

From: DAVID LOVE
Sent: Monday, June 27, 2022 11:46 AM
To: External-Clerks
Cc: External-Dev Feedback; Britney Dack
Subject: [EXTERNAL] Fwd: 514 Carnarvon - Holy Trinity - comments received? ... submission for June 30 public hearing
Attachments: BANG THE TABLE_engagement HQ.JPG; comment sheet.JPG; Sapperton Green.JPG; Christ Church Cathedral_Vancouver.JPG; fly through model.JPG; HTC project website.JPG; tower location and massing.JPG
Follow Up Flag: Follow up
Flag Status: Flagged

to members of City Council :

I am submitting the attached for inclusion in the Public Input material to be distributed with the Public Hearing Agenda for June 30 2022.

Included below is an email I sent as a follow-up to the online submission I made to beheardnewwest and to which I received no reply (screenshot of comment sheet attached).
Please acknowledge receipt of this email.

Thank you
David Love

I received no response to the following email :

To: "devfeedback" <devfeedback@newwestcity.ca>
Cc: bdack@newwestcity.ca
Sent: Wednesday, January 5, 2022 3:38:53 PM
Subject: 514 Carnarvon - Holy Trinity - comments received?

I submitted the attached comments to 'beheardnewwest' yet I don't see them when I review all the submitted comments on the website ??

I see there are many other comments expressing the same concerns as I have ... and as well I know people who don't think their input would make any difference , that developers are calling the shots in New Westminster, so they don't bother and don't take any interest in what's going on in the City ... unless they live in Queens Park of course where the most minor projects receive great design scrutiny from both residents and City staff.

Years ago when I first heard a rumour about the church proposing a tower on their property I wondered how that could be possible given the limited site area – I thought perhaps they might be considering a modest building of perhaps eight or so floors with a small footprint consisting of seniors apartments. I went to City Hall to see what I could find out and was treated with puzzlement as if to say how did I know about it and what concern was it of mine. After a bit of a wait a planner came to the counter and she showed me preliminary drawings of an elongated tower of I think 26 floors that

looked much like what is being proposed today except now a few floors higher. I was rather shocked and said so ... I was told the Heritage Planner didn't like it.

I truly feel this project would be a huge mistake that would not reflect well on either the Holy Trinity or the City Planning Department and that there has to be some other solution to their financial problems if the head church has no money for them ... it seems Christ Church Cathedral in downtown Vancouver has no problem finding patronage for their projects. Density transfer could be a solution ... Sapperton Green is on Skytrain and is being proposed at a floor space ratio half that that is being proposed for 514 Carnarvon – why not take the density deemed necessary to preserve and protect Holy Trinity to a more suitable location across town?

New Westminster deserves better!

While adding residential density along Skytrain routes may be deemed some sort of municipal obligation that needs to be fulfilled it should be done in a way that it doesn't destroy the valued existing fabric of the City and doesn't overwhelm heritage sites. When I look at what's been approved, is already constructed, is under construction or under planning consideration in the immediate vicinity of the New Westminster Skytrain station I have to think there must be a better way – development around the King George station in Surrey seems very civilized in comparison to the concrete jungle that is emerging along Carnarvon Street between 8th and 10th Streets. Sixth and Carnarvon and vicinity seems headed in the same direction ...

New Westminster can do better!

Respectfully submitted

David Love

33 year resident of downtown New Westminster

... and the following is an email I sent to the president of the Downtown Residents Association in response to his request for other Board members (I have been a board member for many years) to consider whether or not the Board should provide Conwest with a letter they are asking us to give them supporting the project. Following a board meeting with partial attendance it was decided not to provide such a letter ... it would not be representing the wishes of the general membership and the board members present at the meeting did not agree with a letter of support.

Hi _____,

There is so much that is wrong with this proposal I wouldn't know where to begin ... I could go into everything from heritage preservation principles, city planning, respect for neighbours, loss of green space, removal of affordable housing as an important component and justification, architectural design including fire safety (the residential floor plans feature a double dead end corridor arrangement necessitated by the elongated floor plate and requiring some sort of building code equivalency which could not be explained to me at the open house), traffic & access during and after construction, public safety and CPTED considerations - the Skytrain access will lose it's present openness and become an unsafe laneway hidden by the garage wall, etc., etc.

