

514 CARNARVON ST. – APC PRESENTATION

JC

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TEAM

JC



CONWEST



FRANCL
ARCHITECTURE



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PROPOSAL VISION

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The redevelopment of the Holy Trinity Cathedral site is driven by the following objectives:



COMMUNITY SUPPORT

JC



COMMUNITY SUPPORT

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November 15, 2021

To: The City of New Westminster Mayor and Council

Re: Letter of Support for Holy Trinity Anglican Cathedral's 514 Carnarvon St. Project

On behalf of the Board of the New Westminster Homelessness Coalition Society, I am writing this letter of support for Holy Trinity Anglican Cathedral's 514 Carnarvon St. project.

The New Westminster Homelessness Coalition Society (NWHCS) was first established as a Coalition in 2005 to address homelessness issues in the City and later went on to become a Society in 2012. We envision a community where every individual experiences a socially just quality of life. Our long-term mission is to collaborate, educate, and act to ensure access to healthy safe housing and supportive services in New Westminster. Our member are service providers, community-based organizations, and there is representation from all levels of government. Member organizations deliver housing, outreach, food, job training, crisis intervention, financial assistance and seniors and youth programs. They witness first-hand the day-to-day challenges of poverty and homelessness in our community. Holy Trinity Anglican Cathedral has been an active and long-time member of the Society committed to supporting our vision and the work we undertake each year.

Holy Trinity is a downtown New Westminster asset that in addition to providing spiritual services, cares deeply about providing supportive services to those who are homeless or at risk and providing a space for local groups and non-profits to meet. Currently on Wednesday's they serve as a site for the downtown Food and Resource Hub which supports the City's Greater Vancouver Food Bank Agency Hamper Program. Each Saturday they also provide a food program that provides nourishment to those in need, but it is how they provide this service – in a welcoming and non-judgmental way that creates a sense of community for some who badly need it. They have also been extremely generous with their space, allowing us to hold events during the Homelessness Action Week and at other times throughout the year. These events not only provide opportunities for those who are homeless or at risk, to access

750 Carnarvon Street, New Westminster, BC V3M1E7
www.nwhomeless.ca admin@nwhomeless.ca



food, information, and clothing, but they also provide an opportunity for diverse service providers to come together under one roof to meet community members and other service providers.

The redevelopment of the site creates the opportunity to maintain their presence in the downtown core and continue their existing work, while also allowing them to do much needed earthquake upgrades to a historic church. The design for the lower two levels is exciting as it is not only aesthetically pleasing with large windows that will make programming inside much more welcoming, but it opens out onto an outdoor courtyard capable of holding community events. The openness of the design will also provide a much brighter and safer thoroughfare for the community members who currently use it. Access to both Columbia Station and Clarkson St. will be greatly improved and be accessible to all, from parents with strollers to those with mobility issues. Finally, the 14 units of market housing that will be retained by the church will be a much needed and valued addition to the downtown core.

We encourage you to support this project and bring this exciting new building to the downtown core.

Sincerely,

Betina Wheeler

Betina Wheeler
NWHCS Coalition and Projects Coordinator
newwesthcs@gmail.com
604.375.2634

cc. Mr. Rupinder Basi, Supervisor, Development Planning
Development Services, Planning
City of New Westminster

750 Carnarvon Street, New Westminster, BC V3M1E7
www.nwhomeless.ca admin@nwhomeless.ca

COMMUNITY SUPPORT

JC



October 4, 2021

Mr. Rupinder Basi, Supervisor, Development Planning
Development Services, Planning
City of New Westminster
511 Royal Avenue, New Westminster, BC
V3L 1H9

Dear Mr. Basi,

Re: Proposed Official Community Plan Amendment for Holy Trinity Cathedral at 514 Carnarvon St.

I am writing to confirm that I met with the Conwest Development Team on September 8th, 2021, and September 17th, 2021, and had the opportunity to further discuss the proposed development at 514 Carnarvon Street in New Westminster. Kwantlen Lands Department recognizes the significance and importance of this project to the City of New Westminster.

Conwest Developments and Kwantlen Lands, Resources and Stewardship (KLRS) remain committed to working together on a mutually beneficial basis. Conwest recognizes the importance of cultural recognition and placemaking for the Kwantlen First Nation as it relates to this project. It is understood that this could be achieved through initiatives that support hənq̓əminəm language preservation and the incorporation of public art. These initiatives may include, but are not limited to:

- Use of language through interpretive signage, signage in hənq̓əminəm, and/or additional language opportunities;
- Incorporation of Kwantlen First Nation public artwork (see Public Art Incorporation Drawing attached);
- Spaces for programming to support the Kwantlen First Nation.

We look forward to working with the Conwest Development Team, Holy Trinity Cathedral, and the City of New Westminster on these cultural recognition initiatives. KLRS trusts that this letter provides the support necessary to move this project forward.

Sincerely,

Ashley Doyle

Ashley Doyle
Lands Manager | Kwantlen Lands, Resources and Stewardship

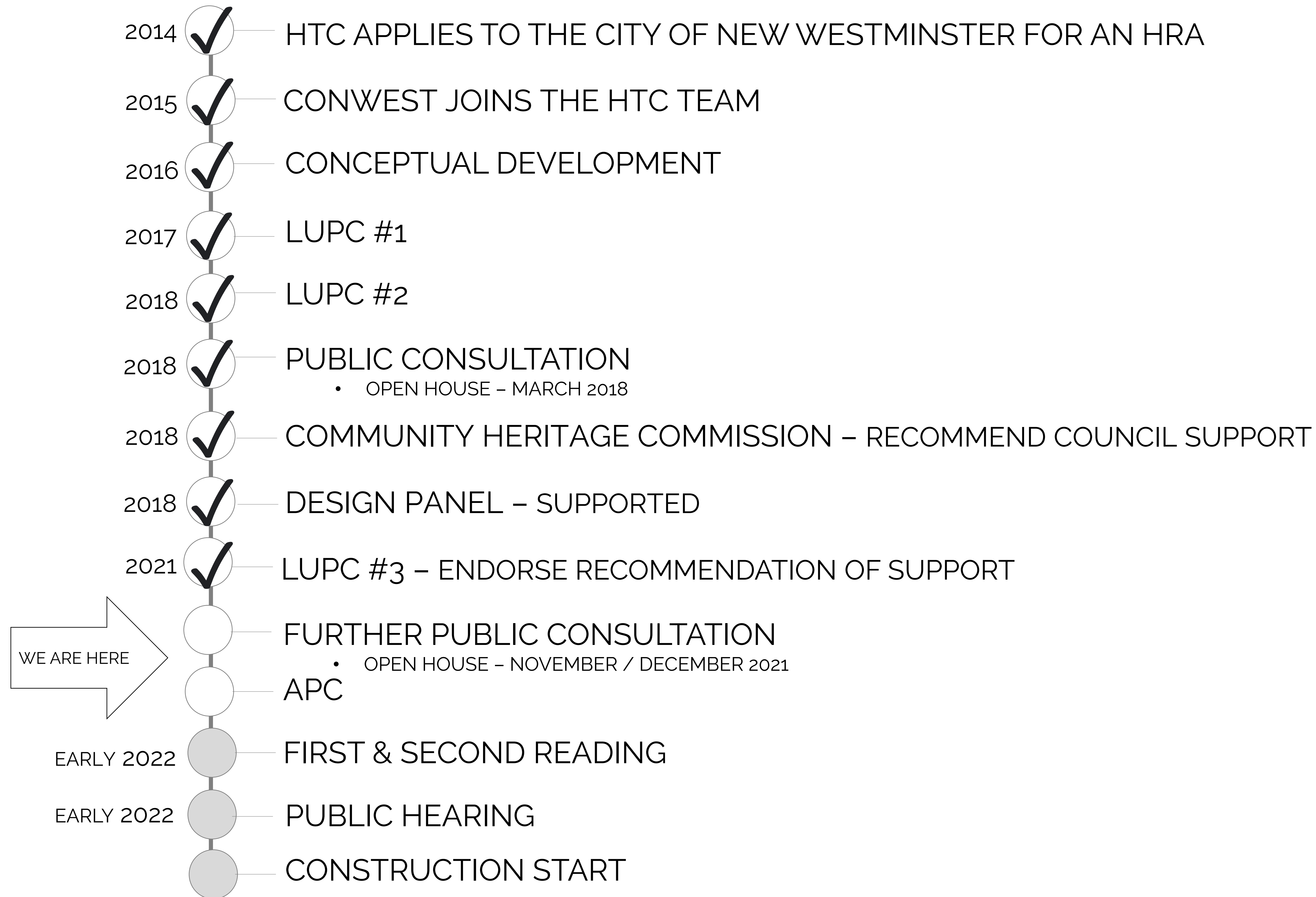
Cc: Joe Carreira, VP Development, Conwest Developments
Tumia Knott, Councillor, Kwantlen First Nation
Josie Iaci, Referrals Coordinator, KLRS

