Sherwin Williams
(Suburban Modern 1950s Palette)



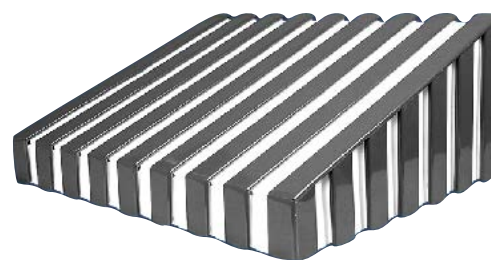
Doors, windows and trim
Tricorn Black 6258
Sherwin Williams



Striped awnings - Aluminum panels
Million Dollar Red 2003-10
Benjamin Moore



Striped awnings - Aluminum panels
White Chocolate OC-127
Benjamin Moore

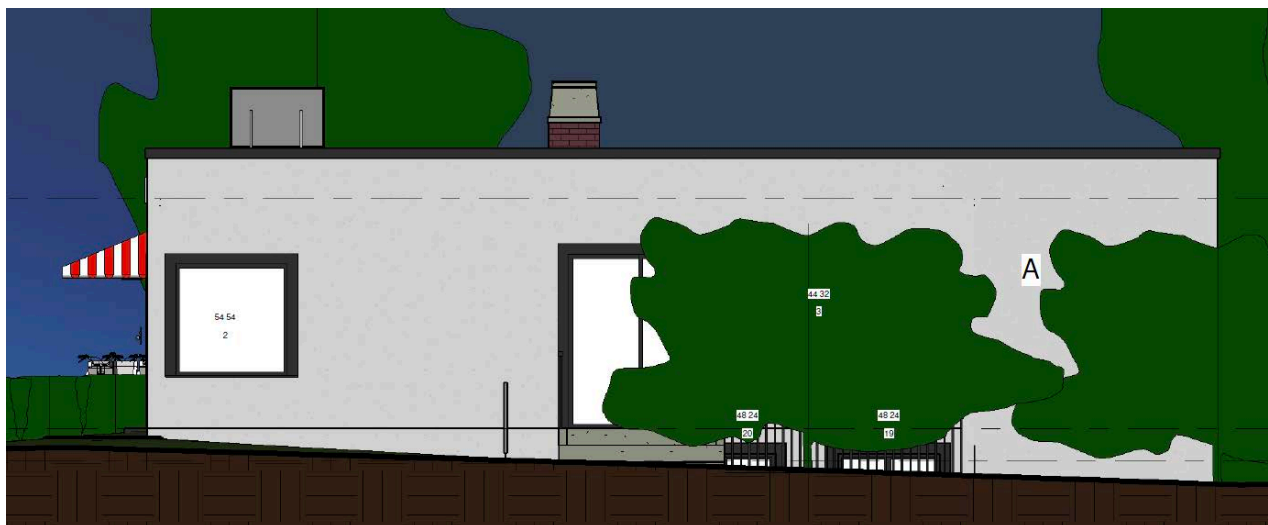


Aluminum awning made up of contrasting coloured panels in red and white such as the above

Repainting in the original (page 29), the above or any other documented 1950s colours from the Sherwin Williams Suburban Modern 1950s Palette would be acceptable.

Proposed changes

Side elevation



The original wood window closest to the facade elevation will be preserved in situ. The other openings on this elevation are new, and can thus be distinguishable in a contemporary material such as metal or metal clad doors and window. All door and window trim on this elevation to be compatible with the historic trim style and dimensions as detailed on page 31.

Fourth Avenue elevation

An original partially glazed wood door will be preserved on this elevation with its original hardware and trim set. Traditional painted signage and documented roof signage will be visible on this elevation. New storefront windows and entry door will follow guidelines for additions as per page 34



Maintenance Plan

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

Maintenance Checklist

a. Site

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is ornamentally attached to the building.

b. Foundation

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.

c. Stucco

- Most stucco deterioration is the result of water infiltration, either through the roof, around chimneys, window and door openings, or excessive ground water or moisture penetrating through, or splashing up from the foundation. After the cause of deterioration has been identified, any necessary repairs to the building should be made first before repairing the stucco.
- In the interest of saving or preserving as much as possible of the historic stucco, patching rather than wholesale replacement is preferable.
- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

d. Wood Elements

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
 - o wood in contact with ground or plantings;
 - o excessive cupping, loose knots, cracks or splits;
 - o open wood-to-wood joints or loose/missing fasteners;
 - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
 - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
 - o signs of water ingress (rot, staining, mould, infestation).
- Closely inspect highly exposed wood elements such as porches, railings and stairs for deterioration. Anticipate replacement in-kind of portions of these elements every 10-15 years.
- Inspect visible caulking joints for continuity and shrinkage. Expect to redo caulking every 3-5 years.

e. Windows and Doors

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.

- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

f. Roofing

- Inspect roof condition every 5 years, looking for:
 - o excessive moss growth and/or accumulation of debris from adjacent trees;
 - o flashings functioning properly to shed water down slope.
- Remove roof debris and moss with gentle sweeping and low-pressure hose.
- Plan for roof replacement every 18-22.

g. General Cleaning

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking and wood elements, and it will drive water into wall assemblies and lead to bigger problems.

Research Resources

Ancestry.ca: Census of Canada, 1901; Death Index, 1872-1990; Voters List, 1935-1980;

BC Assessment (<https://www.bcassessment.ca/>)

British Columbia City Directories (<https://bccd.vpl.ca/>)

City of Vancouver Archives: Fire insurance maps

City of New Westminster: Historic Context Statement for Queen's Park Neighbourhood (Cook, Burton & Barman - 2009), Queen's Park Neighbourhood Heritage Study (Planning Division - March 2014)

Davies Family private collection

Find A Grave (findagrave.com)

Library and Archives Canada

New Westminster Archives: Aerial photographs, Building permits, Field assessment cards, Fire insurance maps, Tax assessment roles, Water permits

New Westminster Public Library: Lower Fraser Valley Directories, Vancouver Suburban Directories

New Westminster Record:

Tereza Verenca, 'Queen's Park Meat Market to close this weekend', New Westminster Record (June 2, 2016) (<https://www.newwestrecord.ca/news/Queen's-park-meat-market-to-close-this-weekend-1.2269586>)

Cayley Dobie, 'Butcher takes up the cleaver at Queen's Park meat shop', New Westminster Record (November 28, 2016) (<https://www.newwestrecord.ca/business/butcher-takes-up-the-cleaver-at-Queen's-park-meat-shop-1.3320132>)

Newspapers:

New Westminster Daily News, January 4, 1908

The Province, May 18, 1939

Vancouver Sun, March 16, 1936

Vancouver Sun, November 16, 1936

Vancouver Sun, January 4, 1999

Site visit and interview with current owner, March 2019

APPENDIX 3

CONFIRMATION OF COMMITMENT BY REGISTERED PROFESSIONAL

Date: _____

City of New Westminster

511 Royal Avenue

New Westminster, BC

V3L 1H9

Attention: Director of Development Services

Re: Heritage Revitalization Agreement for 404 Second Street

The undersigned hereby undertakes to be responsible for field reviews of the construction carried out at the captioned address for compliance with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement applicable to the properties, which the undersigned acknowledges having received and reviewed, and undertakes to notify the City of New Westminster in writing as soon as possible if the undersigned's contract for field review is terminated at any time during construction. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

Registered Professional's Name

Address

Telephone No.

Signature or Seal

APPENDIX 4

CERTIFICATION OF REGISTERED PROFESSIONAL

Date: _____

City of New Westminster

511 Royal Avenue

New Westminster, BC

V3L 1H9

Attention: Director of Development Services

Re: Heritage Revitalization Agreement for 404 Second Street

I hereby give assurance that I have fulfilled my obligations for field review as indicated in my letter to the City of New Westminster dated _____ in relation to the captioned property, and that the architectural components of the work comply in all material respects with the requirements of Appendix 2 (Conservation Plan) of the Heritage Revitalization Agreement referred to in that letter. This letter is not being provided in connection with Part 2 of the British Columbia Building Code, but in connection only with the requirements of the Heritage Revitalization Agreement.

Registered Professional's Name

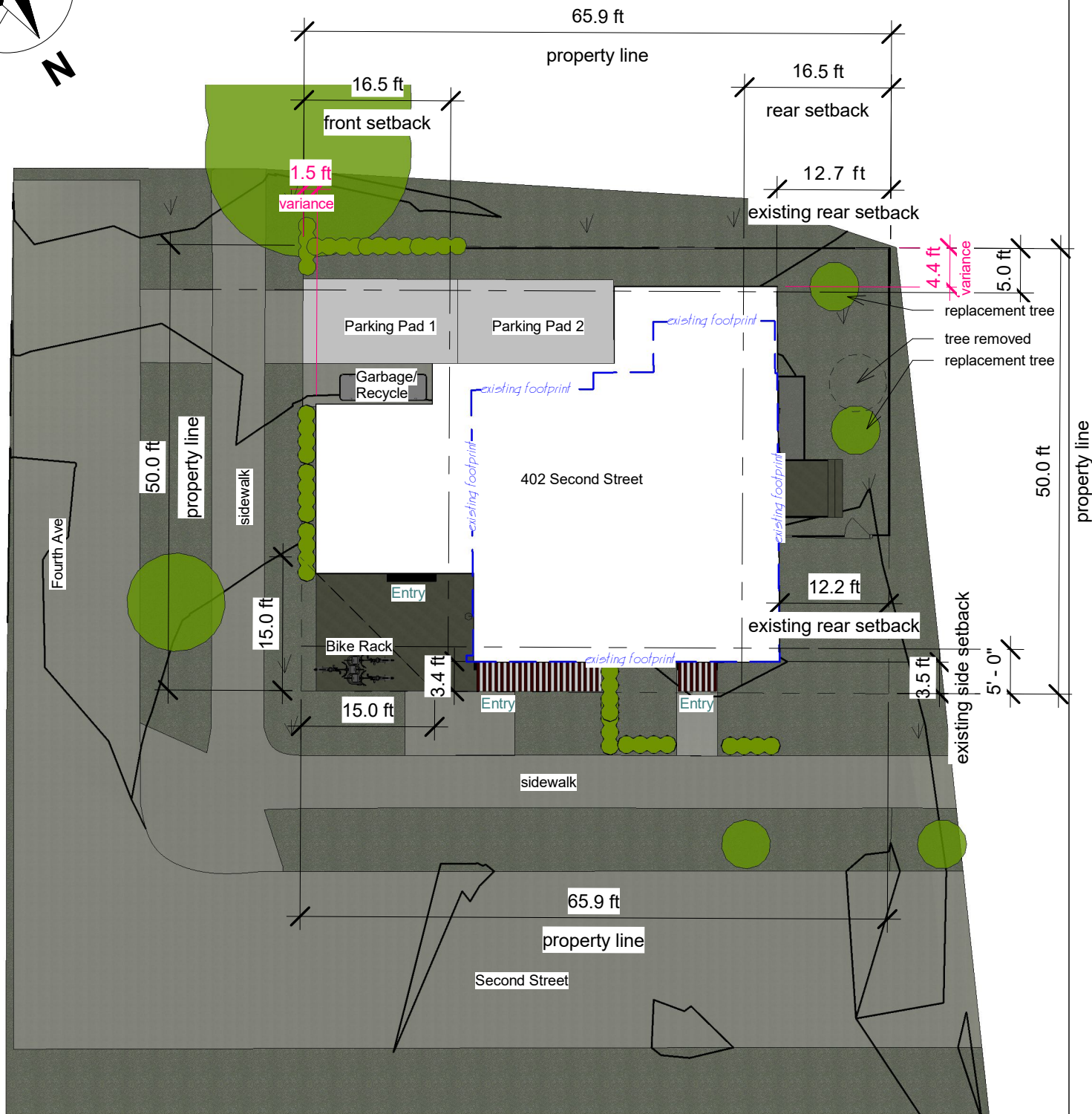
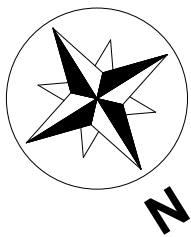
Address

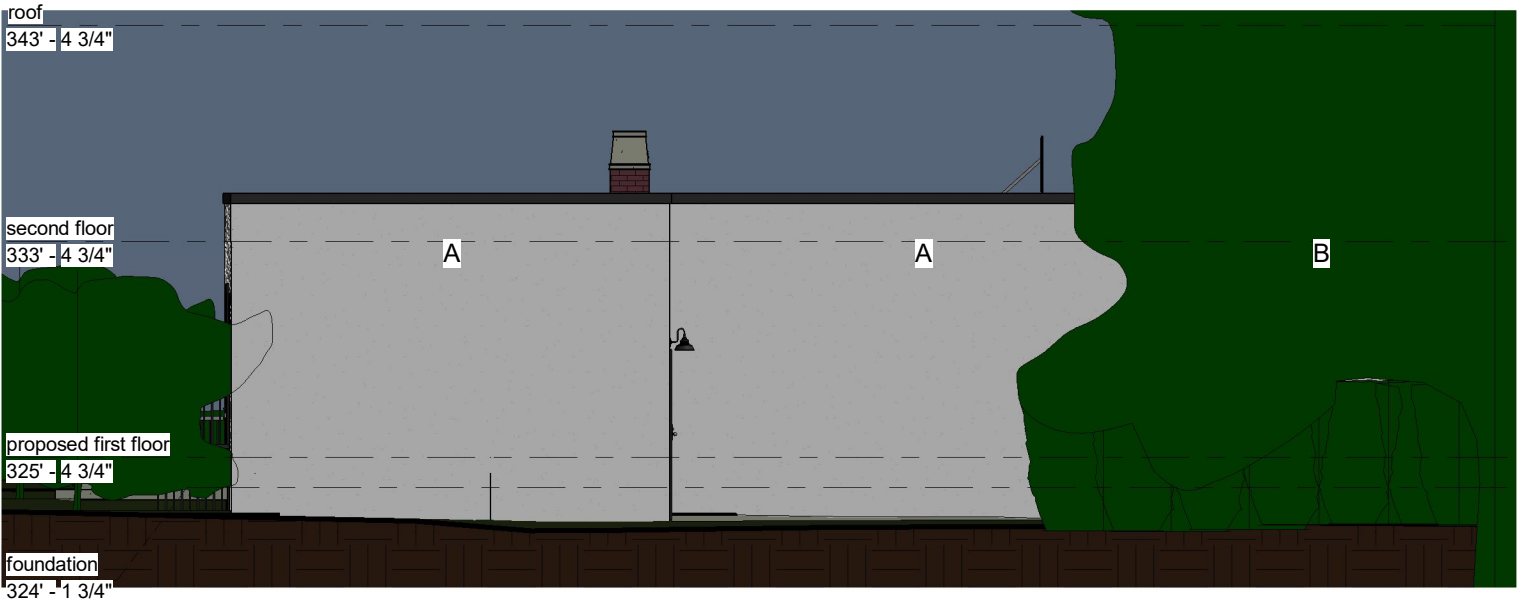
Telephone No.

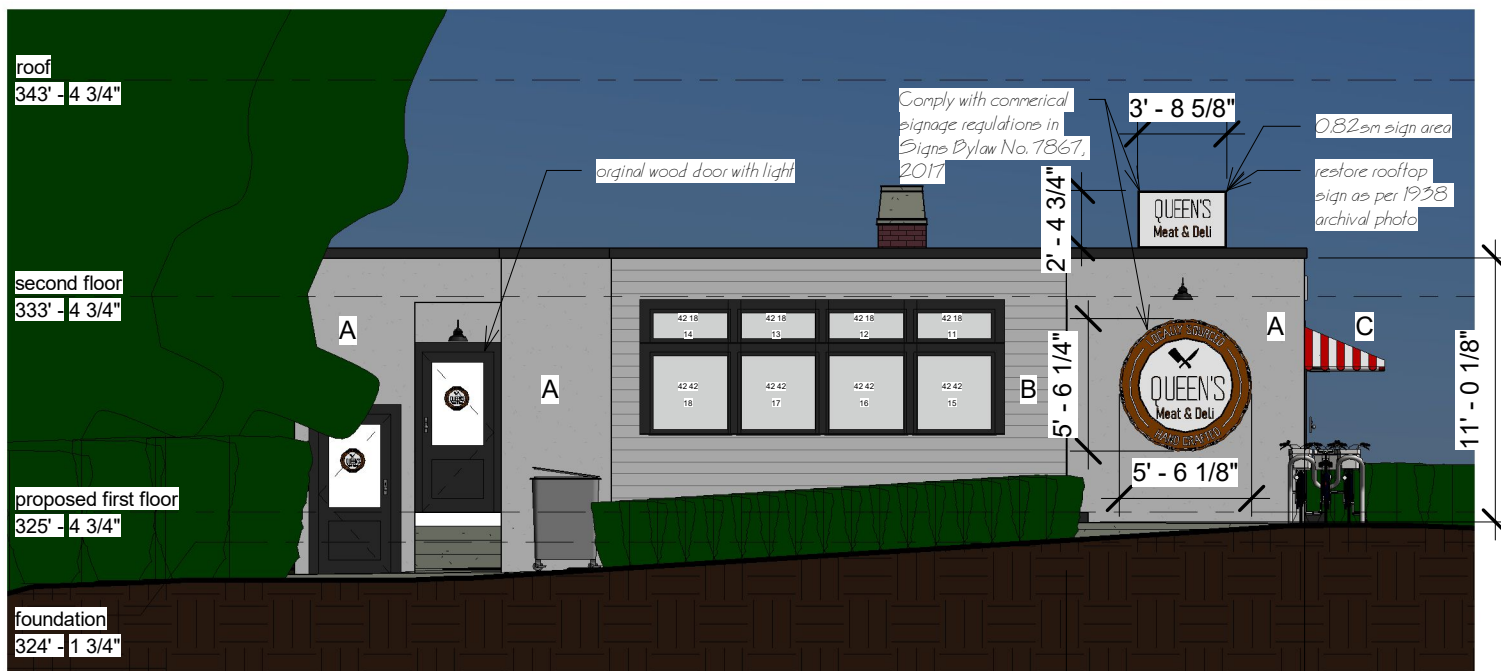
Signature or Seal

APPENDIX 5

APPROVED PLANS







East Elevation



West Elevation

West Elevation				Building Face Area (SqM)	47
Quantity	Window Width	Window Height	Window Area (SqM)	Window Area (SqM)	
1	54	54	2916	1.88128656	
1	44	32	1408	0.90838528	
2	48	24	2304	1.48644864	
Total Window Area (SqM)				4.2761	Percentage Openings (Windows/Building Face) 9.10%
Limiting Distance (m)				3.7	Maximum Allowable Percentage 26.00%



Sash and Trim- Sherwin Williams 6258 Tricorn Black
Finish- Satin Pearl



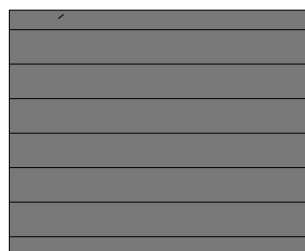
Front Door- Sherwin Williams 6258 Tricorn Black
Finish- High Gloss



A

Body- Sherwin Williams 2849 Westchester Gray
Body- Low Luster

Conserving existing Stucco



B

Body- Sherwin Williams 2849 Westchester Gray
Body- Low Luster

5.25" Hardie Plank Lap Siding

Fiber-cementious plank lap siding will be smooth finish



C

Painted Red and White Awning (striped red and white)

Benjamin Moore Million Dollar Red 2003-10
Benjamin Moore White Chocolate OC-127

402 SECOND STREET QUEEN'S PARK MEAT MARKET LANDSCAPE CONCEPT DRAWING

DESIGN NOTES

STYLE: CLEAN PLANTINGS TO COMPLIMENT THE EXISTING STRUCTURE

LANDSCAPE DRAWING: SEE ATTACHED DOCUMENT FROM PAGE 12 OF THE HRA PACKAGE

SHRUBS

BUXUS 'BOXWOOD - NEW

HEDGING FOR THE WEST SIDE OF THE BUTCHER SHOP ON FOURTH AVENUE AND BY THE ENTRY TO THE RESIDENCE ON THE SOUTH SIDE OF THE BUILDING ON SECOND STREET

THE SLOW GROWING SHRUB IS IDEAL FOR EDGING AND BORDERS ALONG PATHWAYS OR AROUND FLOWER BEDS. WELL-SUITED FOR TOPIARY AND CONTAINERS. CONSIDERED TO BE THE MOST RESISTANT TO THE BOXWOOD LEAF MINER.



PATHS AND DRIVEWAY

EXPOSES AGGREGATE – NEW

ALL WALKSWAYS, DRIVEWAYS AND PARKING AREAS

EXPOSED AGGREGATE CONCRETE IS A FORM OF DECORATIVE **CONCRETE** ACHIEVED BY REMOVING THE TOP LAYER OF CEMENT PASTE AND REVEALING THE UNDERLYING **AGGREGATE**. THE DECORATIVE **AGGREGATE** NOW BECOMES A VERY DURABLE, SKID-RESISTANT SURFACE THAT IS GREAT FOR SIDEWALKS AND DRIVEWAYS.



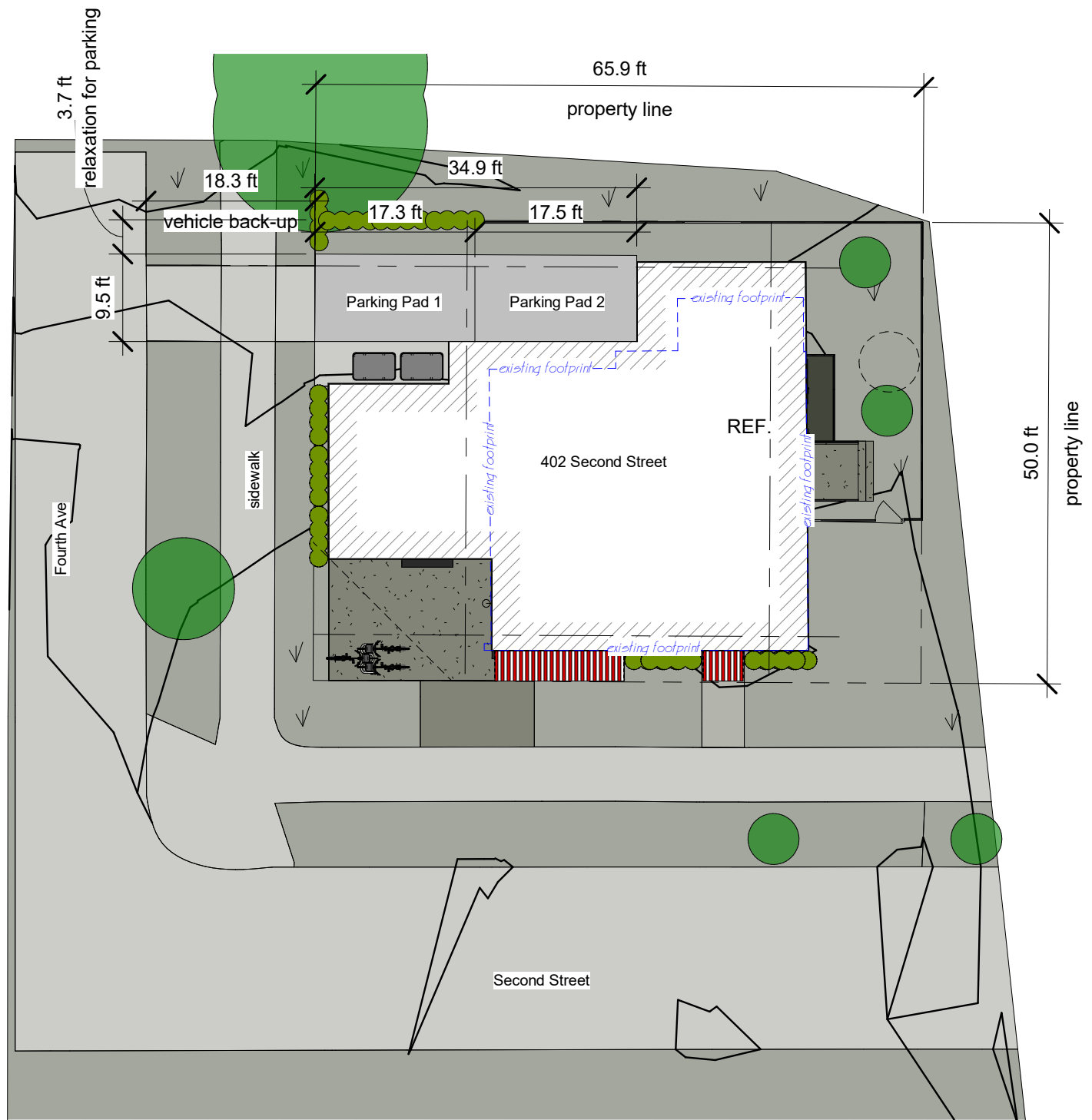
FENCING AND GATES

INSPIRATION IMAGE OF GATE



INSPIRATIO IMAGE OF FENCE





APPENDIX 6

RELAXATIONS TO ZONING BYLAW NO. 6680, 2001

	Queen's Park Single Detached Dwelling District (RS-4) Requirement/Allowance	Relaxations Proposed for 404 Second Street
Permitted Use	Residential	Mixed use: one 255 square metre (2,737 square foot) commercial unit and one 51 square metre (548 square foot) residential dwelling unit
Permitted Uses	Single detached dwelling Home based business	Business and professional offices; cafés and restaurants (excluding drive-in/drive-through restaurants); personal service establishments (excluding dry cleaning establishments, electrical appliance repair shops and laundrettes); and retail stores (excluding convenience stores that are open past 10:00 p.m. or before 7:00 a.m.).
Lot Size	557 square metres (6,000 square feet)	306 square metres (3,295 square feet)
Floor Space Ratio	0.5	1.0
Site Coverage	35%	50%
Front Setback	4.0 metres (13.2 feet)	0.5 metres (1.5 feet)
Rear Setback	4.0 metres (13.2 feet)	3.7 metres (12.2 feet)
Side Setback (West)	1.5 metres (5 feet)	1.3 metres (4.4 feet)
Side Setback (East)	1.5 metres (5 feet)	1.0 metres (3.4 feet)
Off-street Parking	6 spaces	2 spaces in tandem
Parking in Required Front Yard	Not Permitted	Permitted

APPENDIX 7**RELAXATIONS TO SIGN BYLAW NO. 7867, 2017**

	Requirement/Allowance	Relaxations Proposed for 404 Second Street
Permitted Signage	Signage permitted in all zoning districts (Section 8)	Signs permitted in all zoning districts (Section 8) Signs permitted in commercial zoning districts (Section 10)
Roof Sign	Prohibited Sign Type	Allow a recreated historic roof sign, 0.83 square metres (8.93 square feet) in size, with the following dimensions: <ul style="list-style-type: none">▪ Height: 0.73 metres (2.40 feet)▪ Width: 1.13 metres (3.72 feet)



Attachment 2

*Heritage Designation Bylaw
(404 Second Street) No. 8236, 2020*

THE CORPORATION OF THE CITY OF NEW WESTMINSTER

BYLAW NO. 8236, 2020

A bylaw of the Corporation of the City of New Westminster to designate the principal building located at 404 Second Street as protected heritage property.

WHEREAS the *Local Government Act*, RSBC 2015, c.1 provides Council with authority, by bylaw, to designate real property, in whole or in part, as protected heritage property, on terms and conditions it considers appropriate;

AND WHEREAS the registered owner of the land located at 404 Second Street has entered into a heritage revitalization agreement in relation to the principal building currently located on the land as authorized by Heritage Revitalization Agreement (404 Second Street) Bylaw No. 8235, 2020 (the "Heritage Revitalization Agreement"), has requested that Council designate that building as protected heritage property, and has released the City from any obligation to compensate the registered owner for the effect of such designation;

AND WHEREAS Council considers that the principal building located at 404 Second Street has significant heritage value and character and is a prominent and valued heritage property in the City;

AND WHEREAS Council considers that designation of the principal building located at 404 Second Street as protected heritage property under the provisions of the *Local Government Act* is necessary and desirable for its conservation;

NOW THEREFORE City Council of the Corporation of the City of New Westminster enacts as follows:

TITLE

1. This Bylaw may be cited for all purposes as "Heritage Designation Bylaw (404 Second Street) No. 8236, 2020."

INTERPRETATION

2. In this Bylaw, the terms "heritage value", "heritage character" and "alter" have the corresponding meanings given to them in the *Local Government Act*.

DESIGNATION

3. The principal building located on that parcel of land having a civic address of 404 Second Street, New Westminster, British Columbia, legally described as PID: 013-452-126, LOT 9 EXCEPT: FIRSTLY: WESTERLY 16 FEET HAVING A FRONTAGE OF 16 FEET ON OAKLAND STREET AND A FRONTAGE OF 16 FEET ON FOURTH AVENUE AND ADJOINING LOT 8 SECONDLY: PARCEL "A" (EXPLANATORY PLAN 8050), OF LOTS 2, 3, 30 AND 31 SUBURBAN BLOCK 7 PLAN 2620, shown outlined on the site plan attached hereto as Schedule "A" and labelled

“Heritage Building” (the “Building”), is hereby designated in its entirety as protected heritage property under section 611 of the *Local Government Act* of British Columbia.

PROHIBITION

4. Except as expressly permitted by Section 5 or as authorized by a heritage alteration permit issued by the City, no person shall undertake any of the following actions, nor cause or permit any of the following actions to be undertaken in relation to the Building:
 - (a) alter the exterior of the Building;
 - (b) make a structural change to the Building including, without limitation, demolition of the Building or any structural change resulting in demolition of the Building;
 - (c) move the Building; or
 - (d) alter, excavate or build on that portion of land upon which the Building is located.

EXEMPTIONS

5. Despite Section 4, the following actions may be undertaken in relation to the Building without first obtaining a heritage alteration permit from the City:
 - (a) non-structural renovations or alterations to the interior of the Building that do not alter the exterior appearance of the Building; and
 - (b) normal repairs and maintenance that do not alter the exterior appearance of the Building.
6. For the purpose of section 5, “normal repairs” means the repair or replacement of non-structural elements, components or finishing materials of the Building with elements, components or finishing materials that are equivalent to those being replaced in terms of heritage character, material composition, colour, dimensions and quality.

MAINTENANCE

7. The Building shall be maintained in good repair in accordance with the City of New Westminster Heritage Property Maintenance Standards Bylaw No. 7971, 2018, as amended or replaced from time to time.

HERITAGE ALTERATION PERMITS

8. Where a heritage alteration permit is required under this Bylaw for a proposed action in relation to the Building, application shall be made to the City of New Westminster Development Services Department, Planning Division in the manner and on the form prescribed, and the applicant shall pay the fee imposed by the City for such permit, if any.

9. City Council, or its authorized delegate, is hereby authorized to:

- (a) issue a heritage alteration permit for situations in which the proposed action would be consistent with the heritage protection provided for the Building under this Bylaw and the Heritage Revitalization Agreement;
- (b) withhold the issue of a heritage alteration permit for an action which would not be consistent with the heritage protection provided for the Building under this Bylaw or the Heritage Revitalization Agreement;
- (c) establish and impose terms, requirements and conditions on the issue of a heritage alteration permit that are considered to be consistent with the purpose of the heritage protection of the Building provided under this Bylaw and the Heritage Revitalization Agreement; and
- (d) determine whether the terms, requirements and conditions of a heritage alteration permit have been met.

RECONSIDERATION BY COUNCIL

10. An applicant or owner whose application for a heritage alteration permit for alteration of the Building has been considered by an authorized delegate may apply for a reconsideration of the matter by Council, and such reconsideration shall be without charge to the applicant or owner.

GIVEN FIRST READING this _____ day of _____ 2020.

GIVEN SECOND READING this _____ day of _____ 2020.

PUBLIC HEARING held this _____ day of _____ 2020.

GIVEN THIRD READING this _____ day of _____ 2020.