... if the board decides to send a letter of support I would resign and not likely attend any more Downtown Residents Association meetings as I guess I would be seen as an unwelcome guest in the church hall.

I see the project not as a 'net positive' but as a big negative. Even _____ at a presentation to the DTNWRA Board meeting some years ago agreed the neighbourhood was in his words getting 'towered-out' ...

sorry ...

David

... as a final thought perhaps this is an opportunity for the City to step up and enter some sort of creative financial arrangement with Holy Trinity that supports the Church. preserves it as a valuable heritage site and retains it in it's proper setting as a significant green space in the downtown area. Holy Trinity could continue it's exclusive use of the church building if it doesn't wish to share with other congregations - although many churches are doing that where memberships are declining - and the City could share use of the church hall to include community groups that it currently supports. There would be the opportunity for the Parks Department to be involved in the maintenance and

upgrade of the area between the church and Clarkson Street - although not a great deal is needed here, it serves very well now as a pleasant green space and relief from the increasingly concrete downtown environment. The 'green canopy' that exists now could never be replaced by small trees in pots or planters over a parking structure.

Sent from [Mail](#) for Windows

Be Heard New West City

514 Carnarvon Street (Holy Trinity Cathedral)



Visitors Summary



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
708	238	
NEW REGISTRATIONS		
2		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
6	126	617

Aware Participants	617	Engaged Participants	6
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Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighbourhood, such as purpose built rental and family friendly units?

- ☒ Yes
☐ No

Do you look forward to using the amenities offered as part of this development? (Accessible public walkway between Carnarvon and Clarkson St., a public elevator on Clarkson St., a publicly accessible plaza)

- ☐ Yes
☒ No

Do you have any additional comments you'd like to add?

I submitted a hand-written version of this comment form at the open house on Nov. 30 which included some qualifying notes to the answers to questions 3 and 4 above as well as additional comments in this box. Some may be repeated below ...

... in short I am opposed to this development as proposed as it is vastly over-scaled and does not respect the existing historic church nor it's neighbours, offers little to the downtown community in exchange, and sets a bad precedent for future development in terms of expectations it sets for other future proposals of a similar nature. There is no way this proposal could possibly meet the siting design criteria set out in the publication 'Standards and Guidelines for the Conservation of Historic Places in Canada' ...

... other options should be explored such as outside sources of funding for the church upgrades, or density transfer to some other site(s) such as the Sapperton Green development which only proposes a FSR approximately half that of this proposal and includes some 15 high-rise apartment buildings on a Skytrain location. A full transfer of the residential condo component of the Holy Trinity proposal would be barely noticeable if added to Sapperton Green. The 14 (or more) rental units proposed for seniors could be retained on the church site along with upgrades to the church hall.

Please refer to the comment sheet I submitted Nov. 30 ... thanks.



45.1 Aerial Perspective from South West

As outlined in the bylaw, tower height may vary dependent upon density transfer – refer to page 110.

