

- a variance is also requested to reduce the minimum open site space. The existing site is legal non-conforming and the proposed change is small; therefore, it will not have a substantial impact.

BACKGROUND

Description of Proposal

The proposal is for a one-storey 60 square meter addition to the existing church. Specific details include:

- design elements such as a flat roof, prominent entry with roof overhang, and windows (to match existing windows)
- the exterior materials are to match existing, including brick, cedar fascia, and metal flashing, and aluminium cladding on entry overhang
- new soft landscaping would be introduced including shrubs and groundcover between the proposed addition and the street.

The proposed variances are related to:

- reducing the minimum open site space from 40.00% to 7.00%
- reducing the minimum setback of a building from 6.00m to 0.40m for 19.50m of building frontage
- increasing the maximum horizontal distance of a structure from 30.00m to 38.20m.

Sustainability Features

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation Impacts

The applicant has not identified any active transportation impacts associated with this application.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site is presently a church. Under the current R3-C Zone, the site could be redeveloped as multiple dwellings, churches, business or professional offices, retail stores, restaurants, rest homes, nursing homes and hospitals, laundrettes, theatres, auditoriums and places of recreation, private hospitals, intermediate care facilities, and commercial care facilities. The maximum floor space ratio is 2.50:1.00 to 3.00:1.00 depending on the site coverage and open site space provided.

Data Table

The following data table compares the proposal with the existing R3-C Zone, Central Area Residential District. An asterisk is used to identify where the proposal would require variances.

Two asterisks are used where the existing development is legally non-conforming.

Zoning Criteria	Proposal	R3-C Zone
Site area (m ²) - minimum	8079.00	920.00
Density (Floor Space Ratio) - maximum	0.54:1.00	2.50:1.00 to 3.00:1.00
Total floor area (m ²) - maximum	4367.37	n/a
Height (m) - maximum	13.40	37.00
Storeys - maximum	2	n/a
Site coverage % - maximum	31.80	50.00
Open site space % - minimum	7.00*	40.00
Setbacks (m) – minimum:		
South - North Park Ave.	0.40*	6.00
East - Quadra St.	40 (approx.)	4.50
West – Julia St.	Less than 1.0**	6.00
North - Internal	9.48	6.00
Horizontal distance of a structure - minimum	38.20*	30.00
Parking - minimum	173	88
Parking setback - minimum	0.00**	6.50

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, on November 8, 2017, the application was referred for a 30-day comment period to the North Park CALUC. A letter dated December 10, 2017 is attached to this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan (OCP)* identifies this property within Development Permit Area 3 (HC): Core Mixed-Use Residential. The proposal is partially consistent with the design guidelines associated with this development permit area.

The proposal provides a connection to the public street and sidewalk with windows on both the south and east elevations. Additionally, an entrance faces the street that is clearly identified with a roof overhang and stairs.

The proposed building façade would provide visual interest along the street and includes materials and details that would fit with the existing building to the east. The proposal does not,

however, respond to the context of the existing older portion of the building to the west in terms of building elements such as façade rhythm and horizontal cornice lines.

The applicant is proposing to provide a 0.91m break between the existing western portion of the building and the proposed addition. This would help differentiate between the two portions of building that were built at different times and have different styles. The existing older portion would not, however, retain its prominence over the newer addition because the proposed addition would be located closer to the street.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Regulatory Considerations

The applicant is requesting three variances related to setbacks. These are not supportable because of the impact they would have on the public sidewalk and street.

Minimum Site Open Space

The applicant is proposing a variance to reduce the minimum site open space from 40.00% to 7.00%. The existing open site space is legal non-conforming and is only approximately 8.00%; therefore, this variance will not have a substantial impact.

Minimum Setback of a Building

The applicant is proposing to reduce the minimum setback from a building to the south lot line from 6m to 0.405m. This variance will impact the public street and sidewalk by permitting the building to be located closer to North Park Street than is currently allowed. The sidewalk at this location is located close to the lot line. To help soften the impact on the street the applicant is proposing to have a landscape planting strip located between the addition and the lot line. The proposed addition would also provide a connection to the public street with windows and a covered entry.

