

Coquitlam

For Committee

March 31, 2021

Our File: 13-6930-20/HMS1/1

Doc #: 4000489.v3

To: City Manager

From: General Manager Planning and Development

Subject: **Heritage Management Strategy Update – Phase 2 Engagement Summary & Heritage Revitalization Agreement Evaluation Framework**

For: **Council-in-Committee**

Recommendation:

That the Committee receive the report of the General Manager Planning and Development dated March 31, 2021 and entitled "Heritage Management Strategy Update – Phase 2 Engagement Summary & Heritage Revitalization Agreement Evaluation Framework" for information.

Report Purpose:

This report seeks to update Council on the results of Phase 2 engagement efforts and solicit feedback regarding the draft Heritage Revitalization Agreement (HRA) evaluation framework.

Strategic Goal:

The Heritage Management Strategy supports the strategic goals of 'Safe & Complete Neighbourhoods' and 'Excellence in City Governance' and is a 'C' Priority in the 2021 Business Plan.

Background:

In September 2019, Council endorsed a scope and process for the Heritage Management Strategy (HMS) with the following goals:

1. Establish a community vision for heritage that is based on best practices and consultation;
2. Establish a comprehensive framework, including policy and procedures, to guide how heritage is assessed, recognized, incentivized and preserved in Coquitlam; and
3. Increase public awareness and stakeholder involvement in heritage issues and local conservation efforts.

At the July 27, 2020 Council-in-Committee meeting, a progress update report was received on the HMS, which outlined the Phase 2 engagement plan and the draft thematic heritage framework—a collection of guiding themes intended to capture the key ideas and stories of Coquitlam's evolution and underpin the forthcoming HMS. Since then, through the engagement, feedback has been received from kwikwə'əm First Nation (KFN), Council advisory committees, interested stakeholders and the general public. This report summarizes the feedback that has been received through these engagements and presents a draft approach for one of the critical pieces of the forthcoming overall draft strategy.

PWS

The eventual HMS will include a number of policies to support the conservation of Coquitlam's heritage resources. This includes policy related to Heritage Revitalization Agreements (HRAs), which was recognized early on as a key area that would benefit from the creation of a more robust and consistent approach. As such, staff prioritized developing a clearer approach for HRAs in recent months and have drafted a preliminary policy and procedural framework for Council feedback. If this draft approach to HRAs is consistent with Council's objectives, the proposed HRA policy framework will form part of the final draft HMS.

Discussion/Analysis:

Phase 2 Engagement

From August through October 2020, staff solicited feedback on foundational elements of the Strategy, including:

- Draft thematic framework – Seven key themes designed to represent core aspects of Coquitlam's community identity and evolution;
- Draft HMS vision – Community's vision for heritage conservation; and
- Draft heritage values – The core values that underpin the HMS.

Highlights from this process are summarized below while a full overview of the Phase 2 engagement and results are set out in Attachment 1.

The HMS virtual engagement page received 774 visitors and 208 survey responses. The majority of responses were supportive of the draft themes, vision and values, which received positive response rates of 76%, 74% and 64%, respectively.

Optional qualitative response questions allowed participants to share more about their perspective on the draft plan elements, resulting in a number of constructive comments that staff will consider in the refinement of these primary components of the HMS. The two most prevalent themes noted by respondents relate to:

- 1) Diversity and Inclusion: Comments expressed the importance of being more inclusive of racialized communities in the representation of Coquitlam's heritage; and
- 2) Environment: Comments stressed the importance of Coquitlam's natural heritage (e.g., the trees, forests, rivers, creeks and natural habitats) and emphasized the long-term stewardship and protection which has been central to the city's heritage.

In addition to those who connected through the project's engagement page, staff presented the project to three Council advisory committees (Multiculturalism Advisory Committee, Culture Services Advisory Committee, and the Economic Development Advisory Committee), and Coquitlam Heritage, who expressed general support for the draft themes, vision and heritage values. Staff have also continued to work closely with staff representatives of KFN to ensure that local Indigenous perspectives are accurately reflected in the HMS. While the COVID pandemic has presented challenges for this engagement, community feedback has been received and regular interactions have carried on with KFN staff.

Draft Heritage Revitalization Agreement Approach

One key area of the Heritage Management Strategy that required particular attention is the way that the City preserves heritage assets through the HRA process. HRAs are a powerful and flexible tool which are used by many municipalities across BC to incentivize the preservation of heritage assets on privately owned lands. As enabled under provincial legislation, HRAs see municipalities providing incentives such as additional density, reduced fees or parking exemptions in exchange for the conservation of heritage assets. However, based on a survey of other lower mainland municipalities there is a lack of consistency throughout the region in the ways HRAs are utilized. Coquitlam has relatively significant experience with an approved total of 17 HRAs, following only Vancouver, New Westminster and Surrey. An overview of the approved Coquitlam HRA projects can be found in Attachment 2.

