

**Minutes Extract for Official Community Plan Amendment Bylaw No. 8088, 2022, Heritage Revitalization Agreement Bylaw No. 8089, 2022, and Heritage Designation Bylaw No. 8090, 2022 for 514 Carnarvon Street (Holy Trinity Cathedral)**

**R-2 Report to Council – September 15, 2014**

**Procedural Note:** Councillor Cote declared a conflict of interest and exited the meeting at 8:53 p.m.

**c. 514 Carnarvon St Heritage Revitalization Agreement & Official Community Plan Amendment Preliminary Report**

**MOVED and SECONDED**

*THAT Council direct staff to inform the applicant that, in addition to resolving any minor items that may arise through further review of this application, the following changes must be incorporated into the proposal for Council review prior to the application proceeding to consultation:*

- *No units below 350 sq. ft. in size;*
- *Off-street Parking to be provided on site in accordance with the minimums in the Downtown Parking Study and proposed amendments in the Zoning Bylaw taking into account the use of appropriate incentives;*
- *Sufficient long-term and short-term bicycle parking to be provided.*

*AND THAT Council direct staff to work with the applicant to reduce the scale of the tower to better fit with the heritage context and intent of the Official Community Plan land use designation for this site.*

**CARRIED.**

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

**Procedural Note:** Councillor Cote re-entered the meeting at 8:54 p.m.

### **R-3 Report to Land Use and Planning Committee – March 6, 2017**

#### **5. 514 Carnarvon (Holy Trinity Cathedral): Heritage Revitalization Agreement and Official Community Plan Amendment - Updated Application** **a. Applicant Presentation**

Julie Schueck, Heritage Planner, summarized the report dated March 6, 2017, regarding a pre-application for a Heritage Revitalization Agreement and Official Community Plan Amendment for 514 Carnarvon Street.

Joe Carreira, Conwest Group, Ben Taddei, Conwest Group, Stefan Aepli, Francel Architecture, Donald Luxton, Donald Luxton & Associates, and Dale Yardly, Reverend, Holy Trinity Cathedral, provided a PowerPoint presentation summarizing details of the project as outlined in the report dated March 6, 2017.

In response to questions from the Committee, Mr. Luxton and Mr. Taddei advised that the proposed scope would not be accomplished with a low or medium density project. The current proposal of a high density tower would be economically viable enough to complete the proposed scope, which would include seismic upgrades, heritage restoration work, the inclusion of affordable housing units, and construction of the parkade and amenity space.

Discussion ensued, and the Committee noted the following comments:

- The Holy Trinity Church is an important heritage site in the New Westminster;
- A high rise tower and multifamily project would not be out of place on the site;
- The project's proximity to the Columbia Street SkyTrain Station makes it attractive for density;
- The proposal could provide benefits for the streetscape, and could provide connection from Columbia Street to Carnarvon Street via Church Street;
- The proposal could include clarity regarding the community use aspect of the project;
- It is important that the heritage asset maintain good visibility;
- It was questioned how the proposal would follow the Standards and Guidelines for the Conservation of Historic Places in Canada, specifically with respect to the subordination of new construction to heritage buildings;
- A more slender massing could help the building fit into the existing streetscape; and,
- Secured, affordable rental housing could be considered as part of the application.

**MOVED and SECONDED**

*THAT staff work with the applicant to pursue Option Three (Residential – High Rise Apartment with Affordable Housing) for 514 Carnarvon Street.*

**CARRIED.**

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

**R-4 Report to Land Use and Planning Committee – October 16, 2017**

**R-5 Applicant Presentation to Land Use and Planning Committee  
– October 16, 2017**

**1. 514 Carnarvon Street (Holy Trinity Cathedral): Heritage Revitalization Agreement and Official Community Plan Amendment - Revised Submission Preliminary Report**

Ms. Jackie Teed, Acting Director of Development, advised the committee members that this application had been revised since the last time it had come before the Land Use and Planning Committee. Ms. Teed advised that the previous feedback had indicated that the high rise planned for the property would likely be considered if affordable housing component were included.

Mr. Rupinder Basi, Senior Planner, summarized the report dated October 16, 2017, regarding the revised submission for a 30 storey tower at 514 Carnarvon Street, containing 242 units, composed of 200 market condominium units and 62 secured market rental units. The application also proposes to restore the cathedral on the site and construct a new parish hall and public plaza.

Mr. Stefan Aepli, Francl Architecture, provided a presentation summarizing details of the development, covering the following:

- Project objectives, including maintaining the land use as a parish and a place of worship;
- Heritage outcomes and seismic upgrades to be completed on the cathedral;
- Context of the development within the New Westminster downtown skyline;
- Proposed massing, materials and colours of the tower;
- Landscape plans for the property, including paths, frontage, staircase, and elevator access; and,
- Community amenities, such as the plaza and parish hall.

The Reverend Dale Yardy, Rector of Holy Trinity Anglican Cathedral, discussed the benefits of the proposed community spaces, citing a desire to grow a presence as a space for gathering in New Westminster, and provide for the existing community who rely on the church for its services and space.

The Committee members thanked the guests for their presentation, noting that the community work of the church is highly appreciated, and noted the following comments:

- The cathedral is one of the most important heritage buildings in the City and there are no issues with supporting its restoration;
- An affordable housing strategy which adheres to the City's policy, such as the one proposed by staff in section 6.3 of the October 16, 2017 report is of utmost importance in considering this tower; and,
- It would be desirable to find a unified proposal between staff and the project proponent before going to Council with this project.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee require that staff continue to work with the applicant to revise the proposal to include affordable housing as outlined in Section 6.3 of the October 16, 2017 report prior to proceeding with next steps.*

**CARRIED.**

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

**R-6 Report to Land Use and Planning Committee – January 29, 2018**

**6. 514 Carnarvon Street (Holy Trinity): Affordable Housing Update**

Rupinder Basi, Senior Planner provided a brief summary of the 514 Carnarvon Street (Holy Trinity) project, highlighting the revisions made to the application since it was last presented to the Land Use and Planning Committee in October, 2017.