Enclosure: Public Art Potential Locations



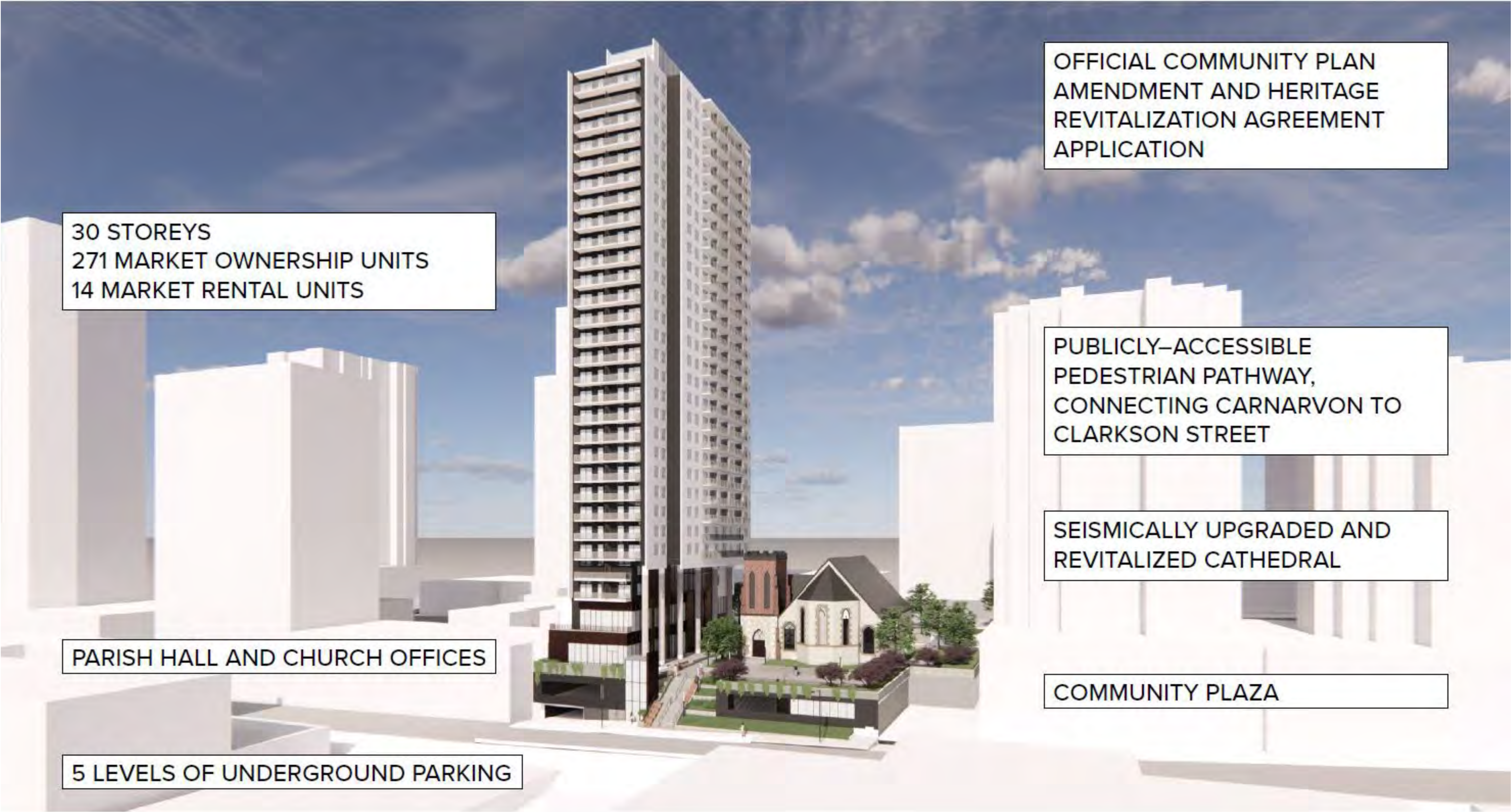
TIMELINE

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ABOUT THE PROJECT

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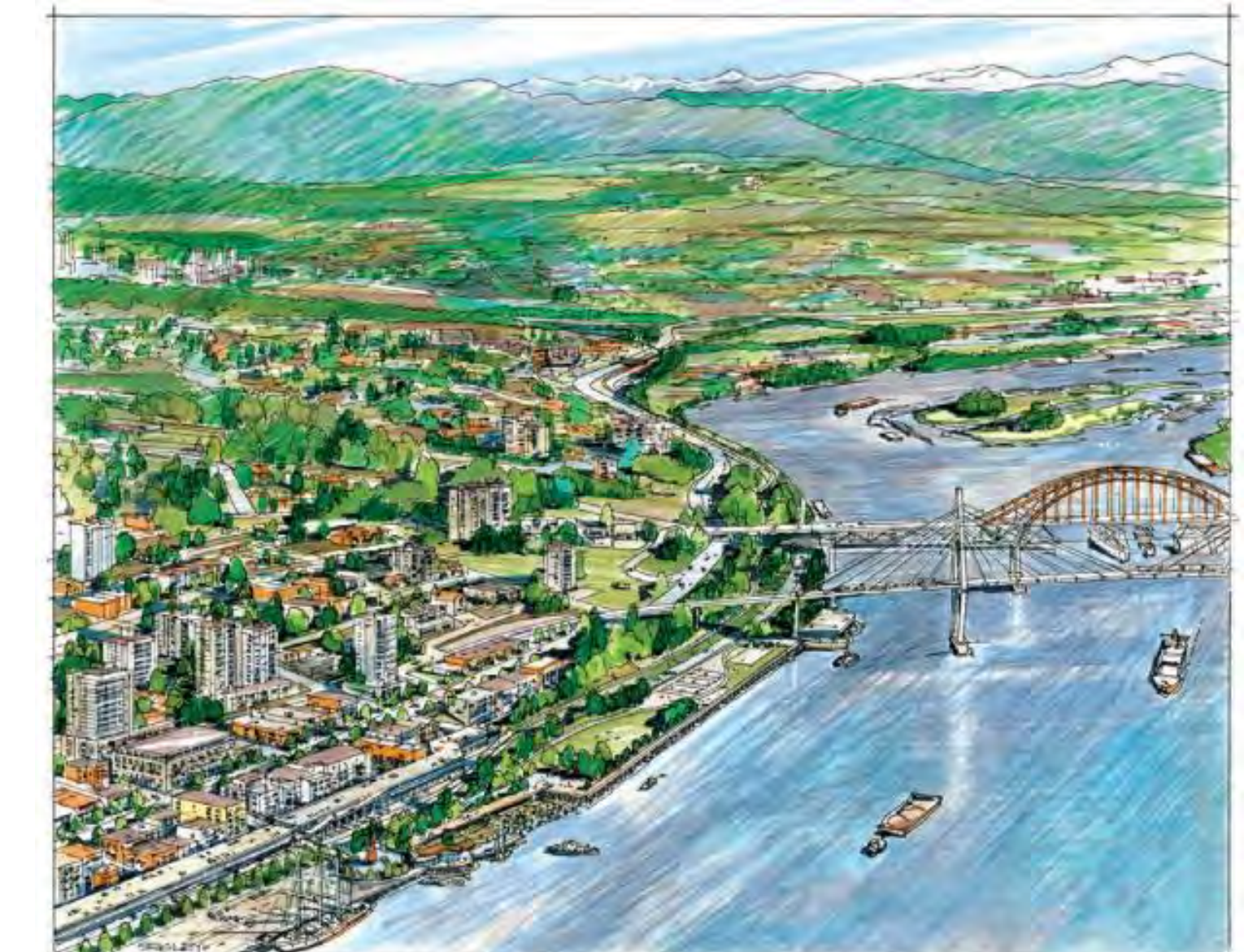
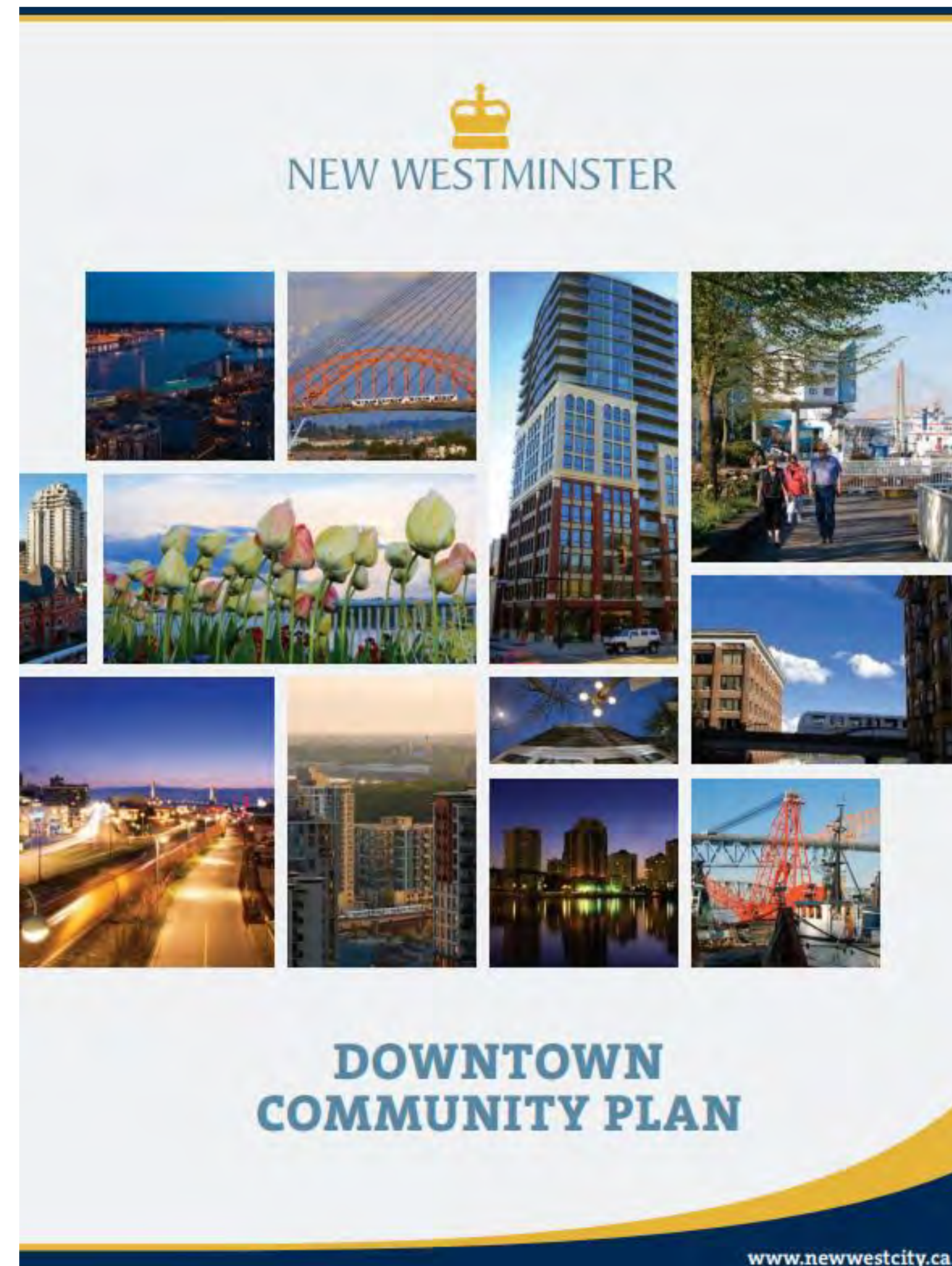


The Vision for the Downtown

Downtown New Westminster functions as the economic, cultural, historic and residential hub of the city.

Key themes for the Downtown Community Plan include:

1. Downtown's economic growth is fuelled by maximizing strategic opportunities
2. Services and amenities to complement growth
3. A Downtown that is family friendly
4. Balance historic values and new investment opportunities
5. Seamless connectivity to the waterfront



