

ON TABLE

Public Hearing
June 30, 2022
re: Item 4



514 Carnarvon Street – Holy Trinity Cathedral

Official Community Plan Amendment Bylaw No. 8088, 2022

Heritage Revitalization Agreement Bylaw 8089, 2022

Heritage Designation Bylaw No. 8090, 2022

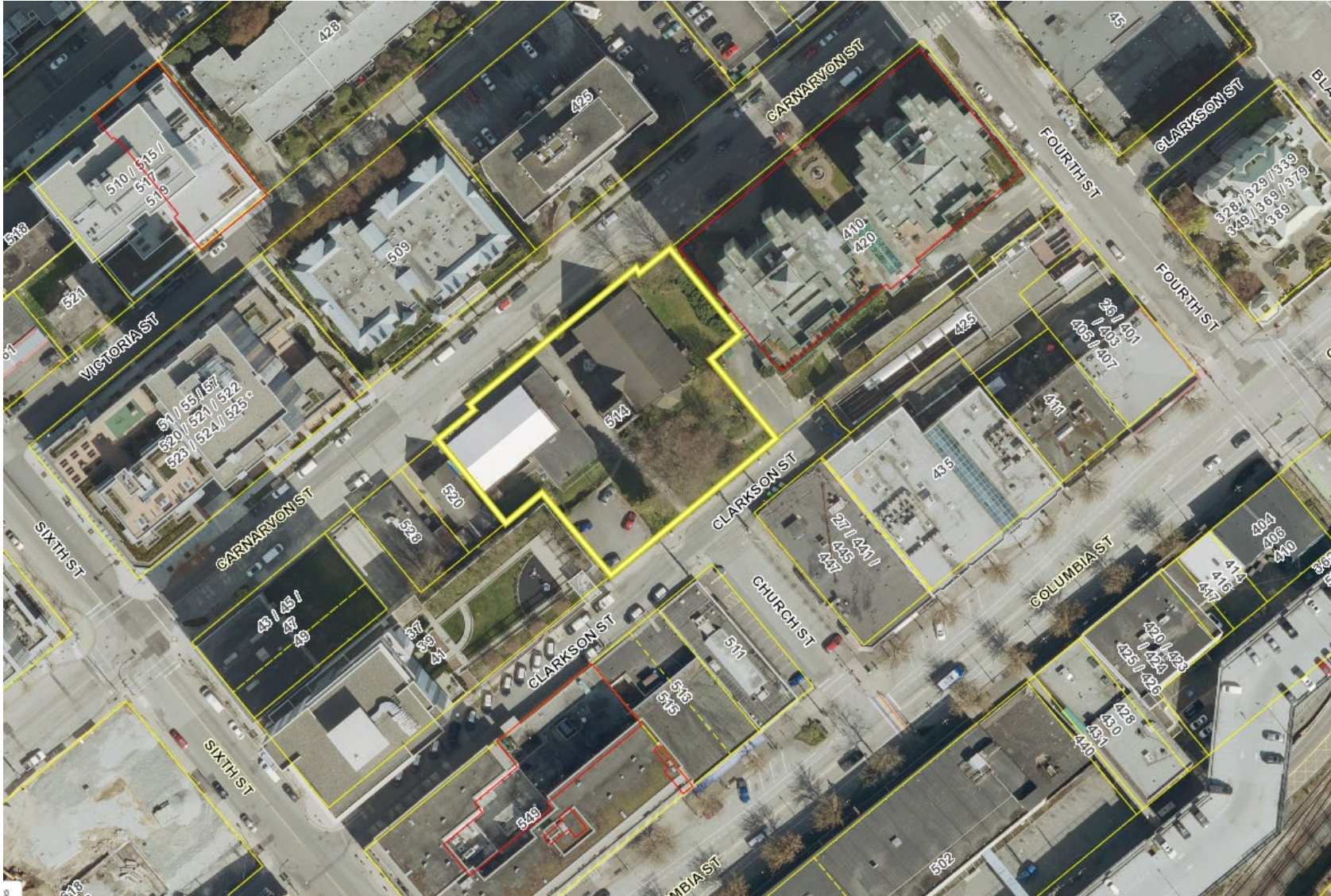
Mike Watson, Acting Supervisor Development Planning

