

Appendix A

Applicant Design Rationale

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City of New Westminster
Planning Department
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RE: Holy Eucharist Cathedral Mixed-Use Development Design Rationale

Program

With the removal of the existing aged structures, land becomes available to accommodate new on-site facilities. The proposed facilities program includes:

- A mix of Rental Apartments
- Daycare Facilities
- A small community room
- A new at-grade entrance into the Parish Hall
- Below grade parking for 36 vehicles

Development Density

It's well understood that we as a community are quickly running out of developable land in the lower mainland. Greenfield sites are scarce and on-going environmental governance is rightly removing land parcels which were just recently considered developable. Our design team fully respects design parameters that consider the affects global warming and therefore seeks other opportunities to add strategic, well considered density within existing safe and solid development parcels.

Through our geotechnical engineer's data base of local sites and their characteristics, we deduce that this is a site class C because the soil is quite good. Given this preliminary information, our design team fully advocates taking advantage of the potential development capacity of this highland site.

This development proposal is not taking full advantage of the potential massing that could fit on the site. Instead the intent is to seek an acceptable middle ground between currently approved municipal OCPs and what local development may allow for in the future.

Massing

The new facilities on the site will be located in two separate buildings located over a below-grade common vehicular parking structure. The two buildings inherit specific characteristics based on existing adjacencies. To the west of the Cathedral, alongside a lane and commercial

properties will be the more prominent of the 2 buildings. This building is referred to as the “West Wing” and is envisioned to have an institutional /commercial expression. Located to the north of the Cathedral is the diminutive structure on the site, this residential building is referred to as the “Manor” and will have a flat roof which ties-into the overall expression of the Cathedral grounds.

The east building is proposed to consist of five Levels. The Level 2 is set at 13’ above the sidewalk, Levels 2 & 3 have 11’ floor to floor heights. The top of the “roof” of level 3 aligns with the adjacent commercial building and parapet line of the cathedral. The top of Level 3 sets a “shoulder” setback, above which are the residential Levels are set at 9-6” floor to floor. From the exterior, these 2 Levels will be lighter in appearance through the use of a curtain wall glazed and spandrel envelope.

Construction

For the West Wing, the program of spaces varies substantially from the daycare floor levels to the residential floor levels. For this level of structural flexibility, cast in place concrete slabs, columns and beams have been utilized.

For the Manor we are utilizing stick-built wood frame construction on the roof over the parking level.

Site Circulation

The site is accessed by 2 prominent New Westminster streets and a laneway that will undergo significant enhancement as this development moving forward. 4th Avenue is the main frontage street for the Cathedral and features the main stair that ascends to a terrace at the threshold to the sanctuary. The pedestrian realm along the sidewalk sees considerable amounts of activity during religious celebrations, weddings and funerals. Now that this location will also function as a temporary drop-off and pick-up zone for primary daycare entrance, considerable cross-traffic is anticipated over the typical boulevard zone. It is therefore proposed to pave the apron in front of the stairs and West Wing Entrance.

A small plaza is proposed to the west of the feature stair; it’s purpose will be to create a node that facilitates access to the West Wing Main Entry, access to the parkade, and the entrance to the church hall. A portion of this plaza is under cover by the terrace bridge above and will also accommodate a bike rack for 5 bikes.

5th Street flanks the east side of the development parcel and provides the opportunity to transition from this prominent corner intersection to a quieter residential community well established to the north. Currently, a descending parking ramp and a decommissioned municipal vehicular right-of way are located between the Cathedral and the single family home adjacent to the north. Through acquisition of the right of way and the relocation of the vehicular parking access to the laneway, this prime parcel of land is opened-up for resident, daycare and bike circulation and storage as well as additional natural planting.

Our design team appreciates this walkway as a key circulation component to the development both through the benefits that it provides to circulation yet also to its formal contribution the architectural massing on the site. On axis with this walkway at its west terminus is the secondary stair core of the West Wing. This vertical circulation component is thus framed by the north elevation of the Cathedral and the south elevation of the Manor.

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In addition to the widening of the municipal laneway, a 2.6m setback has been provided from the new laneway R.O.W.. This setback will accommodate a planted boulevard on the Cathedral site and allow for potential future road widening. The enhancement of the lane will also include the undergrounding of the electrical power lines, new asphalt pavement and concrete curbs.

Site Landscaping

The landscape design of Holy Eucharist Mixed Use Complex aims to provide a sense of community and inclusivity by providing a variety of opportunities for different user groups to socialize and enjoy.