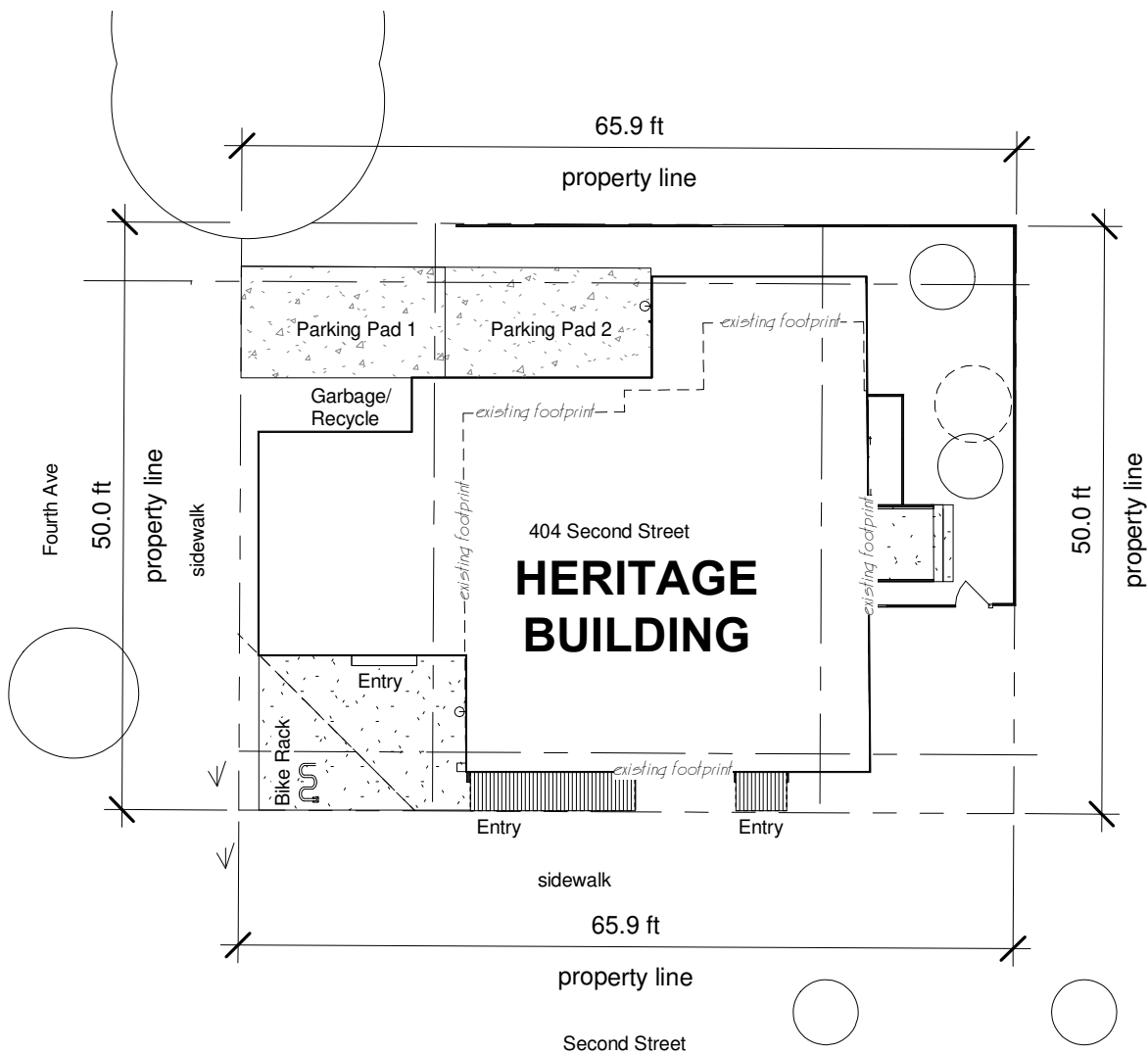
ADOPTED and the Seal of the Corporation of the City of New Westminster affixed this
_____ day of _____ 2020.

MAYOR JONATHAN X. COTE

JACQUE KILLAWEE, CITY CLERK

SCHEDULE A

SKETCH





Attachment 3

Policies and Regulations Summary

ATTACHMENT 3: POLICIES AND REGULATIONS SUMMARY

Official Community Plan Land Use Designation

The Official Community Plan (OCP) designation for this site is *Residential: Detached and Semi-Detached* which allows low density residential, primarily in the form of single detached dwellings with secondary suites, duplexes, and accessory dwelling units (e.g. laneway house, carriage house). Complementary uses include home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities. The OCP also indicates that, through a Heritage Revitalization Agreement (HRA), a property may be eligible for incentives such as a smaller minimum lot size, an increase in density, or reduced parking requirements, which would make it viable to conserve assets with heritage merit. The proposed application is consistent with the OCP designation for this site.

Queen's Park Heritage Conservation Area

The subject property is not protected under the Queen's Park Heritage Conservation Area (QPHCA). Its protection was removed in June 2018, due to the property's non-conforming commercial use. The commercial building is not the target of the Heritage Conservation Area's regulation, which seek to protect residential buildings in the neighbourhood. However, the building is associated with the history of the neighbourhood and has heritage value. The proposed Heritage Designation and Heritage Revitalization Agreement (HRA) would provide a high level of protection, design control, and development regulations which exceed those of the QPHCA. The additional protection and sensitive infill proposed is overall consistent with the goals of the Heritage Conservation Area. As this application is for an existing commercial building, it has not been evaluated against the QPHCA's design guidelines, which are meant for residential buildings instead the design guidelines used for Heritage Revitalization Agreements would be applied, which would better reflect this building type.

Zoning Bylaw

The existing zoning for the site is RS-4 Queen's Park Single Detached Dwelling District. The intent of this district is to allow single detached dwellings with secondary suites and a laneway or carriage house. In this zone, the maximum floor space ratio (FSR) for houses which are not protected under the Heritage Conservation Area is 0.5. As described in the report, the proposed application would require zoning relaxations. As such, a Heritage Revitalization Agreement would be required to permit the proposal.

Zoning Bylaw Uses

The Zoning Bylaw contains permitted use definitions to provide clarity on what would be included under these uses. The proposed Heritage Revitalization Agreement would include the following uses that are defined in the Zoning Bylaw:

BUSINESS AND PROFESSIONAL OFFICE means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, massage providers, massage therapists, legal, design, accounting, advertising, sales, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions in a pedestrian oriented environment.

PERSONAL SERVICE ESTABLISHMENT typically means barber shops, beauty parlours, cosmetologists, massage providers, massage therapists, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, florist shops, laundrettes (automatic self-service only), shoe repair shops, tailor or dressmaking shops, optical or watch repair shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing.

RETAIL STORE means the use of a building, or portion of a building, for the sale of new goods directly to the consumer excluding the sale of new or used firearms. Retail stores include food stores, general merchandise stores, apparel and clothing stores, hardware stores, furniture and fixture stores, drug and cosmetic stores, book and stationary stores, flower shops, jewellery stores, tobacconist stores, pet stores, photographic supply and photographer stores and similar stores in a pedestrian environment.

Heritage Revitalization Agreement

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for longterm legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations are considered. An HRA does not change the zoning of the property, rather it adds a new layer which identifies the elements of the zone that are being varied or supplemented. An HRA is not legally precedent setting as each one is unique to a specific site.

When Council considers entering into an HRA with a property owner, one of the objectives is to balance the benefits to the property owner with the benefits to the public. In this proposal, the heritage benefit to the community is restoration, continued historic use and the full legal protection of the heritage building through a Heritage Designation

Bylaw. In the City's *Policy for the Use of Heritage Revitalization Agreements*, lot size, density, and siting or massing elements may be considered for relaxation.

Heritage Related Design Guidelines

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage conservation projects within the city. These are national guidelines for best practice in heritage restoration, rehabilitation, and design. The goal of the Standards and Guidelines is to promote heritage conservation best practice while ensuring respectful and sensitive new construction. HRA applications are evaluated against these guidelines.

Heritage Designation

A Heritage Designation Bylaw is a form of land use regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP.

Heritage Register

The City requires that buildings which are part of a Heritage Revitalization Agreement (HRA) project be recommended for addition to the Heritage Register, as per the Heritage Revitalization Agreement Policy, endorsed by Council in 2011. The City's community Heritage Register is an official list of properties identified by the City as having heritage value or heritage character. The City created a Heritage Register in 1994 and currently has over 200 properties listed, which include single family dwellings (the majority of listings), commercial buildings, parks, roads and a tree. A property, building or feature may only be added or removed from the Register by order of Council. The Heritage Register is used to identify heritage assets in the city, both those that have been legally protected through Designation, and those that are not legally protected but have heritage merit. It is also a planning tool through which the City can work with property owners to identify opportunities for retaining buildings with heritage merit. Beyond the advantage to the community of protecting the city's heritage, property owners may also benefit directly from retaining a heritage building. For example, properties listed on a Heritage Register are eligible for special provisions in the BC Building Code and the Homeowner Protection Act. It is considered a best practice for a local government to regularly update their community Heritage Register.

Trees and Landscaping

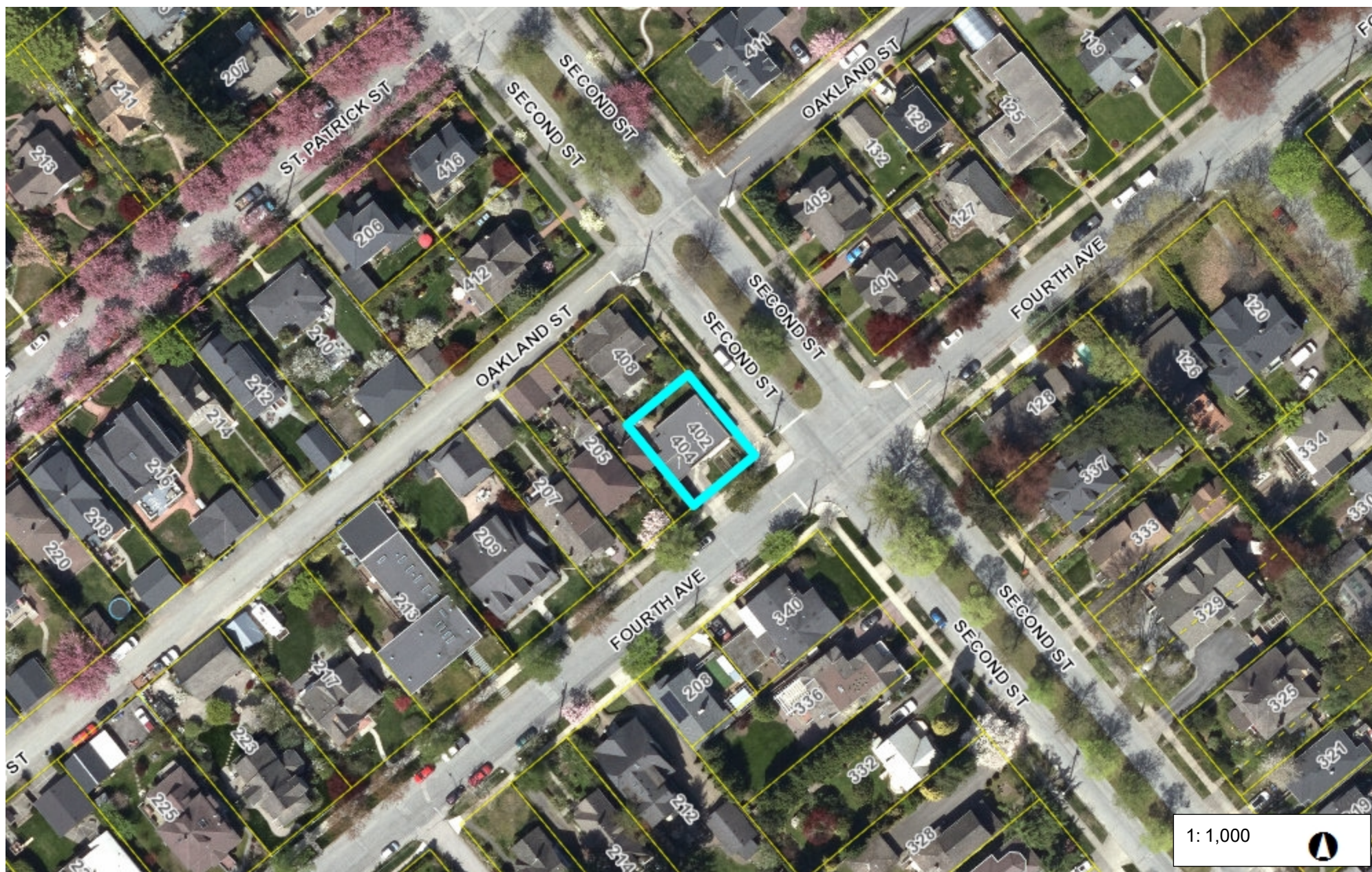
In 2016, Tree Protection and Regulation measures were adopted to preserve trees on both private and public property and to assist in growing the city's urban forest to achieve this, development applications must also apply for a Tree Permit. Through that process, one protected tree on this site would be removed and two replacement trees would be required. Three trees are currently proposed to be accommodated on site.



Attachment 4

Site Context Map

404 Second Street



1: 1,000



0.1 0 0.03 0.1 Kilometers

NAD_1983_UTM_Zone_10N
CNW GIS Services

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



Attachment 5

Proposed Project Statistics and Relaxations

ATTACHMENT 5: PROPOSED STATISTICS AND RELAXATIONS

The project statistics, including relaxations being sought through the HRA, are as summarized in Tables 4 and 5. Statistics which require a relaxation are highlighted in grey:

Table 4: Proposed Zoning Statistics and Relaxations for Queen's Park Meat Market

Characteristic	RS-1 Requirement	Proposed	Relaxation
Permitted Use	Residential	Mixed use: one residential dwelling unit and one commercial unit	Change in Permitted Use
Permitted Commercial Uses	Single detached dwelling with one secondary suite and home based businesses	business and professional offices; cafés and restaurants (excluding drive-in/drive-through restaurants); personal service establishments (excluding dry cleaning establishments, electrical appliance repair shops and laundrettes); and retail stores (excluding convenience stores that are open past 10:00 p.m. or before 7:00 a.m.).	Expansion of Permitted Uses
Site Area	557 sq. m. (6,000 sq. ft.)	No change	306 sq. m. (3,295 sq. ft.)
South Setback to Fourth Ave (front)	4.0 m. (13.2 ft.)	0.5 m. (1.5 ft.)	3.5 m. (11.7 ft.)
Front Porch Setback	2.8 m. (9.2 ft.)	--	--
North Setback (rear)	4.0 m. (13.2 ft.)	3.7 m. (12.2 ft.)	0.3 m. (1 ft.)
West Setback (side)	1.5 m. (5.0 ft.)	1.3 m. (4.4 ft.)	0.2 m. (0.6 ft.)
East Setback to Second St (side)	1.5 m. (5.0 ft.)	1.0 m. (3.4 ft.)	0.5 m. (1.6 ft.)
Floor Space Ratio	0.5	1.0	0.5
Floor Area	153.1 sq. m. (1648 sq. ft.)	305.2 sq. m. (3,285 sq. ft.)	152.1 sq. m. (1637 sq. ft.)
Site Coverage	35%	50%	15.4%
Building Height	7.6 m. (25 ft.)	--	--
Parking Spaces	Six off-street parking spaces	2 off-street parking spaces in tandem	2 off-street parking spaces in tandem
Parking in Required Front Yard	Not permitted	Permitted	Permitted

Table 5: Proposed Signage Relaxations for Queen's Park Meat Market

Characteristic	Sign Bylaw Requirement	Proposed	Relaxation
Permitted Signage	Signage permitted in all zoning districts (Section 8)	Commercial signage Signs permitted in all zoning districts (Section 8) Signs permitted in commercial zoning districts (Section 10)	Commercial signage Signs permitted in all zoning districts (Section 8) Signs permitted in commercial zoning districts (Section 10)
Roof Sign	Prohibited Sign Type	Allow a recreated historic roof sign, 0.83 square metres (8.93 square feet) in size, with the following dimensions: <ul style="list-style-type: none"> • Height: 0.73 metres (2.40 feet) • Width: 1.13 metres (3.72 feet) 	Allow a recreated historic roof sign, 0.83 square metres (8.93 square feet) in size, with the following dimensions: <ul style="list-style-type: none"> • Height: 0.73 metres (2.40 feet) • Width: 1.13 metres (3.72 feet)



Attachment 6

Statement of Significance

ATTACHMENT 6: STATEMENT OF SIGNIFICANCE

404 Second Street Queen's Park Meat Market

Description of Historic Place

The Queen's Park Meat Market is a one-storey, wood-framed store building on the west corner of Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminster. Facing Second Street, the square-shaped building houses a commercial space and living quarters, each with their own designated entry.

Heritage Values of Historic Place

Built in 1926, the Queen's Park Meat Market has historical value for its association to the 1920s New Westminster building boom, a development wave which also left its mark in the subject neighbourhood, Queen's Park. The historic place also has social and cultural value evident in its continuous commercial use since 1910, and its continuous use as a neighbourhood butcher shop since 1926.

The building and the business are highly valued as one of Queen's Parks last surviving and functioning neighbourhood stores, and as the last evidence of a small commercial strip of three small businesses that once stood along this portion of 2nd Street. Neighbourhood stores, an integral part of a neighbourhood's character, began to disappear in the 1950s with the introduction of modern supermarkets, shopping centres, and chain outlets in outlying shopping areas designed around cars and highways.

The building has social and cultural value for its association with the pioneer Mark family of England and their long-term commercial and residential ties to this and the adjacent lot. Harold Charles Mark (cashier and chief clerk for the CPR) was the original developer, building a store/stable here in 1896. His son Frederick J. Mark ran the Model Bakery from 1909 until the late 1950s out of an additional building they constructed at the northern edge of the subject lot (later known as the Mark Store). The Marks erected a third store building in 1910 on the corner site of the subject building. The 1896 Harold C. Mark House at 205 Fourth Avenue and the 1912 Frederick J. Mark House at 207 Fourth Avenue, both survive today next door to the Meat Market, adding further contextual heritage value to the historic place.

The building is aesthetically valued as a vernacular, mid-century neighbourhood store, as expressed by its simple commercial design, single-storey height, modest Mid-century Modern design features and living quarters.

The Queen's Park Meat Market has cultural and social value for its pattern of long-term ownership and management by local New Westminster families. The legacy of commitment and longevity of the business owners over the years is also expressed in the

addition of living quarters to the building in 1951. Owners William and Catherine Whyte built and resided at the living quarters between 1951 and 1958, and long-term owners Eric and Mary Davies lived here for a decade (1962-1972). The other significant owners of the butcher shop were Thomas A. and Alice Carson (1933-1945), and Peter Corbeil (1999-2016).

Character Defining Elements

- Prominent corner location at Second Street and Fourth Avenue in the Queen's Park neighbourhood of New Westminster, with physical evidence of the store formerly being right at the corner.
- Continuous commercial use since 1910 at this location
- Continuous commercial use since 1926 as a meat market
- Existence of the business name Queen's Park Meat Market since 1926
- Residential use since 1951
- Proximity to the Fred J. Mark House at 207 Fourth Avenue, and the building built by the Mark family in 1896 on the site of the store building, moved to 205 Fourth Avenue in 1923.
- Vernacular commercial form, scale and massing as expressed by the shop's false front, square footprint, flat roof and single-storey height
- Facade facing Second Street
- Evidence of horizontal wood siding on the early commercial component of the building, now covered or replaced by stucco
- 1951 living quarters, as expressed by the Modern practical design of the northeastern end of the building with a typical mid-century corner windows
- Original wood doors, windows openings and wood trim with backband moulding typical of midcentury vernacular homes
- Dual entries on the facade-side of the building, complemented by distinct windows for commercial and residential use
- 1950s aluminum strip canopies above the facade doors
- Original wood cooler door on the interior of the store



Attachment 7

*Excerpt of September 2, 2020 Community
Heritage Commission Meeting Minutes*



COMMUNITY HERITAGE COMMISSION (CHC)

Wednesday, September 2, 2020, 6:00 p.m.

Meeting held electronically under Ministerial Order No. M192

MINUTES - Extract

3.1 404 Second Street (Queen's Park Meat Market): Heritage Revitalization Agreement (HRA)

Britney Dack, Heritage Planner, reviewed the staff report dated September 2, 2020, regarding a Heritage Revitalization Agreement (HRA) application for 404 Second Street, and requested that the Commission give feedback and make a recommendation to Council based on questions in the report.

In response to questions from the Commission, Ms. Dack provided the following information:

- The placement, attachment, dimensions and shape of the sign would be controlled through the HRA; however, if a new business occupied the building in future, a replacement of the contents of the sign could occur, but the parameters of the sign would need to be retained;
- The majority of the floor space ratio (FSR) proposed to change would be in a new basement; and,
- If the HRA is approved, the building would undergo restorations and ultimately would be designated and placed on the City's Heritage Register.

Kirsten Sutton, D3 Dimension Drafting and Design Inc., Elana Zysblat, ANCE Building Services and Camelia Mezo, Owner, provided a Powerpoint presentation, including the following information:

- History and significance of the business;
- Goals of the project, including the intent to restore and protect the building and rehabilitate the property to the restoration period of 1951 to align with mid-century vernacular style;
- The history of the building on the site including its location, appearance and significance; and,
- Preservation details and restoration plans to exterior features of the building, and proposed colour palette.

In response to questions from the Commission, Ms. Sutton, Ms. Zysblat and Ms. Mezo provided the following information:

- The aluminum canopies currently in place above the commercial door are still in production and the applicant intends to order an exact replica to extend the canopy;
- A wood mullion is proposed as a window divider on the front façade in order to provide for the inclusion of the original freezer door, and the ability to allow patrons to observe meat curing processes taking place in the store;
- Changes to the window openings are proposed to create height and to distinguish between commercial and residential uses;
- The breakdown of residential versus commercial space in the new building is proposed as follows:
 - Residential: 547 sq. ft. (14.2%); and,
 - Commercial: 3289.3 sq. ft. (85.8%), half of which is freezers and preparation area.

The Commission provided the following comments:

- The proposed HRA is appropriate and distinguishable for the property;
- Retention and replication of the aluminum awning is applicable and would be valuable for this HRA; and,
- The meat market at this property provides significant emotional value and a valuable service to the neighbourhood, and restoration and improvement of the building is well worth the relaxations proposed.

MOVED and SECONDED

THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 404 Second Street and its inclusion on the City's Heritage Register.

CARRIED.

All members of the Commission present voted in favour of the motion.



Attachment 8

Applicant-led Consultation Feedback and Correspondence Received

November 2, 2020

RE: Light intrusion from the proposed signage

To whom it may concern,

This letter is confirmation that the proposed signage on top of the building and the facia signage at 404 Second Street will not be illuminated. The lamp above the facia signage will be on a timer and will turn off when the store is closed.

Sincerely,

Camelia and Florin Mezo



D3 Dimension Drafting and Design Inc.

928 Thirteenth Street

New Westminster, BC V3M 4N2

Phone: 604-603-6747

October 27, 2020

Attn; Kathleen Stevens
Heritage Planning Analyst
Development Services, Planning
City of New Westminster
511 Royal Ave
New Westminster, BC V3L 1H9
Re: Heritage Revitalization Agreement for 835 Royal Avenue

Dear Ms. Stevens,

Please find attached the public feedback for Queen's Park Meat Market. The public consultation feedback includes the individual survey for the ninety eight responses we received, the reports generated from survey monkey, and the letter sent to the Mayor and Council.

Public consultation feedback summary:

1. The heritage preservation and design aspects of the project were very well-received
2. There was significant support for the project (over 90%)
3. People were happy to see the exterior of the building improved
4. There was excellent support for the existing business and feel it improves the community
5. There were concerns by some about the zoning classification which they felt left the door open for a broad category of uses in the future (about 10%)
6. A few people were concern about parking, the roof sign and material used to finish the building (prefer wood) (about 5%)

Project response to Public feedback:

We appreciated all the feedback we received from the public and feel given that most of the feedback was positive with good support for the business and its value to the community we wish to proceed with the existing plan.

We look forward to working through this process with the city. Please let me know if you have any questions or concerns.

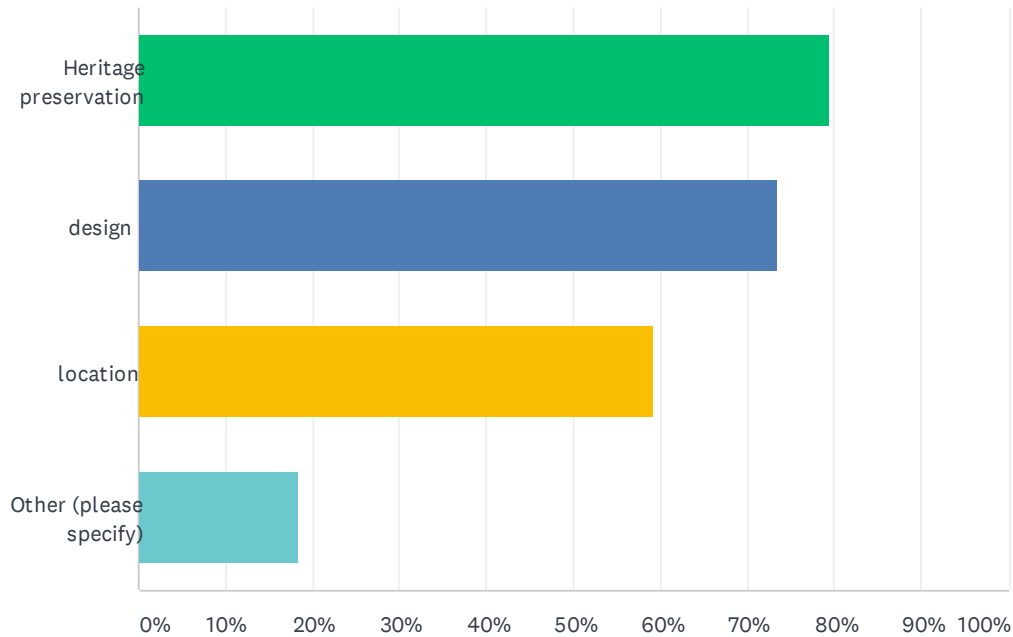
Sincerely,

Kirsten Sutton
Principal Designer/Owner
D3 Dimension Drafting and Design Inc.

Cami and Florin Mezo
Owners

Q1 Tell us what you like about the project

Answered: 98 Skipped: 0



ANSWER CHOICES	RESPONSES	
Heritage preservation	79.59%	78
design	73.47%	72
location	59.18%	58
Other (please specify)	18.37%	18
Total Respondents: 98		

#	OTHER (PLEASE SPECIFY)	DATE
1	Its so nice to see such an ugly old building being brought back to looking nice again!	10/15/2020 8:54 AM
2	I like the old style	10/15/2020 8:23 AM
3	Community grocery store, privately owned business	10/15/2020 8:04 AM
4	I appreciate the goal of making improvements to the appearance of the meat store and adding a little more functionality, but this can be done without an HRA involving a great number of changes/relaxations (FSR twice that allowed; parking relaxation from 6 stalls to 2 stalls for a commercial business, multiple setbacks, double signage, etc.). Such changes also include very broad changes in the allowable uses of the property (everything from restaurants to laundromats). Note that these proposed changes in permitted usage were not presented in the materials made available to the public on the applicants' website. They are presented clearly on the City's website as proposed permitted uses for this Meat Market HRA (Development Services Report, July 13, 2020).	10/14/2020 10:38 PM
5	Much needed maintenance being done. Ground floor residence suite is maintained, but not sure why it is reduced down to 1 bedroom from 2 bedrooms. Keeping the store as a small meat market is fine, but I am very concerned about increased usage types being permitted for this building. Restaurants and cafes and a list of over 40 other uses are recommended in the Development Services proposal for this HRA property. Also, tripling of space (FSR) seems extreme given the applicants' expressed desire to merely add a little retail space and have some prep/storage/freezer and office space.	10/14/2020 9:42 PM
6	Small independently owned retail business in a residential neighbourhood	10/14/2020 3:13 PM
7	There is a minimal increase in site coverage. No change in building height. Residential rental suite and side yard retained as buffer against adjacent residential properties. New addition is set back from Second Street and Fourth Ave. Commercial parking pads are located in existing driveway. Existing building does need an upgrade.	10/14/2020 12:33 PM
8	No change in building height, Residential rental suite and it's side yard retained as buffer against adjacent residential properties, Commercial parking pads are located in existing driveway and exiting building does need an upgrade.	10/14/2020 11:14 AM
9	building is quite ugly - this new addition and restoration is welcomed	9/23/2020 11:06 AM
10	Nothing at all	9/22/2020 12:31 PM
11	The old building looks in need of an update/reno! Would only be an improvement to the neighborhood.	9/22/2020 10:51 AM
12	As a customer I support the business owner's ideas to enhance the space.	9/21/2020 10:48 PM
13	This butcher is great	9/21/2020 10:44 PM
14	I think it would be amazing to have this location redone! I love the mockup!	9/21/2020 10:07 PM
15	I like that it will increase the economic viability of a small business in the heart of Queens Park. I don't know how they have survived this long! I think it would be even better if it was something that neighbours would be more likely to congregate at, such as a corner grocery store (for kids and adults) and/or a small coffee shop, perhaps with a couple small tables outside in summer. Nothing large enough to be a destination (too much traffic) but something that would primarily service the neighbourhood.	9/21/2020 5:11 PM
16	The project supports locally-based businesses	9/20/2020 1:17 PM
17	Increases the value of the entire area.	9/20/2020 3:10 AM
18	The community spirit this business owner nurtures.	9/19/2020 9:17 PM

Q2 Tell us what you think needs work

Answered: 74 Skipped: 24

#	RESPONSES	DATE
1	I like what I see	10/17/2020 2:52 PM
2	All ok	10/17/2020 12:46 AM
3	Nothing. It looks great.	10/15/2020 9:24 AM
4	Signage and storefront. I often drive past and it goes unnoticed.	10/15/2020 9:22 AM
5	I think the building needs to be brought to today's standards.	10/15/2020 9:05 AM
6	Expand the commercial square footage and modernize the building	10/15/2020 9:03 AM
7	The current exterior of the store looks very worn and is an eyesore - hopefully this will be addressed in the new proposal.	10/15/2020 8:54 AM
8	All seems reasonable. Parking and increase in neighbourhood traffic may be an issue.	10/15/2020 8:49 AM
9	Nothing	10/15/2020 8:34 AM
10	N/a	10/15/2020 8:28 AM
11	I like the existing front	10/15/2020 8:23 AM
12	Revitalize so the building can continue to be used	10/15/2020 8:21 AM
13	Not sure about roof sign.	10/15/2020 8:14 AM
14	nothing	10/15/2020 8:08 AM
15	Let them expand the store front	10/15/2020 8:04 AM
16	Nothing	10/15/2020 7:53 AM
17	Love the design.	10/15/2020 7:52 AM
18	The outside mainly	10/15/2020 7:42 AM
19	There are many problems with this HRA application. Some features of the proposal need to be eliminated, and other features could be improved. 1) As noted above, there are broad changes in allowable usage for the property that are being proposed as part of this HRA (see Development Services Report, July 13, 2020). The list includes restaurants/cafes, many types of retail stores, many types of businesses and professional offices, and many types of personal services. Such changes in permitted use would be registered to the title of the property and hence difficult to change, and would allow present or future owners incredible leeway in terms of what they could do with this property. Many of these uses are unacceptable in a quiet, residential, protected Heritage Conservation Area. For example, a restaurant or any other cooking operation could have many negative consequences for residents (smells, noise, major parking problems, garbage, etc), to say nothing of the drop in property values that many would suffer. The proposal for broad changes in the use of this property should be eliminated from this HRA proposal. If the applicants simply want to add some functionality and improve the appearance of the meat store, these broad changes in usage are unnecessary. If they want to expand dramatically and change the usage categories for the store, the 6th street corridor makes more sense. 2) According to the City, Heritage Revitalization Agreements are allowed when the private benefits to an owner are balanced by public heritage benefits to the community. There is no such balance here. If this proposed HRA is approved, owners receive a large increase in square footage and are allowed broad changes in how the large space can be used, now and in the future. The public gets roughly the same store (painted and repaired) with a side addition made out of modern materials. I just don't see much heritage revitalization here. Applicants could improve the balance by eliminating the proposed changes of permitted usage and by improving on the restoration plan. Although it is the most inexpensive way to go (i.e., painting and doing minor repairs), the attempt to recreate mid-century modern style is not appropriate for this neighborhood. The plan could be improved by paying homage to the meat store's own history (1910-1930) and the surrounding neighbourhood of homes that are typically much older than the 50s. I recommend looking at the store at 720 Second Street to see what is possible here with the right commitment and investment. 3) An improvement in how this HRA is being handled would be appreciated. The HRA application and conservation plan do not discuss the broad changes in use that are being proposed in this HRA. The notification card assured the community that there is "no change of use from the current use" in this HRA	10/14/2020 10:38 PM

proposal. Yet, as noted above, such changes in usage are being proposed as part of this HRA (see Development Services Report). The community deserves transparency to properly evaluate this project - a project that could have an immense impact on their lives. We were even told that we are not allowed to see the floor plans of the proposed meat store due to privacy concerns. In the past, our neighbours have happily shared their renovation plans so that everyone can understand what is being proposed for their neighborhood.