While Coquitlam has successfully used the HRA tool to conserve numerous valued buildings, proposed process improvements have been identified through the HMS work that will increase consistency in the assessment of heritage resources and HRA applications, achieve a more structured HRA evaluation process, and clarify the appropriate level of community and private benefit/incentive for a given project. These proposed improvements to Coquitlam's HRA process, balance the flexibility required when assessing unique heritage assets with additional rigor of an innovative approach that is being watched by municipalities across the region.

The proposed HRA process improvements involve the following three elements, which are further described below:

- Heritage Assessment Template (HAT);
- HRA Evaluation Tool; and
- Staff Review and Capacity Building.

Heritage Assessment Template (HAT)

The first proposed improvement is the Coquitlam Heritage Assessment Template (Attachment 3), which would be completed by the prospective applicant's heritage consultant at the inquiry stage, utilizing the seven draft heritage themes identified in Phase 1 of the HMS process, and result in a score that would assist staff in determining the relative value of the asset, the appropriateness of utilizing an HRA and the challenges that the project might face. A standard template will document consistent information aligned with Coquitlam heritage values, enable like-for-like comparisons between heritage assets, and build a more robust heritage inventory.

The HAT will be an important tool in determining if a property has sufficient heritage significance. If not, the proponent would be recommended to pursue their application via the standard development process. If the property has heritage value, it would be dealt with through an HRA process using the proposed evaluation tool outlined below.

The HAT provides a score out of 17 points. Ten points are based on national heritage standards and guidelines and seven points are based on the property's relevance to Coquitlam's draft heritage themes. Depending on the score, the HAT will classify a property as having "low", "moderate-common", "moderate-more than common" or "high" heritage value.

HRA Evaluation Tool

The second proposed improvement is the HRA Evaluation Tool (Attachment 4), which would be completed by both the prospective developer's heritage consultant and the staff involved in reviewing the project. The HRA Evaluation Tool factors in a variety of heritage and development information related to the project to guide the assessment of an HRA application in a systematic and consistent manner.

The HRA Evaluation Tool will provide a standard list of criteria which would assist staff, external heritage consultants, property owners and decision makers to determine if an appropriate balance has been struck between the private incentives sought for the project and the public benefits that the HRA will provide to the community.

Staff Review and Capacity Building

Finally, the third proposed procedural improvement is a more methodical, yet still efficient, staff review process that would draw on interdepartmental heritage and development expertise to complete the assessment of HRA proposals and recommend whether the application is appropriate for Council consideration, or if it requires further refinement.

Existing staff would be provided training on key aspects of successful HRAs as well as Coquitlam's unique heritage values which will facilitate the review of a prospective HRA from a variety of perspectives including building, development, cultural and long term policy objectives, and result in more comprehensive and balanced HRA proposals for Council consideration.

HRA Policy Implementation

In addition to the application process-related improvements described above, the HMS will also include policy implementation items to identify and recognize heritage assets and provide further clarity and guidance on key parameters of HRAs, such as:

- the development of neighbourhood-specific heritage policy statements in area and neighbourhood plans;
- updating and establishing a nomination process for the Community Heritage Register¹;
- revising and consolidating the heritage inventories;
- developing a Heritage Development Guide that would clearly communicate the heritage development process and potential opportunities available through the use of an HRA; and

¹ Updates to heritage resource identification and recognition tools, such as the Community Heritage Register and heritage inventories, would also consider the variety of heritage resources (both built and natural) at ōmīqʷəʔelə (Riverview).

- updating the OCP to incorporate general HRA parameters (e.g., type of building forms or incentives that may be considered) based on land use designations.

Collectively, staff anticipate that these proposed changes will result in an improved understanding of HRAs for property owners and the general public, as well as offer clearer guidance to assist staff in recommending HRA proposals for Council consideration.


Next Steps:

Subject to feedback from Council, staff will continue to develop the proposed HRA-related improvements detailed above. Additionally, input received through Phase 2 will be considered in the refinement of the draft themes, vision and heritage values. Other aspects of the HMS, including policies related to heritage conservation planning, resource management, commemoration and education, will be developed into an overall draft HMS and brought forward to Council-in-Committee for feedback in early fall 2021.

Conclusion:

Staff have prioritized HRA-related concerns and have proposed key improvements to support a clearer and more consistent application review process for Council, staff and developers. Additionally, the engagement results demonstrated overall support for the draft themes, vision and heritage values and have highlighted areas for refinement.

Subject to feedback from Council, staff will continue to advance HRA and other heritage policies and consolidate the work into an overall draft HMS to share with Council-in-Committee for feedback in fall 2021.



J.L. McIntyre, MCIP, RPP
DW/DR/GB/ce/hm/cb

Attachments:

1. Heritage Management Strategy – Phase 2 Engagement Summary (Doc# 3982828)
2. Approved Coquitlam HRAs (Doc# 4009776)
3. Draft Coquitlam Heritage Assessment Template (Doc# 4012560)
4. Draft HRA Evaluation Tool (Doc# 4024177)
5. Presentation – Heritage Management Strategy Update – Phase 2 Engagement Summary & Heritage Revitalization Agreement Evaluation Framework (Doc# 3947545)

This report was prepared by Dan Ward, Planner 1 and reviewed by Demian Rueter, Senior Planner and Genevieve Bucher, Manager Community Planning.

