

R O B E R T
P A S H U K
A R C H I T E C T U R E

ROBERT PASHUK ARCHITECTURE
INCORPORATED

1204 12 STREET SW
CALGARY, ALBERTA, CANADA
T3C-1A9

ROBERT PASHUK
T: 403.270.9376
E: robert@rparch.ca
www.robertpashukarchitecture.com



COMMUNITY OF CHRIST

FACILITY NEEDS ASSESSMENT

TABLE OF CONTENTS

3	PROPERTY CHECKLIST
8	LOCATION MAP
8	PROGRAM MATRIX
9	PRECEDENT
10	WORD MAP
11	PROGRAMMATIC WORD BUBBLE
12	CASE STUDY

PROPERTY CHECKLIST

1	SITE	COMMENTS
1.1	SITE FEATURES	
1.1.1	Street Oriented – Street oriented location feels welcoming and draws people in. For example, a corner unit with glazing on two sides would feel more open to the community but may pose planning complications in terms of public and private spaces.	
1.1.2	Central location within the City – Refer to location map for potential site candidates. Sites beyond these boundaries can be considered. Site access and transportation considerations come into play.	
1.1.3	Accessibility – older properties tend to have less accessible features such as ramps or level entrances.	
1.1.4	Property Zoning <ul style="list-style-type: none"> - What is the property's existing zoning? - Is a Place of Worship a permitted use? - Will it require a change of use permit? There is no guarantee that the City of Calgary will approve a change of use. Parking typically becomes one of the larger issues in a change of use situation. 	
1.1.5	Minimal or controlled traffic noise – location that is located on a secondary street or set back from the street.	
1.1.6	Site lighting – Site safety. Considerations to be given to afterhours site safety.	
1.2	ADJACENCIES	
1.2.1	Compatible neighbours – Are the adjacent tenants compatible with the Community of Christ? A list of building tenants to be provided for review.	
1.2.2	Close to outdoor spaces/parks – A park or open green space provides the potential for activities outside.	
1.2.3	Is there food services nearby? – Potential for catering or receptions at nearby restaurants or community centres.	
1.2.4	Noisy Neighbours – Review adjacent tenant/neighbours activities and hours of operations to minimize the potential issues around noise or odours.	

PROPERTY CHECKLIST

1.3	TRANSPORTATION	
1.3.1	Minimum 25 parking stalls – based on Sanctuary occupancy of 100 people. A higher occupancy would require more parking stalls. Final Bylaw review would be required, but a preliminary calculation of 25 stalls should be considered.	
1.3.2	Minimum 2 Barrier-free parking stalls – based on Alberta Building Code using 25 parking stalls. Are the barrier-free stalls close to the proposed unit? Where is the barrier-free ramp in relation to the stalls?	
1.3.3	Drop-off access near the entry – Access to the unit entry without having to navigate between parked cars. Is there a large space just outside the doors as often after a service or event, people tend to gather outside?	
1.3.4	Site Walkability – Are there level changes? How wide are the sidewalks and are they in good condition?	
1.3.5	Accessible doors, ramps, access to parking – Are power door operators provided to the suite? Power door operators can be in the +/- \$5,000 range to install single operator.	
1.3.6	Located on a transit route – if not, how close is the nearest stop? Access to C-Train, Bus Routes should be considered.	
1.3.7	Adjacent Parking – Is there parking opportunities adjacent to the property? Is there potential to rent stalls?	
2	BASE BUILDING	COMMENTS
2.1	ARCHITECTURAL	
2.1.1	+/- 4,000 sqft – based on preliminary program matrix	
2.1.2	Single Level – Single level spaces are easier to plan and reduce the amount of circulation space.	
2.1.3	Ground level location and entrance.	
2.1.4	Ceiling height – A finished ceiling of height of 10'-0" would be minimum. Higher ceilings for the sanctuary space would be preferred. Without feeling too cavernous, a 12'-14' ceiling for the sanctuary would be acceptable.	
2.1.5	Is it a vacant undeveloped space or is demolition required? – cost considerations come into play when existing leasehold improvements need to be removed. Demolition also requires	