20	Proposal does not meet the criteria of HRAs – such agreements require a balance of public and private gains. This proposal is overweight in terms of space expansion and allowances (including change of permitted uses) and underweight in proper heritage restoration to original architectural features. - The heritage application proposal presented on-line at www.queensmeatanddelihra.ca does not discuss the broad changes in usage that are integral to this HRA proposal. This is a serious omission because most people filling out this questionnaire are not informed about an extremely important feature of the HRA proposal. The city's website confirms that wide ranging changes in use such as allowing restaurants and cafes are being proposed for this HRA. Respondents should have been fully informed regarding this information prior to providing feedback. Many respondents were assured in the notification card delivered to their residences that no changes in use were being proposed.	10/14/2020 9:42 PM
21	Thoughtful expansion - I would welcome additional small retail businesses on this corner. I live in the neighbourhood and like being the convenience of walking to independent stores for groceries and other sundries.	10/14/2020 3:13 PM
22	Re-evaluate the Mid-century Modern heritage aesthetic. Refer to 720 Second Street HRA as this fits within the context of the neighbourhood in a much more integrated and sympathetic manner. This comment applies to question #3 below. Delete residential parking pad and curb crossing. This eliminates 1 customer street parking space in front of the property and will push customer parking in front of neighbouring residential properties. Commercial parking is already non-compliant so losing 1 customer parking directly in front of the property compounds the lack of parking and imposes on neighbouring residential properties. Parking pad also increases hard surface along Second Street. Too much concrete. Plan in D3 package not consistent with Heritage Conservation Plan as one shows the residential parking pad and the other doesn't. Has this been deleted in the more current site plan? The low open aluminum picket fencing along adjacent residential property lines is not appropriate with adjacent property owners and must be revised. Staff proposed relaxation of permitted uses in the July 13, 2020 preliminary report to Mayor and Council must be revised. Cafés, catering establishment, restaurants, Personal Service, and Retail uses cannot be permitted. These commercial uses will have significant negative impact on adjacent and neighbouring properties. Business and Professional Office use within the zoning bylaw is the only one compatible with the neighbourhood. They generate minimal garbage, noise, odors and are less parking intensive. Hardi plank siding is not very heritage. Consider a simple beveled wood siding with a tighter exposure which adds more texture. This would be a better fit with the heritage character within the neighbourhood (this applies to question #4 below).	10/14/2020 12:33 PM
23	1) Big commercial signage on top of the roof or side of the building is not desirable. 2) Re-evaluate the Mid - century Modern heritage aesthetic. 3) Delete residential parking pad and curb crossing because lack of customer parking front of the store compounds the parking and traffic congestion for the neighbors. 4) No visibility of garbage bins from street. 5) Too much concrete. The low open aluminum picket fencing along adjacent residential property lines is not appropriate with adjacent property owners and must be revised.	10/14/2020 11:14 AM
24	Make the residence a bakery business	10/14/2020 10:50 AM
25	Personally, I think the project should be expanded to get rid of the housing component and make that a cheese shop or coffee shop/bakery	10/13/2020 6:01 PM
26	As a resident who lives across the street from the Queen's Park Meat Market, I am pleased with the proposed renovations, except for two very strong reservations: first, I most definitely do not want a re-zoning that would permit full cafés and restaurants that would be open for much longer hours and probably 7 days per week. This would create massive parking problems for nearby residents like us, who use 3 street parking spots right beside or across from the meat market as it currently exists (not to mention any outdoor sections, which would perhaps cause noise disturbances). Second, I am absolutely opposed to a commercial use change that would allow a convenience store to be allowed there. This would allow an extended hour (possibly even to midnight or later) 7-day per week establishment to destroy the fabric of the neighbourhood by causing massive parking problems, noise at all hours of the evening, and the possible addition of unsavoury people hanging around the store property, much like	10/12/2020 10:22 AM

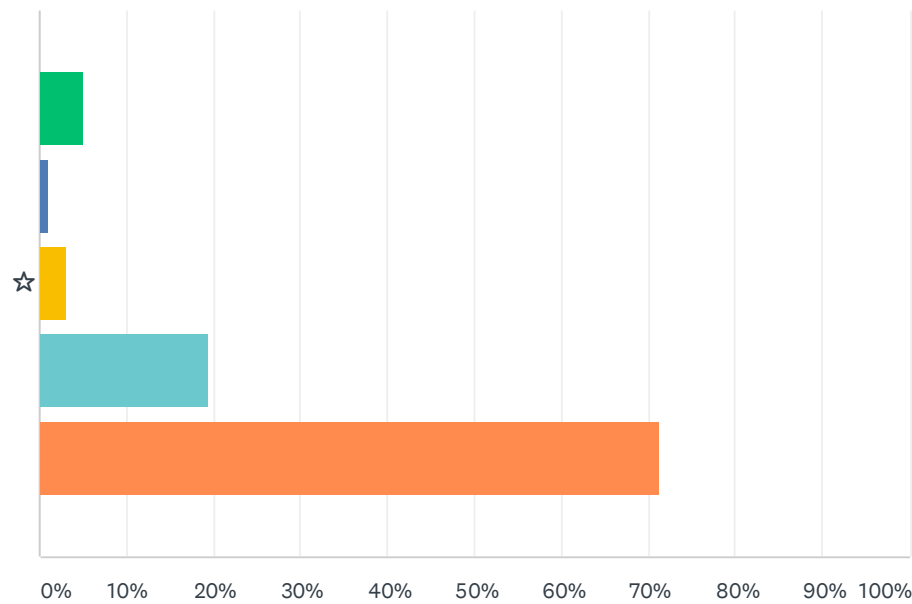
happens with the convenience store 4 streets away at 6th Street and 4th Avenue. My family and I are vehemently opposed to these two possible future commercial uses of the property, and we will do everything in our power to protest any zoning that will allow these to become part of the city's zoning plan.

27	There should be no sign allowed on the roof. No need for that. The sign on the building is enough	10/11/2020 11:23 AM
28	Avoid neon signs. Avoid additional need of parking by extending business use of the property (like restaurant, corner shop, etc.)	10/10/2020 1:44 PM
29	Nothing	9/24/2020 5:14 PM
30	Not understanding why an addition is necessary if the rental suite was eliminated and market expanded to that space.	9/24/2020 5:10 PM
31	expanding additional floor space	9/24/2020 3:54 PM
32	It looks good!	9/24/2020 2:37 PM
33	More space inside.	9/23/2020 2:24 PM
34	Overall I like the design. The QP Meat Market is a great addition to our neighbourhood	9/23/2020 11:06 AM
35	Nothing I am so excited	9/22/2020 8:19 PM
36	This is a great benefit to the shop and the community.	9/22/2020 7:30 PM
37	Very nice does this include interior	9/22/2020 5:52 PM
38	N/A	9/22/2020 12:55 PM
39	Everything	9/22/2020 12:31 PM
40	LOOKS GREAT!	9/22/2020 11:23 AM
41	I think the bike rack is a bit much. My wife and I enjoy the walk through the Queens Park, but most people drive to your establishment. Maybe keep the space for yourselves?	9/22/2020 10:52 AM
42	Everything shown looks great!	9/22/2020 10:51 AM
43	The new design is beautiful	9/22/2020 10:43 AM
44	Plants	9/22/2020 9:53 AM
45	I think the design to make the space more functional as well as retain many historic features is quite successful.	9/22/2020 8:18 AM
46	Nothing	9/22/2020 7:44 AM
47	Nothing! I love it!	9/22/2020 6:45 AM
48	The interior	9/22/2020 5:30 AM
49	signage / green space	9/22/2020 4:54 AM
50	Indoor space for customer orders. Outdoor facade. General modernizing of utility components.	9/21/2020 10:48 PM
51	Looks good as proposed	9/21/2020 10:44 PM
52	Shortened project time so you're not closed for too long!	9/21/2020 10:17 PM
53	The photos do not identify street parking ,sidewalk, and telephone pole status within the renderings. How are they impacted?	9/21/2020 10:16 PM
54	I think it will be a wonderful fit for the community. The only thing would be to minimize lighting during off hours to respect the residential neighbours	9/21/2020 10:07 PM
55	Nothing looks beautiful compared to what it looks like now.	9/21/2020 9:29 PM
56	Would be nice to try to keep the vegetable garden	9/21/2020 9:29 PM
57	Looks good	9/21/2020 9:23 PM

58	Sounds perfect	9/21/2020 8:35 PM
59	Is this enough additional space for the long term? If we do this now, lets do it the right way.	9/21/2020 8:29 PM
60	It needs neon signage. Something subtle.	9/21/2020 8:20 PM
61	Nothing. Proceed!	9/21/2020 8:06 PM
62	It still looks too modern	9/21/2020 8:04 PM
63	Nothing looks great	9/21/2020 7:42 PM
64	I think it looks fantastic	9/21/2020 7:40 PM
65	More grit.	9/21/2020 7:33 PM
66	nothing. the proposal covers everything	9/21/2020 7:19 PM
67	Nothing	9/21/2020 7:12 PM
68	The addition seems incongruous with the rest of the building and the neighbourhood. I would like to see it more in line with the period it is attempting to represent.	9/21/2020 5:11 PM
69	Nothing -- looks very nice.	9/20/2020 10:14 PM
70	I love it except i would eliminare roof sign	9/20/2020 10:20 AM
71	Nothing else	9/20/2020 7:32 AM
72	I do not know if this is a zoning issue however I wish they could offer cafe style light fare drinks and sandwiches with 2 or 3 small outdoor tables. If that would be viable for the owners.	9/20/2020 3:10 AM
73	Add a tree to the front lawn if possible.	9/19/2020 9:17 PM
74	Nothing	9/19/2020 9:00 PM

Q3 In general, do you like the proposed restoration work on the Meat Market and rental suite?

Answered: 98 Skipped: 0



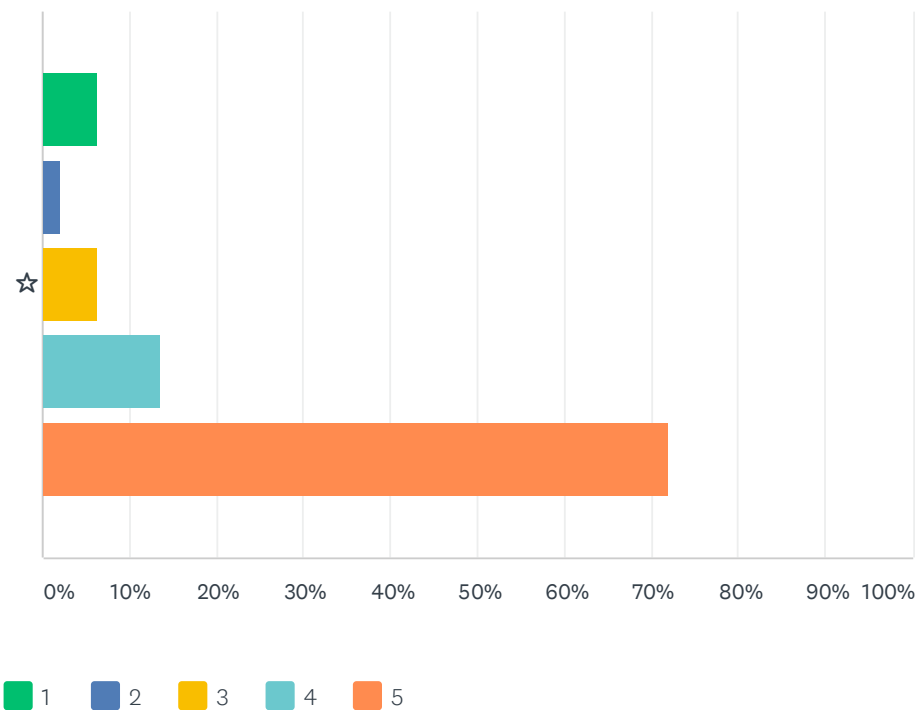
1 2 3 4 5

	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	5.10% 5	1.02% 1	3.06% 3	19.39% 19	71.43% 70	98	4.51

#	OTHER (PLEASE SPECIFY)	DATE
1	Absolutely support	10/15/2020 9:05 AM
2	The restoration work proposed on the older part of the building is minimal, consisting of painting the post-1950s stucco and making repairs. Using wood siding such as that on the original store would really improve the plan. Nicer awnings would help. The parking stall at the side of the house is not acceptable because it could be transformed into a commercial parking area and it puts a large break in the boulevard. The modern metal fencing seems a little too modern – there are alternatives that can be considered. The proposed addition uses a form of siding (Hardie board cement siding) that is not really appropriate for a heritage revitalization. The modern metal windows are also not “heritage,” and they contrast with the wood windows proposed for the older section. I think it would be better if the windows are all wood and the siding on the whole building is wood. To me, the addition kind of “sticks out”, and is not aesthetically pleasing, but this is all fixable.	10/14/2020 10:38 PM
3	No – the whole building should be restored to the original era (early 1900s) similar to what was done to the historic store/residence at 720 Second St. (which is highly sympathetic to original building finishes and has become a standard for how to renovate a combined commercial/residential property). The whole building should have uniform wood siding and windows rather than a mixed bag of half contemporary metal windows/half wood windows, half Hardie board siding/half post-50s stucco siding. The building should be more “welcoming.” There is too much concrete right up to the foundation; I prefer more greenspace and landscaping that complements surrounding homes. Regarding Question 4 below, no space was provided to make a comment so I will comment in this section. The addition is very contemporary with black metal windows and modern siding. As noted above, the exterior of the addition contrasts too much with the older part of the building. There is nothing really heritage at all in the appearance of the addition to the building. Two store signs are unnecessary. I prefer to have only the one sign on the store wall and it must not be illuminated.	10/14/2020 9:42 PM
4	I think it looks great. The roof sign is a bit redundant and suggest it face 2nd.	10/14/2020 3:13 PM
5	The proposed restoration work does have potential. Again, revisit earlier built forms under the Mark family ownership and 720 Second Street HRA.	10/14/2020 12:33 PM
6	The design and materials shown doesn't align with heritage.	10/14/2020 11:14 AM
7	Do not like the rezoning!!!!	10/11/2020 11:23 AM
8	New addition seems a bit modern compared to original.	9/24/2020 5:10 PM
9	It looks like an amazing and positive change/upgrade and would fit in nicely with the area! I would love to see this happen. We live only a few blocks from where this is and I grew up only a block from where it is (I'm 56!) :)	9/22/2020 10:51 AM
10	What's not to like, the way it looks now is just and ugly square box of a building.	9/21/2020 9:29 PM

Q4 In general, do you like the proposed retail addition design?

Answered: 96 Skipped: 2



	1	2	3	4	5	TOTAL	WEIGHTED AVERAGE
☆	6.25% 6	2.08% 2	6.25% 6	13.54% 13	71.88% 69	96	4.43

Q5 How do you feel about the location of this project?

Answered: 87 Skipped: 11

#	RESPONSES	DATE
1	I think it is needed	10/17/2020 2:52 PM
2	Love it	10/17/2020 12:46 AM
3	Great, no issue with it.	10/16/2020 9:45 PM
4	Great.	10/15/2020 9:24 AM
5	Better location if it was more stand out'ish	10/15/2020 9:22 AM
6	Awesome location.	10/15/2020 9:05 AM
7	Great. It also needs a coffee shop.so close to the park and no good coffee shop around.	10/15/2020 9:03 AM
8	It's so wonderful to have a small locally owned business in the middle of a residential neighbourhood. It adds variety to Queens Park and makes has a neighbourhood meeting spot feel tpo it - especially around Christmas and Thanksgiving.	10/15/2020 8:54 AM
9	Great! Love that it's tucked away in a neighbourhood.	10/15/2020 8:49 AM
10	Wonderful	10/15/2020 8:34 AM
11	Love the location!! Convenient and great in the neighborhood.	10/15/2020 8:28 AM
12	Don't like it	10/15/2020 8:23 AM
13	It's a wonderful little piece of New West history... no problem with the location at all.	10/15/2020 8:21 AM
14	I support it! Restoration/plan looks great!	10/15/2020 8:19 AM
15	Okay	10/15/2020 8:14 AM
16	I think it is great	10/15/2020 8:08 AM
17	Could be more accessible.	10/15/2020 8:06 AM
18	Fantastic. Lots of parking, neighbourhood shopping walking distance for a community service	10/15/2020 8:04 AM
19	Love it	10/15/2020 7:56 AM
20	No issues	10/15/2020 7:53 AM
21	Odd question. The building is where it is?	10/15/2020 7:52 AM
22	Great	10/15/2020 7:42 AM
23	This small meat market has been in this location for a long time and it has some local clientele. If the owners would agree to a much smaller renovation to improve functionality and appearance, the location is fine. If they are looking for a large expansion of space with major changes in usage categories, the project is better suited to another location in New Westminster.	10/14/2020 10:38 PM
24	The location is not suitable due to the expanded size and types of uses that are being proposed for the title of this property (e.g., allowing restaurants and other food or cooking operations [again, see Development Services Report for this HRA dated July 13, 2020 on the City website]). These expanded uses (not covered in the HRA application here) could have potential negative impacts (i.e., noise, smells, alcohol permit problems, parking issues, etc.) in an area that is supposed to be a quiet protected conservation area. If the expanded uses involve such impacts then the business is better suited to the commercial zone on 6th street which has vacancies and could use an injection of new commercial businesses.	10/14/2020 9:42 PM
25	The location is a welcome continuation of history and practicality.	10/14/2020 3:13 PM
26	First and foremost, Queen's Park has been a residential neighbourhood with commercial elements. The commercial shop coexisted with its residential neighbours by being a small establishment servicing local needs. Short stay parking has helped control traffic within a residential neighbourhood. We want the business to succeed however the reality is it can also out-grow its location. This site has numerous restrictions and having no on-site parking is one the biggest issues. We have been a neighbour to the Meat Market and rental suite for 20 years and have not had any concerns to date. As noted previously, the rental suite and its side yard	10/14/2020 12:33 PM

successfully act as a buffer between the commercial use and the adjacent single family residential properties. This should remain in place for the future.

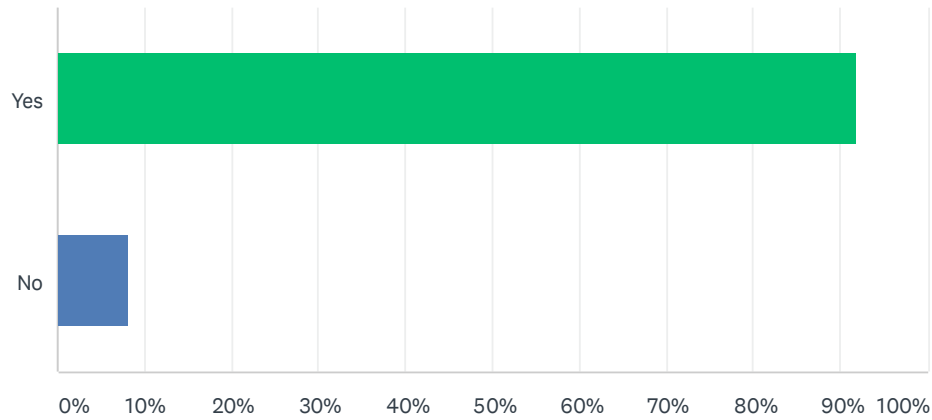
27	The commercial shop coexisted with it's residential neighbors by being a small establishment servicing the local needs. Short stay parking and limited operation hours (open 5 days and 8 hours (10 am to 5pm and 11 am to 7pm) helped control traffic in the neighborhood. However, with increase of his business, I don't think the meat shop is right fit for the neighborhood any longer.	10/14/2020 11:14 AM
28	Great!!!	10/14/2020 10:50 AM
29	Ideal location - part of New West and Queens Park history - there should always be a retail location in this spot as there has been for almost 100 years	10/13/2020 6:01 PM
30	If the project goes ahead, we would support it as long as the zoning does not allow a full restaurant or convenience store to be opened there in the future (see my previous comments from question #2.	10/12/2020 10:22 AM
31	It seems good to me.	10/11/2020 11:23 AM
32	I think it's great.	9/24/2020 5:14 PM
33	Happy to have it remain part of the neighbourhood.	9/24/2020 5:10 PM
34	using existing land that is currently being underutilized.	9/24/2020 3:54 PM
35	I love that this retail exists in the beautiful historic Queens park neighbourhood	9/24/2020 2:37 PM
36	Good	9/23/2020 2:24 PM
37	There's been a market there for as long as I remember. I am a customer as well and love having a local meat market and deli in our neighbourhood	9/23/2020 11:06 AM
38	my neighborhood and I would hate to lose the deli	9/22/2020 8:19 PM
39	Perfect	9/22/2020 7:30 PM
40	Just fine for the neighborhood	9/22/2020 5:52 PM
41	Excellent location.	9/22/2020 12:55 PM
42	Stupid	9/22/2020 12:31 PM
43	Great	9/22/2020 11:23 AM
44	The location is great. Good on you for taking initiative to create a better business and home for yourself.	9/22/2020 10:52 AM
45	Love it!	9/22/2020 10:51 AM
46	Great location	9/22/2020 10:43 AM
47	Good	9/22/2020 9:53 AM
48	This business has been at that location for years (with different owners). I think the location is great, many folks (myself included) can walk to the shop. It has truly become an important fixture in our neighbourhood.	9/22/2020 8:18 AM
49	Good	9/22/2020 8:02 AM
50	It's fine	9/22/2020 7:44 AM
51	This retail shop has been an institution in Queen's Park for nearly a century. I love that the location has been preserved, connecting one of British Columbia's oldest neighbourhoods with local services close to home. A principle that we moved away from as a western society with the advent of cars and shopping malls, and one that we dearly need to begin embracing once again.	9/22/2020 6:45 AM
52	I love the location and I'm glad they arent moving. Instead they are improving.	9/22/2020 5:30 AM
53	needs to stay commercial	9/22/2020 4:54 AM
54	Love having a neighbourhood butcher - they have high quality meats and food items that I	9/21/2020 10:48 PM

purchase regularly despite cheaper alternatives being accessible near by. I prefer paying more for local and quality foods.

55	It's an important butcher for the community	9/21/2020 10:44 PM
56	It's perfect, I wish we had more local businesses like this one in our communities.	9/21/2020 10:17 PM
57	Love the location!	9/21/2020 10:16 PM
58	Great hidden gem in New West	9/21/2020 10:07 PM
59	It is great. We love that this business is located in our neighborhood.	9/21/2020 9:50 PM
60	Great location	9/21/2020 9:48 PM
61	Great location for a neighbourhood butcher	9/21/2020 9:29 PM
62	Good	9/21/2020 9:29 PM
63	I like the location	9/21/2020 9:23 PM
64	Love it	9/21/2020 8:39 PM
65	Easy to get to, easy to find parking	9/21/2020 8:35 PM
66	This is an asset to the neighbourhood and the addition and restoration will create a better gathering spot for the entire neighborhood and city	9/21/2020 8:29 PM
67	Great	9/21/2020 8:20 PM
68	Love it.	9/21/2020 8:06 PM
69	Perfect location	9/21/2020 8:04 PM
70	Excited	9/21/2020 7:42 PM
71	love the location. Adds to community	9/21/2020 7:40 PM
72	Awesome	9/21/2020 7:33 PM
73	ok	9/21/2020 7:19 PM
74	I think this is a great way to keep such an important building as well as a fantastic business in New West.	9/21/2020 7:18 PM
75	Excellent	9/21/2020 7:12 PM
76	Great location. Convenient	9/21/2020 7:09 PM
77	Excellent.	9/21/2020 5:11 PM
78	Perfect - the store has been sited there for years, already. Moreover, 2nd St. is a busier thoroughfare anyway, so if anywhere in Queen's Park would be appropriate for this kind of use, it would be there.	9/20/2020 10:14 PM
79	Highly supportive	9/20/2020 3:05 PM
80	Excellent	9/20/2020 1:17 PM
81	Excellent	9/20/2020 10:20 AM
82	No concerns	9/20/2020 10:12 AM
83	Fine	9/20/2020 7:32 AM
84	Excellent. We need more projects like this within the neighborhood, instead of only on 6th Street. It reduces vehicle use and is a place to meet neighbours.	9/20/2020 3:10 AM
85	I live on the adjacent block and though I rarely shop there myself, I am fond of the corner store concept and I support changes leading to its successful survival into the future.	9/19/2020 9:17 PM
86	Great	9/19/2020 9:00 PM
87	Excellent	9/14/2020 6:45 PM

Q6 Do you support this project?

Answered: 98 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	91.84%	90
No	8.16%	8
TOTAL		98

#	LET US KNOW WHY?	DATE
1	New west is a growing city and needs to keep up with the times	10/18/2020 9:41 AM
2	Heritage home owner who was involved with QP HCA	10/16/2020 9:45 PM
3	We need to support our local business	10/16/2020 1:22 PM
4	There has been a butcher shop there since I was a kid and currently it's the best it's ever been.	10/15/2020 9:24 AM
5	Because the building is run down.	10/15/2020 9:03 AM
6	Great design, modern yet appropriate for neighborhood	10/15/2020 8:34 AM
7	Doesn't go with the Neighborhood	10/15/2020 8:23 AM
8	It is part of the neighborhood	10/15/2020 7:53 AM
9	We need to encourage & support local small businesses	10/15/2020 7:52 AM
10	I do not support the project in its current form (for the reasons specified in detail above). This HRA proposal involves the recommendation of wide ranging changes in permitted usage (e.g. restaurants, cafés, etc. - see report on the City website) that are not acceptable. Some of these proposed uses could have very negative impacts on the surrounding homes, affecting the quality of life and property values of people who have strived to contribute to this wonderful unique heritage neighbourhood. A reasonable proposal that excludes these proposed changes in permitted use might be workable if the owners agree to reduce the scope of the renovations and make a number of improvements to the heritage conservation aspects. Just as an aside, I would like to add additional comments regarding this survey. Many respondents were assured in the notification card sent to their homes that there are no changes in usage proposed for this HRA and they are unaware of the Development Services Report recommending broad changes in permitted use. The survey results must be interpreted with great caution against this backdrop. As well, it is puzzling why non-residents of New Westminster are being asked to provide feedback on this HRA proposal. Finally, the rating scales are not labeled so it is unclear how exactly to interpret the results.	10/14/2020 10:38 PM
11	I do not support the project. The HRA proposal involves broad-ranging permitted uses attached to the title of the property. Many of the uses would have significant negative impacts in the neighbourhood, particularly for residents that live in close proximity. I am only comfortable with a small renovation that allows the owner to improve retail space and add a little improved functionality within the current use type. The owners state in the application that these are their main goals, so why do they need all these expanded usage categories tied to their application? While expanding the permitted uses will no doubt benefit the owners, and increase the resale value of the store, it would decrease the value of many homes around it. This is not equitable. Many of these people have lived in this neighbourhood for decades, and invested a lot of resources into their homes because they love heritage homes and appreciate this neighbourhood for what it is – a truly special Heritage Conservation Area in Canada.	10/14/2020 9:42 PM
12	I encourage further design development and response to neighborhood concerns however, I cannot support the project without full understanding of what use relaxations, if any, are included within this HRA. As it stands, I strongly oppose staff's proposal to include cafés, restaurants, personal service, and retail as permitted commercial uses.	10/14/2020 12:33 PM
13	1) Increase of traffic (high speed infraction by his customers from outside of neighborhood, especially on 2nd and Oak street.) 2) limited parking front of the store 3) Expanded business means increase in littering in the neighborhood. 4) Neighborhood noise will increase with expanded business and operation hours. 5) Potencial increase in vandalism with increase of customers from outside of neighborhood.	10/14/2020 11:14 AM
14	Saves the heritage and general aesthetics of the building.	10/14/2020 10:50 AM
15	Because it is preserving the local heritage and history, in a way that meets current needs of the community. And Florin is an awesome butcher - we go there all the time.	10/13/2020 6:01 PM
16	The current meat market and owner are great, and I support them in their expansion plans.	10/12/2020 10:22 AM
17	I totally support the project as far as adding floor space, basement, etc. I do not support that this will be rezoned and allow something in the future that would change what this is. There	10/11/2020 11:23 AM

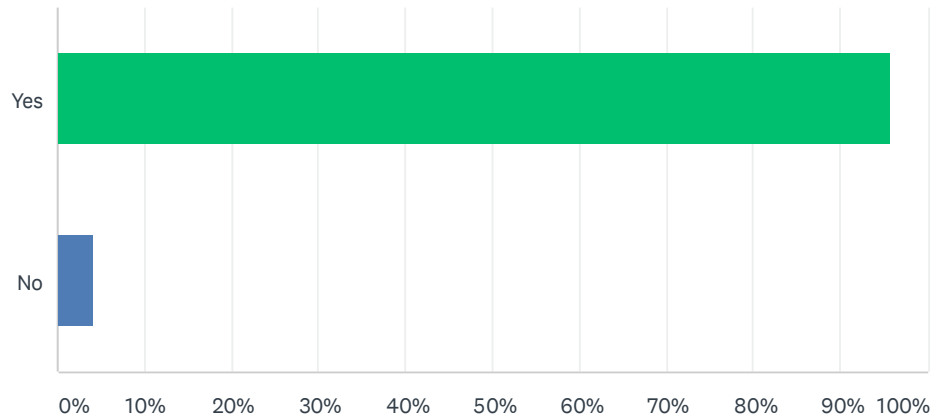
should never be a restaurant or convenience store allowed on this property. This should be grandfathered to be a small business like this one now, not open 7 days a week or 24 hours a day!

18	It changes the commercial use into multiple commercial use of the property with the potential for commercial activities that will disrupt the character of the neighborhood	10/10/2020 1:44 PM
19	The store has been there for so long and I think it's great to restore and make it heritage. It will fit well in the Queens Park neighborhood.	9/24/2020 5:14 PM
20	Needs more space now as very popular and so small inside.	9/24/2020 5:10 PM
21	beneficial to both the business and neighborhood	9/24/2020 3:54 PM
22	Looks absolutely stunning	9/23/2020 1:29 PM
23	The building is, to say it bluntly, a bit of an eyesore. This restoration and addition will benefit the meat market and the streetscape of our neighbourhood	9/23/2020 11:06 AM
24	Improves the neighbourhood	9/22/2020 12:55 PM
25	Eating meat is outdated, so is this store	9/22/2020 12:31 PM
26	Neighbourly	9/22/2020 11:35 AM
27	It serves a practical purpose and looks great	9/22/2020 11:23 AM
28	Since you've taken over the deli, I know of many people who now take the trek to your store to purchase exceptional quality food items. You have been very accommodating with variety and price.	9/22/2020 10:52 AM
29	It's an improvement to the neighborhood and it would fit in nicely. This is a very popular store and is OFTEN recommended to others (see local facebook group, called Eat New West!)	9/22/2020 10:51 AM
30	We need more neighborhood businesses. The current building is ugly	9/22/2020 7:44 AM
31	See answers above	9/22/2020 6:45 AM
32	It needs to be done, and the way it's been planned will allow it to keep its charm.	9/22/2020 5:30 AM
33	good people	9/22/2020 4:54 AM
34	If the business owner wants to upgrade, I support them.	9/21/2020 10:48 PM
35	This is a heritage area, focused on residential, but business should be considered and inclusive.	9/21/2020 10:16 PM
36	The current building is tired looking and easy to miss.	9/21/2020 10:07 PM
37	Because the building in its current state looks terrible and depressing.	9/21/2020 9:29 PM
38	Great local business with historic significance	9/21/2020 8:48 PM
39	We love queens and a bigger space would be amazing. Love that it fits in with the neighbourhood and preserving the history	9/21/2020 8:35 PM
40	It is in keeping with the neighborhood, local business.	9/21/2020 8:20 PM
41	We are your neighbours. This property needs a revitalization	9/21/2020 8:06 PM
42	It should have been done along time ago and Florin is now getting it done	9/21/2020 7:42 PM
43	Adds charm to community and much needed in new west	9/21/2020 7:40 PM
44	It keeps a local business in the community	9/21/2020 7:12 PM
45	Heritage value and convenience	9/21/2020 7:09 PM
46	I think it is fantastic to have a retail food business in the heart of Queens Park. I think it would be even better if it was something that neighbours would be more likely to congregate at, such as a corner grocery store (for kids and adults) and/or a small coffee shop. Nothing that would be large enough to be a destination (too much traffic) but something that would primarily service the neighbourhood.	9/21/2020 5:11 PM

47	Because it clearly is coming from the mind of someone whose heart beats with the neighbourhood's priorities -- in other words, they are preservation/restoration-minded. We need to do our best to make it easier for those who clearly are making historically appropriate and sympathetic alterations to their structures in Queen's Park to be able to do so, free of red-tape, over-regulation, excessive delays and unnecessary costs. City staff need to do their best to move these kind of sympathetic applications along through the process QUICKLY --- while instead using their valuable time to slow down the applications which are not doing so.	9/20/2020 10:14 PM
48	this type of project helps to preserve the walkability and neighbourhood feel of Queens Park	9/20/2020 3:05 PM
49	Glad to see this business expanding. It is an important part of the heritage in our area	9/20/2020 10:12 AM
50	I use the meat market regularly and have done so for 50 years. Location is great for me.	9/20/2020 7:32 AM
51	Creates a stronger community.	9/20/2020 3:10 AM
52	More hra the better the neighborhood will be ket	9/19/2020 9:00 PM
53	Been shopping here for years, products are amazing and I support.any upgrades	9/14/2020 6:45 PM

Q7 Are you a resident of New Westminster?