Heritage Management Strategy – Phase 2 Engagement Summary

March 2021

In fall 2020, staff engaged with City advisory committees, Coquitlam Heritage and the general public to discuss foundational components of the Heritage Management Strategy (HMS), soliciting input specifically on a draft HMS vision and values, and the draft thematic framework. These activities and the input received is summarized below.

Additionally, in an effort to develop a strategy document that accurately reflects the history of the kwikwəłəḿ First Nation (KFN), the project team has met with KFN staff representatives on several occasions and this engagement with KFN is ongoing.

I. Engagement Overview

1. Engagement Activities on Project Engagement page:
 - 774 overall visits to the engagement page
 - 93 visits to “Seven Themes” overview page
 - 12 pins placed in “Places that Matter” (mapping activity)
 - 2 comments submitted in the “Share your ideas” tool
2. Advertisements
 - City website
 - Digital ads at City facilities
 - Social media
 - Tri-City News
3. Meetings with Advisory Committees & Boards
 - Multiculturalism Advisory Committee (Sept. 16, 2020)
 - Culture Services Advisory Committee (Sept. 17, 2020)
 - Economic Development Advisory Committee (Sept. 30, 2020)
4. Meetings with other groups or individuals
 - Coquitlam Heritage Board of Directors
 - Senator Yonah Martin

5. Outreach emails to community and business organizations

- Austin Heights BIA
- Burke Mountain Naturalists
- Burquitlam Community Organization
- Coquitlam Foundation
- Coquitlam Heritage
- Eagle Ridge Residents Association
- Friends of Mundy Park Heritage Society
- Homebuilders Association of Vancouver (HAVAN)
- Maillardville Residents Association
- Meadowbrook Community Association
- Mundy Park Community Association
- New Horizons Residents Association
- Northwest Coquitlam Ratepayers Association
- Oakdale Neighbourhood Association
- Riverview Horticulture Society
- School District #43
- Société francophone de Maillardville
- S.U.C.C.E.S.S
- Tricities Chamber of Commerce
- Tricities Iranian Cultural Society
- West Austin Neighbourhood Association

II. Survey

1. Overview

The survey ran on the project engagement page from October 6-31, 2020 and received 208 responses, with the majority coming via Viewpoint. The survey solicited input on the draft HMS vision, values and thematic framework.

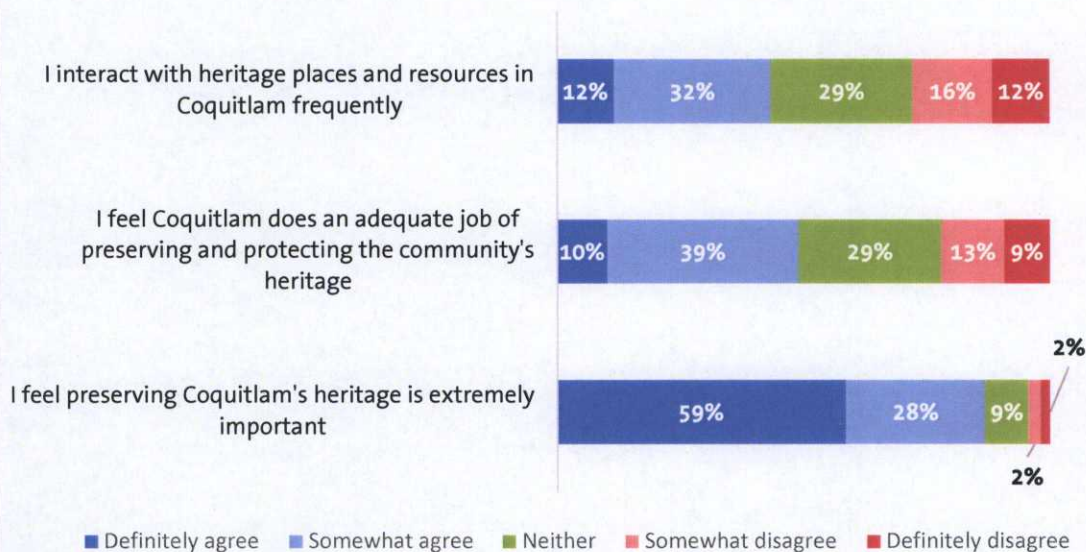
The survey included multiple choices questions with several optional open-ended response opportunities. These questions and the corresponding results are outlined below.

2. Multiple Choices Questions

2.1 General interest questions

The first questions in the survey asked about respondents' general interest in heritage.

