



Council Report For the Meeting of January 31, 2019

To: Council **Date:** January 24, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00054 for 1800 Quadra Street - Update Report

RECOMMENDATION

That Council receive this report for information.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information regarding the Development Permit with Variances Application for the property located at 1800 Quadra Street. The proposal is to construct an addition to the south elevation of the existing church. In order to comply with the British Columbia Building Code, the applicant proposes minor revisions to the November 14, 2018 plans, as follows:

- to change the single door to a double door in order to increase the width of the exit
- to increase the length of the entrance canopy to be proportionate to the proposed double door.

No changes to the requested variances are proposed. The design revision provides a prominent building entrance facing the street with weather protection that is consistent with the applicable design guidelines contained in Development Permit Area 3 (HC): Core Mixed-Use Residential of the *Official Community Plan, 2012 (OCP)*.

The Development Permit with Variances Application has been amended accordingly.

Respectfully submitted,

Handwritten signature of Moira Wilson in blue ink.

Moira Wilson
Senior Planner – Urban Design
Development Services Division

Handwritten signature of D. Reys in blue ink.

Handwritten signature of Andrea Hudson in blue ink.

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:

Jocelyn Jenkins
Date: *Jan 25, 2019*

List of Attachments

- Attachment A: Revised Plans deemed November 14, 2018

RE-ISSUED FOR DEVELOPMENT PERMIT

1800 QUADRA STREET
VICTORIA, BRITISH COLUMBIA

PROJECT NUMBER: **17-490**

22 January., 2019

alan **lowe** architect inc.

#118 - 21 Erie Street, Victoria, British Columbia
t 250.360.2888

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project name:

sheet number:

No.	Issued / Revisions	Date
4	REVISION ON OF AMENDMENT APPLICATION	22 JAN. 19
3	FOR OF AMENDMENT APPLICATION	18 Dec. 18
2	APPLICATION	4 Dec. 17
1	FOR DEVELOPMENT PERMIT	20 Sept. 17

alan **lowe** architect inc.

222 - 1112 Government St. | 250.360.2888
Victoria, British Columbia

GLAD TIDINGS
PENTECOSTAL CHURCH

1800 QUADRA ST.

drawing title
COVER SHEET

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JAN 23 2019

NOV 14 2018

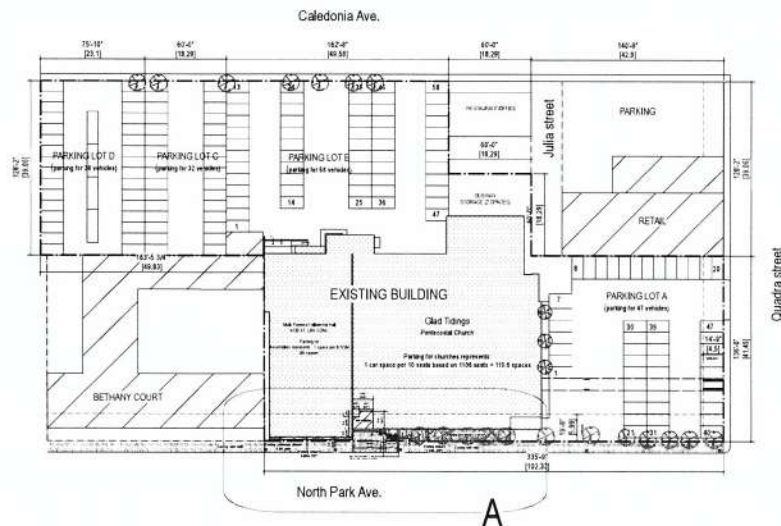
project no.: 17-490

date	by	note
OCT 18 2018	LOWE	AS NOTED

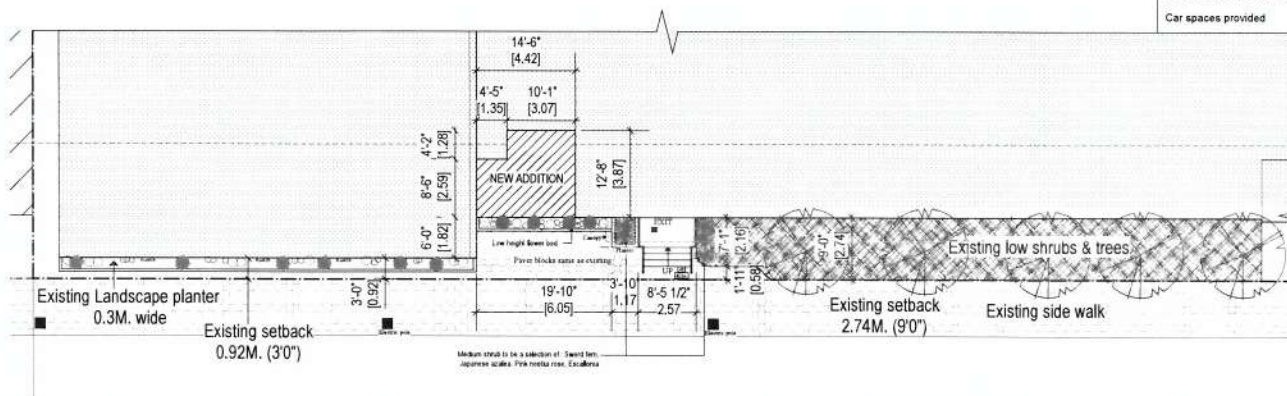
checked by: LOWE drawn by: RM

approved by:

A0.0



1 SITE PLAN
A1 SCALE: 1/8"



2 ENLARGE SITE PLAN AT "A"
A1 SCALE: 1/16"

North Park Ave.

