

**COMMUNITY HERITAGE COMMISSION  
AGENDA**

Wednesday, June 1, 2022, 6:00 p.m.

Meeting held electronically and open to public attendance

Council Chamber, City Hall

We recognize and respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. We acknowledge that colonialism has made invisible their histories and connections to the land. As a City, we are learning and building relationships with the people whose lands we are on.

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	Pages
1. <u>CALL TO ORDER AND LAND ACKNOWLEDGEMENT</u> The Chair will open the meeting and provide a land acknowledgement.	
2. <u>CHANGES TO THE AGENDA</u> Additions or deletion of items.	
3. <u>ADOPTION OF MINUTES FROM PREVIOUS MEETINGS</u>	
3.1. May 4, 2022	3
4. <u>REPORTS AND PRESENTATIONS</u> Staff and guest reports and presentations for information, discussion, and/or action	
4.1. Community Heritage Commission Representative to the Social and Cultural Vibrancy Grants Committee	
4.2. Heritage Revitalization Agreement Application: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral)	8
4.3. Heritage Register Building Mural Proposal: 728 Columbia Street	63
4.4. Heritage Planning Staff Team Update	
5. <u>NEW BUSINESS</u> Items added to the agenda at the beginning of the meeting.	
6. <u>END OF MEETING</u>	



## **7. UPCOMING MEETINGS**

Remaining scheduled meetings, which take place at 6:00 p.m. unless otherwise noted:

- July 6
- September 7
- October 4
- November 2
- December 7





**COMMUNITY HERITAGE COMMISSION**  
**MINUTES**

**Wednesday, May 4, 2022**  
**Meeting Held Electronically**

**PRESENT:**

Councillor Jaimie McEvoy  
John Davies  
Samuel Boisvert  
Jill Davy  
Bozana Djuric  
Lindsay Macintosh  
Virginia McMahon

Chair  
Alternate Chair/Community Member  
Community Member  
NWHPS Representative  
Community Member  
Community Member  
Community Member

**STAFF PRESENT:**

Rob McCullough

Manager, Museums and Heritage Services, Office of the  
CAO

Britney Dack

Senior Heritage Planner, Climate Action, Planning and  
Development

Dilys Huang

Development Planner, Climate Action, Planning and  
Development

Amanda MacKaay

Planner, Climate Action, Planning and Development

Carilyn Cook

Committee Clerk, Legislative Services

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**1. CALL TO ORDER AND LAND ACKNOWLEDGEMENT**

Councillor McEvoy opened the meeting at 6:00 p.m. and recognized with respect that New Westminster is on the unceded and unsurrendered land of the Halkomelem speaking peoples. He acknowledged that colonialism has made invisible their histories and connections to the land. He recognized that, as a City, we are learning and building relationships with the people whose lands we are on.



## **2. CHANGES TO THE AGENDA**

None.

## **3. ADOPTION OF MINUTES FROM PREVIOUS MEETINGS**

### **3.1 April 6, 2022**

MOVED and SECONDED

**THAT** the minutes of the April 6, 2022 Community Heritage Commission meeting be adopted.

**Carried.**

All Commission members present voted in favour of the motion.

## **4. REPORTS AND PRESENTATIONS**

### **4.1 Museums and Heritage Services – Orientation**

Rob McCullough, Manager, Museums and Heritage Services, provided a PowerPoint orientation of Museums and Heritage Services which outlined the museum and archives mission and mandate, heritage collections, exhibitions and programs, and current activities and projects. He shared that he attends Community Heritage Commission meetings in effort to remain in touch with all elements of heritage throughout New Westminster.

In response to questions from the Commission, Mr. McCullough provided the following comments:

- Behind the scenes tours are offered to the general public in May and June each year and also at the special request of groups or organizations;
- Interesting items in the city archives include the sword given as a gift to the Mayor by the Queensborough Gurdwara with respect to the City's acknowledgement of Mewa Singh in the spirit of reconciliation, as well as old maps, some of which are richly coloured and tell the story of what was going on in different parts of the city during different times, and an 18<sup>th</sup> century dress; and,
- While the Pattullo Bridge is due to be replaced soon, the large scale model of the current Pattullo Bridge could be included in a number of museum initiatives such as talks around the Bridge's namesake, Thomas Dufferin Pattullo, the 22<sup>nd</sup> Premier of British Columbia, ironworks in the City, and



other thematic approaches to bring a diversity of cultures into the story of the Bridge.

#### **4.2 909-915 Twelfth Street – Interpretive Panel**

Dilys Huang, Development Planner, reviewed the staff report dated May 4, 2022 regarding the 909-915 Twelfth Street Interpretive Panel, noting that at a previous meeting the Commission recommended incorporating an interpretive element to reflect the site's history as it was once home to the Croton Studio. Feedback is now being sought from the Commission on the proposed design for the Panel.

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

- When the Croton Studio was established, New Westminster's cultural diversity was not acknowledged as it is today and that is reflected in the photos available to be included on the Panel; and,
- It is anticipated that the Panel will fill up most of the wall by the main entrance; however, the exact dimensions would be clarified by the applicants later in the process.

Discussion ensued and Commission members provided the following comments:

- The collage is good; however, it is concerning that section headers text may get lost in the photographs, if they are to be the same as shown in the renderings shared in the report; and,
- For public visibility, a more appropriate location for the Panel would be at the corner of London Street and Twelfth Street.

MOVED and SECONDED

**THAT** Community Heritage Commission support the proposed interpretive panel regarding the history of Croton Studio and the possible relocation of the interpretive panel to the corner of London Street and Twelfth Street.

**Carried.**

All Commission members present voted in favour of the motion.

#### **4.3 Pre-Application Review: 319 Governors Court (B.C. Pen Gatehouse)**

**Procedural note:** Samuel Boisvert, Community Member, recused himself from the discussion as his employer is involved in the project.



Amanda MacKaay, Planner, reviewed the staff report dated May 4, 2022 regarding the Pre-Application Review for 319 Governors Court (B.C. Pen Gatehouse) noting that the Gatehouse is protected by a Heritage Designation Bylaw (1993) and that the project would see a four-storey addition to the heritage building to facilitate its use as a hotel.

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

- Details regarding parking, circulation, internal building layout, etc., will be refined and be shared with the Land Use and Planning Committee and Council if a formal application for the project is received; and,
- It is anticipated that there will be approximately 65 hotel rooms.

Discussion ensued and Commission members provided the following comments:

- The gatehouse is attractive and ornamental yet the original penitentiary walls were austere and the hotel is in keeping with what was physically there before; however, the muntins or highlight colours in the glazing should be the same grey colour as the gatehouse turrets so that the large building will better blend in with the heritage colours scheme and be less visible;
- A geo-technical engineering assessment will need to be completed as there will be a lot of digging on site, which could impact the stability of the heritage asset;
- The stark contrast of the two buildings is undesirable as one is very modern and the other one, old and ornate. The modern building will take away from the older building; and,
- The applicant should consider additional architectural elements so that the new building will not overwhelm the existing building.

MOVED and SECONDED

**THAT** Community Heritage Commission support the preliminary proposal for the B.C. Penitentiary Gatehouse site and request that that the applicant take into consideration feedback provide by the Commission.

**Carried.**

Bozana Djuric voted in opposition of the motion.

**Procedural note:** Samuel Boisvert, Community Member, rejoined the meeting.



**5. NEW BUSINESS**

None.

**6. END OF MEETING**

ON MOTION, the meeting ended at 6:58 p.m.

**7. UPCOMING MEETINGS**

Remaining scheduled meetings, which take place at 6:00 p.m. unless otherwise noted:

- June 1
- July 6
- September 7
- October 4
- November 2
- December 7

Certified correct,

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Councillor Jaimie McEvoy

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Carilyn Cook, Committee Clerk



## **REPORT**

### ***Climate Action, Planning and Development***

**To:** Community Heritage Commission      **Date:** June 1, 2022

**From:** Amanda Mackaay, Planner      **File:** OCP00036  
HER00830

**Item #:** [Report Number]

**Subject:** Heritage Revitalization Agreement Application: 501 Fourth Avenue and 408 Fifth Street (Holy Eucharist Cathedral)

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#### **PURPOSE**

To review the application's heritage elements and provide a recommendation to Council.

#### **SUMMARY**

The site containing the Holy Eucharist Cathedral at 501 Fourth Avenue and 408 Fifth Street is proposed to redevelop. The 1968 Holy Eucharist Cathedral would be retained in its current location, be legally protected with a Heritage Designation Bylaw, and listed on the City's Heritage Register. The project would also include the construction of a five-storey, low-rise building on the west of the site (transitioning down to one-storey) and a two-storey residential building on the north of the site. An Official Community Plan (OCP) Amendment and Heritage Revitalization Agreement (HRA), must be approved by Council to allow the project.

The Commission is being asked to review the heritage value of the cathedral and consider the appropriateness of its long-term legal protection, as well as evaluate the heritage conservation work to the exterior of the building that is proposed as part of the project. The Commission is also being asked for feedback on the design of the surrounding new buildings, and how they relate to the heritage elements of the site.



## **GUIDING POLICY AND REGULATIONS**

### **Official Community Plan (OCP)**

#### **Land Use Designation**

An OCP Amendment will be required to facilitate this development as it is not consistent with the “Residential – Detached and Semi-Detached Housing (RD)” land use designation for the site. However, the proposal meets a number of Council priorities, for example, the City’s Family-Friendly Housing Policy, Secured Market Rental Policy, and Childcare Strategy. Council endorsed staff’s recommendation to proceed with processing the application at their April 25, 2022 meeting.

The benefits provided through this project are beyond what would typically be expected under the HRA program alone, which is why an OCP amendment is also being considered; in addition to the protection of a heritage asset, this development would increase non-profit childcare spaces from 22 to 74, and provide 14 new secured market-rental units.

#### **Queen’s Park Heritage Conservation Area**

501 Fourth Avenue was exempted from the Heritage Conservation Area policy due to its previously existing institutional use. Though the house at 408 Fifth Street was built in 1907, it was evaluated in 2018 and is now classified as a non-protected property. No further heritage review of the house would be required prior to its demolition.

### **Heritage Revitalization Agreement (HRA)**

A Heritage Revitalization Agreement (HRA) is a negotiated agreement between the City and a property owner for the purposes of heritage conservation. In exchange for long-term legal protection through a Heritage Designation Bylaw and exterior restoration, certain zoning relaxations may be considered. The *Policy for the Use of HRAs* lays out the process for HRAs and the zoning relaxations which may be considered. In this case, the HRA is being used both for relaxations related to incentivization of the heritage elements, and also like a rezoning, to permit a different building form.

#### **HRA Refresh**

In June 2021, Council launched the HRA Refresh: a program to update the City’s *Policy for the Use of HRAs*. The focus of the HRA Refresh will be those areas and building forms designated “Detached and Semi-Detached” and “Ground Oriented Infill” in the OCP—this includes houses, suites, laneway/carriage houses, small lots, duplexes, triplexes, and other low-density infill.

Though HRA applications in the Queen’s Park neighbourhood are not currently being accepted, pending the results of this policy work, the application for the Holy Eucharist



Cathedral site is outside of the scope of the policy work, and was one of several in-stream projects which Council allowed to continue through the review process.

### **Heritage Related Design Guidelines**

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design.

All proposals for changes to heritage sites are carefully evaluated using this document. The guidelines recommend that character defining elements of a protected site (as listed in the Statement of Significance) be retained and restored. Additionally, the design of the adjacent new buildings are reviewed against the principles and guidelines in this document. The guidelines recommend that new buildings on a site with historic ones be:

- respectful of,
- compatible with,
- subordinate to, and
- distinguishable from  
the historic elements of the site.

### **Heritage Designation Bylaw**

A heritage asset which is the subject of an HRA is also protected by a Heritage Designation Bylaw. This Bylaw is a regulation that places long-term legal protection on the land title of a property. Any changes to a protected heritage property must first receive approval from City Council (or its delegate, the Director of Climate Action, Planning and Development) through a Heritage Alteration Permit (HAP). Future development is no longer entitled, but could be permitted by Council with an HAP. HAP applications are also evaluated by staff against the Standards and Guidelines.

## **BACKGROUND INFORMATION**

### **Site Characteristics and Context**

The subject site is located on the western edge of the Queen's Park neighbourhood and Heritage Conservation Area, though neither property is protected under that policy. The site is approximately 2,243 sq.m. (24,140 sq.ft.) in total, relatively flat, and made up of four lots. The Holy Eucharist Cathedral is located on the site over two of the lots. A house, lane, and parking lot make up the remainder of the site.

The west side of Fifth Street consists primarily of protected heritage houses. The two corners across Fifth Street to the east are three storey apartment buildings. The site is one block west of the Sixth Street; part of the region's frequent transit network (FTN) and a commercial precinct. A site context map aerial image is provided in Appendix A.



## **Project Description**

The proposal is for the site to include three buildings: the existing three-storey (plus a central cupola) cathedral, a new five-storey mixed use building, and a new two-storey residential rectory, or “manor” building. The cathedral would remain in situ and is not proposed to be expanded as part of the project. Through the application, the community functions provided by the church would be formalized in the site’s zoning. The five-storey mixed-use building is proposed for the west side of the site and the three-unit rectory would be located on the north of the site, fronting onto Fifth Street, replacing an existing house. Parking for all buildings and uses is being accommodated on-site. The proposed building’s massing generally fits the immediate context, including the higher density buildings and mixed uses on Sixth Street, one block to the west, and two existing three-storey apartment buildings across Fifth Street, and transitions in scale to surrounding lower density uses. Project drawings are provided in Appendix B.

### Zoning Bylaw

The overall proposal is not consistent with the existing institutional (P-1) and single-detached dwelling (RS-4) zoning and would require site-specific relaxations to the Zoning Bylaw. An HRA is proposed to permit the proposal. Some of the zoning changes proposed include land use, and massing elements such as building height. These elements of the project will be evaluated by the Advisory Planning Commission and New Westminster Design Panel, respectively.

## **ITEMS FOR DISCUSSION**

### **Heritage Value of the Cathedral**

A Statement of Significance (SoS) has been prepared for the cathedral, which is available in Appendix C. The cathedral is more than fifty years old (built in 1968-69), and as such, qualifies to be considered for heritage value. The SoS indicates that the cathedral is historically significant as it symbolizes the history of the local Ukrainian Catholic community. It was began serving as the headquarters for the Eparchy in British Columbia in 1974. It is noted as having cultural value for its role in preserving Ukrainian culture, language and traditions by providing religious and community space for the Ukrainian diaspora in Canada.

The Cathedral has also been evaluated as having architectural significance for its Modern, mid-century interpretation of a traditional Byzantine basilica, featuring a simplified, rectangular form, copper-clad domed roof, and colorful byzantine icons and wood-carved furnishings. It holds further value for its association with its designer, Bing Gregory Marr, who was one of the first registered Chinese-Canadian architects in BC.

More detailed information on the heritage value evaluation as well as current and archival photographs of the building (pages 5 to 16) are available in the Heritage Conservation Plan in Appendix C.



