

February 14, 2019

Development Services
Township of Esquimalt
1229 Esquimalt Road
Esquimalt BC V9A 3P1



re: **St. Peter and St. Paul's Ministry Centre & Affordable Seniors Housing**
1379 Esquimalt Road
Heritage Alteration Permit

Attention: Karen Hay, Senior Planner

Dear Karen,

The rezoning of 1379 Esquimalt was approved in October 2018, allowing for the development of 24 affordable seniors rental housing units and the creation of a new Ministry Centre and Activity hall to replace the aging church hall currently on the property. The Rezoning approval was subject to a Heritage Alteration Permit concerning the physical connection of the new building to the existing Heritage Church. A Heritage Review Committee was established to review options for this physical connection and provide recommendations for a preferred design. The attached submission represents the review committee's consensus on the recommended solution.

The design of the new Ministry Centre presented in the Rezoning Application raised concerns due to the way the building directly abutted the West face of the heritage designated Church; including two door openings in the church's west wall, raising of the Centennial stained glass window, and the new building would partially obstruct views of the church's west facade from Esquimalt Road. The revised design has addressed each of these issues with the guidance of the Heritage Review Committee.

The shape of the Ministry Centre's ground floor is altered to create a physical separation from the West façade of the church. The angled wall creates a triangular courtyard space between the new Ministry Centre and the Church that opens to Esquimalt Road. The Heritage Review Committee felt this design approach allowed the church building to retain visual autonomy from the new and allow greater visibility of the church and the Centennial stained-glass windows from Esquimalt Road. The

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north elevation of the Ministry Centre was previously parallel to Esquimalt Road with the Multi-Purpose Room's overhead doors opening out to the plaza next to the sidewalk. The new design provides the same overhead doors and flexibility to open out towards Esquimalt Road, but does so further back from the road in the angled courtyard.

The physical link of the new building to the heritage designated church was relocated from the original proposal's west elevation addition to a new entrance vestibule on the south façade that mirrors the Church's original north elevation entrance off of Esquimalt Road. This connection to the existing church was chosen by the Heritage Review Committee because they concluded it to be the least intrusive to the existing church and mirrored the architectural intent of the original church design in the new entry vestibule. The exterior design of the new connection to the Heritage Church on the south elevation takes design inspiration from the Gothic style and detail work of the original building but distinguishes itself with the use of glass throughout the vestibule that provides additional visibility through to the face of the original church and allows for the most amount of sunlight in and the least change in the quality of light within the Nave.

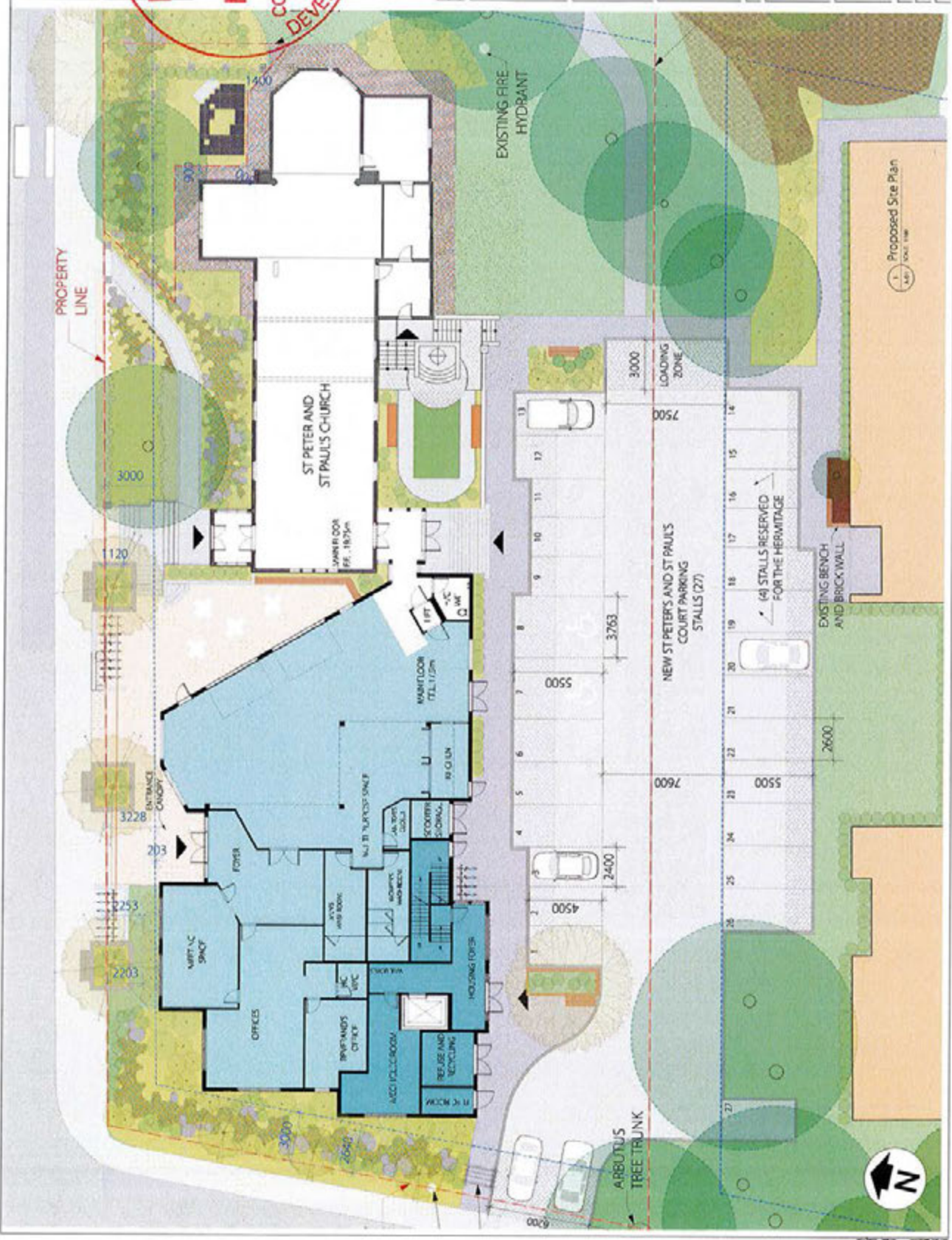
The physical door openings in the original Church have been reduced from two in the rezoning application to a single double door opening that is coordinated with an existing stained-glass window location at the south west corner of the Church. The new door design and location was guided by the Heritage Review Committee to retain as much of the existing stained glass as possible above the new door, and reflect the existing window opening with glazed lights in the wood doors.

