

Appendix A  
*Land Use Rationale*

December 5, 2023

To the Attention of:  
Wendee Lang, Development Planner

City of New Westminster  
Development/Planning Department  
511 Royal Avenue  
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SURF ARCHITECTURE INC.

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**RE: Holy Eucharist Cathedral Development Project Summary Letter  
(Update to Letter submitted June 21<sup>st</sup> 2021)**

### **Overview**

This letter (originally submitted on June 21<sup>st</sup> 2021) has been updated as requested by the City of New Westminster planning department email dated September 21<sup>th</sup> 2023. Given the advancement of project and ongoing dialogue with city staff, a number of statistics have been updated and some obsolete information has been removed.

The Ukrainian Catholic Eparchy of New Westminster submitted a Pre-Application Review package for a proposed development on their 2 properties located at 501 4<sup>th</sup> Avenue and 408 Fifth Street. The 2 properties include the church site and a single-family residence; these are separated by a vehicular lane on city property. Discussions are in progress between the Eparchy and The City of New Westminster regarding the purchase of the lane. Once consolidated, the 3 parcels of land will total approximately 24,140 square feet (2240 square meters).

Working with SURF Architecture, the Eparchy Steering Committee, led by Rev. Mykhailo Ozorovych have developed a comprehensive plan for the amalgamated site. The plan retains the existing church and requires the demolition of the existing single-family residence and two-level concrete vehicular parking structure located along the west side of the Cathedral.

### **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
- Day Care and Student Drop-in Facilities
- A small Community Room
- A new at-grade entrance into the Parish Hall, located below the Cathedral
- Below grade parking for 33 vehicles

### **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 structural on the site, this residential building is referred to as the “Manor” and will also have a flat roof to tie-into the more prominent buildings on the grounds.

The east building is proposed to consist of six Levels. The first 3 Levels are at 12’ (3.66m) floor to floor heights with the top of the “roof” of level 3 aligning with the adjacent commercial building and parapet line of the cathedral. These 3 Levels are envisioned as having a more monolithic concrete appearance. The top of Level 3 sets a “shoulder” setback, above which are the residential Levels set at 10’ (3.05m) floor to floor. From the exterior, these 3 Levels will be darker in hue through the use of a curtain wall glazed and spandrel envelope.

### **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 has worked with the Health Authority and has approval to accommodate 49 children. The assigned locations for the childminding facilities are on Levels 2 of the West Wing. The daycare space age ranges are as follows:

- 2 infant and toddler groups each with 12 children.
- 1 group (30months to school age) with 25 children

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The approximate net area allocated to the daycare is 2,200 square feet (205 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 2 different locations. 1 is roof top area is located at Level 2 between the West Wing and the Cathedral and serves as a convenient adjacency for smaller groups of toddlers. A larger area of approx. 1600 sq ft can accommodate the older age group of 25. The large outdoor area will be at-grade to the east of the Cathedral. Current operators of the daycare are committed to providing affordable childcare though they are not registered as a not-for-profit at this point.

### **Use of Non-Residential Spaces**

The proposed uses of the institutional spaces in the West Wing daycare space and multi-purpose room use which may occur in the in the daytime, after school from drop-in programs and on weekends. In regard to a proposed food program, the Parish Hall will continue its perogy supper program, bake sales and bi-weekly community dinners at the same time exploring new opportunities to serve those need. This multi-purpose parish hall will continue to be utilized for general assembly uses and will be available for rent by the general public.

### **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 (1 4-bedroom apartment assigned as the Clergy Residence. 2–3-bedroom apartments on Level 2
- 2 courtyard suites (1-2 bedroom suite, 1-3 bedroom suite)
- Rental suites at Levels 3 in the West Wing (1-2 Bedroom, + 1-3 Bedroom + Studio)
- Rental suites at Levels 4 in the West Wing (2-2 Bedroom, + 2- Studio)
- Rental suites at Levels 5 in the West Wing (1-1 Bedroom + 1-2 Bedroom, + 3- Studio)
- Rental suites at Levels 6 in the West Wing (1-1 Bedroom + 1-2 Bedroom, + 3- Studio)
- Community roof deck over Level 6 for all residents

### **Parking**

On-site parking consists of 33 stalls which includes 9 (27%) compact parking stalls and 2 accessible stalls.

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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 at the bottom of the sloped parking deck, the location of the security gate is at the entrance into the covered parking area.

For long-term bike parking, 27 exterior bike lockers are provided at-grade and 6 secured storage bike racks are located in the covered parking area along with a bike maintenance area. For short-term bike parking, 12 bike racks are included at grade. The total number of parking locations on the site is 55 in compliance with the zoning bylaw.

### Site Coverage

Following is a table that summarized the distribution of areas on the site:

	SM	SQ FT
SURF ARCHITECTURE INC.		
FOSTER TOWER SUITE 304, 1493 FOSTER STREET WHITE ROCK BC V4B 0C4	Site Area	2,242.45
	Impermeable Building Area <i>(Excluding landscaped areas on rooftop and L2)</i>	24,137.49
MARK KOROPECKY ARCHITECT AIBC, MRAIC, AIA RIBA, LEED AP, AOCA	Existing Church Stair	1,302.38
PRINCIPAL	Hard Landscaping <i>(Including laneway asphalt curbs etc.)</i>	55.04
604 616-0646 www.surfarchitecture.com	Permeable Soft Landscaping	444.77
		440.26
		2,242.45
	Site Coverage % <i>(Excluding landscaped areas on rooftop and L2)</i>	4,738.89
		24,137.49
	Permeable Construction %	58.08%
	Hard Landscaping % <i>(Including laneway asphalt curbs etc.)</i>	19.63%
	Existing Church Stair %	19.83%
		2.45%
		100%

### 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 feature while enhancing accessibility to the Cathedral sanctuary and Parish Hall.

The Eparchy strongly feels that access to the Parish Hall from street Level is an important connection. Since it appears that the area under the terrace at the top of the main stair has a void below it, our team is proposing to utilize this space as a new entrance lobby into the Parish Hall. Access would be from the west, adjacent to the covered parking area. Since this new entrance will be to the west of the main stair, the front elevation of the Cathedral will not be altered.

Since the onset of the design process, The City of New Westminster Planning Department has encouraged the Eparchy to include a Heritage Professional as part of our team. By working with an expert throughout the P.A.R. process and the Development Permit Application, our team is proposing an overall concept that will help achieve these goals. Please refer to the Preliminary Heritage Conservation Plan and the Statement of Significance which form part of this application.

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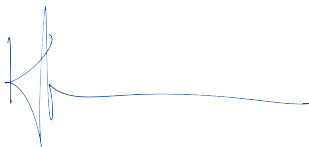
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### Concluding Statement

Based on our dialog with the City of New Westminster planning group throughout the Development Permit Application process, 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 provided ongoing guidance as this project moves from a vision to reality.

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

We trust that the updates to this letter are satisfactory and look forward a positive outcome from the next Advisory Planning Commission meeting to take place this coming December.



Sincerely,  
Mark Koropecky, Architect AIBC