

Appendix H

Applicant-led Consultation Summary Report and Response

Applicant-led Consultation



2022

Holy Eucharist Cathedral
501 4th Ave, New Westminster
heucc.info

Holy Eucharist Cathedral hosted one virtual Public Information Meetings on May 25, 2022 at 6PM and one in-person open house on May 28 from 4PM-6PM. The purpose of these meetings was to provide the community with information on the proposal and answer questions and collect feedback from the public. The same information was shared at both meetings.

Our project, which is located in the Uptown area of the Queens Park neighbourhood and in close proximity to transit, bike routes and amenities, proposes:

- Non-profit Day Care
(74 children)
- Children Drop-in Facilities
(30 children)
- A mix of Rental Apartments
(14 units)
- Below-grade parking
(34 vehicles)
- New at-grade accessible
entrance into the Parish Hall
- Small Community Room



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The community was able to provide their feedback on the proposal in the following ways:

- Via a dedicated email – **cathedral.nwe@gmail.com**
- During the moderated Q&A portion of the PIMs
- Through the online comment form on the project website - **heucc.info**

Four community members, including Ronda Field representing QPRA, attended the online meeting and over twenty came to in person PIMs, in addition a total of twenty one comment forms were received between May 16^h to June 8^h, 2022

The majority of feedback received indicates a positive sentiment towards the proposed project. The main questions and concerns received were around next-door neighbours concerned about traffic impacts, noise control, parking, and the project timeline.

Provided below is a summary of all the feedback received through the three different channels:

Emails Received: 0

Comment Forms Received: 21

Feedback Calculation

To ensure that community sentiment has been accurately captured and is interpreted clearly, the following method was applied:

Comment Forms: Comment forms were sorted support, non-support and correspondence non-indicative of a stance.

- 9 answers in support (very supportive, supportive)
- 8 answers non-support (disapprove, strongly disapprove)
- 3 answers non-indicative of stance (neutral)

The majority of feedback received indicates a supportive position on the proposed HEUCC development project. The main questions and concerns received were around traffic impacts, parking, playground noise. The feedback gathered during the public information meetings helped us to understand community values, concerns, and aspirations for the future of the site. The input is considered along with existing property conditions and constraints, developer aspirations, and applicable planning policies.

Comments from heucc.info survey

Responder's neighborhood	Overall Rating	Cathedral Remodel Rating
Queens Park	very supportive	very supportive
Queens Park	very supportive	very supportive
Queens Park	neutral	very supportive
<small>Personal Infor</small>	very supportive	very supportive
Glenbrook North	strongly disapprove	strongly disapprove
	neutral	neutral
Vancouver	very supportive	very supportive
Queen's Park	very supportive	very supportive
Queens Park	strongly disapprove	very supportive
New Westminster Uptown	strongly disapprove	strongly disapprove
next to the pastor house	strongly disapprove	strongly disapprove
Uptown	strongly disapprove	supportive
Downtown New West	strongly disapprove	strongly disapprove
New Westminster	strongly disapprove	neutral
Queens Park	strongly disapprove	neutral
New Westminster	strongly disapprove	strongly disapprove
New West	strongly disapprove	strongly disapprove
<small>Personal Informator</small>	strongly disapprove	strongly disapprove
New West Queens Park Area	strongly disapprove	strongly disapprove
Glen rook north	strongly disapprove	strongly disapprove
Glen Brooke north	disapprove	supportive

Applicant's responses to some concerns received from 21 online survey submissions at heucc.info

(May 16 – June 8, 2022)

Major concerns (and responses):

- **Density**

We believe that the land use and densification of the site is appropriate for the prominent civic location in New Westminster. It is evident that during the development of the zoning bylaws, a lower density would be perceived as appropriate for this location. Since that time, the lower mainland has grown immensely and urban density has continued to increase. We therefore propose that prominent sites such as the Holy Eucharist Cathedral allow for expanded and dynamic use such as those that comprise our proposed development.

- **Proximity to residential neighbourhood**

The West Wing steps downward at the northern portion of the building. The intent is to transition into the residential scale of laneway sized garages and laneway homes which are existing and envisioned in the future. The construction of the underground parking is not that deep and is far enough from the neighboring property and is not endangering the house next door.