June 30, 2022



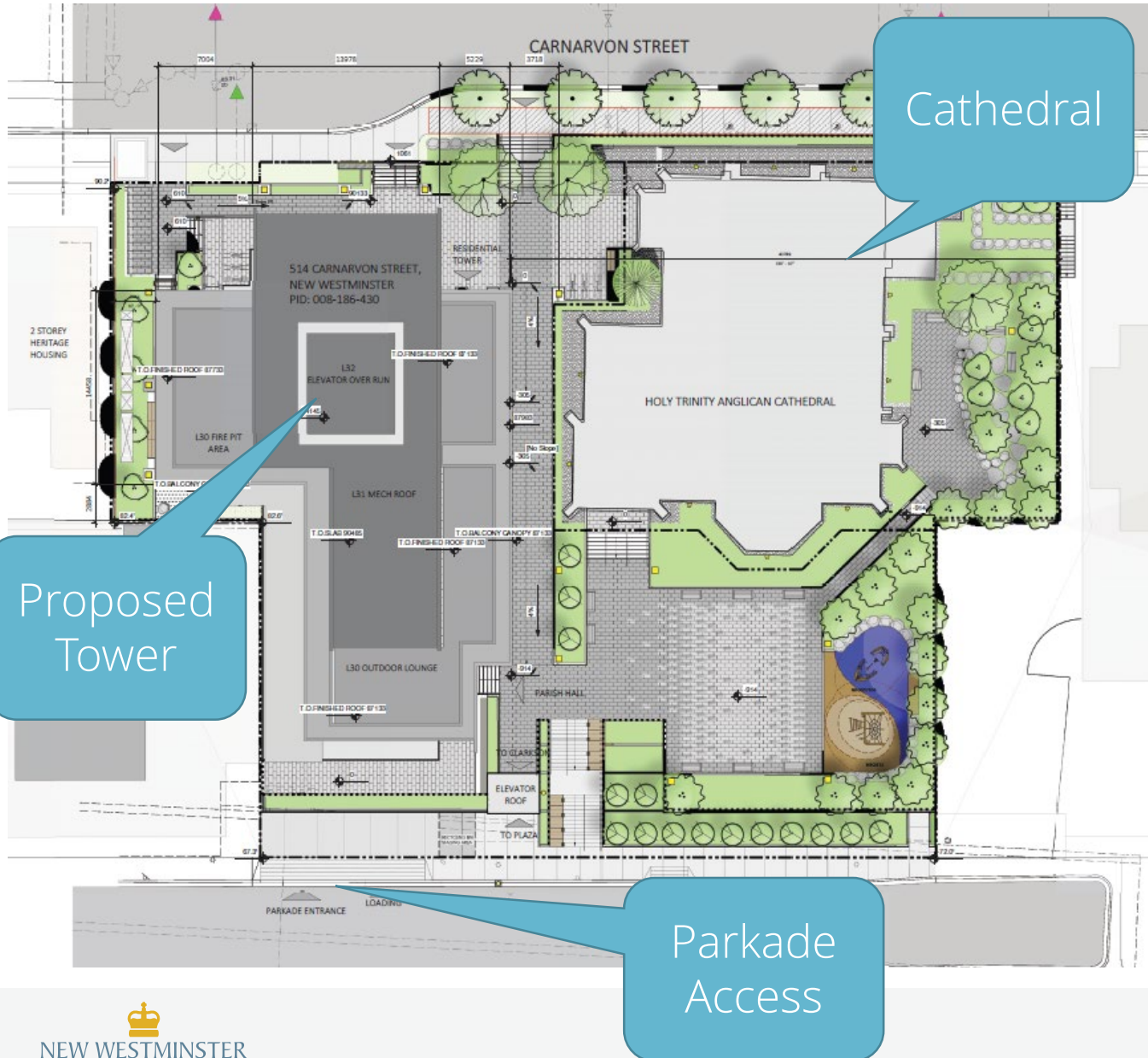
NEW WESTMINSTER

Site Context



- Downtown
- Mid-block on Carnarvon St
- Sloped North – South
- Proximate to transit

