

HOLY TRINITY CATHEDRAL

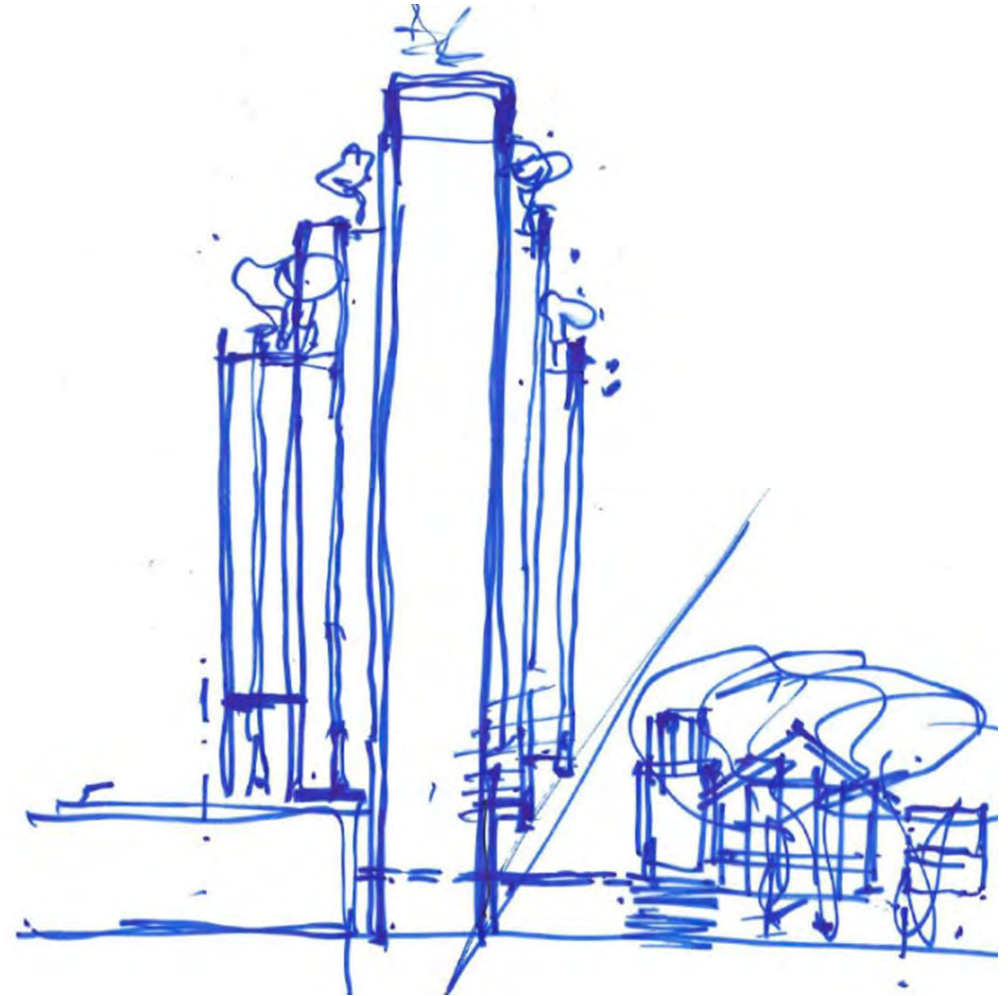
514 CARNARVON STREET, NEW WESTMINSTER

LAND USE AND PLANNING COMMITTEE

AUGUST 30, 2021

PROJECT OBJECTIVES

- Revitalization of Holy Trinity Cathedral
- **Project builds on the City's Strategic Plan and Response to the Climate Emergency**
- Cathedral Plaza and Parish Hall
- Improved public site access to Columbia Skytrain Station
- 285 residential units including:
 - 14 market rental units to be owned by HTC Foundation
 - 271 market ownership units which include:
 - 124 Family- Friendly Units (40% of homes are 2-bed or 3-bed units)
 - 147 1-bed and studio homes



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 - MOVING QUICKLY
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 - PROPOSED TRAFFIC DEMAND MANAGEMENT INITIATIVES
 - PARKING SUMMARY