- **Traffic/Parking**

A parking assessment was undertaken in support of the development which was noted that there is on-street parking available adjacent to the proposed mixed-use development and the proposed mixed-use development (which almost meets the

required number of parking stalls) is within walking distance of the Sixth Street commercial/retail precinct and frequent transit. Short term drop-off and pick-up is proposed along Fifth Street and Fourth Avenue. Due to its proximity to the major route of the 6th Street, residents of 5th St should not experience any more traffic than there already is. The site is conveniently located in the walkable Uptown part of the City.

- **Noise**

By placing the children play areas on the rooftops the project is actually not going to add much noise as we know that sound travels upward. In addition, the roof top play areas will be located in the 8 feet glass enclosure.

- **Loss of Heritage**

The Ukrainian Catholic Eparchy of New Westminster is actually pursuing the option to designate the existing Cathedral as a historic property.

Overall, we share the sentiment of one of our respondents regarding the proposed development who wrote, "impressive, practical, realistic, a great addition to the neighborhood"

This ad run in the New West Record in May 19 & 26 editions

TE!

New Westminster will vote
and 7 School Board Trustees.

TO VOTE

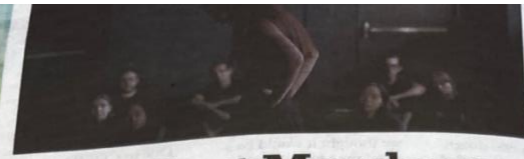
VOTER'S LIST?
the Provincial voter's list.
lections BC voter's list:

REGISTER



OUR
OUR
OFF

NEW WESTMINSTER
OCTOBER 15, 2022



Catch Last Monday movie

Film lovers in New Westminster have another independent film gem coming their way this month.

The Arts Council of New Westminster's Last Monday at the Movies film series continues on Monday, May 30 with a screening of *Quickening*.

The film, by Pakistani-Canadian writer-director Haya Waseem, tells the story of Sheila, a Pa-

kistani-Canadian teenager who struggles to define her identity as she is pulled between her newfound social life at university and her family's traditional values. After starting a secret relationship with a classmate, Sheila discovers the costs associated with keeping those two worlds apart.

The film stars Canadian actor Arooj Azeem, in her debut feature film perfor-

mance, as Sheila. She's onscreen with her real-life parents, Bushra and Ashir Azeem; Ashir himself is a celebrated actor and filmmaker in Pakistan.

Moviegoers can catch it onscreen at 7 p.m. at Massey Theatre, 735 Eighth Ave. Tickets are \$9, or \$8 for students and seniors.

You can buy online at www.ticketsnw.ca or pay cash at the door.

...onscreen,
on screen
for Last
Monday at
the Movies
in New
Westminster
on May 30.
PHOTO
LEVEL FILM

Century House is celebrating technology at the new SET Up For Life Technology Festival.

Seniors Embracing Technology, a group of seniors at Century House, is putting on a festival that will explore how seniors can make better use of technology to stay connected.

"COVID really showed us the importance of connecting through technology, especially since our doors were closed for almost six months in early 2020," said Shelly Schme program coordinator for seniors. "We want seniors in the community to feel connected to programs friends and information even if they cannot physically come to us. We want to have a framework where we can interact seniors through technology in case in the future it's our only option length of time. We that if we work hard

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cool fresh air with screens on
sized furniture. FANTASTIC
the sun rises and sun sets.

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ta's. Hardwood floors in
its, breakfast bar, updated
ness to Gorgeous garden
Beauty!

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nters, appliances and
OVE IN READY! Enjoy
ped Mountain Views.
stores, restaurants &
1 dog or cat okay.

DD

HOLY EUCHARIST UKRAINIAN CATHOLIC CATHEDRAL PROJECT



About us

The Ukrainian Catholic Eparchy of New Westminster is proposing to redevelop, upgrade and restore the Holy Eucharist Ukrainian Catholic Cathedral located at 501 4th Avenue and clergy residence located at 408 Fifth Street.