Land Use Map

- 514 Carnarvon Site is designated Residential – Mid Rise Apartment.
- Surrounding land use designations include:
 - Mixed-Use High Density to the west,
 - Columbia Historic Mixed-Use to the south, and
 - Residential – Tower Apartment to the east.

Character Precincts

- 514 Carnarvon Site is included in the Albert Crescent and the SkyTrain Precinct. The objectives include:
 - Enhancement of the pedestrian experience,
 - Respect recognized heritage resources, and
 - Accommodate high-density mixed-use development.



AREA CONTEXT

SA

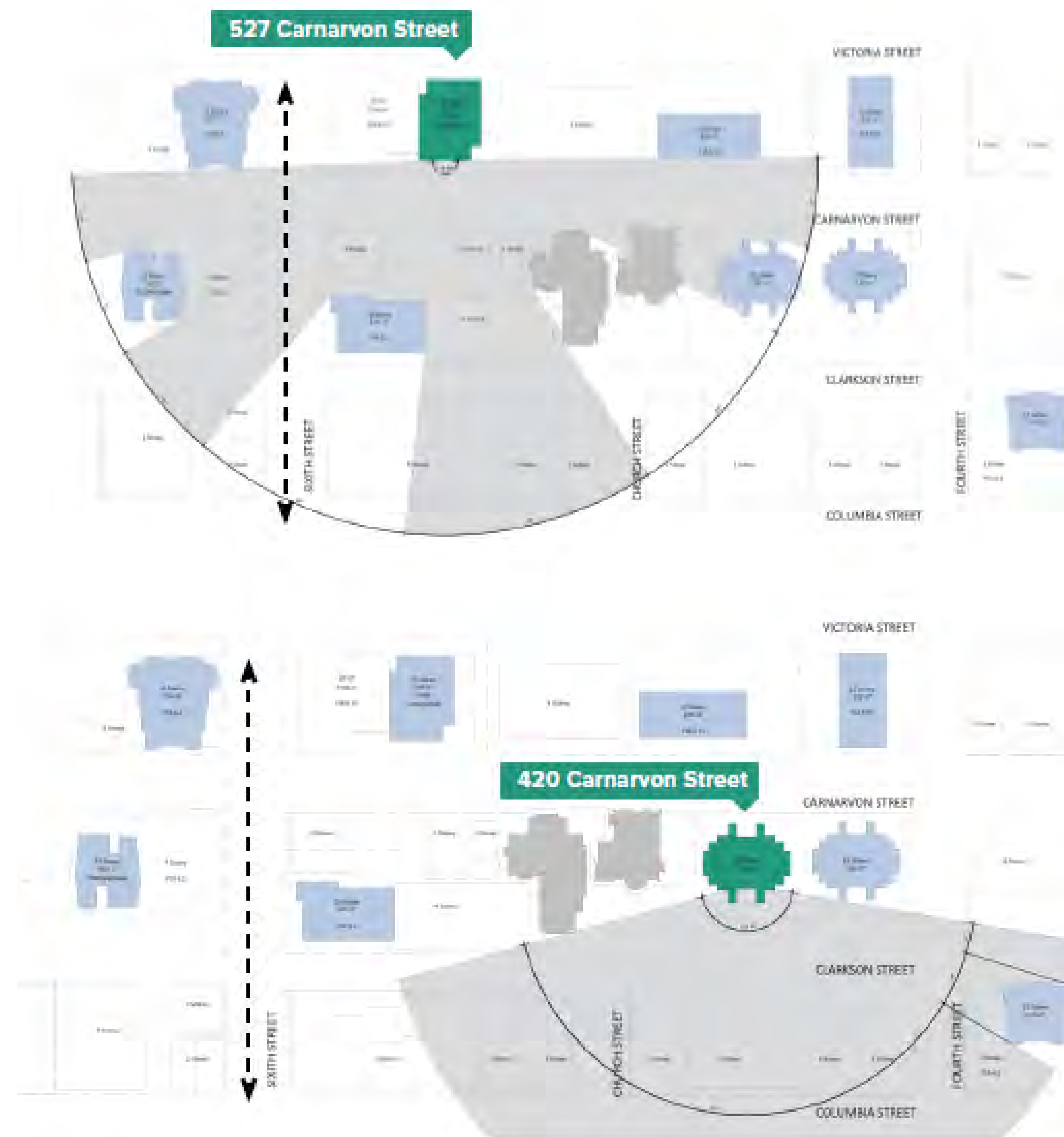


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VIEW ANALYSIS

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Downtown Community Plan – Public View Corridors

