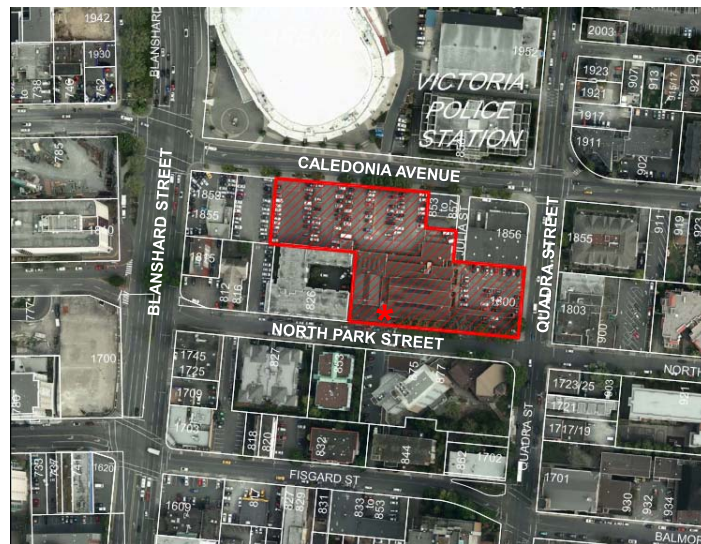
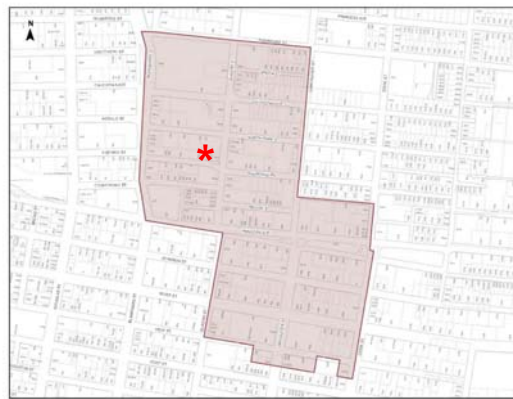

Development Permit with Variances for 1800 Quadra Street



DPA 3 (HC): Core Mixed Use Residential

APPENDIX A. DEVELOPMENT PERMIT AREAS AND HERITAGE CONSERVATION AREAS

Map 35: DPA 3 (HC): Core Mixed Use Residential



184 Official Community Plan | City of Victoria



February 8, 2018 Council Meeting

Motion to direct staff to:

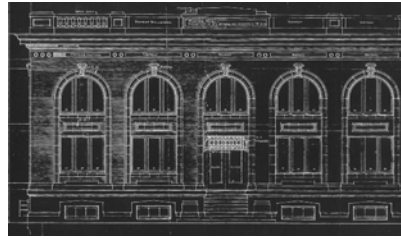
1. work with the applicant to reduce the prominence of the proposed addition and reduce its impacts on the public street, and to bring the revised proposal back to a future Committee of the Whole meeting;
2. request that the applicant provide any information they have on the older portion of the building;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



