REPORTS OF COMMITTEES

1. **Committee of the Whole – February 8, 2018**

5. Development Permit with Variances Application No. 00054 for 1800 Quadra Street

Motion:
It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council 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.

Carried Unanimously

REPORTS OF COMMITTEES

1. **Committee of the Whole – February 8, 2018**

5. Development Permit with Variances Application No. 00054 for 1800 Quadra Street

Motion:
It was moved by Councillor Isitt, seconded by Councillor Lucas, that Council 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.

Carried Unanimously

4. LAND USE MATTERS

4.2 Development Permit with Variances Application No. 00054 for 1800 Quadra Street

Committee received a report dated January 26, 2018, from the Director of Sustainable Planning and Community Development regarding an application for a 60 square meter addition to the existing church.

Committee discussed:

- Heritage significance of the building.

Motion: It was moved by Councillor Thornton-Joe, seconded by Councillor Isitt, 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.

Committee discussed:

- Working with the applicant to address the staff's concerns.
- Responding to the heritage qualities while achieving the applicant's needs.

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended as follows:
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 **and request that the applicant provide any information they have on the older portion of the building.**

On the amendment:
CARRIED UNANIMOUSLY 18/COTW

Amendment: It was moved by Councillor Isitt, seconded by Councillor Loveday, that the motion be amended as follows:
That Council 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.**

On the amendment:
CARRIED UNANIMOUSLY 18/COTW

Main motion as amended:
That Council 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.

On the main motion as amended:
CARRIED UNANIMOUSLY 18/COTW

CITY OF VICTORIA

Committee of the Whole Report
For the Meeting of February 8, 2018

To:	Committee of the Whole	**Date:**	January 26, 2018
From:	Jonathan Tinney, Director, Sustainable Planning and Community Development		
Subject:	**Development Permit with Variances No. 00054 for 1800 Quadra Street**		

RECOMMENDATION

That Council decline Development Permit with Variances Application No. 00003 for the property located at 1800 Quadra Street.

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development, including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variances application for the property located at 1800 Quadra Street. The proposal is for a 60 square meter addition to the existing church. The variances being requested are related to setbacks and the maximum horizontal distance of a structure.

The following points were considered in assessing this application:

- the proposal is partially consistent with the objectives and guidelines contained in Development Permit Area 3 (HC): Core Mixed-Use Residential of the *Official Community Plan,* 2012 (OCP). The proposal provides visual interest and a connection to the public street with windows and a prominent entry, 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
- the requested variances are to reduce the setback to the south lot line and increase the maximum horizontal distance of a structure. These variances would impact the public street. To help mitigate the impacts, the applicant is proposing to provide a landscaping strip between the addition and the lot line and to provide a break between the existing older portion of building to the west and the new addition

- 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, launderettes, 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. East - Quadra St. West – Julia St. North - Internal	 **0.40*** 40 (approx.) Less than 1.0** 9.48	 6.00 4.50 6.00 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 Tinney, Director
Sustainable Planning and Community
Development Department