While using a mix of evergreen and deciduous trees and shrubs for a softer ambiance and seasonal interest throughout the design, the ground level landscape provides a church entry platform, semi-private residential patios with benches, seating nodes, flex use lawn areas and a communal patio with BBQ and harvest table. The design retains the existing play area at the corner of Fourth Avenue and Fifth Street.

The street frontages of Fourth Avenue and Fifth Street will be upgraded to city standards with lawn boulevard and street trees in grates. Along the east property line in the lane (on-site) a tree lined boulevard will be provided.

On level 2, in addition to the patio with perimeter planting off the daycare waiting area, a flex play area with poured in place rubber safety surfacing is provided to be used by the daycare.

On the rooftop the range of programs include an outdoor kitchen and dining, outdoor lounges with fire table and a children's play area with play elements. A trellis with vines and matching fence will be used to separate the play area and the building's amenity patio. Trees will be provided on the rooftop to provide additional shade.

Roof tops

By utilizing a majority of site, a considerable amount of assigned, usable area of the development is roof top space. Technical building envelop considerations will be critical during the detail design and construction documentation stages of this project to ensure that the habitable spaces below the occupied roof tops are thoroughly protected.

Exterior Material Selection

The selection of exterior building finishes has been derived from the palette of the existing Cathedral exterior finishes. The prominent exterior finish is pebble dash stucco. Our team agrees that the key element of the original design intent is found in the subtlety of the application of this material. There are 2 different treatments that have been applied. The overall framing components which consist of the curved cornice, end gables and intermate pilasters are finished in an off-white mix of granite and stone aggregate set within a light gray render. The infill panels are a stucco composite of buff-coloured stone aggregate set within a warm light gray render.

By working with our Heritage Consultant, Elana Zysblat CAHP of Ance Building Services, the approach which has been pursued is not to mimic past construction, rather to utilize standard materials as their modern counterparts. For example, stone dash and granite dash

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stucco applications are no longer readily available therefore alternate cladding systems have been selected for the two proposed building on the site.

For the Manor, horizontally staggered cedar shingles are proposed as the main rainscreen cladding system. The shingles would be finished in a semi-translucent light gray stain to allow for the grain of the wood and warmth of the wood tone to be expressed. This appropriately residential type of cladding is intended to transition the overall development into it's residential neighborhood along 5th Avenue.

For the West Wing, a panelized fiber cement rainscreen siding system has been introduced. This material has a broad range of subtle natural colours and can be installed in a staggered random pattern. This pattern is intended to elude to the cedar shingle pattern of the Manor yet at a collegiate scale as appropriate for a larger scale building with a campus setting.

To accent the selected cladding systems for both the West Wing and the Manor, a series of opaque natural gray colours have been selected based on the original aggregates of the pebble dashed applications. These solid colours would apply to trim boards, door and window casings, and roof parapet flashing to name a few.

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As a counterpart to the proposed cladding systems, a secondary material has been introduced to both the West Wing and the Manor. Originally, actual copper metal panels clad the dome of the Cathedral and over time have transitioned to a verdigris finish. For the new buildings, copper anodized aluminum composite panels are proposed for spandrel panels and glazed curtain wall mullion caps.

Child Care

Currently a daycare program for 22 children is run in the existing Parish Hall. This new Development would free-up the Parish Hall and be available to the general community during regular school hours.

For the number of proposed daycare spaces, the Eparchy's ambition is to accommodate 98 children with ages ranging from 30 months to 12 years. The assigned location for the childminding facility is on Level 2 and 3 of the West Wing. The daycare space age ranges are as follows:

- 2 infant and toddler groups each with 12 children.
- 2 groups (30 months - 5 years) of 25 children
- 2 school age groups (5-12 yrs) with at least 12 children in each room

The approximate area allocated to the daycare is 7,430 square feet (690 square meters). and the interior space/child ratio will be 41 square feet (3.8 square meters) per student. The outdoor play-space requirements for the proposed number of daycare spaces will be as prescribed by Fraser Health Authority at 65 square feet (6 square meters) per student. The outdoor areas will be located in 3 different locations. 2 are roof top areas on the West Wing at Level 2 and the larger outdoor area will be at-grade to the east of the Cathedral. Current operators of the daycare are committed to providing affordable childcare as a registered not-for-profit association.

Residential

The residential component of the site is distributed along the west and north areas of the site.