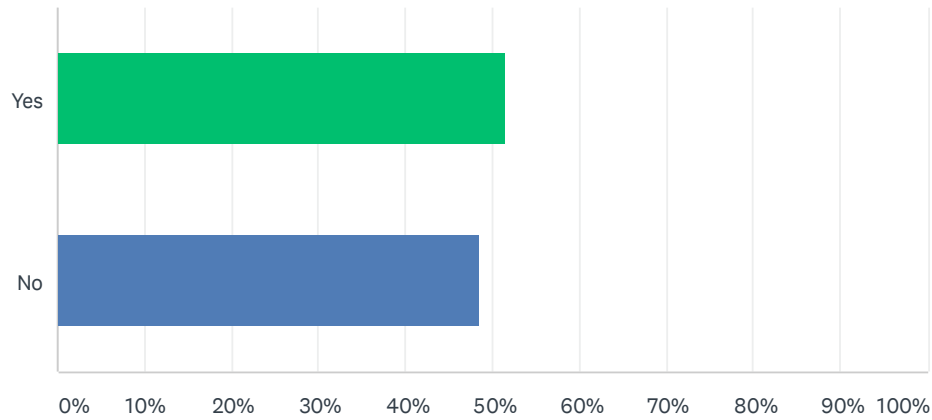
Answered: 98 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	95.92%	94
No	4.08%	4
Total Respondents: 98		

Q8 Do you live in the Queen's Park neighbourhood?

Answered: 97 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	51.55%	50
No	48.45%	47
TOTAL		97

Q9 Please provide your contact information. Please note that this information will be keep confidential.

Answered: 89 Skipped: 9

ANSWER CHOICES	RESPONSES	
Name	97.75%	87
Company	0.00%	0
Address	94.38%	84
Address 2	0.00%	0
City/Town	96.63%	86
State/Province	95.51%	85
ZIP/Postal Code	0.00%	0
Country	0.00%	0
Email Address	88.76%	79
Phone Number	77.53%	69

#1

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 14, 2020 6:39:42 PM
Last Modified: Monday, September 14, 2020 6:44:35 PM
Time Spent: 00:04:53
IP Address: 72.143.229.16

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Excellent

Q6

Do you support this project?

Yes,
Let us know why?:
Been shopping here for years, products are amazing and I
support any upgrades

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#2

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 19, 2020 8:58:30 PM
Last Modified: Saturday, September 19, 2020 8:59:49 PM
Time Spent: 00:01:18
IP Address: 96.55.156.27

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Great

Q6

Do you support this project?

Yes,
Let us know why?:
More hra the better the neighborhood will be ket

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Informatio
n
Removed

#3

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 19, 2020 9:04:50 PM
Last Modified: Saturday, September 19, 2020 9:17:19 PM
Time Spent: 00:12:29
IP Address: 66.183.131.208

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location,

Other (please specify):
The community spirit this business owner nurtures.

Q2

Tell us what you think needs work

Add a tree to the front lawn if possible.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

I live on the adjacent block and though I rarely shop there myself, I am fond of the corner store concept and I support changes leading to its successful survival into the future.

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 19, 2020 9:50:34 PM
Last Modified: Saturday, September 19, 2020 9:52:04 PM
Time Spent: 00:01:30
IP Address: 96.55.145.237

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

Respondent skipped this question

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

Yes

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, September 19, 2020 9:51:48 PM
Last Modified: Saturday, September 19, 2020 9:52:39 PM
Time Spent: 00:00:50
IP Address: 75.155.150.228

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

Respondent skipped this question

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

Yes

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 20, 2020 3:03:31 AM
Last Modified: Sunday, September 20, 2020 3:10:21 AM
Time Spent: 00:06:49
IP Address: 66.183.134.176

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location,

Other (please specify):
Increases the value of the entire area.

Q2

Tell us what you think needs work

I do not know if this is a zoning issue however I wish they could offer cafe style light fare drinks and sandwiches with 2 or 3 small outdoor tables. If that would be viable for the owners.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Excellent. We need more projects like this within the neighborhood, instead of only on 6th Street. It reduces vehicle use and is a place to meet neighbours.

Q6

Do you support this project?

Yes,
Let us know why?:
Creates a stronger community.

Q7**Yes**

Are you a resident of New Westminster?

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 20, 2020 7:28:42 AM
Last Modified: Sunday, September 20, 2020 7:31:54 AM
Time Spent: 00:03:12
IP Address: 50.98.8.112

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing else

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Fine

Q6

Do you support this project?

Yes,
Let us know why?:
I use the meat market regularly and have done so for 50
years. Location is great for me.

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be kept confidential.

Name

Personal
Information
Removed

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 20, 2020 10:06:36 AM
Last Modified: Sunday, September 20, 2020 10:11:33 AM
Time Spent: 00:04:56
IP Address: 75.155.150.131

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

No concerns

Q6

Do you support this project?

Yes,
Let us know why?:
Glad to see this business expanding. It is an important part
of the heritage in our area

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 20, 2020 10:15:36 AM
Last Modified: Sunday, September 20, 2020 10:20:12 AM
Time Spent: 00:04:36
IP Address: 66.183.129.77

Page 1

- Q1** Heritage preservation,
Tell us what you like about the project design
- Q2**
Tell us what you think needs work
I love it except i would eliminare roof sign
- Q3**
In general, do you like the proposed restoration work on the Meat Market and rental suite?
☆ 5
- Q4**
In general, do you like the proposed retail addition design?
☆ 5
- Q5**
How do you feel about the location of this project?
Excellent
- Q6** Yes
Do you support this project?
- Q7** Yes
Are you a resident of New Westminster?

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 20, 2020 1:13:42 PM
Last Modified: Sunday, September 20, 2020 1:16:41 PM
Time Spent: 00:02:59
IP Address: 66.183.60.159

Page 1

Q1

Tell us what you like about the project

Heritage preservation,

design,

location,

Other (please specify):

The project supports locally-based businesses

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Excellent

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information Removed

#11

COMPLETE

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Started: Sunday, September 20, 2020 3:02:12 PM
Last Modified: Sunday, September 20, 2020 3:05:21 PM
Time Spent: 00:03:09
IP Address: 96.55.144.230

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

Highly supportive

Q6

Do you support this project?

Yes,
Let us know why?:
this type of project helps to preserve the walkability and
neighbourhood feel of Queens Park

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 20, 2020 10:01:53 PM
Last Modified: Sunday, September 20, 2020 10:14:10 PM
Time Spent: 00:12:17
IP Address: 206.116.219.134

Page 1

- Q1** Heritage preservation,
Tell us what you like about the project location
-
- Q2**
Tell us what you think needs work
Nothing -- looks very nice.
-
- Q3**
In general, do you like the proposed restoration work on the Meat Market and rental suite?
☆ 5
-
- Q4**
In general, do you like the proposed retail addition design?
☆ 5
-
- Q5**
How do you feel about the location of this project?
Perfect - the store has been sited there for years, already.
Moreover, 2nd St. is a busier thoroughfare anyway, so if anywhere in Queen's Park would be appropriate for this kind of use, it would be there.
-

Q6

Do you support this project?

Yes,

Let us know why?:

Because it clearly is coming from the mind of someone whose heart beats with the neighbourhood's priorities -- in other words, they are preservation/restoration-minded. We need to do our best to make it easier for those who clearly are making historically appropriate and sympathetic alterations to their structures in Queen's Park to be able to do so, free of red-tape, over-regulation, excessive delays and unnecessary costs. City staff need to do their best to move these kind of sympathetic applications along through the process QUICKLY --- while instead using their valuable time to slow down the applications which are not doing so.

Q7

Are you a resident of New Westminster?

Yes**Q8**

Do you live in the Queen's Park neighbourhood?

Yes**Q9**

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information Removed

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, September 20, 2020 11:04:12 PM
Last Modified: Sunday, September 20, 2020 11:05:57 PM
Time Spent: 00:01:45
IP Address: 66.183.132.252

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Respondent skipped this question

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

Yes

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 5:00:09 PM
Last Modified: Monday, September 21, 2020 5:11:09 PM
Time Spent: 00:11:00
IP Address: 70.71.248.148

Page 1

Q1

Tell us what you like about the project

**Heritage preservation,
location,**

Other (please specify):

I like that it will increase the economic viability of a small business in the heart of Queens Park. I don't know how they have survived this long! I think it would be even better if it was something that neighbours would be more likely to congregate at, such as a corner grocery store (for kids and adults) and/or a small coffee shop, perhaps with a couple small tables outside in summer. Nothing large enough to be a destination (too much traffic) but something that would primarily service the neighbourhood.

Q2

Tell us what you think needs work

The addition seems incongruous with the rest of the building and the neighbourhood. I would like to see it more in line with the period it is attempting to represent.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

Respondent skipped this question

In general, do you like the proposed retail addition design?

Q5

How do you feel about the location of this project?

Excellent.

Q6

Do you support this project?

Yes,

Let us know why?:

I think it is fantastic to have a retail food business in the heart of Queens Park. I think it would be even better if it was something that neighbours would be more likely to congregate at, such as a corner grocery store (for kids and adults) and/or a small coffee shop. Nothing that would be large enough to be a destination (too much traffic) but something that would primarily service the neighbourhood.

Q7

Are you a resident of New Westminster?

Yes**Q8**

Do you live in the Queen's Park neighbourhood?

Yes**Q9**

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 7:08:01 PM
Last Modified: Monday, September 21, 2020 7:09:14 PM
Time Spent: 00:01:12
IP Address: 66.183.134.176

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

Great location. Convenient

Q6

Do you support this project?

Yes,
Let us know why?:
Heritage value and convenience

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 7:10:48 PM
Last Modified: Monday, September 21, 2020 7:12:00 PM
Time Spent: 00:01:11
IP Address: 70.71.246.136

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Excellent

Q6

Do you support this project?

Yes,
Let us know why?:
It keeps a local business in the community

Q7

Are you a resident of New Westminster?

Yes

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9**Respondent skipped this question**

Please provide your contact information. Please note that this information will be keep confidential.

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 7:15:39 PM
Last Modified: Monday, September 21, 2020 7:17:47 PM
Time Spent: 00:02:08
IP Address: 50.92.45.73

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

I think this is a great way to keep such an important building as well as a fantastic business in New West.

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
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#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 7:15:35 PM
Last Modified: Monday, September 21, 2020 7:19:07 PM
Time Spent: 00:03:31
IP Address: 66.183.130.128

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

nothing. the proposal covers everything

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

ok

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 7:30:03 PM
Last Modified: Monday, September 21, 2020 7:32:36 PM
Time Spent: 00:02:32
IP Address: 70.68.142.179

Page 1

Q1 Heritage preservation,
 Tell us what you like about the project design,
 location

Q2
 Tell us what you think needs work
 More grit.

Q3
 In general, do you like the proposed restoration work on the Meat Market and rental suite?
 ☆ 4

Q4
 In general, do you like the proposed retail addition design?
 ☆ 4

Q5
 How do you feel about the location of this project?
 Awesome

Q6 Yes
 Do you support this project?

Q7 Yes
 Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 7:37:14 PM
Last Modified: Monday, September 21, 2020 7:39:43 PM
Time Spent: 00:02:28
IP Address: 206.116.134.209

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

I think it looks fantastic

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

love the location. Adds to community

Q6

Do you support this project?

Yes,
Let us know why?:
Adds charm to community and much needed in new west

Q7

Are you a resident of New Westminster?

Yes

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 7:36:49 PM
Last Modified: Monday, September 21, 2020 7:41:33 PM
Time Spent: 00:04:43
IP Address: 96.55.136.157

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design

Q2

Tell us what you think needs work

Nothing looks great

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Excited

Q6

Do you support this project?

Yes,
Let us know why?:
It should have been done along time ago and Florin is now
getting it done

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 8:01:18 PM
Last Modified: Monday, September 21, 2020 8:03:39 PM
Time Spent: 00:02:21
IP Address: 66.183.60.5

Page 1

- Q1** Heritage preservation, location
Tell us what you like about the project
- Q2**
Tell us what you think needs work
It still looks too modern
- Q3**
In general, do you like the proposed restoration work on the Meat Market and rental suite?
☆ 3
- Q4**
In general, do you like the proposed retail addition design?
☆ 3
- Q5**
How do you feel about the location of this project?
Perfect location
- Q6** Yes
Do you support this project?
- Q7** Yes
Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 8:05:15 PM
Last Modified: Monday, September 21, 2020 8:06:01 PM
Time Spent: 00:00:46
IP Address: 66.183.129.106

Page 1

Q1 **Heritage preservation, design**
 Tell us what you like about the project

Q2 **Respondent skipped this question**
 Tell us what you think needs work

Q3
 In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 4

Q4
 In general, do you like the proposed retail addition design?

☆ 3

Q5 **Respondent skipped this question**
 How do you feel about the location of this project?

Q6 **Yes**
 Do you support this project?

Q7 **Yes**
 Are you a resident of New Westminster?

Q8 **No**
 Do you live in the Queen's Park neighbourhood?

Q9**Respondent skipped this question**

Please provide your contact information. Please note that this information will be keep confidential.

#24

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 8:04:17 PM
Last Modified: Monday, September 21, 2020 8:06:18 PM
Time Spent: 00:02:00
IP Address: 66.183.129.188

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing. Proceed!

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Love it.

Q6

Do you support this project?

Yes,
Let us know why?:
We are your neighbours. This property needs a revitalization

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#25

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 8:13:20 PM
Last Modified: Monday, September 21, 2020 8:20:10 PM
Time Spent: 00:06:50
IP Address: 66.183.60.5

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
location

Q2

Tell us what you think needs work

It needs neon signage. Something subtle.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

Great

Q6

Do you support this project?

Yes,
Let us know why?:
It is in keeping with the neighborhood, local business.

Q7

Are you a resident of New Westminster?

Yes

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#26

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 8:27:44 PM
Last Modified: Monday, September 21, 2020 8:29:21 PM
Time Spent: 00:01:37
IP Address: 69.172.150.100

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Is this enough additional space for the long term? If we do this now, lets do it the right way.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

This is an asset to the neighbourhood and the addition and restoration will create a better gathering spot for the entire neighborhood and city

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#27

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 8:32:18 PM
Last Modified: Monday, September 21, 2020 8:34:58 PM
Time Spent: 00:02:40
IP Address: 70.68.137.78

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Sounds perfect

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

Easy to get to, easy to find parking

Q6

Do you support this project?

Yes,
Let us know why?:
We love queens and a bigger space would be amazing.
Love that it fits in with the neighbourhood and preserving the
history

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

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on
Removed

#28

COMPLETE

Collector:

Web Link 1 (Web Link)

Started:

Monday, September 21, 2020 8:37:56 PM

Last Modified:

Monday, September 21, 2020 8:39:16 PM

Time Spent:

00:01:19

IP Address:

75.155.151.226

Page 1

Q1

Heritage preservation

Tell us what you like about the project

Q2

Respondent skipped this question

Tell us what you think needs work

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Love it

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#29

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 8:44:45 PM
Last Modified: Monday, September 21, 2020 8:47:38 PM
Time Spent: 00:02:53
IP Address: 70.68.142.162

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Respondent skipped this question

Q6

Do you support this project?

Yes,
Let us know why?:
Great local business with historic significance

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

Yes

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#30

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 9:21:00 PM
Last Modified: Monday, September 21, 2020 9:22:36 PM
Time Spent: 00:01:35
IP Address: 96.55.132.19

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Looks good

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

I like the location

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Informatio
n
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#31

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 9:25:37 PM
Last Modified: Monday, September 21, 2020 9:28:37 PM
Time Spent: 00:03:00
IP Address: 209.121.229.122

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

Would be nice to try to keep the vegetable garden

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 4

Q4

In general, do you like the proposed retail addition design?

☆ 4

Q5

How do you feel about the location of this project?

Good

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#32

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 9:19:32 PM
Last Modified: Monday, September 21, 2020 9:29:06 PM
Time Spent: 00:09:33
IP Address: 96.55.136.152

Page 1

Q1 design

Tell us what you like about the project

Q2

Tell us what you think needs work

Nothing looks beautiful compared to what it looks like now.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Other (please specify):

What's not to like, the way it looks now is just and ugly square box of a building.

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Great location for a neighbourhood butcher

Q6

Do you support this project?

Yes,

Let us know why?:

Because the building in its current state looks terrible and depressing.

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Pers
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#33

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 9:46:50 PM
Last Modified: Monday, September 21, 2020 9:48:27 PM
Time Spent: 00:01:37
IP Address: 174.6.72.24

Page 1

Q1 design

Tell us what you like about the project

Q2 Respondent skipped this question

Tell us what you think needs work

Q3
In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4
In general, do you like the proposed retail addition design?

☆ 5

Q5
How do you feel about the location of this project?

Great location

Q6 Yes
Do you support this project?**Q7** Yes
Are you a resident of New Westminster?**Q8** Yes
Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#34

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 9:47:57 PM
Last Modified: Monday, September 21, 2020 9:50:19 PM
Time Spent: 00:02:22
IP Address: 50.117.250.241

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

It is great. We love that this business is located in our neighborhood.

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#35

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 10:03:22 PM
Last Modified: Monday, September 21, 2020 10:07:27 PM
Time Spent: 00:04:05
IP Address: 70.71.254.70

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location,

Other (please specify):

I think it would be amazing to have this location redone! I
love the mockup!

Q2

Tell us what you think needs work

I think it will be a wonderful fit for the community. The only thing would be to minimize lighting during off hours to respect the
residential neighbours

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Great hidden gem in New West

Q6

Do you support this project?

Yes,

Let us know why?:

The current building is tired looking and easy to miss.

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 10:12:19 PM
Last Modified: Monday, September 21, 2020 10:16:17 PM
Time Spent: 00:03:57
IP Address: 108.172.73.45

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
location

Q2

Tell us what you think needs work

The photos do not identify street parking ,sidewalk, and telephone pole status within the renderings. How are they impacted?

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Love the location!

Q6

Do you support this project?

Yes,
Let us know why?:
This is a heritage area, focused on residential, but business
should be considered and inclusive.

Q7

Are you a resident of New Westminster?

No

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#37

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 10:14:49 PM
Last Modified: Monday, September 21, 2020 10:16:49 PM
Time Spent: 00:01:59
IP Address: 173.180.19.233

Page 1

Q1 Heritage preservation,
Tell us what you like about the project design

Q2
Tell us what you think needs work
Shortened project time so you're not closed for too long!

Q3
In general, do you like the proposed restoration work on the Meat Market and rental suite?
☆ 5

Q4
In general, do you like the proposed retail addition design?
☆ 5

Q5
How do you feel about the location of this project?
It's perfect, I wish we had more local businesses like this one in our communities.

Q6 Yes
Do you support this project?

Q7 Yes
Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 10:41:44 PM
Last Modified: Monday, September 21, 2020 10:43:40 PM
Time Spent: 00:01:56
IP Address: 24.85.195.142

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
location,
Other (please specify):
This butcher is great

Q2

Tell us what you think needs work

Looks good as proposed

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

It's an important butcher for the community

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

No

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, September 21, 2020 10:40:29 PM
Last Modified: Monday, September 21, 2020 10:47:38 PM
Time Spent: 00:07:09
IP Address: 70.68.156.208

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location,

Other (please specify):

As a customer I support the business owner's ideas to
enhance the space.

Q2

Tell us what you think needs work

Indoor space for customer orders. Outdoor facade. General modernizing of utility components.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Love having a neighbourhood butcher - they have high quality meats and food items that I purchase regularly despite cheaper
alternatives being accessible near by. I prefer paying more for local and quality foods.

Q6

Do you support this project?

Yes,

Let us know why?:

If the business owner wants to upgrade, I support them.

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 4:50:37 AM
Last Modified: Tuesday, September 22, 2020 4:53:37 AM
Time Spent: 00:03:00
IP Address: 96.55.130.251

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

signage / green space

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

needs to stay commercial

Q6

Do you support this project?

Yes,
Let us know why?:
good people

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 5:28:02 AM
Last Modified: Tuesday, September 22, 2020 5:30:14 AM
Time Spent: 00:02:11
IP Address: 66.183.219.219

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
 design,
 location

Q2

Tell us what you think needs work

The interior

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

I love the location and I'm glad they aren't moving. Instead they are improving.

Q6

Do you support this project?

Yes,
 Let us know why?:
 It needs to be done, and the way it's been planned will allow
 it to keep its charm.

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 6:40:55 AM
Last Modified: Tuesday, September 22, 2020 6:44:49 AM
Time Spent: 00:03:53
IP Address: 70.68.148.126

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing! I love it!

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

This retail shop has been an institution in Queen's Park for nearly a century. I love that the location has been preserved, connecting one of British Columbia's oldest neighbourhoods with local services close to home. A principle that we moved away from as a western society with the advent of cars and shopping malls, and one that we dearly need to begin embracing once again.

Q6

Do you support this project?

Yes,
Let us know why?:
See answers above

Q7

Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Respondent skipped this question

Please provide your contact information. Please note that this information will be keep confidential.

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 7:42:04 AM
Last Modified: Tuesday, September 22, 2020 7:44:21 AM
Time Spent: 00:02:16
IP Address: 72.143.217.243

Page 1

Q1 design

Tell us what you like about the project

Q2

Tell us what you think needs work

Nothing

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

It's fine

Q6

Do you support this project?

Yes,
Let us know why?:
We need more neighborhood businesses. The current building is ugly

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

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#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 8:00:28 AM
Last Modified: Tuesday, September 22, 2020 8:02:00 AM
Time Spent: 00:01:31
IP Address: 97.107.177.185

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Good

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

No

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 8:04:21 AM
Last Modified: Tuesday, September 22, 2020 8:18:23 AM
Time Spent: 00:14:01
IP Address: 70.71.251.188

Page 1

Q1 **Heritage preservation**

Tell us what you like about the project

Q2

Tell us what you think needs work

I think the design to make the space more functional as well as retain many historic features is quite successful.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 4

Q4

In general, do you like the proposed retail addition design?

☆ 3

Q5

How do you feel about the location of this project?

This business has been at that location for years (with different owners). I think the location is great, many folks (myself included) can walk to the shop. It has truly become an important fixture in our neighbourhood.

Q6 **Yes**

Do you support this project?

Q7 **Yes**

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 9:49:52 AM
Last Modified: Tuesday, September 22, 2020 9:52:45 AM
Time Spent: 00:02:52
IP Address: 66.183.129.192

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

Plants

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Good

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 10:40:40 AM
Last Modified: Tuesday, September 22, 2020 10:43:08 AM
Time Spent: 00:02:27
IP Address: 205.250.198.74

Page 1

Q1 design

Tell us what you like about the project

Q2

Tell us what you think needs work

The new design is beautiful

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

Great location

Q6 Yes

Do you support this project?

Q7 Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

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#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 10:44:51 AM
Last Modified: Tuesday, September 22, 2020 10:50:58 AM
Time Spent: 00:06:06
IP Address: 75.155.142.162

Page 1

Q1

Tell us what you like about the project

Heritage preservation,

design,

location,

Other (please specify):

The old building looks in need of an update/reno! Would only be an improvement to the neighborhood.

Q2

Tell us what you think needs work

Everything shown looks great!

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

Other (please specify):

5

It looks like an amazing and positive change/upgrade and would fit in nicely with the area! I would love to see this happen. We live only a few blocks from where this is and I grew up only a block from where it is (I'm 56!) :)

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Love it!

Q6

Do you support this project?

Yes,

Let us know why?:

It's an improvement to the neighborhood and it would fit in nicely. This is a very popular store and is OFTEN recommended to others (see local facebook group, called Eat New West!)

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

No

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 10:45:55 AM
Last Modified: Tuesday, September 22, 2020 10:52:09 AM
Time Spent: 00:06:14
IP Address: 24.87.110.38

Page 1

Q1 **Heritage preservation, design**
 Tell us what you like about the project

Q2
 Tell us what you think needs work

I think the bike rack is a bit much. My wife and I enjoy the walk through the Queens Park, but most people drive to your establishment. Maybe keep the space for yourselves?

Q3
 In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4
 In general, do you like the proposed retail addition design?

☆ 5

Q5
 How do you feel about the location of this project?

The location is great. Good on you for taking initiative to create a better business and home for yourself.

Q6 **Yes,**
 Do you support this project? **Let us know why?:**
 Since you've taken over the deli, I know of many people who now take the trek to your store to purchase exceptional quality food items. You have been very accommodating with variety and price.

Q7**Yes**

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 11:22:07 AM
Last Modified: Tuesday, September 22, 2020 11:23:25 AM
Time Spent: 00:01:18
IP Address: 70.71.252.63

Page 1

Q1 design,
Tell us what you like about the project location

Q2
Tell us what you think needs work
LOOKS GREAT!

Q3
In general, do you like the proposed restoration work on the Meat Market and rental suite?
☆ 5

Q4
In general, do you like the proposed retail addition design?
☆ 5

Q5
How do you feel about the location of this project?
Great

Q6 Yes,
Do you support this project? Let us know why?:
It serves a practical purpose and looks great

Q7 Yes
Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 11:30:16 AM
Last Modified: Tuesday, September 22, 2020 11:30:40 AM
Time Spent: 00:00:23
IP Address: 70.71.250.26

Page 1

Q1 design,
Tell us what you like about the project location

Q2 Respondent skipped this question
Tell us what you think needs work

Q3
In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4
In general, do you like the proposed retail addition design?

☆ 5

Q5 Respondent skipped this question
How do you feel about the location of this project?

Q6 Yes
Do you support this project?

Q7 Yes
Are you a resident of New Westminster?

Q8 No
Do you live in the Queen's Park neighbourhood?

Q9**Respondent skipped this question**

Please provide your contact information. Please note that this information will be keep confidential.

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 11:32:07 AM
Last Modified: Tuesday, September 22, 2020 11:35:24 AM
Time Spent: 00:03:17
IP Address: 96.55.130.120

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Respondent skipped this question

Q6

Do you support this project?

Yes,
Let us know why?:
Neighbourly

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

No

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 12:28:59 PM
Last Modified: Tuesday, September 22, 2020 12:30:38 PM
Time Spent: 00:01:39
IP Address: 96.55.157.26

Page 1

Q1 Other (please specify):
 Tell us what you like about the project Nothing at all

Q2
 Tell us what you think needs work
 Everything

Q3
 In general, do you like the proposed restoration work on the Meat Market and rental suite?
 ☆ 1

Q4
 In general, do you like the proposed retail addition design?
 ☆ 1

Q5
 How do you feel about the location of this project?
 Stupid

Q6 No,
 Do you support this project? Let us know why?:
 Eating meat is outdated, so is this store

Q7 Yes
 Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

No

Address

Thank

City/Town

You

State/Province

No

Email Address

thank

Phone Number

1234567891

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 12:54:12 PM
Last Modified: Tuesday, September 22, 2020 12:55:11 PM
Time Spent: 00:00:59
IP Address: 142.232.122.134

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

N/A

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

Excellent location.

Q6

Do you support this project?

Yes,
Let us know why?:
Improves the neighbourhood

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Respondent skipped this question

Please provide your contact information. Please note that this information will be keep confidential.

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 5:48:36 PM
Last Modified: Tuesday, September 22, 2020 5:52:20 PM
Time Spent: 00:03:44
IP Address: 24.86.1.161

Page 1

Q1 design

Tell us what you like about the project

Q2

Tell us what you think needs work

Very nice does this include interior

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

Just fine for the neighborhood

Q6 Yes

Do you support this project?

Q7 No

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Respondent skipped this question

Please provide your contact information. Please note that this information will be keep confidential.

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 7:28:51 PM
Last Modified: Tuesday, September 22, 2020 7:30:26 PM
Time Spent: 00:01:34
IP Address: 38.88.87.59

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

This is a great benefit to the shop and the community.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Perfect

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, September 22, 2020 8:17:31 PM
Last Modified: Tuesday, September 22, 2020 8:18:30 PM
Time Spent: 00:00:58
IP Address: 50.98.9.74

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing I am so excited

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

my neighborhood and I would hate to lose the deli

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Respondent skipped this question

Please provide your contact information. Please note that this information will be keep confidential.

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 23, 2020 11:01:49 AM
Last Modified: Wednesday, September 23, 2020 11:05:46 AM
Time Spent: 00:03:57
IP Address: 70.71.245.221

Page 1

Q1

Tell us what you like about the project

Heritage preservation,

design,

location,

Other (please specify):

building is quite ugly - this new addition and restoration is welcomed

Q2

Tell us what you think needs work

Overall I like the design. The QP Meat Market is a great addition to our neighbourhood

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

There's been a market there for as long as I remember. I am a customer as well and love having a local meat market and deli in our neighbourhood

Q6

Do you support this project?

Yes,

Let us know why?:

The building is, to say it bluntly, a bit of an eyesore. This restoration and addition will benefit the meat market and the streetscape of our neighbourhood

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

Yes

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 23, 2020 1:25:32 PM
Last Modified: Wednesday, September 23, 2020 1:28:51 PM
Time Spent: 00:03:18
IP Address: 70.70.16.148

Page 1

Q1 design

Tell us what you like about the project

Q2 Respondent skipped this question

Tell us what you think needs work

Q3
In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4
In general, do you like the proposed retail addition design?

☆ 5

Q5 Respondent skipped this question

How do you feel about the location of this project?

Q6 Yes,
Do you support this project? Let us know why?:
Looks absolutely stunning**Q7** No

Are you a resident of New Westminster?

Q8 No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, September 23, 2020 2:23:25 PM
Last Modified: Wednesday, September 23, 2020 2:24:26 PM
Time Spent: 00:01:01
IP Address: 199.7.159.90

Page 1

- Q1**
Tell us what you like about the project
- Heritage preservation,
design,
location
- Q2**
Tell us what you think needs work
- More space inside.
- Q3**
In general, do you like the proposed restoration work on the Meat Market and rental suite?
- ☆ 5
- Q4**
In general, do you like the proposed retail addition design?
- ☆ 5
- Q5**
How do you feel about the location of this project?
- Good
- Q6** Yes
Do you support this project?
- Q7** Yes
Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
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#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 24, 2020 2:34:01 PM
Last Modified: Thursday, September 24, 2020 2:36:46 PM
Time Spent: 00:02:44
IP Address: 72.143.237.238

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

It looks good!

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

I love that this retail exists in the beautiful historic Queens park neighbourhood

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 24, 2020 3:51:13 PM
Last Modified: Thursday, September 24, 2020 3:54:05 PM
Time Spent: 00:02:52
IP Address: 70.68.133.155

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

expanding additional floor space

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

using existing land that is currently being underutilized.

Q6

Do you support this project?

Yes,
Let us know why?:
beneficial to both the business and neighborhood

Q7

Are you a resident of New Westminster?