BC HOUSING



Home Office
1701 - 4555 Kingsway
Burnaby, BC V5H 4V8

Tel 604-439-4109
Fax 604-433-5915

DELIVERED BY E-MAIL: housingsociety@holytrinitycathedral.ca

June 4th, 2021

Carla Jones,
HTC Housing Society
514 Carnarvon St
New Westminster, BC V3L 1C4

Dear Carla Jones,

RE: RFP 1070-2021/28 Building BC: Community Housing Fund
514 Carnarvon St, New Westminster

We have reviewed your submission for the above Request for Proposals and regret to advise that your submission was not selected to proceed.

Due to the overwhelming number of proposals received from all regions in the province for the 3,600 affordable housing units in this call, we are unable to proceed with all projects at this time.

Should you wish to have a debrief meeting, one can be provided to review your submission by emailing buildingbc@bchousing.org. Feedback from this debrief may assist you in submitting proposals for future BC Housing calls.

The Community Housing Fund is a \$1.9 billion investment by the Province of BC to build more than 14,000 affordable rental homes for low- and moderate-income families and individuals by 2029. Thus far, roughly 8,600 homes have been allocated under this funding program.

We wish to thank you for your submission and invite you to respond to future BC Housing opportunities.

Yours truly,

A handwritten signature in blue ink, appearing to read "Michael Lachocki".

Michael Lachocki
Manager Procurement, Construction

Cc: James Forsyth

“We have reviewed your submission.... and regret to advise that your submission was not selected to proceed”

“Due to the overwhelming number of proposals received from all regions in the province for the 3,600 affordable housing units in this call, we are unable to proceed with all projects at this time”

MASSING



LUPC DESIGN 2018 (30 STOREYS)

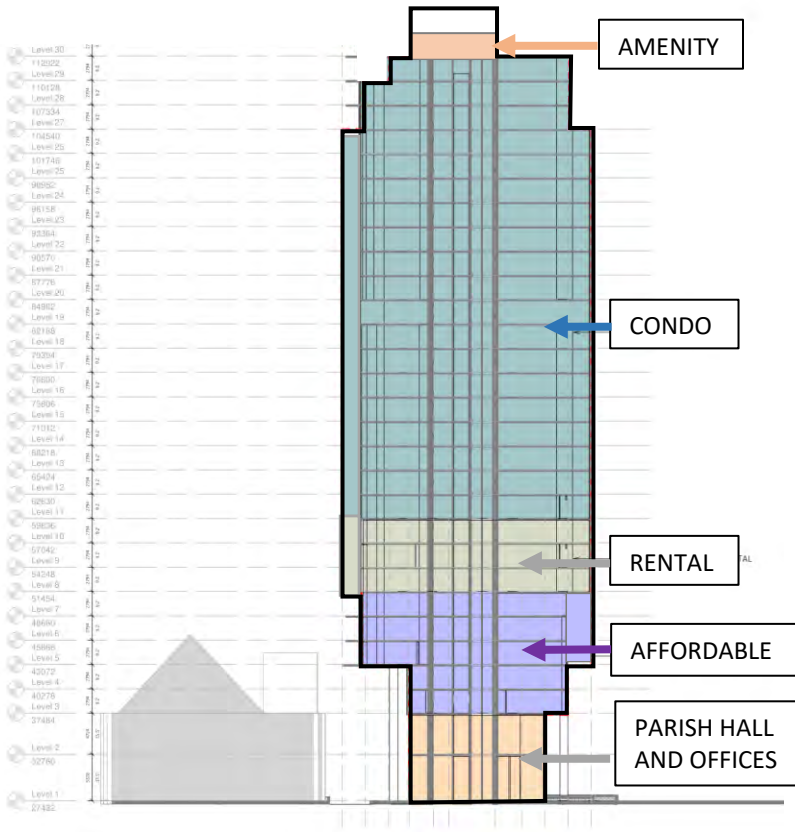


LUPC 2018
TOWER HEIGHT

LUPC DESIGN 2021 (30 STOREYS)

