

Attachment #12

*Applicant-Led Consultation Summary and
BeHeard NewWest Summary*

Public Engagement Story
Summary To Date: June 6, 2022



514 Carnarvon Street
Holy Trinity Anglican Cathedral Renewal

CONWEST



Timeline and Synopsis

EVENT	DATE	NOTES
Public Hearing	June 27, 2022	TBD
First and Second Reading	June 13, 2022	TBD
Meeting with members of the Kwantlen First Nation community, including Chief, Council and Staff	April 8, 2022	Holy Trinity Cathedral, with Conwest in attendance, hosted members of the Kwantlen First Nation community, including Chief, Council and Staff. This was a significant meeting in which both communities shared their hopes and visions for the project.
Advisory Planning Commission	December 7, 2021	The Advisory Planning Commission supported the proposal and requested that Council and Staff continue to work with the developer.
Open House #3	December 1, 2021	Open House summary provided in attached pages.
Open House #2	November 30, 2021	Open House summary provided in attached pages.
Meeting with Pacific Immigrant Resource Society, Program Coordinator	November 5, 2021	Conwest provided a project overview. Program Coordinator is generally supportive of the development.
Meeting with Fraser Health, Healthy Communities Specialist	November 4, 2021	Conwest provided a project overview. Healthy Communities Specialist is generally supportive of the development.
Meeting with New Westminister Chamber of Commerce, Executive Director	October 29, 2021	Conwest provided a project overview. Executive Director is generally supportive of the development.
Meeting with New Westminister Homelessness Coalition, Projects Coordinator	October 28, 2021	Conwest provided a project overview. Executive Director is generally supportive of the development.
Meeting with New Westminister Business Improvement Association, Executive Director	October 12, 2021	Conwest provided a project update. Exec. Director is generally supportive of the development. Declined a presentation to the entire Association.
Meeting with New Westminister Downtown Residents Association, President	October 8, 2021	Conwest provided a project update. President is generally supportive of the development. Invited Conwest to present to the Downtown Residents Association Board.
Meeting with Kwantlen First Nation, Lands Manager	September 17, 2021	Conwest provided further project updates. Kwantlen First Nation, Lands Manager is generally supportive of the development.

Meeting with Kwantlen First Nation, Lands Manager	September 8, 2021	Conwest provided a project update. Kwantlen First Nation, Lands Manager is generally supportive of the development.
Land Use and Planning Committee	August 31, 2021	Referral to Council.
Strata Information Session	June 25, 2018	Planning information session with neighbours to share updates and answer concerns about the proposal. The session was held at the Upper Hall of the Parish Hall of the Holy Trinity Cathedral.
Strata Information Session	June 5, 2018	Planning information sessions with neighbours to share updates and answer concerns about the proposal.
NW Design Panel	May 22, 2018	The panel passed a unanimous motion to support the project with recommendations.
Community Heritage Commission	April 4, 2018	Commission voted to support the application with comments.
Meeting with New Westminster Downtown Residents Association	April 3, 2018	Presentation to the Board.
Open House #1	March 14, 2018	Open House summary provided in attached pages.
Strata Information Session	March 13, 2018	Board members appreciated the opportunity to learn about the project.
Strata Information Session	March 9, 2018	President appreciated the opportunity to learn about the project.
Strata Information Session	March 8, 2018	President appreciated the opportunity to learn about the project and stated he would notify the strata members of upcoming consultation opportunities.
Meeting with New Westminster Business Improvement Association, President	March 6, 2018	President is generally supportive of development. Declined a presentation to the entire Association.
Meeting with New Westminster Downtown Residents Association, President	March 3, 2018	President is generally supportive of the project. Suggested the team present to the NWDRA Board.
City Council	February 19, 2018	Referral to public consultation.
Land Use and Planning Committee	January 29, 2018	Referral to Council.

Summary

Conwest (Carnarvon) Limited Partnership (“Conwest”), in collaboration with Holy Trinity Cathedral, have applied to the City of New Westminster for an Official Community Plan amendment, Heritage Revitalization Agreement and Development Permit to restore the Holy Trinity Cathedral at 514 Carnarvon Street.

The application seeks to facilitate the seismic upgrade of Holy Trinity Cathedral in exchange for a 30-storey mixed-use tower, which would include 14 market rental units and 271 market ownership units. The proposal includes a new parish hall for Holy Trinity Cathedral, a publicly accessible plaza, and an accessible public pathway, which includes an elevator and staircase, to connect Carnarvon Street to Clarkson Street. The proposal also includes First Nation placemaking and cultural recognition through language incorporation, artwork, and programming.

There have been three Open Houses held for this application in order to share the proposal with the community and seek public feedback. The first Open House was held on March 14, 2018, the second Open House was held on November 30, 2021, and the third Open House was held virtually on December 1, 2021.

Open House Details

Open House #3

Date: Wednesday, December 1, 2021

Location: Online (Zoom)

Time: 4:30pm – 6:00pm

Attendees: 19 Attendees (Approximate), including 13 attendees from the Project Team

Meeting Format: The virtual Open House was a “Live Event” using Zoom. The project was introduced by City Staff, followed by a formal presentation by representatives from Conwest, Holy Trinity Cathedral and the Consultant Team, with 27 informational boards and a fly-through model. A Q+A period was held at the end of the presentation.

Open House #2

Date: Tuesday, November 30, 2021

Location: 514 Carnarvon St., New Westminster (Upper Level of the Parish Hall)

Time: 4:00pm – 7:00pm

Attendees: 33 Attendees (Approximate)

Meeting Format: The Open House was a drop-in event in which the same 27 informational boards and fly-through model were displayed as Open House #3. Representatives from the City of New Westminster, Conwest, Holy Trinity Cathedral and the Consultant Team were available to answer questions.

Open House #1

Date: Wednesday, March 14, 2018

Location: 514 Carnarvon St., New Westminster (Upper Level of the Parish Hall)

Time: 5:00pm – 7:00pm

Attendees: 63 Attendees (Approximate)

Meeting Format: The Open House was a drop-in event in which 25 informational boards were displayed. Representatives from the City of New Westminster, Conwest, Holy Trinity Cathedral and the Consultant Team were available to answer questions.

Open House Notification

Open House #2 and #3

- 1) Mail Invitations
 - A total of 1654 invitations were mailed out on November 18, 2021, to all residences and business within a 100-metre radius of the subject property.
- 2) Newspaper Advertisements
 - Two newspaper advertisements were placed in the local newspaper, the New West Record, during the two weeks leading up to the events: Thursday, November 18, 2021, and Thursday, November 25, 2021.
- 3) Project Website Notification
 - The project website (www.514carnarvon.com) launched November 17, 2021, with information about the upcoming Open Houses, as well as a virtual Survey/ Comment Form.
- 4) Be Heard New West Notification
 - City of New Westminster Be Heard New West webpage for 514 Carnarvon Street (Holy Trinity Cathedral) (www.beheardnewwest.ca/514carnarvon) launched November 17, 2021, with information about the upcoming Open Houses.

The Open House Notification for Open House #2 and #3 is included as Appendix A.

Open House #1

- 1) Mail Invitations
 - A total of 984 invitations were mailed out on March 18, 2018, to residences and businesses within a 100-metre radius of the subject property.
- 2) Newspaper Advertisements
 - Two newspaper advertisements were placed in the local newspaper, the New West Record, during the two weeks leading up to the events: Thursday, March 1, 2018, and Thursday, March 8, 2018.
- 3) Electronic Posting
 - Holy Trinity Cathedral posted the invitation on their website and a link to the invitation on their Facebook page on March 5, 2018.
- 4) Emailed Invitations
 - Holy Trinity Cathedral emailed the invitation to their list of 182 subscribers, at that time, on March 6, 2018.