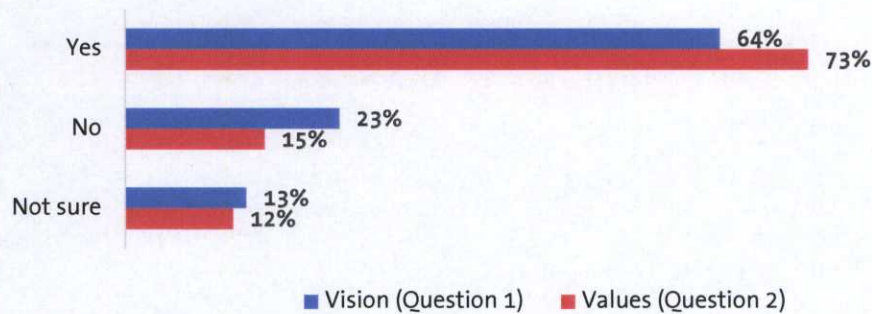
Figure 1: Please tell us about your interests and perspectives on heritage conservation in Coquitlam



2.2 Draft HMS values and vision questions

Respondents were next introduced to the draft vision and values of the HMS. As shown below, respondents were generally supportive of both the draft vision and HMS values. However, nearly a quarter of respondents felt that further refinement was needed. The suggested refinements are captured in "3.0 Open-ended response questions" further down this document.

Figure 2: Does this proposed vision and values capture how we should assess, recognize, incentivize and preserve heritage in Coquitlam?



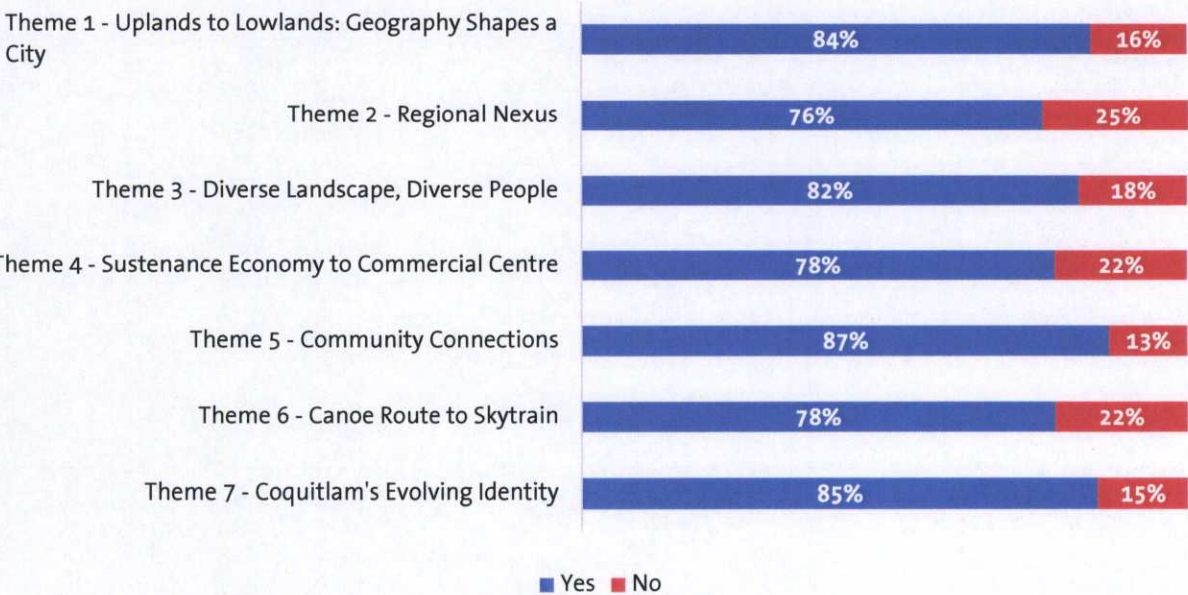
2.3 HMS Thematic Framework

The draft thematic framework is comprised of seven draft themes that seek to succinctly encapsulate the history, character and central ideas that have and continue to shape the evolution of Coquitlam.

Recognizing the concept of a thematic heritage framework was likely unfamiliar to most participants, the beginning of the survey provided basic information about what the draft thematic framework is and how it could be used. Participants were also encouraged to visit a page that provided a detailed summary on each draft theme.

For each theme, participants were asked about whether they thought the theme (and corresponding theme information) appropriately captured the relevance and influence of the subject on Coquitlam’s evolution. Figure 3 summarizes the responses for these questions.

Figure 3: Does this theme appropriately reflect the relevance and influence of this theme on Coquitlam's evolution?