In response to questions from the Committee, Stefan Aepli, Francel Architecture, Joe Carreira, Conwest Group, Ben Taddei, Conwest Group and Peter Kreuck, DKL Landscape, provided the following information:

- Shadow analysis' of the Cathedral Plaza indicate that the area will receive an adequate amount of sunlight, especially early in the day;
- The publically accessible Cathedral Plaza would offer an open space for a variety of uses, with a pedestrian connection through the site from Carnarvon Street to Clarkson Street;
- Church amenity space off Clarkson Street provides an 'eyes on the street' urban environment;
- A pedestrian pathway between Clarkson Street and Carnarvon would provide easy access between the development and the Columbia SkyTrain Station;
- In order to improve public accessibility to the Cathedral Plaza and Clarkson Street an elevator would be implemented;
- Seismic rehabilitation and structural upgrades would provide a substantial upgrade to the Holy Trinity Cathedral (HTC); and,

- Heritage restoration of the interior of the HTC would be included in the conservation plan.

The Committee directed their questions regarding the proposed affordable rental housing component of the development to Sheila McLaughlin, Terra Housing. Ms. McLaughlin provided the following information:

- The newly created Holy Trinity Cathedral (HTC) Housing Society would be consulting with Terra Housing for this project;
- The HTC Housing Society is in the process of being incorporated, and would operate under a manager who specializes in affordable housing;
- The HTC Housing Society would be the owner and operator of the 42 affordable housing units;
- Next steps for the HTC Housing Society would be to submit an application to BC Housing to obtain preliminary approval for funding;
- BC Housing has indicated that the project is on the priority list for the organization once funding becomes available;
- The secured affordable rental units would be offered at HILs (Housing Income Limits) rates, and could be reserved for seniors;
- While it is the intent for affordable housing units to be targeted towards seniors, this has not yet been finalized; and,
- Conwest would not be involved in the affordable rental housing process. Units would be sold to BC Housing, with the HTC Housing Society operating and managing the rental pool.

Reverend Dale Yardly, Holy Trinity Anglican Cathedral, noted that services at the Cathedral would continue to be provided throughout the development and revitalization process.

Discussion ensued, and the Committee provided their overall support of the project. The Committee commended the applicants on their continued efforts to work with the City on this project. The following additional comments were provided:

- The proposal for the 30 storey tower adjacent to the Holy Trinity Cathedral (HTC) is reasonable, and contributes to the Cities goals regarding affordable housing;
- Ensuring that the Cathedral Plaza is utilized to its full potential is important, as it would be considered a City amenity;
- Revitalizing the HTC would be the most substantial heritage update in New Westminster for a long period of time;
- Ensuring that development and program plans for the HTC are sustainable would be a crucial component for the success of the project; and,
- Limited financial resources for HTC indicates that the project needs to be sustainable in both short and long term plans.

With regards to the next steps for the project, Mr. Basi reported that the project would require additional public consultation and staff review before consideration of a Public Hearing.

**MOVED and SECONDED**

*THAT the Land Use and Planning Committee recommend that Council direct staff to move forward with processing the Official Community Plan Amendment (OCP00010), Heritage Revitalization Agreement (HRA00510) and Special Development Permit (SDP00198) for 514 Carnarvon Street (Holy Trinity Cathedral) as outlined within this report.*

**CARRIED.**

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

**R-7 Report to Council – February 19, 2018**

**29. 514 Carnarvon Street (Holy Trinity): Affordable Housing Update**

*THAT Council direct staff to process the proposed application as outlined in the report to the LUPC on January 29, 2018.*

**ADOPTED BY CONSENT.**

**R-8 Report to Community Heritage Commission – April 4, 2018**

**R-9 Applicant Presentation to the Community Heritage Commission  
– April 4, 2018**

**3.1 514 Carnarvon Street: Holy Trinity Cathedral HRA, OCP, SDP Applications**

Mr. Rupinder Basi, Senior Planner, summarized the report dated April 4, 2018, regarding the proposal for a 30 storey residential tower at 514 Carnarvon Street, adjacent to the Holy Trinity Cathedral. The application also proposes to conduct interior renovations, a seismic upgrade and restoration of the exterior of the cathedral, legally protect the cathedral and provide new parish space and a publicly accessible plaza.

Mr. Basi reviewed the project details, including the height of the tower, the number and breakdown of residential units, the ground level layout, the provision of parking, and a publicly accessible pedestrian plaza, corridor and elevator. He also noted the existing Official Community Plan designation and the conditions of the Heritage Revitalization Agreement, which would provide long-term legal protection to the cathedral through a Heritage Designation Bylaw.

In response to a question from the Commission, Mr. Basi introduced Joe Carreira from Conwest Group, who he identified as the co-applicant, along with the Holy Trinity Church, represented by Carla Jones, a warden of the church.

Carla Jones, Warden at Holy Trinity, discussed the importance of maintaining the church, which has been on the same site since 1859, and the immense amount of restoration and seismic upgrading that it requires. Ms. Jones also discussed the Church's wish to restore its stained glass and maintain its vibrant community, which uses the parish hall extensively for social and community based programs.

Don Luxton, Donald Luxton & Associates, provided a PowerPoint presentation covering the following information:

- History of the building and the benefits for the restoration, including:
  - Seismic upgrades to ensure life safety;
  - Preservation of the primary and historic use of the building, lending community support and space for faith-based gathering in the downtown;
  - Conservation of the building , which will be possible via investment and development of the remnant land on the church property;
- Details of the improvements and seismic upgrades, including gentler interventions on the interior of the building;
- Details of the community plaza, parish hall and offices, including barrier-free access, lighting and safety;
- Investment in heritage assets, including functionality improvements and code upgrades to the church; and,
- How the design team had considered the residential building and its design in the context of Standard 11 in the *Standards and Guidelines for the Conservation of Historic Places in Canada* (2010).

Stefan Aepli, Francl Architecture, reviewed the rendering of the residential tower and provided comments on the urban context of the building. Mr. Aepli discussed the concept of the new building shape, which has taken cues from the church and its bell tower and has been translated into a contemporary building through the use of stepping and colouring. Mr. Aepli also discussed the public plaza and the incorporation of the current lawn space into the building as flex units.

In response to questions from the Commission, Mr. Luxton and Mr. Aepli provided the following information:

- There is no information on when or how the turret on the bell tower was removed from the building;
- There is no evidence of burial grounds on the property, however there is a memorial garden, and all remains will be un-interred and re-located to the far east side of the church;

- The parish hall that is being replaced is a concrete block structure, utilitarian in nature and in disrepair – it is of minimal heritage value compared to the cathedral;
- The church faces southeast, therefore no matter how tall the new structure would be, whether 12, 20 or 30 storeys, there would be a shadow on the church as of 1:30 pm;
- The residential tower has been designed 30 storeys high in order to be economically feasible to provide the required restoration on the church, secured rental, and non-market rental housing;
- The balance of community benefits, i.e. the number of affordable housing and market rental units that have been built in, was reached in conjunction with City staff;
- The current passageway between the church and parish hall is shadowed, so no loss of sunlight will be felt on the plaza
- When looking up Church Street, there are currently trees in front of the church – this view will be maintained;
- The intention of the building on Clarkson Street is to create an urban edge and to complete the streetscape;
- The elevator is proposed as glass on two sides;
- The elevator would be owned by the building and maintained by the strata;

Mr. Basi and Ms. Britney Quail noted that the aim of including the elevator in the project is to provide a public and accessible approach to the SkyTrain as well as to the church and plaza. In regards to safety concerns, the elevator would be reviewed by staff and the New Westminster Design Panel from a CPTED perspective.