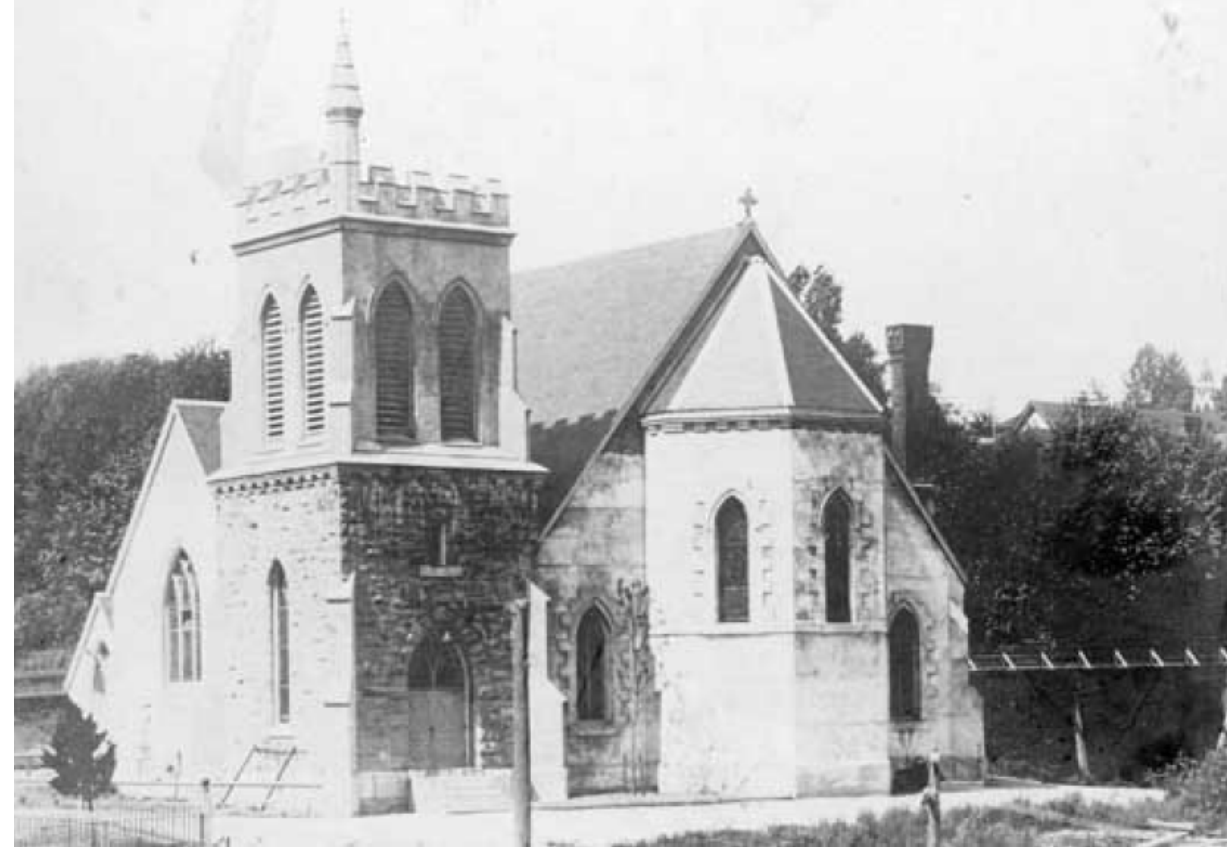
Proposal



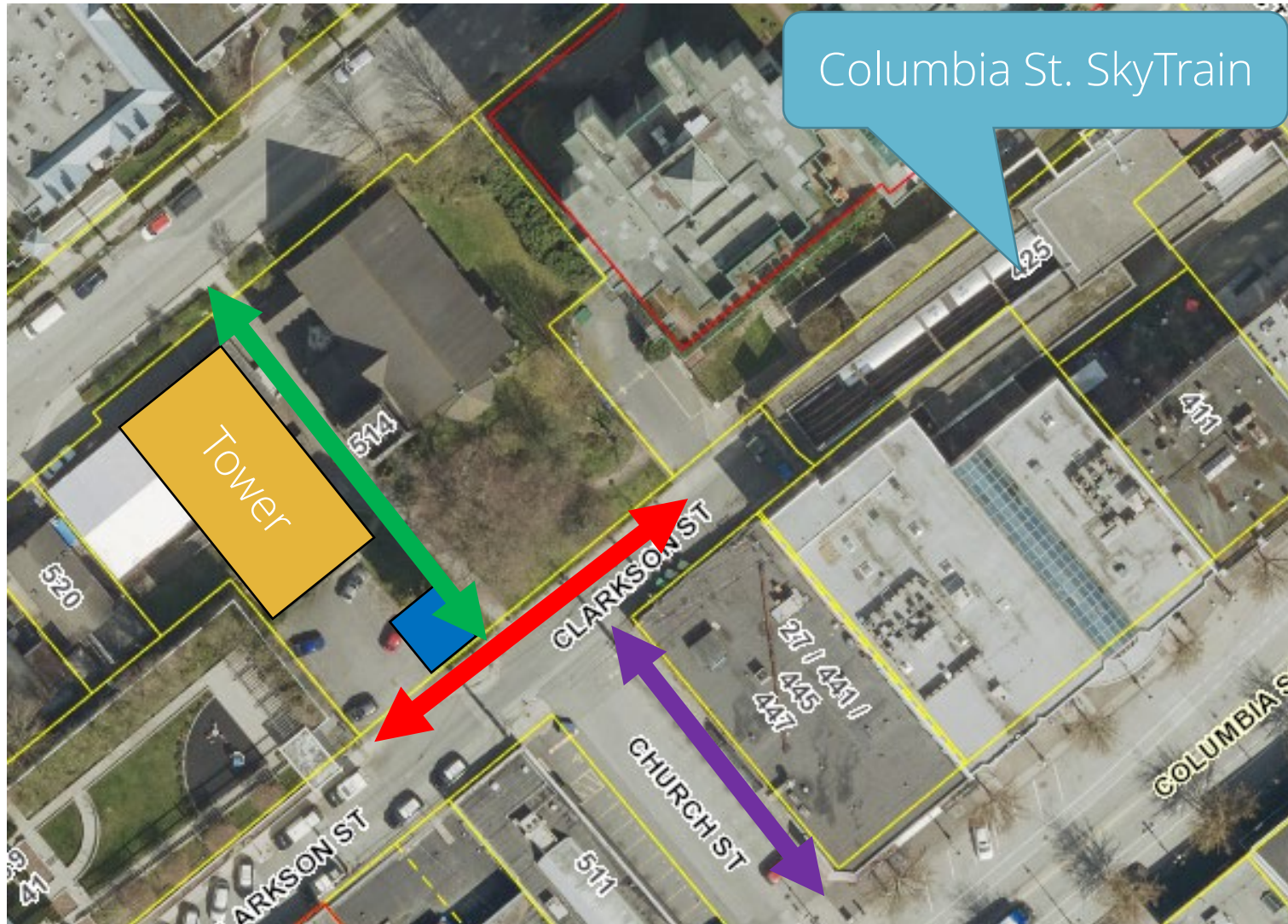
- Retention of cathedral (1899)
- 30 storey 6.59 FSR tower:
 - 271 market strata units,
 - 14 secured market rental units;
 - Parish Hall at base.
- Car-light development:
 - 197 vehicle parking spaces
 - (379 required / 48% reduction)