*Does the Statement of Significance provide an accurate representation of the heritage values of the building?*

*Is the heritage value of the house sufficient to warrant long terms legal protection and heritage status through a Heritage Designation Bylaw?*

## Heritage Conservation Work

As part of the rehabilitation of the site and integration of a new development, the applicant is proposing to preserve and rehabilitate the cathedral as outlined in a Heritage Conservation Plan (Appendix C). A summary of the proposed conservation procedures are provide below in Table 1 and the proposed maintenance plan in Table 2:

Building Element	Action	Detail and Material
Entrance Podium	Rehabilitate	Reconstruct entrance stair and podium, and connect via a walkway to new mixed-use building; eliminate final three stairs at church doors to enhance accessibility.
Metal Railing	Restore	Restore metal railing across entire front of podium either with original sections, or through replication.
Exterior Stucco	Preserve and Repair	Spot repair damage to exterior stucco finish by matching specific original texture.
Window Glass	Preserve and Repair	Replace broken window panes with textured blue glass; restore opening/closing mechanisms; outfit upper opening window with bird screens.
Front Door Assembly	Restore	Restore wood front door and sidelights to original 1968 design.
Roof and Rainworks	Repair	Repair and optimize roof drainage to prevent water pooling and leakage.
Choir Loft	Rehabilitate	Rehabilitate the use of the choir loft as a flex-space, separable from the church interior with sliding glass windows.
Energy Efficiency Improvements	Rehabilitate	Introduce some new higher-tech technologies and materials to improve energy efficiency and comfort levels in the church.

Table 1 - Summary of Proposed Conservation Strategy

Building Element	Proposed Action
Site	Ensure runoff drains away from buildings; maintain clearance between vegetation and the building face; manage vegetation near or attached to building.
Foundation	Monitor for signs of undue settlement, deformation or cracking; ensure functionality of perimeter drainage; inspect basement for moisture infiltration.
Stucco	Investigate origin of water infiltration; preservation of historic stucco where possible when repairing; repaint in accordance with historic colors in Conservation Plan or HAP.



Wood Elements	Annual inspection of wood elements for signs of deterioration; take corrective repair/replacement action
Windows and Doors	Replace cracked/broken glass; check condition and operation of windows/doors/hardware; lubricate hardware annually to prevent rust/breakage; inspect weather stripping.
Roof and Rainwater Works	Inspect roof condition every 6 months; clear debris from roof and ensure drains are clear; annually inspect and clean cupola gutters; plan for roof replacement every 18-22 years.
General Cleaning	Regular cleaning of building exterior, windows, doors and rainwater works using gentle, low-pressure hose.

Table 2 - Summary of Proposed Maintenance Plan

*Is the conservation work proposed appropriate for this project?*

*Is the maintenance plan proposed appropriate for this project?*

*Is the Heritage Conservation Strategy sufficiently comprehensive and detailed?*

## **Design Relationship with the Mixed Use and Manor Buildings**

The City's policies, including the Standards and Guidelines, strongly encourage developments which include a historic building to be respectful of the existing heritage assets. Respectful development does not necessarily mean that the site should not be developed, rather that the site or new building's design should consider the heritage building, and allow the heritage building to be the focus of the development. The guidelines identify that new building should not be overwhelming, or detracting from historic features.

### Mixed Use Building

This project proposes a five-storey mixed use building located on the western edge of the property with the intention of allowing the church to remain as the most prominent feature on the site. The new lobby of the church would be connected to the second floor of the mixed-use building via the existing podium structure. The design, materiality and colours are intended to take inspiration from the cathedral. The fiber-cement and aluminum composite paneling is proposed to distinguish it as a contemporary building. The finishes and details of the mixed-use building are intended to be simpler to remain subordinate to the church.

Levels three, four and five have a smaller floorplates to "step back" from the cathedral. The east side of the building is set back approximately 3 meters (11 feet) at the third floor up to 6 meters (19 feet) at the fifth floor, with the goal of reducing the appearance of massing and bulk against the church in accordance with the City's design guidelines.

*Are the massing and siting elements, and materials for of the proposed mixed use building compatible with and respectful of the cathedral?*



### Manor Building

The manor building will be constructed on the northeastern edge of the site. The manor house would have a flat roof and rectangular, horizontal massing to remain compatible with the cathedral, but the shingled cladding and residential form is intended to distinguish it from the cathedral and tie into the residential neighbourhood beyond. Proposed as two-storeys, the manor house is smaller in size and height than the cathedral building.

*Are the massing and siting elements, and materials of the proposed manor building compatible with and respectful of the cathedral?*

*Do the massing and siting elements, and materials appropriately relate to the neighbouring houses protected by the Queen's Park Heritage Conservation Area?*

### **FEEDBACK FROM THE COMMISSION**

The Community Heritage Commission is being asked to review the application and provide feedback in relation to the following elements:

- The heritage value of the cathedral, and prepared Statement of Significance;
- The appropriateness and level of the planned heritage conservation work;
- The appropriateness of the proposed maintenance plan; and
- Any heritage implications related to the design of the site, mixed-use building or manor house.

The Community Heritage Commission is also being asked to provide a recommendation to Council on this application, based on its heritage merits. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission recommend that Council support the Heritage Revitalization Agreement for 501 Fourth Avenue and 408 Fifth Street and its inclusion of the cathedral on the City's Heritage Register; or
- 2) That the Community Heritage Commission recommend that Council does not support the Heritage Revitalization Agreement for 501 Fourth Avenue and 408 Fifth Street and inclusion of the cathedral on the City's Heritage Register; or
- 3) The Community Heritage Commission provide alternative feedback, based on their discussion.

### **ATTACHMENTS**

Appendix A: Site Context Map

Appendix B: Select Project Drawings

Appendix C: Heritage Conservation Plan and Statement of Significance



This report was prepared by:  
Amanda Mackaay, Development Planner

This report was reviewed by:  
Britney Dack, Senior Heritage Planner



Appendix A:  
*Site Context Map*



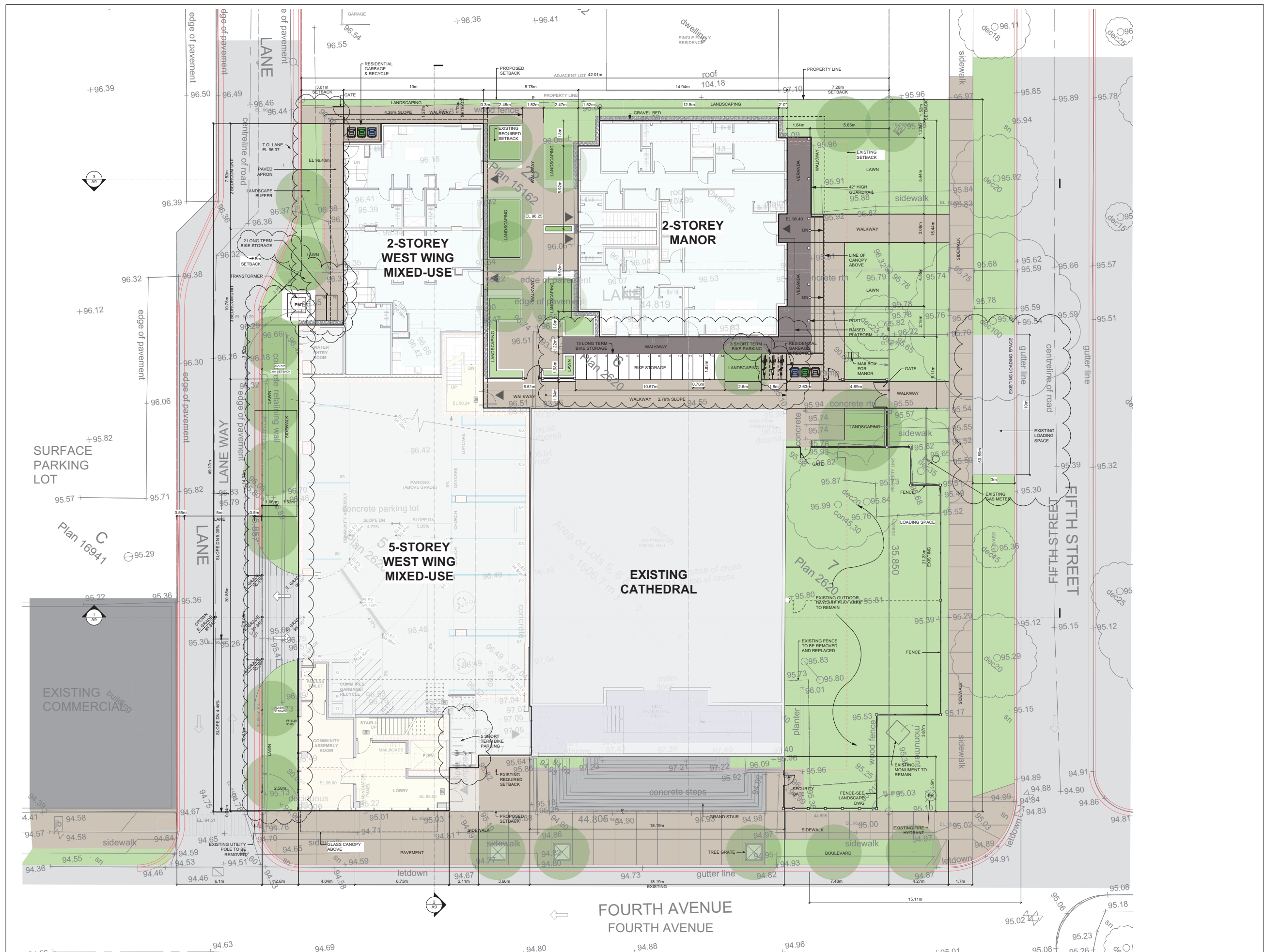




Appendix B:

*Select Project Drawings*





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PROFESSIONAL SEAL:

- FIRE & SMOKE SEPARATIONS
- 2 HOUR
  - 1 1/2 HOUR
  - 1 HOUR
  - 3/4 HOUR
  - SMOKE SEPARATION (S.S.) (NO RATING)
  - EXIT PATH
  - EXIT SIGN

NO.	DATE	DESCRIPTION
5	MAR. 31, 2022	RESUBMITTED FOR DEVT. PERMIT APPLICATION
4	DEC. 22, 2021	RESUBMITTED FOR DEVT. PERMIT APPLICATION
3	JUN. 21, 2021	SUBMITTED FOR DEVT. PERMIT APPLICATION
2	JUN. 04, 2020	SUBMITTED FOR PRE-APPLICATION REVIEW
1	APR. 06, 2020	SUBMITTED FOR PRE-APPLICATION REVIEW
NO.	DATE	DESCRIPTION

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CLIENT  
UKRAINIAN CATHOLIC  
EPARCHY OF  
NEW WESTMINSTER

PROJECT:  
HOLY EUCHARIST  
CATHEDRAL  
MIXED-USE BUILDING

PROJECT ADDRESS:  
501 4TH AVENUE  
NEW WESTMINSTER, BC V3L 2X6

DRAWING TITLE:  
SITE PLAN

PROJECT NO.:  
2019-13

DRAWN BY:  
LC

CHECKED BY:  
MK

DATE:  
FEB. 11, 2021

SCALE:  
AS SHOWN

REVISION NO.:  
DRAWING NO.:



NORTH



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PROFESSIONAL SEAL:

**FIRE & SMOKE SEPARATIONS**

--- 2 HOUR  
--- 1 HOUR  
--- 1 1/2 HOUR  
--- 3/4 HOUR  
--- SMOKE SEPARATION (S.S.) (NO RATING)  
--- EXIT PATH  
--- EXIT SIGN



**2 SOUTH ELEVATION**

SCALE: 1/8" = 1'-0"



**1 EAST ELEVATION**

SCALE: 1/8" = 1'-0"

**HEC EXTERIOR MATERIALS LEGEND**

- Fibre cement panel type 1 - textured light gray
- Fibre cement panel type 2 - textured medium gray
- Fibre cement panel type 3 - textured charcoal gray
- Fibre cement plank trim board - smooth and painted finish
- Fibre cement plank trim board - smooth and painted finish
- Clear anodized aluminum storefront door with medium stiles
- Solid core wood door with cedar veneer finish
- Painted insulated steel door in painted pressed-steel frame
- Double glazed curtain wall in anodized aluminum frame
- Double glazed punch windows in anodized aluminum frame
- Operable window - awning style
- Operable window - casement style
- Residential vinyl window
- Anodized aluminum spandrel panel type 1 - copper colour (Brushed satin finish)
- Anodized aluminum spandrel panel type 2 - metallic charcoal gray
- Sack-rubbed and sealed cast in place concrete
- Cedar shingles with semi-transparent light gray stain
- Exterior wood paneling - edge grain cedar-stain tint to be determined
- Reserved
- Glazed guard rail in powder-coated aluminum frame (stain silver)
- 20.1. Glazed guard rail in powder coated aluminum frame (match picket detail of existing) Black
- 20.2. Existing wrought iron guard rail with new glazed panel
- Pre-finished metal flashing type 1 - Regent Grey colour
- Pre-finished metal flashing type 2 - Light Grey colour
- Pre-finished metal flashing type 3 - Copper colour
- Aluminum composite panel type 1 - Copper colour brushed satin finish
- Painted steel column
- Painted concrete column
- Painted timber column
- Stained cedar decking
- Cast-in-place concrete stairs
- Soffit type 1 - linear metal planks with wood grain pattern
- Soffit type 2 - stained cedar planks
- Privacy screen - cedar fence deck planks
- Glazed canopy in painted and galvanized steel frame (P4)
- Decorative glazed blade with coloured interlayer
- Anodized aluminum mullion cap - copper colour
- Rooftop planter with irrigation and drainage
- Sitting patio door
- Glazed Juliette balcony
- Galvanized grating
- Overhead ceiling security grille
- Reserved
- New decorative handrail black
- Board from cast-in-place concrete
- SBS Roofing-medium grey colour
- Stucco type1 granite dash light grey (existing to remain)
- Stucco type2 pebble dash buff (existing to remain)
- Timber trellis P1 finish

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PROJECT:

HOLY EUCHARIST  
CATHEDRAL  
MIXED-USE BUILDING

PROJECT ADDRESS:

501 4TH AVENUE  
NEW WESTMINSTER, BC V3L 2X6

DRAWING TITLE:

EXTERIOR ELEVATIONS

PROJECT NO:

2019-13

DRAWN BY:

LC

CHECKED BY:

MK

DATE:

FEB. 11, 2021

SCALE:

AS SHOWN

REVISION NO:

DRAWING NO:



NORTH

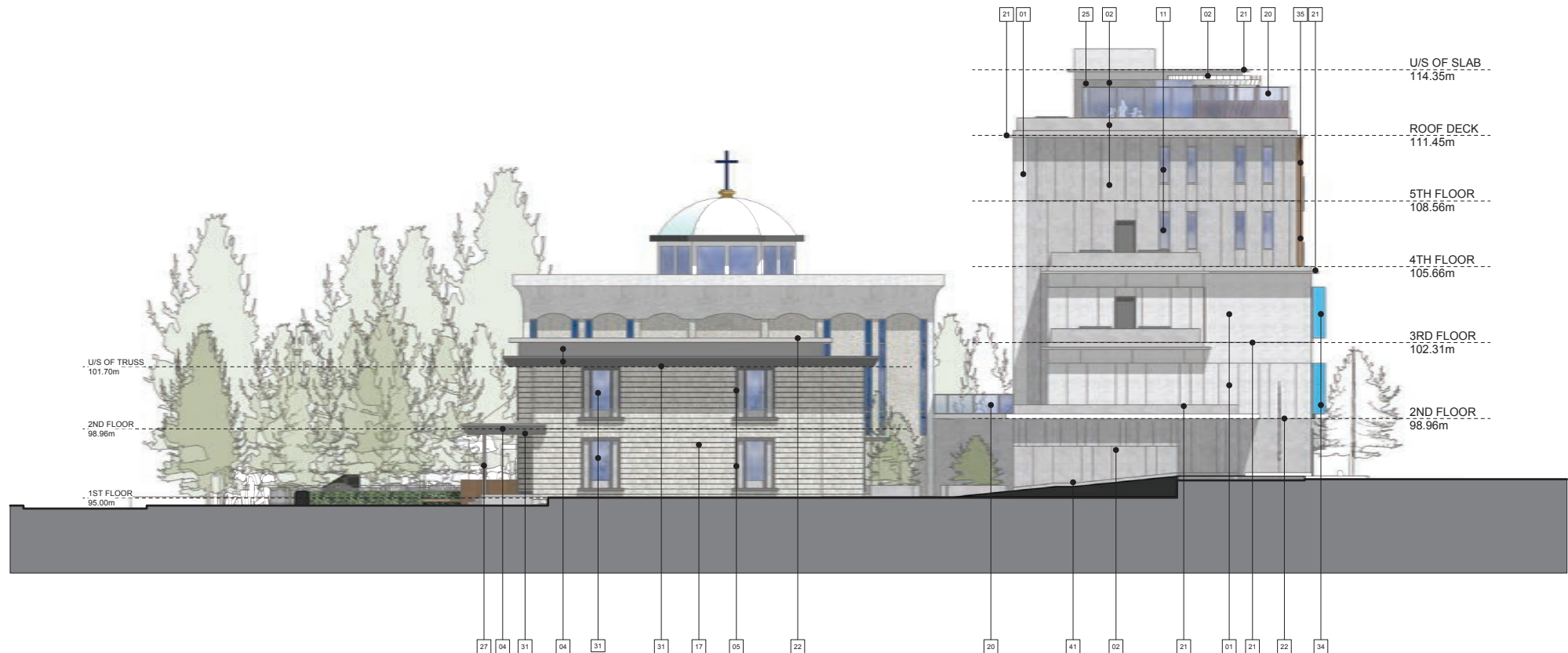


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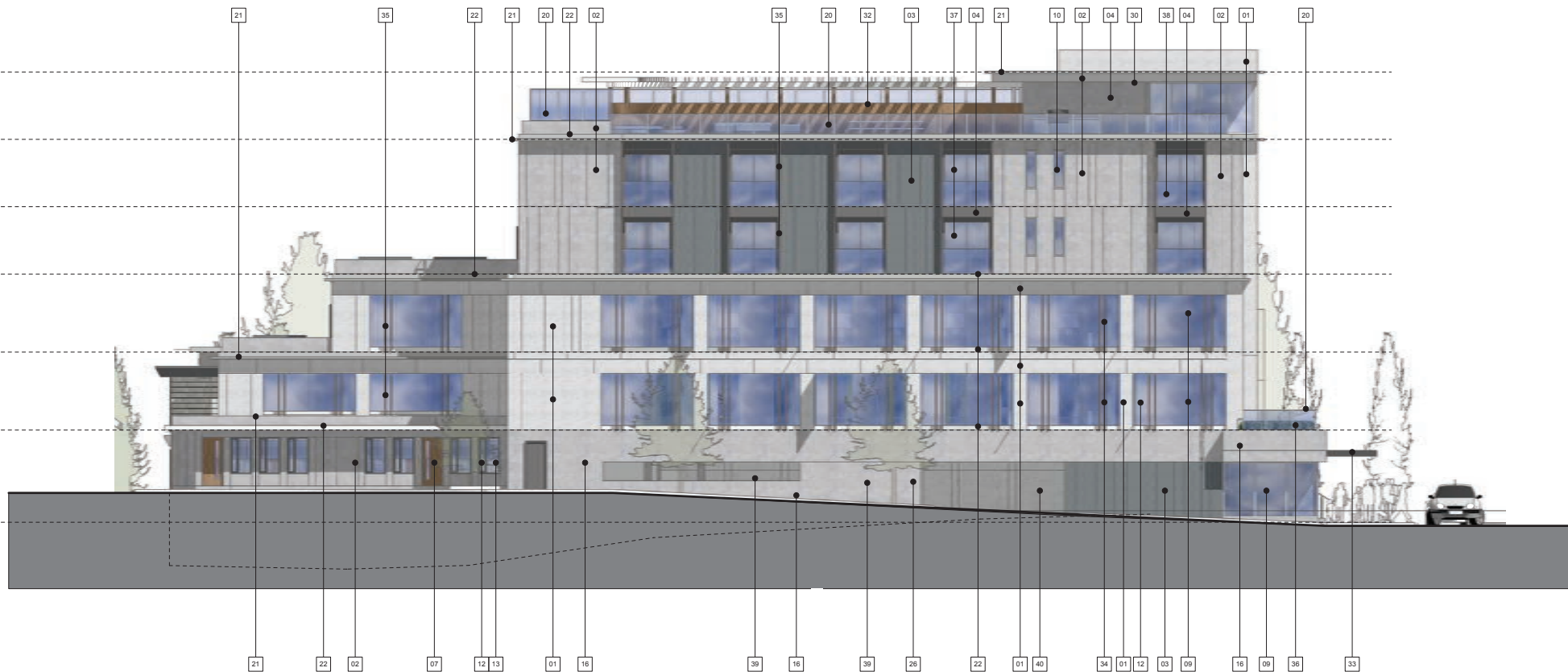
**FIRE & SMOKE SEPARATIONS**

--- 2 HOUR  
--- 1 HOUR  
--- 1 1/2 HOUR  
--- 3/4 HOUR  
--- SMOKE SEPARATION (S.S.) (NO RATING)  
--- EXIT PATH  
--- EXIT SIGN



**2 NORTH ELEVATION**

SCALE: 1/8" = 1'-0"



**1 WEST ELEVATION**

SCALE: 1/8" = 1'-0"

**HEC EXTERIOR MATERIALS LEGEND**

- Fibre cement panel type 1 - textured light gray
- Fibre cement panel type 2 - textured medium gray
- Fibre cement panel type 3 - textured charcoal gray
- Fibre cement panel type 4 - smooth and painted finish
- Fibre cement plank trim board - smooth and painted finish
- Clear anodized aluminum storefront door with medium stile
- Solid core wood door with cedar veneer finish
- Painted insulated steel door in painted pressed-steel frame
- Double glazed curtain wall in anodized aluminum frame
- Double glazed punch windows in anodized aluminum frame
- Operable window - awning style
- Operable window - casement style
- Residential vinyl window
- Anodized aluminum spandrel panel type 1 - copper colour (Brushed satin finish)
- Anodized aluminum spandrel panel type 2 - metallic charcoal gray
- Sack-rubbed and sealed cast in place concrete
- Cedar shingles with semi-transparent light gray stain
- Exterior wood paneling - edge grain cedar-stain tint to be determined
- Reserved
- Glazed guard rail in powder-coated aluminum frame (stain silver)
- 20.1. Glazed guard rail in powder coated aluminum frame (match picket detail of existing) Black
- 20.2. Existing wrought iron guard rail with new glazed panel
- Pre-finished metal flashing type 1 - Regent Grey colour
- Pre-finished metal flashing type 2 - Light Grey colour
- Pre-finished metal flashing type 3 - Copper colour
- Aluminum composite panel type 1 - Copper colour brushed satin finish
- Painted steel column
- Painted concrete column
- Painted timber column
- Stained cedar decking
- Cast-in-place concrete stairs
- Soffit type 1 - linear metal planks with wood grain pattern
- Soffit type 2 - stained cedar planks
- Privacy screen - cedar fence deck planks
- Glazed canopy in painted and galvanized steel frame (P4)
- Decorative glazed blade with coloured interlayer
- Anodized aluminum mullion cap - copper colour
- Rooftop planter with irrigation and drainage
- Sitting patio door
- Glazed Juliette balcony
- Galvanized grating
- Overhead ceiling security grille
- Reserved
- New decorative handrail black
- Board from cast-in-place concrete
- SBS Roofing-medium grey colour
- Stucco type1 granite dash light grey (existing to remain)
- Stucco type2 pebble dash buff (existing to remain)
- Timber trellis P1 finish

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**UKRAINIAN CATHOLIC  
EPARCHY OF  
NEW WESTMINSTER**

PROJECT:  
**HOLY EUCHARIST  
CATHEDRAL  
MIXED-USE BUILDING**

PROJECT ADDRESS:  
**501 4TH AVENUE  
NEW WESTMINSTER, BC V3L 2X6**

DRAWING TITLE:  
**EXTERIOR ELEVATIONS**

PROJECT NO:  
**2019-13**

DRAWN BY: **LC** CHECKED BY: **MK**

DATE:  
**FEB. 11, 2021**

SCALE:  
**AS SHOWN**

REVISION NO: DRAWING NO:



NORTH

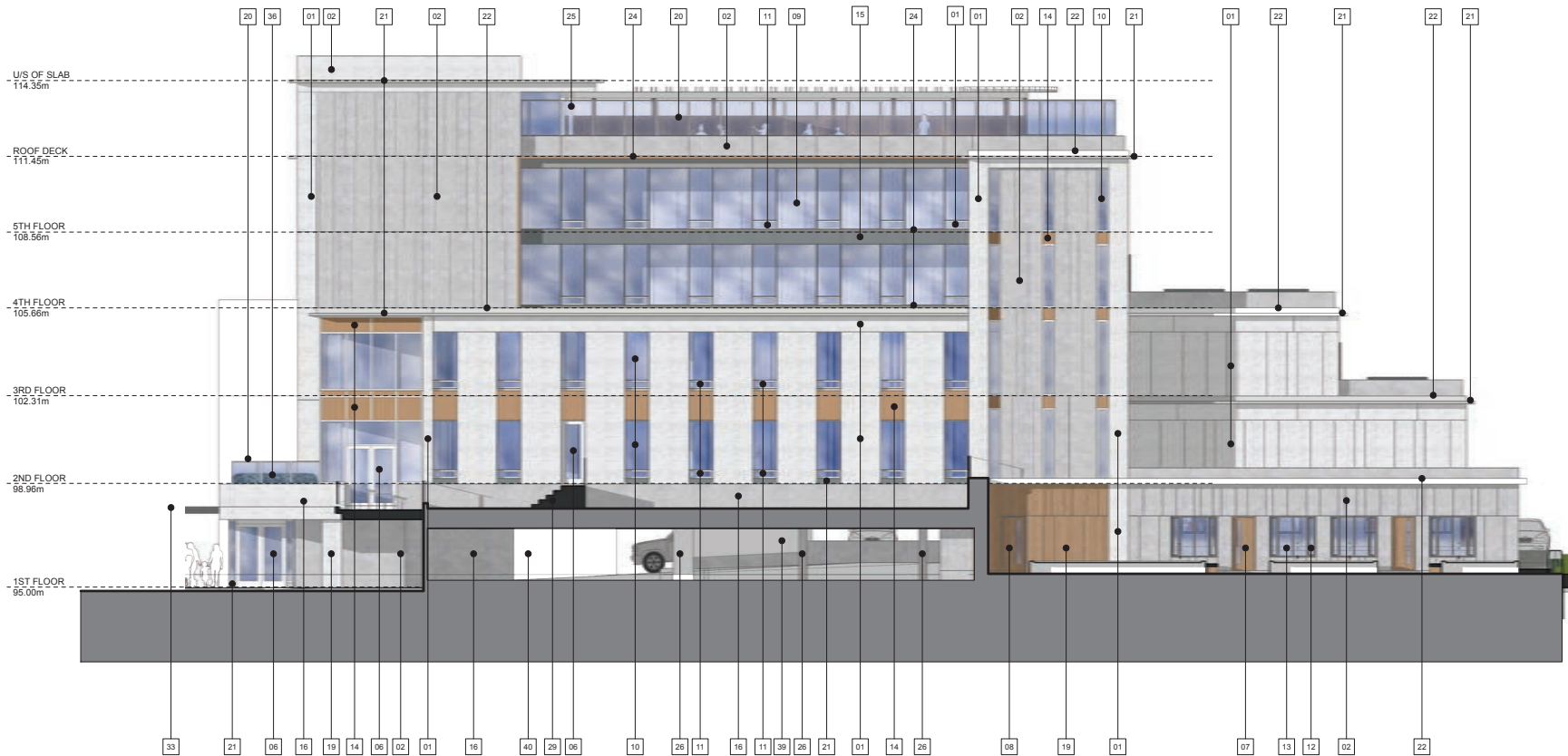


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--- 3/4 HOUR  
--- SMOKE SEPARATION (S.S.) (NO RATING)  
--- EXIT PATH  
--- EXIT SIGN



**2 EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**1 WEST ELEVATION**

SCALE: 1/8" = 1'-0"