PROJECT DATA

Legal Address:	Lot A, Lots 2 & 3, Plan 7018 and Lot A, Plan 18549 Lots 23, 23A (Lot 3 and Lot 4 Caledonia Ave.)
Civic Address:	1800 Quadra street, Victoria B.C.
ZONING DATA	
Zone	R3-C
Site Area	86,962.00 sqft.
Permissible Site coverage	50%
Existing Building foot print (including church and assembly hall)	27,638.00 sqft.
Existing Site Coverage	31.80%
Proposed addition	167.00 sqft. (15.50 sqm.)
Proposed building foot print	27,805.00 sqft.
Proposed site coverage	31.97%
Existing total area of church	46,364.00 sqft.
Existing floor space ratio	0.53
Proposed total area of church	46,531.00 sqft.
Proposed floor space ratio	0.53
Existing open site space	68.20%
Proposed open site space	68.03%
SETBACKS	
Required at street boundary	19'8" (6.0 M)
Existing setback at North Park	9'0" (2.743 M)
Proposed setback at North Park	9'0" (2.743 M)
Existing total seats	1107 seats
Proposed 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 Multi purpose fellowships hall - 4230 SF, 393 SQM.)
Car spaces required	(110.6 + 65) = 176 Cars
NOTE: 50% SPACES PERMITTED IN THIS ZONE, THEREFORE 88 CARS REQUIRED.	
Car spaces provided	173 Cars

LANDSCAPE DETAILS

- Medium shrub to be a selection of:
Sword fern, Japanese azalea,
Pink nootka rose, Escallonia
- Low height flower bed (same as the
existing flower bed which is in front of
assembly hall)

PAVER DETAILS

- Same as existing side walk (concrete paver blocks)

LIGHTING DETAILS

- Canopy (soffit) light

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continued

project north:



issue / revisions:

1	FOR PRELIMINARY APPLICATION	18 Oct. 18
2	FOR PRELIMINARY APPLICATION	18 Oct. 18
3	FOR DEVELOPMENT PERMIT	20 Feb. 17
4	FOR DEVELOPMENT PERMIT	20 Feb. 17

alan lowe architect inc.

#110-21 Elm Street

Victoria, British Columbia

mail

REVISIONS TO -
GLAD TIDINGS
PEITIC-COSTAL CHURCH
1100-21 Elm Street
Victoria, B.C.

SITE PLAN

project no.: 17-490

date: 15 Nov. 2017 scale: AS NOTED

checked by: LOWE drawn by: RM

sheet no.

A1

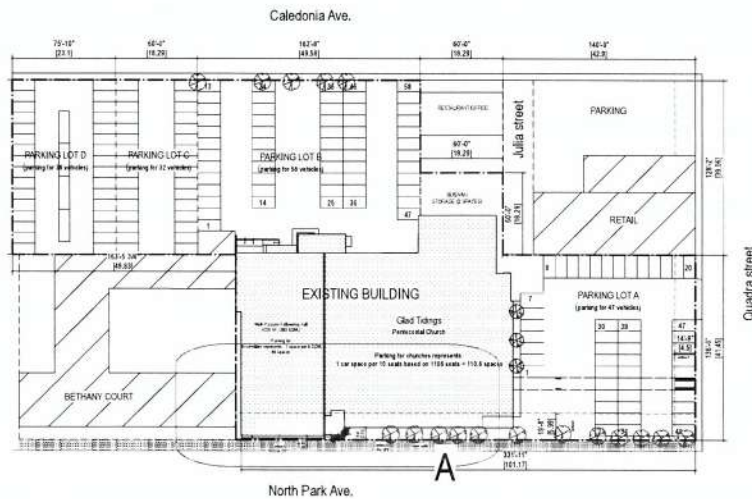
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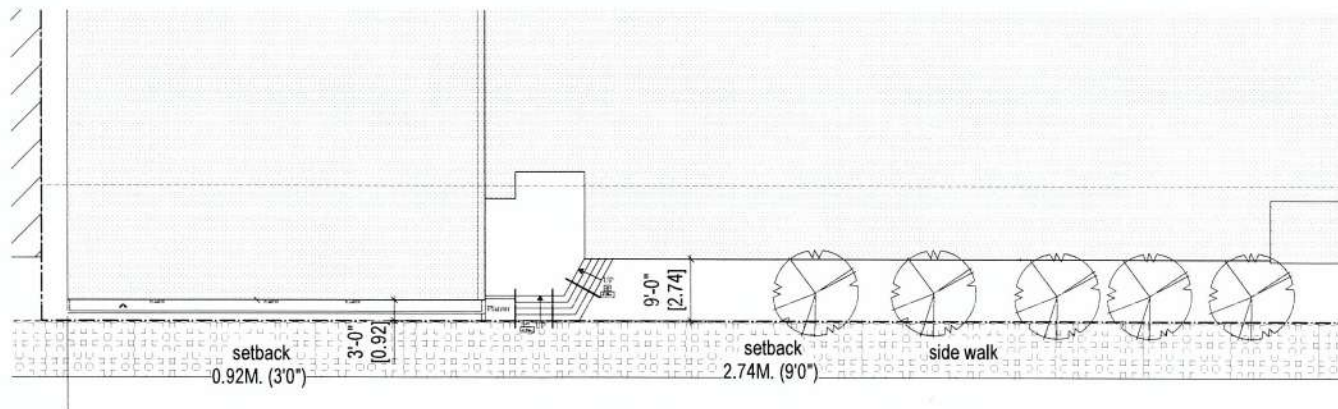
DEEMED