2.4 Theme ranking

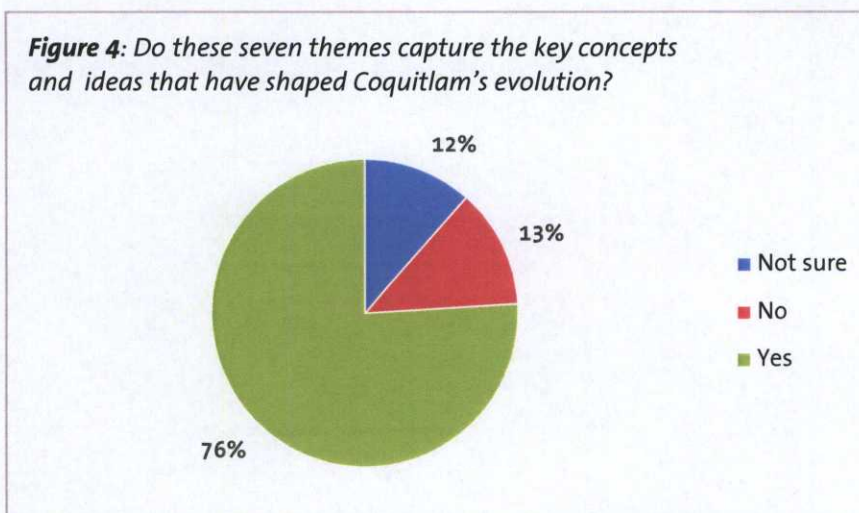
Respondents were asked to rank each theme in the order in which the theme resonated with them. The results are outlined below in Table 1. The lower ranking of “Regional Nexus” and high ranking of “Uplands to Lowlands: Geography Shapes a City” was consistent with feedback received from Council advisory committees and Coquitlam Heritage.

Table 1: Ranked draft themes

Highest to lowest ranked	Avg. Ranking
#1 - Uplands to Lowlands: Geography Shapes a City	2.9
#2 - Diverse landscape, diverse people	3.3
#3 - Community Connections	3.6
#4 - Coquitlam’s Evolving Identity	3.8
#5 - Sustenance Economy to Commercial Centre	4.0
#6 - Canoe Route to Skytrain	4.7
#7 - Regional Nexus	4.8

2.5 Overall opinion of draft themes

Finally, respondents were asked about their overall opinion about the draft themes. As summarized in Figure 4, approximately $\frac{3}{4}$ of respondents thought they captured the key concepts and ideas that have shaped Coquitlam’s evolution.

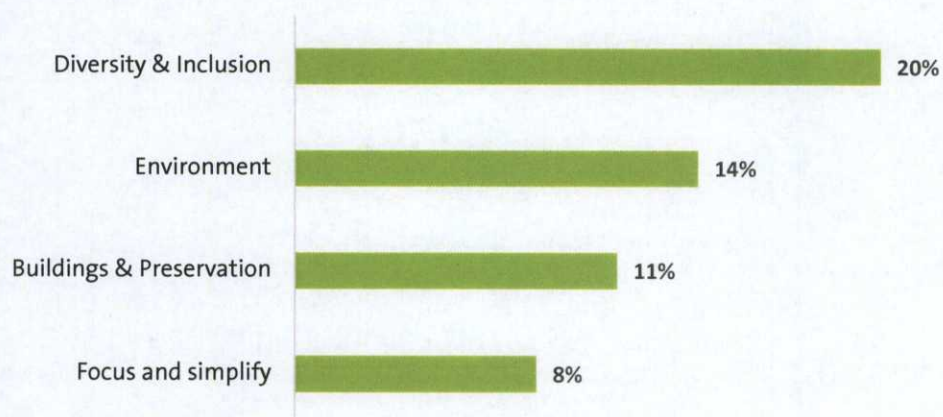


3. Open-ended response questions

Optional open-ended response opportunities were available for each topic area (i.e., HMS values, vision and heritage themes). There were a total of 146 comments received and they were grouped into four themes. These are displayed in Figure 5 and summarized below.

1. Diversity and Inclusion
 - Expressed importance of being more inclusive of racialized communities in the representation of Coquitlam's heritage. Many comments in this theme focused on the need to acknowledge ongoing impacts of colonization and the importance of centering Indigenous perspectives.
2. Environment
 - Stressed the importance of Coquitlam's natural heritage (e.g. the forests, rivers, creeks and natural habitats).
 - Emphasized the importance of long term stewardship and protection of these aspects of the city's heritage.
3. Buildings and Preservation
 - Expressed a strong interest in seeing historical buildings preserved and focused efforts to protect those at risk.
4. Focus and Simplify
 - Suggested simplifying aspects of the strategy (e.g., less themes and less heritage values).