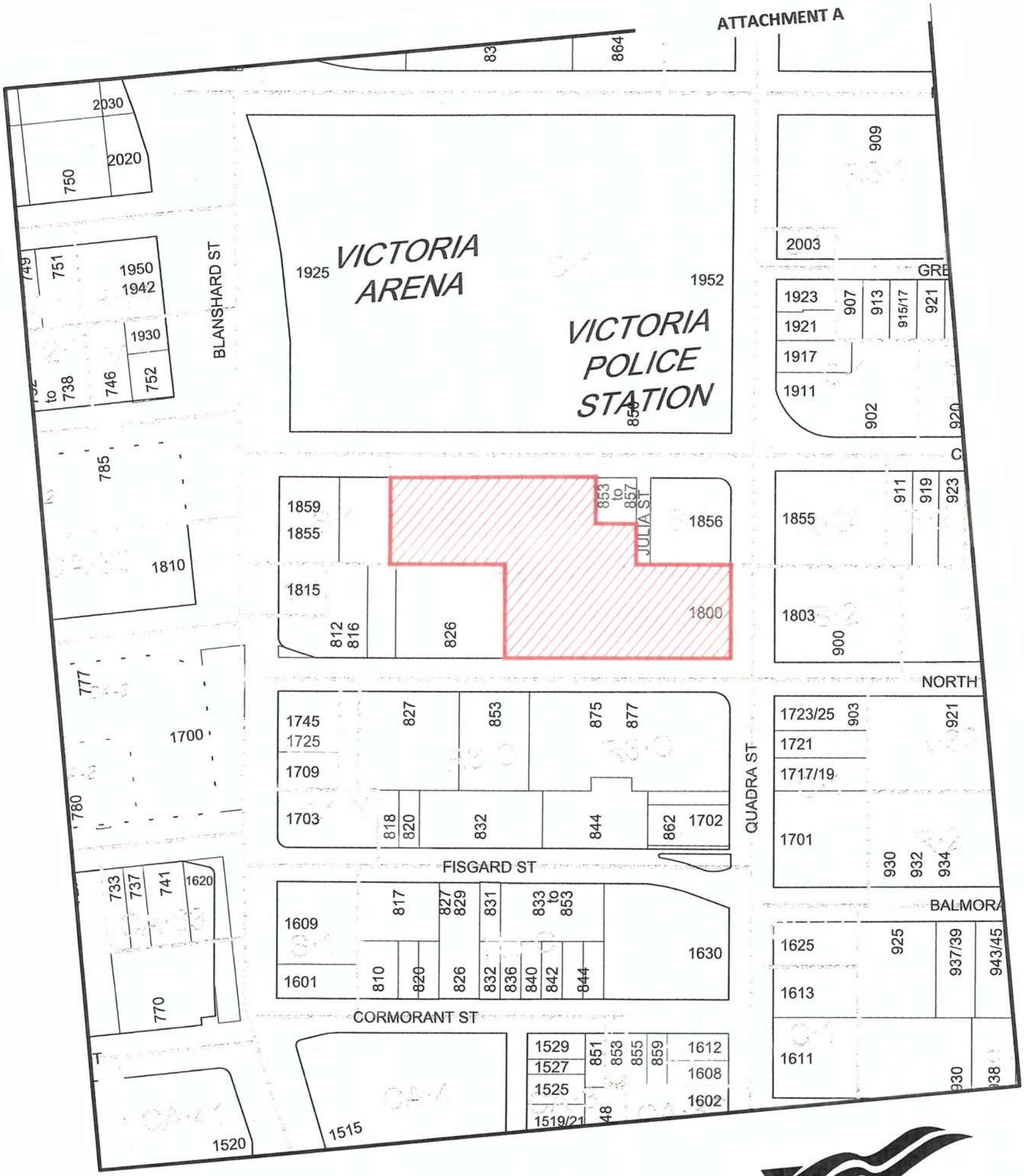
Report accepted and recommended by the City Manager: Jocelyn Jenkyns