These properties once consolidated would be home of Hub of Education and Urban Christian Community (daycare space, rental units, multipurpose classrooms) consisting of two separate buildings situated over a below grade common vehicular parking structure alongside the historic cathedral.

WAYS TO ENGAGE

www.heucc.info
More details on the redevelopment plan & survey for community feedback

www.beheardnewwest.ca
Be Heard New West City

The two Open House Events
see website for details

**To unite
To inspire
To build**



Contact Us
cathedral.nwe@gmail.com
501 4th Ave, New Westminster
www.heucc.info

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300 booklets (flyers) were printed and 150 of them personally handed out (the other half mailed out) to the addresses provided by the City staff:





**HEUCC
DEVELOPMENT
VISION**



- Non-profit Day Care (74 children)
- Children Drop-in Facilities (30 children)
- A mix of Rental Apartments (14 units)
- Below-grade parking (34 vehicles)
- New at-grade accessible entrance into the Parish Hall
- Small Community Room



DATE May 25, 2022 @ 6PM

LOCATION Virtual via Zoom
Meeting ID: 892 1947 2773
Passcode: 212117

DATE May 28, 2022 @ 4-6PM

LOCATION Church hall
501 4th Ave





About us

The Ukrainian Catholic Eparchy of New Westminster is proposing to redevelop, upgrade and restore the Holy Eucharist Ukrainian Catholic Cathedral located at 501 4th Avenue and clergy residence located at 408 Fifth Street. These properties once consolidated would be home of Hub of Education and Urban Christian Community consisting of two separate buildings situated over a below grade common vehicular parking structure alongside the historic cathedral.



Ways to engage

- 1**
www.heucc.info
More details on the redevelopment plan & survey for community feedback
 - 2**
www.beheardnewwest.ca
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 - 3**
The two Open House Events
see reverse for details
- Contact Us**
cathedral.nwe@gmail.com
501 4th Ave, New Westminster



To unite
To inspire
To build



www.heucc.info

Photos from May 28th in person Open House (in addition to May 25th Zoom meeting)