Minimum Setback between Adjacent Planes

The applicant is proposing a variance to increase the maximum aggregated horizontal distance of a structure from 30m to 38.20m. To help break-up this length of façade, the applicant is proposing to provide a 0.909m wide break between the existing building located to the west and the proposed addition. This would help differentiate between the two portions of building.

CONCLUSIONS

The proposal to construct an addition to an existing church is partially consistent with Development Permit Area 3 (HC): Core Mixed-Use Residential. The materials and details would provide visual interest and would be in keeping with the existing building. The variances, however, are not supportable because of the impacts the addition would have on the public street and sidewalk by permitting the building to be located close to the lot line. Staff recommend that Council consider declining this application. An alternate motion has been provided should Council wish to direct staff to work with the applicant to revise the proposal to reduce the prominence of the proposed addition, and reduce its impacts on the public street.

ALTERNATE MOTIONS

Option 1 – Direct Staff to Work with Applicant to Revise Plans

That Council direct staff to 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.

Option 2 – Approve the Current Proposal

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

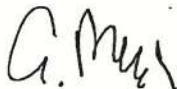
"That Council authorize the issuance of Development Permit Application No. 00054 for 1800 Quadra Street, in accordance with:

1. Plans date stamped December 4, 2017.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - i. reduce the minimum open site space from 40.00% to 7.00%;
 - ii. reduce the minimum setback from a building to the south lot line from 6.00m to 0.40m for 19.5m of building frontage;
 - iii. increase the maximum horizontal distance of a structure from 30.00m to 38.20m;
3. The Development Permit lapsing two years from the date of this resolution."

Respectfully submitted,



Rob Bateman
Senior Process Planner
Development Services Division



Jonathan Finney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:



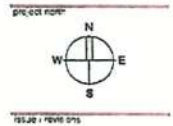
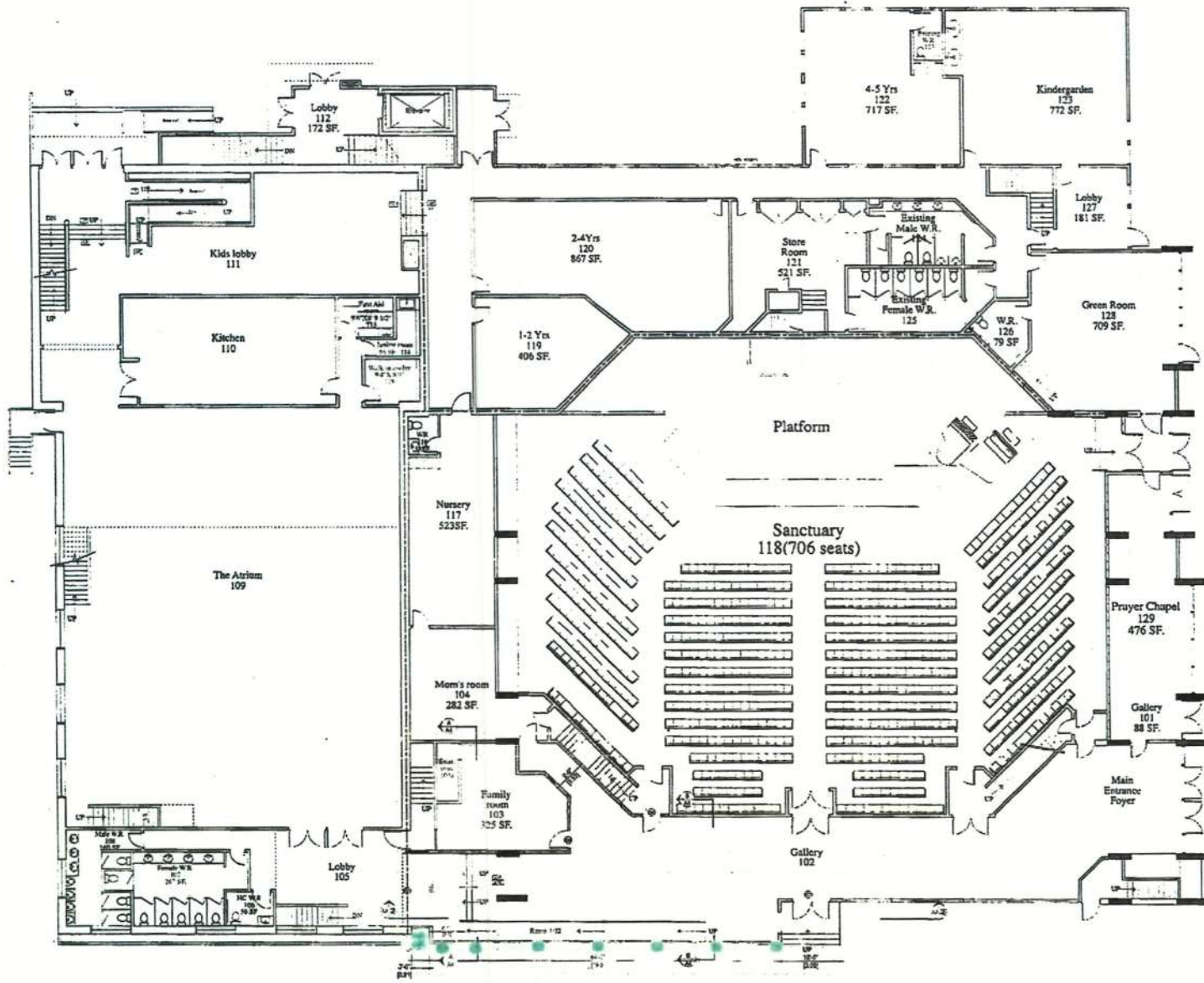
Date:

Jan 31, 2018

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped December 4, 2017
- Attachment D: Letter from applicant to Mayor and Council dated December 4, 2017
- Attachment E: Community Association Land Use Committee Comments dated December 10, 2017

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1. PROJECT DEVELOPMENT	27 Nov - 17
2. DESIGN DEVELOPMENT	15 Nov - 17
3. PERMITTING AND CONSTRUCTION	12 Dec - 17
4. PROJECT COMPLETION	28 Dec - 17
A/E: Alan Kraw Architect Inc.	Client: [Redacted]

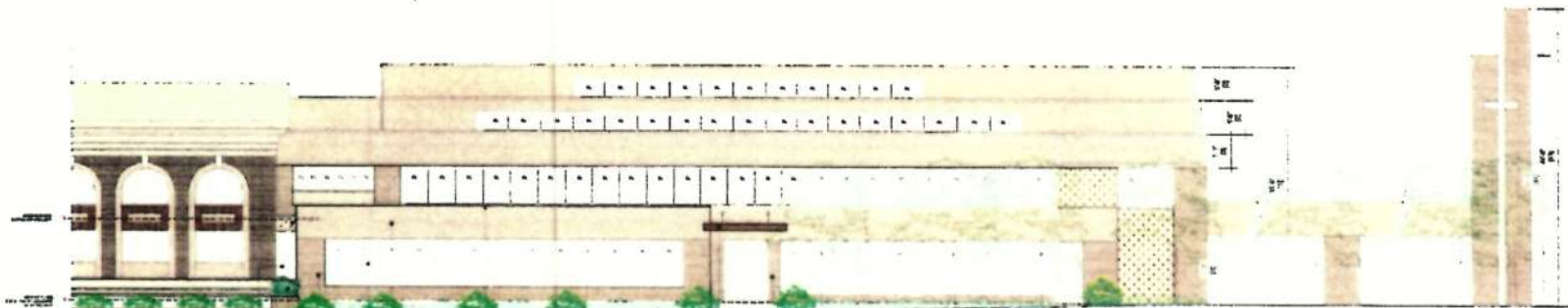
alan **kraw** architect inc.
 285 - 19th Street East St. Catharines, Ontario L2R 6K7
 905.261.2966

MAIN FLOOR PLAN

project no.:	17-490
date:	11 Nov 2017
scale:	1/8" = 1'-0"
sheet:	1000

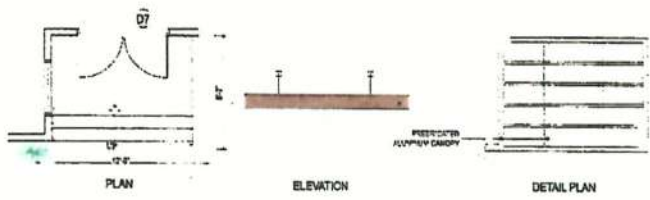
A2.1

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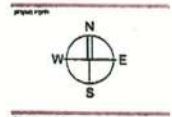