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

ATTACHMENT A



N

1800 Quadra Street

Development Permit with Variance #00054

CITY OF VICTORIA

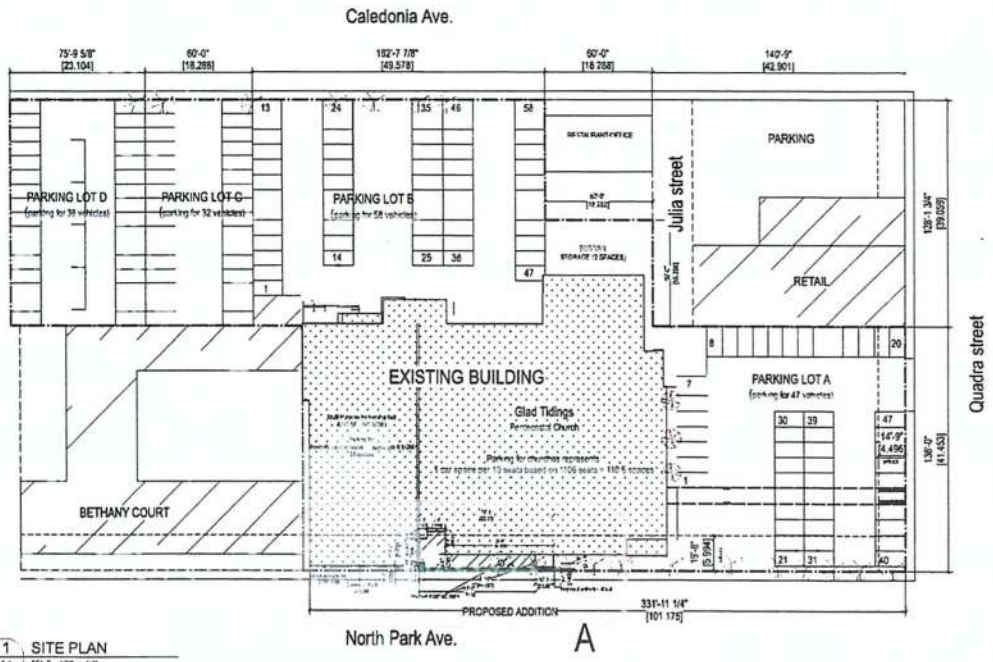
ATTACHMENT B

N

1800 Quadra Street

Development Permit with Variance #00054

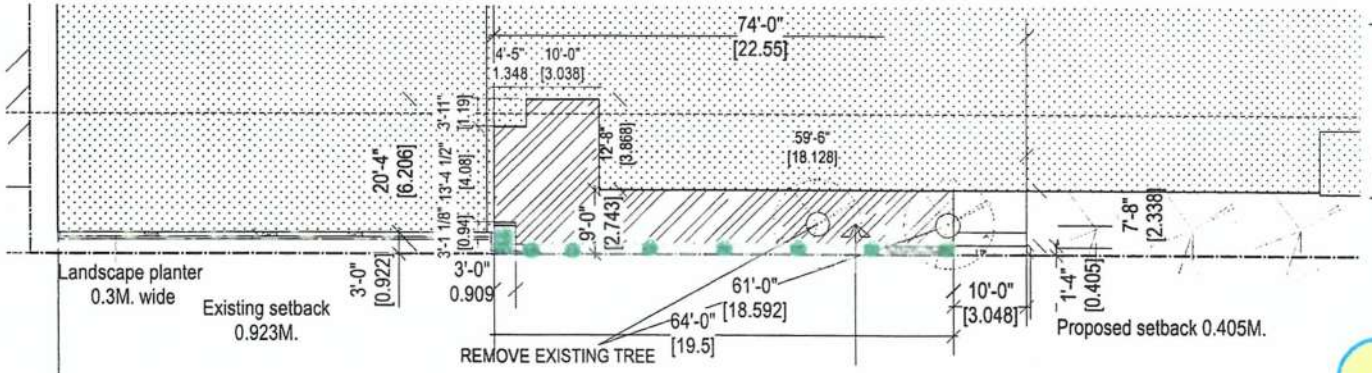
CITY OF VICTORIA



1 SITE PLAN
A1 SCALE 1/32" = 1'-0"

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	-	646.00 sqft.(60.00 sqm.)
Proposed building foot print	-	28,284.00 sqft.
Proposed site coverage	-	32.52%
Existing total area of church	-	46,364.00 sqft.
Existing floor space ratio	-	0.53
Proposed total area of church	-	47,010.00 sqft.
Proposed floor space ratio	-	0.54
Existing open site space	-	68.20%
Proposed open site space	-	67.48%
SETBACKS:		
Required at street boundary	-	19'8" (6.0 M)
Variance requested along North Park	-	1'4" (0.405 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