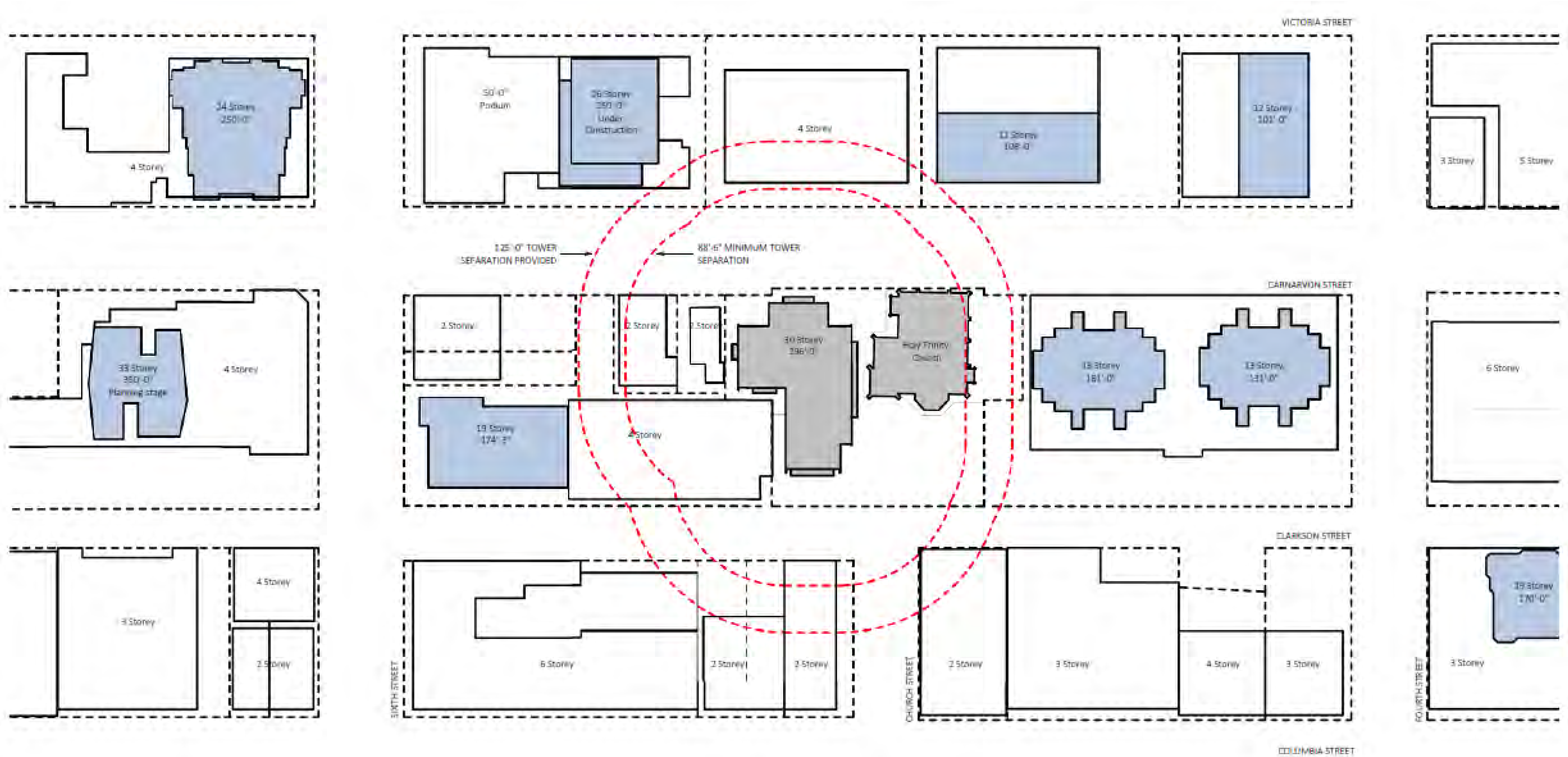
- Care should be taken to avoid disrupting views to Downtown's primary element, the Fraser River, as well as to Mt. Baker.

PRIVATE VIEW

PUBLIC VIEW

TOWER SEPARATION

SA



SHADOW ANALYSIS

SA



June 21st 10.00 am



June 21st 12.00 pm



June 21st 2.00 pm



March/September 21st 10.00 am



March/September 21st 12.00 pm



March/September 21st 2.00 pm

- A Heritage Revitalization Agreement (HRA) is a form of long-term legal protection negotiated between a property owner and the City of New Westminster
- Outlines the duties, the obligations and the benefits to both parties of the agreement
- In exchange for the retention of a heritage building, an HRA allows the City to supersede local zoning regulations
- Each HRA agreement is written to suit unique properties

HRA Process

- Any property eligible for an HRA must ultimately be approved by Council
- There are three stages of an HRA application:



HERITAGE RATIONALE

DL

- Holy Trinity Cathedral is known for its historical and architectural significance and community value.
- Holy Trinity Cathedral is listed on the City of New Westminster Heritage Register.
- The cathedral is of architectural significance known for its Gothic Revival style, which contributes to the importance of its restoration.
- Holy Trinity Cathedral also has a long history and tradition of community involvement and service.

SUBJECT PROPERTY:	HOLY TRINITY CATHEDRAL
ADDRESS:	514 CARNARVON STREET, NEW WESTMINSTER
CONSTRUCTION DATE:	1867 (RECONSTRUCTED 1898-99)
HERITAGE STATUS:	NEW WESTMINSTER HERITAGE REGISTER



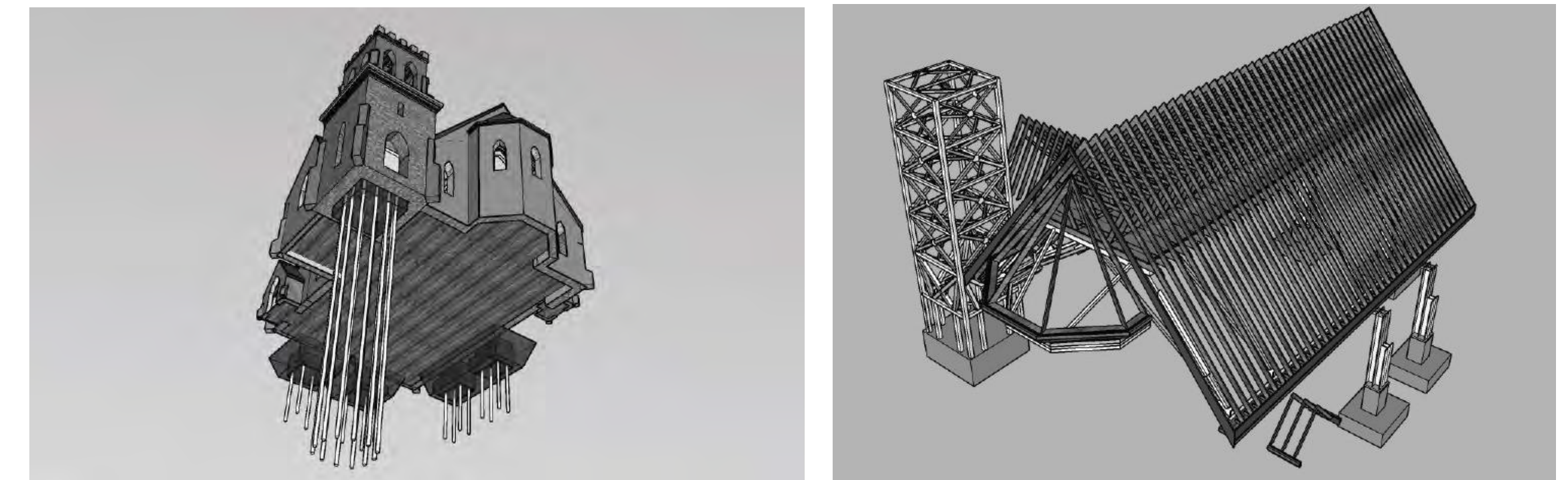
HERITAGE RESTORATION

DL

The intent of the heritage restoration of Holy Trinity Cathedral is to preserve the character-defining elements and restore missing or deteriorated elements, while also improving the safety and functionality of the building.

