



## Committee of the Whole Report For the Meeting of December 13, 2018

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**To:** Committee of the Whole **Date:** November 29, 2018  
**From:** Andrea Hudson, Acting Director, Sustainable Planning and Community Development  
**Subject:** Development Permit with Variances Application No. 00054 for 1800 Quadra Street

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### RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variances Application No. 00054 for 1800 Quadra Street, in accordance with:

1. Plans date stamped November 14, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
  - i. reduce the building setback along North Park Street from 6.0m to 0.58m
  - ii. increase the horizontal distance of the structure on one plane from a maximum of 30m to a maximum of 41.93m.
3. The Development Permit lapsing two years from the date of this resolution.”

### EXECUTIVE SUMMARY

The purpose of this report is to present Council with updated information and recommendations for the Development Permit with Variances Application for the property located at 1800 Quadra Street. The revised proposal is to construct a 15.5 square metre addition to the south elevation of the existing church. The requested variances are related to the minimum setback of a building and the maximum horizontal distance of a structure on one plane.

The application was first considered by Council on February 8, 2018 (see attached Committee of the Whole report) and Council passed the following motion:

1. *“Work with the applicant to reduce the prominence of the proposed addition and reduce its impacts on the public street, and to bring the revised proposal back to a future Committee of the Whole meeting;*
2. *request that the applicant provide any information they have on the older portion of the building;*
3. *request the applicant to engage the CALUC on the proposed design.”*

In response, the applicant has revised the design to reduce the impact of the proposed addition on North Park Street and reduce its prominence in relation to the original portion of the building, which was constructed circa 1912. The entry vestibule to the church, constructed when the church was built circa 1978, is proposed to be removed and the entry recess enclosed with an addition. The proposed addition is a continuation of the 1978 church architecture, extending the horizontal lines and materials of the walls, window openings and cedar fascia to the older building. A new building entrance would be constructed several meters to the east. The key revisions to the proposal are as follows:

- the proposed addition to the church has been reduced from 60 square metres to 15.5 square metres
- the proposed addition no longer requires the removal of trees along the North Park Street frontage
- the streetwall of the church, generally at a distance of 2.74m from the lot line, would remain set back further from North Park Street than the 1912 building
- the original base at the corner of the east elevation of the 1912 building is proposed to be exposed and repaired after removal of the newer concrete stairs and planter box
- the proposed exterior finishes for the addition are brick cladding, vinyl windows and doors with tinted glazing, an aluminum canopy, concrete steps, metal flashings and cedar siding to match existing exterior finishes of the church
- the requested variances are a decrease in the south setback from 6.0m to 0.58m, and an increase in the maximum horizontal distance of a structure along one plane from 30.0m to 41.93m. A decrease in open site space (%) is no longer requested as a variance.

#### Minimum Building Setback

The applicant is proposing a variance to reduce the minimum setback of a building from 6.00m to 0.58m from the south lot line. Staff support the proposed variance given consideration of the existing condition, and that the proposed addition is generally consistent with the applicable design guidelines for Development Permit Area 3 (HC): Core Mixed-Use Residential in the *Official Community Plan (OCP)*. The building setback of 0.58m is measured from the property line to the proposed stairs, which are approximately 2.19m in width facing the street frontage. For the remainder of the street frontage, the church streetwall, which is generally 2.74m from the property line, is maintained which allows for some pedestrian movement and landscape between the building and sidewalk. The 1912 building remains closer to North Park Street, distinct from the newer additions and its south east corner gains prominence through removal of the 1978 stairs and canopy. The proposed stairs, as part of the addition, address the street and provide an identifiable building entrance.

#### Maximum Horizontal Distance of a Structure Along One Plane

The applicant is proposing a variance to increase the maximum horizontal distance of a structure from 30.00m to 41.93m. The increase is related to enclosing the existing south entry recess of the church with an addition that would add approximately 4.42m of building frontage to the existing plane of the church. Staff support the proposed variance given consideration of the existing condition, and that the proposed addition is generally consistent with the applicable design guidelines. The design guidelines encourage articulation of building facades and rich detailing in order to provide a high-degree of public interest along streets. To add visual interest along the length of the proposed south elevation of the structure, the applicant has proposed the inclusion of windows, a pedestrian entrance with lit canopy, and a masonry planter with ornamental plantings.



**Data Table**

The following data table compares the proposal with the previous proposal considered at the February 8, 2018 Committee of the Whole meeting and the existing R3-C Zone, Central Area Residential District. An asterisk is used to identify where the proposal would require variances.

Zoning Criteria	Proposal Considered at February 8, 2018 Council Meeting	Current Proposal	R3-C Zone
Setbacks (m) – minimum: South - North Park Ave.	0.40*	0.58*	6.00
Horizontal distance of a structure extending continuously along one plane (m) – maximum	38.20*	41.93*	30.00

The applicant has provided scans of architectural drawings (see attached), which show plans for alterations to The Knights of Pythias Hall at 840 North Park Street, now consolidated with the Glad Tidings Pentecostal Church at 1800 Quadra Street.

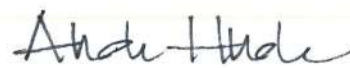
The Knights of Pythias Hall at 840 North Park Street/1800 Quadra Street was originally constructed in 1912. The subject property is not registered or designated; however, a Statement of Significance that was on file at the City has been attached as information.

The applicant has also responded to Council's request to engage the CALUC on the proposed design (see attached correspondence dated October 9 and 11, 2018 and Letter to Mayor and Council dated October 17, 2018).

Respectfully submitted,



Moira Wilson  
Senior Planner – Urban Design  
Development Services Division

Andrea Hudson, Acting Director  
Sustainable Planning and Community  
Development Department

Report accepted and recommended by the City Manager:



Date:

Dec 4, 2018

**List of Attachments:**

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Letter from applicant to Mayor and Council dated October 17, 2018
- Attachment D: Plans date stamped November 14, 2018
- Attachment E: Committee of the Whole Report dated February 8, 2018
- Attachment F: Minutes from the Council meeting dated February 8, 2018
- Attachment G: Architectural drawings from applicant of previous alterations dated 1965 and date unknown, as information
- Attachment H: Statement of Significance for 840 North Park Street / 1800 Quadra Street, as information
- Attachment I: Correspondence dated October 9 and October 11, 2018