2 DETAIL AT "A"
A1 SCALE 1/8" = 1'-0"

LANDSCAPE DETAILS

Medium shrub to be a selection of : Sword fern, Japanese azalea, Pink nootka rose, Escallonia

Small shrub to be a selection of : Long leaf Mahonia, Deer fern, Salal, Japanese azalea, Edward goucher abelia

Ground cover to be a selection of : Wintergreen, Kinnikinnick grasses/wild flower; size 10 cm pot

Copyright Reserved. These drawings are at all times the property of the Architect and cannot be reproduced in whole or in part without written consent of the Architect or their client.

project north

issue / revisions

No	Revision	Date
4	FOR DP AMENDMENT APPLICATION	27 Nov '17
3	REVISED FOR DEVELOPMENT PERMIT	15 Nov '17
2	REVISED FOR DEVELOPMENT PERMIT	02 Nov '17
1	FOR DEVELOPMENT PERMIT	20 Sep '17

alan lowe architect inc.
203 - 1115 Government St
Victoria, British Columbia
t 250 381 2108
f 250 382 2555
mail

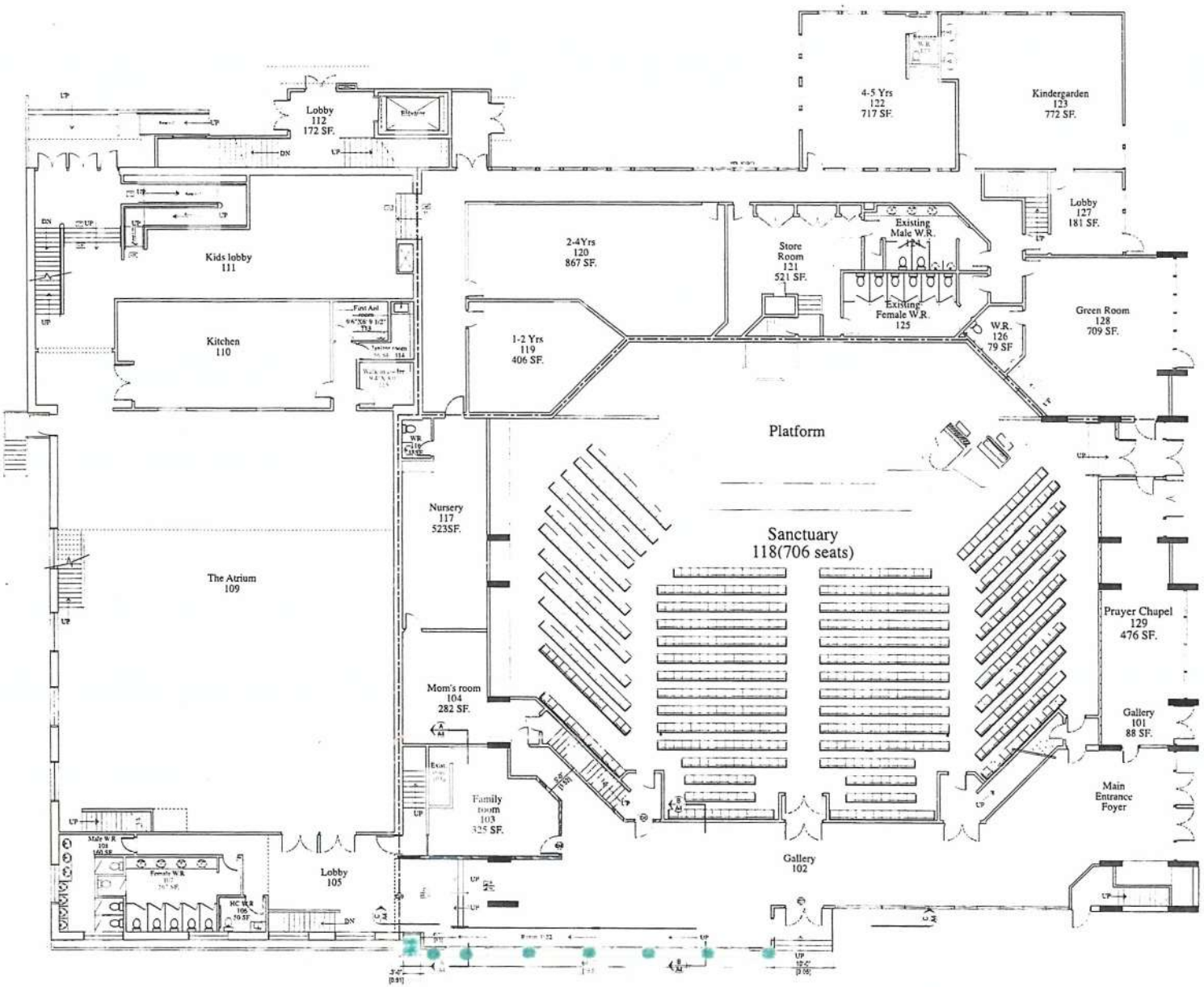
RENOVATIONS TO -
GLAD TIDINGS
PENTECOSTAL CHURCH