JAN 23 2018

NOV 14 2018



1 EXISTING SITE PLAN
SCALE 1:50



2 ENLARGE SITE PLAN AT "A"
SCALE 1:10

North Park Ave.

PROJECT DATA

Legal Address:	Lot A, Lots 2 & 3, Plan 17018 and Lot A, Plan 18549 Lots 23, 23A (Lot 3 and Lot 4 Caledonia Ave.)
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Existing Site Coverage	31.80 %
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Existing floor space ratio	0.53
Existing open site space	68.20%
Existing total seats	1107 seats
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Car spaces required	(110.6 + 05) = 176 Cars
NOTE: 50% SPACES PERMITTED IN THIS ZONE. THEREFORE 88 CARS REQUIRED.	
Car spaces provided	173 Cars

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project north



issue / revisions

3. FOR DEVELOPMENT APPLICATION	18 Oct. 18
2. FOR DEVELOPMENT APPLICATION	4th Dec. 17
1. FOR DEVELOPMENT PERMIT	20 Sep. 17
Rev. Revised Revision	Date

alan lowe architect inc.
4110-21 Bow Street
Victoria, British Columbia
1.250.362.2888

RENOVATIONS TO -
GLAD TIDINGS
PENTECOSTAL CHURCH
1150 QUADRA STREET
VICTORIA, BC

EXISTING SITE PLAN

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project no.:	17-490
date:	15 Nov. 2017
checked by:	LOWE
drawn by:	RM
scale:	1/32" = 1'-0"

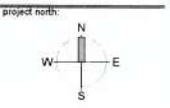
A1.1

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WALL DETAILS -

- EXISTING WALL TO BE REMOVED
- EXISTING WALL TO REMAIN
- EXISTING FIRE WALL TO REMAIN
- NEW PARTITION WALL



Issue / Revisions

4. Review of/OF AMENDMENT APPLICATION	22 Jan. 19
3. FOR OF AMENDMENT APPLICATION	19 Oct. 18
2. FOR OF AMENDMENT APPLICATION	4 Oct. 17
1. FOR DEVELOPMENT PERMIT	20 Sep. 17
For: Second/Preparation	Date