Heritage Value

- High value heritage site
- Retained and protected
- Exterior restored
- Seismic upgrade
- Energy upgrade
- Interior restoration
- New mechanical, electrical, and AV
- Continued contemporary use

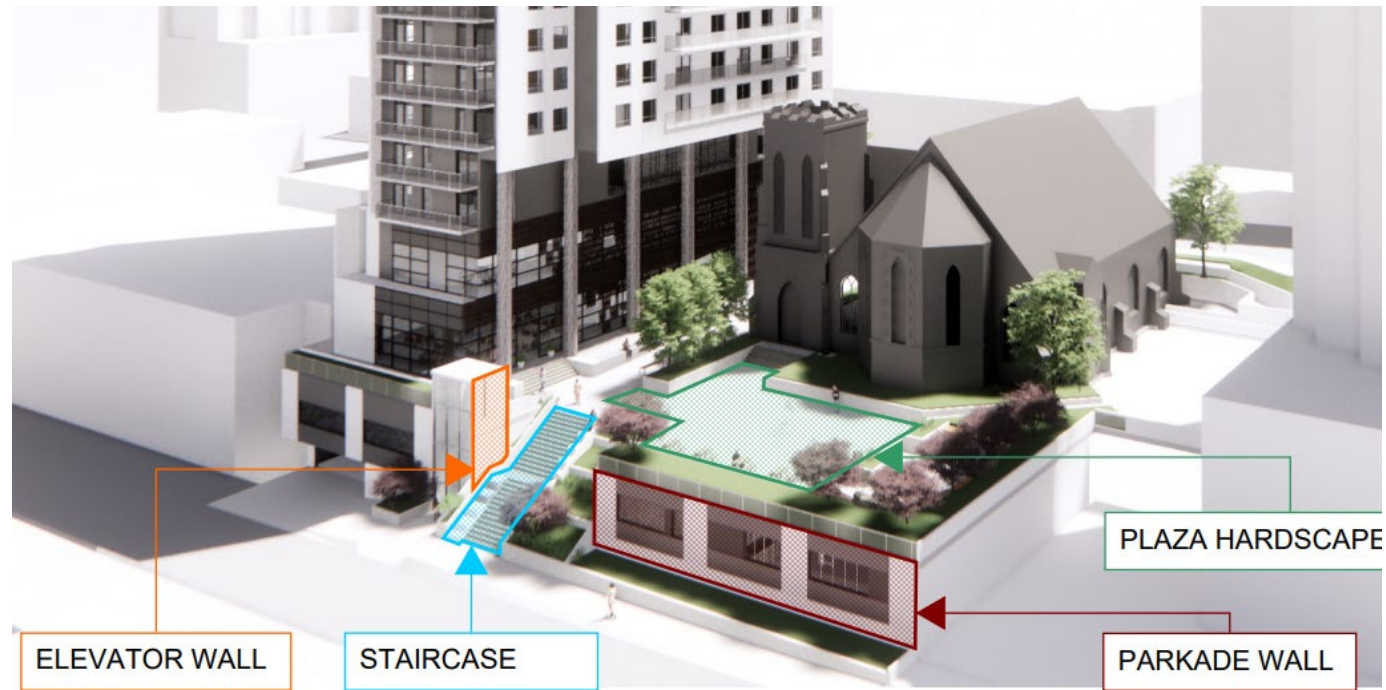


Pedestrian Connections



- Accessible pedestrian connection between Carnarvon and Clarkson Streets (**Green**) with elevator (**Blue**)
- 2.5 m sidewalk (**Red**) on Clarkson Street to connect to Skytrain
- 3 m sidewalk (**Purple**) on Church Street to connect to Columbia Street

Plaza and Art



- Soft and hardscaped with children's play area and river views
- Significant tree planting
- On-site art in partnership with First Nations