**HEC EXTERIOR MATERIALS LEGEND**

- Fibre cement panel type 1 - textured light gray
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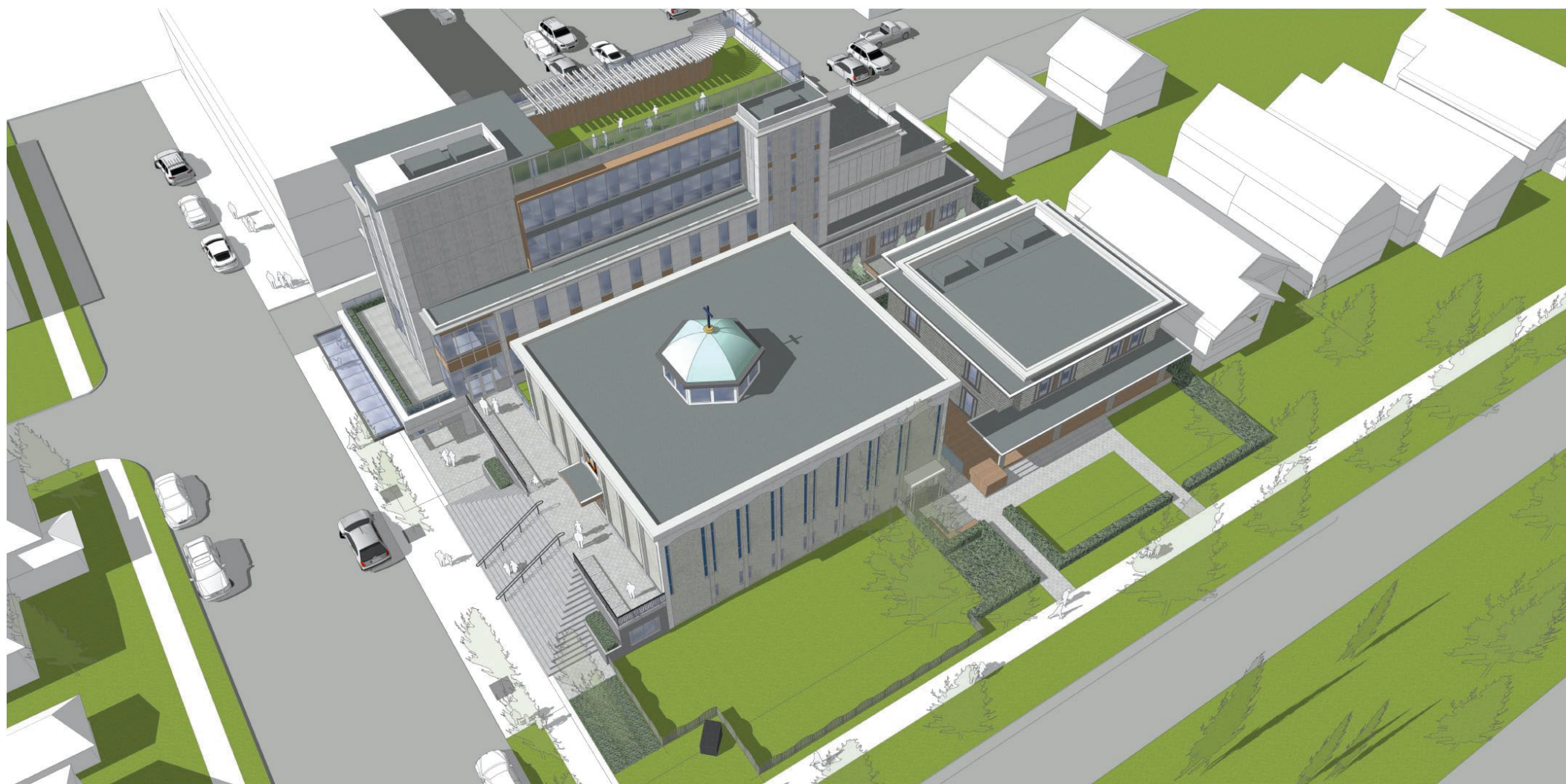
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AERIAL VIEW WEST

NORTH:

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 1 HOUR  
 3/4 HOUR  
 SMOKE SEPARATION (S.S.) (NO RATING)  
 EXIT PATH  
 EXIT SIGN

4	DEC. 22, 2021	RESUBMITTED FOR DEVT. PERMIT APPLICATION
3	JUN. 21, 2021	SUBMITTED FOR DEVT. PERMIT APPLICATION
2	JUN. 04, 2020	SUBMITTED FOR PRE-APPLICATION REVIEW
1	APRIL 06, 2020	SUBMITTED FOR PRE-APPLICATION REVIEW
NO.	DATE	DESCRIPTION
ISSUES		

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PROJECT ADDRESS:  
501 4TH AVENUE  
NEW WESTMINSTER, BC V3L 2X6

DRAWING TITLE

RENDER

PROJECT NO: 2019-13

DRAWN BY: LC CHECKED BY: MK

DATE: FEB. 11, 2021

SCALE:  
AS SHOWN

REVISION NO:      DRAWING NO:



Appendix C:

*Heritage Conservation Plan and Statement of  
Significance*



# Heritage Conservation Plan

Holy Eucharist Cathedral - 501 4 Avenue - New Westminster, BC



Early photograph of the recently completed Holy Eucharist church, circa 1969. Source: Holy Eucharist Cathedral Parish Archives

Elana Zysblat, CAHP - heritage consultant - Ance Building Services

December 2021



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## Statement of Significance

### Description of Historic Place

The Holy Eucharist Cathedral is a large, rectangular Modern church building with a flat roof and central copper dome located on 4th avenue at the corner of 5th street in New Westminster, British Columbia.

### Heritage Value

Constructed in 1968-69, the Holy Eucharist Cathedral is valued as the see of the Bishop of the New Westminster Ukrainian Greek Catholic Eparchy, governing the Eparchy's 12 parishes of British Columbia. The temple-like, formal design, and its high-visibility corner location and siting, give the church building the air of a landmark.

This church and hall complex symbolizes the culmination of over 25 years of effort by local Ukrainian Catholics to achieve an adequate and permanent parish in New Westminster, starting in 1941 at the Holy Spirit church in the Queensborough neighbourhood, followed by two subsequent attempts in the 1950s and 60s to formalize the St. George's parish in different locations before the current property was developed. The unrelenting fundraising, organization and perseverance of this community, resulting in a successful and well-functioning church and hall, was likely one of the reasons this parish was chosen by the Major Archbishop of the Ukrainian Greek-Catholic Church (UGCC) as the cathedral and headquarters for a new Eparchy in British Columbia when it was established in 1974.

The architectural design is very significant in that it represents a Modern, mid-century interpretation of a traditional Byzantine basilica, illustrating the optimism and progress envisioned in urban renewal approaches of the 1960s era and the relevancy of the engaged and forward-thinking parish of the time, while still paying homage to Catholic and Ukrainian church design traditions and symbols. Byzantine in its square footprint and capped by a dome, the simplified, rectangular form is punctuated by tall, slim windows which emulate the rhythm of classical columns. A prominent element of the facade is the over-scaled stairway, adding a formality to the ascent to the central front doors, not unlike the experience at a classical temple or courthouse. The design's formality is softened through the use of pared-down, flat architectural elements which give the church its Modern identity along with the use of trending 1960s finishes such as stucco and aluminum-frame windows. The balance of Modern and traditional treatments continue on the interior where colourful byzantine icons and wood-carved furnishings embellish an otherwise rectilinear and naturally-lit Modern space.

The Holy Eucharist church holds further value for its association with its designer, architect Bing Gregory Marr (1926-1991) who is remembered as one of the first registered Chinese-Canadian architects in BC. His firm, B. G. Marr & Associates, was known for Modern apartment buildings and complexes and was co-author of an important 1969 study commissioned by the City of Vancouver - "Restoration Report: The Case for Renewed Life in the Old City".

The Holy Eucharist church is valued not only as a continuous sacred site for New Westminster's Ukrainian Catholic community, but also as a community-wide venue since the doors opened, with the church hall serving a diversity of community groups, with and without religious affiliations. The church hall has been a place of celebration of important moments in the life of the parish family and of the community at large from birthdays and chrismations to weddings and funeral receptions; hosted endless events from



perogy dinners, bridge club nights, bingo nights, art, dance and singing classes, community meals, fundraisers, as well as a plethora of courses and cultural events contributing to the preservation of Ukrainian culture, language and traditions. Today, the church hall is a seven-day-a-week work-horse venue, functioning as a daycare on weekdays and as a community venue in the evenings and weekends.

### **Character-Defining Elements**

- Sacred, community and cultural use since 1969
- Association with a nearby or adjacent rectory residence
- Prominent location on a corner lot in New Westminster's historic Queen's Park neighbourhood
- Mid-Century interpretation of Byzantine basilica design
- Formal, institutional scale, massing and design
- Rectangular form with flat roof and central copper-clad dome with metal cross
- Symmetrical, rhythmic elevations punctuated by tall, slim sky-blue windows extending from the floor to roofline cornice.
- Curved roofline cornice, arcaded where it meets the walls
- Central double-door entrance with arched hood and feature art-glass window above depicting the Resurrection of Jesus Christ, flanked by blue-toned stained glass sidelights depicting traditional Ukrainian octagonal stars.
- Exterior walls clad in two textures of white stucco - Dash Quartz Stone and Granulated
- Large concrete stairway with exposed aggregate walls and planters

### **Interior elements:**

- Square footprint
- Traditional sacred spaces: narthex, nave, sanctuary, sacristy, confessionals.
- Traditional church spaces: clerestory (windows in dome), choir loft, crying room.
- Crystal chandelier suspended from dome
- Carved-wood five-legged altar, tabernacle (similar in form and design to the church itself), offertory, side-tables, tetrapod and processional cross
- Bishop's throne
- iconostasis - a wall of icons separating the sanctuary from the nave
- The extensive use of painted icons (images of holy persons) in the Byzantine artistic tradition (relatively flat perspective, heavy use of gold paint and halos)
- Wooden pews
- Built in sound system
- Church hall with kitchen



## Current Photographs - exterior



Front view



Rear view





Side view  
(facing 5th Street)



Side view  
(facing parking lot)



## Current photographs - interior



View of sanctuary  
from the choir loft

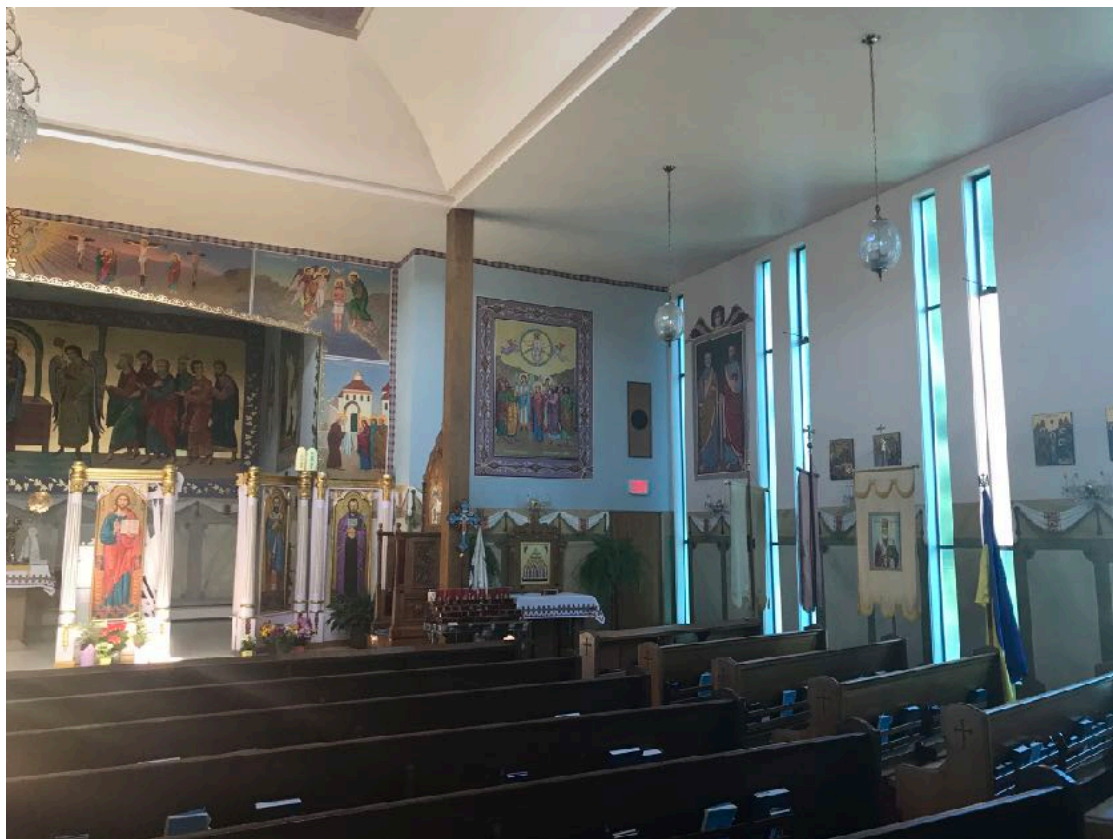


View of sanctuary  
from the nave





View of sanctuary  
and side wall  
(facing parking lot)



View of sanctuary  
and side wall  
(facing 5th St.)





View of dome interior and clerestory windows



View of choir loft from the nave and the rear wall of the interior where washrooms, crying room and confessionals are located





View of sanctuary furnishings



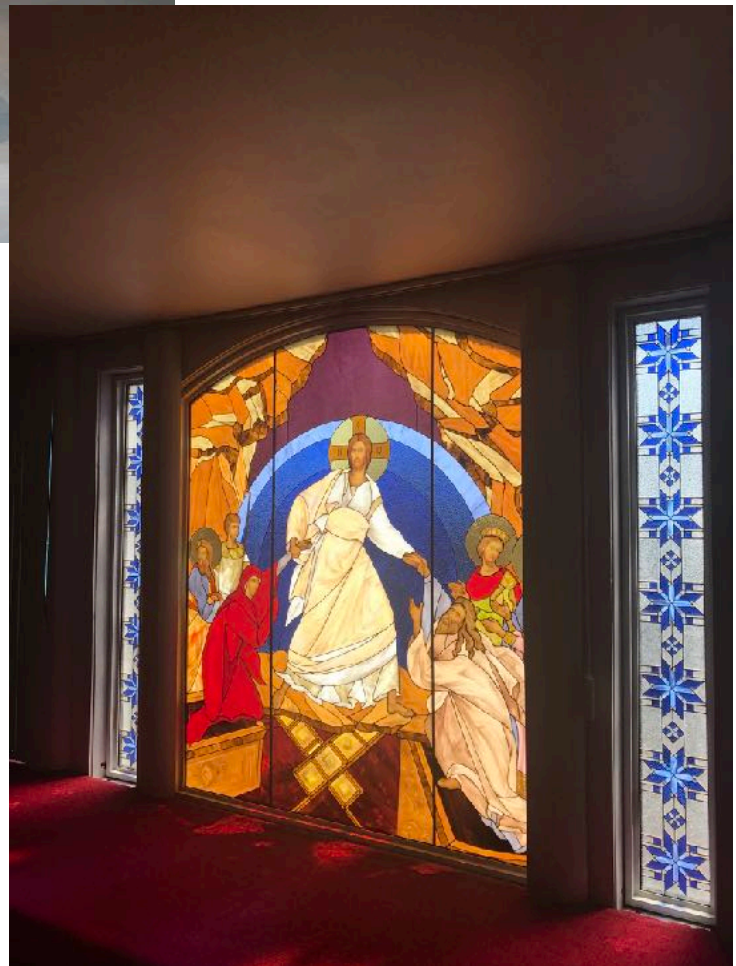
View of altar and tabernacle





View of an example of one of the many traditional gold icon paintings on the interior.

View of art glass feature window located above the front entrance door. This was commissioned by an artist in Ukraine to replace the original blue glass window above the front door





## Archival Photographs



Above: The first parish church, Holy Spirit in Queensborough, completed in 1943. The rectory in this photo dates from the early 1960s.

Below: The Holy Spirit hall and school completed in 1947.