Yes

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 24, 2020 5:05:18 PM
Last Modified: Thursday, September 24, 2020 5:09:39 PM
Time Spent: 00:04:20
IP Address: 66.183.132.223

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
location

Q2

Tell us what you think needs work

Not understanding why an addition is necessary if the rental suite was eliminated and market expanded to that space.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

3

Other (please specify):

New addition seems a bit modern compared to original.

Q4

In general, do you like the proposed retail addition design?

☆

2

Q5

How do you feel about the location of this project?

Happy to have it remain part of the neighbourhood.

Q6

Do you support this project?

Yes,
Let us know why?:
Needs more space now as very popular and so small inside.

Q7

Are you a resident of New Westminster?

Yes

Q8

Respondent skipped this question

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name	Personal Information Removed
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#64

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, September 24, 2020 5:10:19 PM
Last Modified: Thursday, September 24, 2020 5:13:33 PM
Time Spent: 00:03:13
IP Address: 99.199.92.203

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

I think it's great.

Q6

Do you support this project?

Yes,
Let us know why?:
The store has been there for so long and I think it's great to
restore and make it heritage. It will fit well in the Queens
Park neighborhood.

Q7**Yes**

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#65

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 10, 2020 1:32:47 PM
Last Modified: Saturday, October 10, 2020 1:43:51 PM
Time Spent: 00:11:04
IP Address: 70.71.234.106

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

Avoid neon signs.

Avoid additional need of parking by extending business use of the property (lkike restaurant, corner shop, etc.)

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

1

Q5

Respondent skipped this question

How do you feel about the location of this project?

Q6

Do you support this project?

No,

Let us know why?:

It changes the commercial use into multiple commercial use of the property with the potential for commercial activities that will disrupt the character of the neighborhood

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

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Information
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#66

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 11, 2020 11:19:45 AM
Last Modified: Sunday, October 11, 2020 11:23:12 AM
Time Spent: 00:03:26
IP Address: 172.218.126.223

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design

Q2

Tell us what you think needs work

There should be no sign allowed on the roof. No need for that. The sign on the building is enough

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆	4
Other (please specify):	Do not like the rezoning!!!!

Q4

In general, do you like the proposed retail addition design?

☆	4
---	---

Q5

How do you feel about the location of this project?

It seems good to me.

Q6

Do you support this project?

No,

Let us know why?:

I totally support the project as far as adding floor space, basement, etc. I do not support that this will be rezoned and allow something in the future that would change what this is. There should never be a restaurant or convenience store allowed on this property. This should be grandfathered to be a small business like this one now, not open 7 days a week or 24 hours a day!

Q7

Are you a resident of New Westminster?

Yes**Q8**

Do you live in the Queen's Park neighbourhood?

Yes**Q9**

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#67

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, October 12, 2020 9:58:47 AM
Last Modified: Monday, October 12, 2020 10:22:06 AM
Time Spent: 00:23:18
IP Address: 172.218.126.223

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

As a resident who lives across the street from the Queen's Park Meat Market, I am pleased with the proposed renovations, except for two very strong reservations: first, I most definitely do not want a re-zoning that would permit full cafés and restaurants that would be open for much longer hours and probably 7 days per week. This would create massive parking problems for nearby residents like us, who use 3 street parking spots right beside or across from the meat market as it currently exists (not to mention any outdoor sections, which would perhaps cause noise disturbances). Second, I am absolutely opposed to a commercial use change that would allow a convenience store to be allowed there. This would allow an extended hour (possibly even to midnight or later) 7-day per week establishment to destroy the fabric of the neighbourhood by causing massive parking problems, noise at all hours of the evening, and the possible addition of unsavoury people hanging around the store property, much like happens with the convenience store 4 streets away at 6th Street and 4th Avenue. My family and I are vehemently opposed to these two possible future commercial uses of the property, and we will do everything in our power to protest any zoning that will allow these to become part of the city's zoning plan.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

3

Q5

How do you feel about the location of this project?

If the project goes ahead, we would support it as long as the zoning does not allow a full restaurant or convenience store to be opened there in the future (see my previous comments from question #2).

Q6

Do you support this project?

Yes,

Let us know why?:

The current meat market and owner are great, and I support them in their expansion plans.

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

Yes

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

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#68

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, October 13, 2020 5:54:39 PM
Last Modified: Tuesday, October 13, 2020 6:00:49 PM
Time Spent: 00:06:09
IP Address: 142.52.203.1

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

Personally, I think the project should be expanded to get rid of the housing component and make that a cheese shop or coffee shop/bakery

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

Ideal location - part of New West and Queens Park history - there should always be a retail location in this spot as there has been for almost 100 years

Q6

Do you support this project?

Yes,

Let us know why?:

Because it is preserving the local heritage and history, in a way that meets current needs of the community. And Florin is an awesome butcher - we go there all the time.

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#69

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 14, 2020 10:46:03 AM
Last Modified: Wednesday, October 14, 2020 10:49:56 AM
Time Spent: 00:03:53
IP Address: 96.55.150.35

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Make the residence a bakery business

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Great!!!

Q6

Do you support this project?

Yes,
Let us know why?:
Saves the heritage and general aesthetics of the building.

Q7

Are you a resident of New Westminster?

Yes

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 14, 2020 10:02:17 AM
Last Modified: Wednesday, October 14, 2020 11:13:38 AM
Time Spent: 01:11:20
IP Address: 70.71.232.90

Page 1

Q1

Tell us what you like about the project

Other (please specify):

No change in building height, Residential rental suite and it's side yard retained as buffer against adjacent residential properties, Commercial parking pads are located in existing driveway and exiting building does need an upgrade.

Q2

Tell us what you think needs work

1) Big commercial signage on top of the roof or side of the building is not desirable. 2) Re-evaluate the Mid - century Modern heritage aesthetic. 3) Delete residential parking pad and curb crossing because lack of customer parking front of the store compounds the parking and traffic congestion for the neighbors. 4) No visibility of garbage bins from street. 5) Too much concrete. The low open aluminum picket fencing along adjacent residential property lines is not appropriate with adjacent property owners and must be revised.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

1

Other (please specify):

The design and materials shown doesn't align with heritage.

Q4

In general, do you like the proposed retail addition design?

☆

1

Q5

How do you feel about the location of this project?

The commercial shop coexisted with it's residential neighbors by being a small establishment servicing the local needs. Short stay parking and limited operation hours (open 5 days and 8 hours (10 am to 5pm and 11 am to 7pm) helped control traffic in the neighborhood. However, with increase of his business, I don't think the meat shop is right fit for the neighborhood any longer.

Q6

Do you support this project?

No,

Let us know why?:

1) Increase of traffic (high speed infraction by his customers from outside of neighborhood, especially on 2nd and Oak street.) 2) limited parking front of the store 3) Expanded business means increase in littering in the neighborhood. 4) Neighborhood noise will increase with expanded business and operation hours. 5) Potencial increase in vandalism with increase of customers from outside of neighborhood.

Q7

Are you a resident of New Westminster?

Yes**Q8**

Do you live in the Queen's Park neighbourhood?

Yes**Q9**

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#71

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 14, 2020 11:37:17 AM
Last Modified: Wednesday, October 14, 2020 12:33:27 PM
Time Spent: 00:56:09
IP Address: 70.71.232.90

Page 1

Q1

Tell us what you like about the project

Other (please specify):

There is a minimal increase in site coverage. No change in building height. Residential rental suite and side yard retained as buffer against adjacent residential properties. New addition is set back from Second Street and Fourth Ave. Commercial parking pads are located in existing driveway. Existing building does need an upgrade.

Q2

Tell us what you think needs work

Re-evaluate the Mid-century Modern heritage aesthetic. Refer to 720 Second Street HRA as this fits within the context of the neighbourhood in a much more integrated and sympathetic manner. This comment applies to question #3 below.

Delete residential parking pad and curb crossing. This eliminates 1 customer street parking space in front of the property and will push customer parking in front of neighbouring residential properties. Commercial parking is already non-compliant so losing 1 customer parking directly in front of the property compounds the lack of parking and imposes on neighbouring residential properties. Parking pad also increases hard surface along Second Street. Too much concrete. Plan in D3 package not consistent with Heritage Conservation Plan as one shows the residential parking pad and the other doesn't. Has this been deleted in the more current site plan? The low open aluminum picket fencing along adjacent residential property lines is not appropriate with adjacent property owners and must be revised.

Staff proposed relaxation of permitted uses in the July 13, 2020 preliminary report to Mayor and Council must be revised. Cafés, catering establishment, restaurants, Personal Service, and Retail uses cannot be permitted. These commercial uses will have significant negative impact on adjacent and neighbouring properties. Business and Professional Office use within the zoning bylaw is the only one compatible with the neighbourhood. They generate minimal garbage, noise, odors and are less parking intensive. Hardi plank siding is not very heritage. Consider a simple beveled wood siding with a tighter exposure which adds more texture. This would be a better fit with the heritage character within the neighbourhood (this applies to question #4 below).

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

2

Other (please specify):

The proposed restoration work does have potential. Again, revisit earlier built forms under the Mark family ownership and 720 Second Street HRA.

Q4

In general, do you like the proposed retail addition design?

☆

2

Q5

How do you feel about the location of this project?

First and foremost, Queen's Park has been a residential neighbourhood with commercial elements. The commercial shop coexisted with its residential neighbours by being a small establishment servicing local needs. Short stay parking has helped control traffic within a residential neighbourhood. We want the business to succeed however the reality is it can also out-grow its location. This site has numerous restrictions and having no on-site parking is one the biggest issues. We have been a neighbour to the Meat Market and rental suite for 20 years and have not had any concerns to date. As noted previously, the rental suite and its side yard successfully act as a buffer between the commercial use and the adjacent single family residential properties. This should remain in place for the future.

Q6

Do you support this project?

No,

Let us know why?:

I encourage further design development and response to neighborhood concerns however, I cannot support the project without full understanding of what use relaxations, if any, are included within this HRA. As it stands, I strongly oppose staff's proposal to include cafés, restaurants, personal service, and retail as permitted commercial uses.

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

Yes

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
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#72

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 14, 2020 3:03:50 PM
Last Modified: Wednesday, October 14, 2020 3:12:43 PM
Time Spent: 00:08:52
IP Address: 96.55.145.91

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location,

Other (please specify):

Small independently owned retail business in a residential
neighbourhood

Q2

Tell us what you think needs work

Thoughtful expansion - I would welcome additional small retail businesses on this corner. I live in the neighbourhood and like being the convenience of walking to independent stores for groceries and other sundries.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

Other (please specify):

5

I think it looks great. The roof sign is a bit redundant and
suggest it face 2nd.

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

The location is a welcome continuation of history and practicality.

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information Removed

#73

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 14, 2020 9:06:46 PM
Last Modified: Wednesday, October 14, 2020 9:41:33 PM
Time Spent: 00:34:47
IP Address: 70.71.253.18

Page 1

Q1

Tell us what you like about the project

Other (please specify):

Much needed maintenance being done. Ground floor residence suite is maintained, but not sure why it is reduced down to 1 bedroom from 2 bedrooms. Keeping the store as a small meat market is fine, but I am very concerned about increased usage types being permitted for this building. Restaurants and cafes and a list of over 40 other uses are recommended in the Development Services proposal for this HRA property. Also, tripling of space (FSR) seems extreme given the applicants' expressed desire to merely add a little retail space and have some prep/storage/freezer and office space.

Q2

Tell us what you think needs work

Proposal does not meet the criteria of HRAs – such agreements require a balance of public and private gains. This proposal is overweight in terms of space expansion and allowances (including change of permitted uses) and underweight in proper heritage restoration to original architectural features.

- The heritage application proposal presented on-line at www.queensmeatanddelihra.ca does not discuss the broad changes in usage that are integral to this HRA proposal. This is a serious omission because most people filling out this questionnaire are not informed about an extremely important feature of the HRA proposal. The city's website confirms that wide ranging changes in use such as allowing restaurants and cafes are being proposed for this HRA. Respondents should have been fully informed regarding this information prior to providing feedback. Many respondents were assured in the notification card delivered to their residences that no changes in use were being proposed.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

1

Other (please specify):

No – the whole building should be restored to the original era (early 1900s) similar to what was done to the historic store/residence at 720 Second St. (which is highly sympathetic to original building finishes and has become a standard for how to renovate a combined commercial/residential property). The whole building should have uniform wood siding and windows rather than a mixed bag of half contemporary metal windows/half wood windows, half Hardie board siding/half post-50s stucco siding. The building should be more “welcoming.” There is too much concrete right up to the foundation; I prefer more greenspace and landscaping that complements surrounding homes. Regarding Question 4 below, no space was provided to make a comment so I will comment in this section. The addition is very contemporary with black metal windows and modern siding. As noted above, the exterior of the addition contrasts too much with the older part of the building. There is nothing really heritage at all in the appearance of the addition to the building. Two store signs are unnecessary. I prefer to have only the one sign on the store wall and it must not be illuminated.

Q4

In general, do you like the proposed retail addition design?

☆

1

Q5

How do you feel about the location of this project?

The location is not suitable due to the expanded size and types of uses that are being proposed for the title of this property (e.g., allowing restaurants and other food or cooking operations [again, see Development Services Report for this HRA dated July 13, 2020 on the City website]). These expanded uses (not covered in the HRA application here) could have potential negative impacts (i.e., noise, smells, alcohol permit problems, parking issues, etc.) in an area that is supposed to be a quiet protected conservation area. If the expanded uses involve such impacts then the business is better suited to the commercial zone on 6th street which has vacancies and could use an injection of new commercial businesses.

Q6

Do you support this project?

No,

Let us know why?:

I do not support the project. The HRA proposal involves broad-ranging permitted uses attached to the title of the property. Many of the uses would have significant negative impacts in the neighbourhood, particularly for residents that live in close proximity. I am only comfortable with a small renovation that allows the owner to improve retail space and add a little improved functionality within the current use type. The owners state in the application that these are their main goals, so why do they need all these expanded usage categories tied to their application? While expanding the permitted uses will no doubt benefit the owners, and increase the resale value of the store, it would decrease the value of many homes around it. This is not equitable. Many of these people have lived in this neighbourhood for decades, and invested a lot of resources into their homes because they love heritage homes and appreciate this neighbourhood for what it is – a truly special Heritage Conservation Area in Canada.

Q7

Are you a resident of New Westminster?

Yes**Q8**

Do you live in the Queen's Park neighbourhood?

Yes**Q9**

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
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#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, October 14, 2020 9:57:43 PM
Last Modified: Wednesday, October 14, 2020 10:38:12 PM
Time Spent: 00:40:29
IP Address: 70.71.253.18

Page 1

Q1

Tell us what you like about the project

Other (please specify):

I appreciate the goal of making improvements to the appearance of the meat store and adding a little more functionality, but this can be done without an HRA involving a great number of changes/relaxations (FSR twice that allowed; parking relaxation from 6 stalls to 2 stalls for a commercial business, multiple setbacks, double signage, etc.). Such changes also include very broad changes in the allowable uses of the property (everything from restaurants to laundromats). Note that these proposed changes in permitted usage were not presented in the materials made available to the public on the applicants' website. They are presented clearly on the City's website as proposed permitted uses for this Meat Market HRA (Development Services Report, July 13, 2020).

Q2

Tell us what you think needs work

There are many problems with this HRA application. Some features of the proposal need to be eliminated, and other features could be improved.

1) As noted above, there are broad changes in allowable usage for the property that are being proposed as part of this HRA (see Development Services Report, July 13, 2020). The list includes restaurants/cafes, many types of retail stores, many types of businesses and professional offices, and many types of personal services. Such changes in permitted use would be registered to the title of the property and hence difficult to change, and would allow present or future owners incredible leeway in terms of what they could do with this property. Many of these uses are unacceptable in a quiet, residential, protected Heritage Conservation Area. For example, a restaurant or any other cooking operation could have many negative consequences for residents (smells, noise, major parking problems, garbage, etc), to say nothing of the drop in property values that many would suffer. The proposal for broad changes in the use of this property should be eliminated from this HRA proposal. If the applicants simply want to add some functionality and improve the appearance of the meat store, these broad changes in usage are unnecessary. If they want to expand dramatically and change the usage categories for the store, the 6th street corridor makes more sense.

2) According to the City, Heritage Revitalization Agreements are allowed when the private benefits to an owner are balanced by public heritage benefits to the community. There is no such balance here. If this proposed HRA is approved, owners receive a large increase in square footage and are allowed broad changes in how the large space can be used, now and in the future. The public gets roughly the same store (painted and repaired) with a side addition made out of modern materials. I just don't see much heritage revitalization here. Applicants could improve the balance by eliminating the proposed changes of permitted usage and by improving on the restoration plan. Although it is the most inexpensive way to go (i.e., painting and doing minor repairs), the attempt to recreate mid-century modern style is not appropriate for this neighborhood. The plan could be improved by paying homage to the meat store's own history (1910-1930) and the surrounding neighbourhood of homes that are typically much older than the 50s. I recommend looking at the store at 720 Second Street to see what is possible here with the right commitment and investment.

3) An improvement in how this HRA is being handled would be appreciated. The HRA application and conservation plan do not discuss the broad changes in use that are being proposed in this HRA. The notification card assured the community that there is "no change of use from the current use" in this HRA proposal. Yet, as noted above, such changes in usage are being proposed as part of this HRA (see Development Services Report). The community deserves transparency to properly evaluate this project - a project that could have an immense impact on their lives. We were even told that we are not allowed to see the floor plans of the proposed meat store due to privacy concerns. In the past, our neighbours have happily shared their renovation plans so that everyone can understand what is being proposed for their neighborhood.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

1

Other (please specify):

The restoration work proposed on the older part of the building is minimal, consisting of painting the post-1950s stucco and making repairs. Using wood siding such as that on the original store would really improve the plan. Nicer awnings would help. The parking stall at the side of the house is not acceptable because it could be transformed into a commercial parking area and it puts a large break in the boulevard. The modern metal fencing seems a little too modern – there are alternatives that can be considered. The proposed addition uses a form of siding (Hardie board cement siding) that is not really appropriate for a heritage revitalization. The modern metal windows are also not “heritage,” and they contrast with the wood windows proposed for the older section. I think it would be better if the windows are all wood and the siding on the whole building is wood. To me, the addition kind of “sticks out”, and is not aesthetically pleasing, but this is all fixable.

Q4

In general, do you like the proposed retail addition design?

☆

1

Q5

How do you feel about the location of this project?

This small meat market has been in this location for a long time and it has some local clientele. If the owners would agree to a much smaller renovation to improve functionality and appearance, the location is fine. If they are looking for a large expansion of space with major changes in usage categories, the project is better suited to another location in New Westminster.

Q6

Do you support this project?

No,

Let us know why?:

I do not support the project in its current form (for the reasons specified in detail above). This HRA proposal involves the recommendation of wide ranging changes in permitted usage (e.g. restaurants, cafés, etc. - see report on the City website) that are not acceptable. Some of these proposed uses could have very negative impacts on the surrounding homes, affecting the quality of life and property values of people who have strived to contribute to this wonderful unique heritage neighbourhood . A reasonable proposal that excludes these proposed changes in permitted use might be workable if the owners agree to reduce the scope of the renovations and make a number of improvements to the heritage conservation aspects. Just as an aside, I would like to add additional comments regarding this survey. Many respondents were assured in the notification card sent to their homes that there are no changes in usage proposed for this HRA and they are unaware of the Development Services Report recommending broad changes in permitted use. The survey results must be interpreted with great caution against this backdrop. As well, it is puzzling why non-residents of New Westminster are being asked to provide feedback on this HRA proposal. Finally, the rating scales are not labeled so it is unclear how exactly to interpret the results.

Q7

Are you a resident of New Westminster?

Yes**Q8**

Do you live in the Queen's Park neighbourhood?

Yes**Q9**

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#75

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 7:40:30 AM
Last Modified: Thursday, October 15, 2020 7:42:18 AM
Time Spent: 00:01:48
IP Address: 184.151.230.215

Page 1

- Q1** Heritage preservation, design
Tell us what you like about the project
- Q2**
Tell us what you think needs work
The outside mainly
- Q3**
In general, do you like the proposed restoration work on the Meat Market and rental suite?
☆ 5
- Q4**
In general, do you like the proposed retail addition design?
☆ 3
- Q5**
How do you feel about the location of this project?
Great
- Q6** Yes
Do you support this project?
- Q7** Yes
Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 7:46:58 AM
Last Modified: Thursday, October 15, 2020 7:51:36 AM
Time Spent: 00:04:38
IP Address: 66.183.128.82

Page 1

Q1 **Heritage preservation, design**
 Tell us what you like about the project

Q2
 Tell us what you think needs work
 Love the design.

Q3
 In general, do you like the proposed restoration work on the Meat Market and rental suite?
 ☆ 5

Q4
 In general, do you like the proposed retail addition design?
 ☆ 5

Q5
 How do you feel about the location of this project?
 Odd question. The building is where it is?

Q6 **Yes,**
 Do you support this project? **Let us know why?:**
 We need to encourage & support local small businesses

Q7 **Yes**
 Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#77

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 7:51:15 AM
Last Modified: Thursday, October 15, 2020 7:53:00 AM
Time Spent: 00:01:45
IP Address: 154.20.165.78

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Nothing

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

No issues

Q6

Do you support this project?

Yes,
Let us know why?:
It is part of the neighborhood

Q7

Are you a resident of New Westminster?

Yes

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#78

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 7:54:37 AM
Last Modified: Thursday, October 15, 2020 7:55:50 AM
Time Spent: 00:01:13
IP Address: 66.183.128.82

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Love it

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#79

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:00:48 AM
Last Modified: Thursday, October 15, 2020 8:03:59 AM
Time Spent: 00:03:10
IP Address: 154.20.61.22

Page 1

Q1

Tell us what you like about the project

Other (please specify):

Community grocery store, privately owned business

Q2

Tell us what you think needs work

Let them expand the store front

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Fantastic. Lots of parking, neighbourhood shopping walking distance for a community service

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Address

Personal
Information
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#80

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:03:44 AM
Last Modified: Thursday, October 15, 2020 8:05:55 AM
Time Spent: 00:02:11
IP Address: 99.199.179.154

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Could be more accessible.

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

Do you live in the Queen's Park neighbourhood?

No

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#81

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:06:25 AM
Last Modified: Thursday, October 15, 2020 8:08:08 AM
Time Spent: 00:01:42
IP Address: 75.155.139.33

Page 1

Q1 Heritage preservation,
 Tell us what you like about the project design,
 location

Q2
 Tell us what you think needs work
 nothing

Q3
 In general, do you like the proposed restoration work on the Meat Market and rental suite?
 ☆ 5

Q4
 In general, do you like the proposed retail addition design?
 ☆ 5

Q5
 How do you feel about the location of this project?
 I think it is great

Q6 Yes
 Do you support this project?

Q7 Yes
 Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#82

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:11:58 AM
Last Modified: Thursday, October 15, 2020 8:14:16 AM
Time Spent: 00:02:18
IP Address: 70.71.254.204

Page 1

- Q1**
Tell us what you like about the project
- Heritage preservation,
design,
location
- Q2**
Tell us what you think needs work
- Not sure about roof sign.
- Q3**
In general, do you like the proposed restoration work on the Meat Market and rental suite?
- ☆ 3
- Q4**
In general, do you like the proposed retail addition design?
- ☆ 3
- Q5**
How do you feel about the location of this project?
- Okay
- Q6** Yes
Do you support this project?
- Q7** Yes
Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Respondent skipped this question

Please provide your contact information. Please note that this information will be keep confidential.

#83

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:17:01 AM
Last Modified: Thursday, October 15, 2020 8:19:21 AM
Time Spent: 00:02:20
IP Address: 66.183.219.225

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

4

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

I support it! Restoration/plan looks great!

Q6

Do you support this project?

Yes

Q7

Are you a resident of New Westminster?

Yes

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Respondent skipped this question

Please provide your contact information. Please note that this information will be keep confidential.

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:18:28 AM
Last Modified: Thursday, October 15, 2020 8:20:36 AM
Time Spent: 00:02:07
IP Address: 70.71.226.66

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

Revitalize so the building can continue to be used

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

It's a wonderful little piece of New West history... no problem with the location at all.

Q6 Yes

Do you support this project?

Q7 Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
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#85

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:20:45 AM
Last Modified: Thursday, October 15, 2020 8:23:25 AM
Time Spent: 00:02:39
IP Address: 184.151.230.94

Page 1

Q1

Tell us what you like about the project

Other (please specify):

I like the old style

Q2

Tell us what you think needs work

I like the existing front

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

1

Q4

In general, do you like the proposed retail addition design?

☆

1

Q5

How do you feel about the location of this project?

Don't like it

Q6

Do you support this project?

No,

Let us know why?:

Doesn't go with the Neighborhood

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Address

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#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:26:10 AM
Last Modified: Thursday, October 15, 2020 8:28:22 AM
Time Spent: 00:02:11
IP Address: 99.199.176.68

Page 1

- Q1** Heritage preservation,
Tell us what you like about the project design,
location
- Q2**
Tell us what you think needs work
N/a
- Q3**
In general, do you like the proposed restoration work on the Meat Market and rental suite?
☆ 5
- Q4**
In general, do you like the proposed retail addition design?
☆ 5
- Q5**
How do you feel about the location of this project?
Love the location!! Convenient and great in the neighborhood.
- Q6** Yes
Do you support this project?
- Q7** Yes
Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
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#87

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:32:02 AM
Last Modified: Thursday, October 15, 2020 8:33:39 AM
Time Spent: 00:01:37
IP Address: 192.47.255.14

Page 1

Q1 design

Tell us what you like about the project

Q2

Tell us what you think needs work

Nothing

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

Wonderful

Q6

Do you support this project?

Yes,
Let us know why?:
Great design, modern yet appropriate for neighborhood

Q7

Yes

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:47:06 AM
Last Modified: Thursday, October 15, 2020 8:48:48 AM
Time Spent: 00:01:41
IP Address: 206.116.134.136

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

All seems reasonable. Parking and increase in neighbourhood traffic may be an issue.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Great! Love that it's tucked away in a neighbourhood.

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 8:51:44 AM
Last Modified: Thursday, October 15, 2020 8:54:17 AM
Time Spent: 00:02:32
IP Address: 216.251.147.122

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location,

Other (please specify):

Its so nice to see such an ugly old building being brought
back to looking nice again!

Q2

Tell us what you think needs work

The current exterior of the store looks very worn and is an eyesore - hopefully this will be addressed in the new proposal.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

It's so wonderful to have a small locally owned business in the middle of a residential neighbourhood. It adds variety to Queens Park and makes has a neighbourhood meeting spot feel tpo it - especially around Christmas and Thanksgiving.

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 9:00:50 AM
Last Modified: Thursday, October 15, 2020 9:03:11 AM
Time Spent: 00:02:20
IP Address: 99.199.178.58

Page 1

Q1 **design, location**
 Tell us what you like about the project

Q2
 Tell us what you think needs work
 Expand the commercial square footage and modernize the building

Q3
 In general, do you like the proposed restoration work on the Meat Market and rental suite?
 ☆ 5

Q4
 In general, do you like the proposed retail addition design?
 ☆ 5

Q5
 How do you feel about the location of this project?
 Great. It also needs a coffee shop.so close to the park and no good coffee shop around.

Q6 **Yes,**
 Do you support this project? **Let us know why?:**
 Because the building is run down.

Q7 **Yes**
 Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
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#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 9:02:04 AM
Last Modified: Thursday, October 15, 2020 9:04:36 AM
Time Spent: 00:02:32
IP Address: 66.183.131.61

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

I think the building needs to be brought to today's standards.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5
Other (please specify): Absolutely support

Q4 Respondent skipped this question

In general, do you like the proposed retail addition design?

Q5

How do you feel about the location of this project?

Awesome location.

Q6 Yes

Do you support this project?

Q7 Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 9:20:13 AM
Last Modified: Thursday, October 15, 2020 9:21:46 AM
Time Spent: 00:01:33
IP Address: 154.20.167.2

Page 1

Q1 design

Tell us what you like about the project

Q2

Tell us what you think needs work

Signage and storefront. I often drive past and it goes unnoticed.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

Better location if it was more stand out'ish

Q6 Yes

Do you support this project?

Q7 Yes

Are you a resident of New Westminster?

Q8

No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#93

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, October 15, 2020 9:22:20 AM
Last Modified: Thursday, October 15, 2020 9:24:15 AM
Time Spent: 00:01:54
IP Address: 70.71.230.236

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design

Q2

Tell us what you think needs work

Nothing. It looks great.

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

5

Q5

How do you feel about the location of this project?

Great.

Q6

Do you support this project?

Yes,
Let us know why?:
There has been a butcher shop there since I was a kid and
currently it's the best it's ever been.

Q7

Are you a resident of New Westminster?

Yes

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#94

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 16, 2020 1:20:32 PM
Last Modified: Friday, October 16, 2020 1:21:39 PM
Time Spent: 00:01:07
IP Address: 70.71.230.114

Page 1

Q1 **Heritage preservation**

Tell us what you like about the project

Q2 **Respondent skipped this question**

Tell us what you think needs work

Q3
In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4
In general, do you like the proposed retail addition design?

☆ 5

Q5 **Respondent skipped this question**

How do you feel about the location of this project?

Q6 **Yes,**
Do you support this project? Let us know why?:
We need to support our local business**Q7** **Yes**

Are you a resident of New Westminster?

Q8 **No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#95

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, October 16, 2020 9:41:00 PM
Last Modified: Friday, October 16, 2020 9:45:14 PM
Time Spent: 00:04:14
IP Address: 154.20.167.33

Page 1

Q1

Tell us what you like about the project

Heritage preservation,
design,
location

Q2

Tell us what you think needs work

Respondent skipped this question

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆

5

Q4

In general, do you like the proposed retail addition design?

☆

4

Q5

How do you feel about the location of this project?

Great, no issue with it.

Q6

Do you support this project?

Yes,
Let us know why?:
Heritage home owner who was involved with QP HCA

Q7

Are you a resident of New Westminster?

Yes

Q8**Yes**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal Information
Removed

#96

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 17, 2020 12:45:24 AM
Last Modified: Saturday, October 17, 2020 12:46:15 AM
Time Spent: 00:00:51
IP Address: 184.151.230.160

Page 1

Q1 design

Tell us what you like about the project

Q2

Tell us what you think needs work

All ok

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

Love it

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8

Yes

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

K

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, October 17, 2020 2:48:08 PM
Last Modified: Saturday, October 17, 2020 2:51:56 PM
Time Spent: 00:03:48
IP Address: 66.183.128.126

Page 1

Q1 Heritage preservation

Tell us what you like about the project

Q2

Tell us what you think needs work

I like what I see

Q3

In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4

In general, do you like the proposed retail addition design?

☆ 5

Q5

How do you feel about the location of this project?

I think it is needed

Q6

Yes

Do you support this project?

Q7

Yes

Are you a resident of New Westminster?

Q8**No**

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, October 18, 2020 9:38:58 AM
Last Modified: Sunday, October 18, 2020 9:40:44 AM
Time Spent: 00:01:45
IP Address: 216.71.206.157

Page 1

Q1 design

Tell us what you like about the project

Q2 Respondent skipped this question

Tell us what you think needs work

Q3
In general, do you like the proposed restoration work on the Meat Market and rental suite?

☆ 5

Q4
In general, do you like the proposed retail addition design?

☆ 5

Q5 Respondent skipped this question

How do you feel about the location of this project?

Q6 Yes,
Do you support this project? Let us know why?:
New west is a growing city and needs to keep up with the times**Q7** Yes

Are you a resident of New Westminster?

Q8 No

Do you live in the Queen's Park neighbourhood?

Q9

Please provide your contact information. Please note that this information will be keep confidential.

Name

Personal
Information
Removed

Kathleen Stevens

From: Personal Information Removed
Sent: Friday, September 4, 2020 2:35 PM
To: Kathleen Stevens
Subject: Redevelopment of Queen's Park Meat & Deli

Dear Ms Stevens, I realize that the web site germane to this proposal is not yet operational and I know that I shall forget to express my opinion when the time comes around. Based on an assessment gleaned from the postcard mailing I very much like this proposal and would definitely endorse the same. I live some 50 metres from the shop and have witnessed the evolution of the corner of Second Street and Fourth Avenue for seventy of my seventy-five years. As you may know the adjacent corner across Fourth Avenue was the site of the Mel Gordon grocery store that had both a front and a back door for customers(not something one would see today and the adjacent lot was the site of a small store that sold food, candies, and ice cream cones; it had many owners over the years and eventually closed and reverted to residential zoning. I recall that the Queen's Park Meat Market was owned by a Mr. White when I was a child; later it was owned and operated by Eric Davies originally from Wales and I know that he owned the property until recently and may still be the owner.

so I gave it a pass for many years. I am delighted by the business operated by the current proprietors with outstanding products(many fabricated by hand in a European tradition) and the spotless surroundings.