The Open House Notification for Open House #1 is included as Appendix A.

Comment Form Results

Open House #2 and #3

Comments Forms were physically available at Open House #2 and virtually available on the project website. Attendees of Open House #2 and #3 were encouraged to submit Comment Forms. 22 Comment Forms were submitted in total, 12 physically and 10 virtually.

Below provides an overview of the responses received from the questionnaire:

1. Do you currently live in New Westminster?
 - 22 respondents currently live in New Westminster *(100% of respondents)*
2. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?
 - 15 respondents knew that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development *(68% of respondents)*
3. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?
 - 15 respondents expressed that they were in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units *(68% of respondents)*
4. 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)
 - 13 respondents expressed they 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) *(59% of respondents)*

Comments are summarized below, and the individual comment forms are included as Appendix B.

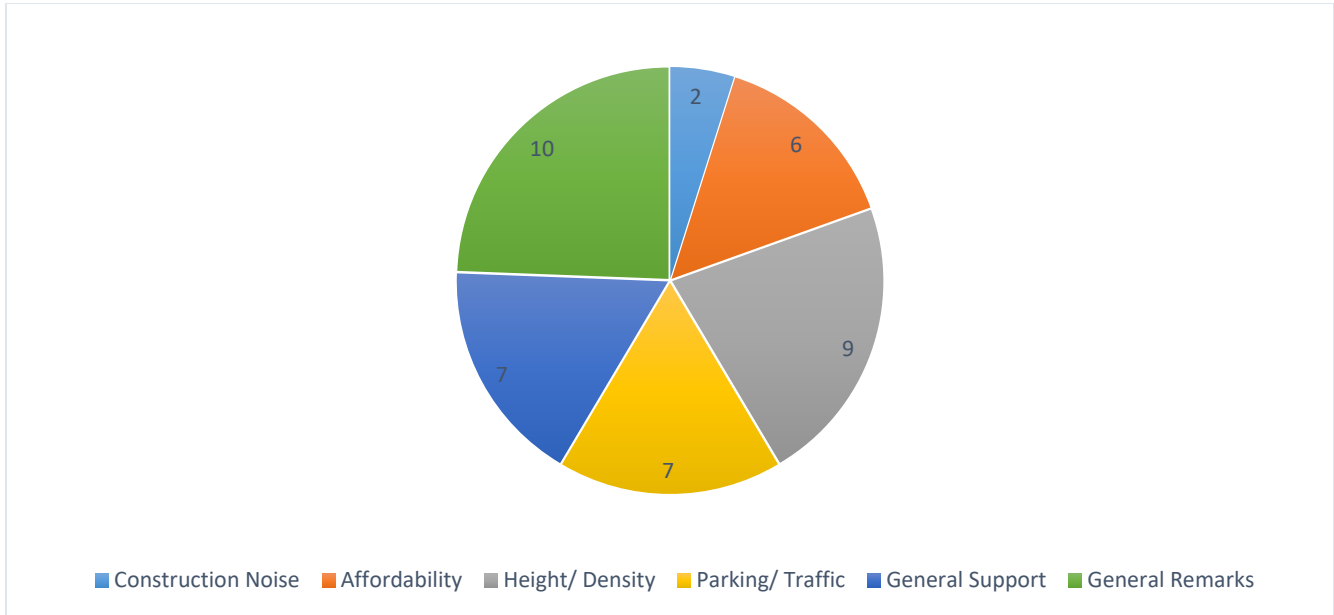
Open House #1

Comment Forms were physically available at Open House #1. 11 Comment Forms were submitted in total as a result of this Open House.

Comments are summarized below, and the individual comment forms are included as Appendix C.

Consolidated Comment Summary

The following chart and table provides a summary of the comments received from Open House #1, #2, and #3. The table outlines key areas for improvement that have been identified and the Project Team’s responses.



Areas of Improvement	Comments Received	Our Response
Construction Noise	2 comments expressed concern around construction noise and disruption	<ul style="list-style-type: none"> - Like any builder, the Holy Trinity Cathedral Project Team will be required to abide by the City of New Westminster’s Noise Control Bylaw which specifies the hours and days when they will be able to make construction-related noise. This is between 7:00 am and 8:00pm during the week and between 9:00am and 6:00pm on Saturdays. - No construction-related noise is permitted on Sundays or on holidays unless a separate noise variance bylaw is permitted. Furthermore, we pride ourselves on being a good neighbour. Prior to, and during construction, we will provide neighbour updates on the construction program, what to expect, and who to call with concerns. - Throughout the construction process (subject to Council approval), we will provide neighbour updates on the construction program which will also include dust and noise mitigation.
Affordability	4 comments suggested there should be more affordable housing 2 comments suggested a low amount of rental units	<ul style="list-style-type: none"> - Notwithstanding that the project received preliminary support from BC Housing in 2017, Holy Trinity Cathedral was disappointed to learn that the Housing Society was unsuccessful in securing approval for their non-market housing application.

		<ul style="list-style-type: none"> - As a response to this item, an Affordable Housing Programs Chronology has been provided by Terra Housing and included as Appendix D. - The project has been refined to deliver 285 residential units across the Housing Continuum, including: <ul style="list-style-type: none"> - 14 Secured Market Rental Units - 271 Market Ownership Units - Units are comprised of: <ul style="list-style-type: none"> - 128 Family-Friendly Units, exceeds the City of New Westminster Family (45% overall) - 114 Adaptable Units (40% overall) - In addition, the parish hall, ground level plaza, and rooftop amenities will provide opportunities for social connectivity and livability. - The parish hall and plaza will be available to First Nations and a variety of non-profit community groups as social service gathering space at below market rates.
<p>Height/ Density</p>	<p>6 comments suggested general height concerns 3 comments expressed general density concerns</p>	<ul style="list-style-type: none"> - While the Downtown Density Bonus Program provides context for appropriate development scale to be achieved under a Heritage Revitalization Agreement and the proposed form of development fits within the downtown urban fabric, project design refinements have been made to better integrate with the surrounding buildings, streetscape and open space context, including massing and form refinements to create a slender, sleek and clean overall configuration. - Material selection refinements include large surfaces of glass, white-toned walls of metal and stone or high-quality painted concrete to provide a modern character yet compatible character. These refinements provide both an urban design contrast and a character that will enhance the heritage character of the City.
<p>Parking/ Traffic</p>	<p>1 comment suggested it was nice to see the needs of residents considered 1 comment suggested a minimum of one parking spot per unit should be included 1 comment suggested further traffic study to be done for the towers to the east, which use routes such as Church St, Columbia St, Clarkson St, and 6th St. 1 comment suggested street parking concerns in the neighbourhood</p>	<ul style="list-style-type: none"> - The project has been refined to be in keeping the City of New Westminster’s climate emergency action plan objective of a car-light community. - The close proximity of the site contributes to more sustainable transportation choices <ul style="list-style-type: none"> - 100 metres from Columbia Skytrain Station - Achieves 96/100 on walkscore.com - To achieve the car light objective, the project incorporates a Transportation Demand Management Plan, prepared in collaboration with City Engineers, addresses the relation in the context of demand and includes: <ul style="list-style-type: none"> - Car share initiative

	<p>2 comments expressed general parking concern 1 comment expressed bike parking concern</p>	<ul style="list-style-type: none"> - Bike maintenance room and public bike share station - 100% EV charging stall ready and thus will encourage the use of low carbon mobility options. - Pedestrian enhancement and wayfinding signage - End-of-Trip facility - Transit pass subsidy program
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Appendices

- Appendix A – Open House Notification
- Appendix B – Open House #2 + #3 Comment Forms
- Appendix C – Open House #1 Comment Forms
- Appendix D – Affordable Housing Programs Chronology

Appendix A – Open House Notification

Open House #2 and #3 Notification:

CONWEST



UPCOMING OPEN HOUSES FOR HOLY TRINITY CATHEDRAL PROJECT
(VIRTUAL AND IN-PERSON)

Holy Trinity Cathedral, in partnership with Conwest Developments, has applied to the City of New Westminster for an Official Community Plan (OCP) Amendment and Heritage Revitalization Agreement (HRA) to facilitate the seismic upgrade and restoration of the historically significant Cathedral. In exchange, a 30-storey mixed use building is also proposed, including 285 residential units, of which 14 will be secured market rental units. The proposed development includes a new Parish Hall for Holy Trinity Cathedral, a Public Plaza, and a Publicly Accessible Pedestrian Pathway including an Elevator and Staircase connecting Carnarvon to Clarkson Street. The project also proposes First Nation interpretive signage/ public art and opportunity for programming space.