Additional minor alterations to the overall ground floor plan of the new Ministry Centre building were made to accommodate this design direction. The parking stalls were shuffled to locate the handicapped parking closer to the ground floor south entry of the new Ministry Centre building, and allow for a greater sidewalk apron at the base of the new exterior stairs leading to the new vestibule. The Landscaping elements presented in the rezoning application have all been retained but have similarly been shifted or adjusted to accommodate the new building shape.

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 OF ESQUIMALT
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Project Name: St Peter's and St Paul's Housing and Ministry Centre
 Project Number: 10
 Date: 2019-03-12
 Scale: 1:1000
 Author: [Name]
 Checker: [Name]

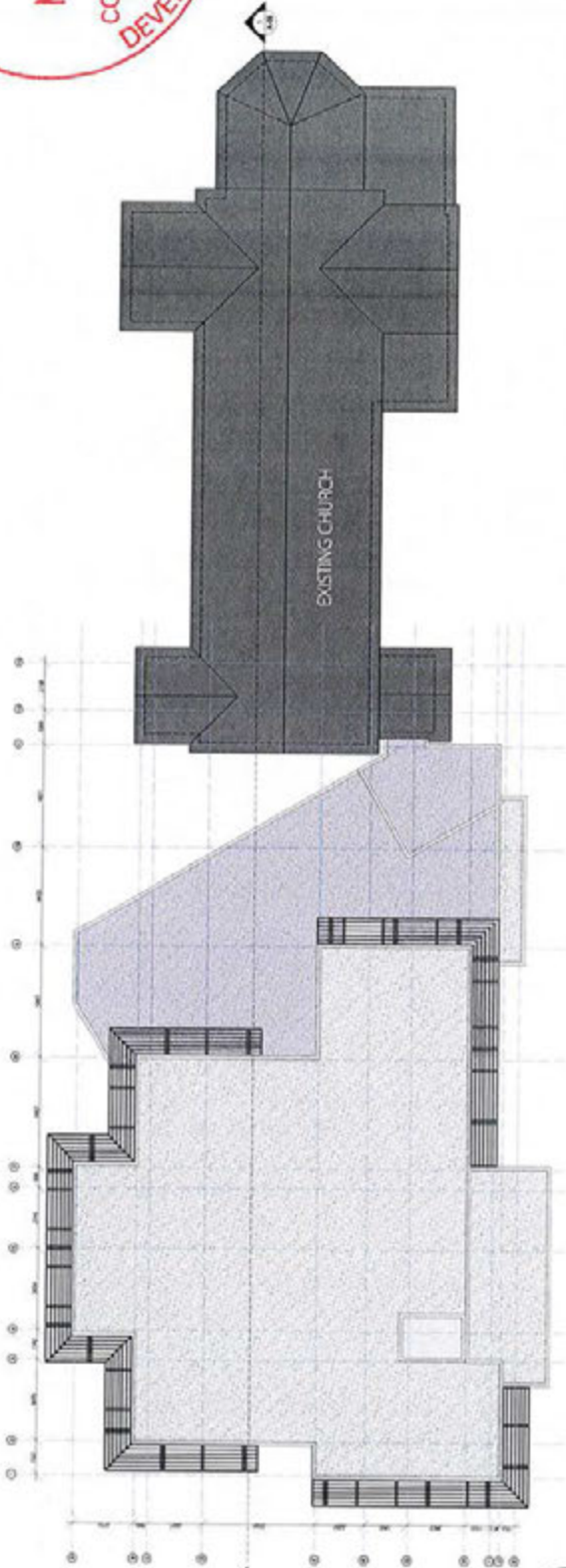
St Peter's and St Paul's
 Housing and
 Ministry Centre
 Plans
 SHEETS: 10000
 DATE: 2017/2018
A-01