The scope of the restoration includes:

- Designing and installing a steel framed structure in the Cathedral ceiling including a new roof diaphragm.
- Replacing existing brick buttresses with steel plate structure and associated micro pile foundations.
- Designing and installing a steel framed truss structure in the bell tower with associated micro foundation system.
- Connecting new steel structure to existing structure to ensure it works together as one system.
- Rehabilitate the stained-glass windows and doors.



RECONCILIATION, INCLUSION AND ENGAGEMENT

BB / RL

Opportunity for First Nation cultural preservation and placemaking onsite, including:

- Provide spaces to support First Nation cultural programs
- Hən'qəmin'əm' language preservation
 - Signage in hən'qəmin'əm'
 - Naming public places
 - Interpretative signage
- Kwantlen First Nation public art
 - Incorporation in the building design
 - Free-standing forms

We are also working with Kwikwetlem First Nation as it relates to the archeological monitoring.

Potential Locations for First Nation Cultural Preservation and Placemaking Onsite:



Kwantlen First Nation Precedent Artwork:



KPU Langley – Brandon Gabriel



"The Rivers that Connect Us" – Phyllis Atkins, Drew Atkins, and Aaron Jordan



"We Are All Connected to This Land" – Phyllis Atkins

HOUSING

SA

The project will deliver 285 residential units across the Housing Continuum, including:

- 14 Secured Market Rental Units
- 271 Market Ownership Units

Units are comprised of:

- 128 Family-Friendly Units, exceeds the City of New Westminster Family (45% overall)
- 114 Adaptable Units (40% overall)

The Parish Hall, ground level plaza, and rooftop amenities will provide opportunities for social connectivity, livability and community engagement.



FACILITIES, INFRASTRUCTURE AND PUBLIC REALM

SA



The proposal includes a safe, publicly-accessible pedestrian pathway that connects Carnarvon Street to Clarkson Street and serves to provide access to the Columbia Skytrain station, a public elevator and staircase, and a publicly accessible plaza.

SUSTAINABLE TRANSPORTATION

CC

The City of New Westminster's climate emergency is addressed through this project by creating a car-light community.

The accessible location of the site contributes to more sustainable transportation choices

- 100 metres from Columbia Skytrain Station
- Achieves 96/100 on walkscore.com

To achieve the car light objective, a parking relaxation has been proposed. The project Transportation Demand Management Plan, prepared in collaboration with City Engineers, addresses the relation in the context of demand and includes:

- Car share initiative
- Bike maintenance room and public bike share station
- 100% EV charging stall ready
- Pedestrian enhancement and wayfinding signage
- End-of-Trip facility
- Transit pass subsidy program



CULTURE AND ECONOMIC DEVELOPMENT

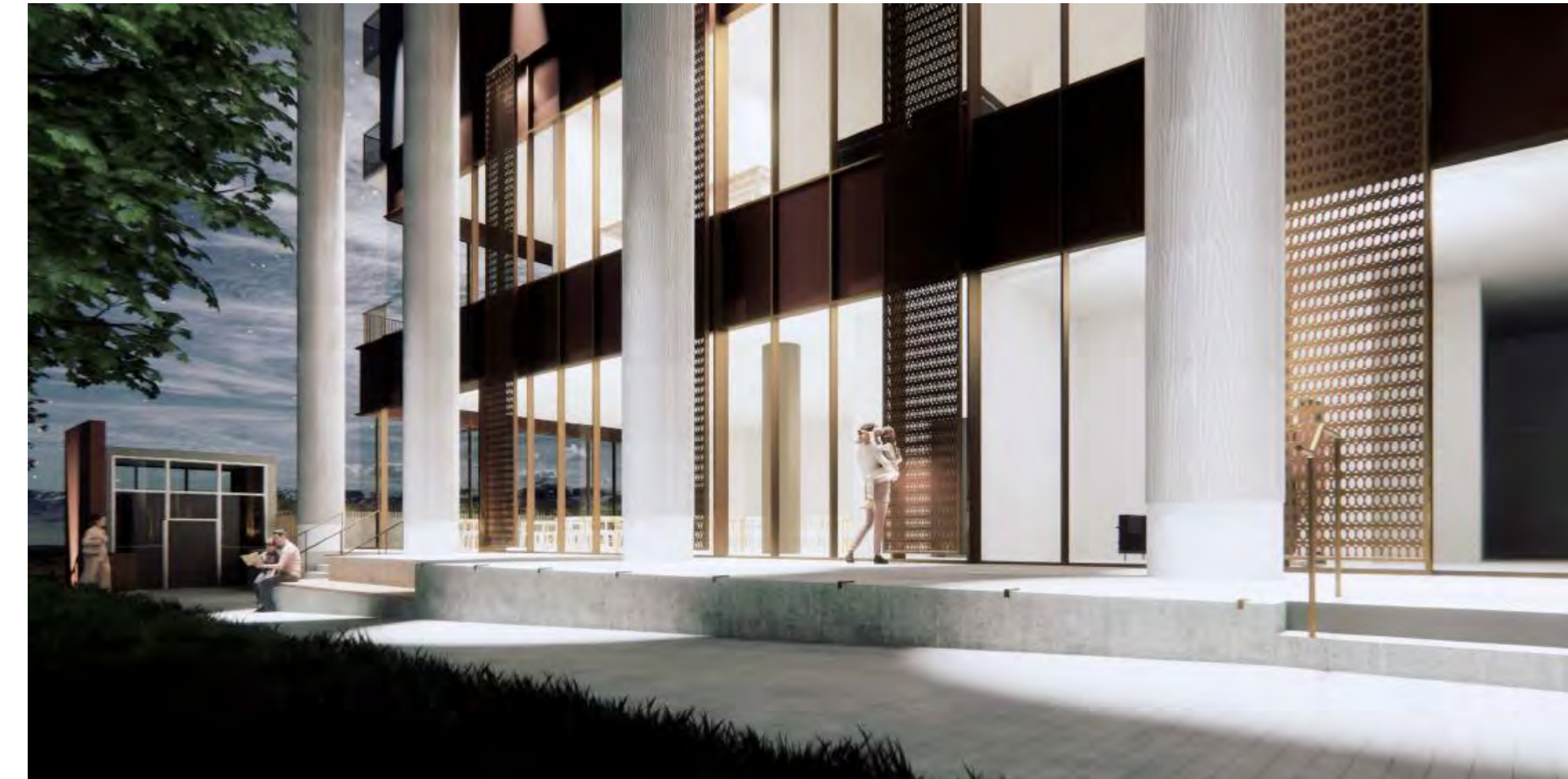
RL

The project will deliver a revitalized cathedral and create a new Parish Hall to deliver continued community services.

Holy Trinity Cathedral rental housing income will support ongoing community services.

The revitalization will include:

- Space for community functions including programming, events and recreation.
- A sense of belonging and community for disadvantaged populations.
- Space and programming for recovery and health programs.