Holy Trinity Cathedral and Conwest Developments would like to invite you to the upcoming public consultation. These events include:

In-Person Open House on Tuesday, November 30th, 2021


The In-Person Open House will be a drop-in event with display boards to provide information on the proposal. We will have COVID Protocols in place at the meeting and the application team will be available to answer questions and receive feedback.

IN-PERSON OPEN HOUSE
Date: Tuesday, November 30th, 2021
Time: 4:00pm – 7:00pm
Location: Holy Trinity Cathedral – Upper Hall,
514 Carnarvon Street, New Westminster


Virtual Open House on Wednesday, December 1st, 2021

The Virtual Open House will be a presentation by the application team through Zoom with opportunity to answer questions and receive feedback.

VIRTUAL OPEN HOUSE
Date: Wednesday, December 1st, 2021
Time: 4:30pm – 6:00pm
Zoom Details: Meeting ID – 819 7069 2361 or visit www.514carnarvon.com for the link to join



Proposed Project Rendering



For more information about this project and upcoming events, please visit us online at www.514carnarvon.com and/or at the City's Be Heard Webpage for this project - www.beheardnewwest.ca/514carnarvon.

For any questions, please feel free to reach out to connect with us either by email to info@514carnarvon.com, or call us at 604-293-3477.

Open House #1 Notification:**Open House Invitation**

Holy Trinity Cathedral and Conwest Ventures Ltd. would like to invite you to an open house on March 14, 2018 to discuss a Heritage Revitalization Agreement and OCP Amendment that has been submitted for 514 Carnarvon Street.

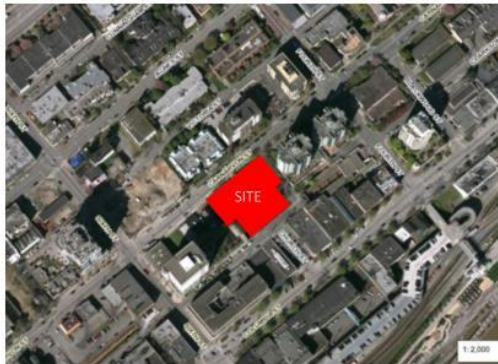
Holy Trinity Cathedral and Conwest Ventures Ltd. propose a 30-storey mixed-use building that includes a new Parish Hall for the Holy Trinity Cathedral, 42 affordable rental units, 30 market rental units, and 173 market ownership units. The development will include 4.5 levels of underground parking to service the Cathedral, Parish Hall, and occupants of the building. The Holy Trinity Cathedral will undergo a seismic upgrade and a heritage revitalization. The proposed development also includes an accessible mid-block connection from Carnarvon Street to Clarkson Street and a community plaza. Parkade access will be off of Clarkson Street.

The open house will be a drop-in event with display boards, a physical model, and electronic renderings providing information on the proposal. The application team and members of the Holy Trinity Cathedral will be on hand to answer questions and receive feedback. There will be no formal presentation.

Date: Wednesday March 14, 2018

Time: 5:00 PM – 7:00 PM

Location: Holy Trinity Cathedral – Upper Hall, 514 Carnarvon Street, New Westminster



For any questions, please contact Tamara Rowland at Conwest Ventures Ltd. at 604-296-2655 or tamara.rowland@conwest.com

Or contact City of New Westminster Senior Development Planner Rupinder Basi at 604-515-3826 or rbasi@newwestcity.ca

Appendix B – Open House #2 + #3 Comment Forms

COMMENT FORM
514 CARNARVON ST.

Please complete the comment form below. You can also access the comment form at www.514carnarvon.com or forward your comments to info@514carnarvon.com. The information will be submitted to the City of New Westminster and will be a part of the public record for the Official Community Plan Amendment and Heritage Revitalization Agreement. Your name and contact information will not be disclosed publicly.

Name (Optional):

Do you currently live in New Westminster?

Yes No

Conwest Developments Ltd. and Holy Trinity Cathedral have applied to the City of New Westminster for an Official Community Plan Amendment and Heritage Revitalization Agreement to redevelop, seismically upgrade, and restore the Holy Trinity Cathedral currently located on 514 Carnarvon Street and develop a 30-storey residential tower with a mix of market condo and secured market rental units. The project will provide a significant benefit to the neighborhood and the City of New Westminster and delivers on several community objectives.

1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No

3. 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

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

My biggest concern is the noise during construction. I live across the street and in the 3 plus years that I have been a resident of New Westminster, the noise from construction has made me consider moving out of the area. While I am supportive of this development, I fear the construction sounds and traffic from large vehicles will disturb the area even more.

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

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Name (Optional):

Do you currently live in New Westminster?

Yes No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No *But not so many at this point*

3. 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 *access to garage & Yes.*

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

fy.

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

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Name (Optional)

Do you currently live in New Westminster?

Yes

No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes

No

3. 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

+++

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

Blessings of Gods need to The Project!

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

Please complete the comment form below. You can also access the comment form at www.514carnarvon.com or forward your comments to info@514carnarvon.com. The information will be submitted to the City of New Westminster and will be a part of the public record for the Official Community Plan Amendment and Heritage Revitalization Agreement. Your name and contact information will not be disclosed publicly.

Name (Optional):

Do you currently live in New Westminster?

Yes No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No

3. 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

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

*Excellent presentation with
knowledgeable/friendly hosts*
Ⓟ

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

Please complete the comment form below. You can also access the comment form at www.514carnarvon.com or forward your comments to info@514carnarvon.com. The information will be submitted to the City of New Westminster and will be a part of the public record for the Official Community Plan Amendment and Heritage Revitalization Agreement. Your name and contact information will not be disclosed publicly.

Name (Optional): Living on Carnarvon Street

Do you currently live in New Westminster? Yes No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No But do not agree with this approach.

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No Ground oriented low rise only
Too many towers now. Stop towers

3. 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 These "amenities" are irrelevant.
I want to see the sky not a tower

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

NO to rezoning.
NO to facilitating work on the
cathedral by blocking out the sun with
huge non conforming towers.
would be ok with a 6 storey wood frame
residential/half building.

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

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Name (Optional):

Do you currently live in New Westminster?

Yes No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No

3. 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

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

"KEEP UP THE GOOD WORK!"

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

Please complete the comment form below. You can also access the comment form at www.514carnarvon.com or forward your comments to info@514carnarvon.com. The information will be submitted to the City of New Westminster and will be a part of the public record for the Official Community Plan Amendment and Heritage Revitalization Agreement. Your name and contact information will not be disclosed publicly.

Name (Optional):

Do you currently live in New Westminster?

Yes No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No

100%

3. 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

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

This is much needed. This church provides so much space for community groups.

Love the family friendly units.

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

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Name (Optional):

Do you currently live in New Westminster?