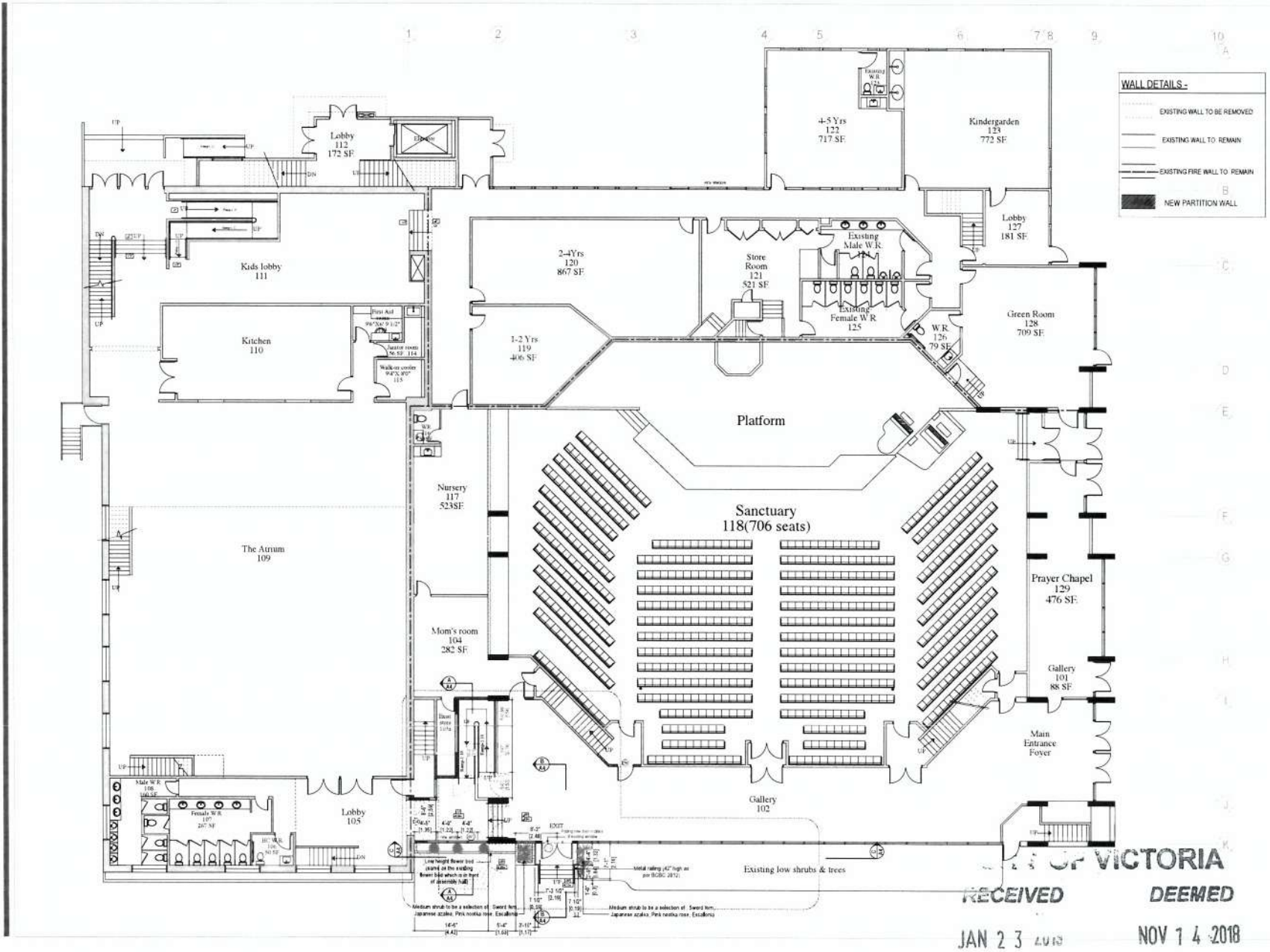
alan lowe architect inc.
 #115 - 2114a Street
 Victoria British Columbia V8M 1A6
 TEL: 250.360.2833

RENOVATIONS TO -
GLAD TIDINGS
PENTECOSTAL CHURCH
 1122 OULDA STREET
 VICTORIA, BC

MAIN FLOOR PLAN

project no.:	17-490
date:	15 Nov. 2017
drawn by:	LOWE
checked by:	LOWE
scale:	1:100
sheet no.:	104

A2.1



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15/01/2018

WALL DETAILS:-	
---	EXISTING WALL TO BE REMOVED
---	EXISTING WALL TO REMAIN
---	EXISTING FIRE WALL TO REMAIN
■	NEW PARTITION WALL

project north:



issue / revisions:

4	Revision to CP AMENDMENT APPLICATION	22 Jan. 18
3	FOR CP AMENDMENT APPLICATION	18 Oct. 18
2	FOR CP AMENDMENT APPLICATION	4 Dec. 17
1	FOR DEVELOPMENT PERMIT	20 Sep. 17
0	Issued/For Issued	01 Dec. 16

alan lowe architect inc.
 #118 - 21 Erie Street
 Victoria, British Columbia
 1 250 360 2888
 vml

PROJECT LOCATION
 RENOVATIONS TO
 GLAD TIDINGS
 PENTECOSTAL CHURCH
 1150 COLUMBIA STREET
 VICTORIA, BC
 Drawing Title
SECOND FLOOR PLAN