1 SOUTH ELEVATION (PROPOSED)
 A-3.1 SCALE: 1/8" = 1'-0"

Medium stone to be a combination of Bedford
 limestone and pink granite. Bedford
 stone
 Bed to match the existing
 Color stone to match the existing
 Light yellow to match the existing
 Dark brown stone to be a combination of Bedford
 limestone and pink granite
 Bedford stone to be a combination of Bedford
 limestone and pink granite
 Bedford stone to be a combination of Bedford
 limestone and pink granite

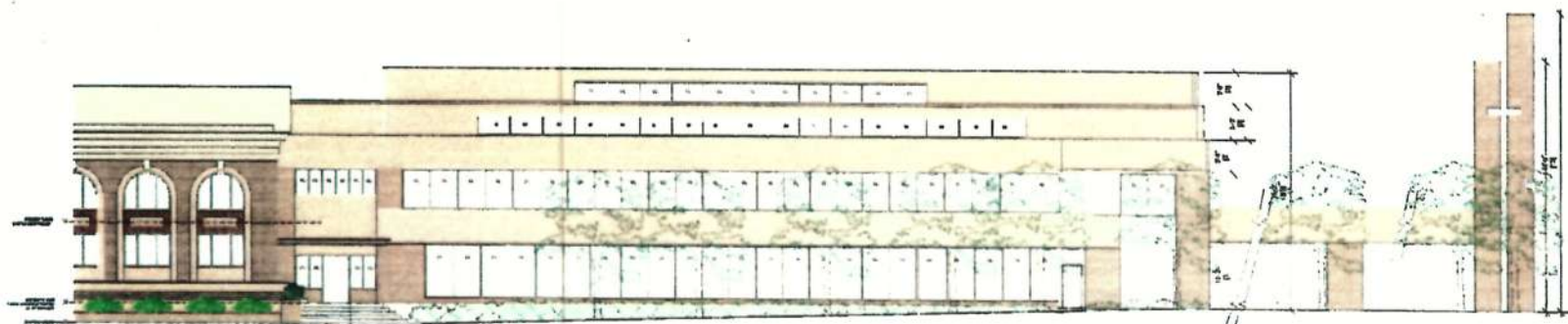


3 CANOPY DETAILS (PROPOSED)
 A-3.1 SCALE: 1/8" = 1'-0"



1. PRELIMINARY APPROVAL	27 Nov 17
2. DESIGN DEVELOPMENT	19 Dec 17
3. PERMITTING / CONSTRUCTION PERMIT	12 Oct 18
4. CONSTRUCTION / INSTALL	28 Dec 18
5. PROJECT COMPLETION	01 Jan 19

alan lowe architect inc.
 300 - 1111111111111111 St
 Toronto, Ontario M5S 1A5
 416-593-1111
 416-593-1111



2 SOUTH ELEVATION (EXISTING)
 A-3.1 SCALE: 1/8" = 1'-0"

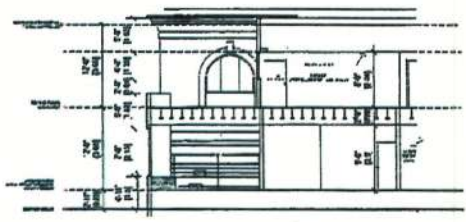
REALIZATIONS BY
ALAN LOWE ARCHITECT INC.

Project No.
SOUTH ELEVATION

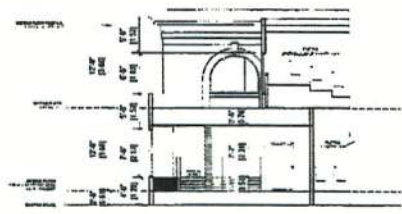
project no.:	17-480
date:	12 Nov 2017 10:00 AM 10" x 14"
author:	LOVE ARCHITECTS INC.