Source: Holy Eucharist Cathedral Parish Archives



323 Queen's Avenue, the house that served as St. George's Church and hall from 1963 until 1969. Source: Jubilee Commemoration booklet 1952-1977 - Holy Eucharist Cathedral Parish Archives



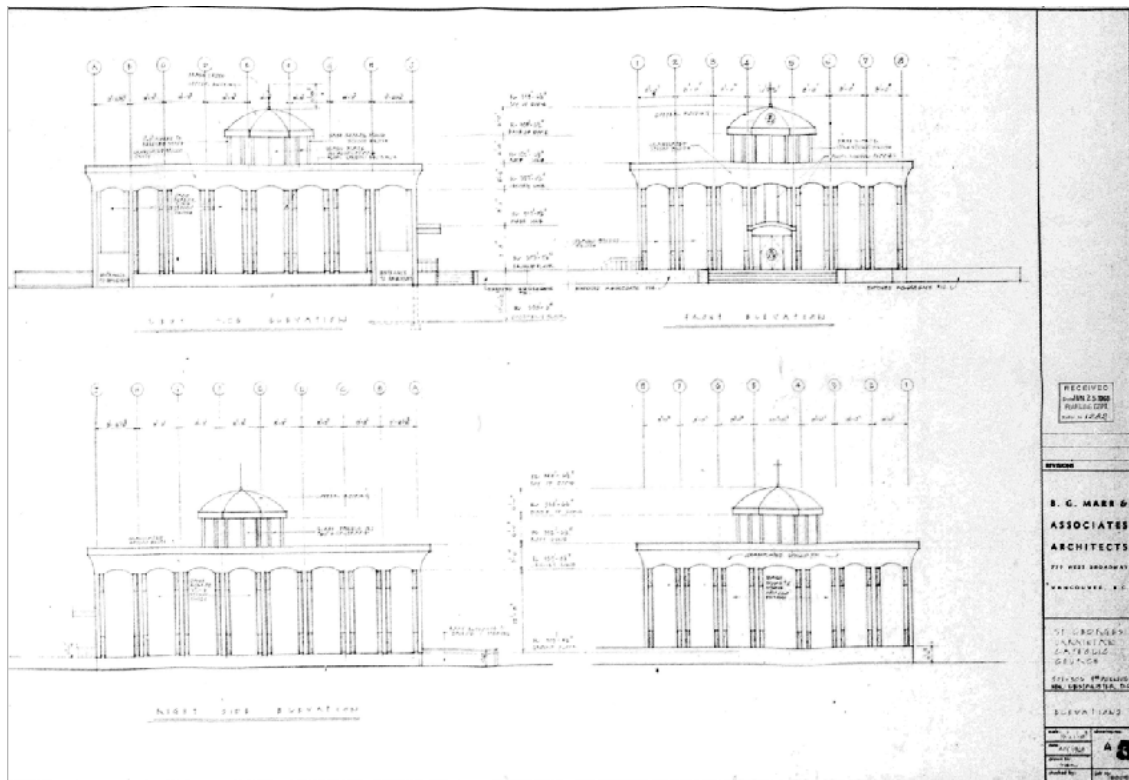


323 Queen's Avenue, the house that served as St. George's Church, after church service on a Sunday in 1966. Source: Jubilee Commemoration booklet 1952-1977 - Holy Eucharist Cathedral Parish Archives





Clipping from Columbian newspaper.  
December 21, 1966.  
Source: Holy Eucharist  
Cathedral Parish Archives

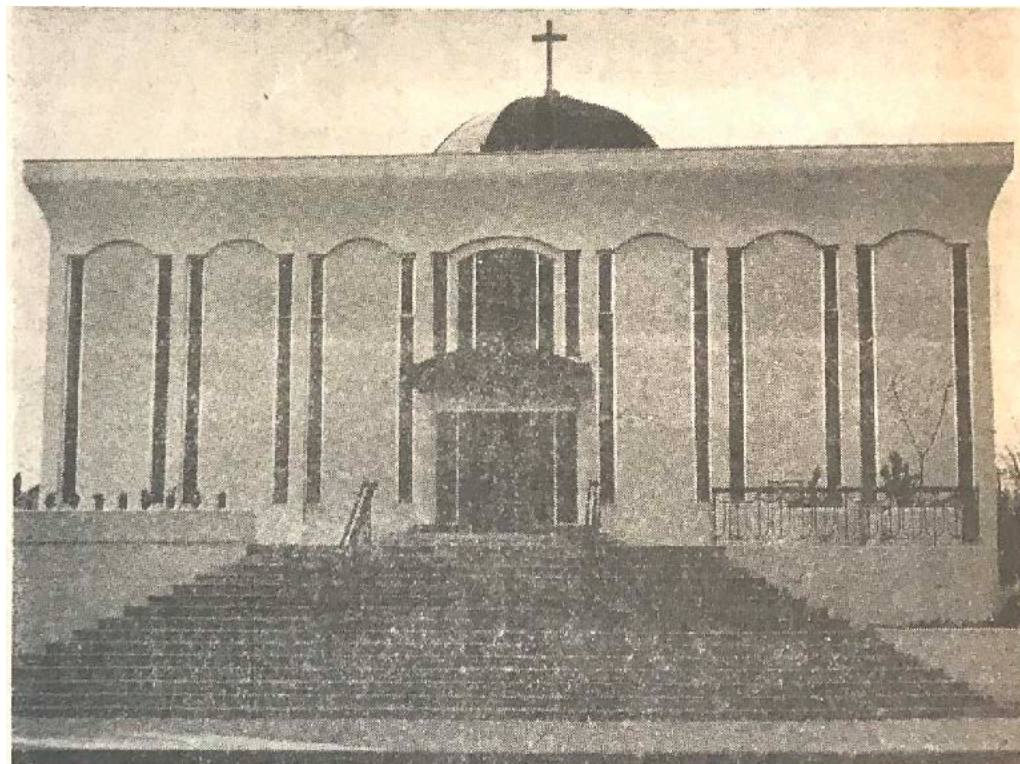


Elevation drawings for St. George's Ukrainian Catholic Church - June 1968. B. G. Marr and Associates. Source: Holy Eucharist Cathedral Parish Archives





Early photograph of the recently completed Holy Eucharist church, circa 1969.  
Source: Holy Eucharist Cathedral Parish Archives



A photograph of the Holy Eucharist church published in the Columbian newspaper in March 1971, describing its 'contemporary' design.

Source: Holy Eucharist Cathedral Parish Archives

The contemporary architecture of the Most Holy Eucharist Catholic Church in New Westminster blends smoothly with the traditional minaret atop the

building. The bold vertical architectural lines of the church are softened with horizontal curves.  
**MARCH, 1971** — Columbian photo by David Dannelly





Early photograph of the Holy Eucharist church, likely mid-1970s.

Source: New Westminster Public Library historic photos database # 2624



**Condition Assessment** - The church is in overall good condition.

### Front stairs and entrance podium

The original poured concrete stairs and hollow podium, with exposed aggregate end walls and planters, are in fair to good condition, but exhibiting wear as well as some cracks - both structural cracks and surface cracks.





## Entrance Accessibility

Although the grand entrance and stairs are valued as a prominent feature of the historic place, not all patrons are capable of ascending 18 steps up to the entrance doors (15 stairs plus another 3 from the podium). A poured concrete accessibility ramp which leads from the parking lot to the top of the podium, was installed in 2017 to mitigate this issue, but it falls short of providing fully non-ambulant access to either the church or hall. After ascending the ramp to the church entrance podium, an additional three exterior stairs still need to be climbed, and, although the hall entrance doors are Accessible from the parking lot, once inside, patrons must descend an additional dozen to the hall (basement) level itself. Given the building's large, diverse parish of all ages and abilities, and its robust community rental program, the lack of adequate Accessibility of the current stairs and ramp results in the historic place not being accessible to non-ambulant patrons.



Photo showing the last section of the 'accessibility ramp' arriving at the entrance podium but more stairs at the church entrance doors are left to tackle.

## Stucco cladding

The original stucco cladding is a combination of two textures/finishes:

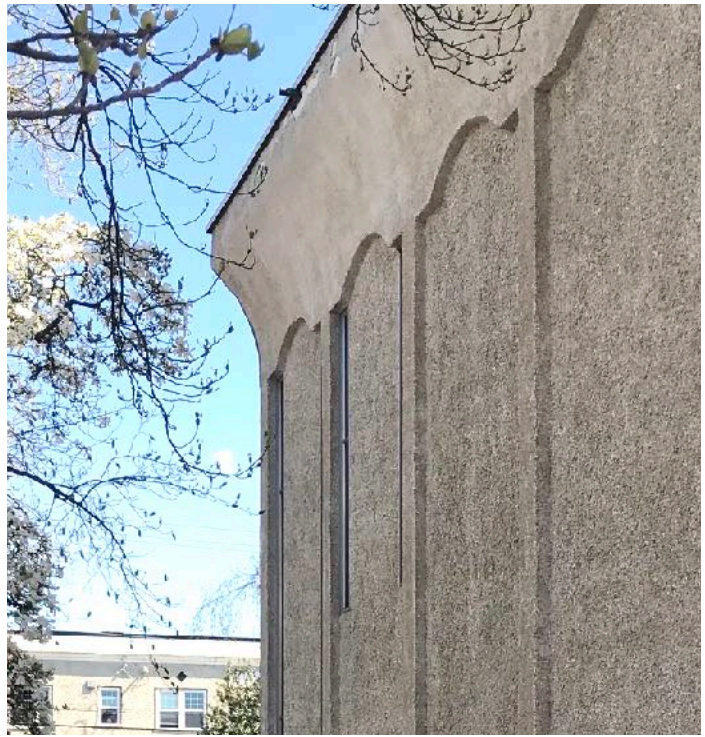
1. Dash Quartz Stone stucco finish on main walls (outlined in green)
2. A finer, Granulated stucco finish on cornice and pilasters (outlined in red)

The stucco is generally in good condition but several areas of minor damage (staining, cracks or failure) have been identified, mostly at the cornice corners.



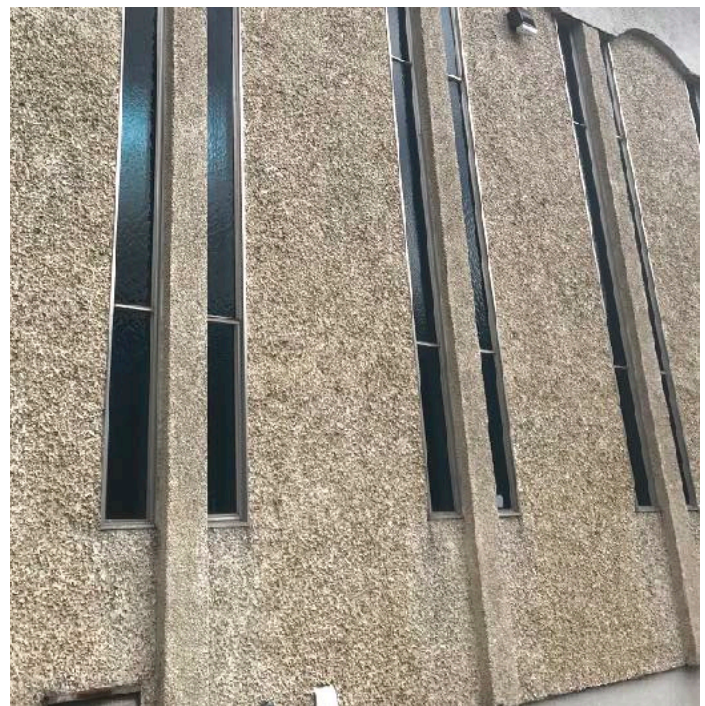


## Stucco damage



**Above left:** Cornice at corner of parking lot and lane showing a crack in the stucco.

**Above right:** Cornice at corner of lane and yard showing missing/failing stucco just below an new roof drain installed 13 years ago. **Below left:** Cornice at corner of front and yard showing stucco damage caused by woodpeckers **below Right:** Evidence of moisture staining on stucco below windows at parking lot.





## Roof and rainworks

The cathedral has a flat, torch-on roof which appears to be in good condition and reasonably vented. The drainage however, isn't functioning optimally as after a rainfall there are areas where water pools. Especially near the edges, as seen in the photos below. The downspouts on the cupola appear to be inconsistent and in need of some adjustments or replacement. There is evidence of water staining on the stucco at the cupola eaves.

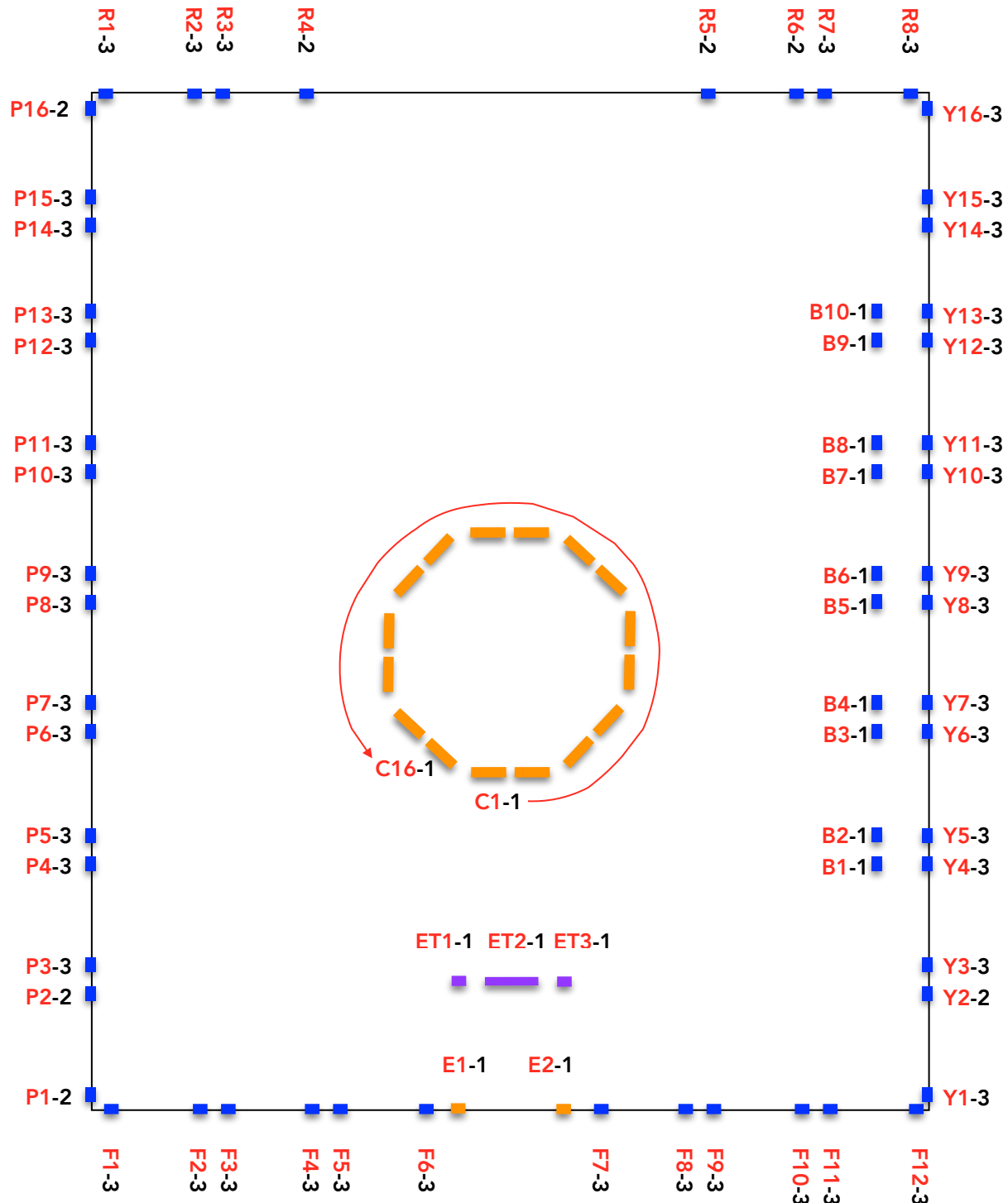




## Windows

The church has a total of 83 windows as illustrated on the below window map: 17 on the front and entrance (F and E windows), 26 on the yard elevation (Y and B windows), 8 on the rear (R windows), 16 on the parking elevation (P windows) and 16 in the cupola (C windows).