PROPERTY CHECKLIST

	additional time for the construction schedule. Hazardous materials may also be present (asbestos, lead, PCB's)	
2.1.6	Layout – Is the space linear, square, or asymmetrical? The shape of the space will affect the functionality of the layout. Long narrow spaces lead to more circulation space (hallways) whereas more square spaces reduce circulation space and helps with adjacencies.	
2.1.7	Entrance – How many entry points are there? Is the primary entry centrally located in the plan? Is a vestibule provided? Is there a secondary exit? Does the space have double doors or other access to bring in large items (i.e. grand piano)	
2.1.8	Visible signage – what are the signage regulations set out by the condo association or building? Is there a pylon sign or signage locations on the building?	
2.1.9	What is the age and general condition of the building – needs to be suitable for 10-15 years. Older buildings tend to have more issues. Is the building post-tensioned?	
2.1.10	Single use or adjacent tenants – What are there condo association rules & regulations?	
2.1.11	Access to Natural Daylight – access to daylight will make for more pleasant public spaces.	
2.1.12	Structural Considerations – Are there any structural changes that will be required? Are there structural columns in the space which would affect the size or location of key rooms?	
2.1.13	Sustainability Initiatives – Are there any sustainability initiatives which the building has implemented? There may be access to rebates from the provincial government for replacement lighting and other building components.	
2.1.14	Location of Garbage and Recycling – Where is the garbage and recycling located on the site or in the building?	
2.1.15	Floor Level – How level is the floor slab? Floor leveling can be an expensive unforeseen item during construction.	
2.1.16	Number of Exits – The building code requires exits to be located so that the travel distance to exits is not exceeded. For an assembly occupancy the maximum travel distance to an exit is 30m or +/- 98'-0". For most spaces, a minimum of two exits would be required. A building code review would be required to confirm this requirement.	
2.2	MECHANICAL	

