

The logo for alan lowe architect inc. features the company name in a lowercase, sans-serif font. The word "alan" is in black, "lowe" is in white and set within a dark square, and "architect inc." is in black.

17 October 2018

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Moira Wilson, Senior Planner

Re: Revised Development Permit Application – 1800 Quadra Street

Dear Moira,

Please find enclosed revised application for a development permit for Glad Tidings Church at 1800 Quadra Street. In the previous submission the church was aiming to create a better functioning building by adding a new lobby (67 sqm.) along the North park frontage of the building and was asking for a variance in setback. After comments from City of Victoria staff and the North park neighborhood association we have revised our design. In the current design we are connecting the old assembly hall and church building by adding a small lobby (only 15.5 sqm.) within the existing setback. The R3-C zone requires a setback of 4.5 meters from a street boundary, but the existing setback of the church building is 2.74m. We are not making any changes in existing setback and total number of existing trees. We are relocating the exit door off North park Ave. with additional landscaping.

This addition creates better functional space for the church. It encloses an exterior staircase that is hidden away from the street and is not safe from a CPTED point of view. The church is proposing to locate all of their public washrooms to this side of the building and an interior connection to the new washrooms will be required. The existing connection is through a 3 foot wide corridor.

The cedar siding along the fascia on the existing façade is also in need of repair and refurbishment. By creating this addition at this location, the church can create a new cedar fascia that is identical to the existing fascia. The materials and finishes to the addition will match the existing building.

We trust that this revised Development Permit application request is supportable.

Our proposal meets all other R3-C zoning bylaw requirements. Should you have any questions regarding our proposal, please contact our office at 250-360-2888.

Yours truly,

Alan Lowe, Architect AIBC
Alan Lowe Architect Inc.