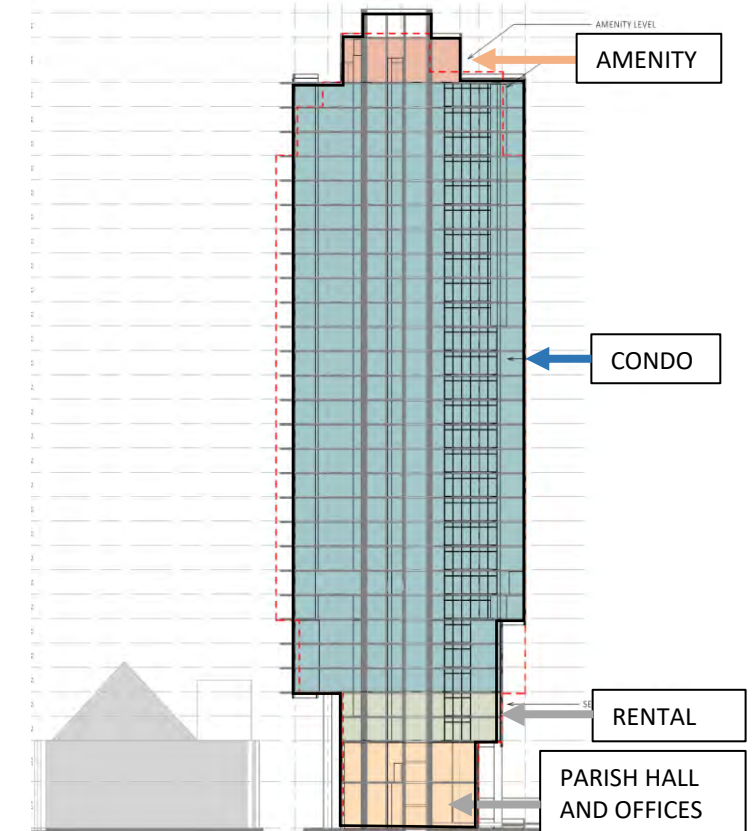
TOWER DESIGN UPDATES

30 STOREY TOWER
PREVIOUS DESIGN PRESENTED TO
LUPC (2018)



	LUPC Design (2018)	Current Design (2021)
Unit Breakdown	245 Units	285 Units
Gross Building Area	210,390 sq. ft.	223,821 sq. ft.
FSR (Excl. Church)	6.03	6.3
% of Family Friendly Units	78 Units (32%)	126 Units (44%)
Adaptable Units	125 Units (51%)	117 Units (41%)

PROPOSED 30 STOREY TOWER
JULY 2021



MOVING QUICKLY

In 2013 Holy Trinity Cathedral embarked on our journey towards the renewal of the Cathedral and Parish Hall. This journey has not been without its setbacks, but we have persevered because we believe in our ministry as a place of help, hope and home for New Westminster's downtown core.

We have willingly made use of our own financial reserves and of diocesan loans to bring this vision of renewal to fruition. But these resources are not unlimited and we have reached a point where the need for progress is an urgent one.