All units will be rental housing, the target market will be a mix of the following:

- The Manor (2 - 3 Bedroom apartments and 1 - 4 Bedroom assigned as the Clergy Residence)
- Laneway / courtyard suites (2 suites one with 2 bedrooms, one with 3)
- Secured Rental suites at Levels 4 and 5 in the West Wing (2) 1 Bedroom, + (2) Adaptable 2 Bedroom + (6) Studio suites)
- 1365 sq ft Community roof deck over Level 5 for all residents in the West Wing

It should be noted that test fits for the unit mix are still in progress and are therefore subject to change. The Eparchy is committed to providing new facilities as affordable housing. For the mix of unit areas, refer to the attached area calculation table.

Parking

On-site parking consists of 34 stalls which includes 9 compact parking stalls and 2 accessible stalls. Of the 21 standard car stalls, 2 will be equipped with electric vehicle (EV) charging stations. All parking stalls will be roughed-in to allow for future EV changing stations.

For bike parking, 5 secured bike hangers and 16 bike lockers have been provided to accommodate 21 long term parking storage locations. In addition, 8 bike racks have been provided in 2 separate locations to accommodate 8 short term bike parking locations.

Access to parking is from the lane via a 10% sloped entrance ramp that transitions to a 5% sloped parking deck. The transition from public to residential parking is near the bottom of the sloped parking deck where the security gate will be located.

Heritage Designation

The Eparchy is pursuing the option to designate the existing Cathedral as a historic property. By date of construction recorded as 1968, this building now qualifies.

Given that the front (Fourth Ave) pyramidal staircase is a character defining element of the building, the overall design has been developed to integrate this architectural feature. The re-building of the feature stair will comply with current stair design requirements and a new elevator in the West Wing will provide full accessibility to the Cathedral sanctuary. The Eparchy strongly feels that access to the Parish Hall from street Level is an important connection. The new entrance to the Hall will be located on the west side of the feature stair and an internal set of stairs and a ramp will provide access the existing Hall floor level which is below sidewalk level.

Contemplated Modifications to the Cathedral - Architectural Details

Cathedral Doors

Originally, the pair of main entrance doors into the Cathedral were solid wood paired leaves with inset panels. These were subsequently replaced with commercial grade solid core slab doors painted white. The intent is to eventually replace the commercial grade doors with a new set of panelized wood doors.

Glazing and Fenestration

A distinctive feature of the Cathedral is its original 2-storey high slot windows. The blue tinted textured single panes will remain.

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The manor will have residential grade vinyl windows with anthracite (charcoal gray) frames. The West Wing will have commercial grade IGUs in thermally broken aluminum frames.

Along the west side of the West Wing at the Daycare Facility Levels, we are proposing glazed fins with coloured glazing. The intent is to provide a distinctive and playful feature for the facility that is both recognizable from the exterior and experiential from the interior.

Guardrails / Handrails

The original guardrails and handrails are of wrought iron and have repetitive, design consisting of curves and vertical pickets. The design complements the original architecture of the cathedral however gaps between the pickets exceed current building code requirements. In addition, the height of the guardrail is a few inches shorter than that which is permitted. Our intent is to reuse the guard rails at the edge of the main terrace and to secure them to a raised curb to meet the guard height requirements. The intent is also to add clear glazed panels to the inside of the wrought iron to eliminate the issue of oversized openings.

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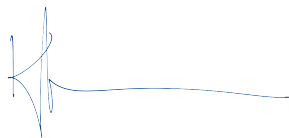
Concluding Statement

Based on our dialog with the City of New Westminster planning group thus far, our team is optimistic in achieving a truly successful legacy for the Eparchy and its neighboring community. The mix of new uses on-site are intended to make excellent use of Eparchy land by adhering to the Zoning Bylaw, respecting site context and subscribing to environmental sustainable practices. The following like-minded consultant team has been selected to provide ongoing guidance as this project moves from a vision to reality:

Heritage Consultant	Ance Building Services
Landscape Architect	Durante Kreuk
Project Energy Advisor	Sean Martin Consulting
Civil Consultant	Creus Engineering
Traffic Consultant	CTS
Geotechnical Consultant	GeoWest
Structural Consultant	RJC

We trust that this design rationale addresses a number of the key design decisions that have been made thus far. In an effort to limit this summary, we fully anticipate follow-up requests for clarifications and additional comments from your team.

Sincerely



Mark Koropeczky, Architect AIBC