In response to further questions from the Commission, Ms. Jones, Mr. Luxton and Mr. Aepli provided the following information:

- The current parish hall is located to the west of the church, creating a narrow pathway for pedestrians to pass through;
- The current parish hall would be replaced by a two-level hall at the base of the residential tower, including a full kitchen for community events and a second level for church offices;
- The new parish hall would be marginally larger in terms of square footage, but would have much more functionality;
- The term “subordinate to” in the language of Standard 11 means respectful, drawing less attention to itself, being a good neighbour, quieter than etc. – the intention is for a building to be respectful, not that it needs to be smaller.
- The intention of the architect has been to make the base of the tower visually compatible and complimentary to the church, in terms of its form, massing and materials – the tower has been designed as a quietly elegant response to the church that doesn’t overpower it;
- The church and plaza will be well lit in evenings;



- A meeting has been set up with the City to improve the eastern approach to the church along Carnarvon Street, as the road is City property;
- The value of the heritage restoration work is approximately \$12 million, including the seismic upgrades, interior and exterior restoration, parking, and parish hall;
- The church will share ownership of the market rental units, and will receive revenue which will generate ongoing funds to maintain the heritage building;
- The agreement for ownership of the rental units will be for 60 years or the life of the building, whichever is longer;
- The affordable housing units will be operated by the Holy Trinity Church Housing Society;
- The congregation of the church is usually 80 people on a weekly basis, however the parish roll is 180-200; and,
- The cathedral seats approximately 200 people.

In response to a question regarding the timeline for the project, Mr. Basi noted that there are still a number of steps for the project to go through as part of the OCP amendment and HRA application processes. Development Services is targeting a public hearing in early 2019, with construction beginning in 2020. The project would not likely come back to the Community Heritage Commission.

Upon discussion, the Commission noted the following comments:

- It would be preferable for the whole of the church to stand out and be visible from all approaches, particularly from Church Street, without the obstruction of trees;
- The tower's urban fronting face on Clarkson and is too contrasted to the church and would benefit from elements that reflect the style of the church through distinctive windows or brick work;
- Window designs could be incorporated into the building beneath the plaza to mimic the church;
- Ensuring safety of the site and the elevator through CPTED, lighting, and security is of utmost importance; and,
- Emphasizing and maximizing views of the church is most important.

#### **MOVED AND SECONDED**

*THAT the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 514 Carnarvon Street (Holy Trinity Cathedral), with the Commission's suggested modifications being addressed.*

**CARRIED.**

Rosanne Hood voted in opposition of the motion.

**R-10 Report to Council – May 7, 2018**

**19. 514 Carnarvon Street (Holy Trinity): Official Community Plan Amendment Section 475 and 476 – Consultation Report**

**MOVED and SECONDED**

*THAT Council, with regard to the proposed OCP amendment for 514 Carnarvon Street (Holy Trinity Cathedral):*

- 1. Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;*
- 2. Direct staff to advise and consult with the following:*
  - a. Cowichan Tribes;*
  - b. Halalt First Nation;*
  - c. Hwlitsum First Nation;*
  - d. Katzie First Nation;*
  - e. Kwantlen First Nation;*
  - f. Kwikwetlem First Nation’*
  - g. Lyackson First Nation;*
  - h. Lake Cowichan First Nation;*
  - i. Musqueam Indian Band;*
  - j. Penelakut Tribe;*
  - k. Qayqayt First Nation;*
  - l. Semiahmoo First Nation;*
  - m. Sto:lo Nation;*
  - n. Stz’uminus First Nation;*
  - o. Tsawwassen First Nation;*
  - p. Tsleil-Waututh Nation;*
  - q. TransLink; and*
  - r. The Board of Education of School District 40;*
- 3. Direct staff to seek input from interested parties in the following manner:*
  - a. Send a request for written comments to the parties listed above;*
  - b. Place a notice on the City Page to advise the public of this application; and*
  - c. Require the applicant (Holy Trinity Cathedral) to include notice of the proposed OCP amendment on the site signage required for the subject application; and*

4. *Not require consultation with:*
- a. *Board of the regional district in which the area covered by a plan is located (Metro Vancouver);*
  - b. *Any greater boards or improvement districts other than as noted herein, as none are considered to be affected by this application; and*
  - c. *Greater Vancouver Sewerage and Drainage District Board;*
  - d. *Ministry of Transportation and Infrastructure; and,*
  - e. *Councils of immediately adjacent municipalities.*

**ADOPTED BY CONSENT.**

## **R-11 Report to New Westminster Design Panel – May 22, 2018**

### **4.1 514 Carnarvon Street (Holy Trinity Cathedral)**

**HER00510**

Mike Watson, Development Planner and Britney Quail, summarized the staff report dated May 22, 2018, regarding the proposal for a 30-storey residential tower at 514 Carnarvon Street, adjacent to the Holy Trinity Cathedral. The application also proposes to conduct interior renovations, seismic upgrades and a restoration of the exterior of the cathedral, as well as legally protect the cathedral and provide new parish space and a publicly accessible plaza.

Mr. Watson reviewed the details of the proposal, including the site context and location, height of the proposed tower, number and breakdown of residential units, parking provision, upgrades to be made to the cathedral and hall, and details of the publicly accessible pedestrian plaza, corridor and elevator. He also noted that the development would comply with several City policies, including the Family-Friendly and Affordable Housing policies.

Britney Quail, Heritage Planner, discussed the proposal within the context of heritage policy, highlighting the variance relaxations that would be considered through the Heritage Revitalization Agreement application (HRA), in exchange for significant heritage restoration work and heritage designation of the cathedral. Ms. Quail also highlighted the questions from staff that the Design Panel was asked to provide comment on.