A-3.1

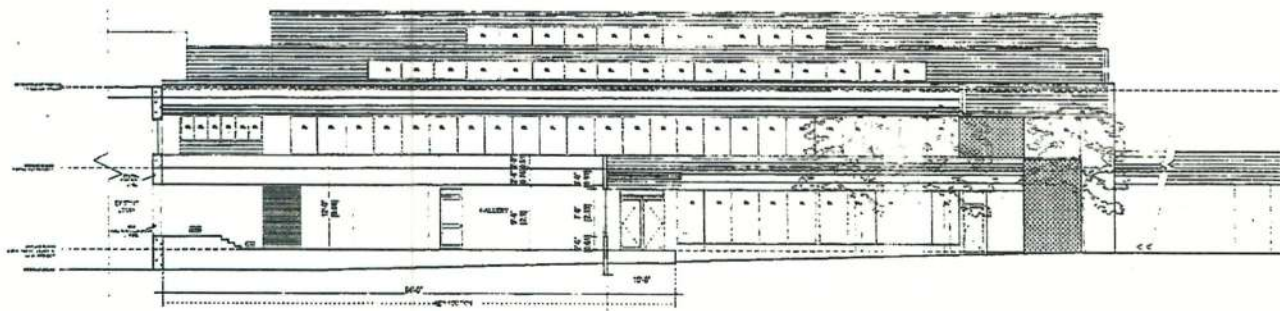
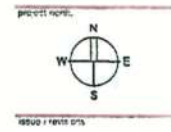
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A SECTION (PARTIAL)
A4 SCALE 1/4" = 1'-0"



B SECTION (PARTIAL)
A4 SCALE 1/4" = 1'-0"



C SECTION (PARTIAL)
A4 SCALE 1/4" = 1'-0"

1. SITE DEVELOPMENT PLAN	20 Nov '12
2. ARCHITECTURAL DEVELOPMENT PLAN	03 Nov '12
3. ARCHITECTURAL DEVELOPMENT PLAN	02 Nov '12
4. ARCHITECTURAL DEVELOPMENT PLAN	20 Sept '12
By Revision	Date

alan [logo] architect inc.
 220 - 1115 Champlain St. (202) 913-2100
 1000 - 1000 Champlain St. (202) 913-2100
 www

RENDERING: GARY TAYLOR
 ARCHITECTURE
 PLANT & ANIMAL ARCHITECTURE
 CONSULTANTS
 ARCHITECTS

SECTIONS

project no.:	17-490
date:	11/10/15 11/10/15 11/10/15
checked by:	LEWIS
drawn by:	LEWIS
scale:	1/4" = 1'-0"

A-4



January 31, 2018

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor Helps and Councillors

Re: Development Variance Permit Application – 1800 Quadra Street

Dear Mayor and Council,

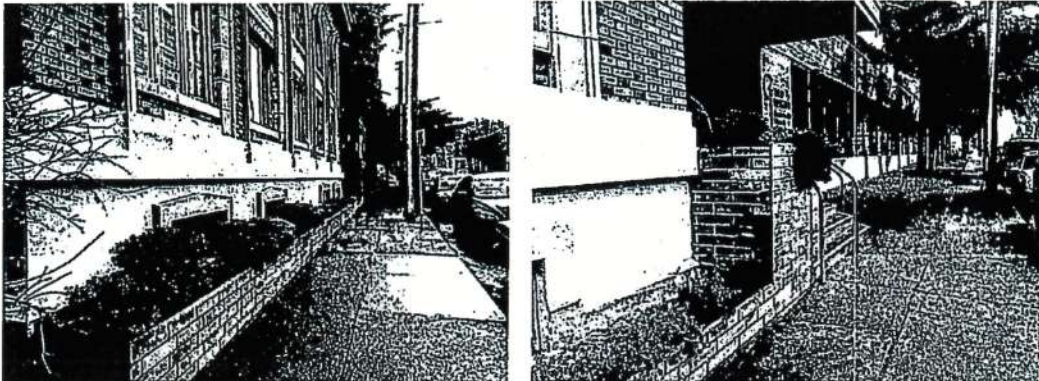
Please find enclosed our application for a development permit with variances for a small ones tory 646 square foot addition to the Glad Tidings Church at 1800 Quadra Street. The church is aiming to create a better functioning building for its congregation and accessibility and safety is very important. With the interior renovations proposed for the church, the lobby around the sanctuary becomes very tight within the existing footprint of the building.