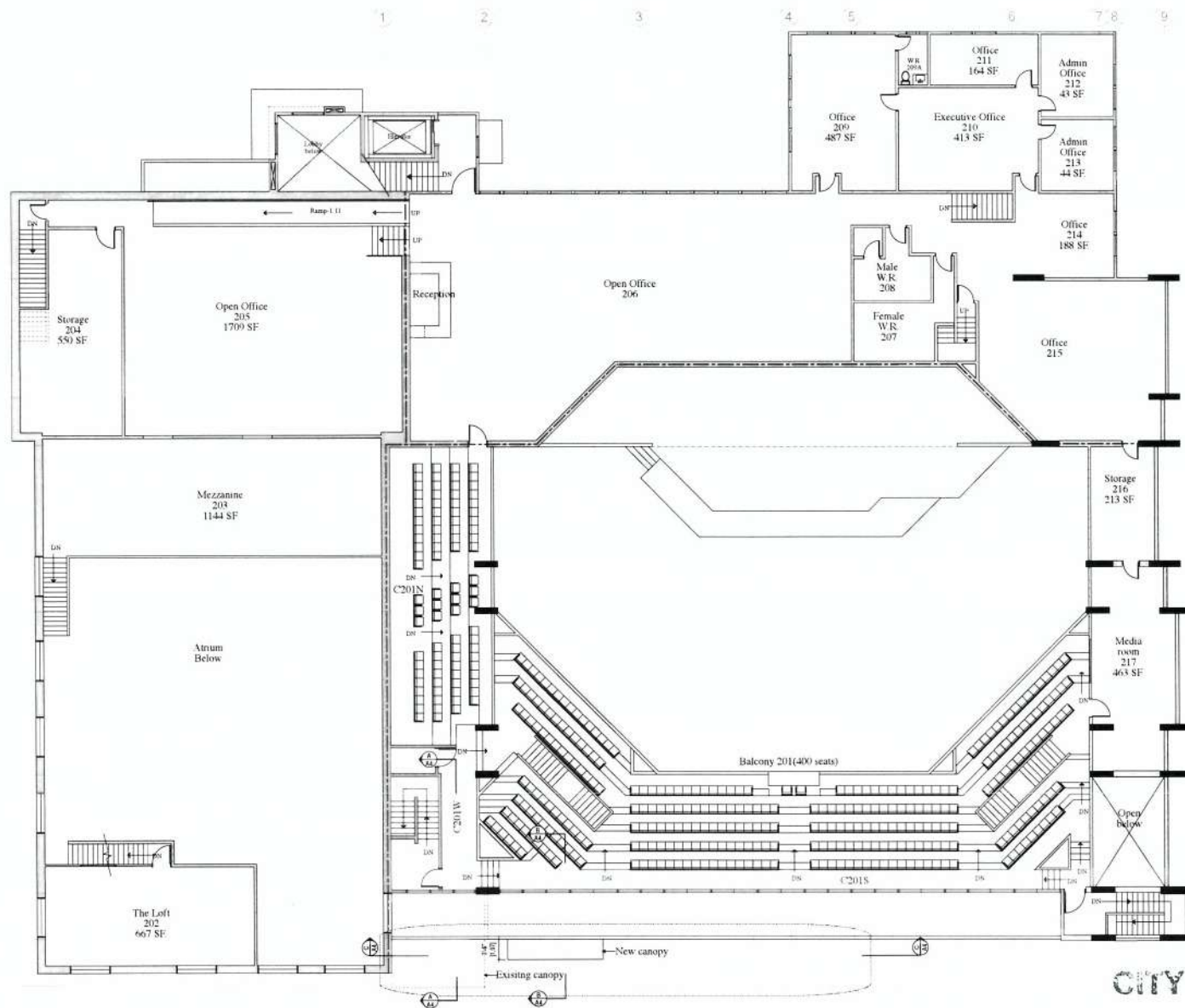
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checked by:	LLODGE
drawn by:	ML

sheet no. **A2.2**

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A-3.1

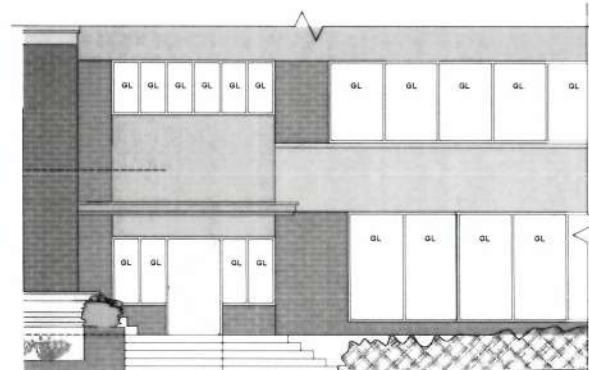
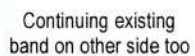
SCALE 1:100