Joe Carreira, Conwest Developments, introduced the project team and Nicole Howell, Donald Luxton & Associates, who provided a presentation on the rehabilitation portion of the project, covering the following:

- History of the cathedral and the benefits of restoration;
- Details of the proposed seismic and code-related upgrades, to ensure life safety and include gentler interventions on the interior of the building;

- Stained glass restorations; and,
- Details of the community plaza, parish hall and offices, including barrier-free access, lighting and safety.

Stefan Aepli, Francl Architecture, and Peter Kreuk, Durante Kreuk Landscape Architects, provided a PowerPoint presentation covering the following information:

- Rendering of the proposed residential tower, including urban context, transit orientation and tower separation;
- Architectural response, including stepping and colouring which is reflective of the historic motif of the church and bell tower;
- Site plan, including the parish hall and public plaza;
- Colours, materials, shadow analysis and view analysis of the towers;
- Floor plans of each level, including amenity spaces, church spaces and affordable and market rental housing;
- Parking plans and sections, with details about exemptions because of proximity to transit;
- Aerial views of buildings in the area;
- Notes on sustainability of the project;
- Proposed landscaping details and planting plans at grade, including:
  - Plaza space, and elevator and handicap access at Carnarvon Street;
  - Proposed memorial garden, to be managed by the Church;
  - Paving patterns, still to be confirmed;
  - Dog relief area;
- Landscape sections; and,
- Roof landscape area, including a children's play area.

In response to questions from the Panel, Mr. Francl and Mr. Kreuk provided the following information:

- Pre-cast concrete panels, in white with a sand-blasted texture, would be used as the tower's primary envelope material;
- The width of the stairs on Clarkson Street was increased as a result of feedback from the Community Heritage Commission due to a suggestion to make the Cathedral more visible when looking up Church Street;
- The outdoor amenity space at the Northwest of the site, which includes a dog relief area and transitional green space to the neighbouring heritage home, would be accessed through the amenity space inside the building, and would be secured by views from the building's amenity area and lobby;
- The decks would be privately used and any planting would be up to the residents;
- The intention of the flex units on Clarkson Street is to animate the street, but the use is still to be confirmed – there may be opportunity for commercial

uses, live/work spaces, etc., however traffic patterns on Clarkson Street may also determine the usage;

- On Carnarvon Street, because the road is above grade, it is necessary that the retaining wall would be located on public property, and the applicant is working with the City to improve the treatment as much as possible;
- The existing condition of the street treatment on Carnarvon is planting, a chain link fence, and some steps down to grade level;
- The intent is for the mechanical systems to be located in service rooms under the plaza, rather than in front of the Cathedral;
- The grade change between the heritage house and the lobby of the tower is very minimal: they are at approximately the same elevation
- The parish hall is currently five feet from the heritage house property line, and this proposal would create a 30 foot distance;
- The response to the proposed tower from neighbouring towers is mostly supportive, however some residents would be impacted by loss of sunshine, which would be somewhat mitigated through the stepping of the tower;
- The design of the tower is meant to pick up on the colouration, materiality, and proportions of the bell tower on the cathedral – the design is meant to be evocative rather than literal;
- Currently, the southerly view from the plaza towards Clarkson Street is of two-storey buildings on Columbia Street and some river views;
- Trees have been excluded from the view up towards the Cathedral in response to comments from the Community Heritage Commission, and in order to preserve the view up Church Street from Downtown;
- Planned upgrades to the Columbia Skytrain Station in the future would likely make improvements to the CPTED and accessibility of the SkyTrain at the end of Clarkson Street, contributing to the streetscape;
- The proposed driveway entrance would be in the same place as the current surface parking for the Cathedral and the applicants intend to work with the City Engineering department on improving traffic movements on Clarkson Street;
- All parking would be provided on-site, including for church, visitor, and residential, all within the five levels of parkade;
- The Cathedral would have 25 stalls allocated underground, which would be shared with residential visitors;
- It is projected that parking demand for the affordable and non-market rental units would be minimal; and,
- Stormwater management of the site would conform to the City's standards.

Discussion ensued and the Panel noted the following comments in relation to each of the Staff questions asked in the May 22, 2018 report:

*Question 1: Staff seeks input from the NWDP in regards to the design and materiality of the proposed tower and how it addresses the draft Iconic Principles*

*and OCP DPA guidelines in order to provide for an elegant design that will contribute positively towards the New Westminster skyline.*

- The tower appears appropriate given the surrounding context in the Downtown;
- Appreciation was given for the design of the tower, namely the slender shape, interesting articulation, stepping in relation to the scale of the church, and play of light and dark on the surfaces;
- The design would qualify as iconic and denotes a handsome, restrained and confident building, which will be striking when built;
- Planting on the roof and on decks would help to distinguish the building;
- In terms of materiality, the following comments were noted:
  - The pre-cast concrete panel and treatment is appropriate given the tower's relationship to the cathedral and is a solid material;
  - Consider a similar treatment of patterning or animation of the east elevation glazing as is in the rendering, as it will be a strong tie to the cathedral by referencing the stained glass on that building;
  - Glazing is a good response to the cathedral and fulfills iconic principles;
- Consider further refinement of the balconies on the North and South elevations through stepping or offsetting, as this could help emphasize the slender proportion and verticality of the tower design;
- Consider further stepping on the east side of tower, as it still feels a little tight and over-bearing to the cathedral;
- Further thought could be given to the parking entrance and its relation to the elevator and the amenity space above, and how it transitions up to the tower;
- The North elevation has a requirement for canopies at grade which is not currently present in the design; and,
- Consider how the top of the tower is treated or how the variation goes up – to meet iconic tower guidelines, more layering could be added on.

*Question 2: Staff seeks input from the NWDP in regards to how this proposal addresses the streetscape along Carnarvon Street, Clarkson Street, and the terminus of Church Street. Particularly the location of the stairs on Carnarvon Street and the two streetscape conditions proposed (new tower frontage and cathedral frontage).*

- The treatment of Carnarvon Street is successful;
- The resolution at the termination of Church Street is a nice gesture with the stairs and the view;
- In relation to the proposed stairs on Clarkson Street, the Panel noted the following:
  - The scale of the stairs may be too large and may not be inviting as a public connection;

- Appreciation was shown for the diagonality of the stairs, however they should be studied from a visual impairment point of view;
- There may be an opportunity to consolidate the stairs and elevator into a single entry point on Clarkson Street, and make them appear more grand through the use of a single entry point;
- Recognition that the grade change of the site is difficult, and the steps on Clarkson Street provide a wider space which helps with views and connection of the cathedral to the street;
- Supportive of the stairs as a mid-block connection – consider making them as generous as possible to cement them as a passageway for the community;
- Terracing could be used to improve the frontage and edges and to emphasize the importance of the stairs;
- Consider more usable spaces within the stairs, such as seating areas, to make them more inviting and provide a welcome connection from lower downtown;
- In relation to the flex units on Clarkson Street, the Panel noted the following:
  - Appreciation was shown for the intention of the flex units to activate the street, however it was felt that they remain unresolved and the livability of the units was questioned due to their size and the dead-end nature of the street;
  - Encourage more thinking about these units and their service to/relationship with the public realm on Clarkson Street;
  - If proposed as a live/work space, full glass frontage over two floors may not encourage living space, however, it could be open on the ground floor, and covered above;
  - Consider another use for that part of the street, such as a landscaping element or a service to the public realm;
  - The units could also be turned into one-level spaces, where the upper plaza could be lowered, which would open the views to the cathedral and make a better connection with Clarkson Street; and,
  - Another option for the spaces could be daycare and office space, as providing overlook onto Clarkson would be beneficial.