Figure 5: Main themes across open-ended responses



Aproved Heritage Revitalization Agreements in Coquitlam

	Application #	Heritage House	Address	Year(s) Built	Agreement Date
1	07 006898 DP	Bédard Residence	311 Laval Sq.	1913	2009
2	11 006359 DP 13 006359 HR	Paré Residence	307 Begin St.	1910	2011
3	12 009770 HR	Maison Velay	1313 Cartier Ave.	1910	2012
4	12 006209 HR	Sabourin House	218 Begin St.	1911	2013
5	14 003430 HR	Rocheleau Cottage	801 Roderick Ave.	1929	2014
6	15 103458 HR	Maison LeBlanc	1107 Cartier Ave.	1911	2015
7	15 108399 HR	Irwin House	368 Blue Mountain St. (formerly 364)	1914	2015
8	15 113484 HR	Hutchinson House	320/326 Casey St. (formerly 700 Rochester)	1921	2015
9	15 110280 HR	Edward Davies House	1156 Rochester Ave. (formerly 1154)	1913	2016
10	15 113486 HR	Prost House	800/804 Gauthier Ave.	1944	2016
11	12 010082 HR	Bouthot Family Residence	1207 Cartier Avenue	1929	2017
12	16 114354 HR	Alsbury-Munday House	907 Walls Avenue	1920	2017
13	15 116613 HR	Marcellin Residence	225 Begin Street	1932	2017
14	17 134537 HR	Boileau House	207 Allard Street	1936	2018
15	16 120505 HR	Derceni Residence	686 Gauthier Avenue	1942	2019
16	17 136983 HR	Philp Residence	433 Marmont	1941	2020
17	17 160679 HR	Hammond / Lambert House; Croteau / Paré House; Napoleon & Joséphine Croteau House and Rodolphe & Lorette Boileau House	1302 Laval Sq.	1913-1936	2020

Coquitlam Heritage Assessment Template (DRAFT)

Document should be completed or supervised by a CAHP heritage professional approximately 10 pages long including the following sections:

PHOTO

cover photo just to identify the resource

RESEARCH FINDINGS

Basic known facts (neighbourhood, original owners, architect, builder, construction date, legal description, occupation state and heritage status)

HISTORIC BRIEF (maximum one page)

Where is it? Capture the local and block context. What is it? architecture, materials, design tradition, uses. Describe historic patterns, as well as people or events associated with it. Factual statements that don't pass judgement or value. This text could be useful in municipal staff's report to summarize the resource.

CHARACTER DEFINING ELEMENTS

What are the Character Defining Elements of this site that help to illustrate the brief above? This can include renovations, alterations, additions, landscape, accessory and interior elements that are defining. Preliminary observations about the condition of any of the elements. Is the path to conservation clear?

ASSESSMENT

Evaluation exercise giving relative points for the resource's contextual, historic, aesthetic, social scientific and spiritual heritage values. Also evaluate the site's authenticity, current risk, community awareness and alignment with Coquitlam's seven heritage themes. The resource will score points out of a total of 17.

CONCLUSION

A closing paragraph stating whether the resource has low, common, more than common or high heritage value and why, as well as whether it is an unsuitable, good or excellent candidate for conservation. It is not necessary for a consultant to make a recommendation for action.

RESEARCH RESOURCES

List the research resources used to complete the assessment.

CURRENT PHOTOS

All 4 sides (taken on property) high resolution.

ARCHIVAL PHOTOS If found.

PHOTO



RESEARCH FINDINGS

NEIGHBOURHOOD:

ORIGINAL OWNERS:

ARCHITECTS:

BUILDER:

CONSTRUCTION DATE:

LEGAL:

STATE:

HERITAGE STATUS:

HISTORIC BRIEF

CHARACTER DEFINING ELEMENTS - surviving (and missing if known)

Character defining elements	Condition (Poor/fair/good/excellent)	Conservation potential (preservable, restorable, rehabilitatable)

ASSESSMENT (see scoring guide on page 7)

When assessing heritage values consider contextual, aesthetic, historic, cultural, social, spiritual and scientific values as well as questions of authenticity and integrity.

heritage value	criteria	score	comments
Context		/2	
Tangible		/2	
Intangible		/2	
Landscape context		/2	
Risk, community advocacy		/2	

heritage theme	criteria	score	comments
Alignment with Coquitlam Heritage Theme "Uplands to Lowlands: Geography Shapes a City"	Coquitlam is uniquely situated with its southernmost boundary in the floodplain of the Fraser River, and its northern boundary deep within the wilderness of the Coast Mountains. This has given the city a distinct character and many significant natural features and has influenced its historical and physical development.	/1	
Alignment with Coquitlam Heritage Theme "One Place, Multiple Governments"	As the centre of the Tri-Cities area, Coquitlam has a distinct identity as an emerging focal point and meeting place for the wider region, including its growing downtown and a variety of government institutions such as Indian Reserves, Riverview Hospital, schools, college and a significant heritage presence.	/1	
Alignment with Coquitlam Heritage Theme "Diverse Landscape, Diverse People"	This theme identifies the diversity of Coquitlam's people, immigration and settlement that has occurred within its distinctive landscape between the Fraser River and the mountains, why people have chosen to come here and stay here, and the city's multiculturalism.	/1	
Alignment with Coquitlam Heritage Theme "Sustenance Economy to Commercial Centre"	The Kwikwetlem First Nation have utilized the abundant rivers, floodplains and hillsides around today's city, while the later settler culture established mills, mines, agriculture, small businesses and shopping malls, all reflecting Coquitlam's economic history and diversity.	/1	
Alignment with Coquitlam Heritage Theme "Community Connections"	A sense of belonging and a sense of community are highly significant in Coquitlam. Community support, social and cultural institutions, community traditions, and arts and local events play major roles in the city. Throughout, the presence of nature within the city has provided opportunities for recreation, contemplation and well-being.	/1	