See index on next page.





## Window map index

**P1-3**

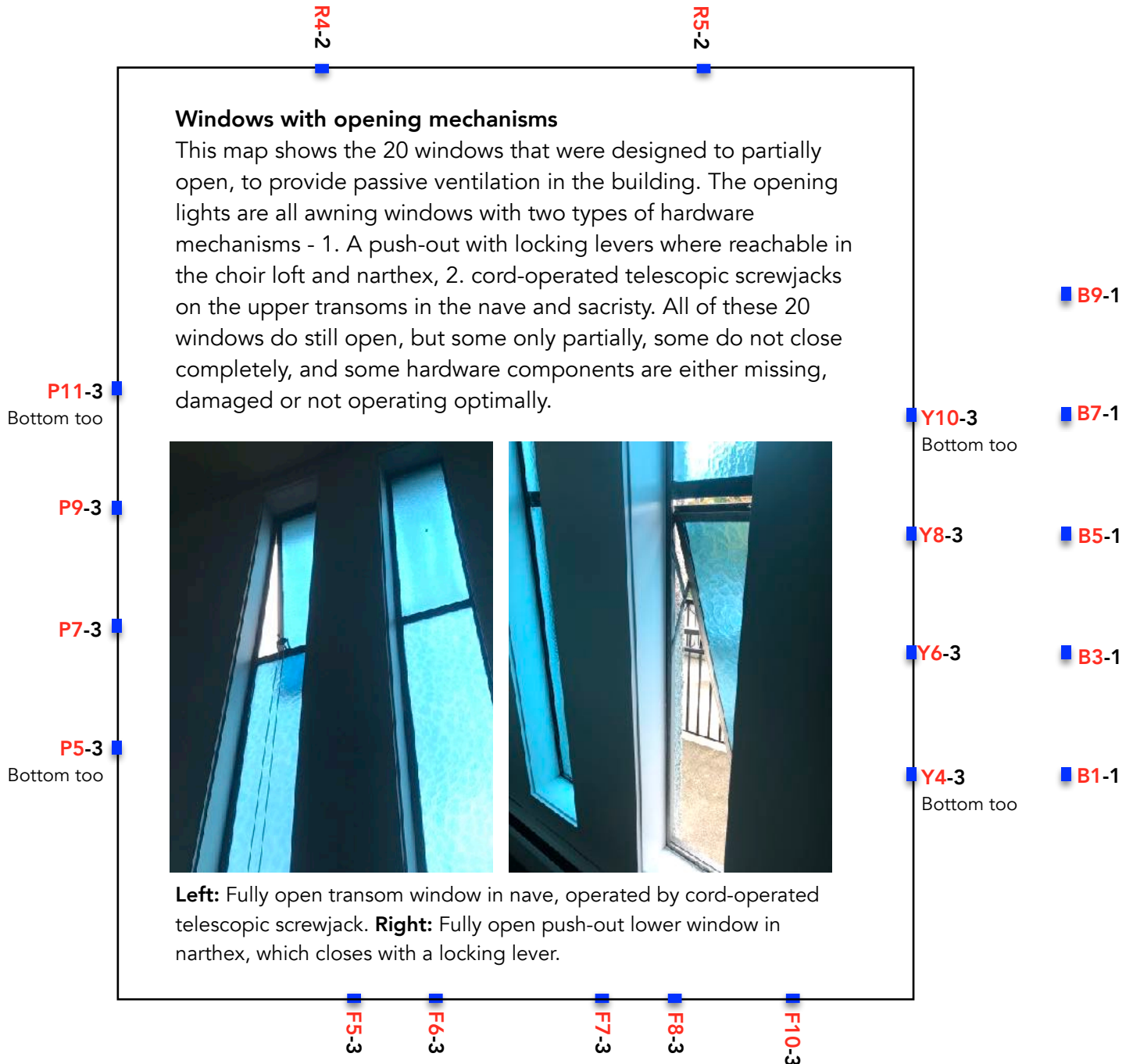
(Blue) - blue textured glass

**P1** - Parking window # 1 (of 16)

(Orange) - clear glass

**3** - made up of three panes

(Purple) - speciality glass (art or stained glass)





**Cracked window panes:**



F11-3 (top light)



F10-3 (top light)



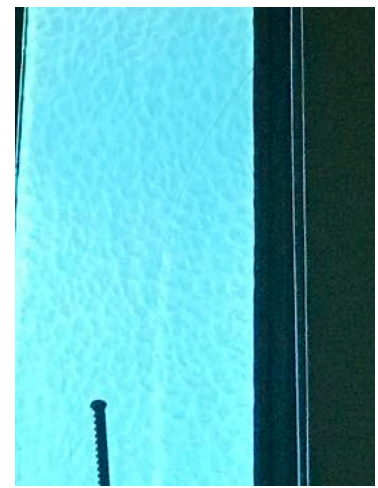
F9-3 (top light)



F7-3 (top light)



F5-3 (top light)



R5-2 (top light)



R-6,7 and 8

**Blue textured glass that has been replaced with clear transparent glass:**

Y16-3 (middle light)

E1-1 and E2-1 (sidelights)

Y15-3 (middle light)

C-1 to C16 (cupola windows)

Y5-3 (middle light)

F5-3 (middle light)

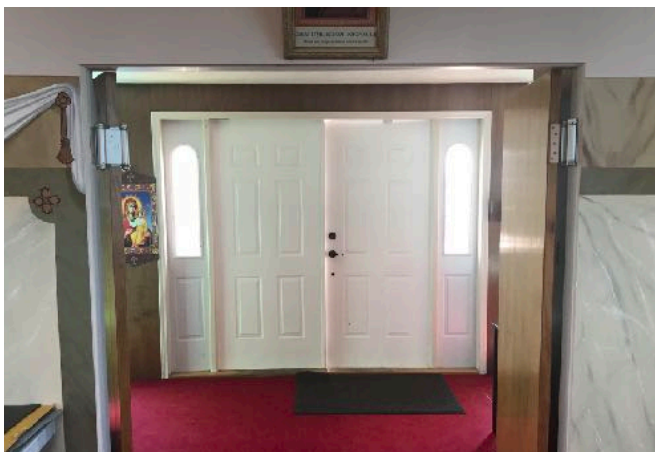
F12-3 (middle light)



## Doors



The current front door assembly (below) is of insulated steel, however it is not properly sealed in its frame. There is noticeable air leak around the entire assembly in winter time. The design, colour and material of this door are not in keeping with the original 1960s door which was solid, carved wood with a lacquered finish and full height blue glass sidelights on either side (see above archival photo). The incompatible appearance of the current door, which was installed in recent decades, diminishes the authentic design of the facade elevation.





### Current Use Limitations

The sustainable and effective use of the historic place, both as a church and as a community venue (rentals, daycare etc.) is currently impeded by a few factors:

- **Comfort** - The church interior is unreasonably hot in the summer due to lack of natural ventilation (the windows that are supposed to open do not all open completely and they cannot be left open at night for security and wildlife reasons) as well as the warming climate. The current furnace was installed only three years ago but it has been determined through a December 2018 City Green Solutions Energy Upgrade Report to not have the capacity to properly heat the entire building. This same report identified several other energy deficiencies such as poorly sealed doors and some windows, as well as insufficient insulation in the attic. Although the interior is not perceived as unreasonably uncomfortable in winter, the associated high heating bills are not manageable or reasonable.
- **Accessibility** - As described previously, the two main interior spaces - the church and hall - are not accessible to non-ambulant patrons nor to young families with strollers. This significantly limits diverse and robust use in the historic place as well as event types that require equipment loading access.
- **Flexibility** - Although the historic space is quite large, it lacks the flexibility of smaller meeting and event rooms where concurrent activities could take place at the same time as a church service or occupancy of the hall. Even if the activities were not concurrent, the ability to offer smaller rental fees and spaces without the need to heat, cool or occupy the entire church or entire hall, has become an increasingly evident aspect of ensuring economic resilience and viability for the parish.



## Conservation Objectives

**Preservation** is the overall conservation objective for the Holy Eucharist Cathedral church.

**Rehabilitation** is the conservation objective for the entrance stairs, podium and choir loft.

**Rehabilitation** is the conservation objective for the property.

The church will continue on its original site and siting at the corner of 4th Avenue and 5th Street. All Character Defining Elements as identified in the Statement of Significance will be Preserved, Restored or Rehabilitated, following the appropriate Standards and Recommendations for each proposed intervention.

The property will be rehabilitated through the introduction of two new buildings:

1. A multi-storey mixed-use building next door on 4th Avenue which will serve the historic place for a large multi-age daycare facility, a community assembly room, as well as 12 residential rental units - ranging from studios to 1 and 2-bedroom apartments.
2. A manor residence next door on 5th Street which will serve the historic place for a family-friendly rectory, as well as two additional 3-bedroom family-oriented rental units.

Underground both new buildings is proposed a consolidated, large parking area which will serve the church, the hall, the daycare and the 15 residences.

The below conservation treatment definitions are taken from the Standards & Guidelines for the Conservation of Historic Places in Canada (2nd edition).

**Preservation:** The action or process of protecting, maintaining and/or stabilizing the existing materials, form and integrity of an historic place or of an individual component, while protecting its heritage value.

**Restoration:** The action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

**Rehabilitation:** The action or process of making possible a continuing or compatible contemporary use of an historic place or of an individual component, through repair, alterations, and/or additions, while protecting its heritage value.







## New buildings as 'additions to an historic place'

**Standard 11 for Rehabilitation**, in the Standards and Guidelines for the Conservation of Historic Places in Canada, requires new additions to historic places to be *subordinate*, *distinguishable* and *compatible*.

New building #1 - the mixed-use building is *subordinate* in its simpler finishes and details. Its siting gives space to the church and allows the church to remain the most elaborate, expressive feature on the site. It is *compatible* in that some of its colours and design elements take inspiration from the church building. The two structures are clearly related, however the new building is *distinguishable* in its contemporary design and materials. New building #2 achieves the same requirements with a different approach: its flat roof and rectangular, horizontal massing are *compatible* with the church's, and it too takes inspiration from church colour and design elements. Its shingled exterior and residential form *distinguish* it clearly from the historic place. Its scale and finishes are *subordinate* to the church.



Proposed elevations: Surf Architecture

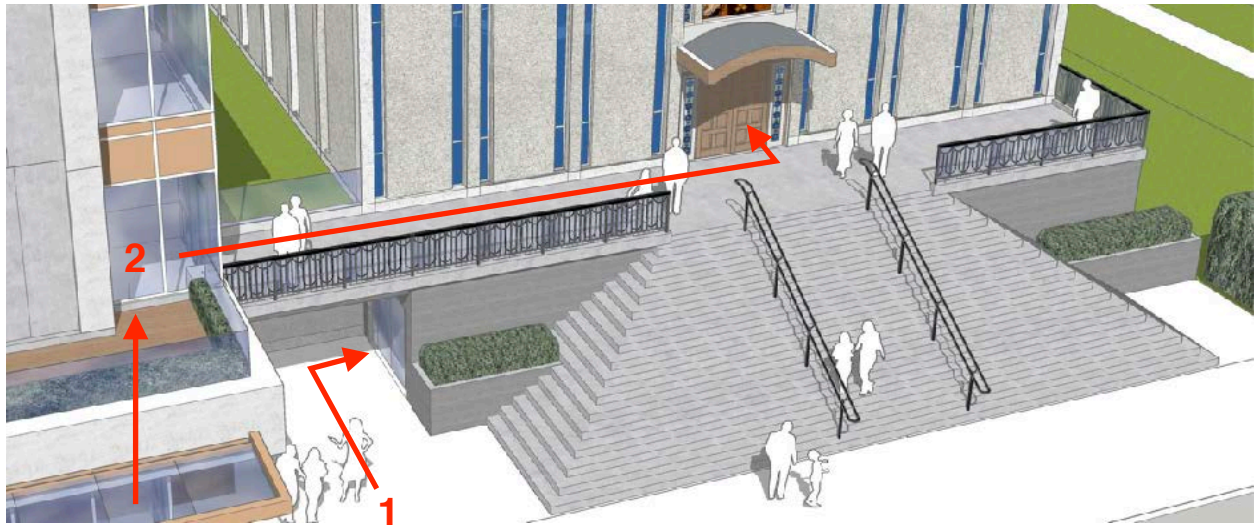




## Recommended Conservation Procedures

### Entrance podium - *Rehabilitation*

Rebuild the entrance podium and stairs to finally resolve the ongoing challenge of the existing lack of Accessibility to both church and hall, increasing and improving both the religious and secular uses of the historic place. In this new configuration, which will not be perceived as different from the street, the basement level hall will now be Accessible at street level from an entrance below the podium (1) and the church will be Accessible via elevators in the new mixed-use building next door (2) that lead onto the reconstructed entrance podium.

