

Attachment 2
Project Summary Letter



HOLY TRINITY ROMANIAN ORTHODOX PARISH
UNDER THE ROMANIAN ORTHODOX EPISCOPATE OF AMERICA
220 Carnarvon Street, New Westminster, B.C., V3L 1B8
Parish Office: (604) 982-0677
E-mail: prnicolae@gmail.com Web: www.sfanta-treime.org

To: Corporation of the City of New Westminster
Samantha Bohmert – City Planner

Date: September 14, 2021

From: Cristina Balutescu - Secretary Holy Trinity Romanian Orthodox Parish

Dear Ms. Samantha

This letter is providing a description to the variance to the building permit for which our Church was accepted to build the three-level addition at the rear of the property located on 220 Carnarvon Street, New Westminster, BC.

As per our understanding, due to the variance from the provisions of the Zoning Law a development variance permit is required. This variance is triggered by the extension of the stairs on the west elevation and the new proposed balcony along rear of the building which does not meet the setback requirements in the Zoning. Other associated variances are also captured in this letter.

The changes and the associated reasoning are shown below for the:

Extension of stairs on west elevation to run length of the building (shown in the attached drawing A5.0. West Elevation)

- allows better and more direct accessibility to building for people coming from the parkade or Clarkson St. as opposed of using only the handicap access ramp on Western side of the building or the stairs on the Eastern side.
- facilitates a safer and more efficient exit from the building as the stairs will create a secondary path of exit in case of an emergency instead of relying only on the narrow handicap access ramp alone.
- stairs are a safer alternative especially for elderly parishioners due to gentler rise and installation of guardrails; also due to the highly slope street, the stairs are a safer alternative for entry and exit especially in wet and icy conditions.



Addition of balcony and modification of the associated windows on the first floor (shown in the attached drawing A5.0. South Elevation)

- provides more air flow and space for the community room and allows for larger windows to be installed without ruining the original aspect of the building - these large windows will be obstructed from view by the proposed balcony. This change is mainly related to the Covid/or others future potential restrictions (*"in all likelihood, Covid will never be over; it will continue and morph into a seasonal illness" – J. Bloom-virologist"*) that ideally should be added at this time as any change later will be more costly.
- the proposed balcony will not protrude past the existing balconies on Clarkson Street; only the support columns would be passing the setback limit.

Accesible parking space

-being the only flat area side of the property, the front of the church street side is considered the main loading area. You cannot properly load on a 5% slope so there is no other proper space for loading at this particular location. Therefore, the access of the people with physical disabilities to the church will be thru the ramp located in the front of the church main door. Pushing a wheelchair against the slope could be very difficult and should not be considered especially when there is a straightforward route in the front of the bulding.

Reduction of loading space and current loading arrangement

-the loading is being done mainly in the front of the building due to the proximity to the main entrance door. Due to the specific of the church, we do not have deliveries other than the mail because the site is not attended every day of the week. Be aware, the bus stop located nowadays in front of the church (due to some pilot project initiated by the city) is tremendously impeding the loading (e.g. the casket bearers meet the bus passengers).

Increased stair width on east side

-the one-foot increase of the stairs will make a substantial impact during the religious ceremonies when the church has to be surrounded by the parishioners. When the stairs are climbed up by the elder people, they can be helped in a better way by other people if the stairs are wider.



HOLY TRINITY ROMANIAN ORTHODOX PARISH

UNDER THE ROMANIAN ORTHODOX EPISCOPATE OF AMERICA

220 Camarvon Street, New Westminster, B.C., V3L 1B8

Parish Office: (604) 982-0677

E-mail: prnicolae@gmail.com Web: www.sfanta-treime.org

Extension of stairs up from the balcony of the caretaker's suite to the roof top

-Addition of stairs on third floor would provide safer roof access to the new addition, necessary for maintenance and cleaning, especially for the existing large windows of the church.

We look forward for a favorable acceptance of these variances by the Council so the construction project can resume in early October.

With consideration,

Cristina Balutescu
Parish Secretary