heritage theme	criteria	score	comments
Alignment with Coquitlam Heritage Theme "Canoe Route and Sky Train"	The importance of transportation and communication, historical and current, to Coquitlam area. The Coquitlam and Fraser rivers have provided a travel route for the Kwikwetlem First Nation since before remembered time, with the canoe an important symbol today, while river transportation and rail and road construction have been fundamental to Coquitlam's settlers and city's development and character.	/1	
Alignment with Coquitlam Heritage Theme "Coquitlam's Evolving Identity"	Coquitlam's distinctiveness can be found through key city elements such as Indigenous traditions, arts and culture, significant achievements, and urban and neighbourhood character. Understanding the city's unique social, cultural and physical context can assist in more people in the community seeing themselves reflected in the city's heritage.	/1	
Total		/17	(low, moderate or high)

Score guidance and analysis:**For heritage values:**

0 = no values evident

0.5 = minimal value evident

1 = partial value evident

1.5 = good value evident

2 = strong value evident

For heritage themes:

0 = no alignment with theme

0.5 = some alignment with theme

1 = full alignment with theme

Total score significance**0 to 5.5 = Low** heritage value**6 to 11.5 = Moderate** heritage value6 to 8.5 = *Common* heritage value9 to 11.5 = *More than common* heritage value**12 to 17 = High** heritage value

CONCLUSION

RESEARCH RESOURCES

Part A - Preliminary HRA Heritage Professional Summary Project address/name: _____ Doc# 4024177

	At risk due to damage, neglect, loss or redevelopment/sale (fill in or attach detail)	Community Advocacy	Proposed level of conservation
Many/high		<input type="checkbox"/> Community advocacy around this heritage resource has recently grown or started. <input type="checkbox"/> The community is asking for intervention to protect the heritage resource	<input type="checkbox"/> Heritage values and character defining elements are all or mostly being conserved <input type="checkbox"/> Well maintained/unaltered resource with preservation as main conservation objective <input type="checkbox"/> Conservation objectives include restoring missing or obscured character-defining elements <input type="checkbox"/> Visibility of heritage asset will be improved <input checked="" type="checkbox"/> Project authenticity is high <input type="checkbox"/> Development configuration prioritizes the least invasive interventions to the heritage resource <input type="checkbox"/> Conservation objectives include rehabilitation that does not impact the heritage values or CDEs
Some/moderate		<input type="checkbox"/> The community is asking for acknowledgement of heritage value of the resource which may not have previously been acknowledged.	<input type="checkbox"/> Heritage values and character defining elements are partially being conserved <input type="checkbox"/> Conservation objectives include rehabilitation that reasonably impacts the heritage values or CDEs with a few or less significant values or elements being sacrificed. These changes are justifiable and reasonable to make the project more relevant, sustainable, meet contemporary standards or new uses.
Minimal			<input type="checkbox"/> Identified heritage values and character defining elements are not being conserved <input type="checkbox"/> The project does not conserve the overall values and CDEs <input type="checkbox"/> The projects renders the heritage resource unrecognizable, out of context or represented in a manner that is out of line with the SOS
Notes and Explanations			

CAHP Heritage Professional name/firm _____ Signature _____ Date _____

Part B - Staff Review - HRA Review Checklist Project address / name: _____

High	Moderate	Minimal /none	Private benefits (select from list below)	Notes	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Lot subdivision		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An increase in units		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An increase in Floor Area Ratio (density)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	An increase in height		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Change of use		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Zoning bylaw relaxations or variances (list them here)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improved site conditions		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Energy efficiency		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Modernization & improvements		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Cachet & marketing advantages		
High	Moderate	Minimal /none	Public benefits (select from list below)		Notes
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Historic information and documentation about the resource		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Legal protection of a heritage resource		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conservation of the resource (preservation, restoration and rehabilitation)		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Conservation of community character, sense of place and identity		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Extended lifecycle of heritage resource opportunity to model of sustainable development		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Improved site conditions		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Beautification of streetscape		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	New or improved public amenities or spaces		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Neighbourhood revitalization		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Increased visibility of heritage resource		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Restoration of streetscape or cultural landscape		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	PBR units/ social housing /non-market residential units/ neighbourhood retail unit/ non-profit space/ other OCP and City objectives		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Stimulation of cultural tourism and other economic opportunities		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	More intensive use of existing infrastructure		
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Non-profit aspect or community collaborations/partnership		