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 12:14 PM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queens Park Meat Market - renovation plans

Forwarded for information. As this was not address to Council, it was not sent to them.

Gillian Day | 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

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From: External-Clerks
Sent: Thursday, October 15, 2020 12:12 PM
To: Personal Information Removed
Subject: RE: Queens Park Meat Market - renovation plans

Good afternoon,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed
Sent: Thursday, October 15, 2020 11:39 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Queens Park Meat Market - renovation plans

Hello,

Re. the renovation plans for the Queens Park Meat Market, I believe that it is a fantastic idea and I commend the owner for taking on such project. This place is such an important and valuable mark in the Queens Park neighbourhood and all of New Westminster. But everybody can see that the place needs to be brought up to nowadays standards while also preserving the heritage value. I strongly believe that the current owner is doing a very good job, through the renovation work, to maintain the value of this shop in our community.

I really hope that City of New Westminster will allow the owner to go on with the renovation plans. My family often shops there (at least twice a week) and we would love to still be able to do that in the future.

Best regards,

Personal Information

Removed

Kathleen Stevens

From: Gillian Day
Sent: Friday, October 16, 2020 10:30 AM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queen Meat redevelopment

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9 www.newwestcity.ca

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-----Original Message-----

From: External-Clerks
Sent: Friday, October 16, 2020 10:29 AM
To: Personal Information Removed
Subject: RE: Queen Meat redevelopment

Good morning,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: Personal Information Removed
Sent: Friday, October 16, 2020 7:45 AM
To: External-Clerks <Clerks@newwestcity.ca>

Subject: Queen Meat redevelopment

I don't support the possibility that the Zoning Bylaw will allow in the future, if the business is sold, cafes and restaurants to be opened, with their attendant noise and parking problems, or the possibility of a convenience store.

How will parking be addressed if business expands?

Personal
If it

Sent from my iPhone

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 12:15 PM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queen's Park Meat Deli

Forwarded for information. As this was not address to Council, it was not sent to them.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: External-Clerks
Sent: Thursday, October 15, 2020 12:13 PM
To: Personal Information Removed
Subject: RE: Queen's Park Meat Deli

Good afternoon,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: Personal Information Removed
Sent: Thursday, October 15, 2020 11:51 AM
To: External-Clerks <Clerks@newwestcity.ca>

Subject: Fwd: Queen's Park Meat Deli

>

> Hello

>

>

> My name is ^dPersonal Information and live between the Canada Games Pool and Queen's Park. I just heard about the Queen's Park Meat Deli ^Rproposed renovation and was very happy to see they plan to keep the heritage of the building. I was even happier to read about the renovation because it is needed. We exclusively buy our meat there and the people working there need more space to serve the community better. New westminster keeps growing and our meat deli is unique. We are very lucky to have a place like that and I hope they are supported to do the renovation to keep serving the community. I would hate for them to move or leave as they need a better space. We support them and I hope the city continues to do so as well.

>

> I was told some people are sending letter against the project and I was very shocked that people would complain about it instead of supporting the business to grow and stay in New West. The owners obviously understand the importance and want to stay in their community.

>

> Thank you very much for taking the time to read my letter of support.

>

> Have a great rest of the week!

>

> ^dPersonal Information
Removed

>

>

> Sent from my iPhone

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 2:52 PM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: a letter of support: queens park meat & deli

Forwarded for information (to DS but not to Council).

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Thursday, October 15, 2020 2:51 PM
To: Personal Information Removed
Subject: RE: a letter of support: queens park meat & deli

Good afternoon,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Personal Information Removed
Sent: Thursday, October 15, 2020 1:00 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: a letter of support: queens park meat & deli

I'm writing to you in support of the Queens Park Meat & Deli restoration project.
That location has been a working butcher for over 75 years and I would love to see it continue to for another 75 years!

I think the revitalization plan put forth by the current owners of the market will be an incredible improvement to what is already there and provide a much needed upgrade to the building.

The plan respects the historic significance of the building and provides an opportunity for the business to continue to thrive. The meat market is one of the absolute favourite parts of my neighbourhood and I really hope we are able to create the space for it to thrive.

I do hope it's not too late for my voice to be heard in this support of this revitalization project.

Respectfully,

Personal
Information
Removed

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 2:58 PM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queens meat and deli

Forwarded for information (to DS but not to Council).

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: External-Clerks
Sent: Thursday, October 15, 2020 2:57 PM
To: Personal Information Removed
Subject: RE: Queens meat and deli

Good afternoon,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: Personal Information Removed
Sent: Thursday, October 15, 2020 1:21 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Queens meat and deli

Whoops. I guess I missed a survey regarding allowing Queens Meat and Deli to proceed with some heritage renovations. I live in Victoria hill and often walk over for product. I would totally be in favour for them to proceed with Reno's and stay in the neighbourhood. Can you add my name to the survey results?

Best regards

Personal Information
Removed

Sent from my iPad

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 3:04 PM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Application at 402 2nd Street

Forwarded for information (to DS but not Council).

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T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Thursday, October 15, 2020 3:03 PM
To: Personal Information Removed
Subject: RE: Application at 402 2nd Street

Good afternoon,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Personal Information Removed
Sent: Thursday, October 15, 2020 1:38 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Application at 402 2nd Street

Please note our support for the application to expand Queens Meat and Deli at the address above.

Thank you,

Personal Information Removed

[Sent from Yahoo Mail for iPhone](#)

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 3:05 PM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queens park meat shop

Forwarded for information (to DS but not Council).

Gillian Day | Agenda Secretary
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-----Original Message-----

From: External-Clerks
Sent: Thursday, October 15, 2020 3:03 PM
To: Personal Information Removed
Subject: RE: Queens park meat shop

Good afternoon,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: Personal Information Removed
Sent: Thursday, October 15, 2020 1:47 PM
To: External-Clerks <Clerks@newwestcity.ca>

Subject: Queens park meat shop

Hi,

I'm a resident of Personal Information . I'm writing in support of the renovations proposed for the queens park meat shop.

Personal
Information

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 3:05 PM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queen's Meat and Deli

Forwarded for information (to DS but not Council).

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Thursday, October 15, 2020 3:03 PM
To: Personal Information Removed
Subject: RE: Queen's Meat and Deli

Good afternoon,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Personal Information Removed
Sent: Thursday, October 15, 2020 1:50 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Re: Queen's Meat and Deli

Hello, regarding Queen's Meat and Deli HRA, I fully support it. What a huge improvement from the existing nondescript bland building! This is the kind of improvement we need in Queens Park. All the best,

Personal Information
Removed

Personal
Information
Removed

<https://queensmeatanddelihra.ca/project-overview>

Kathleen Stevens

From: Personal Information Removed
Sent: Thursday, October 15, 2020 7:50 PM
To: External-Clerks; Kathleen Stevens
Cc: Personal Information Removed
Subject: Support for 404 Second Street (QP Meat Market) HRA
Attachments: Queens Park Meats HRA Letter of Support - Oct 15 2020.pdf

Please see attached letter of support for the 404 Second Street HRA application.

Kind regards,

Personal Information
Removed

Mayor Jonathan Cote and Council
City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9

Dear Mayor Cote and City Councillors,

October 15, 2020

RE: SUPPORT for Queens Park Meat Market HRA

Dear Mayor and Council,

As residents of Queens Park and frequent customers at the QP Meat Market, our family would be absolutely THRILLED to have the proposed seemingly minor revisions made to what is currently a too-small, poorly-ventilated and run-down hitherto 100-year-old corner store. A reconditioned and slightly enlarged specialty meat store, in a building that is already being used for this purpose and that also fits within the OCP, would be an excellent addition to the walkability of our neighbourhood. It would also provide some further consumer choice to a place over-run with generic big box food stores.

I would think that our fellow QP and Glenbrook residents and families are of similar enthusiasm in wishing to see restored and enhanced that which is, according to the City's own Statement of Significance, a building considered to have historic, social, cultural, and aesthetic value. The staff report shows reasonable levels of flexibility in the Proposed Characteristic Relaxations, and the bike rack and contained garbage units are a smart addition.

The local community is very supportive of Florin and his family as entrepreneurs. During the pandemic their small business – and employment of local young people - has grown significantly, and is exactly the kind of thing that should be warmly welcomed by City Council. I do hope that you will approve this project, it makes a great deal of sense.

Thank you for your consideration.

Sincerely,

Jennifer Thompson-Wipp
Pers 3rd Street
onal
New Westminster, BC
V3L 2R8

Kathleen Stevens

From: Gillian Day
Sent: Friday, October 16, 2020 10:22 AM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queen's Park Meat Market

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: External-Clerks
Sent: Friday, October 16, 2020 10:22 AM
To: Personal Information Removed
Subject: RE: Queen's Park Meat Market

Good morning,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: Personal Information Removed
Sent: Thursday, October 15, 2020 4:33 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Queen's Park Meat Market

Hi,

I missed the survey deadline but would like to say I support the Heritage Revitalization proposal for Queen's Park Meat Market. It's a local treasure, allows people to walk and shop local, and the proposal looks like it will improve the neighborhood, not negatively impact it. I strongly hope for it to be approved.

Thank-you.

Personal Information
Removed

Kathleen Stevens

From: Gillian Day
Sent: Friday, October 16, 2020 10:25 AM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queens Park Meat Market

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: External-Clerks
Sent: Friday, October 16, 2020 10:25 AM
To: Personal Information Removed
Subject: RE: Queens Park Meat Market

Good morning,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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-----Original Message-----

From: Personal Information Removed
Sent: Thursday, October 15, 2020 6:44 PM
To: External-Clerks <Clerks@newwestcity.ca>

Subject: Queens Park Meat Market

Hello,

It appears that I missed the opportunity to respond to the survey regarding the application for heritage revitalization at 402 2nd Street. I am a Queens Park resident and I fully support the proposed changes to that business. Right now it's a bit of a eye sore and the proposed changes will result in a much better appearance for the neighborhood.

I also think this is a very popular and useful business within the neighborhood and I support the increase of the business area.

Please pass on my comments to those involved.

Regards,

Personal Information
Removed

Sent from my iPhone

Kathleen Stevens

From: Gillian Day
Sent: Friday, October 16, 2020 10:24 AM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queens Meat land Deli

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: External-Clerks
Sent: Friday, October 16, 2020 10:23 AM
To: Personal Information Removed
Subject: RE: Queens Meat land Deli

Good morning,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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From: Personal Information Removed
Sent: Thursday, October 15, 2020 6:31 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: FW: Queens Meat land Deli

Dear Sir,

I am a resident in Victoria Hill @ Personal Information and would like to express my support of the revitalization of Queens Meat and Deli. This shop services our protein supply superbly and we welcome the needed expansion and shop improvements.

Yours truly,

Personal Information
Removed

Kathleen Stevens

From: Gillian Day
Sent: Monday, October 19, 2020 10:24 AM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Support for Queens Park Butchers Expansion

Forwarded for information.

Gillian Day | 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

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From: External-Clerks
Sent: Monday, October 19, 2020 10:23 AM
To: Personal Information Removed
Subject: RE: Support for Queens Park Butchers Expansion

Good morning,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

 City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed
Sent: Saturday, October 17, 2020 11:20 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Support for Queens Park Butchers Expansion

Hello.

This is a quick letter in full support of the proposed Expansion by Queens Park Butcher. I think the plan creates a very well thought out expansion and update to the existing building, while still preserving the character and feeling of the original space. I think this should be passed.

Personal Information
Removed

Kathleen Stevens

From: Gillian Day
Sent: Monday, October 19, 2020 10:27 AM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Queen's Meats expansion proposal

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

 City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: External-Clerks
Sent: Monday, October 19, 2020 10:26 AM
To: Personal Information Removed
Subject: RE: Queen's Meats expansion proposal

Good morning,

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

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

 City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: Personal Information Removed
Sent: Monday, October 19, 2020 8:54 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Queen's Meats expansion proposal

October 19, 2020

To whom it may concern,

Thank you for taking the time to read my letter in support of the proposal to expand the Queen's Meat store.

We have been residents of New Westminster for decades and have found the butcher shop to be a fabulous fixture in our community. Florian and his team have been doing a great job, for a number of years, building up the business. They provide an excellent product to our community and to customers who travel from other communities for their quality meats. Thanks to the team, the shop also provides a positive, cordial, local spot to buy meat and other products. It is a place where New West neighbours run into each other, visit, and expand the feeling of community. I want to celebrate the success of this local business and help it thrive.

I support the reasonable expansion plans to keep the heritage building basics, while sensitively expanding to improve and update the building systems and size. The plans look great!

Thank you.

Personal Information Removed

Kathleen Stevens

From: Gillian Day
Sent: Monday, October 19, 2020 10:25 AM
To: Emilie Adin; Jackie Teed; Rupinder Basi; Kathleen Stevens
Cc: Jacqueline Killawee; Kathryn Beardsley
Subject: FW: Support for Queen's Park Butcher & Deli

Forwarded for information.

Gillian Day | 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

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From: External-Clerks
Sent: Monday, October 19, 2020 10:24 AM
To: Personal Information Removed
Subject: RE: Support for Queen's Park Butcher & Deli

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Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

City of New Westminster | Legislative Services
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-----Original Message-----

From: Personal Information Removed
Sent: Saturday, October 17, 2020 11:56 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Support for Queen's Park Butcher & Deli

Good morning,

I am a resident of New Westminster, and am writing to support the application from Queen's Meat & Deli, located at 402 Second Street, to expand their building.

Thank you,

Personal
I f ti

Kathleen Stevens

From: Queens Park Meat and Deli <notice@godaddy.com>
Sent: Thursday, October 15, 2020 12:33 PM
To: Kathleen Stevens
Subject: A message from your Queens Park Meat and Deli contact form.

Queens Park Meat and Deli has received a new message.

Name:

Personal Information

Removed

Email:

Personal Information Removed

Message:

I fully support the application for a heritage revitalization agreement for the property occupied by Queen's Park Meat and Deli. It brings much needed character to the neighbourhood and revitalizes this corner. It will also assist a local business - we should be encouraging and creating incentives for small businesses to thrive in New West.

Device:

mobile

Language:

en-CA

Submitted from:

Feedback

Reply to this email to respond.

This message came from your website contact form, <http://queensmeatanddelihra.ca>.

Sent via Websites + Marketing



Kathleen Stevens

From: Queens Park Meat and Deli <notice@godaddy.com>
Sent: Thursday, October 15, 2020 9:52 PM
To: Kathleen Stevens
Subject: A message from your Queens Park Meat and Deli contact form.

Queens Park Meat and Deli has received a new message.

Name:

Personal Information

Removed

Email:

Personal Information Removed

Message:

1. Relaxation of permitted uses can potentially and irreparably alter the character of the neighbourhood. Many potential businesses within the uses under consideration will open the door for extended hour businesses. The Queen's Park heritage neighbourhood has always been quiet during the days and particularly during the evenings. The Meat Market has coexisted with the neighbourhood for decades because it remained small, operated on a regular 8-hour business day and it catered to local and loyal clientele. Café, restaurant and any sit-down dining uses are problematic as these uses typically operate with extended hours of business, have outdoor patios, longer stay parking requirements, liquor licences etc. Seating capacity must be large enough to support the business so the lack of parking will be of greater issue. Retail uses such as convenience store can also run extended business hours or even 24-hours. Dry Cleaning Shops, Dry Cleaning establishments, launderettes under Personal Service use would also be incompatible. The board scope of the Zoning Bylaw definitions in attachment #2 put the distinct character of this neighbourhood at risk. Ultimately, all permitted uses must be respectful and compatible with our neighbourhood. My only consideration for HRA relaxation of Zoning Bylaw uses would be the inclusion of Business and Professional Office to the existing Meat Market and rental suite uses

2. Lack of customer parking is a major concern. The site cannot comply with current parking requirements within the Zoning By-law. The current

driveway does have space for two cars but are not used by customers. Most customers, by preference, use Second Street to park. Some park on Fourth Avenue but it is tighter to maneuver with curb parking on both sides of the street. The shop has always operated with short stay parking which is one reason why it coexisted well in a residential neighborhood. Elimination of 1 valuable street parking stall on Second Street for use by customers and replaced by a curb crossing for a residential (rental) parking pad would not be beneficial. This pushes commercial parking further in the northwest direction past Oakland Street. Saturday and Sunday are the most frequented days and customer parking typically occurs in front of residential addresses 408 and 412 Second Street. This also can occur at peak hours on the week days. The proposed commercial parking pads can provide parking for the shop owner as he currently parks on Fourth Avenue. The current renter parks in the existing carport. If the owner and renter interchange their parking places there will be no change to the current parking demand both on Second Street and Fourth Avenue. More importantly, no reduction in potential customer street parking.

3. The proposed Second Street residential parking pad can pose an additional problem in the future. What prevents this proposed pad from being used for commercial loading? Even though the HRA may identify the pad as residential, foresee this will be difficult to enforce. Any commercial activity within the northwest side yard will have direct impact of 408 Second Street. Furthermore, what limits the current or any future owner from applying for a minor amendment to the HRA adding stairs to provide a second access the commercial basement where the window well is currently indicated on drawing C10. The addition of outdoor stairs will not be a Zoning Bylaw use change so will adjacent property owners be notified in advance of this type of amendment? I can state the existing 402/404 site plan organization works successfully as the rental suite with its side yard act as a good buffer between the commercial use and 408 Second Street. Any potential change of rental floor area and its side yard to commercial function will have direct impact on adjacent properties 408 Second Street and 205 Fourth Avenue and can negatively affect property value.

4. Proposed garbage/recycling area looks insufficient in plan. Current waste/recycle uses four City garbage/recycling containers plus a large waste bin. Ensure all commercial and residential garbage recycling requirements can be accommodated within the proposed area. No garbage or recycling containers should be stored in the northwest yard abutting 408 Second Street and 205 Fourth Avenue. The proposed garbage/recycling area should be screen from Fourth Avenue view.

5. Commercial kitchen exhaust must not be directed towards adjacent residential properties 408 Second Street and 205 Fourth Avenue. Any refrigeration condensers and AC units must not be located in yards abutting the aforementioned properties.

6. Contemporary signage must exclude neon and illuminated signs. Proposed painted heritage signs are appropriate for the neighbourhood.

7. Low "heritage" metal picket fence along northwest property line indicated on drawings C14 and C15 will not be acceptable to 408 Second Street. Please revise for next submission.

8. In general, the organization and overall planning of the proposed Heritage renovation appears promising. Maintaining the existing building height/mass and rental suite are strong positives. Siting and massing of the new addition has been handled in a sympathetic manner. Since this is a significant commercial HRA application in the Queen's Park neighbourhood, the ground and basement floor plans should be included in material circulated to the public for review. This allows for a more comprehensive understanding of what is being proposed. Other HRA applications do include floor layout information. I look forward further development of the proposed scheme as it addresses Queen's Park residents' concerns.

Personal Information
Removed

Device:

desktop

Language:

en-CA

Submitted from:

Feedback

Reply to this email to respond.

This message came from your website contact form, <http://queensmeatanddelihra.ca>.

Sent via Websites + Marketing

Kathleen Stevens

From: Queens Park Meat and Deli <notice@godaddy.com>
Sent: Thursday, October 15, 2020 11:17 PM
To: Kathleen Stevens
Subject: A message from your Queens Park Meat and Deli contact form.

Queens Park Meat and Deli has received a new message.

Name:

Personal Information

Removed

Email:

[h](#) Personal Information Removed

Message:

It's still October 15th but the survey is already closed. I didn't get to do the survey.

Device:

desktop

Language:

en-CA

Submitted from:

Feedback

Reply to this email to respond.

This message came from your website contact form, <http://queensmeatanddelihra.ca>.

Sent via Websites + Marketing

Kathleen Stevens

From: GARRY YOSHIKAWA <gyoshizawa@shaw.ca>
Sent: Wednesday, October 14, 2020 1:52 PM
To: External-Clerks
Cc: qpra.newwest@gmail.com; Kathleen Stevens
Subject: 404 Second Street, Heritage Revitalization Agreement-Preliminary Report (file HER00752)
Attachments: 404 HRA Letter to Mayor and Council-408 Second Street-Respondent #1.pdf; 404 HRA Letter to Mayor and Council-408 Second Street-Respondent #2.pdf

Attention: Mayor Côté and Members of Council,

Please find attached our letters of concern over the proposed 404 Second Street HRA application and website survey. I have attached 2 copies our letter reflecting the two individual respondents from this household. Thank you.

Sincerely,

Garry Yoshizawa

Perso
nal Second Street,
New Westminster, B.C.

October 14, 2020

City of New Westminster
511 Royal Avenue
New Westminster, B.C. V3L 1H9

Attention: Mayor Côté and Members of Council

RE: 404 Second Street, Heritage Revitalization Agreement-Preliminary Report (File: HER00752)
Queens Park Meat Market

My spouse and I are deeply troubled by the lack of transparency on the City notification card and **owner's** website and survey. The notification identifies zoning bylaw relaxations considered to facilitate the project in use, density, site coverage, setbacks and parking space configuration. It goes on to point out that, **"There is no change of use from the current use being proposed"**. At no time does the notice or any of the information provided on the website elaborate on what the relaxation of use is. The only document that explains what this use relaxation encompasses is the July 13th, 2020 preliminary report to Mayor and Council for 404 Second Street Heritage Revitalization Agreement (file: HER00752). In this report Staff proposes the HRA include a broad expansion of permitted commercial uses. The inclusion of Business and Professional Office, Personal Service, Retail and inclusion of cafés and restaurants have obvious benefits to the owner but it also has the potential to irreparably damage the character and quality of our neighbourhood. In addition, there is distinct possibility neighbouring property values can be adversely affected by this change. The expanded commercial uses and their Zoning Bylaw definitions should have been disclosed in all information made available to the public. This is such a major component in this HRA negotiation. The **Queen's Park** residents should have been provided this information or, at the least, given instruction on how to access it on the City website before any count for support was solicited. Based on the lack of critical **information we don't feel the survey would be truly representative of public support**. In addition, the survey appears to be open to non-**Queen's Park residents who have no vested interest** in the preservation of our neighbourhood. The survey elicits feedback on more superficial cosmetic and convenience issues. Three of the 9 questions relate to respondent information. Again, no mention of increase in permitted commercial uses. The drawings made available are not comprehensive and exclude important information to allow residents the opportunity to fully understand what is being proposed. Drawings must be properly annotated for clarity and consistent in information presented. The residential parking pad is indicated within the Heritage Conservation Plan but not included in the July 13th Preliminary report to Mayor and Council or in the D3 drawing package provided by the owner on the survey website. Since this is a unique commercial application in a highly sensitive heritage conservation area public disclosure of floor plans should be a mandatory requirement by the Planning Department to help residents better understand proposed and potential circulation/access patterns. Other preliminary residential HRAs have included ground related schematic floor plan information. The owner is looking to gain a very large relaxation in permitted floor area therefore it is imperative the full application drawing package be accessible. We **don't think** one can ask residents for their support if information is subjectively limited. The **City's** obligation is to ensure the HRA balance private and public interests.

Through this application the building could receive much needed and welcome attention, but the return in heritage character is rather weak and unclear. Contemporary materials are mixed with the existing Mid-century Modern. The Heritage Conservation Plan cites the longstanding history of the Mark family so we are unclear why the Mid-century Modern aesthetic is particularly valued? We can only refer to a similar HRA corner store site at 720 Second Street where the heritage aesthetics were negotiated and ultimately built in a complimentary and neighbourhood enhancing way. This demonstrates Heritage Revitalization

Agreements do work successfully for owner and neighbourhood. We understand the information proposed here is preliminary and remain hopeful, through an active consultation process, a similar outcome can be achieved.

Economic feasibility of the proposed application must be reviewed by the City. Typically, owners are encouraged to put together a pro-forma for budgetary reasons but this appears to be at the discretion of the owner. If HRA commitments are negotiated to achieve a specific level of heritage restoration it would be remiss for the owner to come back afterwards saying they cannot financially fulfil their obligation within the agreement and look for subsequent relaxations to complete the project. This is not a typical residential HRA but a commercial endeavour that can have significant consequence for the neighbourhood. Residents should feel they are sufficiently protected from an undesirable compromise through legal mechanism within the HRA.

The Queen's Park neighbourhood is quiet during the days and even more so during the evenings. The Meat Market has coexisted with the neighbourhood for decades because it remained small, operated on a regular 8-hour business day and it catered to local and loyal clientele. Expanding permitted commercial use to include businesses with potential to operate 7 days a week and/or with extended hours of operation will have significant negative impact on the neighbourhood. **We don't** think Kitsilano is a good paradigm for Queen's Park. Cafés, catering, and restaurants are unacceptable uses as these typically create some or all of these negative impacts such as extended hours, outdoor patios, longer stay parking, garbage and kitchen odors, mechanical noise from kitchen exhaust fans, refrigeration and air conditioning units. A long time friend of ours lived in Kitsilano for a number of years and he said the most notable characteristic of the area was the 24/7 noise. Retail uses such as convenience store can also run extended business hours or even 24 -hours. Dry Cleaning Shops, Dry Cleaning establishments, Launderettes under Personal Service use would also be incompatible. The broad scope of the Zoning Bylaw definitions in attachment #2 from the Preliminary Report puts the distinct character of our neighbourhood at risk. Our only consideration for HRA relaxation in Zoning Bylaw uses would be the inclusion of Business and Professional Office to the existing Meat Market and rental suite uses. Ultimately, all permitted uses must be respectful and compatible with our neighbourhood.

Lack of customer parking is a major concern to many residents and, as such, should be of concern to the City. The site cannot comply with existing parking requirements within the Zoning By-law. The current driveway on Fourth Avenue does have space for two cars but are not used by customers. Most customers, by preference, use Second Street to park. Some park on Fourth Avenue but it is tighter to maneuver with curb parking on both sides of the street. The Meat Shop functions with short stay parking and this is one reason why it has coexisted well in a residential neighborhood. Elimination of one valuable street parking stall on Second Street for use by customers and replaced by a curb crossing for a residential (rental) parking pad would not be beneficial. This pushes commercial parking further in the northwest direction past Oakland Street. Saturday and Sunday are the most frequented days and customer parking typically occurs in front of residential addresses 340, 405, 411, 408 and 412 Second Street. This also can occur at peak hours on the week days. The current parking arrangement is better than what is being proposed. It doesn't change the availability of customer parking on Second Street and further compound the problem of lack of on-site commercial parking.

The proposed Second Street residential parking pad can pose a further problem in the future. What prevents this proposed pad from being used for commercial loading and garbage pick up? Even though the HRA may identify the pad as residential we foresee this as difficult to enforce. Any commercial activity within the northwest side yard will have direct negative impact of 205 Fourth Avenue and 408 Second Street. The curb crossing for residential parking pad should not be allowed. Furthermore, what limits the

current or any future owner from applying for a minor amendment to the HRA to replace the basement window light well with stairs to provide a secondary access to the expanded commercial space below. The addition of outdoor stairs will not be a Zoning setback, height, density or use revision so will this type of change be considered a minor amendment solely at the discretion of the Planning Department? We have co-existed with the Meat Shop for twenty years and can clearly state the existing 402/404 spatial organization works successfully as the rental suite with its side yard act as a good buffer between the commercial use and adjacent single family residential properties. Any potential conversion of existing rental floor area and its side yard to commercial function will have direct impact on 408 Second Street & 205 Fourth Avenue and therefore must not be permitted in the future.

Additional concerns:

1. The proposed prep. kitchen is of concern. It is unknown what odors will be generated and exhausted to the outdoor. Exhaust must not be direct toward adjacent properties. Meat smoking, if any, should be done off-site. I had seen first hand smoke billowing out from the smoker chimney at the International Sausage House in Burnaby. This would drift towards residential townhomes and apartment tower next door on a regular basis.
2. Refrigeration and air conditioning units must not be located in yards abutting adjacent residential properties. These run as required 24/7 and generate noise particular audible in evenings with limited ambient sound.
3. Neon and illuminated signs must be avoided.
4. Garbage area to be screened from street view.
5. Low metal picket fence along northwest property line indicated on C14 and C15 within the D3 architectural package is not acceptable to 408 Second Street. Must be revised.
6. Further architectural drawings must clearly show the full extent of what is proposed including floor plans.

My spouse and I purchased the former "General Store" site (408 Second Street) back in 2000 and subsequently built our home in 2006/2007. Our goal was to respect and be a good fit with the Queen's Park area. To reinforce architectural values defined within the Heritage Guidelines and contribute something of tangible value back to the neighbourhood. We had very clear understanding of why we chose to live here and others who have purchased homes in Queen's Park have conveyed similar reasons for their decision to reside here. A quiet family oriented neighbourhood where owners take pride not only in their heritage homes but also in the heritage of the neighbourhood. We are hopeful this HRA process can constructively address our and other Queen's Park resident concerns with ultimate goal to add value back to the neighbourhood without compromising its character or resident quality of life. My spouse, as co-author, will also be forwarding a copy of this letter to count as two respondents from this household. We greatly appreciated Mayor Côté and Council's willingness to hear our concerns.

Sincerely,



Garry Yoshizawa

Person at 408 Second Street, New Westminster, B.C.

CC:

City of New Westminster
Queen's Park Residents Association

Kathleen Stevens
Gail North

kstevens@newwestcity.ca
qpra.newwest@gmail.com

October 14, 2020

City of New Westminster
511 Royal Avenue
New Westminster, B.C. V3L 1H9

Attention: Mayor Côté and Members of Council

RE: 404 Second Street, Heritage Revitalization Agreement-Preliminary Report (File: HER00752)
Queens Park Meat Market

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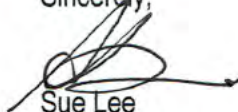
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Additional concerns:

1. The proposed prep. kitchen is of concern. It is unknown what odors will be generated and exhausted to the outdoor. Exhaust must not be direct toward adjacent properties. Meat smoking, if any, should be done off-site. I had seen first hand smoke billowing out from the smoker chimney at the International Sausage House in Burnaby. This would drift towards residential townhomes and apartment tower next door on a regular basis.
2. Refrigeration and air conditioning units must not be located in yards abutting adjacent residential properties. These run as required 24/7 and generate noise particular audible in evenings with limited ambient sound.
3. Neon and illuminated signs must be avoided.
4. Garbage area to be screened from street view.
5. Low metal picket fence along northwest property line indicated on C14 and C15 within the D3 architectural package is not acceptable to 408 Second Street. Must be revised.
6. Further architectural drawings must clearly show the full extent of what is proposed including floor plans.

My spouse and I purchased the former "General Store" site (408 Second Street) back in 2000 and subsequently built our home in 2006/2007. Our goal was to respect and be a good fit with the Queen's Park area. To reinforce architectural values defined within the Heritage Guidelines and contribute something of tangible value back to the neighbourhood. We had very clear understanding of why we chose to live here and others who have purchased homes in Queen's Park have conveyed similar reasons for their decision to reside here. A quiet family oriented neighbourhood where owners take pride not only in their heritage homes but also in the heritage of the neighbourhood. We are hopeful this HRA process can constructively address our and other Queen's Park resident concerns with ultimate goal to add value back to the neighbourhood without compromising its character or resident quality of life. My spouse, as co-author, will also be forwarding a copy of this letter to count as two respondents from this household. We greatly appreciated Mayor Côté and Council's willingness to hear our concerns.

Sincerely,



Sue Lee

Person
al 408 Second Street, New Westminster, B.C.