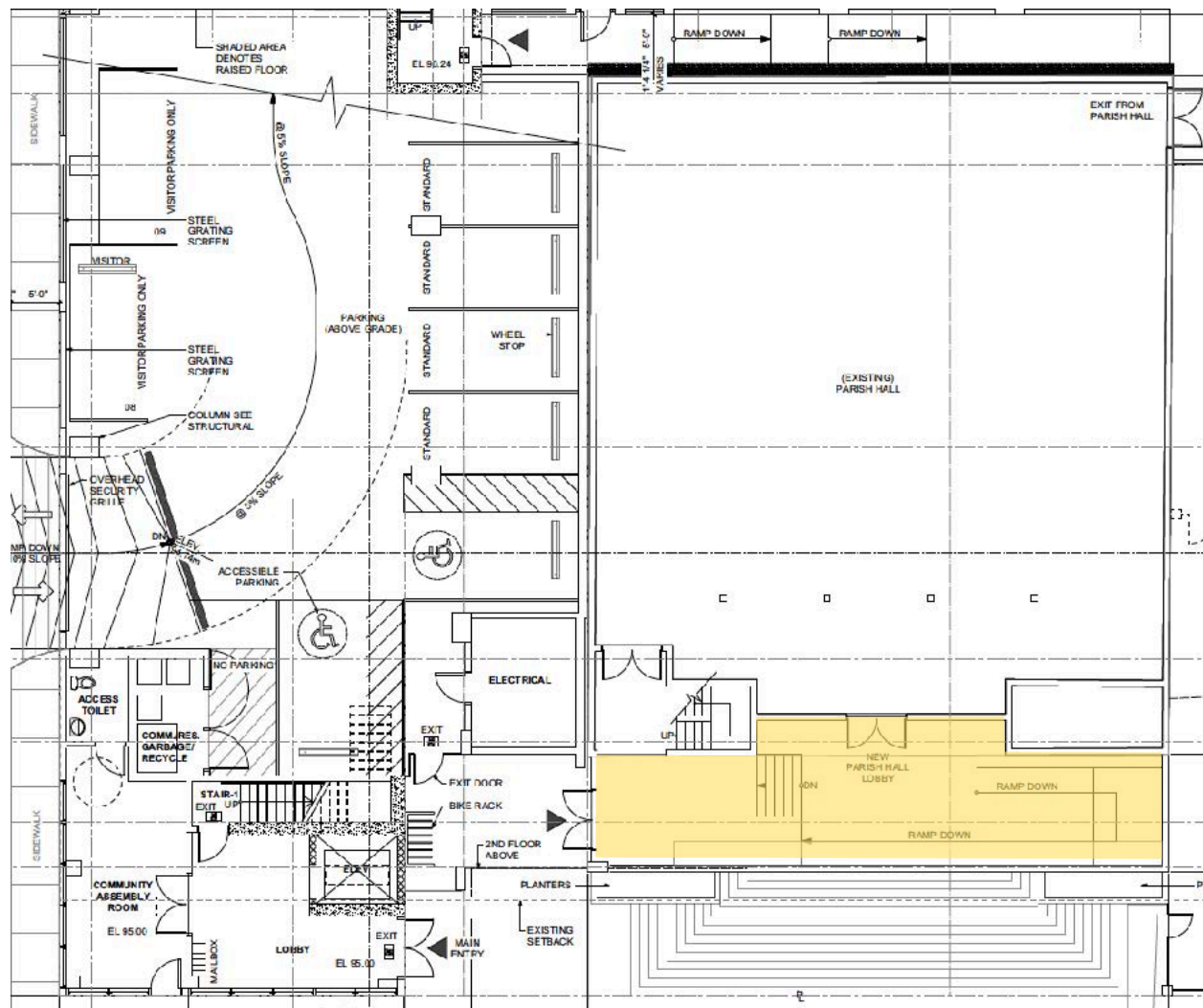


Render of proposed reconstructed and rehabilitated entrance podium and grand stair, and its connection via walkway to the new mixed-use building. Numbered entrances applied by author. Source: Surf Architecture

Reconstruct the podium and grand stair in their current dimensions and 1960s finishes while adapting the interior of the large hollow podium to a finished, useable space (in this case an Accessible entrance and lobby to the church hall). The only proposed change to the stair and podium design would be the elimination of the final three stairs (circled in the existing photo, right) to the church doors, which would eliminate another Accessibility obstacle, making the walkway connecting the new mixed-use building to the now completely level church podium an Accessible route to both buildings. This rebuilding opportunity also eliminates the need to repair the many structural and surface cracks on the existing concrete structure.







Floor plan source: Surf Architecture

**Above:** Portion of the level 1 floor plan for the proposed development.

The reconstructed entrance stair will have a total of 16 steps, all in the 'grand stair', eliminating the current separate flight of 3 at the main church doors. The currently hollow, unfinished and unused interior of the podium structure will be rebuilt to serve as a new lobby for the parish hall (highlighted in yellow). The parish hall will now be Accessible both from the street and from the underground parking, while the church entrance will now be Accessible from the street or parking area via the elevator in the new building.



### **Metal railing - *Preservation + Restoration***

The metal railings along the podium at the church entrance had a decorative element to them as seen in this archival photograph, right. Only the front corner portion (at 5th Street) of this historic railing survives while the remainder was replaced with a simple rail when installing the ramp from the parking lot. Restore this railing style consistent across the entire front of the podium, ideally using any stored original sections, or if not by replicating the surviving corner section.



NWPL historic photos database # 2624 c.1970s



Render of proposed reconstructed and rehabilitated entrance podium and grand stair, with two sections of decorative metal railing - restored (left) and preserved (right). Source: Surf Architecture

### **Exterior stucco - *Preservation (repair)***

Address the sources of damage to the exterior stucco finish (woodpeckers and faulty roof drainage) and spot repair the stucco by matching the specific original texture. Trade hiring and repair supervision to be guided by a heritage professional.

### **Window glass and operability - *Preservation (repair)***

The original design of facing upper and lower opening windows in the church was intended to enable passive (natural) ventilation in the church and needs to be used regularly and fully (both upper and lower lights) in the summer months. Replace broken window panes in-kind with



textured blue glass and restore the original opening and closing mechanisms of all opening windows to open fully, lock securely and be sealed properly when closed. All opening transom windows (upper windows) will need to be fitted with removable bird screens (ideally with transparent nylon netting to reduce aesthetic impact) to ensure that birds cannot fly into the church when the windows are open. Trade hiring and repair supervision to be guided by a heritage professional.

### **Front door assembly - Restoration**

Restore a solid carved, unpainted wood door assembly with glazed sidelights to the front entrance, as per the original 1968 design, and based on the earliest colour photographs of the church upon completion. The sidelights can be of textured blue glass or match the blue-toned stained glass sidelights above the door depicting traditional Ukrainian octagonal stars. Final design, intervention plans and construction supervision to be guided by a heritage professional.



Render of proposed restored wood front door and sidelights. Source: Surf Architecture

### **Roof and rainworks**

Assess flat roof drainage, venting, edge coping and cupola downspouts and make adjustments to repair and optimize the shedding of water off the cupola and off the roof in a manner that doesn't allow water pooling on the roof nor dripping down the side elevations.

Improve access to roof hatch so that congregation members can regularly and safely access the roof for periodic inspection (twice a year, before and after winter). Keeping a regular eye on the functionality and condition of the flat roof is crucial. See Maintenance Plan.



### **Choir loft - Rehabilitation**

Rehabilitate the use of the choir loft as a flex-space, to be separable from the rest of the church interior when desired. The choir loft size and layout represent a potential small-scale rental or parish space for both church and community use. Through the simple and reversible introduction of sliding glass windows from the choir balcony up to the ceiling, the space could become sound and temperature isolated from the nave space below allowing for childcare or child-appropriate services to be held simultaneously with church services, and/or for smaller community activities such as classes, courses and meetings to take place if the hall is booked, or too big. If and when desired, the choir loft could still be part of the general church space by opening the sliding windows. The use of a transparent glass barrier means the original church interior and the visibility of the choir loft would not be visually impacted whether the choir loft was being used independently or not. Final design, intervention plans and construction supervision to be guided by a heritage professional.

There are examples throughout Canada and internationally of churches that have adapted their choir lofts for new and flexible uses without negatively impacting the character of the interior. This flexibility is very important for the sustainability of historic sacred buildings that typically have smaller congregations and are more interested in serving diverse community needs than they were originally designed for.

Work with a structural engineer to ensure the projecting choir balcony load capacity can sufficiently sustain the new proposed wall of sliding windows. Plan the design and installation with a heritage professional to ensure minimal design impact and disruption of original elements in the church. Design a configuration that is 100% reversible.

Introduce a discreetly placed heating and cooling unit to serve



Photograph of the rehabilitated choir loft in St. Jude's Church in Kensington, London. The loft is not only closable with sliding glass doors but an extra layer of blinds can be pulled down to give visual separation. Source: Ellis and Moore Consulting Engineers



just the choir loft for when the windows are closed to ensure comfortable temperature at all times. The cooling feature of this unit could also support cooling the larger church space below (in summer) by opening the proposed choir loft windows to the church.

### **Energy efficiency improvements - Rehabilitation**

Alongside the restoration of the original passive ventilation system through the repair and reuse of the opening windows in the church, introduce some new higher-tech technologies and materials to improve the energy efficiency and comforts level in the church, its desirability as a community rental venue and the financial viability of operating it. Intervention plans and construction supervision to be guided by a heritage professional.

Significantly increase and improve the insulation in the attic, including the attic hatch. The attic and hatch have been observed to be significant areas of heat loss in the winter and are likely contributing to heat gain on the interior in the summer. The insulation in the attic is not visible from the interior or exterior of the church and thus an intervention here has no negative impact on the character of the historic place.

Install mini-split ductless air source pumps to discreet locations - one in the sacristy and one in the choir loft, to introduce air conditioning to the church interior in summer months to support natural ventilation through the opening windows. Work with HVAC professional to install the units from the roof so that no impacts will be visible on the exterior.

Assess the seals and weather stripping (if relevant) on all doors and windows and discreetly improve them without changing the materials or character of original Character Defining Elements.

### **Seismic upgrade assessment**

Invest in a seismic assessment of the church building to get a handle on whether any seismic upgrades are required and to begin working with a heritage professional and structural engineer to plan when and how to carry them out in a way that aligns with other planned interventions and upgrades and that follows Standards & Guidelines for Conservation.



## **Maintenance Plan**

Following completion of the conservation works, the owner must maintain the building and land in good repair and in accordance with generally accepted maintenance standards. All work should follow *The Standards and Guidelines for the Conservation of Historic Places in Canada (2nd Edition)*. The local government determines an acceptable level or condition to which the heritage building is maintained through the Heritage Maintenance Bylaw. As with the Heritage Conservation Plan, such maintenance standards apply only to the building exterior.

As general upkeep is frequently overlooked and will lead to deterioration of heritage resources, maintenance standards warrant special attention. Any building should be kept in a reasonable condition so it continues to function properly without incurring major expenses to repair deterioration from neglect. The most frequent source of deterioration problems are from poorly maintained roofs, rainwater works and destructive pests.

Establish a maintenance plan using the information below:

### **Maintenance Checklist**

#### **a. Site**

- Ensure site runoff drainage is directed away from buildings.
- It is recommended to maintain min. 2 foot clearance between vegetation and building face and a 12 inch wide gravel strip against the foundation in planted areas.
- Constantly manage vegetation (vines, etc.) that is near or attached to the building.

#### **b. Foundation**

- Review exterior, and interior where visible, for signs of undue settlement, deformation or cracking of foundation and if encountered seek advice from Professional Engineer.
- Ensure perimeter drainage piping is functioning satisfactorily.
- Inspect basement interior for signs of moisture migrating through foundation walls in the form of efflorescence (a white powder on concrete) or staining of finishes. A "smell test" for musty air can indicate a moisture problem.



**c. Stucco**

- Most stucco deterioration is the result of water infiltration, either through the roof, around chimneys, window and door openings, or excessive ground water or moisture penetrating through, or splashing up from the foundation. After the cause of deterioration has been identified, any necessary repairs to the building should be made first before repairing the stucco.
- Look for new or ongoing water stains or trails on the stucco. Investigate and address the origin of the water, likely on the roof, before repairing.
- In the interest of saving or preserving as much as possible of the historic stucco, patching rather than wholesale replacement is preferable.
- Repainting shall be in historic colours as approved in this plan or with a Heritage Alteration Permit (HAP) issued by the Local Authority.

**d. Wood Elements**

- In the wet coastal climate of British Columbia maintaining integrity of exterior wood elements is critical in preventing water ingress into buildings.
- Annually inspect wood elements for signs of deterioration, identify source of problem and take corrective repair/replacement action:
  - o wood in contact with ground or plantings;
  - o excessive cupping, loose knots, cracks or splits;
  - o open wood-to-wood joints or loose/missing fasteners;
  - o attack from biological growth (moss, moulds, etc.) or infestations (carpenter ants, etc.);
  - o animal damage or accumulations (chewed holes, nesting, bird/rodent droppings) USE HAZARDOUS MATERIALS PROCEDURES;
  - o signs of water ingress (rot, staining, mould, infestation).

**e. Windows and Doors**

- Replace cracked or broken glass as it occurs.
- Check satisfactory operation of windows and doors.



- Check condition and operation of hardware for rust or breakage. Lubricate hardware annually.
- Inspect weather stripping for excessive wear and integrity.

**f. Flat Roofing and Rainwater Works**

- Inspect roof condition every 6 months, before and after winter looking for:
  - o lifting or damage in torch-on panels
  - o excessive moss growth and/or accumulation of debris from adjacent trees;
  - o metal coping joints at roof edges
- gently clear leaves, dirt, and anything else on the roof with a broom, ensure drains are clear.
- Annually inspect and clean cupola gutters, flush out downpipes. Ensure gutters positively slope to downpipes, there are no leaks or water splashing onto building.
- Ensure gutter hangers and rainwater system elements intact and secure.
- Plan for roof replacement every 18-22.
- Ensure downpipes inserted into collection piping stub-outs at grade and/or directed away from building onto concrete splash pads.

**g. General Cleaning**

- Building exterior should be regularly cleaned depending on build up of atmospheric soot, biological growth and/or dirt up-splash from ground.
- Cleaning prevents buildup of deleterious materials which can lead to premature and avoidable maintenance problems.
- Windows, doors and rainwater works should be cleaned annually.
- When cleaning always use gentlest means possible such as soft bristle brush and low-pressure hose. Use mild cleaner if necessary such as diluted TSP or Simple Green®.
- Do not use high-pressure washing as it will lead to excessive damage to finishes, seals, caulking stucco and wood elements, and it will drive water into wall assemblies and lead to bigger problems.



## Research Resources

Bing Marr and Associates. Restoration report: A case for renewed life in the old city. Prepared for the City of Vancouver, 1969.

Birmingham and Wood, Hopping/Kovach/Grinnell and Bing Marr & Associates (1969) Restoration Report: The Case for Renewed Life in the Old City. Vancouver Archives 120-E- 1 File 285.

### BC and National Archives

Indexes to births (1854-1903), marriages (1872-1938), deaths (1872-1993), colonial marriages (1859-1872) and baptisms (1836-1888). Archival photographs. Government of Canada Censuses for BC

### City of New Westminster

Building permit records - CityViews database, City of New Westminster. Barman, Burton & Cook. 2009. Queen's Park Historical Context Statement prepared for the City of New Westminster.

Fly over and virtual tour of the Holy Eucharist Cathedral <https://youtu.be/bxj9snhznQw>

Holy Eucharist Cathedral Parish Archives. B.G. Marr & Associates architectural plans for St. George's Ukrainian Catholic Church. June 1968.

Holy Eucharist Cathedral Parish Archives. Scrapbook of parish history through the decades.

Holy Eucharist Cathedral Parish Archives. Justice & Webb Landscape Architects Ltd. planting plan. June 1968.

Holy Eucharist Cathedral Parish. Jubilee Commemoration booklet 1952-1977

Modern Ukrainian Church Designs in Manitoba [https://www.gov.mb.ca/chc/hrb/internal\\_reports/pdfs/ukrainian\\_churches\\_modern\\_designs.pdf](https://www.gov.mb.ca/chc/hrb/internal_reports/pdfs/ukrainian_churches_modern_designs.pdf)

[newspapers.com](http://newspapers.com) archival editions of the Vancouver Sun and Province newspapers

### New Westminster Archives

Archival photographs

### New Westminster Public Library

Archival photographs

Ukrainian Catholic Eparchy of New Westminster <http://nweparchy.ca>

Site visits April 15 and October 20, 2020



# REPORT

<b>To:</b>	Community Heritage Commission	<b>Date:</b>	June 1, 2022
<b>From:</b>	Kathleen Stevens, Heritage Planning Analyst	<b>File:</b>	13.2606.03
		<b>Item #:</b>	2022-380
<b>Subject:</b>	<b>Heritage Register Building Mural Proposal: 728 Columbia Street</b>		

## PURPOSE OF REVIEW

To review the proposed mural concept on the heritage register building at 728 Columbia Street and provide feedback.