Yes No
(33 years)

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No *with reservations, only if the development fits well with its context and is of good design quality.*

3. 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 *access between Carnarvon & Clarkson already exists, loss of green space not compensated by a concrete plaza.*

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

*- this proposal is not respectful of it's neighbours or the church in terms of scale and design
- loss of green space -
- alternatives should be pursued find # for the church project by some other means - 'parks' or density transfer to another site in New Westminster, for example Saggerton Green -*

Thank you for taking the time to comment!

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Name (Optional):

Do you currently live in New Westminster?

Yes No

Conwest Developments Ltd. and Holy Trinity Cathedral have applied to the City of New Westminster for an Official Community Plan Amendment and Heritage Revitalization Agreement to redevelop, seismically upgrade, and restore the Holy Trinity Cathedral currently located on 514 Carnarvon Street and develop a 30-storey residential tower with a mix of market condo and secured market rental units. The project will provide a significant benefit to the neighborhood and the City of New Westminster and delivers on several community objectives.

1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No

3. 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

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

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

Please complete the comment form below. You can also access the comment form at www.514carnarvon.com or forward your comments to info@514carnarvon.com. The information will be submitted to the City of New Westminster and will be a part of the public record for the Official Community Plan Amendment and Heritage Revitalization Agreement. Your name and contact information will not be disclosed publicly.

Name (Optional):

Do you currently live in New Westminster?

Yes No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No THE CITY SHOULD PLAY A GREATER ROLE!!!

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No DEFINATELY

3. 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 SHOULD BE ADDITIONAL FEATURES SUCH AS MORE PUBLIC MEETING SPACE ASSIDE FROM THE CHURCH FACILITY.

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

NICE TO SEE THE PARKING NEEDS OF THE RESIDENTS TO BE AND THE CONGREGATION ARE TAKEN INTO ACCOUNT, IF THE FINISHED PRODUCT IS AS GOOD AS THE DENSITY TRANSFER/HERITAGE PRESERVATION OF CHRIST CHURCH CATHEDRAL (BURBARD AND WEST GEORGIA) VANCOUVER THEN IT WILL PROVE A BENEFIT FOR THIS CITY.

VERY GOOD REPRESENTATION AND OPEN HOUSE.

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

Please complete the comment form below. You can also access the comment form at www.514carnarvon.com or forward your comments to info@514carnarvon.com. The information will be submitted to the City of New Westminster and will be a part of the public record for the Official Community Plan Amendment and Heritage Revitalization Agreement. Your name and contact information will not be disclosed publicly.

Name (Optional):

Do you currently live in New Westminster?

Yes No
1/2 block away!

Conwest Developments Ltd. and Holy Trinity Cathedral have applied to the City of New Westminster for an Official Community Plan Amendment and Heritage Revitalization Agreement to redevelop, seismically upgrade, and restore the Holy Trinity Cathedral currently located on 514 Carnarvon Street and develop a 30-storey residential tower with a mix of market condo and secured market rental units. The project will provide a significant benefit to the neighborhood and the City of New Westminster and delivers on several community objectives.

1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No

3. 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

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

Don't kid yourselves... you may be close to skytrain but you still need a bare minimum 1 parking spot per unit.

Thank you for taking the time to comment!

COMMENT FORM
514 CARNARVON ST.

Please complete the comment form below. You can also access the comment form at www.514carnarvon.com or forward your comments to info@514carnarvon.com. The information will be submitted to the City of New Westminster and will be a part of the public record for the Official Community Plan Amendment and Heritage Revitalization Agreement. Your name and contact information will not be disclosed publicly.

Name (Optional):

Do you currently live in New Westminster?

Yes No

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1. Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes No

2. Are you in support of a residential development in Downtown New Westminster that includes more variety of housing choices for the neighborhood, such as purpose built rental and family friendly units?

Yes No

3. 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

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

14 market rentals in a 278 unit place while having "Affordability" as a guiding principle is incredibly disheartening.

Thank you for taking the time to comment!

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

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

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

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

I fully appreciate that the city did a traffic study on Carnarvon Street, which results were mentioned, but there is still much missing in that vein. The present 12 slot church parking lot, and the proposed 200+ car parkade for the redevelopment, but not including the towers to the east which also use these routes, are so far accessed off Church Street inbound from Columbia, and Clarkson Street outbound to 6th Street, the latter of which is heavily used by NWPD for parking and pedestrian access to/from their vehicles and their offices, etc. Where is the study on these streets, and any comment from the NWPD as to all this extra traffic moving through their parking zone?

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

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

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

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

This is a win/win proposal for both the church and the many different communities who benefit from the support programs offered by the church community.

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

No

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

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

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

There should be more affordable housing units as part of this development.

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

No

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?

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)

No

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

Unbelievable how new west become a terrible place to live. Another giant building in a very small place and absolutely no need for that while the city is under homeless blow up, stupid projects and building noises all the time!

Due to this stupid project to build this white elephant we are please to leave this city to never comeback, the same as many people are already doing!

You guys think only in money and doesnt care about nothing else!

You are selling the church space just for money!

Congrats! This is new west!

The city with never ending constructions and the city of homeless and drugs everywhere!

Name

Do you currently live in New Westminister?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

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

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)

No

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

I live a few blocks from the project site and I do NOT support the proposal as outlined.

14 market rental units and the rest as market condos is absolutely unacceptable in our current reality with the enormous need for affordable and social housing. The fact that a faith community is putting forward such a market-driven project is shocking, actually.

I was interested to read (on a previous version of your project site - which has now, interestingly, been removed/edited) that your previous proposal included 30 market rental units and 42 NON-MARKET rental units. What happened to these non-market units? The need for affordable and social housing has grown exponentially since 2018 - your updated proposal should include MORE non-market units, not less, and certainly not zero.

Again, this is shocking coming from a faith community that is supposed to be about helping those who are struggling.

In looking a little more closely at the history of this project, it's actually shocking that the City is even allowing you to do consultation on the current proposal - it was feedback from the LUPC, in consultation with BC Housing - that led to the non-market units being added. Why did you think it was OK to remove them now? It seems that one of the primary reasons the proposal was allowed to move forward previously was the addition of affordable housing. This should be a non-negotiable.

I also feel that what has been outlined as reconciliation efforts fall short with the current reality and the repair that must take place between religious groups and Indigenous peoples. How is interpretive signage with Indigenous language and Indigenous art anywhere near enough to address the Anglican church's role in residential schools? How are you including local urban Indigenous and First Nations in

your project goals and design? Why is there no Indigenous housing component? There is an opportunity to do much better here. Imagine if you partnered with Indigenous organizations to co-create and deliver a vision for the future of this site! Now THAT would be tangible action towards reconciliation.

To conclude, I oppose this project as currently outlined. I would enthusiastically support it should a significant number of non-market units be added, and more genuine efforts towards reconciliation pursued.

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

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?

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)

No

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

Your plans look as if they intend to relocate the church. Why not build on the southward side and keep the church as is?

The seismic improvements to the church are nothing more than a gimmick to justify moving the church when it doesn't need to be done. There are other options, cheaper options, to make the church structurally sound going forward.

Don't move the church.

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

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

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)

No

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

The 2018 proposal had more parking spots and less units than the current proposal. This will negatively impact already limited street parking in the neighbourhood.

The 2018 proposal had more than double the number of rental units than this iteration of the project. Given the ongoing challenges with housing affordability, this should be revisited.

Overall, the lot is extremely small and constrained by adjacent residential buildings. The proposed amenities of public path and elevator truly offer no benefit to the neighbourhood. I believe the previous iteration had the building set back closer to Carnarvon, which should be reconsidered.

Other public amenities should be considered to offset the obvious and significant disruption to adjacent buildings in terms of noise during construction, shading, reduced privacy, etc.

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

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

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

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

No

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

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)

No

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

The number of rental units is very low, and I am wondering what defines a unit as "family friendly". What specific criteria is the developer using?