COMMUNITY INVOLVEMENT

RL

- The revitalization of the cathedral will allow for the historic Holy Trinity Cathedral Parish to remain in its current location and provide improved and expanded facilities for community use and outreach.
- Holy Trinity Cathedral community benefits include:

Church

- Weekly Services
- Sunday School
- Weddings
- Funerals

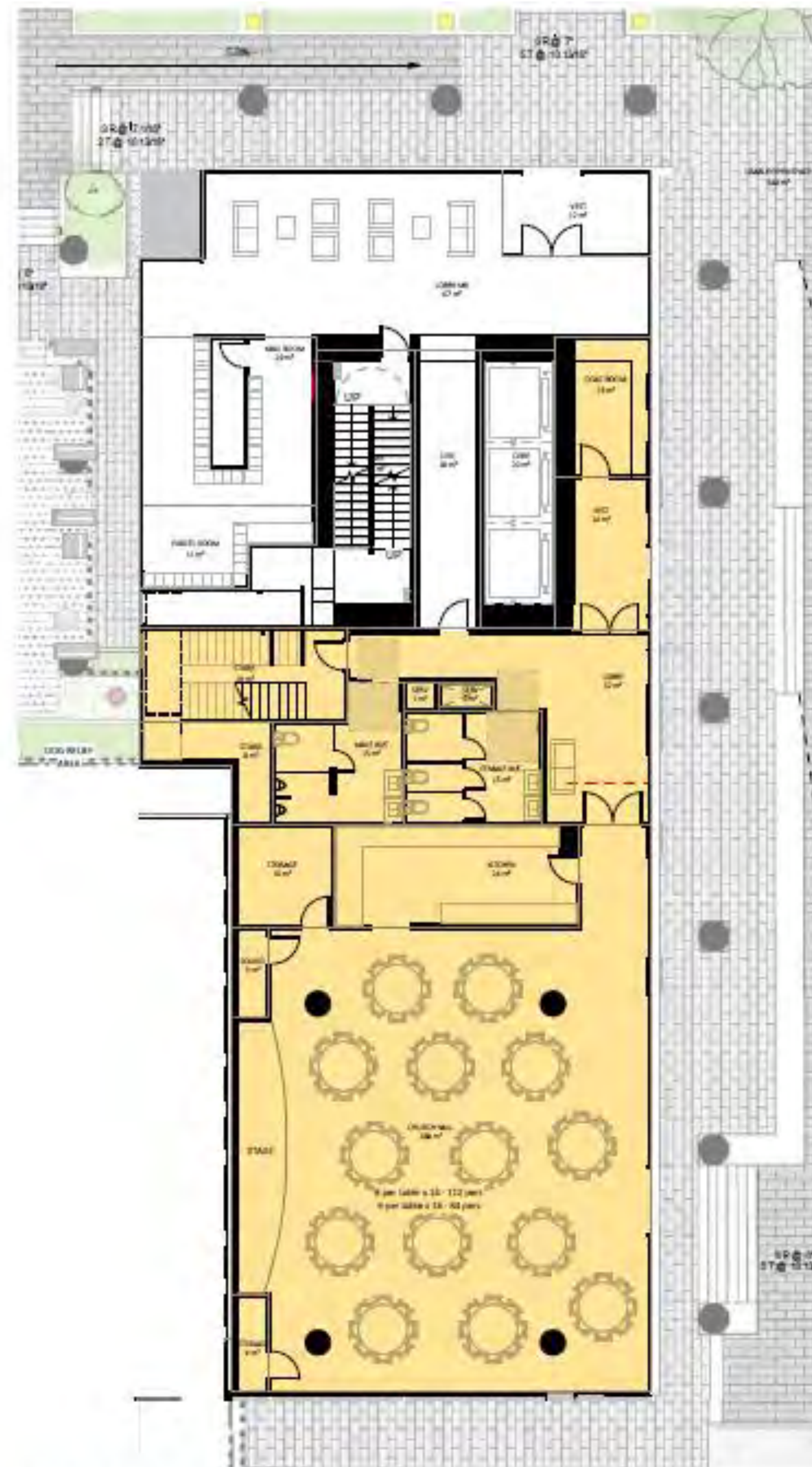
Parish Hall

- Weekly 12 Step group meetings
- Community group meetings, gatherings
- Strata Group meetings
- Weddings
- Youth Organizations meetings and events
- Concerts, recitals, and workshops
- Martial Arts groups and practices
- Weekly Community Outreach Breakfasts
- Church group meetings
- Choir practices
- Prayer groups
- Grief counselling



PARISH HALL AND OFFICES

RL



FLOOR PLAN LEVEL 1



FLOOR PLAN LEVEL 2



LANDSCAPE

PK



PLANTING



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THANK YOU

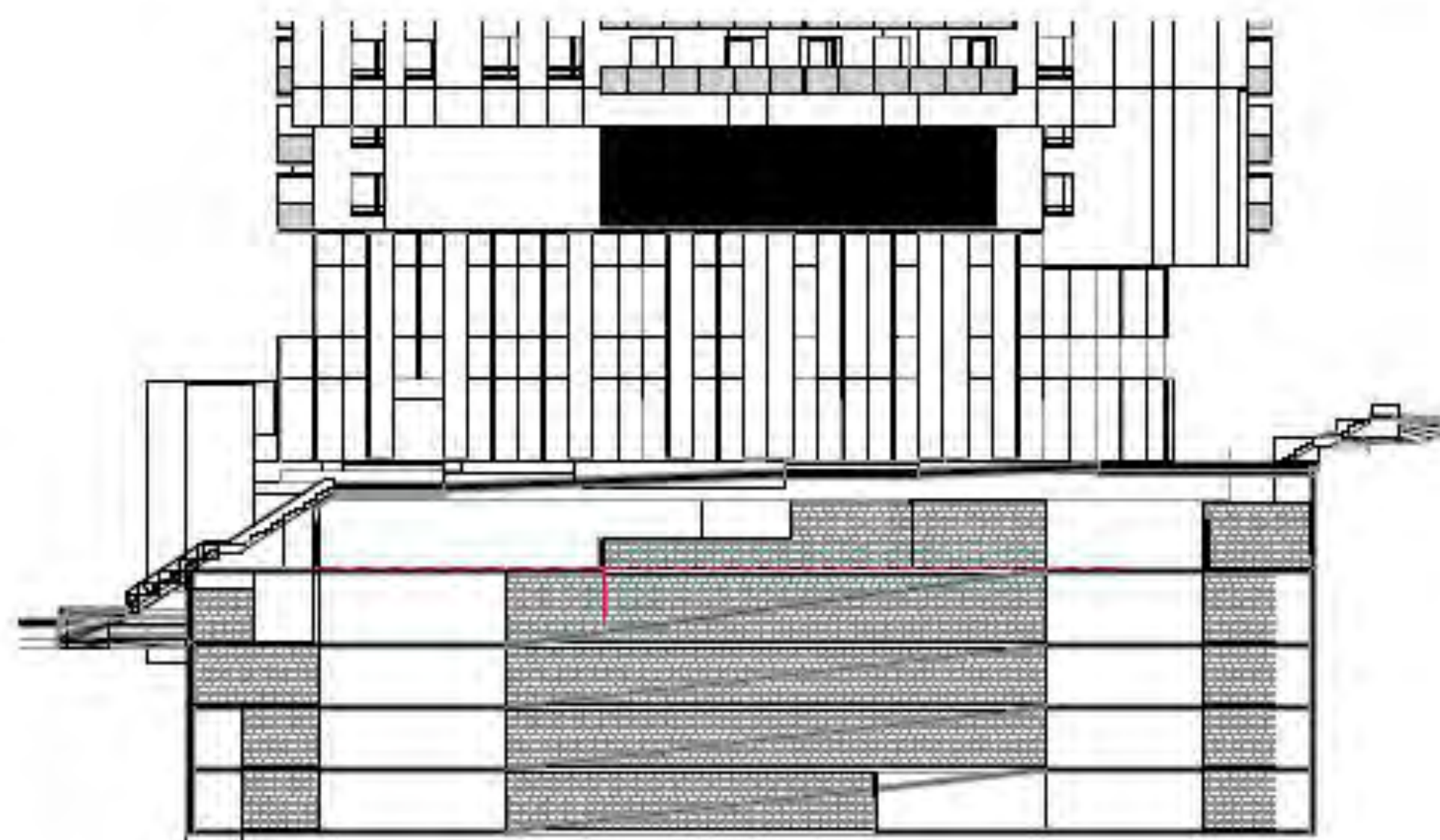
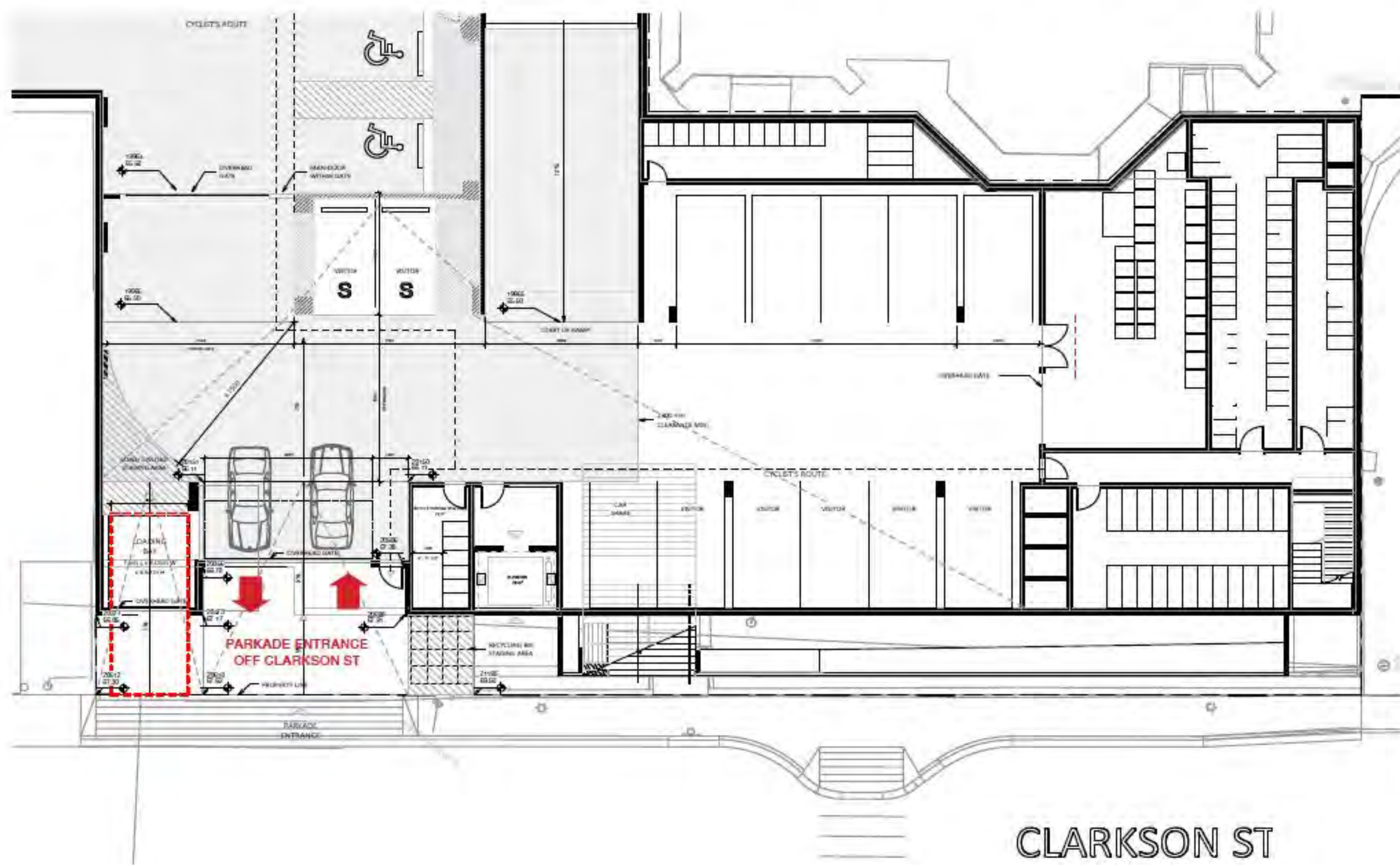
APPENDIX

