



514 Carnarvon Street (Holy Trinity Cathedral)

OCP Amendment / Heritage Revitalization Agreement – Project Update

Land Use and Planning Committee
August 30, 2021

Rupinder Basi, Development Planning Supervisor



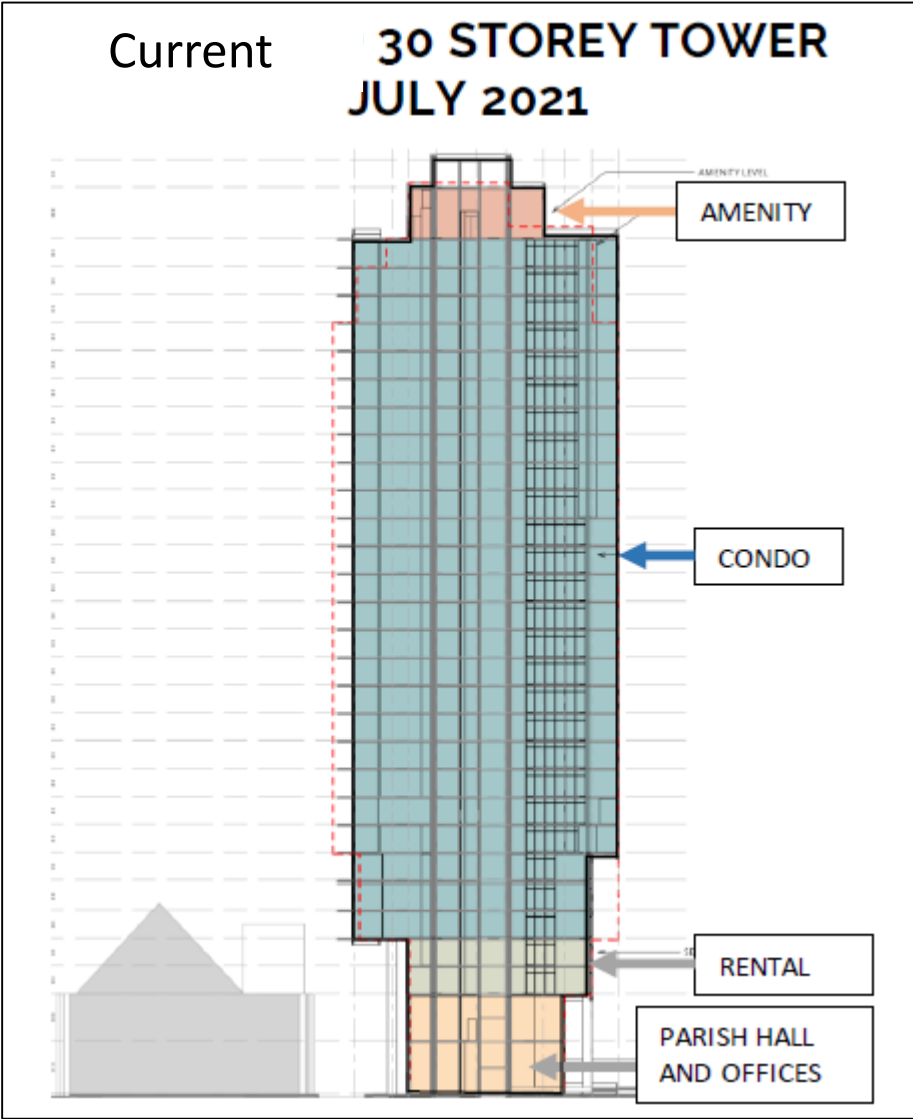
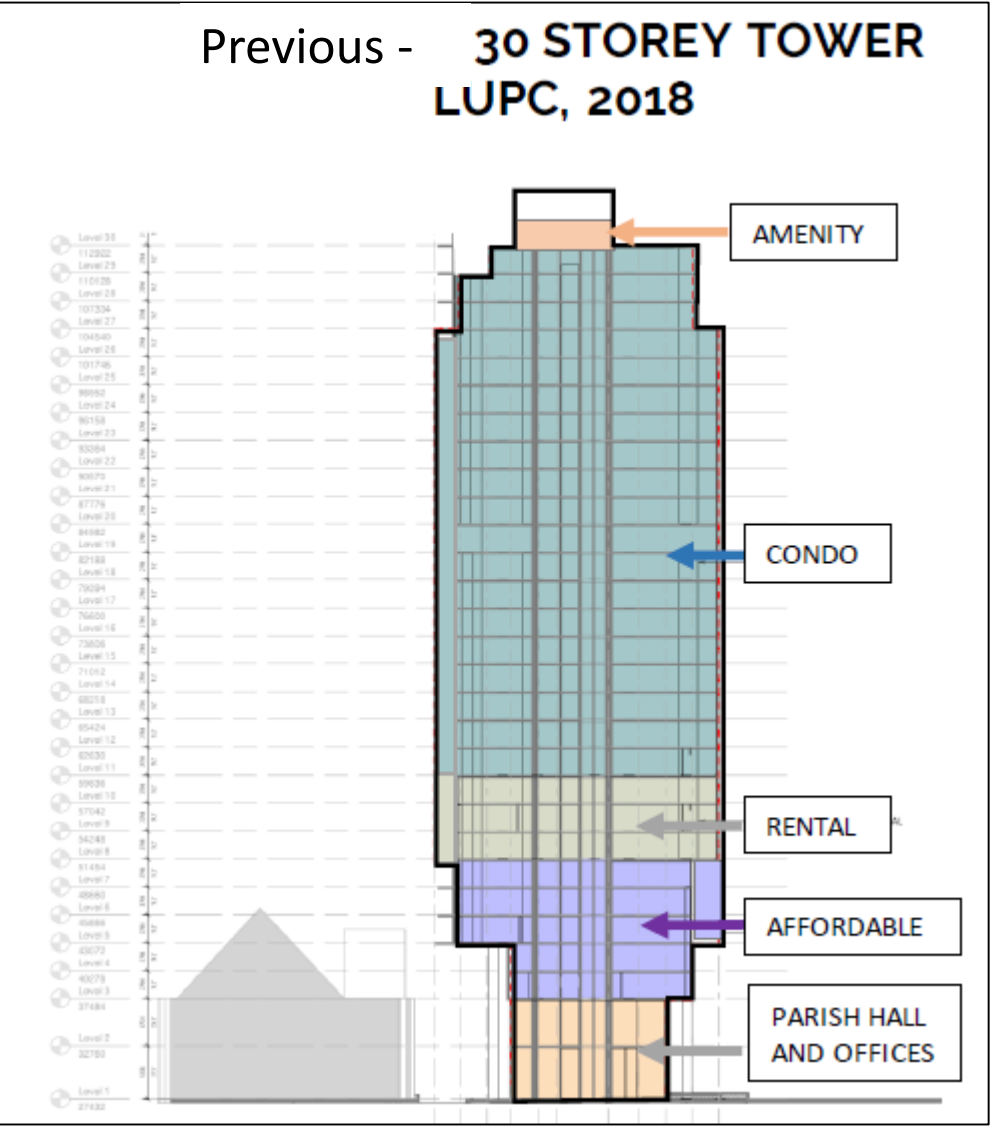
NEW WESTMINSTER