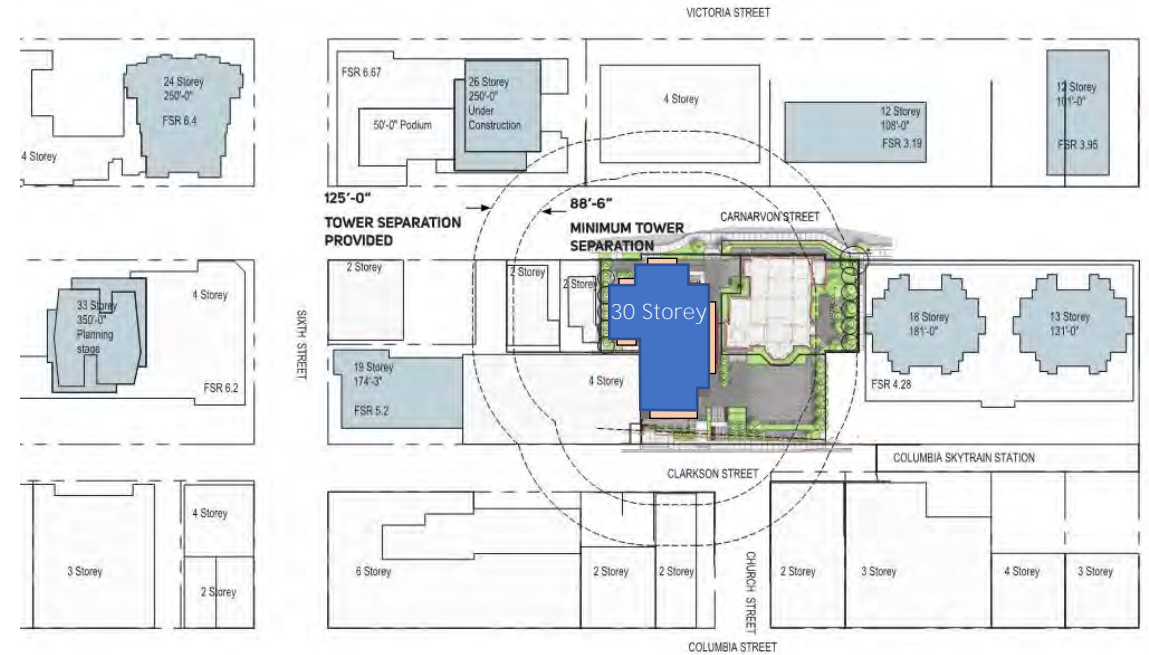
This urgency is made greater by the re-opening of the Cathedral for public worship and for the use of the many groups and programs that rely on us for programming support and space. If significant progress is not made within the coming months, the Cathedral will need to prioritize those services we can continue to provide to our community both as a worshipping congregation and a committed provider of social services.

Richard +

*HTC has willingly made use of their own
financial reserves and of diocesan loans...
but these resources are not unlimited.*

*HTC has reached a point where the
need for progress is an urgent one.*

OVERVIEW - NEW WESTMINSTER



CITY OF NEW WESTMINSTER VISION AND STRATEGIC PLAN

“A VIBRANT, COMPASSIONATE, SUSTAINABLE CITY THAT INCLUDES EVERYONE”