Information



Knights of Pythias Hall
collection Rick Coleman



Front Elevation 1912
City of Victoria Plans



Subject Site





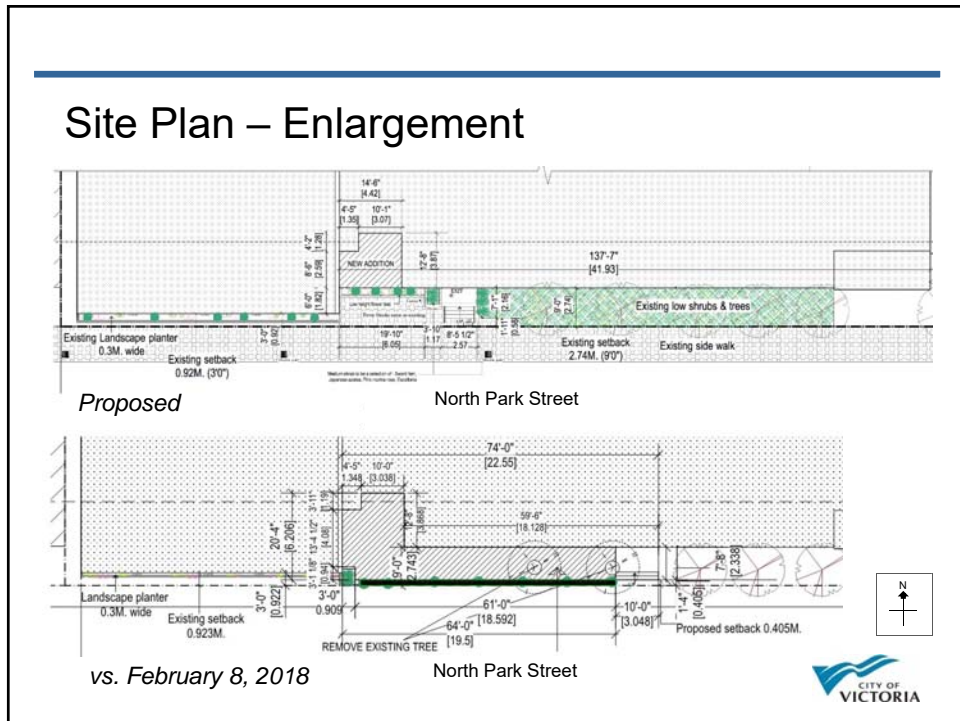
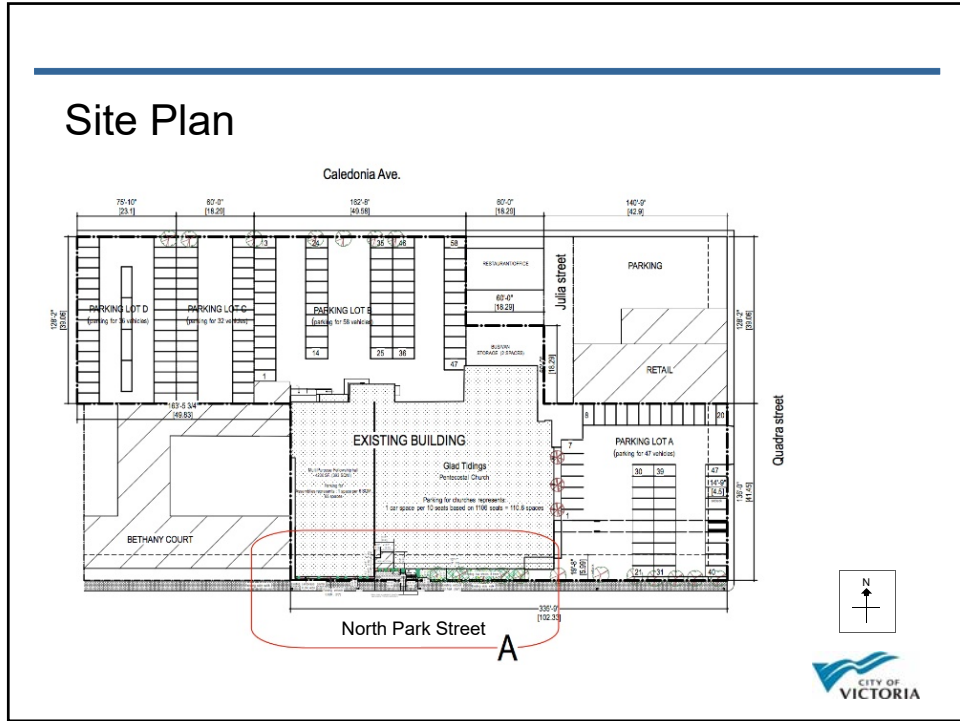