PARKADE

PARKING SPACES								
	CHURCH	SHARED CHURCH / VISITOR	ACCESSIBLE SHARED CHURCH / VISITOR	VISITOR	ACCESSIBILITY	CAR SHARE	RESIDENTIAL	TOTAL
P1	17	6	2	6				31
P2				7	6	1	17	31
P3							44	44
P4							46	46
P5							48	48
TOTAL	17	6	2	13	6	1	155	200

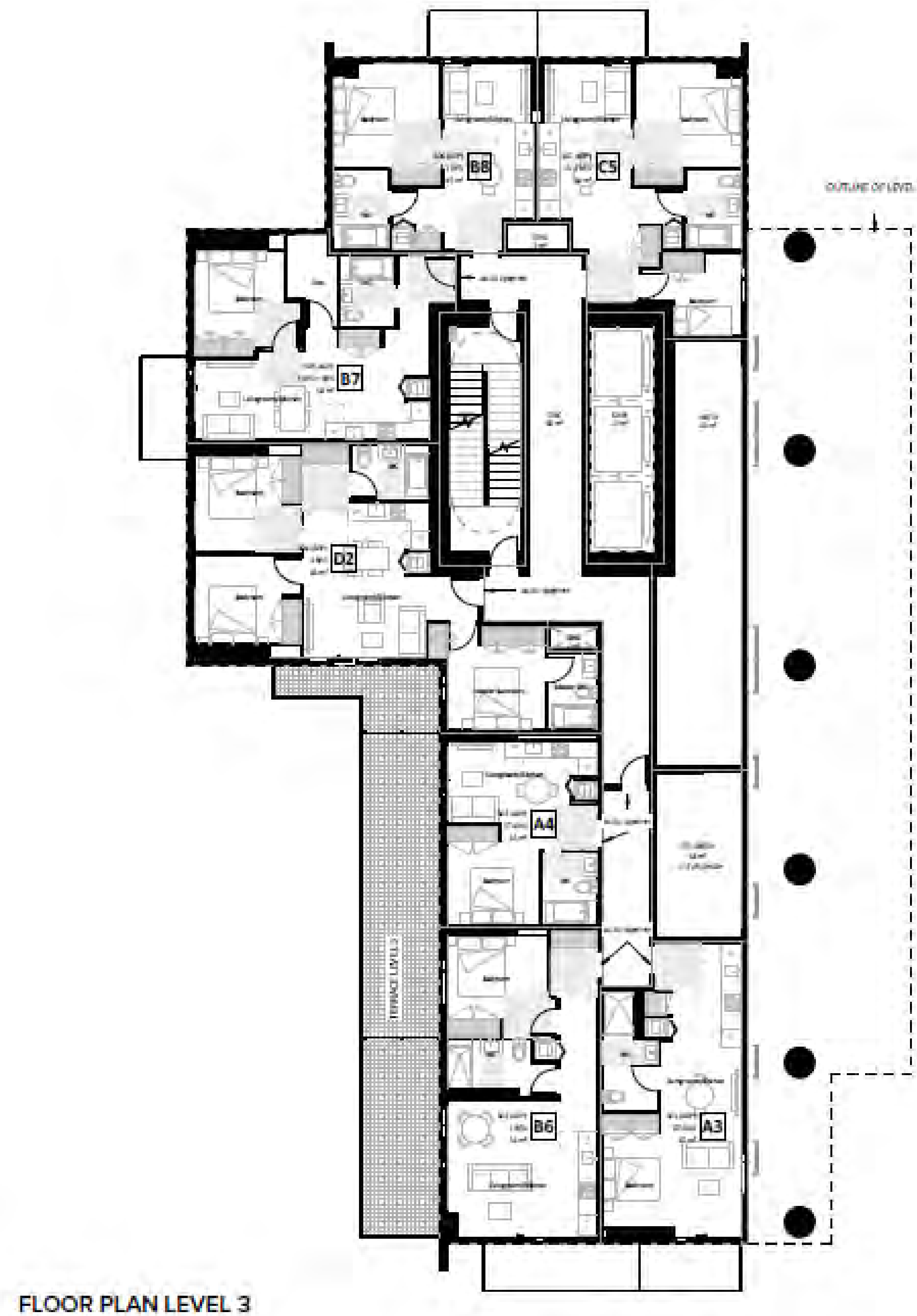
BIKE STORAGE			
	BICYCLE STALL	BICYCLE LOCKER	TOTAL
P1	77	43	120
P2	96	39	135
P3	50		50
P4	37		37
P5	6		6
TOTAL	276	82	358