**HOLY EUCHARIST UKRAINIAN CATHOLIC CATHEDRAL DEVELOPMENT
PUBLIC ENGAGEMENT SURVEY
OCTOBER 16TH 2023**

Comment #	Date	Responder's neighborhood	Overall Rating	Cathedral Remodel Rating	Design Comment	Extra Comment	Community benefits feedback
1	2022-05-16 2022-05-22	Queens Park Queens Park	very supportive very supportive	very supportive very supportive	The online materials are inconsistent. Under project overview it says 15 residential units and 36 parking spots but under Vision it says 14 units and 34 parking. Please clarify. SA (SURF Architecture) Response - The unit count has been adjusted based on the current design.	Good design that will fit into area. SA Response - Thank you, we appreciate your support.	All greatly needed in this area SA Response - Thank you, we appreciate your support.
2	2022-05-24	Queens Park	neutral	very supportive	It would be nice to see an interesting heritage sensitive design either matching the cathedral architecture or the greater Neighbourhood aesthetic SA Response - Our team which includes a heritage Consultant reviewed many options during the design process. The resulting design was informed by this process and takes many queues and inspiring elements from the Cathedral. Our goal is to establish a synergy with the past and not to replicate it.		In favour of the added housing and daycare space only if parking can be assured in the design SA Response - A vehicular parking assessment forms part of the traffic study for this project. The assessment was submitted as part of the Development Permit documentation and reviewed and deemed acceptable by CoNW Planning and Transportation Departments.
3	2022-05-24	Personal Information	very supportive	very supportive	impressive, practical, realistic, a great addition to the Neighbourhood Thank you, your comment is greatly appreciated.	keep up the good work SA Response - Thank you, we appreciate your support.	benefits to all the above SA Response - Thank you, we appreciate your support.
4	2022-05-27	Glenbrook North	strongly disapprove	strongly disapprove	The design is a blatant disrespect to the City approved strategic development plan and the heritage designation of the area that the Cathedral is on. SA Response - The Eparchy and the design team continue to work closely with the CoNW Planning Department and their representative heritage Planner to create a campus that is respectful of the neighborhood and the existing Cathedral.	It is outrageous that the home owners within the heritage area cannot even replace their windows and the City is so loudly arguing the need to preserve the look and feel of the area, while the construction that overwrites all these efforts seems to have no issues with it. SA Response - According to the CoNW website, houses in the Queen's Park Heritage Conservation Area are categorized as either Protected or Non-protected. Based on the protection level, owners may be required to apply for a Heritage Alteration Permit for certain renovations, to demolish a house, to build a new house, or to build a laneway or carriage house. The subject residential property that is part of this development is Non-protected.	New Westminster is already the most dense city in the Lower Mainland. The proposed rental and daycare space will unreasonably increase the burden on the already strained social and community infrastructure in the area, including roads, elementary and secondary school capacity. SA Response - This response should be provided by the CoNW Planning Department because it relates to existing municipal infrastructure which is out of the control of The Ukrainian Catholic Eparchy.
5	2022-05-28		neutral	neutral	the cathedral itself could also get an exterior cosmetic lift, make it more appealing SA Response - Upgrades are proposed for the Cathedral including the replacement of the main stair.		
6	2022-05-28	Vancouver	very supportive	very supportive			
7	2022-05-30	Queen's Park	very supportive	very supportive		Please support this initiative and others like it. While community members may have concerns about the impacts on their properties, these should not outweigh the potential for support and need represented here. SA Response - Thank you, we appreciate your support.	I do not attend Holy Eucharist but I know it provides invaluable services to the community, including its work with Ukrainian refugees. Faith communities must be supported in their work of expanding and recovering land value to continue to change and adapt to the needs of those they serve, directly and indirectly. SA Response - Thank you, we appreciate your support and your acknowledgement of the contribution that The Holy Eucharist Cathedral provides for the community.
8	2022-06-08	Queens Park	strongly disapprove	very supportive	Proposed design doesn't respect the Neighbourhood. It's too high and too dense for the site. It doesn't respect heritage status of the area, violates zoning setbacks and parking requirements. SA Response - Our design team has strived to respect the character and scale of the 2 adjacent neighborhoods. The site is a located between commercial use and residential use. To create a transition between these land uses, the massing of the buildings reflects the scale and sized of their respective neighbors.	SA Response - Thank you, we appreciate your support.	It's a very bad area for the daycare and rental building. It creates traffic and parking problems in already very congested area. We have several day cares in immediate vicinity and the existing day care at the church should not be expanded that much. Ukrainian Catholic Eparchy Response - Studies show that across B.C., there are roughly 249,000 preschoolers but only 80,000 licensed, full-day spaces in homes or centres and, as a result, nearly two-thirds of those youngsters — 64 per cent — are in need of care. We are trying our best to be part of the solution of this problem.
9	2022-06-08	New Westminster Uptown	strongly disapprove	strongly disapprove	The design is not thought trough. How can the underground parking be build in such close proximity of the private houses? SA Response - The east wall of the below grade parking level is 5 feet from the property line and extends below grade no more than a typical residential basement. Typical foundation and footing design will be specified with appropriate excavation requirements during the detail design phase of the project.	Please keep New West Uptown off this monstrosity! SA Response - We do not understand what is meant by this statement.	This is not the space to build this kind of rental building. SA Response - We require clarification on what is meant by the statement "this kind of rental building" in order to respond to this comment. The proposed mix of suites includes 3 bedroom, 2 bedroom, 1 bedroom and Studio apartments. The mixed-use development will also offer a long term lease to a daycare provider.
10	2022-06-08	Personal Information	strongly disapprove	strongly disapprove	should be not higher than 3 floors... without numerous exceptions and excuses from existing policies, laws and regulations that existing for now days. SA Response - The height of the proposed buildings have been stepped so that the residential manor is 2 stories. A 3 story building was reviewed at this location and it was found that the scale did not work with the Cathedral or adjacent residential home.	I am strongly convinced that if there are regulations and law exists as heritage, allowable sizes and so on.... they should apply to both individuals and organizations. Otherwise, it is no longer a legal just state. And ultimately this will lead to the loss of faith in justice and legality, as well as the loss of other significant values. Big destructive problems in the city, in the state, in society begin with very insignificant imperceptible things, when money begins to rule reality and projects based on dubious motivations are promoted. PS By the way. If church members are so miserly that they are unable to support the needs of the church, then the question arises: Is such a church and such a huge building necessary? Ukrainian Catholic Eparchy Response - This project aims to preserve heritage Cathedral through professional restoration and preservation processes aligned with highest standards of the industry and following City's conservation policies. At the same time, we are trying to show good stewardship of the land by serving the community at large by addressing most pressing needs: housing and childcare. Both elements have been underlined as crucial needs in recent studies and City reports.	it is not necessary to develop every meter in uptown area without thinking about traffic problem, absence parking space limited places for students in NWSS. This project is NOT about affordable housing. This area have already enough daycares to bother neighbourhood with increasing noise. Is it wise to build something knowing in ahead that this project will predetermine children to spend time on a roof to making suffer tenants of this building from continuous kids screaming and yelling? Ask yourself: do you want to live on playground every single day with no rest during the day? SA Response - Part 1: Traffic Problems - Please see response to Community Feedback Comment #2.
11	2022-06-08	Uptown	strongly disapprove	supportive	This project completely ignores traffic concerns, there is not enough space to load/unload 100 cars in 15 minutes. As far as I know there is no research done to address this concern. Other concerns: - noise increase; - heritage status removed; - decreased green canopy SA Response - A traffic study was prepared and submitted as part of this Development Permit Application and was deemed appropriate by the CoNW Traffic Engineering Department.		SA Response - Part 2: Distribution and location of affordable housing should be addressed by local, provincial and the federal governments. SA Response - Part 3: Daycares - Kids are part of our community whether its in the suburbs or in a lively urban environment. Many people are at a place of work during daycare attendance and so there is little overlap. For those that work from home or are retired, there are options. One could enjoy the exuberance of youth or plug into headphones.
12	2022-06-08	Downtown New West	strongly disapprove	strongly disapprove	Strongly disapprove SA Response - Thank you, we respect your opinion.	We have to preserve historical views and not build modern 5 storey building next to the church. SA Response - Our team which includes a heritage Consultant reviewed many options during the design process. The resulting design was informed by developing a serene campus setting respecting the scale and view of all the comprising elements. Critical attention has been paid to showcasing the existing Cathedral.	Strongly disapprove SA Response - Thank you, we respect your opinion.