CC:

City of New Westminster
Queen's Park Residents Association

Kathleen Stevens
Gail North

kstevens@newwestcity.ca
qpra.newwest@gmail.com

Kathleen Stevens

From: Cathy McFarland <mcfarlan@sfu.ca>
Sent: Wednesday, October 14, 2020 2:12 PM
To: Jonathan Cote; External-Clerks
Cc: Kathleen Stevens; qpra.newwest@gmail.com
Subject: Comments Regarding HRA for Queen's Meat and Deli
Attachments: Meat Market HRA Letter From Cathy McFarland October 14 2020.docx

Dear Mayor Cote and Council, Please find attached my comments regarding the Heritage Revitalization Agreement for Queens Meat and Deli at 404 Second Street. Thank you very much for considering my comments, Sincerely, Cathy McFarland

October 14, 2020

To: Mayor and City Council, City of New Westminster
 cc: Kathleen Stevens, Heritage Planning Analyst, City of New Westminster
 cc: Gail North, President, Queen's Park Residents Association

Comments Regarding Queen's Meat and Deli Heritage Revitalization Agreement
File: HER00752

My spouse and I live at ^{Pers}_{onal} Second Street in Queen's Park and I am writing regarding the HRA application submitted by the owners of the Queen's Park meat store located at 404 Second Street in New Westminster. We have thoroughly reviewed the application¹, heritage conservation plan², and Development Services Report (July 13, 2020; pages 340-366) to Mayor and Council (File HER00752)³ and we have many concerns that we will present below. We are co-authors of the content in this letter and will each be sending you a copy to ensure we are counted as two respondents/letters.

Problematic Changes in Usage

We have serious concerns regarding the usage of the property. In terms of land use, the applicants indicate that they want to expand size *within the current usage type* as a retail meat market/rental unit. Specifically, they plan to roughly *triple* the usable space (from .35 floor space ratio (FSR) to .966 FSR), primarily to incorporate ~1839 square feet for: prep kitchen/freezers/storage, office area, and a small increase in the back reception area. This seems like a rather large amount of space (~84% of the new space and 2/3 of the non-residential space of the building) being allotted to these uses, particularly given the huge financial investment needed for excavating and constructing a full basement. Once the full basement and two additions (side and back) are added, we are very concerned about the much expanded building being used for different forms of commercial use (by current or future owners).

Our strong concerns about usage of the space seem well founded. We have recently become aware that such a broadening of uses for this property has been explicitly recommended to Council. The Development Services Report³ (dated July 13, 2020) from the Director of Development Services to the Mayor and Council clearly states (page 344) that in this HRA for the meat market:

“the following uses be permitted:

- **business and professional offices**
- **cafés and restaurants (excluding drive-in/drive-through restaurants)**
- **personal service establishments, and**
- **retail stores. ”**

(Please see Appendix A of my letter for a detailed list of over 40 allowable uses)

We **strongly oppose** this recommendation for broadening of usage within this HRA. This is a quiet residential heritage conservation area and we absolutely do not want to see this building being used as a restaurant, catering business, grocery store, coffee shop, tobacconist store, sandwich shop, meat smoking operation, service establishment (e.g., printing shop; dry cleaning operation; launderette) or any other number of problematic uses that this or other potential owners might come up with. The neighbourhood does not benefit from any usage forms that might increase the following: (1) the already excessive parking/traffic issues around the store (2) problems from cooking in even a small commercial-style kitchen (e.g., strong cooking odors and smells from grease and smoke, all of which can disperse over a wide distance), (3) noise from commercial trucks and fans, extended hours of operation, and

outdoor seating (4) issues with alcohol permits (5) pedestrian traffic and garbage/littering, etc. Importantly, if the wide ranging proposed forms of usage in this meat market HRA are allowed, they are registered on the property title and can only be changed through an onerous bylaw amendment process. The wide broadening of uses might also set a precedent for other non-protected properties in the heart of the valued Queen's Park Heritage Conservation Area. In sum, although we could possibly support a smaller reasonable renovation to improve the retail/storage space and streetscape of the meat store, an HRA that requests a tripling of space coupled with broad usage changes on the property title is unacceptable to us.

It is disheartening to see that no mention of the above proposed changes in usage type were presented in the HRA Application or the Heritage Conservation Plan. These are the documents advertised as available for public viewing to ensure that local residents can evaluate the project (www.queensmeatanddelihra.ca) via a survey. The applicants indicated only that a relaxation to expand *within* the current use type is involved in this HRA. As well, the "invitation for feedback/information" card mailed to nearby residents to solicit community feedback for the city states explicitly that in the present HRA "There is no change of use from the current use." The community deserves transparency about this HRA. The HRA application, conservation plan, and information card requesting feedback from residents should have highlighted the changes in use on the property title that are integral to this proposal. Also, all sections of the application must be presented to the public. The floor plans were excluded from the materials and our request to see them has been denied by the city. The feedback that the City obtains from the public about this HRA must be based on full disclosure to the community. Survey results obtained from respondents who are not properly informed about the nature of this proposal should be questioned.

Imbalance of Private vs. Public Gains

The City's documents regarding Heritage Revitalization Agreements state clearly that such agreements **MUST** balance private gains (e.g., increased floor space and broadened usage tied to the property title, both of which increase resale value) and public gains (e.g., heritage restoration, beautification of the streetscape). In our view, this application falls far short of this requirement. Consider first the private gains for the owner of the establishment. In order to construct a side addition, a back addition, and a full basement under the entire structure, the owners are requesting a huge increase/relaxation in FSR (*requested* FSR of .996). The *allowable* FSR for this property is .50. This requested value is virtually twice the *allowable* FSR and almost three times the *current* FSR of .35. The requested FSR of .996 is also much larger than that recently obtained for another store in our residential neighbourhood (FSR of .66 at 720 2nd Street). Moreover, it is much larger than the average FSR awarded to HRAs deemed comparable by City staff (average FSR .74). To provide perspective, the proposed new addition space alone (2201 sq. ft. of the total 3284 sq.ft.) is almost as large as the entire size of our house (i.e., ~2550 sq. ft.). Numerous other relaxations are requested (i.e., setbacks, signage, site coverage, and a parking relaxation from the required 6 stalls for a commercial property to only 2 stalls). Also, as noted above, this HRA incorporates a major change in allowable usage on the property title that benefits these or future owners.

In contrast to the extremely large "ask" in private benefits, the public gains in heritage revitalization are very modest. In terms of the older portion of the building, the owners plan to paint and make small repairs (e.g., stucco and window work). Although we welcome such much-needed improvements, this minor work represents standard maintenance work that most homeowners in our neighbourhood engage in without asking for huge increases in FSR. Indeed, such maintenance is required in City of New Westminster Bylaw 7971, a bylaw that pertains to maintenance standards in heritage conservation areas.⁴ In terms of the new addition to the side of the building, there is little, if any, heritage bonus at all

- the building addition plan involves using modern metal windows and a modern Hardie board finish (finishes that stand *in direct contrast to*, and in no way complement, the older part of the building). A requirement of heritage additions is that they complement the original building component. In sum, we believe that the private benefits of this proposal far outweigh the heritage benefits to the community and on that basis alone, the present project proposal should be seriously questioned.

Problematic Heritage Conservation Plan

When we heard about the HRA for the meat store, we were hopeful about the possibility of seeing improvements to the streetscape. The store has not been well maintained over the years, and has been described to us as tired and out of place by visitors to the area. Unfortunately, the heritage conservation plan prepared by Ance Building Services is quite disappointing, presenting a mixed bag of conservation goals for this site. This store was originally built in 1910 and reconstructed as a butcher store in 1926. Much later, in the 50s, it was remodeled into its current rendition. The plan is for the main old section of the store to remain the same (with a few minor maintenance repairs as noted above), the justification being that they want to model the restoration after the 1950's edition of the building. When they discuss the new addition, however, they say that the goal is to take inspiration from the 1926 building by using horizontal siding but be *contemporary* by using black metal windows. We are not persuaded that striving to reflect all these different eras in one renovation will produce an aesthetic result.

The goal of being contemporary in an HRA is clearly puzzling, but it can also be argued that the choice to focus any part of the revitalization on the 1950s needs justification. The store was built in 1910 (rebuilt 1926), and it is surrounded by a very large number of protected homes, very few of which were built in the 50s. With the exception of a few new builds, most homes in the surrounding park area are from the early 1900s, giving this area the character that is so valued by residents and non-residents alike. Although choosing the 1950s as a goal for the restoration plan might be convenient, we believe that it is misguided and that the store should be revitalized to the era that fits better with its origin and the surrounding neighborhood (1910-1940s).

With very few exceptions, this is not a "mid-century modern" neighbourhood. We can see in the photographs that the original siding for the store is *wood* horizontal siding (a siding type predominant in the surrounding area) and the whole store exterior should be restored with era-appropriate wood siding. The mixing of materials creates a muddled exterior (some stucco siding with an abrupt switch to contemporary horizontal siding). We realize that mixing of materials is common nowadays, but it does not make for an appealing heritage restoration. The author of the conservation plan notes that the stucco on the store isn't even the original 1950's stucco anyway, so it can't be claimed that the restoration even achieves the 1950's goal.

Other features of the store could also be renovated to match its early origins:

- (a) The original windows on the store were wood and thus all the store windows in the revitalization should really be wood. Again, the mixing of materials (modern black metal windows and early wood windows) creates an incongruous look.
- (b) The awnings in the early 1900s would likely have been made of a canvas material rather than a metal material and these canvas style awnings would be more appropriate for this building. They are more subtle than the brightly striped metal awnings being proposed, and would be a better fit with the wholly residential streetscape.
- (c) The landscaping plan could be improved. The metal fencing is contemporary and inappropriate here. Also, plants or planter boxes could be added to the front of the building to add to the street appeal. Running concrete right up to the foundation without any greenery creates a somewhat unwelcoming impression. Such treatments are common in contemporary applications, but are not in keeping with a heritage conservation area populated by homes with lovely landscaping.

(d) The proposed signage, with one sign placed directly above the other seems awkward and redundant.
 (e) The parking stall to be added on Second Street beside the building (and the accompanying large break in the boulevard that is not depicted in the site plan) should be eliminated. There is too much concrete in this proposal and the residential parking stall could easily be converted to a commercial loading zone, something that is totally disruptive to surrounding residents.

In sum, the heritage plan for this property seems to have been guided more by budgetary concerns than heritage revitalization goals. In contrast, one need only consider the lovely store/residence renovation located a little further down the street at 720 Second Street. The HRA for that address involved restoring a 1912 corner store/residence building by using wood horizontal siding, wood windows, period-appropriate mouldings and lighting, subtle signage, etc. Many residents have commented on the quality of that restoration (see the attached before and after photos in Appendix B). The original meat market is from the same time period (1910-1926) and the owners could use the 720 Second Street restoration as a model of how to proceed. Using the earlier time period as the goal for restoration of the meat market would also fit with most restorations that have occurred in the neighbourhood. In restoring their homes from the early 1900s, people rarely restore them to what they were like in the 50s. Most people who restore homes of this era attempt to reveal the wood siding that might underlie the 1950's stucco, restore or add wood windows that were replaced with metal/vinyl windows, raise ceilings that had been lowered from 10 feet to 8 feet, replace metal pipe porch railings with wood, and so on.

Financial Feasibility and Monitoring of Project

We believe that it is important for the city to explore the financial feasibility of all HRA applications by reviewing proposed budgets. There have been HRA agreements where applicants fail to complete important heritage work in a timely manner. Others have claimed they have insufficient funds for the primary heritage work and have been awarded a 10 year time frame to complete the work. HRAs need to be monitored to ensure that all heritage work promised by applicants is feasible financially and completed in a thorough and timely manner.

Thank you very much for the opportunity to express my views on this project. I hope that all of my concerns will be addressed in a manner that preserves the character of this neighbourhood and respects the residents in the surrounding heritage conservation area.

Cathy McFarland

Personal Second Street, New Westminster

¹ Heritage Application

<https://img1.wsimg.com/blobby/go/26073966-3551-4d92-97a7-a7f899018b37/downloads/1510%20HRA%20Package%20no%20floor%20plans.pdf?ver=1598639727240>

² Heritage Conservation Plan

<https://img1.wsimg.com/blobby/go/26073966-3551-4d92-97a7-a7f899018b37/downloads/402%20nd%20St.%20HCP.pdf?ver=15986397272404>

³ Development Services Report (see pages 340-366)

https://newwestcity.ca.granicus.com/DocumentViewer.php?file=newwestcity_701a9a3f17ee804f4c686cf8f7796132.pdf&view=1

⁴ Heritage Property Maintenance Bylaw

[https://www.newwestcity.ca/database/files/library/7971_Heritage_Property_Maintenance\(1\).pdf](https://www.newwestcity.ca/database/files/library/7971_Heritage_Property_Maintenance(1).pdf)

Appendix A

Detailed List of Uses

The Development Services Report File (HER00752) recommends four broad categories of usage for this HRA (cafés and restaurants; business and professional offices, personal service establishments, and retail stores). For the latter three broader categories, the report provides a more detailed list of allowable uses within each category.

BUSINESS AND PROFESSIONAL OFFICE means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, massage providers, massage therapists, legal, design, accounting, advertising, sales, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions in a pedestrian oriented environment.

PERSONAL SERVICE ESTABLISHMENT means barber shops, beauty parlours, cosmetologists, massage providers, massage therapists, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, florist shops, launderettes (automatic self-service only), shoe repair shops, tailor or dressmaking shops, optical or watch repair shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing.

RETAIL STORE means the use of a building, or portion of a building, for the sale of new goods directly to the consumer excluding the sale of new or used firearms. Retail stores include food stores, general merchandise stores, apparel and clothing stores, hardware stores, furniture and fixture stores, drug and cosmetic stores, book and stationary stores, flower shops, jewellery stores, tobacconist stores, pet stores, photographic supply and photographer stores and similar stores in a pedestrian environment.

Appendix B
720 Second St Before and After Photos





Kathleen Stevens

From: Cathy McFarland <mcfarlan@sfu.ca>
Sent: Monday, October 26, 2020 10:28 AM
To: Jonathan Cote
Cc: Kathleen Stevens; qpra.newwest@gmail.com; Emilie Adin
Subject: HRA Process: Queen's Meat and Deli
Attachments: Letter to Mayor Oct 25 2020 HRA process.docx

Dear Honorable Mayor Cote,

We have attached a letter that discusses problematic issues in the HRA consultation process for the Queen's Meat and Deli. We appreciate your consideration of our concerns.

Thank you,

Gary Mockler and Cathy McFarland

Perso Second Street

|

October 25, 2020

To: Honorable Mayor Cote, City of New Westminster

c.c. Kathleen Stevens, Heritage Analyst
c.c. Emilie Adin, Director of Development Services
c.c. Gail North, President, Queens Park Residents Association

From: Gary Mockler and Cathy McFarland, ^{Personal} Second Street

Dear Mayor Cote,

On October 14, we submitted a letter to Mayor and Council (copied to the QPRA) providing our comments on the HRA proposal for the Meat Market on Second Street. We are writing to you today because we are very concerned about how this HRA application process is being handled and we want to explicate these issues in more detail. The Interim-Development Review Process document on the City's website states that public consultation should be an "open and transparent engagement process" and we are concerned that this requirement is not being fulfilled.

Background: In September, local residents received a notification card (see Appendix A), that instructed us to go to a website (www.queensmeatanddelihra.ca) to learn about the Meat Store Heritage Revitalization Agreement and provide feedback to the City by completing an on-line survey. The HRA application/proposal, the Heritage Conservation Plan, and a Survey, are presented to the public on this website.

1. Misinformation Regarding the Proposed Changes in Allowable Uses:

Regarding the allowable uses for the store, the Notification Card assures residents that in this HRA "there is no change of use from the current use being proposed." The application and conservation plan also do not mention any changes in usage categories for this HRA. The applicants indicate that they want to expand size within the current use as a meat market/rental (to increase retail space and add a storage/prep area), and they ask for relaxations (tripling FSR, reducing required parking from 6 to 2, setbacks, etc.) to increase space. Nothing is said, however, about changing the allowable usage categories registered to the property title. So, we and other neighbors were very dismayed when we later found out (from someone who did some digging) that major changes in allowable usage for this HRA are being recommended in the background. These changes are described in the Development Services Report to Mayor and Council (pages 344 and 356 of a 710 page document dated July 13, 2020) and involve allowing 4 broad categories of use for this property title (restaurants and cafes; business and professional offices; personal service establishments; retail stores). These categories incorporate over 40 uses, many of which have the potential to negatively impact the surrounding neighborhood.

There has been a clear lack of transparency regarding the proposed usage changes in this HRA: The public is being misinformed either through commission (when they are openly assured in the notification card that there are no changes) or omission (when nothing is said in the application or heritage plan about these broad changes in permitted use). The community deserves to be provided with any information that could impact their evaluation of the project prior to providing feedback. As of right now, many residents are unaware of these important and consequential proposed usage changes. We also examined the information provided to the Heritage Commission by Development Services and these proposed changes do not appear to

be spelled out for them either. They were provided with information about some relaxations, and they should have been informed about these proposed changes as well before making recommendations.

We believe that it is important for the City to (a) investigate this lack of transparency, (b) highlight the important information about usage changes in all further communications to the public, and (c) post detailed information about these proposed use changes on the HRA announcement sign outside the building.

2. Denied Access to Important Information: To properly evaluate the project, we asked the City if we could view the floor plans for this HRA and they denied our request for "privacy reasons". The applicants want to triple their FSR and make broad changes in allowed usage, so we think it is quite reasonable for the community to see these plans. We just don't understand why floor plans to a meat shop involve privacy issues.

3. Lack of Transparency Regarding Consultations with the Public:

When we received the notification card in the mail (see Appendix A), we, and everyone we have spoken to, in the surrounding neighborhood believed that the card represented a direct request from the City of New Westminster to go to a City-supported website to provide the City with feedback via an on-line survey. The language on the card and website definitely creates this impression, opening with "An application for a Heritage Revitalization Agreement has been received for 404 Second Street, the Queen's Meat & Deli." Such statements are commonly used by the City, and it would be nonsensical for an applicant to indicate that they received an application. Residents we have spoken to have uniformly perceived this statement (and the card and website/survey) as originating from the City. The request on the card to go to the website/survey also appears to be originating from the City.

Although the materials presented to the community have the optics of being City-led and endorsed, we have found out from the heritage analyst that the website and survey are actually all part of the applicant-led consultation. It should have been made very clear to the public right from the outset that the materials are all part applicant-led consultation (that involves the applicant providing information to, and collecting opinions from, the public) and that the City will later be conducting its own consultation process with residents. There are no explanatory statements on the card (or website) to clearly indicate that the card/website/survey was created for and handled by the applicants rather than the City. Any language that creates the impression in respondents that the information provided and the survey are "City-led:"

(a) gives applicants a "credibility boost" that is inappropriate (for example, respondents will think *the City* is assuring them that there are no usage changes in this HRA application)

(b) creates ethical/legal implications because survey respondents believe that the promise of confidentiality for all their personal information is coming from the City when it is actually coming from the applicants

(c) misleads survey respondents into thinking that the City, presumably with professional help on staff, is collecting/analyzing/summarizing the survey results

(d) allows residents to think that they have "already supplied" direct feedback to the City regarding the project (possibly leading them to ignore the next "actual" City-led consultation process).

Last week on Wednesday, we emailed a request to the City heritage analyst to answer a few questions regarding the problematic notification card (e.g., did the City review and approve the wording on the card directing us to a website and survey?) and we were told we cannot be

given answers until “next week”. We deserve prompt answers to what in our view are such straightforward factual yes/no questions about the consultation process.

4. Additional Problems with the Survey: There are additional problems with the applicant-led consultation process.

(a) Many respondents are answering survey questions without knowledge of one of the central features of this HRA - the broad change in use being proposed for this property title. We do not think that responses to questions about liking and support for the project can be trusted when respondents were not informed, or even asked about, a central feature of this HRA proposal - the specific activities that will be allowed for this property.

b) It looks as though virtually anyone can complete the on-line survey because there is a question asking whether the respondent is a resident or non-resident of New Westminster. It is unclear why residents who live outside of New Westminster are being recruited to complete this survey. They have no vested interest in the project and might give glowing reviews of the HRA simply because they enjoy the product sold at the store. In the past, it seems like the applicant-led consultation phase involved applicants reaching out and talking to the local community regarding how they feel about the project; this new process whereby applicants do not clearly identify themselves and create websites/surveys that do not fully inform the public of important details seems inherently biased in a way that benefits the applicant and may harm the public.

c) As noted above, many respondents believe that the City is using the website to collect their data directly (and thus the City will have access to their raw data responses). Because we now know that the data is being collected on behalf of the applicant, we have concerns about how the data is managed. It is essential that the raw data be supplied to the City by the applicants because summaries can be distorted.

d) The survey is poorly constructed: It contains leading questions, questions about tangential issues, rating scales with no appropriate labels or endpoints, and a question with no open-ended response option. Importantly, respondents are not even asked about a central feature of this HRA – changing the allowable uses. One third of the questions have to do with obtaining personal information about the respondent, and it offers an assurance of confidentiality without revealing who precisely is making this assurance - Respondents have a right to know who is keeping their responses confidential.

Overall, there are sufficient problems with this applicant-led survey process that we think the validity of the results should be seriously questioned. We believe that residents who live in Queen's Park, who are fully informed about the implications of changed commercial uses in this HRA, and who are most affected by this HRA, should have the strongest say in evaluating the proposal.

To conclude, we trust that the City will investigate the lack of transparency in the consultation process for this HRA and actively correct any misinformation that has occurred. We understand that the next step in the HRA application process is the City-led consultation component, involving a mail-out to all owners and occupants within 100 meters, a link to the City's on-line survey, and a sign posted outside the HRA location (as per the memo entitled *Covid 19 Interim City-led Consultation Process* at:

https://www.newwestcity.ca/database/files/library/CNW_COVID_19_Interim_City_led_Consultation_Process.pdf). Note that the City-led consultation process for this HRA was also specified on page 346-347 of the Development Services Report to Council dated July 13, 2020.

Importantly, the City-led mail-out, survey, and sign should all highlight the usage change information because residents were not previously informed of these major proposed use changes.

We thank you for reviewing and addressing our concerns. We would be more than happy to speak with you if you would like further information.

Sincerely,
Gary Mockler and Cathy McFarland

Personal Second Street

Appendix A

GIVE US YOUR FEEDBACKOpen September 15th, 2020 to October 15th, 2020www.queensmeatanddelihra.ca

An application for a Heritage Revitalization Agreement (HRA) has been received for 404 Second Street, the Queen's Meat & Deli (shown in bold on the map)



The 1926 Queen's Meat & Deli contains both a small-scale commercial unit and a residential rental suite. The proposed project would add floor space to the existing one storey building through a side and basement addition. Zoning Bylaw relaxations required to facilitate the project would include use, density, site coverage, setbacks, and parking space configuration. There is no change of use from the current use being proposed.

Additionally, Sign Bylaw relaxations are requested. In exchange, the building would be fully restored and protected through a Heritage Designation Bylaw.105

GIVE US YOUR FEEDBACKOpen September 15st, 2020 to October 15thwww.queensmeatanddelihra.ca

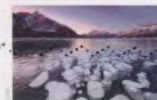
Website Details: The site includes the project details, map, variances requested, historic significance, as well as contact details, and survey. The website will be active for community feedback for 30 days which will all be forwarded to the City of New Westminster. If you require a paper copy of the presentation, please contact D3 Dimension Drafting and Design Inc.

Question or Comments?**Kirsten Sutton****604-603-6747**

D3 Dimension Drafting and Design
email: kirsten@d3design.ca

Kathleen Stevens**604-527-4656**

Heritage Planning Analyst- City of New Westminster
email: kstevens@newwestcity.ca



Personal
SECOND ST
NEW WESTMINSTER, BC
V3L 2L4

Kathleen Stevens

From: Gary Mockler <mocland2@gmail.com>
Sent: Wednesday, October 14, 2020 2:19 PM
To: Jonathan Cote; External-Clerks
Cc: Kathleen Stevens; qpra.newwest@gmail.com
Subject: Heritage Revitalization Agreement Queen's Meat and Deli: Comments
Attachments: Meat Market HRA Letter From Gary Mockler Oct 14 2020.docx

Dear Mayor Cote and Council,

I have a number of comments regarding the HRA for the Queen's Park Meat Store. My feedback is presented in the letter attached to this email.

Thanks very much for the opportunity to provide this feedback,

Gary Mockler

Pers
onal Second Street

October 14, 2020

To: Mayor and City Council, City of New Westminster
cc: Kathleen Stevens, Heritage Planning Analyst, City of New Westminster
cc: Gail North, President, Queen's Park Residents Association

Comments Regarding Queen's Meat and Deli Heritage Revitalization Agreement
File: HER00752

My spouse and I live at 412 Second Street in Queen's Park and I am writing regarding the HRA application submitted by the owners of the Queen's Park meat store located at 404 Second Street in New Westminster. We have thoroughly reviewed the application¹, heritage conservation plan², and Development Services Report (July 13, 2020; pages 340-366) to Mayor and Council (File HER00752)³ and we have many concerns that we will present below. We are co-authors of the content in this letter and will each be sending you a copy to ensure we are counted as two respondents/letters.

Problematic Changes in Usage

We have serious concerns regarding the usage of the property. In terms of land use, the applicants indicate that they want to expand size *within the current usage type* as a retail meat market/rental unit. Specifically, they plan to roughly *triple* the usable space (from .35 floor space ratio (FSR) to .966 FSR), primarily to incorporate ~1839 square feet for: prep kitchen/freezers/storage, office area, and a small increase in the back reception area. This seems like a rather large amount of space (~84% of the new space and 2/3 of the non-residential space of the building) being allotted to these uses, particularly given the huge financial investment needed for excavating and constructing a full basement. Once the full basement and two additions (side and back) are added, we are very concerned about the much expanded building being used for different forms of commercial use (by current or future owners).

Our strong concerns about usage of the space seem well founded. We have recently become aware that such a broadening of uses for this property has been explicitly recommended to Council. The Development Services Report³ (dated July 13, 2020) from the Director of Development Services to the Mayor and Council clearly states (page 344) that in this HRA for the meat market:

“the following uses be permitted:

- business and professional offices**
- cafés and restaurants (excluding drive-in/drive-through restaurants)**
- personal service establishments, and**
- retail stores. ”**

(Please see Appendix A of my letter for a detailed list of over 40 allowable uses)

We **strongly oppose** this recommendation for broadening of usage within this HRA. This is a quiet residential heritage conservation area and we absolutely do not want to see this building being used as a restaurant, catering business, grocery store, coffee shop, tobacconist store, sandwich shop, meat smoking operation, service establishment (e.g., printing shop; dry cleaning operation; launderette) or any other number of problematic uses that this or other potential owners might come up with. The neighbourhood does not benefit from any usage forms that might increase the following: (1) the already excessive parking/traffic issues around the store (2) problems from cooking in even a small commercial-style kitchen (e.g., strong cooking odors and smells from grease and smoke, all of which can disperse over a wide distance), (3) noise from commercial trucks and fans, extended hours of operation, and

outdoor seating (4) issues with alcohol permits (5) pedestrian traffic and garbage/littering, etc. Importantly, if the wide ranging proposed forms of usage in this meat market HRA are allowed, they are registered on the property title and can only be changed through an onerous bylaw amendment process. The wide broadening of uses might also set a precedent for other non-protected properties in the heart of the valued Queen's Park Heritage Conservation Area. In sum, although we could possibly support a smaller reasonable renovation to improve the retail/storage space and streetscape of the meat store, an HRA that requests a tripling of space coupled with broad usage changes on the property title is unacceptable to us.

It is disheartening to see that no mention of the above proposed changes in usage type were presented in the HRA Application or the Heritage Conservation Plan. These are the documents advertised as available for public viewing to ensure that local residents can evaluate the project (www.queensmeatanddelihra.ca) via a survey. The applicants indicated only that a relaxation to expand *within* the current use type is involved in this HRA. As well, the "invitation for feedback/information" card mailed to nearby residents to solicit community feedback for the city states explicitly that in the present HRA "There is no change of use from the current use." The community deserves transparency about this HRA. The HRA application, conservation plan, and information card requesting feedback from residents should have highlighted the changes in use on the property title that are integral to this proposal. Also, all sections of the application must be presented to the public. The floor plans were excluded from the materials and our request to see them has been denied by the city. The feedback that the City obtains from the public about this HRA must be based on full disclosure to the community. Survey results obtained from respondents who are not properly informed about the nature of this proposal should be questioned.

Imbalance of Private vs. Public Gains

The City's documents regarding Heritage Revitalization Agreements state clearly that such agreements **MUST** balance private gains (e.g., increased floor space and broadened usage tied to the property title, both of which increase resale value) and public gains (e.g., heritage restoration, beautification of the streetscape). In our view, this application falls far short of this requirement. Consider first the private gains for the owner of the establishment. In order to construct a side addition, a back addition, and a full basement under the entire structure, the owners are requesting a huge increase/relaxation in FSR (*requested* FSR of .996). The *allowable* FSR for this property is .50. This requested value is virtually twice the *allowable* FSR and almost three times the *current* FSR of .35. The requested FSR of .996 is also much larger than that recently obtained for another store in our residential neighbourhood (FSR of .66 at 720 2nd Street). Moreover, it is much larger than the average FSR awarded to HRAs deemed comparable by City staff (average FSR .74). To provide perspective, the proposed new addition space alone (2201 sq. ft. of the total 3284 sq.ft.) is almost as large as the entire size of our house (i.e., ~2550 sq. ft.). Numerous other relaxations are requested (i.e., setbacks, signage, site coverage, and a parking relaxation from the required 6 stalls for a commercial property to only 2 stalls). Also, as noted above, this HRA incorporates a major change in allowable usage on the property title that benefits these or future owners.

In contrast to the extremely large "ask" in private benefits, the public gains in heritage revitalization are very modest. In terms of the older portion of the building, the owners plan to paint and make small repairs (e.g., stucco and window work). Although we welcome such much-needed improvements, this minor work represents standard maintenance work that most homeowners in our neighbourhood engage in without asking for huge increases in FSR. Indeed, such maintenance is required in City of New Westminster Bylaw 7971, a bylaw that pertains to maintenance standards in heritage conservation areas.⁴ In terms of the new addition to the side of the building, there is little, if any, heritage bonus at all

- the building addition plan involves using modern metal windows and a modern Hardie board finish (finishes that stand *in direct contrast to*, and in no way complement, the older part of the building). A requirement of heritage additions is that they complement the original building component. In sum, we believe that the private benefits of this proposal far outweigh the heritage benefits to the community and on that basis alone, the present project proposal should be seriously questioned.

Problematic Heritage Conservation Plan

When we heard about the HRA for the meat store, we were hopeful about the possibility of seeing improvements to the streetscape. The store has not been well maintained over the years, and has been described to us as tired and out of place by visitors to the area. Unfortunately, the heritage conservation plan prepared by Ance Building Services is quite disappointing, presenting a mixed bag of conservation goals for this site. This store was originally built in 1910 and reconstructed as a butcher store in 1926. Much later, in the 50s, it was remodeled into its current rendition. The plan is for the main old section of the store to remain the same (with a few minor maintenance repairs as noted above), the justification being that they want to model the restoration after the 1950's edition of the building. When they discuss the new addition, however, they say that the goal is to take inspiration from the 1926 building by using horizontal siding but be *contemporary* by using black metal windows. We are not persuaded that striving to reflect all these different eras in one renovation will produce an aesthetic result.

The goal of being contemporary in an HRA is clearly puzzling, but it can also be argued that the choice to focus any part of the revitalization on the 1950s needs justification. The store was built in 1910 (rebuilt 1926), and it is surrounded by a very large number of protected homes, very few of which were built in the 50s. With the exception of a few new builds, most homes in the surrounding park area are from the early 1900s, giving this area the character that is so valued by residents and non-residents alike. Although choosing the 1950s as a goal for the restoration plan might be convenient, we believe that it is misguided and that the store should be revitalized to the era that fits better with its origin and the surrounding neighborhood (1910-1940s).

With very few exceptions, this is not a "mid-century modern" neighbourhood. We can see in the photographs that the original siding for the store is *wood* horizontal siding (a siding type predominant in the surrounding area) and the whole store exterior should be restored with era-appropriate wood siding. The mixing of materials creates a muddled exterior (some stucco siding with an abrupt switch to contemporary horizontal siding). We realize that mixing of materials is common nowadays, but it does not make for an appealing heritage restoration. The author of the conservation plan notes that the stucco on the store isn't even the original 1950's stucco anyway, so it can't be claimed that the restoration even achieves the 1950's goal.

Other features of the store could also be renovated to match its early origins:

- (a) The original windows on the store were wood and thus all the store windows in the revitalization should really be wood. Again, the mixing of materials (modern black metal windows and early wood windows) creates an incongruous look.
- (b) The awnings in the early 1900s would likely have been made of a canvas material rather than a metal material and these canvas style awnings would be more appropriate for this building. They are more subtle than the brightly striped metal awnings being proposed, and would be a better fit with the wholly residential streetscape.
- (c) The landscaping plan could be improved. The metal fencing is contemporary and inappropriate here. Also, plants or planter boxes could be added to the front of the building to add to the street appeal. Running concrete right up to the foundation without any greenery creates a somewhat unwelcoming impression. Such treatments are common in contemporary applications, but are not in keeping with a heritage conservation area populated by homes with lovely landscaping.