I am not for a 30 story building that will dwarf surrounding buildings in shadow. The models also seem skewed - the neighbouring apartment building is 16 stories, but the height difference between that and the new building are shown as minimal - what is the actual height as the model seems misleading.

Name

Do you currently live in New Westminster?

Yes

Did you know that the heritage restoration of the Holy Trinity Cathedral revitalization is being facilitated by the residential development?

Yes

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?

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)

No

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

It seems the only plan that New Westminster has moving forward is to continually subject its residents to construction noise building residential towers while the rest of downtown New Westminster lays barren, unused and underdeveloped.

Sites sit empty after burning down with nothing to replace them. The Army and Navy -- one of the few businesses on Columbia Street has moved out of town and is being replaced by Emergency Shelter housing. The housing itself is fine, but there is a serious lack of amenities in this area and all the land is currently being used to increase density without increasing quality of life for the surrounding area. There has been pile driving for what feels like 2 years straight at the BOSA site and now new pile driving as a result of the Patullo Bridge replacement project. The residents of New Westminster have been given ZERO breaks from the construction noise whereas BOSA continues to get permits to create more noise and have longer construction hours to the detriment of all those who already live here. At this rate, it seems that the city council is completely out of touch with what the residents of New Westminster actually want if they are going to approve yet another skyscraper when there are already several (the waterfront towers being 50+ storeys) under construction, whereas I've seen absolutely zero plan by the city to increase quality of life of those who already live here.

These things don't help the current residents of New Westminster continue to want to live in New Westminster.

Appendix C – Open House #1 Comment Forms

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name: _____

Comments (use back if more room is needed):

- It appears to be quite well thought out as a project.
- The height of the tower, however, seems excessive.
 - 20 stories is even high -
 - The church site will be very windy.
 - * Moving the Memorial garden - what is to happen to the ashes? My mother's are there -
 - Parking spaces - very few allotted to the church - what about meetings, weddings, funerals, etc.?
 - Is the construction / building upgrades going to be using green technology or standards?
 - * * Had you considered families contributing funding to purchase plants for the new memorial garden? This is important to us -
 - I hope that since mature trees will have to be removed in this plan, there will be adequate replacements and native plantings
- CONWEST
Group of Companies
- ⇒

It would be pleasant to have shade
at the new plaza to encourage
people to use it.

I do not like the aspect that the
church looks as if it is in a
hole - it detracts from its
heritage importance.

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name: _____

Address: _____

Comments (use back if more room is needed):

Overall form and design of tower is attractive.
Not clear though how it can be said to meet the
Guidelines for Historic Places goal of "subordination"
to the church since both in scale and proximity
it will be the dominant structure.
Concern about treatment along Clarkson leading
on to Skytrain entry → the existing sloping bank
provides both openness and overlook which
contributes a much needed amelioration of the
Very poorly designed (and often sketchy) entrance.
Adding an almost 2 level wall will vastly diminish
this openness and certainly further contribute to
the "unsafe alley" aspect of this skytrain entrance.
I am supportive of the expanded and upgraded function
spaces for the Church and for the provision of affordable
units → why the separated lobby / elevator for the
affordable tenure? Is there no way to provide this mix
in a more integrated way?
Though not the responsibility of the developer, overcrowding on
the outbound platform of Columbia station is already an issue →
over



at times of day and will certainly reach a very problematic level soon with all of this "transit oriented housing" adding to the area. The train is great but somehow the housing planning is currently outstripping investments in upgrading the train service, and station overcrowding to meet the demand.

514 Carnarvon Street - Open House

Comment Form

Comments (use back if more room is needed):

DEFINITE LOSS OF PRIVACY AND VIEW.
OUR LIVING ROOM / BALCONY ACTIVITIES CAN
AND, LIKELY WILL, BE EASILY SEEN BY
YOUR BUILDING'S RESIDENTS & VICE VERSA.
TOO CLOSE FOR OUR COMFORT.

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name: _____

Comments (use back if more room is needed):

my biggest concern is parking
also
the vetting criteria for the
affordable units
criminal record??

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name: _____

Address: _____

Comments (use back if more room is needed):

If a waiver is ~~being~~ issued for this project, excusing it from the height restrictions, then there should be a good reason.

Height restrictions are meaningless if waivers are granted to every request.

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name: _____

Comments (use back if more room is needed):

Bicycle parkade would be a huge asset to the public if it was connected to skytrain station and would also generate some income. No safe bicycle storage currently available in neighbourhood.

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Comments (use back if more room is needed):

I think ~~too~~ spread up the
produce of the B.C. Housing
I think there should be two
of three office in each area
like West and metro town
and Vancouver has offices for
there area to plead up
the problem of the 10 years
of waiting.

CONWEST
Group of Companies

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name: _____

Address: _____

Comments (use back if more room is needed):

THE building looks bulky & is too tall for this neighbourhood.

looking at the SHADOW study it shows that most of buildings around will be in shade for most part of the day.

I will suggest you reconsider the maximum height of building allowed here to fit better into this neighbourhood.

Thank You!

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name _____

Comments (use back if more room is needed):

I am very worried about this development. It is such a close proximity to the current buildings to either end privacy, or force people to always have their curtains drawn. It is too high, ~~but~~ putting many people's homes into shadow. The block is already high density, more people will not be easily absorbed, and it will stress amenities.

The biggest issue is parking. It is hard enough to find parking in the area. Yes it is close to transit but that doesn't mean they won't have cars. Our building is even closer, and almost every suite has at least one vehicle. When guests arrive they have no place to park, that doesn't involve driving around searching for parking. This is especially a problem for family members who aren't physically able to walk the hills.

514 Carnarvon Street - Open House

Comment Form

Date: March 14, 2018

Name: _____

Address: _____

Comments (use back if more room is needed):

Building is too wide from clarkson to carnarvon. It is like a wall! It is not in keeping with the other buildings.

Should not be too difficult to make ~~the~~ the tower 30% less wide since value of strata units have increased by much more than 30% in the last 5 years. Also should not be higher than the rental tower just completed at 6th and

Carnarvon.

in value of

units should provide more than enough \$.



Again, increase

514 Carnarvon Street - Open House

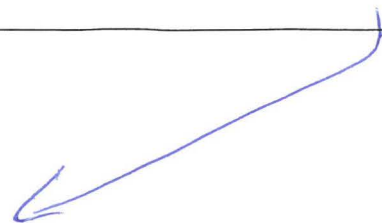
Comment Form

Date: Ma 14, 2018

Name: _____

Comments (use back if more room is needed):

It seems typical these days to evaluate new constructions based on the density impact of the single project while ignoring the multitude of projects under construction at the same time. The city likes to grant exceptions for over-height buildings based on the developer's "give back" which in the long run has little benefit to the community. Please keep in mind the infrastructure was designed in the 1800's not for the continued development of every sq. foot of space in New West. P.S. Love the name!



Appendix D – Affordable Housing Programs Chronology



AFFORDABLE HOUSING AT HOLY TRINITY CATHEDRAL

To: The Venerable Richard Legett
Vicar of Holy Trinity Anglican Cathedral

Date: January 25, 2022

From: Terra Social Purpose Real Estate

CC: Conwest Developments

Re: Affordable Housing Programs accessed for 514 Carnarvon Street (Holy Trinity Cathedral)

On December 7, 2021, the New Westminster Advisory Planning Commission (APC) supported the proposal at 514 Carnarvon Street (Holy Trinity Cathedral). As a condition of the resolution, APC requested that Council and staff continue to work with the developer with respect to the affordability of the proposed dwelling units. This report addresses this condition and serves as a chronological account of the affordable housing programs accessed for the 514 Carnarvon Street (Holy Trinity Cathedral) project.