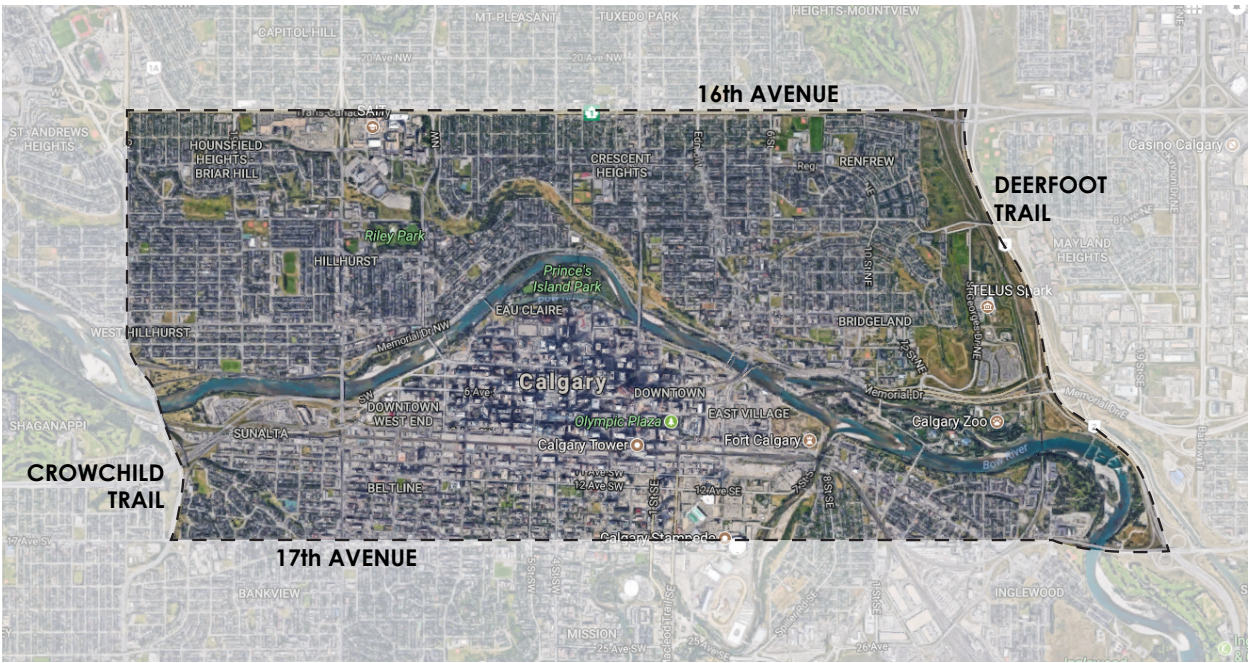
PROPERTY CHECKLIST

2.2.1	HVAC (Heating, Ventilation and Air Conditioning) – What is being provided for the base building HVAC system? Do upgrades need to be done to provide proper ventilation and cooling?	
2.2.2	Roof top units – How many Tonnes of cooling are being provided by the base building? Who maintains the RTU's?	
2.2.3	What plumbing is provided – Are there existing washroom or janitorial facilities? Are there communal facilities in the building? Are they accessible after hours? How far are they from the space? Possible Plumbing requirements to include: <ul style="list-style-type: none"> - Washrooms, sanitary lines - Kitchen Sink/Dishwasher - Janitorial Sink 	
2.2.4	Minimum 4 water closets including 2 barrier-free – A Place of Worship is required to have a minimum of 1 Men's and 1 Women's water closet for an occupancy of 100 people. Typical Assembly spaces of 100 people would require a minimum of 1 Men's and 2 Women's water closet. For a flexible use space, a minimum of 4 water closets are recommended.	
2.3	ELECTRICAL	
2.3.1	What is the base building panel size? – Typically condo bays/lease spaces provide a 200amp service. Panel and Service information should be provided by the Owner/Landlord.	
2.3.2	Security System – Budget for security system installation and monitoring.	
2.3.3	Technology: Data Lines, Telephone Room, Wi-fi – Review building incoming data lines, telephone room location.	
2.3.4	Utility Costs: What are the monthly utility costs? Does the condo/building cover these costs?	
3	BUDGET	COMMENTS
3.1	Purchase Price	
3.2	Maintenance/Condo fees/Operating Costs	
3.3	Realtor fees	
3.4	Legal fees	
3.5	Property taxes – Confirm Tax exempt status requirements.	

PROPERTY CHECKLIST

3.6	Renovation construction budget – Construction costs, permitting and consultant costs (architectural, mechanical, electrical etc.)	
-----	--	--

LOCATION MAP



PROGRAM MATRIX

#	PROGRAM	APPROX SQFT	# PEOPLE	LOUD	QUIET	ACCOUSTICS	PLUMBING	COMMENTS
101	Main Service Hall/ Sanctuary	1000	50-100	✓		✓		Flexible stage, Piano, Funerals, Weddings
102	Crush Space	450	50-100	✓				Welcoming Area, informal break away space
103	Social/Community Room	800	30-50	✓			✓	Tables, bar, food prep (but no full kitchen)
104	Flex Space Small	300	10-15		✓	✓		Small Flex
105	Flex Space Large	500	20-30		✓	✓		Large Flex
106	Storage	100						Server
107	Office/Informal Meeting Space	100	1-5		✓			Library, Prep/flex/study
108	Records Storage	50						
109	Washrooms	175	4				✓	
110	Coat/Boot room	50						
	Circulation	529						Allowing for 15% of all other spaces
TOTAL		4,054						
Parking			25*	Stalls				
Bicycle stalls			3**	Stalls				