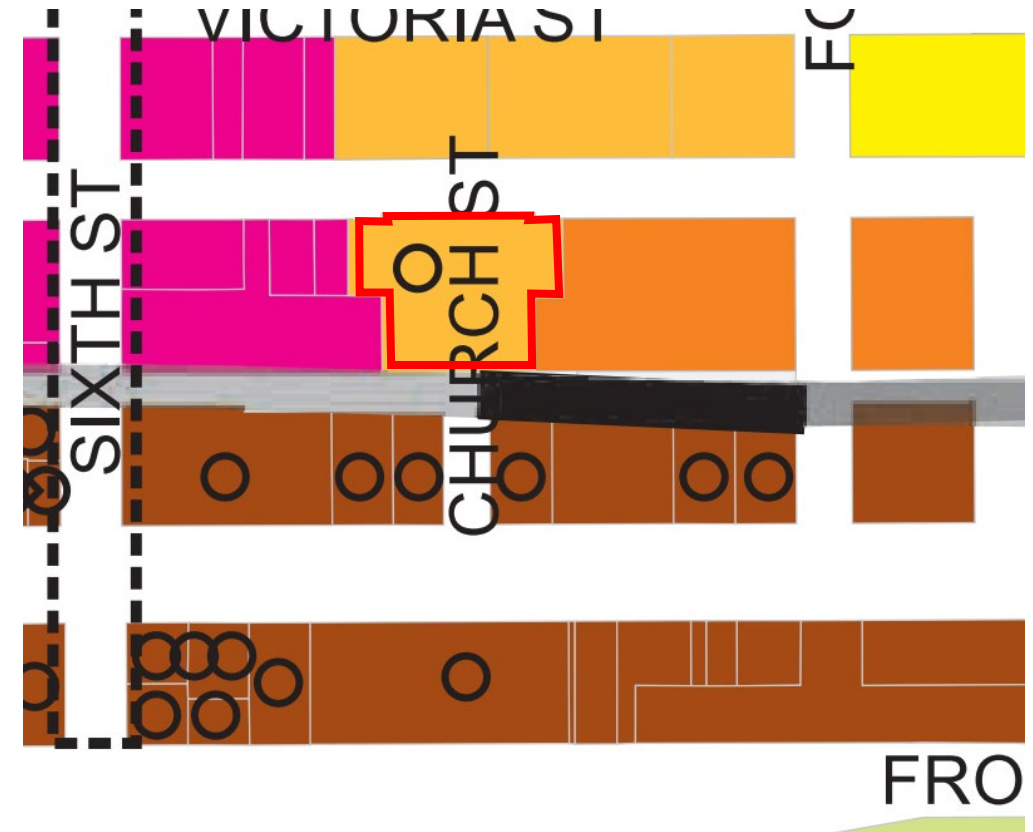
Parish Hall



- New 610 sq.m. (6,566 sq.ft.) Parish Hall at base of tower
- Continue providing space for community-supportive work
- Opportunities for First Nations and community uses of space (not secured)

Official Community Plan Amendment

- From “Residential – **Mid Rise** Apartment” to “Residential – **Tower** Apartment”
- Within a SkyTrain Precinct targeting high density development
- Between two high density land use designations
- Overall balance of benefits



Overview

- Applicant-led consultation completed
- Community Heritage Commission, New West Design Panel and Advisory Planning Commission support
- Meets Downtown Community Plan objectives
- Significant heritage
- Support housing goals (creating 285 residential units)
- Accessible public route per Downtown Transportation Plan
- Supporting Indigenous partnerships and visibility in the community



Recommendation

THAT Council consider Official Community Plan Amendment Bylaw (514 Carnarvon Street) No. 8088, 2022 and Heritage Designation Bylaw (514 Carnarvon Street) No. 8090, 2022 for Third Reading;

THAT Council consider Housing Agreement Bylaw 8338, 2022 for adoption; and

THAT Council amend Heritage Revitalization Agreement Bylaw (514 Carnarvon Street) No. 8089, 2022 as outlined in the staff report on this evening's agenda and consider it for Third Reading;