Holy Trinity Cathedral has a long-standing history of providing services to the community of New Westminster. However, the Holy Trinity Cathedral and its adjacent community building are at risk of catastrophic destruction in the event of a significant earthquake. To ensure continued services in New Westminster, the parish decided to follow the example set by other churches and use the value of their land to fund the seismic upgrade of the cathedral, the construction of a new parish hall and public plaza. The proposed revitalization of Holy Trinity Cathedral will provide increased community benefit and value. Given the need for affordable housing in New Westminster, Holy Trinity Cathedral parish also set an objective of including as much affordable housing as possible in the project they would develop. In late 2009, the parish approached Terra Housing, a consultancy specializing in social and affordable housing to determine a way forward.

By early 2011, with the help of architectural and engineering investigation and third-party validation of financial models, it had become clear that in order to replace the community building, upgrade the cathedral, provide some off-street parking and affordable housing, senior government funding would be



2750 RUPERT STREET
VANCOUVER, BC V5M 3T7

PHONE 604 736 8416
INFO@TERRAHOUSING.CA

TERRAHOUSING.CA

required. It was also clear that, although BC Housing and CMHC were supportive of the project, they did not express an interest to be the lead financial partner in the development.

The parish approached the City with a rezoning enquiry for a project that upgraded and restored the cathedral and replaced the community building but included no guarantee of social or affordable housing. By 2013, after extensive review of the development options and independent financial analysis, the City agreed to accept a rezoning application on that basis.

The parish secured funding from the Diocese to develop the application and did so. With the City's willingness to accept a rezoning application in hand, the parish approached the development industry seeking a developer as a partner. The developer would acquire the right to develop a 30-storey building on the site adjacent to the cathedral in exchange for replacing their community building and seismically upgrading and restoring the cathedral.

After interviewing many developers, the parish entered an agreement with Conwest in 2015.

Conwest came on board and assumed the project lead with the City. As part of their extensive negotiations, Conwest agreed to provide space at cost for affordable housing if funding to make it affordable could be found. On December 1st, 2017, BC Housing provided the parish with a letter supporting the project and expressing interest in acquiring approximately 42 units of social housing. BC Housing was clear that they did not have funding available to set aside at the time. In 2018, BC Housing approved the parish's application for project development funding of \$100,000.

When social housing funding became available, the parish submitted an application in January of 2021 that combined a CMHC grant with a BC Housing grant and operating subsidy to buy 42 housing units in the tower. The parish was disappointed to learn that BC Housing did not approve the application citing a long development timeline and a heavily oversubscribed program. The parish requested a meeting with BC Housing and were advised there would be no certainty on new applications.

Throughout this period, the parish has retained its desire to provide affordable rental units in a way consistent with maintaining the capability to continue its ministry.

The following is a list of Affordable Housing Funding Programs that were accessed for this project:

**2012-07-10 Canada Mortgage and Housing Corporation (CMHC)
Seed Funding – Initial Feasibility Study**

\$20,000 was received. The proforma included up to 12 units of affordable housing (one floor) as defined by CMHC.

**2012-11-23 Vancity
Social Purpose Real Estate Program – Proposal Development Funding**

Vancity indicated that projects must have a reasonably certain development timeline in order to be considered. HTC was advised that, as an OCP Amendment and rezoning were yet to be undertaken, the application would not be successful due to limited available funding and demand from other non-profits farther along in the development process.

**2017-12-01 BC Housing
Letter of Support**

BCH provided letter indicating their interest in the project and encouraging HTC to continue their redevelopment of the site. The letter provided an expression of interest in funding the project and put the project on their priority list so long as it continued to provide secured affordable housing units. Based on this encouragement, HTC created a non-profit Society as required to qualify for BC Housing funding and in order to apply for Proposal Development Funding.

**2018-07-06 BC Housing
Proposal Development Funding**

Application for PDF was approved for \$100,000. The proposal was for 42 units of affordable rental housing as defined by BCH.

**2020-01-03 CMHC
National Housing Co-investment Housing Fund - Grant Component**

HTC applied for a grant that would make the affordable housing application to BC Housing (see below) viable by reducing the debt service costs thereby reducing the rents to affordable levels. The application was denied once BCH did not select the project for development.

**2021-01-25 BC Housing
Community Housing Fund (CHF)**

HTC's application for funding of 42 units of affordable housing was unsuccessful due to the length of time it would take to develop the project and to take-up of units by more shovel-ready projects. The proforma was contingent upon a grant being received from CMHC (see above). HTC was encouraged to re-submit in next round of funding however BCH has not been able to give any indication when the next proposal call will happen, nor any indication if the proposal as presented is likely to be successful. Due to this timeline and lack of assurance of funding success HTC has no other option but to pursue the development of the project without affordable housing.

The following is a list of Affordable Funding Programs that were accessible but either oversubscribed or unable to meet specific criteria:

CMHC

Rental Construction Financing Initiative (RCFI) – Does not meet criteria

The RCFI provides low interest loans for the development and construction of rental housing. The program does not provide any subsidies that would allow the rental rates to be within the City of New Westminster's definition of affordable rental housing.

BC Housing

Community Partnership Initiative (CPI) – Oversubscribed

The program was the funding source that initiated the letter of support from BCH. However, by the time the development process had come to a stage where it was reasonable for the parish to apply, the grant portion of the CPI program had been exhausted so it could not meet the City's affordability targets. Instead, the parish was given the option of applying to BC Housing's new CHF program. They did so in January 2021.

BC Housing

Supportive Housing Programs – Does not meet criteria

The Program is too specific in who it can house, that is, women and children fleeing family violence and requires a high support services component which cannot be accommodated within the building's design.

BC Housing

Affordable Home Ownership Program (AHOP) – Does not meet criteria

The program is a home ownership model and would not meet the City's requirement for affordable rental housing on the site.

HPC Housing Investment Corporation

Long Term Project Financing – Does not meet criteria

The Housing Investment Corporation provides low interest loans for the development and construction of rental housing. The program does not provide any subsidies that would allow the rental rates to be within the City of New Westminster's definition of affordable rental housing.

CMHC, BC Housing, Federation of Canadian Municipalities, Vancity, etc.

Other Programs

The organizations listed directly above, and others, provide many programs that are rendered unsuitable by being targeted to specific client groups, building forms, or geographical areas. Some funders offer capital or operating subsidies that require being 'stacked' with project financing from a lead funder.

We trust that this report serves as a comprehensive record of the affordable housing programs accessed for the 514 Carnarvon Street (Holy Trinity Cathedral) project and addresses the condition of the APC resolution. If you have any questions, or require further information, please do not hesitate to contact the undersigned at 604-657-1456.

Yours truly,

A handwritten signature in black ink, appearing to read 'Stuart Thomas', written in a cursive style.

Stuart Thomas, President
Terra Social Purpose Real Estate



514 Carnarvon Street
New Westminster BC V3L 1C4

May 11, 2022

Mayor and Council
City of New Westminster
511 Royal Avenue
New Westminster BC V3L 1H9

Dear Mayor and Council,

Re: Holy Trinity Cathedral and First Nation Consultation Details

The City of New Westminster and Holy Trinity Cathedral share a common commitment to work towards the restoration of right relationships between Aboriginal and settler communities. As we continue the municipal process regarding the Cathedral's revitalization and development proposal, it is an apt time to share with you this narrative of our consultation and engagement with Aboriginal communities.

Consultation and Engagement Summary

Holy Trinity Cathedral, as a parish of the Diocese of New Westminster within the Anglican Church of Canada, seeks to embody reconciliation in the redevelopment of the Cathedral. That embodiment will incorporate various initiatives that support First Nations place-making and cultural recognition on this property. Through the City of New Westminster's application process, sixteen First Nations groups were notified of this development application. We have been working with the following groups and they have indicated various levels of interest:

- The Kwikwetlem First Nation participated in the archaeological report process.
- The Qayqayt First Nation expressed interest in learning about the project.
- The Kwantlen First Nation showed interest in being involved as this project moves forward.