## SUMMARY

A proposal has been received for a painted mural on the Front Street (rear) elevation of a heritage register building at 728 Columbia Street, in the downtown historic district. Though no Council approvals or Heritage Alteration Permits, are required for changes to buildings on the Heritage Register, the City's policy is that the Community Heritage Commission (CHC) reviews applications for changes to Heritage Register buildings and provides feedback.

## GUIDING POLICY

## Heritage Register

Though not legally protected by bylaw, the building at 728 Columbia Street is listed on the City's Heritage Register. The Heritage Register is an official list of properties with heritage value which have been identified by the City. Applications for changes to or demolition of properties listed on the Heritage Register are generally reviewed by the Planning Division and referred to the CHC. Alterations and additions are reviewed to determine the appropriateness of the proposed changes in relation to the character defining elements of the building or structure. However, no heritage-related permits are required in addition to the standard Building Permit.



## **Heritage Related Design Guidelines**

Council endorsed *The Standards and Guidelines for the Conservation of Historic Places in Canada* in 2008 as a basis for assessing heritage projects within the city. These are national guidelines for best practice in heritage conservation and design.

All proposals for changes to heritage sites are carefully evaluated using this document. The guidelines recommend that character defining elements of a protected site (as listed in the Statement of Significance) be retained and restored. New additions are permitted, providing they are respectful of the site's heritage values.

## **BACKGROUND**

### **Heritage Value**

The Bank of Nova Scotia building is located at the corner of Columbia, Begbie and Front Streets, in the Columbia Street Historic District. See Appendix A for a site context map. Built in 1938 by architect Murray Brown, in the International style, it is a concrete and brick structure with one storey plus mezzanine and basement.

The Bank of Nova Scotia has occupied the site since 1919 and remains one of the last banking halls on Columbia Street. Numerous building permits have been issued for the site with significant additions occurring in the 1950s and 1980s. The building's Statement of Significance is Appendix B.

### **Project Description**

Under the Public Space Activation program, a painted mural is proposed to cover a 10 m. by 8 m. portion of the building's rear wall (facing Front Street) with an iconic image of New Westminster. The remainder of the rear wall would be painted matte black. The medium proposed is exterior acrylic paint. As the mural application involves only painting, no building permit would be required. As no advertising is being proposed, no sign permit would be required.

The mural will identify important features/places in New Westminster (numbered) and will include 7-10 scannable QR codes where background information and interesting facts about the feature/place can be accessed. In order to keep the mural less congested, the QR codes and corresponding number from the mural, will be listed on the portion of the rear wall painted matte black to create a "did you know" space. See the mural proposal in Appendix D.



**DISCUSSION**

The rear wall's brick surface is currently painted. It would be cleaned and primed before the mural production starts. See Appendix C for current photographs of the building. The character defining elements on the Front Street (rear) elevation – the masonry construction with facing of Haddington Island andesite and Quebec black marble trim on the building's corner at Begbie and Front Street – are not proposed to be painted as part of this mural proposal.

*Would the proposed mural have undue impact on the heritage elements of this site?*

*Are there any additional heritage implications related to the proposed mural that should be considered?*

**FEEDBACK FROM THE COMMISSION**

The Community Heritage Commission is being asked to provide feedback on the proposed mural at 728 Columbia Street. The following options are offered for the Commission's consideration:

- 1) That the Community Heritage Commission support the proposed mural at 728 Columbia Street; or
- 2) That the Community Heritage Commission provide an alternative recommendation, stemming from elements identified in their discussion.

**ATTACHMENTS**

Appendix A: Site Context Map  
Appendix B: Statement of Significance  
Appendix C: Current Photograph  
Appendix D: Mural Proposal

This report was prepared by:  
Kathleen Stevens, Heritage Planning Analyst

This report was reviewed and approved by:  
Britney Dack, Senior Heritage Planner

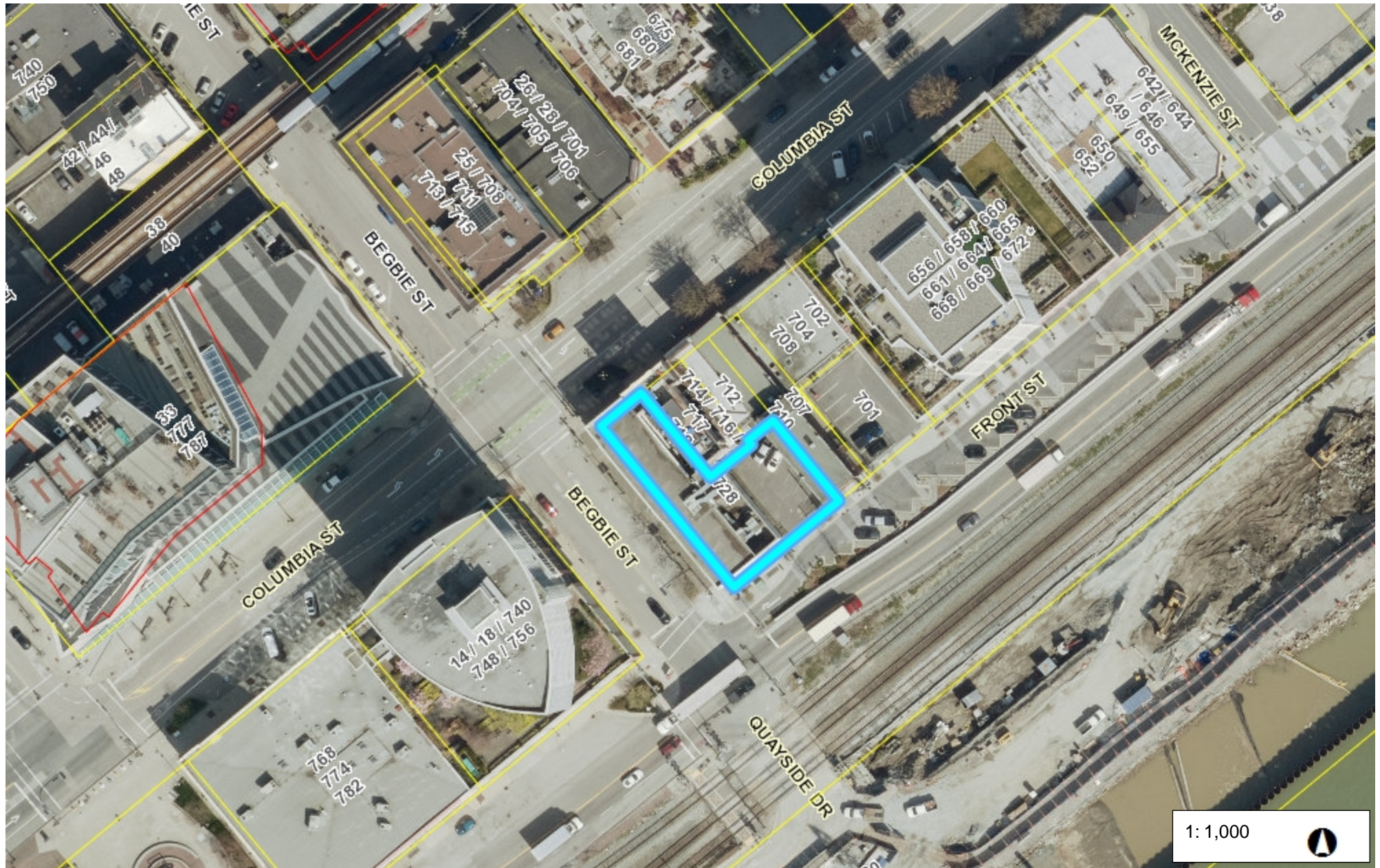


## Appendix A

### *Site Context Map*



## 728 Columbia Street



0.1 0 0.03 0.1 Kilometers

NAD\_1983\_UTM\_Zone\_10N  
 CNW GIS Services

This map is a user generated static output from an Internet mapping site and  
 is for reference only. Data layers that appear on this map may or may not be  
 accurate, current, or otherwise reliable.



## Appendix B

### *Statement of Significance*



## **728 Columbia Street Statement of Significance**

### **Description of Historic Place**

The Bank of Nova Scotia is a one-storey plus mezzanine masonry banking structure, with large window openings illuminating the main banking hall. The exterior was influenced by the 1930s trend towards modernism, and the influence of the Stripped Classical style is evident in the large fluted columns between the window openings on the front facade. It is located on the south side of Columbia Street at the corner of Begbie Street in New Westminster's historic downtown commercial district.

### **Heritage Value**

The Bank of Nova Scotia is significant for its contribution to the consistent and distinctive built form of Columbia and Front Streets, which dates from 1898 to 1913, when New Westminster was the major centre of commerce and industry for the booming Fraser Valley area. In 1899, this was the site for the B.C. Electric Railway Company office and depot; when it relocated in 1911 the building was renovated for use by Merchants Bank of Canada, and was later the location of the Bank of Nova Scotia. Despite the Crash of 1929 and the following Depression, conditions improved in the later 1930s, and in 1938 the bank announced the construction of a new building on this site, symbolizing its confidence in the area and the end of a long period of stagnation in downtown New Westminster. The new bank was opened on June 1, 1939, and was enlarged to the rear and renovated in 1958.

The Bank of Nova Scotia is a superlative example of modernistic architecture. During the 1930s there was a widespread movement towards the adoption of non-traditional styles of architecture, here reflected in severe planar surfaces, minimal detailing and the lack of a traditional cornice. Typical of the conservatism of large banks, it retains some of the monumental characteristics of the earlier Temple Bank movement, evident in the influence of stripped classicism and in the use of fluted pilasters on the front facade that recall traditional classical columns. The bank was designed by Toronto-based architect Murray Brown (1885-1958), who was known for his distinctive Moderne and Art Deco buildings, and who designed Bank of Nova Scotia branches in Halifax, Calgary and Saint John, New Brunswick. The facing is Haddington Island andesite, with a Quebec black marble base. Carved stone plaques represent the fishing and lumber industries - the source of much of the province's wealth; a sailing ship symbolizes trade and commerce, and the bank's crest is prominently displayed on the front and side facades.

This site is additionally significant for the long-term presence on Columbia Street of the Bank of Nova Scotia, founded in Halifax in 1832 to facilitate the thriving trans-Atlantic trade among Britain, North America and the West Indies. By the early 1900s, the bank had a coast-to-coast network of branches, facilitated by amalgamation with several other banks. Throughout the 1920s and 1930s, a number of local branches were built in British Columbia to strengthen the bank's presence on the West Coast. The Bank of Nova Scotia still occupies the building and this remains one of the last banking halls on Columbia Street.



## Character-Defining Elements

Key elements that define the heritage character of the Bank of Nova Scotia include its:

- location on a prominent corner at Columbia, Front and Begbie Streets, part of a grouping of commercial buildings in historic downtown New Westminster
- siting on the property lines, with no setbacks
- geometric form with asymmetrical entry, one-storey plus lower level scale, flat roof and cubic massing
- masonry construction with facing of Haddington Island andesite and Quebec black marble trim
- elements of modernistic design, including planar walls with minimal ornamentation, simplified detailing and the lack of a projecting cornice
- vestigial references to classical architecture including fluted columns on the front facade
- original exterior decoration, including: carved stone reliefs representing B.C. fishing and lumber scenes and a sailing ship on the Begbie Street facade; carved stone bank crests on the front and side facades; cast bronze sign letters; smaller lettering in nickel and cadmium plating; and bronze plaque on side facade 'The Bank of Nova Scotia Incorporated Anno Domini 1832' nickel and chrome-plated metal window sash that divides the large banking hall windows into smaller plate glass units
- interior elements such as its high ceilings; original radiator caps and window ledges; and four steel and concrete vaults



## Appendix C

### *Current Photograph*



**Current Photograph**





## Appendix D

### *Mural Proposal*



# Mural Proposal for 728 Columbia Street

Created by Shanice McIntyre and funded by the  
Downtown New Westminster BIA





# Overview of the Mural



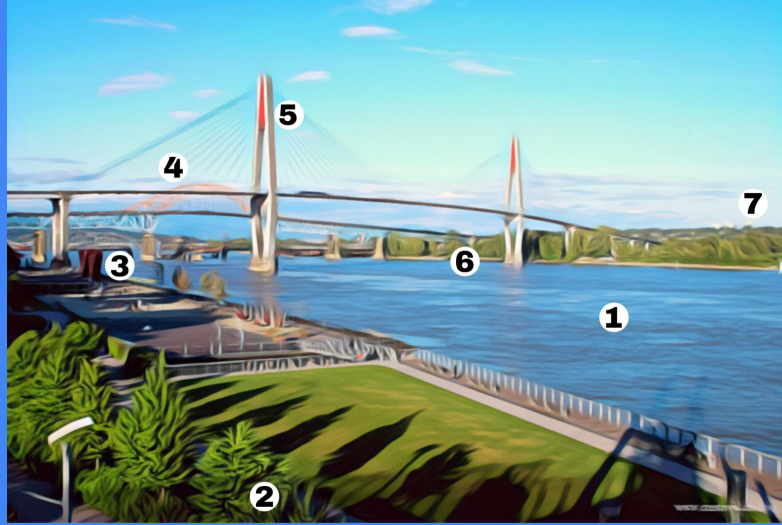
**Location:** 728 Columbia St, New Westminister, BC V3M 1A9

**Wall Measurements:** 10m x 8m

This wall will get a clean outdoor coat of white paint to help preserve the mural image that will be placed onto the wall.



# Overview of the Mural



The concept of this mural is to educate individuals about the history of New West. In this photo each number will indicate a scannable QR code. (Ex. The bridge will have its own QR code, once it is scanned with a mobile device it will direct you to information on how the bridge was created). The mural will have 7-10 scannable codes throughout.



This image above shows a visual of how the finish product will look. All of the cords and windows to the right hand side will be avoided completely and painted around with a black coat of paint to make the “did you know” section pop. Each number located on the mural will correlate with the scannable code in the corner. (These will be painted on at a more suitable scannable height level)



# Why this image and this information?

In the photo that is chosen for the mural it shows many artifacts of New West. This image also still has the iconic “W”. With this photo you can get lots of information out of it, including learning about the Fraser River. All rights to using this photo have been discussed and sorted out. The image will also have more of an artistic twist to it.

All QR codes will be fact checked and suitable for all ages to learn about. All religions, races, and people of New West will be respected when any history is spoken about.



# Material and Proposed Dates

The mural will be done completely with outdoor acrylic paints. This will be done with a crew of 2-4 people, 5-10 hours each week. The mural will be fully funded by the New Westminster BIA.

The proposed dates for this piece are to start June 10th-12th 2022 and have it done by July 10th 2022. Unfortunately outdoor murals are quite weather dependent which means there is only roughly a 5 month window to paint Throughout the year successfully. If these dates do not work that can be spoken about to push the mural in more of August.



Contact us:

[https://vividcreationss.weebly.com/?fbclid=IwAR3PY6AzErmK-m7k\\_JnwcTXshl1ubTYfRAzIU1nvHbB4gK6SPPHrFh9ArtM](https://vividcreationss.weebly.com/?fbclid=IwAR3PY6AzErmK-m7k_JnwcTXshl1ubTYfRAzIU1nvHbB4gK6SPPHrFh9ArtM)

Shanice McIntyre

Contactusatvividc@gmail.com



**Did you know...**

**QR code list**

- 1.
- 2.