AFFORDABLE HOUSING

MARKET RENTAL HOUSING
VARIETY OF HOUSING OWNERSHIP
OPPORTUNITIES



CULTURE AND ECONOMIC DEVELOPMENT

REVITALIZED CATHEDRAL AND
CONTINUED COMMUNITY SERVICES FOR
LOCAL RESIDENTS, ORGANIZATIONS AND
AT RISK GROUPS



ENVIRONMENT AND CLIMATE

STEP CODE DESIGNED BUILDING,
THOUGHTFUL LANDSCAPING ACROSS
SITE



FACILITIES, INFRASTRUCTURE, AND PUBLIC REALM

NEW CATHEDRAL PLAZA AND
PARISH HALL AVAILABLE FOR
COMMUNITY EVENTS



RECONCILIATION, INCLUSION, AND ENGAGEMENT

ENGAGEMENT WITH FIRST NATIONS ON
ART AND CULTURE INITIATIVES



SUSTAINABLE TRANSPORTATION

CAR LIGHT COMMUNITY
HIGHLY ACCESSIBLE TO RAPID TRANSIT
TDM INITIATIVES

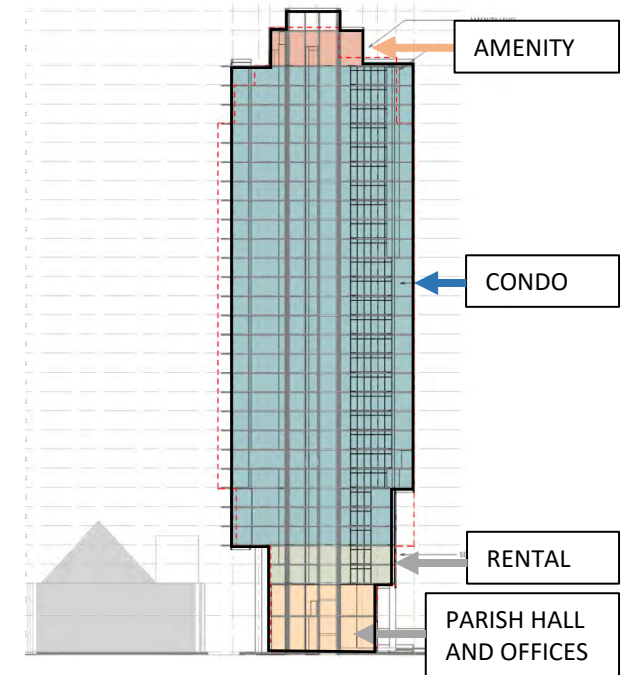


ORGANIZATIONAL EFFECTIVENESS

COLLABORATE WITH CITY STAFF TO
DEVELOP A MUTUALLY BENEFICIAL
PROJECT

HOUSING SUMMARY

Land Use	LUPC Design (2018)	Current Design (2021)
Market Owned Units		
Bachelor	14 Units	48 Units
1 Bed	50 Units	72 Units
1 Bed + Den	51 Units	27 Units
2 Bed	36 Units	74 Units
2 Bed + Den	3 Units	22 Units
3 Bed	19 Units	28 Units
Total	173 Units	271 Units
Market Rental Units		
Bachelor	9 Units	2 Units
1 Bed	6 Units	6 Units
1 Bed + Den	6 Units	4 Units
2 Bed	6 Units	2 Units
3 Bed	3 Units	
Total	30 Units	14 Units
Affordable Units		
Total	42 Units	
Grand Total	245 Units	285 Units



HTC COMMUNITY BENEFITS

Church Community Benefits

1. Church

- Weekly Services
- Sunday School
- Weddings
- Funerals

2. 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

Community Benefits

1. Church Restoration

- Heritage asset

2. Community Plaza

- Weddings
- Informal public gatherings
- Bake sales
- Night Markets
- Choir performances

3. Public Access Across Site

- Includes public elevator to Clarkson St.

With the proposed Parish Hall and revitalized Cathedral, HTC will be able to continue to offer a range of great services to the community.



HTC COMMUNITY SERVICES

HTC COMMUNITY SERVICES

Holy Trinity Cathedral Annual Facility Use Analysis

Community Use

Outreach Breakfast (weekly)

Recovery Groups (weekly meetings)