Our relationship with the Kwantlen First Nation in particular has grown significantly and we look forward to on-going work with the Kwantlen as the project proceeds.

Holy Trinity Cathedral Response

Reconciliation, we all know, is a process with many steps. Here are some of the steps the Cathedral has undertaken in recent years.

- Since 2019, in collaboration with the City of New Westminster, Holy Trinity Cathedral has actively reached out to First Nations regarding the Holy Trinity Cathedral redevelopment project.
- Holy Trinity Cathedral detailed their response regarding the shared commitment to reconciliation in a letter dated **September 23, 2021 (letter attached)**. This letter was shared with the Kwantlen First Nation who received it positively.
- Community access is one of the driving forces behind the proposed redevelopment and restoration of the Cathedral. Holy Trinity Cathedral welcomes and encourages the use of its facilities by non-profit community groups and First Nations. This response is detailed in a letter dated **February 9, 2022 (letter attached)**.
- Holy Trinity Cathedral provided a Community Use Policy, approved by the Holy Trinity Cathedral Trustees, to give First Nations priority for use of Holy Trinity Cathedral's buildings. This response is detailed in a letter dated **March 10, 2022 (letter attached)**.
- Holy Trinity Cathedral hosted members of the Kwantlen First Nation community, including Chief Marilyn Gabriel, Council and Staff, for a site visit and tour on **April 8, 2022**. This was a significant meeting in which both communities shared their hopes and visions for the project and committed themselves to build upon this gathering by on-going consultation with a goal of giving more concrete shape to our hopes and visions.

Kwantlen First Nation Response

As outlined above, the Kwantlen First Nation, Holy Trinity Cathedral and Conwest have had various conversations to discuss the Holy Trinity Cathedral redevelopment and the incorporation of initiatives to support cultural recognition and placemaking for Kwantlen First Nation.

- These initiatives may include, but are not limited to: (i) Use of language through interpretive signage, signage in hə́nq̓əmiṅə́m, and/or additional language opportunities; (ii) Incorporation of Kwantlen First Nation public artwork (**Potential Locations and Precedent Artwork Image below**); and (iii) Spaces for programming to support the Kwantlen First Nation
- Kwantlen First Nation detailed their response regarding their commitment to working with the Conwest Development Team, Holy Trinity Cathedral, and the City of New Westminster on various cultural recognition initiatives in a letter dated **October 4, 2021 (letter attached)**.
- Members of the Kwantlen First Nation community, including Chief Marilyn Gabriel, Council and Staff, visited the Holy Trinity Cathedral for a site visit and tour on **April 8, 2022**. Kwantlen First Nation expressed their appreciation for the opportunity to meet the Holy Trinity Cathedral community, share a meal and learn more about the project.
- Kwantlen First Nation expressed appreciation and acknowledgement of Holy Trinity Cathedral welcoming and encouraging use of their facilities by First Nations in a letter dated **April 14, 2022 (letter attached)**.

Since 1859 Holy Trinity Cathedral has sought to be a place of help, hope and home for the City of New Westminster. We believe that our present and our future depend upon healthy and life-giving relationships with the First Nations on whose traditional and unceded lands our current buildings stand. We believe that the project on which we have embarked can contribute to this renewal.

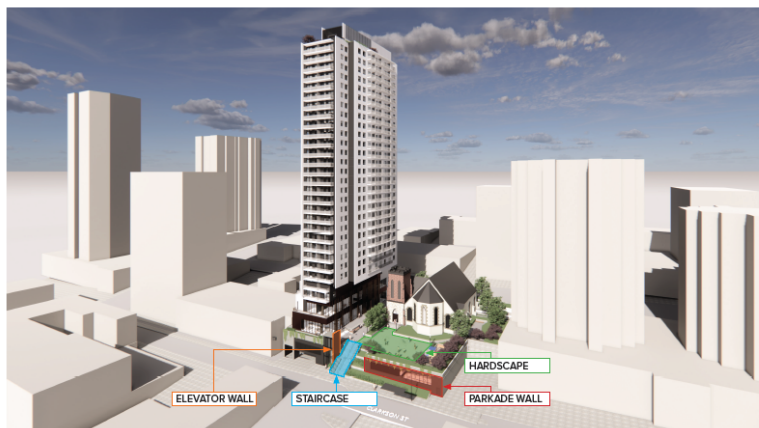
Sincerely,

R. G. Leggett +

The Venerable Richard Geoffrey Leggett, Ph.D.
Vicar of Holy Trinity Anglican Cathedral and
Archdeacon of Westminster

Images of Art and Placemaking

Potential Locations for First Nation Cultural Preservation and Placemaking Onsite:



Kwantlen First Nation Precedent Artwork:



KPU LANGLEY – Brandon Gabriel



"The Rivers that Connect Us" –
Phyllis Atkins, Drew Atkins, and
Aaron Jordan



"We Are all Connected to This Land"
– Phyllis Atkins

Project Report

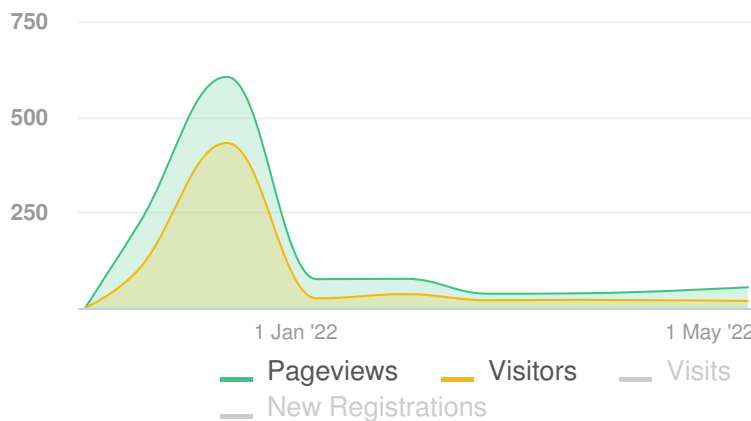
29 October 2020 - 30 May 2022

Be Heard New West City

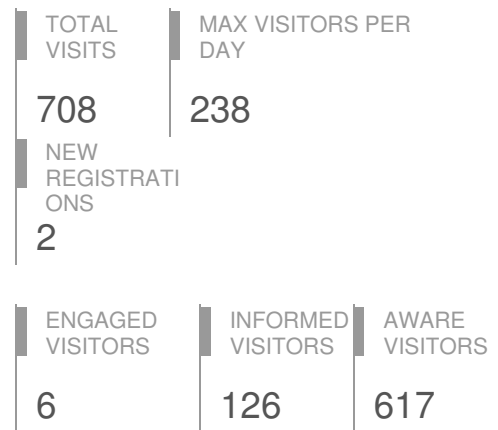
514 Carnarvon Street (Holy Trinity Cathedral)