STORAGE SPACES	
	STORAGE SPACE
P1	
P2	8
P3	22
P4	22
P5	34
TOTAL	86

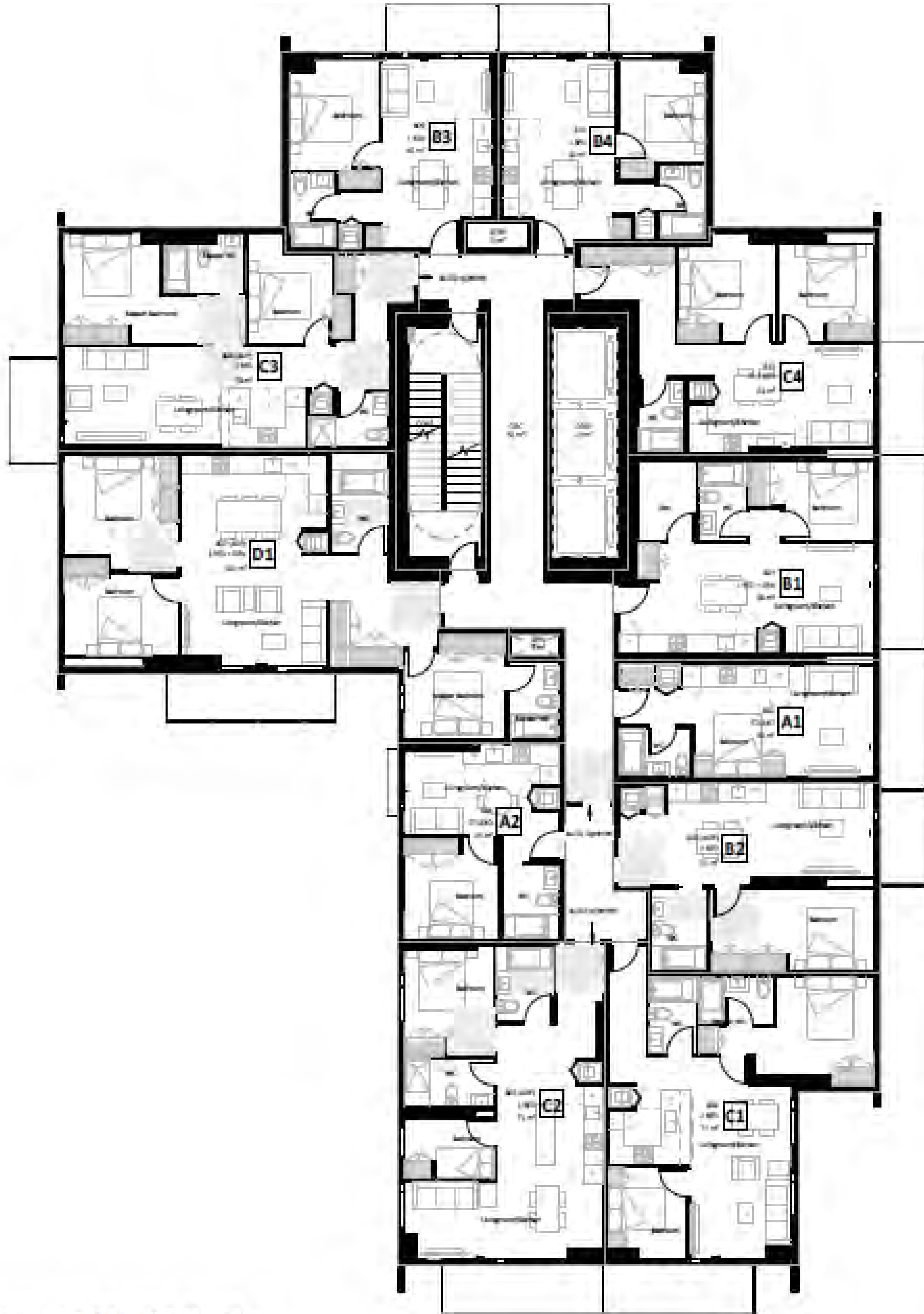


PARKADE SECTION

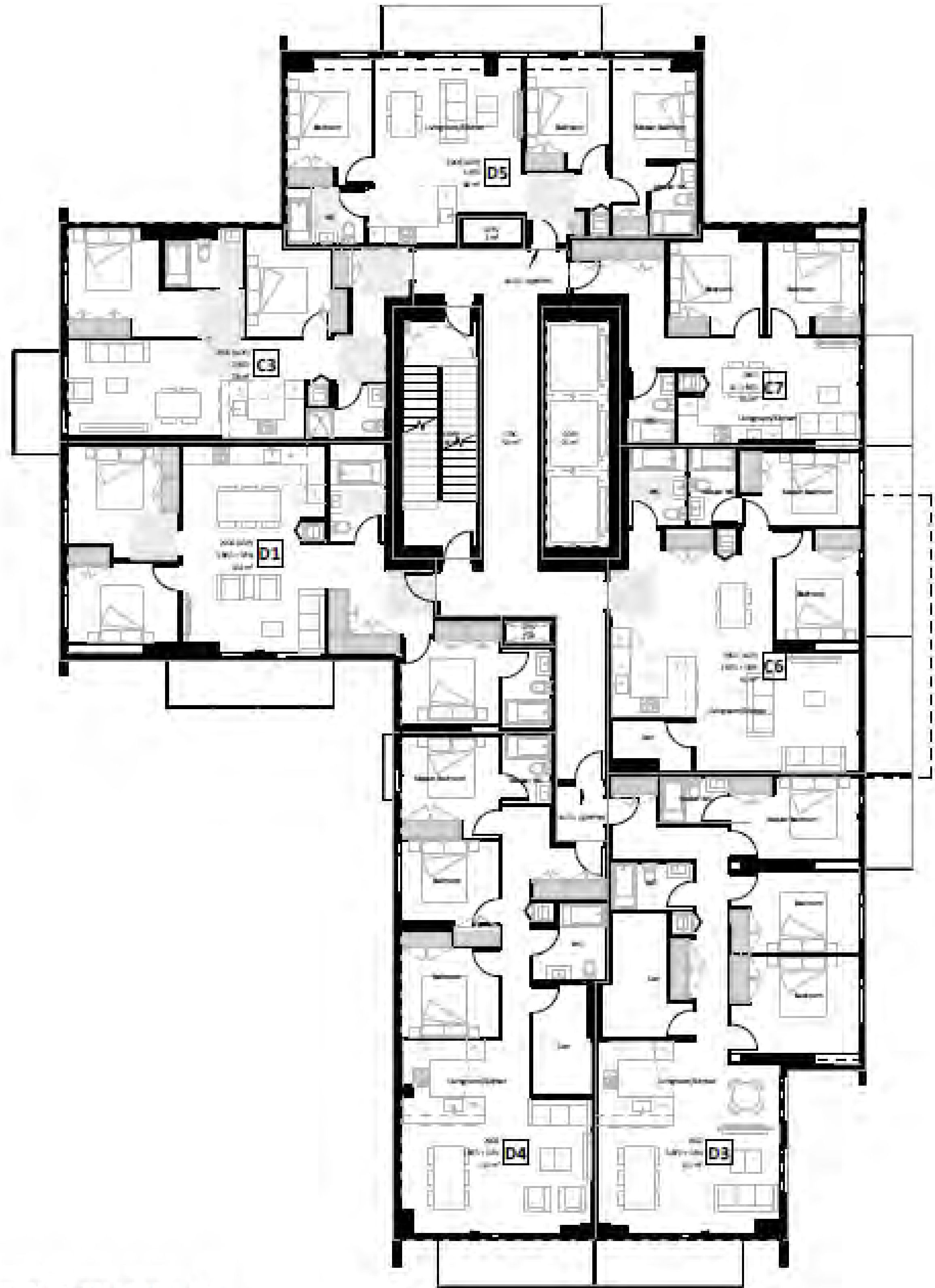
TYPICAL FLOOR PLAN – MARKET RENTAL



TYPICAL FLOOR PLAN – MARKET OWNERSHIP



FLOOR PLAN LEVEL 8-28



FLOOR PLAN LEVEL 29