Site Context



- 514 Carnarvon Street
- Downtown - Albert Crescent
- Mid-rise OCP designation
- Institutional zoning (P-1)
- Existing cathedral & hall
- 0.49 FSR

Proposal Change



Comparison of Proposals

	Previous (2018)		Current (2021)		Difference
Density (FSR)	Residential	5.83	Residential	6.3	INCREASE of 0.47 FSR
	Institutional	0.37	Institutional	0.37	
	Total	6.2	Total	6.67	
Height	290 ft. (88.4 m)		315 ft. (96.01 m)		INCREASE of 25 ft. (7.62 m)
Units	245		285		INCREASE of 40 units
Condo	173		271		INCREASE from 69% to 95%
Rental	30		14		DECREASE from 12% to 5%
Affordable	42		0		DECREASE from 17% to none

Community Benefits

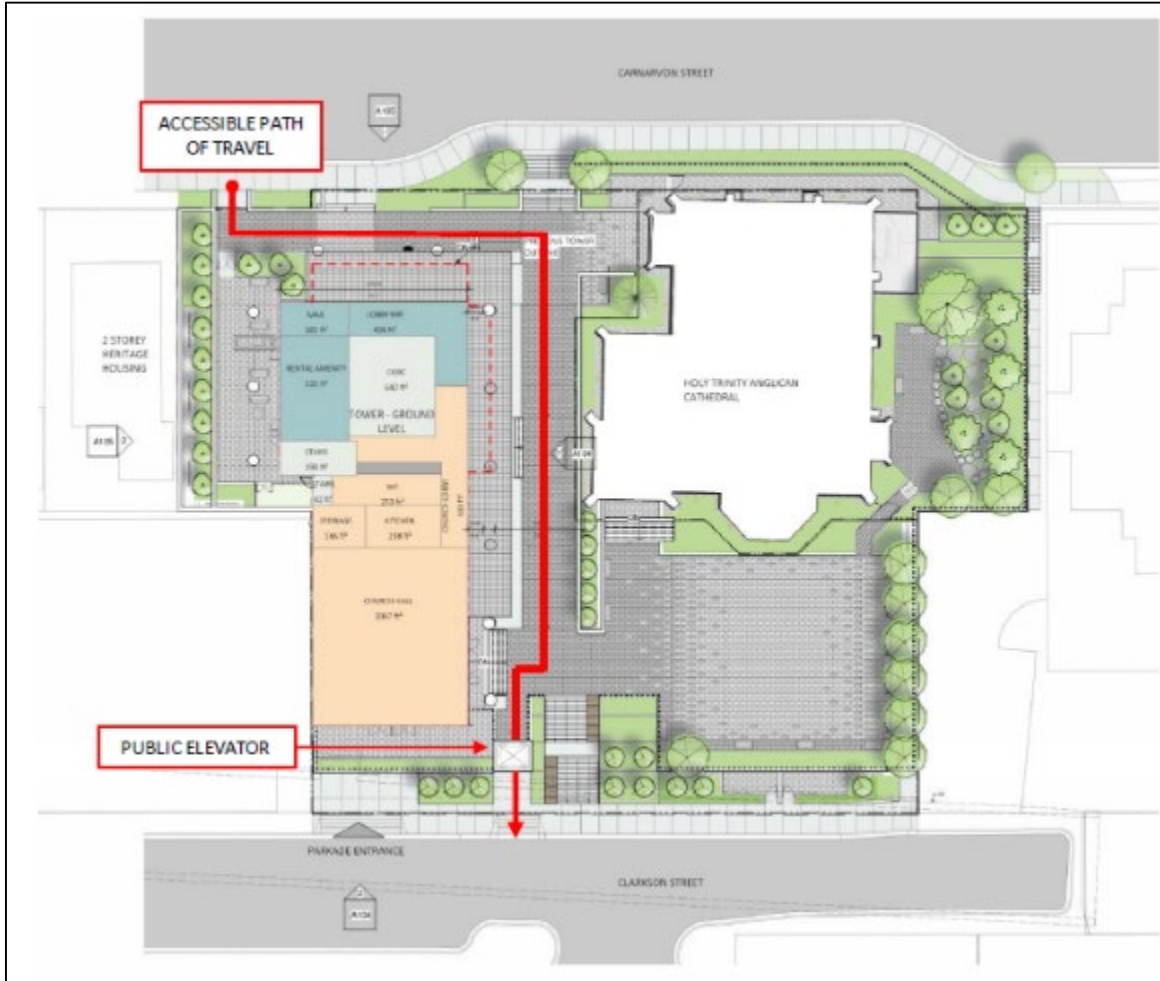
1. Restoration of historic cathedral
2. Publically accessible, privately owned plaza and elevator
3. Connection from Carnarvon to Clarkson (SkyTrain)
4. Potential First Nations public art or interpretation with Kwantlen First Nation

Economic analysis underway

Parking

- Proposed is 56% less than required
- Exceeds maximum 30% reduction allowed
- Comprehensive Transportation Demand Management Strategy:
 - 1 on-site car share
 - 60 car share memberships
 - 100 transit pass subsidies
 - Public (electric) bike share station
 - Bicycle maintenance room
 - End of trip facility for the Parish
 - Transportation marketing services
 - Pedestrian wayfinding signage
 - Accessible connection from Carnarvon Street to Clarkson

Considerations



1. Balance of benefits
2. Design relationship of tower to cathedral
3. Family-friendly rental units
4. TDM

Feedback from the LUPC

1. **Continue processing applications** without non-market rental housing & reduced secured market rental housing
2. Work with applicant to **revise the project design** to improve the relationship between the tower & the cathedral
3. Work with applicant to ensure **family-friendly housing requirements** are being met
4. Work with applicant on their proposed **TDM program**