RE-ISSUED FOR DEVELOPMENT PERMIT

1800 QUADRA STREET
VICTORIA, BRITISH COLUMBIA

PROJECT NUMBER: 17-499

16 OCT., 2018

alan lowe architect inc.

#118-21 Erie Street, Victoria, British Columbia
1 250.340.2988

Received
City of Victoria
NOV 14 2018
Planning & Development Department
Development Services Division
SITE PLAN

PROJECT DATA

Legal Address: Lot A, Lots 2 & 3, Plan 7018 and Lot A, Plan 18549
Civic Address: 1800 Quadra Street, Victoria B.C.

PERMITTED USE R3-C

SETBACKS:
Required at street boundary - 16' (4.9 M)
North setback - 16' (4.9 M)
South setback - 19' (5.8 M)

EXISTING SITE PLAN:

Lot A, Lots 2 & 3, Plan 7018
Lot A, Plan 18549
Lots 23 & 23A (Lot 3 and Lot 4 Caledonia Ave.)

1800 Quadra Street, Victoria B.C.

EXISTING TOTAL AREA OF CHURCH - 46,364 SQFT (4270.35 SQM)
EXISTING FLOOR SPACE RATIO - 0.53
EXISTING OPEN SITE SPACE - 65.91%
EXISTING TOTAL SEATS - 167
EXISTING PARKING SPACE - 46

PROPOSED SITE PLAN:

Lot A, Lots 2 & 3, Plan 7018
Lot A, Plan 18549
Lots 23 & 23A (Lot 3 and Lot 4 Caledonia Ave.)

1800 Quadra Street, Victoria B.C.

PROPOSED TOTAL AREA OF CHURCH - 46,531 SQFT (4322.87 SQM)
PROPOSED FLOOR SPACE RATIO - 0.53
PROPOSED OPEN SITE SPACE - 65.75%
PROPOSED TOTAL SEATS - 1197
PROPOSED PARKING SPACE - 66

NOTE: 50% SPACES PERMITTED IN THIS ZONE, THEREFORE 88 CARS REQUIRED.
Car spaces provided - 173 Cars

LANDSCAPE DETAILS

PAVER DETAILS

LIGHTING DETAILS

INNOVATIONS TO:

BUILDING INTEGRITY

Received
City of Victoria
NOV 14 2018
Planning & Development Department
Development Services Division
**PROJECT DATA**

**Legal Address:**
Lot A, Lots 2 & 3, Plan 7018 and Lot A, Plan 18549
Lots 23, 23A, Ext 3 and Ext 4, Caledonia Ave.

**Civic Address:**
1800 Quadra Street, Victoria B.C.

**ZONING DATA**

- **Zone:** R3-C
- **Site Area:** 66,902.00 sqft.
- **Permissible Site Coverage:** 50%
- **Existing Building footprint (including church and assembly hall):** 37,838.00 sqft.
- **Existing Site Coverage:** 31.80%
- **Existing total area of church:** 46,154.00 sqft.
- **Existing floor space ratio:** 0.53
- **Existing open site space:** 68.20%
- **Existing total seats:** 1107 seats

**PARKING CALCULATION:**

- Parking for church represents: 1 car space per 10 seats.
- Parking for assemblies represents: 1 car space per 6 sqm.
  (Area of Multipurpose fellowship hall: 4230 SF / 393 SQM)

- Car spaces required: (1107 + 65) = 1172 cars
- Car spaces provided: 1173 cars

**NOTE:** 50% SPACES PERMITTED IN THIS ZONE. THEREFORE 88 CARS REQUIRED.

**EXISTING SITE PLAN**

North Park Ave.
EAST ELEVATION (PROPOSED)

EAST ELEVATION (EXISTING)

MEZZANINE FLOOR
3.6576m (12')

GROUND FLOOR
-2.85 m (183.22') GEODETIC

EXISTING GRADE

Detail at "A"
PROPOSED

EXISTING

Received
City of Victoria

NOV 14 2018
Planning & Development Department
Development Services Division
**EXTERIOR FINISHES & NOTES**

- **BRICK CLADDING - TYPE 1**
- **BRICK CLADDING - TYPE 2**
- **CEDAR SIDING**
- **METAL RAILING**
- **VINYL WINDOWS & DOORS**
- **PREFABRICATED ALUMINUM CANOPY**
- **CONCRETE STEPS**

**SIDE ELEVATION**

- Metal railing 1070mm (42") high as per BCBC 2012
- Guardrail 1020mm (40") high

**PLAN**

- Metal railing 1070mm (42") high as per BCBC 2012
- Guardrail 1020mm (40") high