Visitors Summary

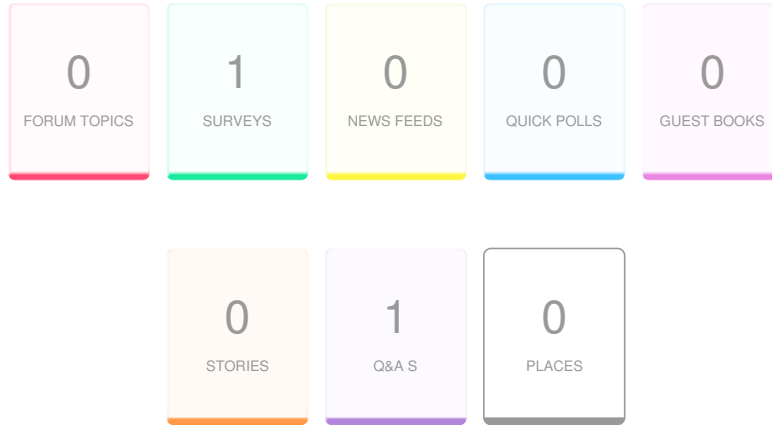


Highlights



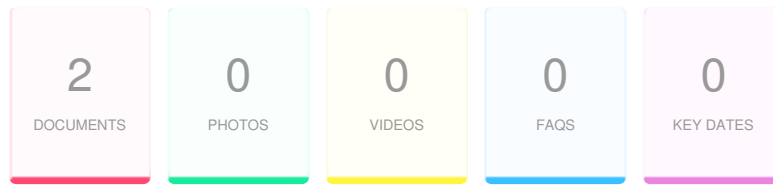
Aware Participants	617	Engaged Participants	6		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	617	Contributed on Forums	0	0	0
Informed Participants	126	Participated in Surveys	0	0	0
Informed Actions Performed	Participants	Contributed to Newsfeeds	0	0	0
Viewed a video	0	Participated in Quick Polls	0	0	0
Viewed a photo	0	Posted on Guestbooks	0	0	0
Downloaded a document	118	Contributed to Stories	0	0	0
Visited the Key Dates page	0	Asked Questions	1	5	0
Visited an FAQ list Page	0	Placed Pins on Places	0	0	0
Visited Instagram Page	0	Contributed to Ideas	0	0	0
Visited Multiple Project Pages	113				
Contributed to a tool (engaged)	6				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Qanda	Ask a Question about 514 Carnarvon Street	Published	10	1	5	0
Survey Tool	Comments on 514 Carnarvon Street	Draft	0	0	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	514 Carnarvon Street - Drawings of the Proposed Development - Novem...	91	97
Document	514 Carnarvon Street - Public Engagement Consulation Summary to Dat...	30	31
Document	deleted document from	13	17

QANDA

Ask a Question about 514 Carnarvon Street

Visitors 10	Contributors 6	CONTRIBUTIONS 6
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Q

AP

19 November 21

Who actually has the power to put a stop to this nonsense? I have yet to find anyone in the surrounding area that wants this to happen, most extremely against it. Voicing our concerns and showing up to associated city hall meetings have little/no affect. So it is a real question, what are the people and families affected by this suppose to do so this does not move any further forward? Thanks!

A

Privately Answered

Thank you for your question. Ultimately, City Council decides whether or not to approve the proposed applications. This proposal will be brought forward to City Council for consideration following the public consultation phase (which we are currently in) and review by the Advisory Planning Commission (APC) which will take place in December 7 – note that APC also receives comments/delegations from the public. Notification for the APC will be delivered to properties within a radius of 100 metres from the property. The applicant will also be sending out notices about their upcoming Open Houses to properties within the same radius. All comments received will be summarized and provided to City Council for their consideration. As part of Council's consideration of the applications, a Public Hearing will also be held for the proposed OCP amendment and Heritage Bylaws where residents will have an opportunity to speak directly to Council. The date of the Public hearing will also be advertised via newspaper and posted on this Be Heard site. Mail-out notifications for the Public Hearing will also be sent by the City Clerks department properties within a 100 metre radius of the site. We hope that this answers your question.

QANDA

Ask a Question about 514 Carnarvon Street

Q

Jerry

30 November 21

Is there any point in having a building plan if it can be scrapped for cash? This project would destroy the view for blocks and cast huge shadows. It would degrade residential values for entire neighbourhood. Is there any justification for the waiver beyond a payoff from developers?

A

Privately Answered

Thank you for your comments, and our apologies for the late response. We heard through consultation that the shape and size of the tower, and its placement, is going to be important to the neighbourhood. So the tower's proposed location is further away from other buildings than the City's requirements for downtown (tower will be separated at least 38 metres (125 feet) away from other buildings, which exceeds the City's minimum requirement of 27 metres (88.5 feet)). The tower is also proposed to be narrower than the size typically allowed downtown. The intention of these two items is to reduce the impact on views and shadows, while also creating new housing units for the city. As part of the review of this project, the applicant's architect has provided studies on the tower's impact on both views and shadows for the surrounding properties. Those studies show that while there will be some impacts to views and shadows, the tower has been sited to reduce impacts as much as possible. The results of these studies have been reviewed by the City's Design Panel (May 22, 2018 NWDP meeting PART 1a and PART 1b) and Advisory Planning Commission (December 7, 2021 meeting).

Q

H.C.

03 January 22

Hello, I would like information about the undermarket suites and the application process for them? Thanks, Hope

A

Privately Answered

Hello Hope, Thanks for the question. The current proposal includes 271 condominium (strata) units and 14 secured market rental units (units that are rented out at market rates). The applicant was previously proposing under-market rental (below market units) but has indicated that they are no longer able to provide them as they were not successful in receiving funding from BC Housing. However, the market rental units would be secured through a Housing Agreement for a minimum of 60 years or the life of the building (whichever is greater). For secured market rental units, the applicant is the one who will own and operate the rental units and will be offering these at market rental rates through their own application process. This is typically after the development applications have been considered by Council and the application is at the building permit stage (should Council approve the proposed applications). You can reach out to the applicant for further information about the proposed rental units.- Be Heard New West Team

QANDA

Ask a Question about 514 Carnarvon Street

Q

SM

23 February 22

Hello, there are currently two large, beautiful trees on the Clarkson St side of the property. Will these trees be saved as a part of the new development? There are precious few trees left in downtown New West, and these two massive trees provide shade and fresh air for nearby residents, especially during the summer when the heat waves hit, and mesh nicely with the City's plan to increase the tree cover in New Westminster. Please, please do not cut these beautiful trees down.

A

Publicly Answered

Hello, apologies for the delay in our response and thank you for your question regarding the large and mature trees at 514 Carnarvon. These trees are slated for removal as the project predates the Tree Protection and Regulation Bylaw. Removal would allow for the completion of a public plaza and pedestrian connection, which provides an accessible link (including elevator) between Carnarvon Street and SkyTrain, Columbia Street, the Riverfront and the rest of the Downtown. Additionally, replacement trees are proposed to be planted on the subject property following development – it is currently anticipated that upwards of 20 trees would be planted within the new plaza space and along Clarkson Street. The plans are not yet finalized, so we can't provide exact numbers or species at this time. For replacement requirements that cannot be accommodated on-site, a significant cash-in-lieu contribution would be made to the City's Parks Department for tree planting on civic lands. Our Parks team will focus their plantings on the immediate vicinity of the church and new development in an effort to provide the downtown core with much-needed shade, clean air, and green infrastructure.

Q

Jeanine

02 March 22

Is there any attempt to maintain the heritage oak and hawthorne trees, along with the Memorial Garden on the Clarks on facing side of the Cathedral?

A

Privately Answered

Thank you for your question regarding the large and mature trees at 514 Carnarvon. These trees are slated for removal as the project predates the Tree Protection and Regulation Bylaw. Removal would allow for the completion of a public plaza and pedestrian connection, which provides an accessible link (including elevator) between Carnarvon Street and SkyTrain, Columbia Street, the Riverfront and the rest of the Downtown. Additionally, replacement trees are proposed to be planted on the subject property following development – it is currently anticipated that upwards of 20 trees would be planted within the new plaza space and along Clarkson Street. The plans are not yet finalized, so we can't provide exact numbers or species at this time. For replacement requirements that cannot be accommodated on-site, a significant cash-in-lieu contribution would be made to the City's Parks Department for tree planting on civic lands. Our Parks team will focus their plantings on the immediate vicinity of the church and new development in an effort to provide the downtown core with much-needed shade, clean air, and green infrastructure.