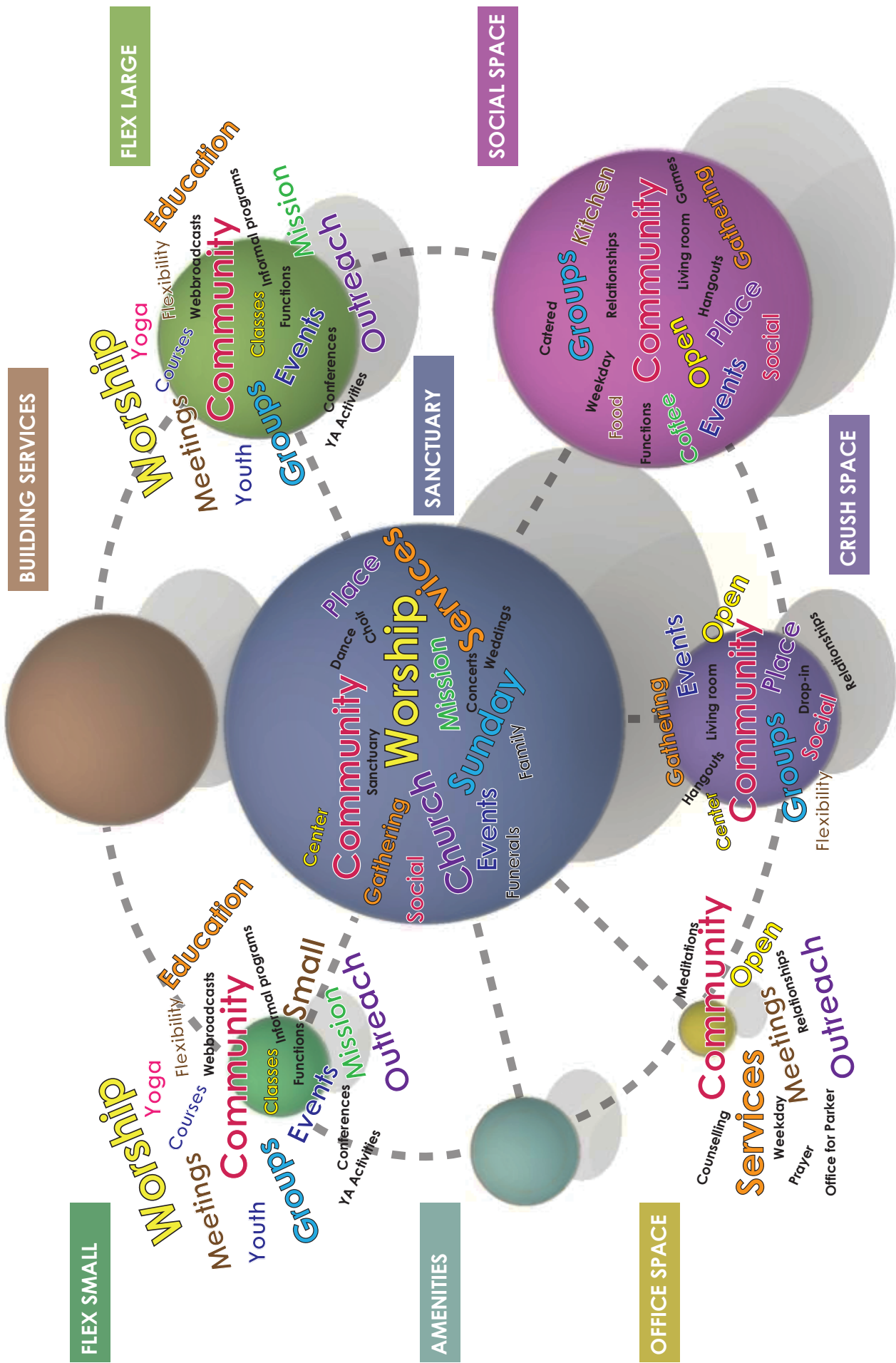
*based on 100 occupants of the largest assembly area - bylaw 262/261
** based on parking requirements