*Question 3: Staff seeks input from the NWDP in regards to the proposed privately-owned, publically accessible plaza space, formalized pedestrian connection between Carnarvon Street and Clarkson Street (connecting to Columbia SkyTrain Station), and the proposed public elevator. Staff also seeks input from the NWDP in regards to the applicant's preliminary CPTED Review.*

- The flow through the site and accessibility is well resolved and it is clear how the public is invited to maneuver through the site;
- The addition of the elevator is a welcome addition in terms of accessibility and for relieving the grade of the Downtown;
- The plaza feels like it would be used by the Cathedral but it remains difficult to see how it would be used by the public on an everyday basis – encourage

further involvement of the general public through providing activation of the plaza space such as seating;

- Consider the introduction of seating and shady areas for people who live and work downtown to use the stairs and plaza, rather than just for formal events;
- Consider the addition of a playground or activity for children at plaza level in order to acknowledge both the market and non-market units in the building;
- The proposed blending of paving in the plaza area is successful, however consider referencing the surfacing of the church in the plaza area;
- In relation to the amenity area at the northwest of the tower, the Panel noted the following:
  - The amenity area could have the potential to be under-utilized, particularly with the dog relief area, and could have further activation;
  - The greenspace at the west of the property does not seem to vary from the present day circumstance – it will be important to ensure that the area is well maintained and does not become an area for garbage;
- In relation to the CPTED Review, the Panel noted the following:
  - It is important to distinguish between crime and nuisance behaviour, which may still happen, but may be reduced with the introduction of programming within the public spaces; and,
  - Consider replacing the concrete wall at the top of the elevator with a clear guard rail for increased visibility.

*Question 4: Staff seeks input from the NWDP in regards to the applicant's view corridor and shadow analysis.*

- More information could have been provided on the view corridor and shadow analysis of the project, however what was supplied was well done;
- The proposed slender tower is a reasonable solution for maximizing the views of neighbouring towers;
- More information on shadow analysis would be helpful, however it appears that the effect of shadow is reasonable in terms of the city, particularly given that the downtown is intended to be a high density neighbourhood and the affordability contribution of the proposal; and,
- The tower height seems reasonable given the inherent shadows, view blocking, site constraints and the separations, which exceed City standards.

*Question 5: Staff seeks input from the NWDP on whether this proposal appropriately addresses the relationship between the proposed tower and the heritage buildings on either side.*

- While the tower will overlook the neighbouring heritage buildings, given the preservation and restoration going into the cathedral, it seems a reasonable and worthwhile venture.



*Question 6: Staff seeks input from the NWDP in regards to ways (in addition to the already proposed cantilevered step-backs) the design and materiality at the base of the tower could better reflect the character of the cathedral to the east and the heritage house to the west.*

- Re-consider the use of round columns at the base of the tower, given that no other features on the site are round.

The Design Panel made other general comments about the project, as follows:

- Appreciation was expressed for the level of detail contained in the package and presentation, however the site plans could benefit from more adjacencies;
- The 3D views provided in the package helped to define the stepping;
- Support was expressed for the proposed parking reductions, due to the proximity of transit;
- Consider planting at the fourth level of the tower in order to provide green screening from the adjacent 4-storey parkade;
- More thought could be given to the layout of the roof amenity in terms of programming – to spill it out further;
- The street trees on Carnarvon may be difficult to fit into the areas provided, further discussion with the City's Parks and Recreation Department may be required to address this; and,
- Concern was expressed about traffic and the parking entry on Clarkson – continue to work with the City's Engineering Department to minimize the effects on the one-way street.

**MOVED and SECONDED**

*THAT the New Westminster Design Panel support the project as presented, with consideration of comments from the panel.*

**CARRIED.**

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

**R-12 Report to Land Use and Planning Committee – August 30, 2021**

**R-13 Staff Presentation to Land Use and Planning Committee – August 30, 2021**

**R-14 Applicant Presentation to Land Use and Planning Committee  
– August 30, 2021**

**7. 514 Carnarvon Street: Holy Trinity Cathedral Restoration and Mixed Use Tower  
– Project**

Rupinder Basi, Supervisor of Development Planning, reviewed the August 30, 2021 staff report and provided a PowerPoint presentation of the proposal which would entail an Official Community Plan Amendment and Heritage Revitalization Agreement that would see the restoration of the cathedral and the development of a new 30-storey mixed-use tower on the site. Mr. Basi outlined the proponent's 2018 proposal for the site, noting that it is no longer viable for the proponent due to rising construction costs and an unsuccessful bid for funding from BC Housing in support of the non-market rental units. The new proposal no longer includes non-market rental units and reduces the number of market rental units but with an increase of condominium units in the development. Mr. Basi advised that given the removal of the non-market and market rental units, staff are undertaking an economic analysis of the project through a third party to examine the project's benefits for both the community and the applicant to ensure that there is a suitable balance.

Joe Carreira, Vice-President, Developments, of Conwest Developments Ltd., acknowledged the long time that this proposal has been in the works and thanked staff for their guidance throughout the application process. Mr. Carreira provided a PowerPoint presentation and reviewed the updated proposal's alignment with the City's strategic plan, community benefits, updated tower site plan, response to the climate emergency, public transit and proposed traffic demand management (TDM) initiatives, and shared the letter received from BC Housing in June 2021 informing them that their submission was not selected to proceed.