	2022-06-08	New Westminster	strongly disapprove	neutral	Leave space between neighboring houses and the new development. This me 3-story structure needs space to breathe SA Response - We have stepped the 3 story part of the building along the laneway so that it is 30 feet from the property line.		
13	2022-06-08	Queens Park	strongly disapprove	neutral	The apartment building doesn't go with the rest of the neighborhood. It backs into existing houses and the alleyway is too narrow to support an underground parking entrance and an additional 30+ vehicles. The apartments shouldn't be so close to the surrounding houses. SA Response - The height of the mixed-use apartment / daycare building steps down in height to transition from a commercial scale to a residential scale. SA Response - A civil engineering firm prepared vehicular turning radius studies to confirm that access to the underground parking is achievable from the laneway. The studies were reviewed and deemed acceptable by the CoNW Traffic Engineering Department.	It will add more traffic to an already crowded street. Where are the parents going to be parking to pick up their children? There is very limited parking on this street. SA Response - Drop-off and pick-up of children will be staggered based on individual family schedules. There are 3 locations for temporary parking to occur and street signage will be installed accordingly - Please also see response to Community Feedback Comment #2.	
14	2022-06-08	New Westminster	strongly disapprove	strongly disapprove	Go build your crap in Queensborough, plenty of space there, I don't want any construction noise and dirt in my neighborhood SA Response - The Ukrainian Catholic Eparchy does not own land in Queensborough so that option is not possible.	Go build your crap in Queensborough, plenty of space there, I don't want any construction noise and dirt in my neighborhood SA Response - Please see response to Design Comment #4	Go build your crap in Queensborough, plenty of space there, I don't want any construction noise and dirt in my neighborhood SA Response - Please see response to Design Comment #14
15	2022-06-08	New West	strongly disapprove	strongly disapprove		THIS IS A HERITAGE AREA!!! DON'T BUILD ANYTHING HERE! Building adjacent to heritage areas has done for millennia. The important factor is to approach growth with sensitivity and respect for the past. Our team has worked with a Heritage consultant and a CoNW Professional Heritage Planner to guide the development with these goals at the forefront. I don't want any construction noise here for a year! All construction will take place during the hours that are permitted per the CoNW Building Bylaw.	
16	2022-06-08	Personal Inf	strongly disapprove	strongly disapprove			
17	2022-06-08	New West Queens Park	strongly disapprove	strongly disapprove			
18	2022-06-08	Glen rook north	strongly disapprove	strongly disapprove	The building is dangerously near the existing neighbouring houses and the underground parking and excavation threaten the foundation of neighbouring buildings SA Response - Please refer to the response to comment #9.	The project disregards heritage designation of the area SA Response - Please see response to Extra Comment #4.	While rental housing and daycare are good intentions, the location is poorly chosen with no outside area for the kids and no adequate access routes (5th street is very narrow and one lane) SA Response - Regarding Daycare, please see response to Community Benefits Comment #10 Part 3. Also, our team has worked with the Health Authority to ensure that the required outdoor play space for each child is provided. SA Response - Regarding Traffic: Please see response to Community Feedback Comment #2.
19	2022-06-08	Glen Brooke north	disapprove	supportive	Uptown is too densified - housing needs to be put in at queens borough SA Response - This response should be provided by the CoNW Planning Department because it relates to density and neighborhoods outside of the scope of this project.		Queens park is historic - not the right area for new developments SA Response - Please see response to Extra Comment #4.