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MAR 12 2019

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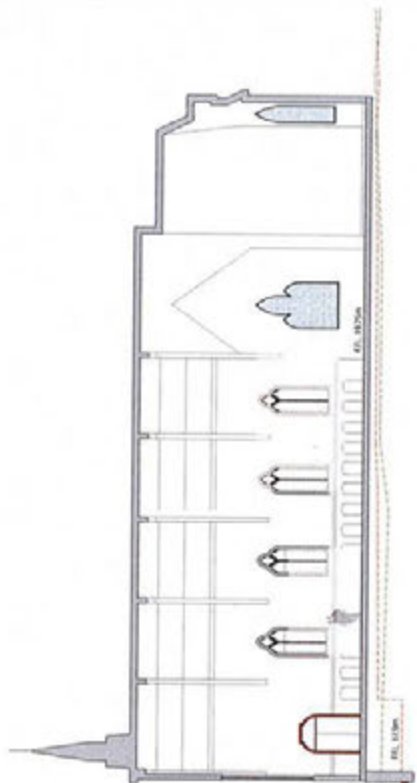


2 Roof Plan
ADD SCALE 1/8" = 1'-0"

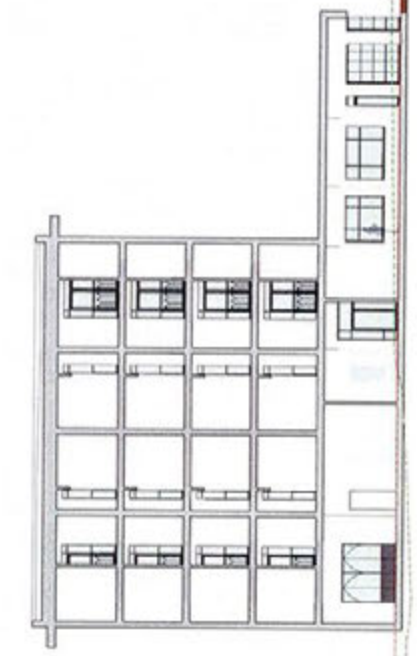


Project Name	2019-03-12
Client Name	2019-03-12
Project No.	2019-03-12
Revision	2019-03-12

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number 10



3 Section
ADD SCALE 1/8" = 1'-0"



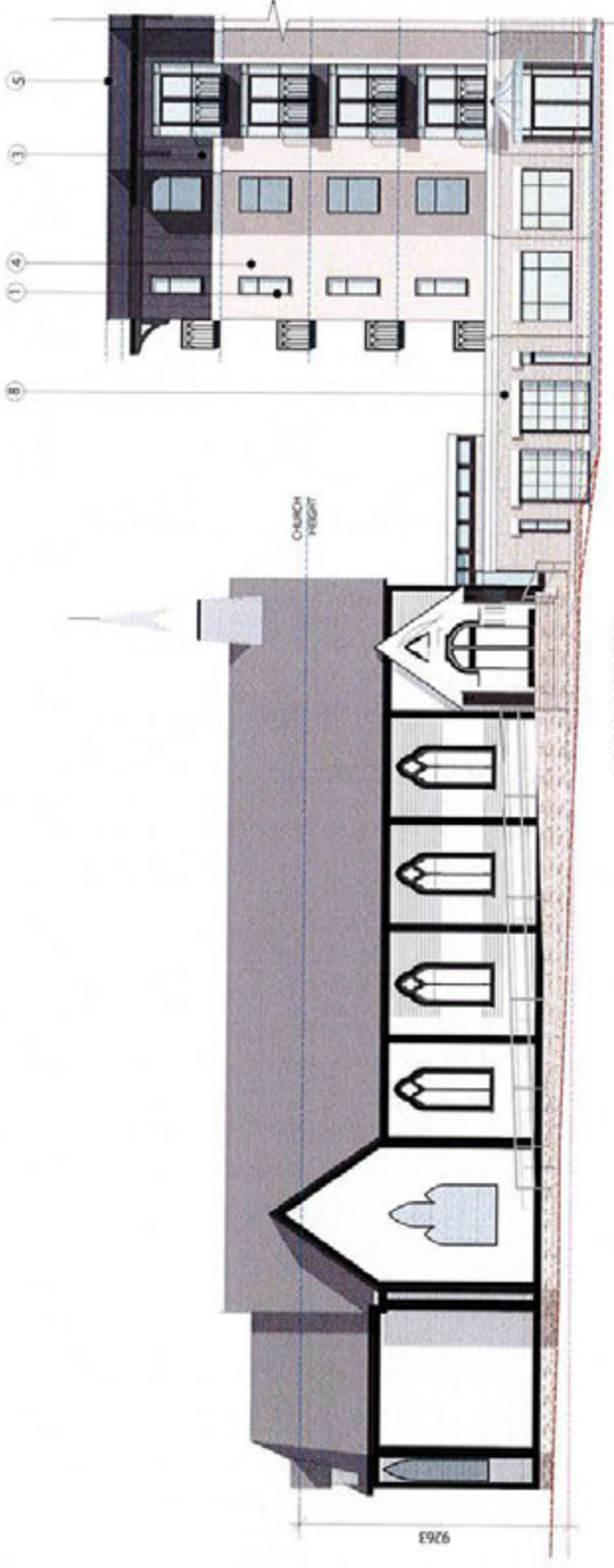
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Revision	2019-03-12