The Venerable Richard Leggett, Holy Trinity Cathedral, expressed frustration at the lengthy application process which began in 2013 and for which the parish has used much of its reserves to fund what was hoped to be an exciting and expansive way to minister in the downtown core. He shared that the vision is to turn the cathedral into a more extensive and open space for the use of the wider community as a gathering place for concerts, meetings, etc., noting that the current space is no longer large enough to fill the needs of the community. As well, he stated that while it is regretful that the new proposal does not include affordable housing, the proposal must move forward to continue to serve the community and as resources are coming to an end.

Discussion ensued and the Committee provided the following comments:

- Members expressed frustration that the application has gone on for so long with increasing costs;
- Perhaps too much is being asked of the developer in the way of amenities;
- It is exciting to have churches encourage their congregations to consider climate action;
- Support the TDM initiative and the reduction of parking in the area;
- It is unfortunate that the funding from BC Housing was not approved although it is noted that there has been such a buildup in the need for

housing over the years that when calls for funding go out, they are oversubscribed resulting in many projects not receiving funding;

- While public art with respect to reconciliation can make the community more beautiful and recognize Indigenous history on this territory, this project presents a real opportunity for a more in-depth conversation regarding what else can be done as a deeper reconciliation piece that the City would support such as “Land Back” initiatives in place of the affordable housing aspect;
- Although disappointed in the housing component aspect of the project, the City’s larger goals include providing choices in housing, and there are other beneficial elements of this project such as the multitude of community benefits including the plaza, the transportation demand management, etc.;
- We need to move forward and determine how to best work with what we currently have based on the economic analysis;
- General support for the project was expressed; however, one member was not in support without non-market rental housing in place, noting that a development with so many units should be able to offer this type of housing.

***THAT** the Land Use and Planning Committee endorse the recommendations summarized in Section 6 of the August 30, 2021 report titled, “514 Carnarvon Street Holy Trinity Cathedral Restoration and Mixed Use Tower – Project,” and in consideration of the feedback received from the Committee.*

**CARRIED.**

Councillor Puchmayr voted in opposition.

## **R-15 Report to Community Heritage Commission – December 1, 2021**

*Note: Quorum was not achieved for the December 1, 2021 meeting of Community Heritage Commission. Following are notes taken during the gathering which were subsequently adopted at the January 5, 2022 meeting of the Commission.*

### **4.1 Heritage Revitalization Agreement and Heritage Designation: 514 Carnarvon Street – Project Update**

Britney Dack, Senior Heritage Planner, reviewed the staff report dated December 1, 2021 regarding the Heritage Revitalization Agreement and Heritage Designation applications for 514 Carnarvon Street, advising that this large development which has been ongoing for several years was nearing the end of the Development Review process. She provided an update on the project’s status and shared that the project would be going to the Advisory Planning Commission for review on December 7, 2021 and to Council for consideration and, as it requires an Official Community Plan Amendment, Council may put it to a Public Hearing to receive community input.

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

- Recommendations previously received from the CHC have been acted upon and include a comprehensive review to maintain the view of the cathedral from Church Street; the height relationship between the tower and the cathedral; additional and longer stepping of the tower's base, the removal of some balconies and patios to give the cathedral more space; and a design revision of the façade to complement the traditional elements of the cathedral;
- The project has also been reviewed by the New Westminster Design Panel for architectural feedback;
- A number of revisions have been undertaken with respect to the window designs at the tower base, including glazing treatments to reflect the gothic patterns of the cathedral's windows;
- Construction could start as early as within a year; and,
- The approximately 12-15 units of proposed for rental housing would not form part of the strata and would be owned by the church but run by a non-profit organization. Funds received from the rentals would subsidize programs run by the church.

**R-16 Report to Advisory Planning Commission – December 7, 2021**

**R-17 Applicant Presentation to Advisory Planning Commission  
– December 7, 2021**

*Note: These minutes are in draft form and have not be adopted by Council.*

**4. REPORTS AND PRESENTATIONS**

**4.1 Official Community Plan Amendment and Heritage Revitalization Agreement: 514 Carnarvon Street**

Rupinder Basi, Supervisor, Development Planning, summarized the staff report dated December 7, 2021, regarding an Official Community Plan (OCP) amendment, a Heritage Revitalization Agreement (HRA), and a Special Development Permit (SDP) application received for the Holy Trinity Cathedral which is located at 514 Carnarvon Street. Mr. Basi reviewed details of the proposal including:

- Development approvals required;
- The OCP Amendment;
- The HRA and Housing Agreement;
- The Special Development Permit;
- Policy Alignment;

- The approval process to date; and,
- Approval process next steps.

There were no questions from the Commission at this time.

Joe Carreira of Conwest introduced himself and the project team, including Vicar Richard Leggett of the Holy Trinity Cathedral, Stefan Aepli of Franci Architecture, Donald Luxton of Donald Luxton & Associates, Peter Kruek of Durante Kruek, Christephen Cheng of Bunt & Associates, and Bianca Bellini and Joe Palazzo of Conwest. The team provided a presentation which included but was not limited to:

- The vision of the proposal and community support for the project; which began in 2014;
- Area context, view analysis, tower separation, and shadow analysis, as well as landscaping;
- Heritage Revitalization Agreement (HRA) rationale and restoration of the building and interior; and,
- Alignment with the City's Strategic Priorities.

#### MOVED AND SECONDED

**THAT** the Advisory Planning Commission receive the on-table correspondence circulated on December 1, 2021 in the agenda package and earlier in the day December 7, 2021.

**Carried.**

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

In response to questions from the Commission, Messrs. Basi, Aepli, Cheng, Carreira, Palazzo, and the Venerable Richard Leggett provided the following comments:

- While the codes for seismic upgrades are constantly changing, the planned upgrade to the building would ensure that everyone would be able to exit the building safely in the event of an earthquake. Currently, the building is in extremely weak condition from a lateral point of view;
- The two and three bedroom units are defined as family friendly, a definition used throughout the Lower Mainland, and this proposal exceeds the city's minimal requirements for family friendly units;
- The transportation subsidies will be for a limited time and secured through a legal agreement with the intent of providing an incentive for residents to use the SkyTrain and, hopefully, continue to use it even once the subsidies end. This is a new initiative for the city and a part of new transportation demand strategies;