November 28th, 2023

To the Attention of:
Wendee Lang, Development Planner

City of New Westminster
Development/Planning Department
511 Royal Avenue
New Westminster, BC V3L 1H9

Tel: (604) 240 6386
wlang@newwestcity.ca

SURF ARCHITECTURE INC.

FOSTER TOWER
SUITE 304, 1493 FOSTER STREET
WHITE ROCK BC V4B 0C4

RE: **Holy Eucharist Cathedral Development Project**
Response to Squamish Nation Feedback

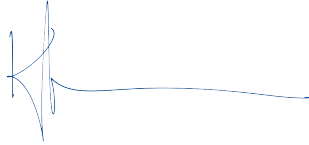
MARK KOROPECKY
ARCHITECT AIBC, MRAIC, AIA
RIBA, LEED AP, AOCA

PRINCIPAL

604 616-0646
www.surfarchitecture.com

No.	Feedback	Applicant Response
01	Climate Action Managers recommend the proponent consider the implementation of climate resilient standards (e.g., HEPA smoke filters, passive cooling, and increased stormwater drainage capacity).	We agree, these climate resilience strategies will be incorporated into the design once the full consultant team has been assembled.
02	Recommend the building design incorporates future climate impacts (increased temperatures, increased risk to fire and smoke, increased rainfall, and wind, as well as changes to external flood risks).	We concur that consideration of climate impacts will be reviewed through the detailed phase design. This effort will occur after the development permit application approval.
03	Recommend buildings are designed to net zero carbon emissions (considering clean power/heat, building envelope, renewables, and embodied carbon) and the highest sustainability standards as possible (including considerations for water conservation, stormwater management, waste management, transportation, environmental conservation, and food security).	The buildings will be designed to meet the applicable step code requirements at the time of building permit application. All options to enhance energy performance beyond the Municipal base line requirements will also be reviewed.

If there are any clarifications required to proceeding table, please contact the undersigned.

A handwritten signature in blue ink, consisting of a stylized 'M' followed by a long horizontal line.

Sincerely,
Mark Koropecy

SURF ARCHITECTURE INC.

FOSTER TOWER
SUITE 304, 1493 FOSTER STREET
WHITE ROCK BC V4B 0C4

MARK KOROPECKY
ARCHITECT AIBC, MRAIC, AIA
RIBA, LEED AP, AOCA

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