Part B - Staff Review - HRA Review Checklist Project address / name: _____

		The proposed development's relationship with the historic/heritage context (site, block and area)	Notes
	High	The proposed development contributes to or enhances the historic/heritage context (site, block and area)	
	Moderate	The proposed development relates to, is compatible with or does not negatively impact the historic/heritage context (site, block and area)	
	Minimal/ low	The proposed development distracts from or negatively impacts the historic/heritage context (site, block and area)	

		Is this a meaningful, conservation-centred project?	Notes
	High	The project has growth/development aspects but is thoughtful, and shows a valuing of the conservation of the heritage resource/s and is informed by it.	
	Moderate	The project combines conservation and development and neither outshines the other.	
	Minimal/ low	Project does not seem focused on the promotion and meaningful conservation of the heritage resource. Project could be taking unreasonable advantage of heritage incentives	

Evaluation Summary

Heritage Management Strategy Update

Phase 2 Engagement Summary & HRA Agreement Evaluation Framework

Council-in-Committee

April 12, 2021



Doc# 3947545

Coquitlam

Project Overview – *Process Summary*



Coquitlam

II. Phase 2 Engagement Summary: *Key Metrics*



- 208 survey responses



- 774 page visitors



- Over ¾ of respondents felt HMS vision and draft themes hit the mark



- “Diversity and Inclusion” and “Environment” were the top 2 themes in open-ended responses

III. Heritage Revitalization Agreements (HRAs) – *Current Context and Proposed Improvements*

III. Heritage Revitalization Agreements (HRAs) : *Current Context*

- HRAs are useful tools for securing continuing protection of heritage resources
- City has used extensively with 17 HRAs adopted
- Challenges:
 - Limited policy guidance
 - Highly complex and underserved by current application and review tools
 - Need to balance public and private benefits while maintaining flexibility
 - HRAs are always unique and context dependent
 - Need to improve consistency while moving applications efficiently and providing good service



III. Heritage Revitalization Agreements (HRAs) – *Current Context and Proposed Improvements*

1. Coquitlam Heritage Assessment Template

- Standardizes heritage assessments received for HRA applications
- Ensures staff receive a heritage asset assessment that is designed to account for unique historical context of Coquitlam
- Incorporates Coquitlam heritage themes
- Values-based assessment – unique to Coquitlam



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III. Heritage Revitalization Agreements (HRAs) – *Current Context and Proposed Improvements*

2. HRA Evaluation Tool

- Two-part tool that assembles external and internal heritage expertise:
 - Part A – Applicant submitted form completed by a registered heritage professional
 - Part B – Staff completed evaluation form
- Consistent and comprehensive evaluation criteria
- Incorporates unique HRA application considerations, such as conservation-related costs



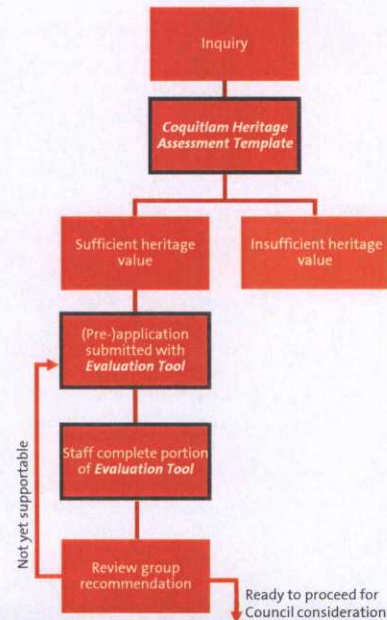
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III. Heritage Revitalization Agreements (HRAs) – *Current Context and Proposed Improvements*

3. Augmented application review process

- Interdepartmental staff review
- Builds capacity with existing staff resources
- Improves overall understanding of heritage values throughout the City
- Informed, consistent and timely review



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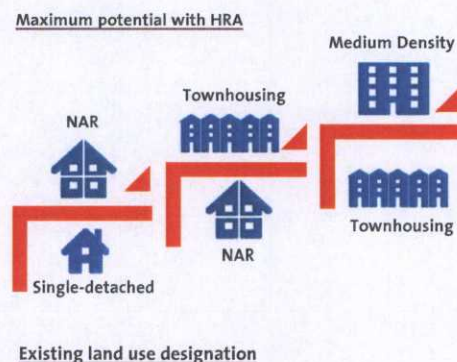
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III. Heritage Revitalization Agreements (HRAs) – *Current Context and Proposed Improvements*

Other implementation items

- Communications materials for HRAs
- Revise and review existing inventories and register
- Consider OCP Amendments
 - Develop heritage neighbourhood context statements
 - Provide guidance within the Official Community Plan

Potential OCP Amendments to guide HRA applications



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IV. Next Steps

- Based on Council-in-Committee feedback, further develop the draft HRA evaluation framework and proposed HRA improvements
- Consider feedback into revised heritage themes, HMS vision and values
- Continue collaboration with kwikwəḷəm First Nation to strengthen the draft HMS and integrate Indigenous perspectives
- Pull together draft HMS for Council-in-Committee consideration fall 2021



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Thank you



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