- Cyclists will have direct access to the parkade on Clarkson Street and an elevator which will allow bikes to get up to the Carnarvon Street level to connect to the secondary bike route;
- Consideration can be made to install a bicycle runnel up the staircase so that cyclists can make less use of the elevator;
- Use of the community hall by various groups would be secured through the HRA and include comprehensive zoning and uses of the site and, while it is not in the city's policy to count it as an amenity, the level of commitment to providing space for community groups from the church is longstanding and will continue;
- The current walkway from Carnarvon Street to Clarkson Street, is located on private property, would remain publically accessible through a right of way covenant;
- There are plans for the SkyTrain Station to be updated with access to be provided through the neighboring property at 420 Carnarvon to the ground floor of the SkyTrain Station;
- The public passageway was designed in a way to minimize stairs and to make the upper portion from Clarkson Street to the south end of the new structure as level as possible, or with gentle ramping for accessibility;
- Once complete, those accessing food programs at the facility with strollers, etc., will not have to negotiate the grade to get to the large and open area;
- Discussions will take place with food service partners to assist in facilitating the continuation of the food security and resources hub during the construction period;
- The memorial garden, which many Anglican churches have for cremains, will be located at the east zone of the property and will likely be gated;
- Great consideration was made with respect to the buildings on both sides of the Church and, as such, the outdoor residential areas have been placed to create as much distance as possible between the Church and the heritage home;
- Infrastructure for Level Two electronic vehicle (EV) charging stations will be installed for all residential parking spaces, which is outlined in the Zoning Bylaw and in line with best practices;
- Costs of the EV chargers is dependent on which charging stations are chosen from the options available;
- Just over 200 parking spaces will be provided, amounting to less than one parking space per unit;
- Much more detailed design work has been completed since the 2018 iteration of the proposal;
- It was very disappointing to not receive funding from BC Housing's Community Housing Fund for the affordable housing aspect of the project; however, the new plans meet the city's family-friendly guidelines and will create income to fund Church operations;

- The pro forma submitted to the city is based on what is being shared today; the 2018 pro forma included the funding from BC Housing; however, that was funding was not realized;
- The restoration and community hall will be paid for by the church as outlined in the economic analysis; and,
- The community benefit through the policy is the heritage restoration of the cathedral, the public elevator, the plaza, and the pedestrian walkway through the site.

Commission members provided the following comments:

- The parish has a good track record for sharing their hall with community groups;
- In the future, the strata could challenge public access to the elevator and walkway from Carnarvon Street to Clarkson Street;
- With respect to parking and EV charging stations, some residents of the development may not want a car at all given the available car shares and nearby SkyTrain station; and,
- Substantial changes to the market and affordable rental units from the initial 2018 proposal are very disappointing and concerning.

The Chair called for speakers from the public.

*Note: Unless otherwise noted, all speakers are residents of New Westminster.*

Garey Carlson, HUB Cycling, advised of the importance of the 514 Carnarvon Street site to the cycling network, noting that Carnarvon Street is the ideal route to get riders from Uptown to Downtown. He stated that this redevelopment would provide opportunities to address the pinch points near the church and fulfill both the city's Master Transportation Plan and the Downtown Transportation plan as well as helping to achieve the bold initiatives the city committed to meeting. Mr. Carlson requested that the sidewalk be located closer to the church so that space in the area could be used for the creation of a bike lane.

Carla Jones shared her support for the project noting that she resides in the Downtown near the church and is a member of the parish. Ms. Jones advised that as a parish volunteer at the church, she has seen firsthand the outreach done, and noted that a church represents more than the faith of those that worship there; it is a community hub which is utilized by a plethora of organizations. She stated the project will create more much needed community space and a safer path to the SkyTrain Station.

Ray Murphy advised that he resides next door to the property and is in support of the project. He noted that he often uses the passageway which it is dark and has trip hazards, and that the community area is used a lot for a variety of events;

however, the new plaza will provide a place for people to gather other than out on the street. Mr. Murphy stated that the narrow design of the project will allow more light to reach his home and that the development will clean up the area.

#### MOVED AND SECONDED

***THAT the Advisory Planning Commission provide the opportunity for additional first time speakers.***

**Carried.**

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

Jacque Killawee, City Clerk, provided instructions as to how those who wished to speak could join the meeting.

The Chair called for additional speakers and none were present.

In response to questions from the Commission, Messrs. Basi, Aepli, Cheng, Carreira, Palazzo, and the Venerable Richard Leggett provided the following comments:

- With respect to addressing the cycling pinch point, the challenge comes with the historical aspect of the site and the grade change; therefore, it is proposed to work with the existing cycling stream and improve the site in various ways in consideration of the building and property line;
- The housing agreement will be in place for the life of the building; and,
- Discussion with the Qayqayt and Kwikwetlem First Nations regarding the housing aspect of the project can be undertaken. It is noted, however, that the Qayqayt First Nations have been contacted but not yet met with, and conversations have been held with the Kwikwetlem First Nations but not about housing;
- In the previous application the vision was for 42 units of non-market rental units as well as at least 13 units of market rental housing, the former to be owned by the HTC Housing Society, the latter by the HTC Foundation; however, when BC Housing announced in June 2021 that they would not be funding the non-market rental housing, a revised application was prepared which has subsequently reviewed by the Land Use Planning Committee and the Advisory Planning Commission. The revised application included 14 units of market rental units to be owned by the HTC Foundation; and,
- The purpose of the 14 market rental units was, as it had been in the previous application, to provide a revenue stream (i) to ensure that the Cathedral, a heritage building, would have sufficient funding to maintain its fabric and (ii) to ensure that the Parish could continue to subsidize the use of our facilities by First Nations and community groups. These groups do not pay market



rental rates for the facilities and, in some cases, pay rates below the actual cost to operate the Hall and/or Cathedral.

Commission members provided the following comments:

- This is a unique opportunity to address the pinch point issue for cyclists;
- The project is well thought out and the connection of Carnarvon Street and Columbia Street, along with the restoration of the cathedral, is great;
- The project is aggressive for an OCP amendment where a rezoning application may be sufficient;
- Earlier iterations of the project, when BC Housing was presumed to be involved, were better;
- The tower aligns and works well with the church and architecture;
- Future use of the elevator and publicly accessible but privately owned space is concerning and more robust protection of the use of these areas should be in place to avoid future challenges;
- Talks could take place with the Qayqayt and Kwikwetlem First Nations regarding the possible provision of below market units to them or to receive first priority for the rental units as this would go further towards reconciliation than signs, etc., and this could be included in the housing agreement;
- The preservation of the church is vital to the community and it would be a loss if it were not preserved;
- The proposed public space and connectivity would be an improvement over what is currently there;
- The affordable housing benefits are disappointing and the proponent could look into other ways to fund and provide affordable housing on site through CMHC and other programs offered through BC Housing;
- The church, which was very involved in the colonization of Canada, must do more for reconciliation;
- Provision of more affordable housing options is preferred over public realm improvement;
- The public realm improvements are critically important for the neighbourhood as is the housing. The restoration of the church is using a lot of funds which could be invested in housing, etc., and it does not seem that good value will be received for the seismic upgrading;
- This project provides density in the right spot with the various options for transportation available;
- The applicant could pull back on aspects of the project to address the housing issue;
- Any market units are good in new development even a small percentage and the addition of the pathway is a big contribution to the community; and,
- The city could revisit the possibility of widening Carnarvon Street as part of the site development.