Sapperton
Green

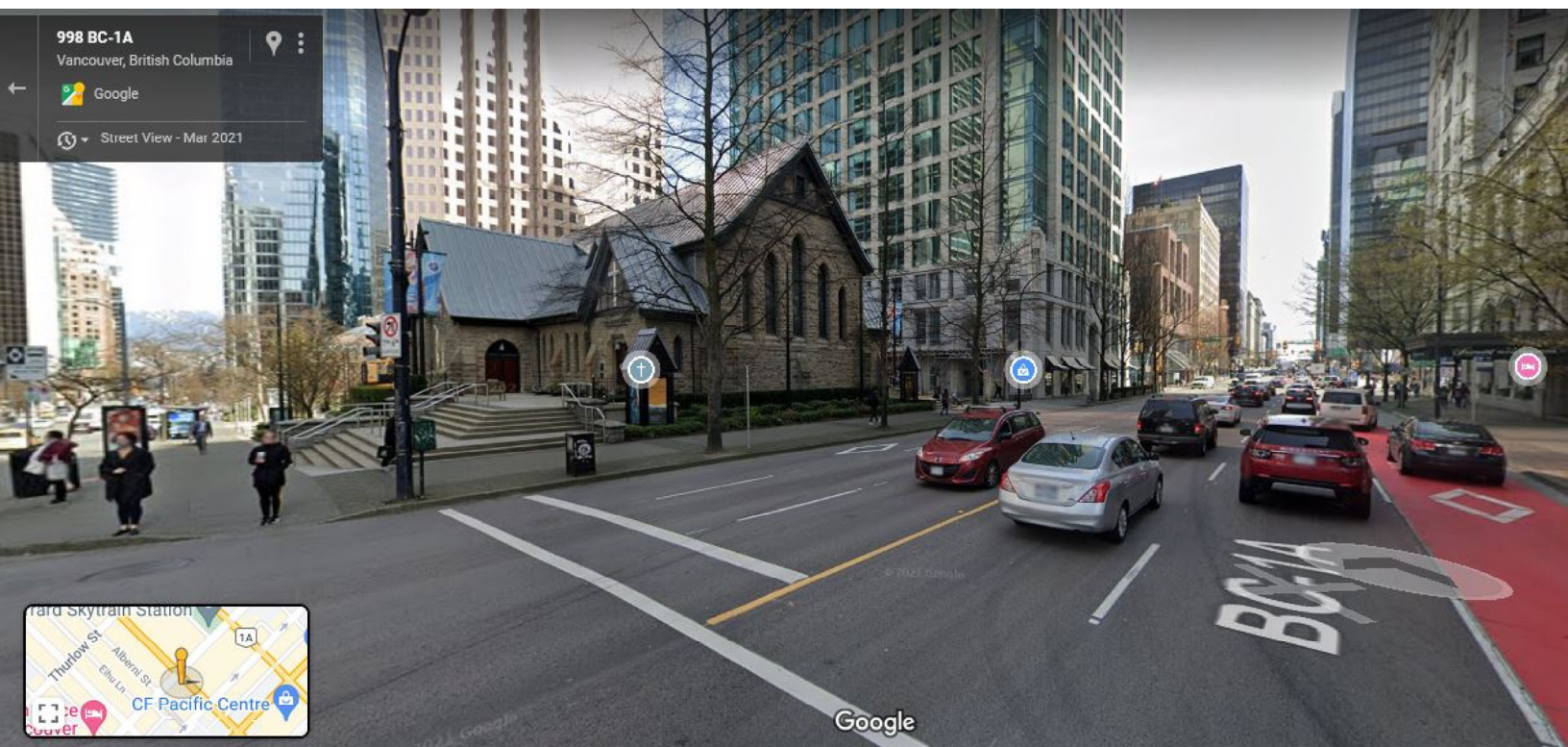
Master Plan

April
2020

Master Plan

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514 Carnarvon St. (Holy Trinity Cathedral) - Fly Through Model

from Conwest Group



The Public Information Website for

HOLY TRINITY CATHEDRAL REVITALIZATION

514 Carnarvon St. New Westminster, BC

CONWEST



HOLY TRINITY CATHEDRAL COMMUNITY

- Kwantlen First Nation
- New Westminster Business Improvement Association
- New Westminster Chamber of
- New Westminster Homelessness Coalition Society
- Pacific Immigrant Resource Society
- Fraser Health



Relationship to Heritage Cathedral

Given the height of 30 storeys, the proposed building is not considered to be consistent with City heritage policy and best practice, which seeks to ensure heritage sites are not overwhelmed by adjacent buildings. Staff considers that, from a heritage evaluation perspective, any building over six storeys constructed adjacent to the cathedral would have an impact on the heritage character of the site.

However, the cathedral is not legally protected and could be at risk of demolition without the needed upgrades. The height of the proposed tower would provide the funds for greatly required seismic and mechanical updates to the cathedral. This work is necessary both for use today and to ensure its continued use into the future. Additionally, the applicants indicate that the proposed rental units in the tower would provide income for ongoing maintenance of the cathedral, which would also ensure its future. As such, staff deem the height of the tower is appropriate in exchange for the long-term retention, restoration, and protection of the cathedral, regardless of the potential impact of the tower height to the site's overall heritage character.

Staff have been working with the applicants to mitigate the impact of the tower on the cathedral, while maintaining adequate open space on site, and given other site design constraints. The cantilevered step-backs at the base of the tower are designed to be reflective of the heritage buildings on each side, and were created with the goal of providing distance between the heritage buildings and the tower, which works to address the tower massing.