Community Groups, functions, and gatherings

Concerts and Recitals

Workshops

Strata Councils

Martial Arts Group

Youth Organizations

Job's Daughters

Girl Guides

Movie and Television Productions

Other faith community services and meetings

New Westminster Homelessness Action Week

Church & Hall Use

Regular and Special Services

Sunday School

Choir practice

Women's Prayer Group

Wedding services and receptions

Funeral services and receptions

Church meals

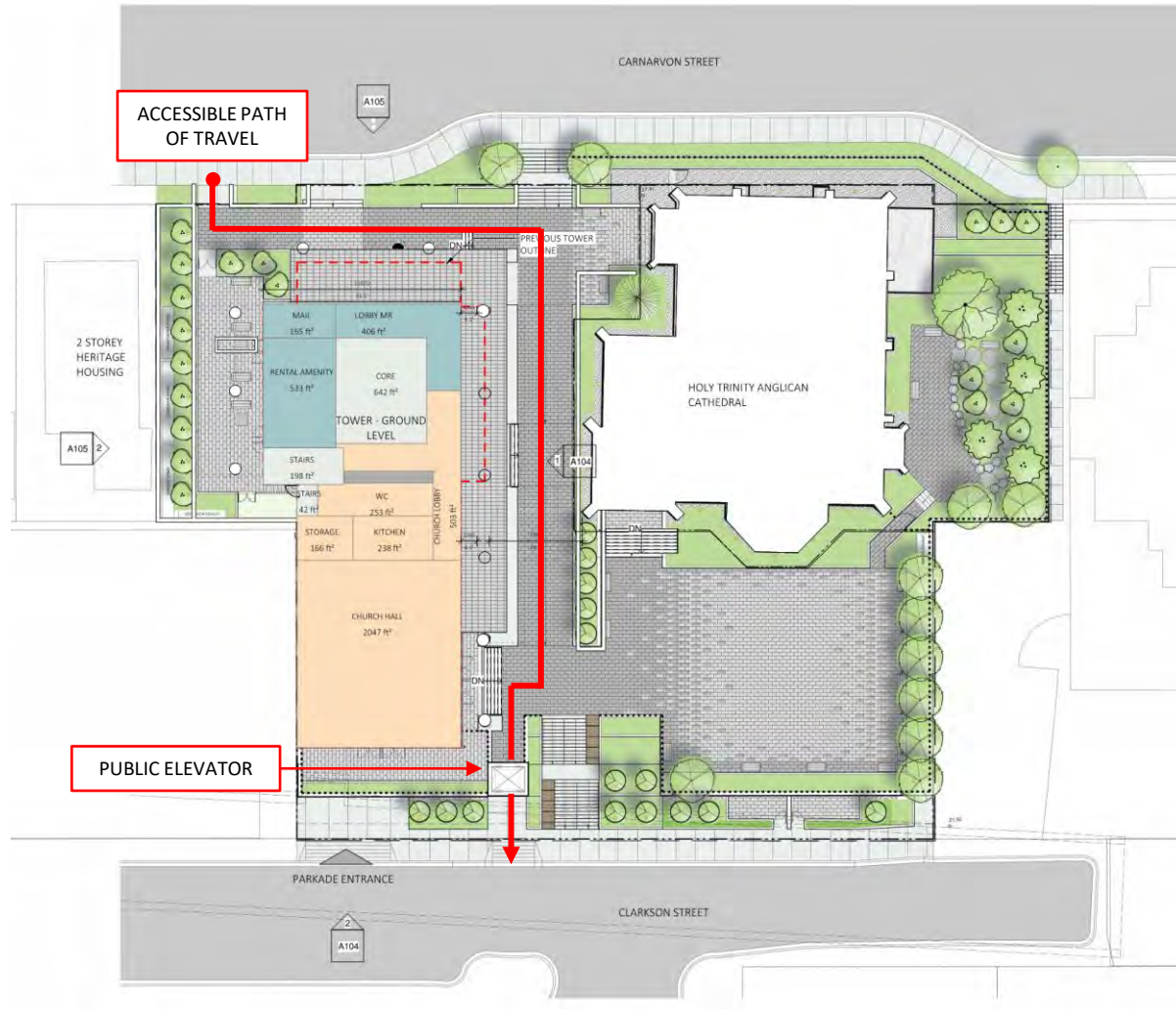
Bake sales

Anglican Diocesan meetings



Faces of Homelessness

UPDATED TOWER SITE PLAN



- Revitalized cathedral and new plaza.
- New parish hall and parish offices.
- Public landscaped pathway connecting Carnarvon St. and Clarkson St.
- Working with the Kwantlen First Nation to incorporate Public Art or interpretive historical signage into the project.



RESPONSE TO CLIMATE EMERGENCY



CAR LIGHT COMMUNITY

Accelerate the Master Transportation Plan targets for mode split: 60% of all trips within the City will be by sustainable modes of transportation (walk, transit, bike, multi-occupant shared) by 2030.

Fewer parking stalls provided, and increased TDM initiatives to promote sustainable modes of transit.



POLLUTION FREE VEHICLES

By 2030, 50% of kilometres driven by New Westminster registered vehicle owners will be by zero emissions vehicles.

Providing EV charging to promote electric vehicle usage.



QUALITY PEOPLE-CENTRED PUBLIC REALM

A minimum of 10% of today's street space that currently only serves motor vehicles, excluding transit, will be reallocated for sustainable transportation or public gathering by 2030. The natural environment will be integrated with the public realm.

Enhanced public realm and accessible pathway from Carnarvon St. to Clarkson St. for train station access.

KWANTLEN



June 4 2019

Mr. Rupinder Basi, Senior Planner
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.