MOVED AND SECONDED

**THAT** the Advisory Planning Commission recommend that Council does not support the Official Community Plan Amendment application for 514 Carnarvon Street due to the lack of sufficient amenities, particularly market and non-market rental units.

**Defeated.**

Four members of the Commission voted in opposition of the motion.

Commission members considered the following motion and amendment:

MOVED AND SECONDED

**THAT** the Advisory Planning Commission recommend that Council support the Official Community Plan Amendment application for 514 Carnarvon Street and request that Council direct staff to pursue further discussions with the developer regarding affordability of the proposed market and non-market rental units as well as protection mechanisms for the privately owned amenities spaces which are proposed, prior to the final adoption of the Heritage Revitalization Bylaw and the Official Community Plan Amendment Bylaw.

**Amended.**

AMENDMENT MOVED AND SECONDED

**THAT** the following be added to the motion:

**THAT** the Advisory Planning Commission requests that Council direct staff to reconsider the possibility of creating cycling facilities in front of the development as part of the redesign of the site.

**Carried.**

One member of the Commission voted in opposition.

The amendment having carried, the motion as amended was put:

**THAT** the Advisory Planning Commission recommend that Council support the Official Community Plan Amendment application for 514 Carnarvon Street and request that Council direct staff to pursue further discussions with the developer regarding the affordability of the proposed market and non-market rental units as well as protection mechanisms for the privately owned amenities spaces which are proposed, prior to the final adoption of the Heritage Revitalization Bylaw and the Official Community Plan Amendment Bylaw;

**THAT** the Advisory Planning Commission requests that Council direct staff to reconsider the possibility of creating cycling facilities in front of the development as part of the redesign of the site.

**Defeated.**

Three Commission members voted in opposition.

MOVED AND SECONDED

**THAT** the Advisory Planning Commission support the proposal for 514 Carnarvon Street.

**Carried.**

Two Commission members voted in opposition.

Following additional discussion, the Commission members agreed to reconsider the previous motion.

MOVED AND SECONDED

**THAT** the Advisory Planning Commission supports the proposal at 514 Carnarvon Street and requests that Council and staff continue to work with the developer with respect to:

- The affordability of the proposed dwelling units;
- Legal security regarding the proposed publicly accessible but privately owned spaces; and,
- Adjacent cycling infrastructure.

**Carried.**

One member voted in opposition of the motion.

## **R-18 Report to Council – June 13, 2022**

*Note: The following minutes are in draft form and have not be adopted by Council.*

### **5. CONSENT AGENDA**

#### **5.6 Official Community Plan Amendment Application, Heritage Revitalization Agreement, Heritage Designation Bylaw, and Housing Agreement: 514 Carnarvon Street – Bylaws for Consideration of Readings**

To request that Council consider bylaws which would allow for the construction of a 30 storey tower which includes at its base new space for the Holy Trinity Parish and 285 residential units above, 14 of which would be secured for rental at market rates, as well as restoration and a seismic upgrade of the existing 1899 cathedral which would be protected by a Heritage Designation Bylaw, in addition to creation of a privately owned publically accessible plaza and pedestrian connection from Carnarvon Street to the Columbia Street SkyTrain Station.

**THAT** Council consider Official Community Plan Amendment Bylaw (514 Carnarvon Street) No. 8088, 2022 for First Reading;

**THAT** Council consider Official Community Plan Amendment Bylaw (514 Carnarvon Street) No. 8088, 2022 in conjunction with the City's Capital Expenditure Program as contained in the Five Year Financial Plan and the Region's Solid Waste Management Plan and Liquid Waste Management Plan, of which the subject OCP Amendment Bylaw is hereby deemed to be consistent with said program and plan in accordance with Section 477(3)(a) of the Local Government Act;

**THAT** Council consider Official Community Plan Amendment Bylaw (514 Carnarvon Street) No. 8088, 2022 for Second Reading and forward it to a Public Hearing;

**THAT** Council consider First and Second Readings of Heritage Revitalization Agreement Bylaw (514 Carnarvon Street) No. 8089, 2022 and Heritage Designation Bylaw (514 Carnarvon Street) No. 8090, 2022 and forward these bylaws to an upcoming Public Hearing;

**THAT** Council endorse the Housing Agreement principles as outlined in Attachment 6 and consider Housing Agreement Bylaw 8338, 2022 for First and Second Readings.

**Adopted on Consent.**

## **7.1 Bylaws for readings**

### **e. Official Community Plan Amendment (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8088, 2022**

This bylaw will amend the land use designation in the Official Community Plan of 514 Carnarvon Street from "Residential – Mid Rise Apartment" to "Residential – Tower Apartment". This bylaw is on the agenda for **TWO READINGS**.

MOVED and SECONDED

**THAT** Official Community Plan Amendment (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8088, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Official Community Plan Amendment (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8088, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

**f. Heritage Revitalization Agreement (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8089, 2022**

This bylaw will allow development of a 30 storey, 6.59 FSR tower with 271 market condo units, 14 secured market rental units (285 total), and institutional-use space for the Parish at the tower base in exchange for the retention, on-site relocation, restoration, and protection of the Holy Trinity Cathedral; publicly accessible plaza space; public pedestrian connection improvements; and onsite public art. This bylaw is on the agenda for **TWO READINGS**.

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8089, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Heritage Revitalization Agreement (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8089, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.

**g. Heritage Designation (514 Carnarvon Street - Holy Trinity Cathedral) Bylaw No. 8090, 2022**

This bylaw will legally protect the Holy Trinity Cathedral (built 1899) at 514 Carnarvon Street and designate it as protected heritage property. This bylaw is on the agenda for **TWO READINGS**.

MOVED and SECONDED

**THAT** Heritage Designation (514 Carnarvon Street - Holy Trinity Cathedral)  
Bylaw No. 8090, 2022 be given First Reading.

**Carried.**

All members present voted in favour of the motion.

MOVED and SECONDED

**THAT** Heritage Designation (514 Carnarvon Street - Holy Trinity Cathedral)  
Bylaw No. 8090, 2022 be given Second Reading.

**Carried.**

All members present voted in favour of the motion.