The church would like to propose a 60 square metre (646 sq.ft.) addition along the North Park frontage of the building. The R3-C zone requires a setback of 6.0 metres from a street boundary. Our proposal is to request a variance for the setback to 0.4 metres. If a variance was not required, we could have applied for a delegated development permit for the size of this addition. A portion of the existing building is already 0.9 metres from the property line and a brick landscape planter is built within 0.3 metres of the property line. We are requesting that the proposed addition would be allowed to come out to the line of the existing planter.

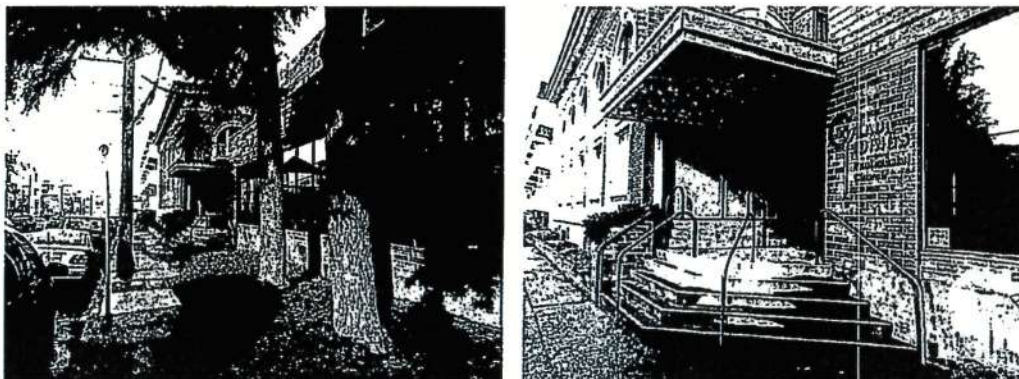
The zone also requires the staggering of the building along the street wall by 1.5 metres. We would like to request a variance to reduce this to 0.9 metres.

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 for a church with a capacity of 1000 persons.

In order to show that the new addition does not overlap with the original building built in the early 1900s, we have separated our addition with a 3'-0" structural glazed element to show the existing building fabric. This 3'-0" section is also set back to create a vertical element.



Existing church building built in early 1900s is 0.9 metres from property line, the planter extends further towards sidewalk, with 1979 church building beyond.



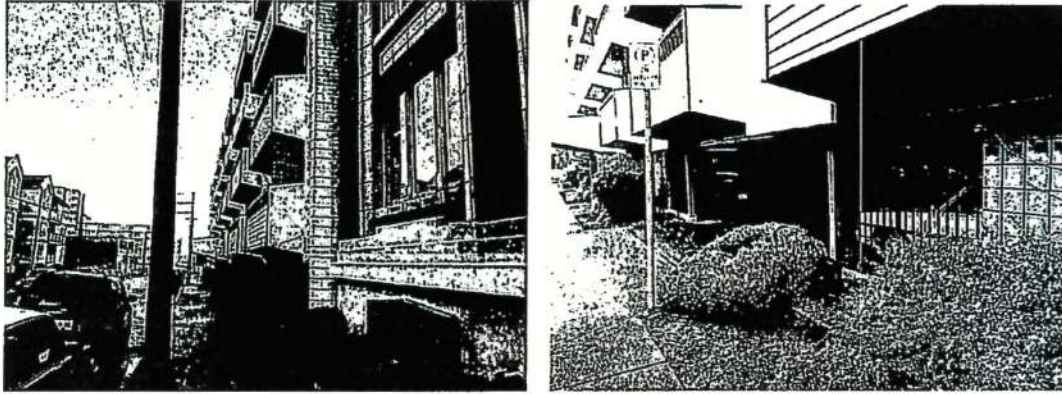
Location of proposed one storey lobby addition. Reduced setback would not feel out of character along the north side of North Park. Existing stairs are steep and not accessible. Area to be enclosed and ramp access created from new lobby.

The cedar siding along the fascia on the existing façade is also in need of repair and refurbishment. By creating this one level 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.