drawing title
SITE PLAN

project no.: 17-490
date: 15 Nov 2017 scale: AS NOTED
checked by: LOWE drawn by: RIJ
sheet no.
A1

CITY OF VICTORIA
Revisions
Received Date: December 4/17

ATTACHMENT C



Copyright Reserved. These drawings are at all times the property of the Architect. Reproduction in part or in whole prior to the express consent of the Architect is prohibited.

project north

N
W E
S

issue / revision info

No	Revision	Date
4	FOR REGULATORY APPLICATION	27 Nov 17
3	RE-ISSUED - FOR REVIEW & PERMIT	15 Nov 17
2	RE-ISSUED - FOR REVIEW & PERMIT	03 Nov 17
1	FOR REVIEW & PERMIT	30 Sept 17

alan lowe architect inc.

203 - 1555 Charlotte St.
Victoria, British Columbia V8R 2X4
t 250 361 2966
f 250 361 2955

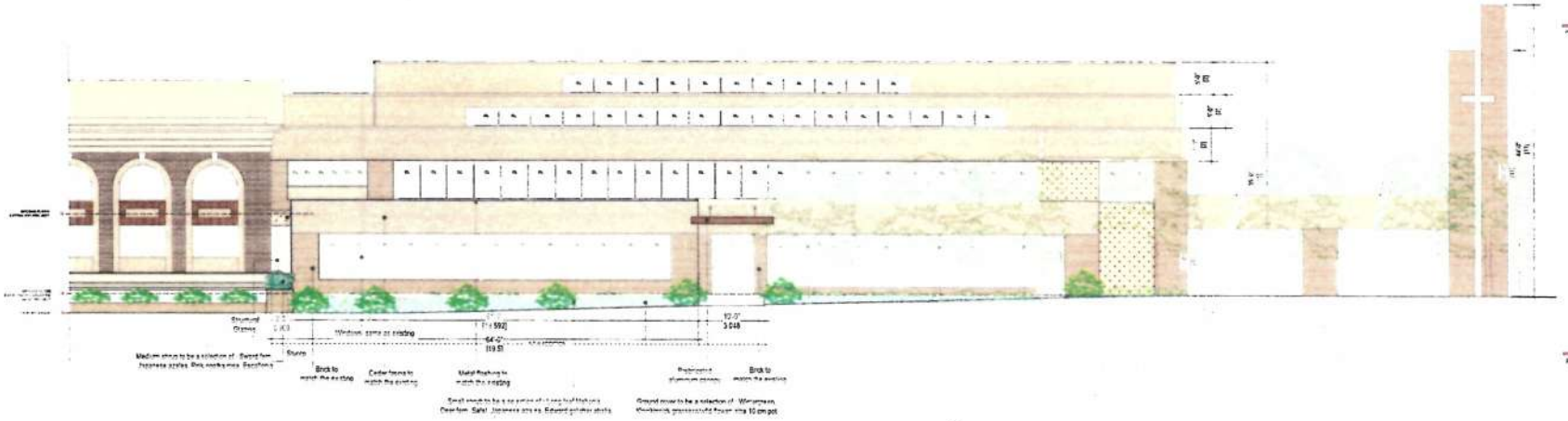
NR

PREPARED FOR:
GLAD TIDINGS
PENTECOSTAL CHURCH

drawing title
MAIN FLOOR
PLAN

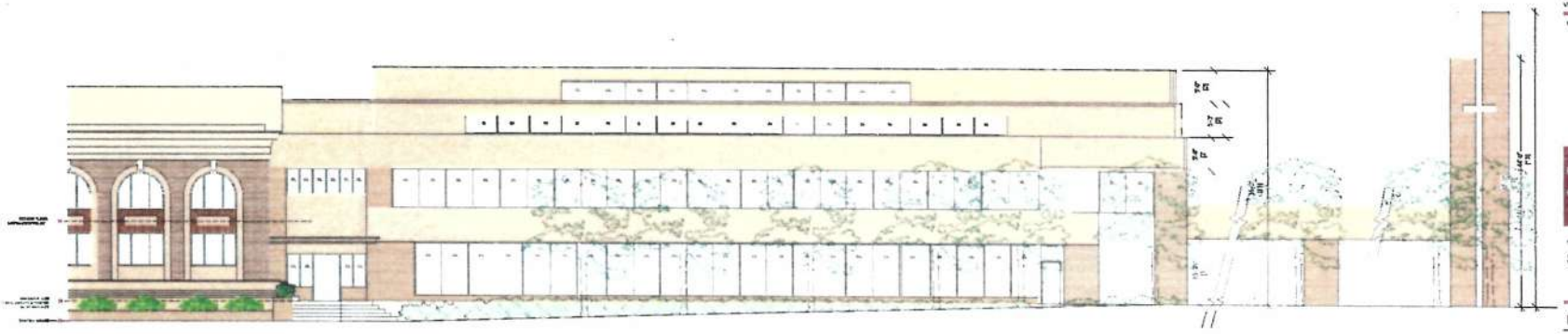
project no.:	17-490
date: 15 Nov 2017	scale: 1/8" = 1'-0"
drawn by: LOWE	checked by: RW

drawing no.
A2.1



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

3 A-3.1 CANOPY DETAILS (PROPOSED)
SCALE 1/4" = 1'-0"



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

N
W E
S

No.	Issued / Revision	Date
4	[illegible] APPLICATION	27 Nov '17
3	[illegible]	15 Nov '17
2	[illegible] DEVELOPMENT PERMIT	[illegible]
1	[illegible] PERMIT	26 Sept '17

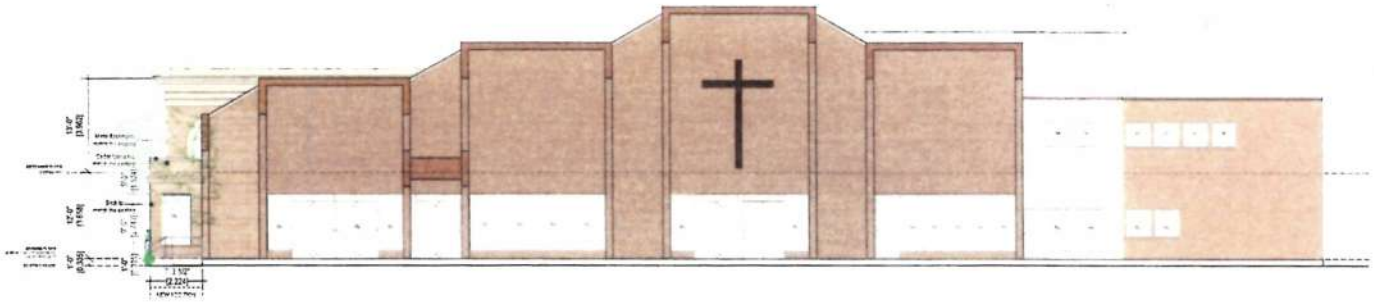
alan lowe architect inc.