St Peter's and St Paul's
Housing and
Ministry Centre

Roof Plan and Section

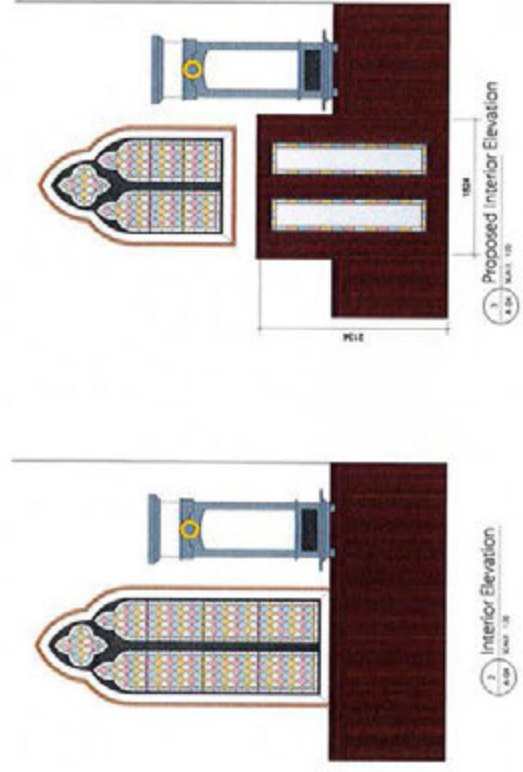
Sheet No.	SP05	Scale	AS
Project No.	2019-03-12	Client	2019-03-12
Revision	2019-03-12	Project	2019-03-12

A-02



9263

North Elevation
SCALE 1/8" = 1'-0"



Interior Elevation
SCALE 1/8" = 1'-0"

Proposed Interior Elevation
SCALE 1/8" = 1'-0"



DATE: 11/15/18
 PROJECT: ST. PETER'S AND ST. PAUL'S
 DRAWING NO.: A-04

- 1. Window Frame - Benjamin Moore 'Black'
- 2. Scaffolding - Benjamin Moore 'Decorative White'
- 3. Scaffolding - Benjamin Moore 'Dark Blue'
- 4. Scaffolding - Benjamin Moore 'Suffrage Brown'
- 5. Aluminum Trim - Benjamin Moore 'Decorative White'
- 6. Chair Glass
- 7. Scaffolding Glass
- 8. Brick - Mutual Masonry 'Imperial'
- 9. Siding - Benjamin Moore 'Black'

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Project Number/Name	2018-03-12
Project Address/Block	2018-03-12
Scale	1/8" = 1'-0"
Date	2018-03-12

St Peter's and St Paul's
 Housing and
 Ministry Centre

Proposed Elevations

Sheet No. **A-04**



1
A-01
View of Front Patio



1
A-02
Aerial View



1
A-03
View of Church Back Entrance

Project Name	St. Peter's and St. Paul's Housing and Ministry Centre
Client	St. Peter's and St. Paul's Housing and Ministry Centre
Address	1000 St. Paul Street, Toronto, ON M5S 1A5
Scale	1:100
Date	2019-05-12

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Project Name	St. Peter's and St. Paul's Housing and Ministry Centre
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Address	1000 St. Paul Street, Toronto, ON M5S 1A5
Scale	1:100
Date	2019-05-12

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Scale	1:100
Date	2019-05-12

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A-05