Context - North Park Street



Context - North Park Street





South Elevation



Proposed



vs. February 8, 2018



South Elevation – Enlargement



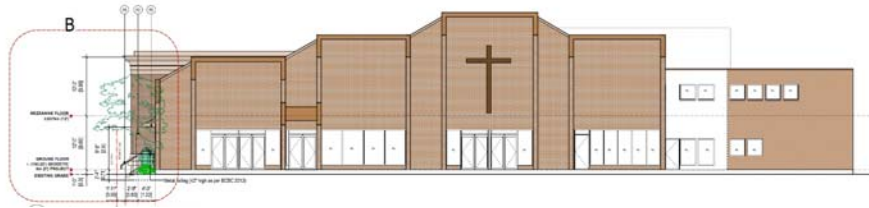
Proposed



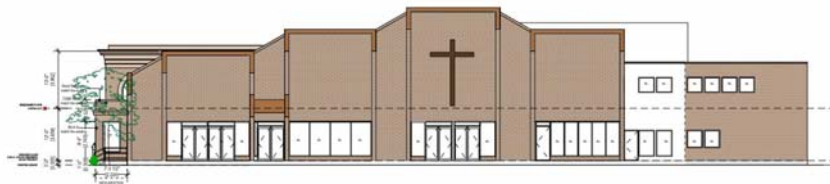
vs. Existing



East Elevation



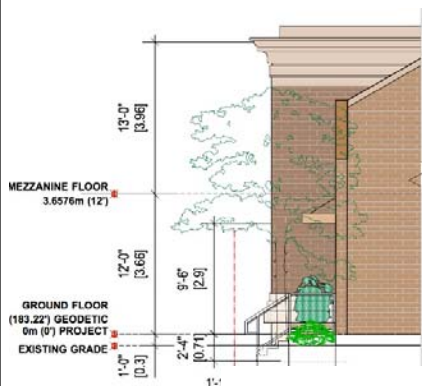
Proposed



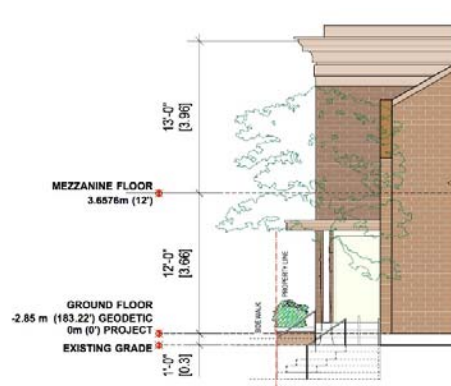
vs. February 8, 2018



East Elevation - Enlargement



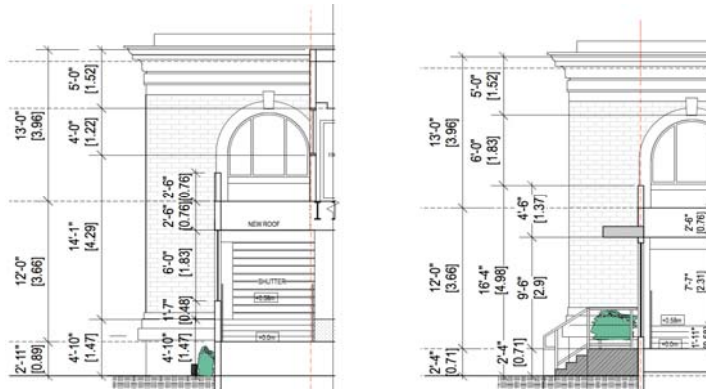
Proposed



vs. Existing



East Sectional Elevation - Enlargement



Proposed

vs. Existing



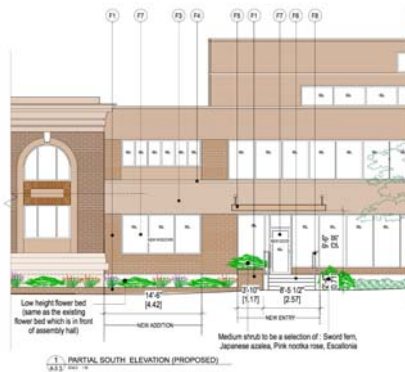
Rendering



Rendering



Materials



EXTERIOR FINISHES & NOTES -	
F1	BRICK CLADDING - TYPE 1 (TO MATCH WITH EXISTING CHURCH BUILDING)
F2	BRICK CLADDING - TYPE 2 (TO MATCH WITH EXISTING ASSEMBLY HALL)
F3	CEDAR SIDINGS (TO MATCH THE EXISTING)
F4	PREFINISHED METAL FLASHINGS- (TO MATCH WITH EXISTING)
F5	PREFABRICATED ALUMINIUM CANOPY (COLOUR SHOULD MATCH WITH EXISTING CEDAR SIDINGS)
F6	CONCRETE - STEPS
F7	VINYL WINDOWS & DOORS (MATCH WITH EXISTING)
F8	METAL RAILINGS- 42" HIGH (COLOUR SHOULD MATCH WITH EXISTING)



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.”