As a follow up to our previous correspondence I am writing to confirm that we met with The Conwest Development Team on April 23, 2019 and had the opportunity to learn more about the proposed development at 514 Carnarvon Street in New Westminster. This is a very interesting project with various components and community amenities. Once completed it will be a significant and positive addition to the Downtown New Westminster community.

Conwest Development and Kwantlen Lands Department are committed to work together on a mutually beneficial basis and open to explore opportunities through Public Art, interpretive historical signage or other agreed upon initiatives. New Westminster is on the site of *sxayaməx*, one of the Kwantlen First Nation's largest pre-contact, year-round settlements, and is directly across from a seasonal fishing village at *qəyqəyt* on the Surrey side of the river. It's important to see public awareness of Kwantlen in the area. There is a desire for Kwantlen First Nation to re-connect with New Westminster and bring more awareness about our community's historical presence to the area and project site.

We look forward to working together the Conwest Development Team and trust that this letter provides the support necessary to move this project forward.

Sincerely,


Ashley Doyle,
Lands Manager
Seyem Qwantlen Business Group

cc: Tyler Burison, Lands and Resources Coordinator
Joe Carreira, VP Development, Conwest Developments

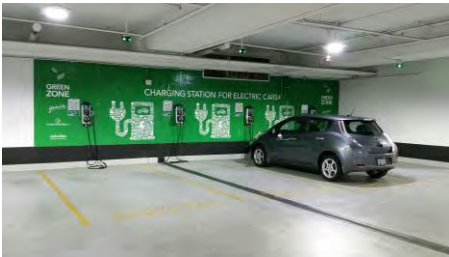
“Conwest Development and Kwantlen Lands Department are committed to work together on a mutually beneficial basis and open to explore opportunities through public art, interpretive historical signage or other agreed upon initiatives”



PUBLIC TRANSIT AND PROPOSED TDM INITIATIVES



- Car share initiative
- Bike maintenance room
- 100% EV Charging**



- End of trip facility
- Public bike share station
- Wayfinding signage



- Accessible connection from Carnarvon St. to Clarkson St.
- Transit pass subsidy program offered to residents

**City of New Westminster Zoning Bylaw, Section 140:
For new buildings that contain at least one dwelling unit, all residential parking spaces and spaces for car share vehicles, shall feature an Energized Level 2 outlet or higher to the parking space. Energized Level 2 outlets will not be required for visitor parking spaces.



The location is within 100 metres of Columbia Station and 500 metres to New Westminster Station.



Highly accessible by walking and according to “walkscore.com”, achieves 96 out of 100.



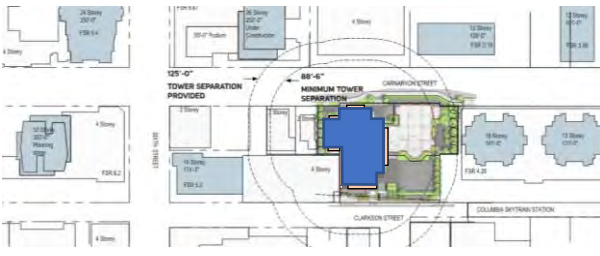
PARKING SUMMARY

Land Use	Parking Stalls Provided	EV Stalls Provided*	Bike Parking Stalls Provided
Residential Stalls (Market Owned and Market Rental)	155 Stalls		
Residential Visitor Stalls	21 Stalls		
Church Only	17 Stalls		
Shared Church/Visitor	8 Stalls		
Car Share	1 Stall		
Grand Total	202 Stalls	156 EV Stalls**	365 Bike Stalls Provided

**City of New Westminster Zoning Bylaw, Section 140:
For new buildings that contain at least one dwelling unit, all residential parking spaces and spaces for car share vehicles, shall feature an Energized Level 2 outlet or higher to the parking space. Energized Level 2 outlets will not be required for visitor parking spaces.



THANK YOU



CONTACT INFORMATION

Any further requests for information can be directed to Joe Carreira:

CONWEST

Joe Carreira AAGI, P.App.

Vice President, Development

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More information about Conwest can be found at
www.conwest.com