PRECEDENT | ONE COMMUNITY CHURCH

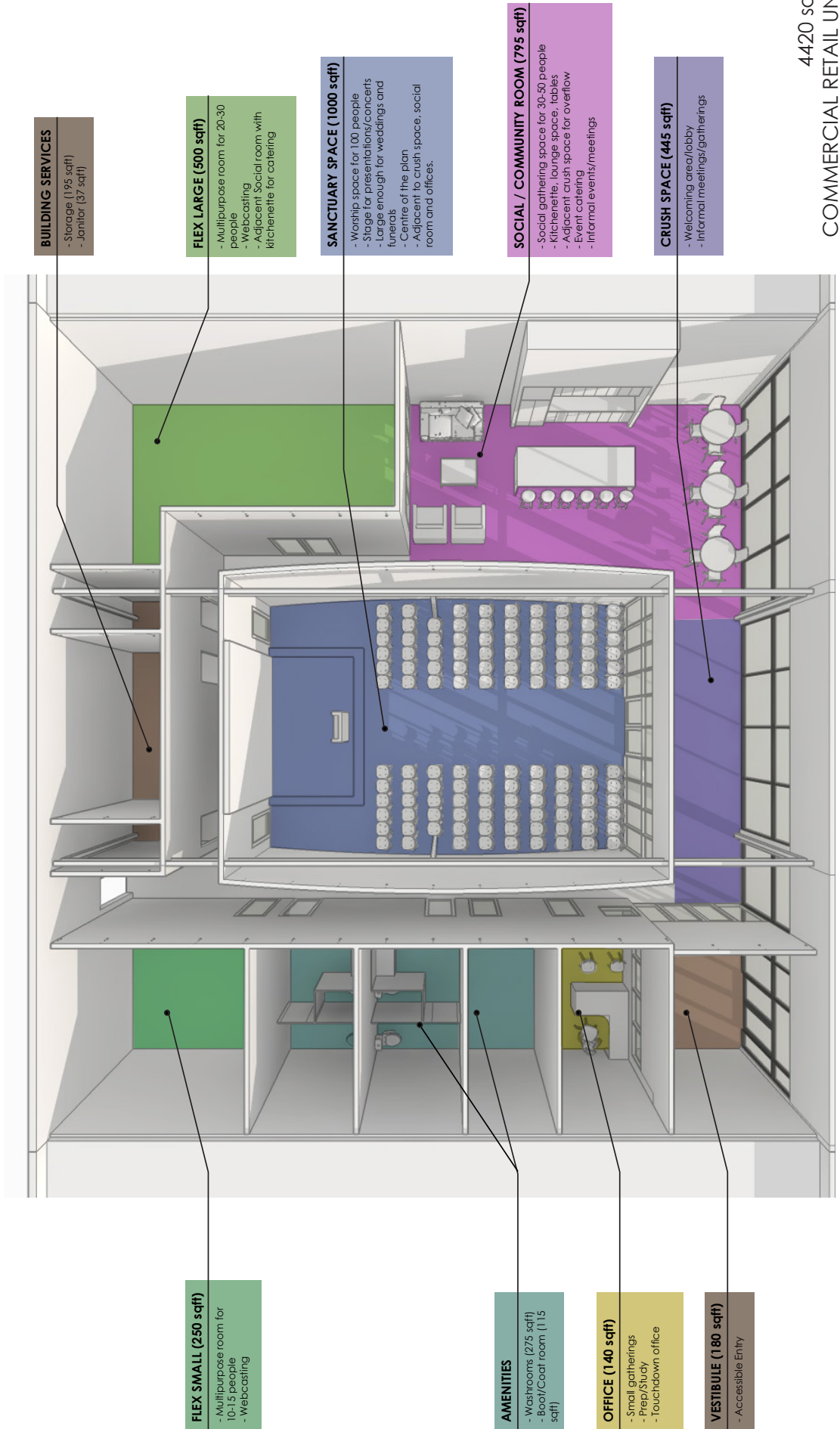


Location: Melbourne VIC, Australia
Project Year: 2013
Architects: DKO

PROGRAMMATIC WORD BUBBLE



CASE STUDY | 3D PLAN



CASE STUDY | EXTERIOR