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SCALE 1:100



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Victoria, British Columbia

1000

**RENOVATIONS TO
GLAD THINGS PENTECOSTAL CHURCH**
1100 OAK STREET
NATONG, AL.

drawing title
SOUTH ELEVATION

project no : 17-490

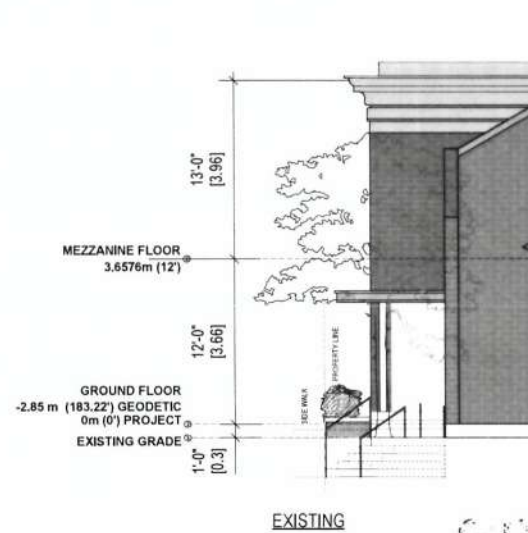
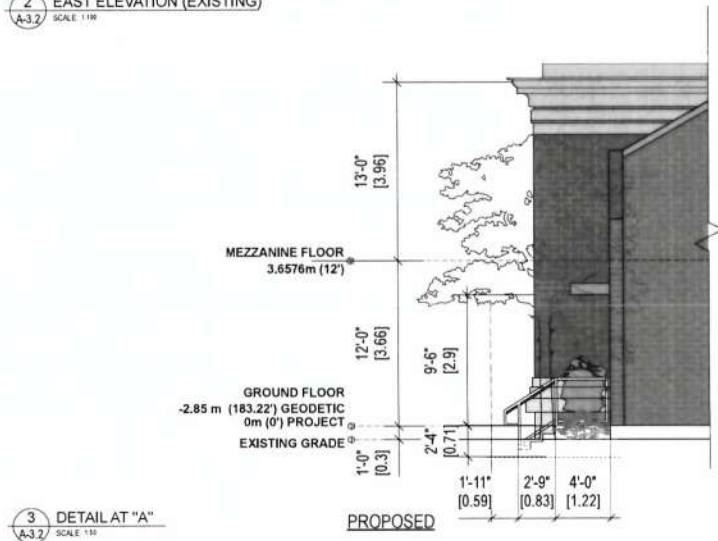
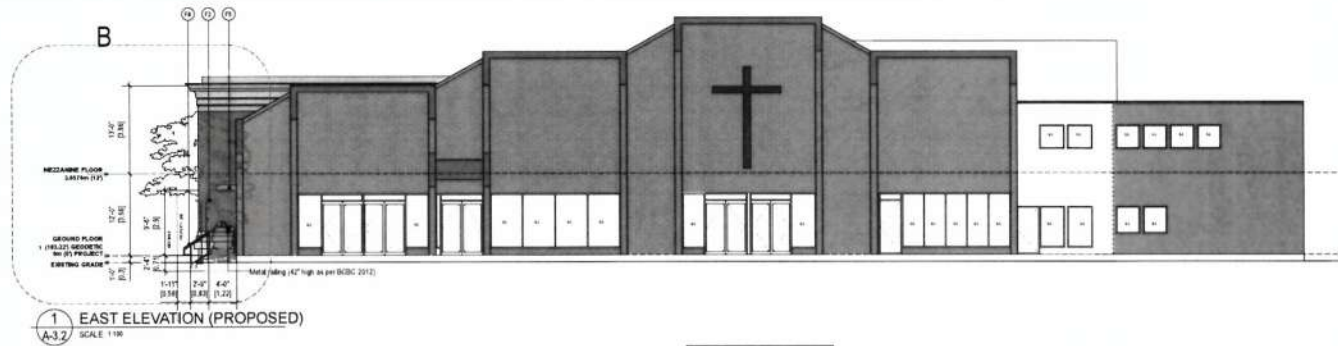
date	31 May 2018	scale	A5 NOTED
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92. <i></i>	

Submitted by	Reviewed by	Approved by	Date

Figure 10.10

A-3.1



EXTERIOR FINISHES & NOTES

- (1) BRICK CLADDING - TYPE 1 (as per BCBC 2012)
- (2) BRICK CLADDING - TYPE 2 (as per BCBC 2012)
- (3) CEDAR SIDING (as per BCBC 2012)
- (4) PREFABRICATED METAL FLASHINGS (as per BCBC 2012)
- (5) PREFABRICATED ALUMINUM CANOPY (as per BCBC 2012)
- (6) CONCRETE - STEPS
- (7) METAL WINDOWS & DOORS (as per BCBC 2012)
- (8) METAL FINISHES - 42" HIGH (as per BCBC 2012)

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Consultants:

Project Name:

Client / Owner:

3. FOR AMENDMENT APPLICATION	18 Oct 18
2. FOR AMENDMENT APPLICATION	4 Sep 17
1. FOR DEVELOPMENT PERMIT	20 Sep 17
Site Survey / Drawings	Done

alan lowe architect inc.
#114 - 21 Elm Street
Victoria, British Columbia
V8W 2E6

**RENOVATIONS TO
GLAD RINGS PENTECOSTAL CHURCH**
114 - 21 Elm Street
Victoria, BC

drawing title
EAST ELEVATION

project no.:	17-490
date	31 May 2018
checked by	LOWE
drawn by	RM

A-3.2

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JAN 23 2019 NOV 14 2018

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project name:

client / owners:

2. Reason of OP AMENDMENT APPLICATION: 22 Jan 18

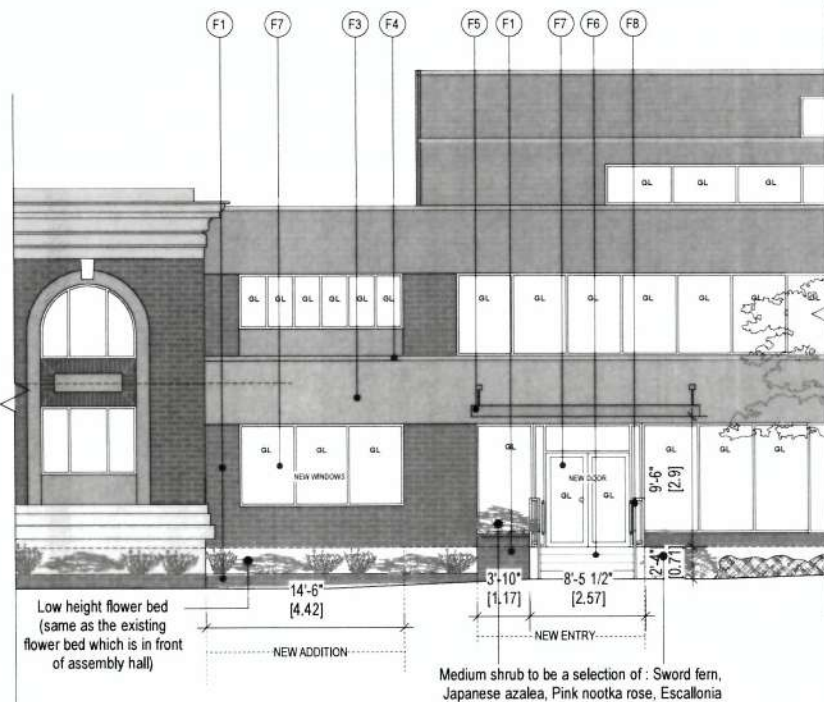
1. FOR DEVELOPMENT PERMIT 18 Oct 18
No. / sheet / drawings Date

alan lowe architect inc.
1111 - 21 Ave Street
Victoria, British Columbia
V8W 2R8
1 250 260 2888

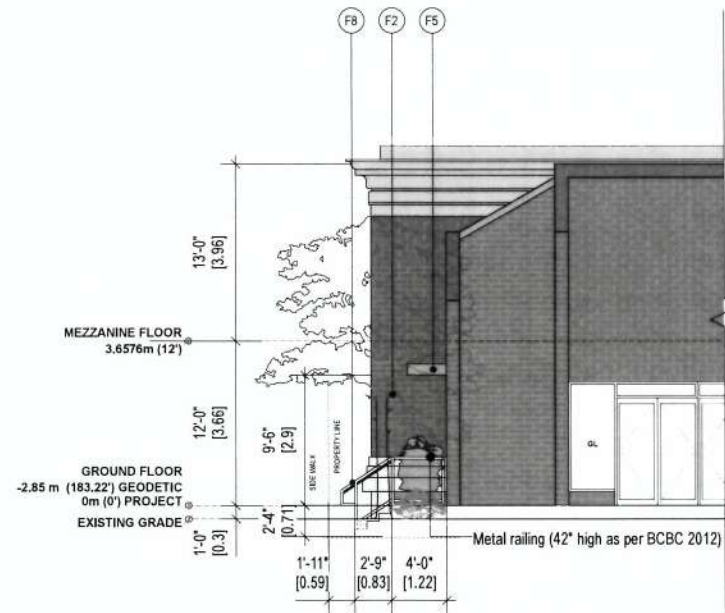
REVISIONS TO
GLAD THINGS PENTECOSTAL CHURCH
1111 - 21 Ave Street
VICTORIA, BC

drawing title
ELEVATION FINISHES
& RAILING DETAILS
project no.: 177-490
date: 31 May 2018 scale: AS NOTED
checked by: LONE drawn by: BW
sheet no.