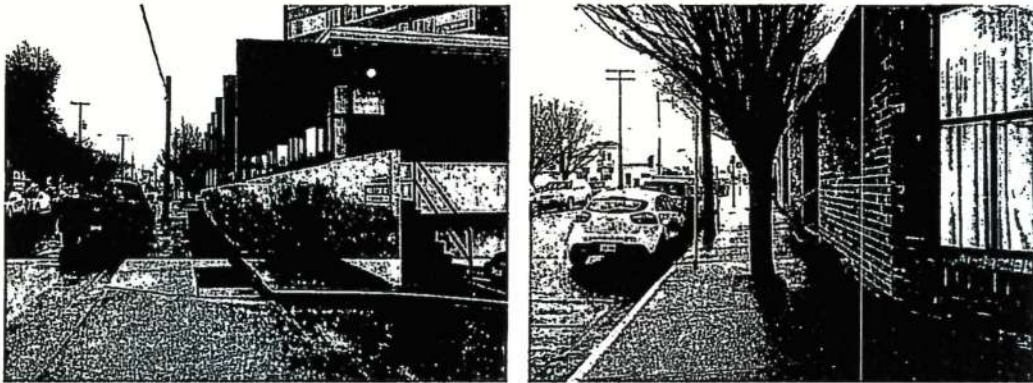
We have also reviewed the unprotected openings in the south façade along North Park and have confirmed that the unprotected openings meet the BC Building Code requirements. The unprotected openings allowed would be 60% and our calculations show that our openings are only 50%.

We have canvassed our neighbours along the street and they do not have any concerns regarding our variance to expand the lobby. We will note that the Bethany Court housing complex to the west has balconies extending out to the property line and their entrance canopy extending over the

City sidewalk and the North Park Manor across the street having their community room (being converted to residential units) extending out to the property line with a 5 foot high concrete wall and the Baptist Church on the corner extending out to the property line with trees planted in the middle of the sidewalk.



Bethany Court to the west with 3 levels of balconies extending to the property line with parking under the building.



North Park Manor community room extends to property line across the street as well as the Baptist Church on the corner. Tree also planted in the middle of the sidewalk.

Although this may not meet the setback requirements of the zone, the R3-C zone was meant for multi-family developments that are 3 storeys or higher and would have wanted the residential units set back from the property line for some privacy. As this is a church building, those privacy issues are not a concern and it is more beneficial to create better functional space for the church rather than having a dark landscaped area with overgrown trees that is never used. The glazing in the lobby addition will create a more animated street edge. The portion of the building that we are requesting the variance will not be a solid wall.

We trust that this Development Permit application with a variance is minor and that this request is supportable.

Our proposal meets or exceeds 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.

Katie Lauriston

From: Pam Hartling <[REDACTED]>
Sent: Sunday, December 10, 2017 8:24 PM
To: Victoria Mayor and Council
Cc: Development Services email inquiries; Chris Fleming
Subject: RE: Development Permit with Variance Received for 1800 Quadra Street - DPV No. 00054

Dear Mayor and Council,

The NPNA LUC has considered this DVP application. In order to protect the public realm and maintain the best possible pedestrian facilities, we suggest that the applicant be encouraged to find another option.

Regards,

 Pam Hartling
 Land Use Chair, North Park Neighbourhood Association

From: Katie Lauriston [mailto:kauriston@victoria.ca]
Sent: November 8, 2017 8:56 AM
To: info@npna.ca; [REDACTED]; [REDACTED]
Subject: Development Permit with Variance Received for 1800 Quadra Street - DPV No. 00054

Dear Ms. Jenny Farkas, Ms. Pam Hartling and Mr. Chris Fleming,

Re: 1800 Quadra Street – DPV No. 00054

City staff have completed a plan check on the submitted plans and have identified the following *Zoning Regulation Bylaw* variances for the building siting along the North Park frontage to accommodate the addition:

- Building setback reduced from 6.0 m to 0.329 m for 24 m of building frontage
- Building setback reduced from 1.5 m to 0.92 m along a horizontal distance of 30 m of building frontage

The details of this application can be found on the Development Tracker at 1800 Quadra Street. You will also be notified of any further revisions to the plans.

If your Land Use Committee has comments it would like considered by City Council, please submit them to Mayor and Council with a copy to the Sustainable Planning and Community Development Department within 30 days from the date of this email.

Yours truly,

Katie Lauriston
 Planning Secretary
 Sustainable Planning and Community Development
 Development Services Division
 City of Victoria

1 Centennial Square, Victoria BC V8W 1P6

T 250.361.0498 F 250.361.0386