(d) The proposed signage, with one sign placed directly above the other seems awkward and redundant.
 (e) The parking stall to be added on Second Street beside the building (and the accompanying large break in the boulevard that is not depicted in the site plan) should be eliminated. There is too much concrete in this proposal and the residential parking stall could easily be converted to a commercial loading zone, something that is totally disruptive to surrounding residents.

In sum, the heritage plan for this property seems to have been guided more by budgetary concerns than heritage revitalization goals. In contrast, one need only consider the lovely store/residence renovation located a little further down the street at 720 Second Street. The HRA for that address involved restoring a 1912 corner store/residence building by using wood horizontal siding, wood windows, period-appropriate mouldings and lighting, subtle signage, etc. Many residents have commented on the quality of that restoration (see the attached before and after photos in Appendix B). The original meat market is from the same time period (1910-1926) and the owners could use the 720 Second Street restoration as a model of how to proceed. Using the earlier time period as the goal for restoration of the meat market would also fit with most restorations that have occurred in the neighbourhood. In restoring their homes from the early 1900s, people rarely restore them to what they were like in the 50s. Most people who restore homes of this era attempt to reveal the wood siding that might underlie the 1950's stucco, restore or add wood windows that were replaced with metal/vinyl windows, raise ceilings that had been lowered from 10 feet to 8 feet, replace metal pipe porch railings with wood, and so on.

Financial Feasibility and Monitoring of Project

We believe that it is important for the city to explore the financial feasibility of all HRA applications by reviewing proposed budgets. There have been HRA agreements where applicants fail to complete important heritage work in a timely manner. Others have claimed they have insufficient funds for the primary heritage work and have been awarded a 10 year time frame to complete the work. HRAs need to be monitored to ensure that all heritage work promised by applicants is feasible financially and completed in a thorough and timely manner.

Thank you very much for the opportunity to express my views on this project. I hope that all of my concerns will be addressed in a manner that preserves the character of this neighbourhood and respects the residents in the surrounding heritage conservation area.

Gary Mockler

Perso
nal Second Street, New Westminster

¹ Heritage Application

<https://img1.wsimg.com/blobby/go/26073966-3551-4d92-97a7-a7f899018b37/downloads/1510%20HRA%20Package%20no%20floor%20plans.pdf?ver=1598639727240>

² Heritage Conservation Plan

<https://img1.wsimg.com/blobby/go/26073966-3551-4d92-97a7-a7f899018b37/downloads/402%20nd%20St.%20HCP.pdf?ver=15986397272404>

³ Development Services Report (see pages 340-366)

https://newwestcity.ca.granicus.com/DocumentViewer.php?file=newwestcity_701a9a3f17ee804f4c686cf8f7796132.pdf&view=1

⁴ Heritage Property Maintenance Bylaw

[https://www.newwestcity.ca/database/files/library/7971_Heritage_Property_Maintenance\(1\).pdf](https://www.newwestcity.ca/database/files/library/7971_Heritage_Property_Maintenance(1).pdf)

Appendix A

Detailed List of Uses

The Development Services Report File (HER00752) recommends four broad categories of usage for this HRA (cafés and restaurants; business and professional offices, personal service establishments, and retail stores). For the latter three broader categories, the report provides a more detailed list of allowable uses within each category.

BUSINESS AND PROFESSIONAL OFFICE means the use of a building, or portion of a building, for administrative, clerical and professional work. Business and professional offices include financial, real estate, insurance, medical, dental, massage providers, massage therapists, legal, design, accounting, advertising, sales, consulting, telecommunications, high technology, and similar types of businesses engaged in person to person, person to business, and business to business transactions in a pedestrian oriented environment.

PERSONAL SERVICE ESTABLISHMENT means barber shops, beauty parlours, cosmetologists, massage providers, massage therapists, dry cleaning shops (automatic self-service only), dry cleaning establishments, electrical appliance repair shops, florist shops, launderettes (automatic self-service only), shoe repair shops, tailor or dressmaking shops, optical or watch repair shops, printing using photographic processes, letter pressing, blue printing, silk screening and lithographing.

RETAIL STORE means the use of a building, or portion of a building, for the sale of new goods directly to the consumer excluding the sale of new or used firearms. Retail stores include food stores, general merchandise stores, apparel and clothing stores, hardware stores, furniture and fixture stores, drug and cosmetic stores, book and stationary stores, flower shops, jewellery stores, tobacconist stores, pet stores, photographic supply and photographer stores and similar stores in a pedestrian environment.

Appendix B
720 Second St Before and After Photos





Kathleen Stevens

From: James Stocco <jsrehab@shaw.ca>
Sent: Wednesday, October 14, 2020 9:37 PM
To: Kathleen Stevens
Subject: Fwd: Queens Park Meat Market

----- Forwarded Message -----

Subject: Queens Park Meat Market
Date: Wed, 14 Oct 2020 21:29:16 -0700
From: James Stocco <jsrehab@shaw.ca>
To: clerks@newwestcity.ca

to: Mayor and Council of New Westminster

to: Kathleen Stevens , Heritage Planning Analyst, City of New Westminster

Re: 404 Second Street , Heritage Revitalization Agreement - Preliminary Report

Queens Park Meat Market

As neighbors of the above noted address we would like to express our feeling regarding the application submitted by the owner of the Queens Meat Market for a renovation of the property.

In general the overall plan looks interesting and quite an improvement of the present building.

What is of concern to us is the relaxation of permitted commercial uses , so that the location can in future be used for many other services that could alter significantly the character of the Queens Park residential neighborhood.

All permitted uses should be respectful and compatible with our neighborhood.

We know that this is the major concern of all the neighbors we talked to. Everybody is worried about problems with potential extended hours of business, longer staying parking on the street, lack of parking space, possible neon signs and anything else which could devalue our homes.

Thank you for your consideration of the Queens Park Residents` concern.

Virginia and James Stocco

Pers Fourth Avenue, New Westminster, BC

Kathleen Stevens

From: External-Clerks
Sent: Thursday, October 15, 2020 2:54 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Rupinder Basi; 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: 402 2nd Street

Forwarded for information.

Gillian Day | 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

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From: Trudi Goels <trudi.goels@gmail.com>
Sent: Thursday, October 15, 2020 1:21 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: 402 2nd Street

Dear Mayor and Council,

I am writing in support of the application for expansion and a variance for the sign at 402 2nd Street.

The expansion of this building is updated while still maintaining context for the area and the signage proposed does not create a hazard or unsightliness in the neighbourhood. The proposal includes bicycle racks, which is aligned with all of the programs council has put forward for active transportation and bold actions on climate change.

With limited viable commercial space available in New Westminster, supporting the growth in place of this business makes good sense.

Please move this application forward expediently so they may flourish in their operations in this location.

No reply necessary.

Respectfully,

Trudi Goels

Per East Royal Avenue, Perso
son New Westminster, BC nal

Kathleen Stevens

From: Gillian Day
Sent: Thursday, October 15, 2020 3:00 PM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Rupinder Basi; 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 Queens Park Butcher and Deli Dev App.

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: External-Clerks
Sent: Thursday, October 15, 2020 3:00 PM
To: 'Tasha Henderson' <hendersontasha@gmail.com>
Subject: RE: Support for Queens Park Butcher and Deli Dev App.

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 Development Services.

Yours truly,

Gillian Day | 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

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From: Tasha Henderson <hendersontasha@gmail.com>
Sent: Thursday, October 15, 2020 1:26 PM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Support for Queens Park Butcher and Deli Dev App.

Dear Mayor and Council

I am writing in support of the request by Queens Park Butcher and Deli to renovate and expand their building.

The Deli is one of the few commercial gems in residential neighborhoods left, and it is a favourite amongst locals - even vegetarians like myself! My parents live on First Street and St Patrick, and we often walk there together to pick up their dinner.

The proposed plans do not significantly alter the building, allowing it to keep whatever heritage value it has. Their renovation and expansion plan will help this locally owned business grow, flourish, and remain an important part of the Queen's Park community.

Please support this local business by approving their development plans.

Tasha Henderson

Personal **Garrett Street**

Kathleen Stevens

From: Gillian Day
Sent: Friday, October 16, 2020 10:29 AM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Rupinder Basi; 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 404 Second Street (QP Meat Market) HRA
Attachments: Queens Park Meats HRA Letter of Support - Oct 15 2020.pdf

Forwarded for information.

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

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511 Royal Avenue, New Westminster, BC V3L 1H9
www.newwestcity.ca

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From: External-Clerks
Sent: Friday, October 16, 2020 10:27 AM
To: 'jt@thompsonplanning.com' <jt@thompsonplanning.com>
Subject: RE: Support for 404 Second Street (QP Meat Market) HRA

Good morning,

I am writing to confirm receipt of your correspondence. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer, and the Director of Development Services.

Yours truly,

Gillian Day | Agenda Secretary
T 604.527.4612 | E gday@newwestcity.ca

🏛️ City of New Westminster | Legislative Services
511 Royal Avenue, New Westminster, BC V3L 1H9
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From: jt@thompsonplanning.com <jt@thompsonplanning.com>
Sent: Thursday, October 15, 2020 7:50 PM
To: External-Clerks <Clerks@newwestcity.ca>; Kathleen Stevens <kstevens@newwestcity.ca>

Cc: jt@thompsonplanning.com

Subject: Support for 404 Second Street (QP Meat Market) HRA

Please see attached letter of support for the 404 Second Street HRA application.

Kind regards,

Jennifer Thompson

Pers 3rd Street

Qual
New Westminster, BC

V3L 2R8

Mayor Jonathan Cote and Council
City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9

Dear Mayor Cote and City Councillors,

October 15, 2020

RE: SUPPORT for Queens Park Meat Market HRA

Dear Mayor and Council,

As residents of Queens Park and frequent customers at the QP Meat Market, our family would be absolutely THRILLED to have the proposed seemingly minor revisions made to what is currently a too-small, poorly-ventilated and run-down hitherto 100-year-old corner store. A reconditioned and slightly enlarged specialty meat store, in a building that is already being used for this purpose and that also fits within the OCP, would be an excellent addition to the walkability of our neighbourhood. It would also provide some further consumer choice to a place over-run with generic big box food stores.

I would think that our fellow QP and Glenbrook residents and families are of similar enthusiasm in wishing to see restored and enhanced that which is, according to the City's own Statement of Significance, a building considered to have historic, social, cultural, and aesthetic value. The staff report shows reasonable levels of flexibility in the Proposed Characteristic Relaxations, and the bike rack and contained garbage units are a smart addition.

The local community is very supportive of Florin and his family as entrepreneurs. During the pandemic their small business – and employment of local young people - has grown significantly, and is exactly the kind of thing that should be warmly welcomed by City Council. I do hope that you will approve this project, it makes a great deal of sense.

Thank you for your consideration.

Sincerely,

Jennifer Thompson-Wipp
Pers 3rd Street
onal
New Westminster, BC
V3L 2R8

Kathleen Stevens

From: Kurt Wipp <Kurt@amurgroup.ca>
Sent: Friday, October 16, 2020 6:51 PM
To: External-Clerks; Kathleen Stevens
Subject: Support for 404 Second Street (QP Meat Market) HRA.

October 16, 2020

Dear Mayor & City Council,

I am writing in support of the Queen's Park Meat Market expansion.

Florin (the owner) is genuinely an excellent contributor to our community. He took over the store a few years back and has a very impressive pedigree as a world class butcher from Europe (he's even worked as a protein buyer for a European Michelin two star restaurant!). He is very friendly and always has a recommendation on how to make a perfect meal. Simply put, the guy knows his trade & we are lucky to have him.

This little artisanal butcher shop is exactly the type of businesses we should all be supporting to make our city more livable in the long run.

Thank you for your consideration,

Kurt Wipp.
Pers 3rd Street
New Westminster

Kathleen Stevens

From: Jenn Vander Zalm <jenn@joeprogrammer.net>
Sent: Friday, October 16, 2020 8:15 PM
To: External-Clerks; Kathleen Stevens
Subject: Re: Support for 404 Second Street (QP Meat Market) HRA.

Dear Mayor Cote and City Council,

I am writing in support of the Queen's Park Meat Market expansion.

I genuinely love the design of the expansion for the Queen's Park Meat Market. This market provides beautiful, quality, local food and is a convenient location for our family's dinner needs. The staff are knowledgeable and the location is convenient. The new design fits well with the heritage nature of our neighbourhood.

I strongly encourage you to throw your support behind the growth of this small and local business.

Thank you,

Jennifer and Jason Vander Zalm

Personal Anthony Ct, New Westminster, BC V3L, Canada
Informati

Kathleen Stevens

From: Paul McNamara <pmac545@gmail.com>
Sent: Saturday, October 17, 2020 10:35 AM
To: Kathleen Stevens; External-Clerks
Subject: Queens Park Butcher Shop
Attachments: Mayor Johnathon Cote and CouncilOctober 17.pdf

To whom it may concern

Please see the attached letter of support for the expansion of the Queens Park Butcher Shop.

Regards

Paul McNamara



Virus-free. www.avast.com

Mayor Johnathon Cote and Council
City of New Westminster
511 Royal Avenue
New Westminster
BC, V3L 1H9

October 17, 2020

RE: Support for Queens Park Meat Market HRA

Dear Mayor and Council,

I am writing to express my support for renovations and modifications to the Queens Park Meat Market located in Queens Park.

This store is reminiscent of the “old time” butcher shop that likely existed in New Westminster since the early days. This is “New Westminster” as it was and to have it continue today is what makes New Westminster special. The Royal City, having a classic butcher shop selling exquisite meat products not only serves our residents but is also likely to draw those in the surrounding areas who are willing to make the trip for quality food products. This is a bonus for New Westminster.

It is my opinion that the renovations are required to bring the store up to par and creating a much-needed buyer friendly atmosphere all the while retaining the heritage, social and cultural value this store gives New Westminster. These renovations will not adversely affect the surrounding area.

I often shop at the store and have made note of the young people who have been employed at the store. This is exactly the kind of business New Westminster needs to support, especially in these unprecedented and uncertain times.

I hope City Council can support and approve the renovations and help keep a classic butcher/meat shop in New Westminster for all to enjoy.

And if you haven’t shopped there you should. The cured meats are the best and make for a fantastic charcuterie board.

Kind regards



Paul McNamara
Personal 11th Street
New Westminster
BC, V3M 4G3

Kathleen Stevens

From: Jason Vander Zalm <jason.vanderzalm@joeprogrammer.net>
Sent: Saturday, October 17, 2020 1:50 PM
To: External-Clerks; Kathleen Stevens
Cc: Kurt Wipp
Subject: Re: Support for 404 Second Street (QP Meat Market) HRA.

Ditto everything Kurt said - we definitely support this expansion. The more walkable we can make this neighborhood the better!

Jason Vander Zalm
Perso Anthony Ct
nal New Westminster

On Fri, Oct 16, 2020 at 6:51 PM Kurt Wipp <Kurt@amurgroup.ca> wrote:

October 16, 2020

Dear Mayor & City Council,

I am writing in support of the Queen's Park Meat Market expansion.

Florin (the owner) is genuinely an excellent contributor to our community. He took over the store a few years back and has a very impressive pedigree as a world class butcher from Europe (he's even worked as a protein buyer for a European Michelin two star restaurant!). He is very friendly and always has a recommendation on how to make a perfect meal. Simply put, the guy knows his trade & we are lucky to have him.

This little artisanal butcher shop is exactly the type of businesses we should all be supporting to make our city more livable in the long run.

Thank you for your consideration,

Kurt Wipp.

Pers 3rd Street
onal

New Westminster

Kathleen Stevens

From: Wendy Russo <wendymrusso@gmail.com>
Sent: Monday, October 19, 2020 11:02 AM
To: External-Clerks; Kathleen Stevens
Subject: Support for QP Meat Market

Monday, October 19, 2020

Dear Mayor and Council,

I am writing in support of the Queen's Park Meat Market expansion.

As a resident of the Queen's Park neighbourhood since the 1970's, I have fond childhood memories of visiting the corner store and butcher shop on Second Street. Like many residents, I appreciate and value the storied history of the Royal City. It's places like this that weave generations of stories together and create a strong sense of place, belonging, and community. The meat market is an integral part of the fabric of our community and neighbourhood.

I support the expansion of Queen's Park Meats and believe the result will be welcomed and appreciated by many for years to come.

Sincerely,

Wendy Russo
Perso Fifth Avenue
nal New Westminster, BC
V3L 1R5

Kathleen Stevens

From: David Charlesworth <604dcrc@gmail.com>
Sent: Tuesday, October 20, 2020 10:22 AM
To: External-Clerks; Kathleen Stevens
Cc: Anne McNamara; Eric Jackson
Subject: Support for HRA application by Queen's Meat & Deli - 404 Second St.

To The Mayor And Council,

I would like to add my voice to those of my neighbours who are in support of the renovation plan submitted to council for the Queen's Meat & Deli located at 404 Second St. The owner is a hardworking individual committed to both his business and the city. He provides an excellent and highly prized service to both New Westminster and surrounding communities. He also employs several local citizens. Part of the plan involves the addition of a bike rack, which encourages non polluting shopping excursions. Another example of the way this small business makes an effort to enhance the livability of the our neighbourhoods and our city.

The important aspect of Queen's Meat & Deli to this city's population, and the Queen's Park neighbourhood in particular, are the goods and services that it provides. The heritage value of this rather dowdy building is quite low. The proposed minor renovation will enhance the former and have no effect on the latter.

The addition of a roof sign is unnecessary and in my opinion unwarranted; it would neither enhance the service nor the appearance.

Thank you for your time and consideration.

David Charlesworth

Perso Third St
nal

Kathleen Stevens

From: anne_mcnamara@telus.net
Sent: Tuesday, October 20, 2020 3:47 PM
To: External-Clerks; Kathleen Stevens
Subject: Support for HRA application by Queen's Meat & Deli - 404 Second St.

To The City of New Westminster Mayor And Council,

I write in unequivocal support of the renovation plan submitted to council for the combined business and residence located at 404 Second St. The owner has demonstrated unwavering commitment to both his business and the city. He provides, as have those who preceded him in the same location, a unique, healthy, flexible and personal service to New Westminster citizens, and many others who reside in surrounding communities. He employs and mentors local younger citizens.

The plan includes the addition of a bike rack. This encourages non polluting shopping excursions. Another great example of the way this small business makes an effort to enhance our neighbourhood and our city.

The most important aspect of Queen's Meat & Deli to this city's population, and the Queen's Park neighbourhood in particular, is the quality and variety of goods and services that it provides. The heritage value of this dowdy building is low. The proposed minor renovation will enhance the former and have no effect on the latter.

I agree with Mr. David Charlesworth that the addition of a roof sign is unnecessary and unwarranted; it would neither enhance the service nor the appearance.

I am happy to make myself available for any conversation on this matter. My personal and private mobile number is

Personal
Information

With Best Regards,
Dr. Anne McNamara
MD, FRACP, FRCPC, CEC

Pers Third St
onal

Kathleen Stevens

From: Tom Keenlyside <tomkeenlyside@gmail.com>
Sent: Tuesday, October 20, 2020 8:49 PM
To: Kathleen Stevens
Subject: QP Meats renovation

Mayor Jonathon Cote and Council
City of New Westminster
[511 Royal Avenue](#)
[New Westminster, BC](#)
V3L1H9

Dear Mayor and Council

We wholeheartedly support the plans that the owners of Queens Park Meats have proposed. We consider it a jewel in the neighbourhood, reflecting the close community spirit that the residents of Queens Park express every day. Any updating of the building would be a plus, and provide local homeowners an enhanced experience in what is already a lovely neighbourhood touchstone. My wife and I often stroll up to the store, engaging and chatting with the staff and customers (often our neighbours), knowing that we will always end up with locally sourced, excellent fare. Small, excellent businesses such as QP Meats, rare and becoming rarer, need all the support the community and city can muster. Please accept this letter as our full endorsement of the renovation plans for Queens Park Meats...we need this business to flourish.

Many thanks for your attention

Sincerely,

Tom and Nicki-Lea Keenlyside

Person [3rd Street](#)
at
[New Westminster, BC](#)
V3L2R8

Sent from my iPhone

Kathleen Stevens

From: Mary-Ann Cathcart <maryann@d3design.ca>
Sent: Monday, November 2, 2020 9:08 AM
To: Kathleen Stevens
Subject: Fwd: Support for Redevelopment of Queens Park Deli

Good morning Kathleen,

Additional email from Florin Mezo.

Mary-Ann

Mary-Ann Cathcart
Design Coordinator
D3 Dimension Drafting and Design Inc.
maryann@d3design.ca
Hours of Work: 9am-3pm Monday to Thursday

----- Forwarded message -----

From: **Florin Mezo** Personal Information Removed
Date: Fri, Oct 30, 2020 at 12:36 PM
Subject: Fwd: Support for Redevelopment of Queens Park Deli
To: kirsten sutton <kirsten@d3design.ca>, Mary-Ann Cathcart <maryann@d3design.ca>

One more

Begin forwarded message:

From: Personal Information Removed
Date: October 30, 2020 at 11:45:38 AM PDT
To: Personal Information Removed
Cc: Personal Information Removed
Subject: Support for Redevelopment of Queens Park Deli

Florin – for you to forward to the City.

My name is Personal Information Removed. I live at Third Street (which is about a block from the Queens Park Deli) and have lived there for more than 30 years. I write in support of the application to upgrade the Queen's Park Deli.

When I first moved to the neighbourhood I was delighted to find a butcher shop a block from my house. It contributed to the fabric of the neighborhood. Eric Davies, who then operated as the Queens Park Meat Market, was beloved in the neighbourhood – getting your Thanksgiving and Xmas turkey from Eric led to lineups out the door! After Eric retired and Peter took over operations, the legacy of a true neighbourhood shop continued.

When Peter closed down Personal Information Removed I thought the shop was lost forever. The building remained vacant for months and I assumed it was unlikely to continue given the financial difficulties I know Peter faced as a small local business – finding someone to take over would likely be very challenging.

I remember when the current owner, Florin, purchased the property and opened for business. He had no idea whether he would succeed where others had struggled but through hard work, outstanding products and exceptional service he has not only survived but thrived.

The Queen's Park Deli is a testament to one man's drive to succeed. The success of his business should be celebrated and encouraged. In these days of on-line shopping and big box stores, to see a small family owned local business not only survive but want to expand is remarkable.

The financial risk that Florin is taking with this upgrade cannot be underestimated. It shows he has faith in New Westminster and his customers. That faith should be supported and reciprocated by the City and its Council.

The improvements Florin wishes to make to the structure are unobtrusive and in keeping with the neighbourhood. They will enable Florin's business to flourish and continue to provide a service to the neighbourhood and serve as a testament to others that small locally owned businesses are welcomed and supported by New Westminster.

Personal Information Removed

Third Street

New Westminster, BC

Personal Information Removed

Kathleen Stevens

From: Gillian Day
Sent: Monday, November 2, 2020 9:56 AM
To: Jonathan Cote; Lisa Spitale; Emilie Adin; Jackie Teed; Rupinder Basi; 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: HRA - 404 Second Street - Queen's Meat & Deli

Forwarded for information.

Gillian Day | 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

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From: External-Clerks
Sent: Monday, November 2, 2020 9:51 AM
To: 'Gail QPRA' <presidentqpra@gmail.com>
Subject: RE: HRA - 404 Second Street - Queen's Meat & Deli

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 Development Services.

Yours truly,

Gillian Day | 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

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From: Gail QPRA <presidentqpra@gmail.com>
Sent: Sunday, November 1, 2020 8:16 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Fwd: HRA - 404 Second Street - Queen's Meat & Deli

>> Dear Mayor Cote and Council:

>>

>> The QPRA is back up and running on a regular schedule again and I am happy to report that we had our first executive meeting last week. As is typical, our agenda included discussion on the latest HRA, in this case the Queen's Meat & Deli on Second Street. We have received communications from a number of residents and, although the application is generally supported, there are a number of reservations and questions which we would like to put before you for consideration.

>>

>> There were some concerns with the process, both the survey sent out by the developer and the information regarding the development that has been shared to date. Firstly, the survey was set up with a leaning toward responders who were completely in favour of the proposal and who had no questions or concerns. Those who may not have been as keen on the project, or who wanted some sort of clarification, were so restricted by the number of characters permitted that the survey did not provide a suitable avenue for their feedback. Something that should be kept in mind for future surveys as they are likely to be a tool used as a feedback mechanism for other projects. Secondly, a point raised many times was the need for clarification on the part of the proposal that lays out the potential for expanded usage of the commercial space which includes the option to become a restaurant, diner, dry cleaner, etc. There would be much more limited support for a change to a usage that could create a negative impact on the neighbourhood.

>>

>> Uncertainty creates resistance and the lack of transparency around the possibility of future changes in the use of the space will likely create that resistance in the surrounding vicinity. Transparency and open communication with respect to all the potential changes this HRA could bring to Queen's Park would be appreciated by all concerned. The detail regarding that part of the proposal was not included in what was circulated around the neighbourhood therefore it will be difficult to gauge (or gain) support for the project in the absence of fulsome information. They say the devil is in the details and that would seem to be the case in this situation.

>>

>> Another frequent question is why choose the 1950's as the look of the building? Why not 1926 which reflects when it was rebuilt and is much closer to the style of the homes in proximity to the business? According to the proposal, the siding remains beneath the stucco of the existing building so why not expose it to return the look of that era? And why not canvas awnings which would be reflective of the rebuild date of the building rather than 1950's metal ones? The neighbourhood is a Heritage Conservation Area which is in place to preserve anything built 1940 or before, so why choose the 1950's? An HRA is successful when it balances the wishes of the neighbourhood with the desires of the applicant and also provides a heritage 'win' which is a crucial factor for any HRA to be supported.

>>

>> I think most residents are thrilled the business is thriving enough to require an expansion of the existing space, but I'm not sure there is widespread support to triple the FSR, regardless of whether the largest portion of that increase is being put into the basement. That size of increase would not be supported for a homeowner submitting an HRA if it pushed them above a reasonable increase to their FSR, and certainly not if it pushed them to the .96 FSR that is being requested in this case.

>>

>> I recognize there are still several steps before this proposal is finalized, but we felt there was a need to provide some feedback at the earliest stage and we are always happy to entertain any discussion around projects being proposed for Queen's Park.

>>

>> Respectfully,
Gail North
President, QPRA

>>

>>

>> Sent from my iPad

>

Kathleen Stevens

From: Gillian Day
Sent: Monday, November 2, 2020 9:57 AM
To: Jonathan Cote; Lisa Spitale; Jackie Teed; Rupinder Basi; 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 404 Second Street (QP Meat Market) Expansion
Attachments: Queens Park Meats HRA Letter of Support - Nov 2, 2020.pdf

Forwarded for information.

Gillian Day | 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

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From: External-Clerks
Sent: Monday, November 2, 2020 9:55 AM
To: 'Bill Markvoort' <bill.markvoort@gmail.com>
Subject: RE: Support for 404 Second Street (QP Meat Market) Expansion

Good morning,

I am writing to confirm receipt of your correspondence. It has been forwarded to Mayor Cote and members of Council, the Chief Administrative Officer, and the Director of Development Services.

Yours truly,

Gillian Day | 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

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From: Bill Markvoort <bill.markvoort@gmail.com>
Sent: Monday, November 2, 2020 9:31 AM
To: External-Clerks <Clerks@newwestcity.ca>
Subject: Support for 404 Second Street (QP Meat Market) Expansion

Please see attached letter.

Regards

Bill Markvoort

Email: bill.markvoort@gmail.com

Mobile: Personal Information Removed

JAN W. MARKVOORT

THIRD AVE, NEW WESTMINSTER, BC. V3L1L9

November 2, 2020

Mayor Jonathan Cote and Council
City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9^[1]_{SEP}

RE: Support for Queens Park Meat Market HRA

Dear Mayor and Council,

As a resident a of Queens Park and long time customer at the QP Meat Market, I support the Planned revisions made to the current structure. Members of our family have been shopping at this location for three generations and we were so happy to have Florin take over the business and make it succeed beyond anything I had imagined. A reconditioned and slightly enlarged specialty meat store, in a building that is already being used for this purpose and that also fits within the OCP, would be an excellent addition to the walkability of our neighbourhood. I support our fellow QP and Glenbrook residents and families that are of similar enthusiasm in wishing to see restored and enhanced that which is, according to the City's own Statement of Significance, a building considered to have historic, social, cultural, and aesthetic value. The staff report shows reasonable levels of flexibility in the Proposed Characteristic Relaxations, and the bike rack and contained garbage units are a smart addition.

The local community is very supportive of Florin and his family as entrepreneurs. During the pandemic their small business – and employment of local young people - has grown significantly, and is exactly the kind of thing that should be warmly welcomed by City Council. I do hope that you will approve this project, it makes a great deal of sense.

Yours sincerely
JWMarkvoort
J.W. (Bill) Markvoort

Mobile Personal Information Removed
bill.markvoort@gmail.com



Attachment 9

Engineering Servicing Memo

Memorandum

To: Kathleen Stevens, Heritage Planning Analyst

Date: March 13, 2020

From: Christian Medurecan, Engineering Technologist

File: PRJ-009381

Subject: OFF-SITE WORKS AND SERVICES REQUIREMENTS FOR 404 SECOND STREET – HER00752.

We are responding to the application as referenced above dated February 5, 2020 for the proposed Heritage Revitalization Development.

Please be advised that staff have completed a review of the project and identified the following details that will need to be addressed as part of the application:

1. The applicant shall, at a minimum, be aware of, or familiarize themselves with the following documents and plans:
 - Subdivision and Development Control Bylaw
 - Tree Protection and Regulation Bylaw
 - Erosion and Sediment Control Bylaw
 - Master Transportation Plan
2. Onsite storm sewer water management will be required to limit the post development flow to pre-development flow. The on-site works shall be designed to incorporate green infrastructure in accordance with the City's Integrated Storm Water Management Plan.
3. The Developer shall, at the time of Building permit Application, submit a completed Erosion and Sediment Control Form and ensure that the implementation of the erosion and sediment control best practices meet the requirements outlined in the Erosion and Sediment Control Bylaw 7754, 2016.
4. All existing trees are to be protected in accordance with the City's Tree protection and Regulation Bylaw No. 7799, 2016 and any trees identified for removal will need to have a permit approved and in place prior to removal.
5. Discuss all on-site servicing/utility details with Development Services, Building Division, Plumbing and Building at (604) 527-4580. The on-site sanitary sewer connection and storm sewer system (perimeter drainage and roof leaders) will need to be fully separated.

Provided you are successful in obtaining Council's approval for the Heritage Revitalization Agreement, the Engineering Department requirements under the Subdivision and Development Control Bylaw include but are not necessarily limited to the following:

1. Payment of a deposit in the amount of **\$2,236.56** (279.57/m²) for the removal of the existing and installation, by the City, of a new 2.75m (9') wide driveway crossing on Second Street
2. Underground electrical servicing is required as part of this application. For all electrical servicing details, please contact Arne Hannula in the City's Electrical Operations Department at (604) 524-4531.
3. For city communication servicing details, please contact Phil Kotyk, Fiber Network Operations Manager at (604) 527-4641.
4. Underground telecommunication servicing is required as part of this application. For telecommunication servicing details, please contact Telus and Shaw directly.
5. For gas servicing details, please contact Fortis BC directly.

Should you have any further questions or concerns please do not hesitate to contact me directly at (604) 636-4463.

Thank you,

Christian Medurecan, CTech, CPWI-2, BC-CESCL
Engineering Technologist

cc J. Lowrie, Director of Engineering Services
 E. Wat, Manager, Infrastructure Planning
 C. Dobrescu, Utilities and Special Projects Engineer
 G. Otieno, Infrastructure Engineer
 L. Leblanc, Manager, Transportation
 F. Jin, Transportation Technologist
 E. Mashig, Manager Horticulture and Parks and Open Space Planning
 A. Hannula, Manager, Electrical Engineering Design & Planning
 P. Kotyk, Fiber Network Operations Manager
 J. Krevs, Building Official
 S. Sinclair, Arborist