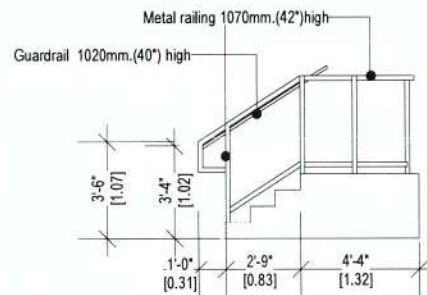
A-3.3



1 PARTIAL SOUTH ELEVATION (PROPOSED)
A-3.3 SCALE: 1/8"

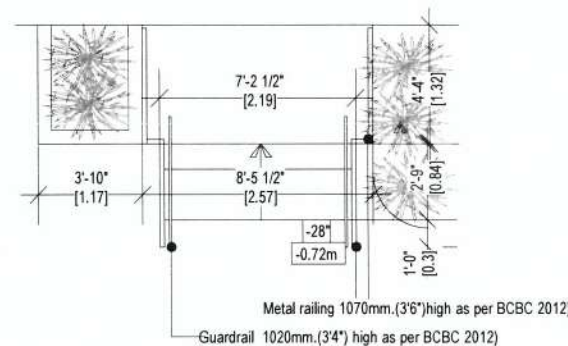


2 PARTIAL EAST ELEVATION (PROPOSED)
A-3.3 SCALE: 1/8"



3 RAILING DETAILS
A-3.3 SCALE: 1/2"

SIDE ELEVATION



PLAN

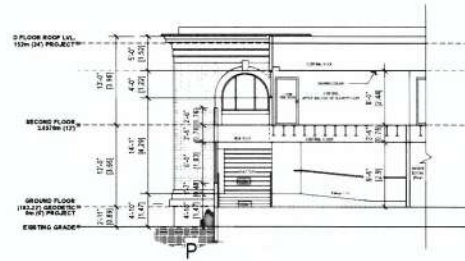
EXTERIOR FINISHES & NOTES -

- (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 ALUMINUM CANOPY (COLOR SHOWN MATCH WITH EXISTING CEDAR SIDINGS)
- (F6) CONCRETE - STEPS
- (F7) VINYL WINDOWS & DOORS (MATCH WITH EXISTING)
- (F8) METAL RAILINGS (MATCH WITH EXISTING)

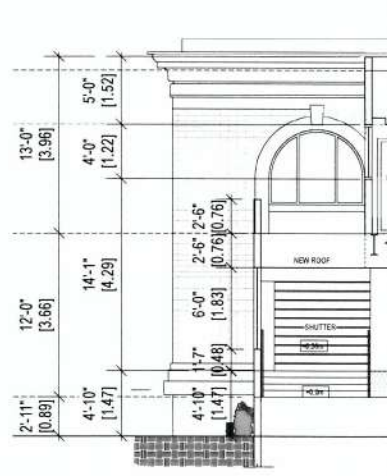
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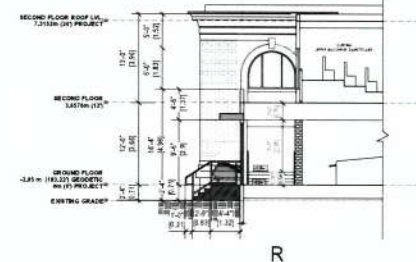
NOV 14 2018



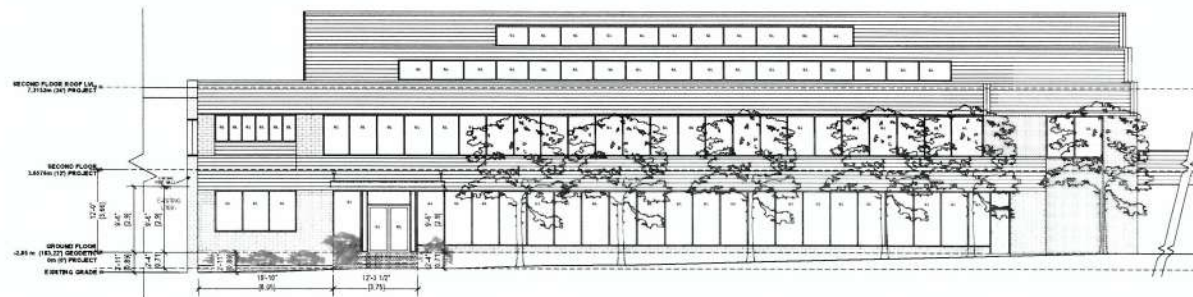
1 SECTION - A (PARTIAL)
A4 SCALE: 1/8"



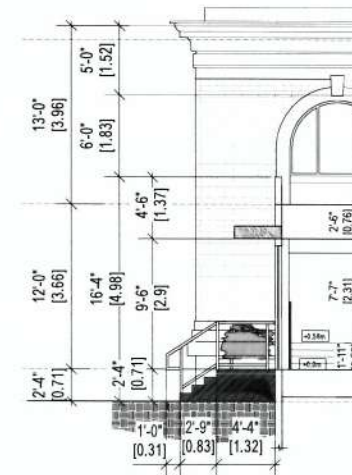
4 DETAIL AT P
A4 SCALE: 1/8"



2 SECTION - B (PARTIAL)
A4 SCALE: 1/8"



3 SECTION - C (PARTIAL)
A4 SCALE: 1/8"



5 DETAIL AT R
A4 SCALE: 1/8"

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Consultants

project north

issue / revisions

4 Review of OF AMENDMENT APPLICATION 22 Jan. 19
3 OF OF AMENDMENT APPLICATION 14 Dec. 18
2 OF OF AMENDMENT APPLICATION 4 Dec. 17
1 OF OF AMENDMENT APPLICATION 20 Sep. 17

No. Revision Date

alan lowe architect inc.

1010 - 21 Ave Street 1 250.360.2088
Victoria, British Columbia

and

REVISIONS TO -
GLAD TIDINGS
PENTECOSTAL CHURCH
1010-21 AVE STREET
VICTORIA, BC

drawing title
SECTIONS

project no.: 17-490

date: 15 Nov. 2017 scale: AS NOTED

checked by: LOWE drawn by: RM

drawn by:

CITY OF VICTORIA A-4

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JAN 23 2019

NOV 14 2018