RENOVATIONS TO
GLAD TIDINGS PENTECOSTAL CHURCH

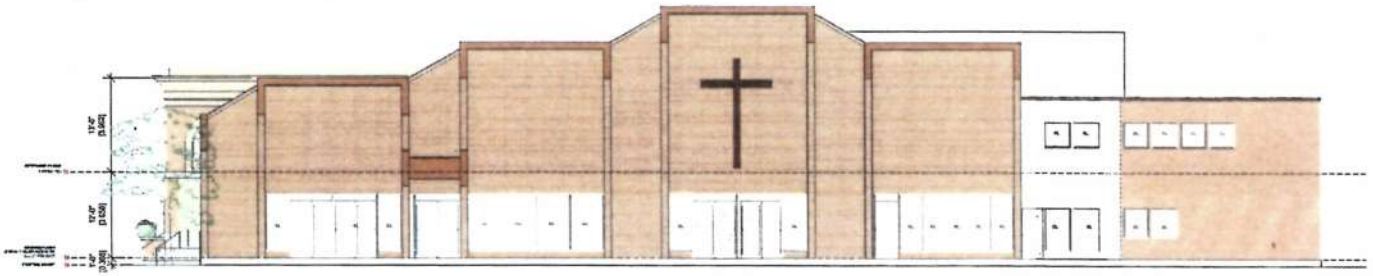
SOUTH ELEVATION

project no.:	17-490
date 15 Nov 2017	scale 1/8" = 1'-0"
drawn by LOUIS	drawn by RM

A-3.1



1 A-3.2 EAST ELEVATION (PROPOSED)
SCALE 1/8" = 1'-0"



2 A-3.2 EAST ELEVATION (EXISTING)
SCALE 1/8" = 1'-0"

Copyright Reserved. These drawings are at all times the property of the Architect. Reproduction in whole or in part without written consent of the Architect is prohibited.

N
W E
S

4	FOR BUILDING PERMIT REVISION	27 NOV '17
3	REVISED FOR BUILDING PERMIT	15 NOV '17
2	REVISED FOR BUILDING PERMIT	02 NOV '17
1	FOR BUILDING PERMIT	27 OCT '17
No.	Issued / Revision	Date

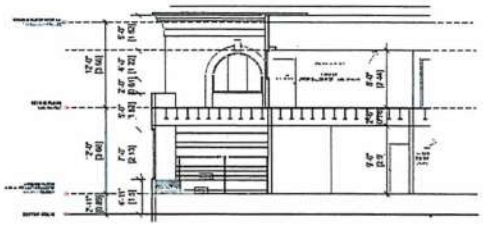
alan lowe architect inc.

RENOVATIONS TO
GLAD TIDINGS PENTECOSTAL CHURCH

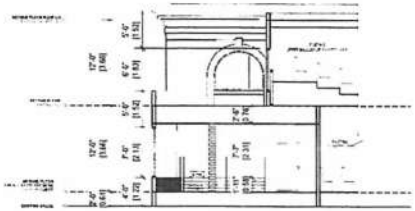
EAST ELEVATION

project no.:	17-490		
date	15 Nov 2017	scale	1/8" = 1'-0"
checked by	LOWE	drawn by	RM

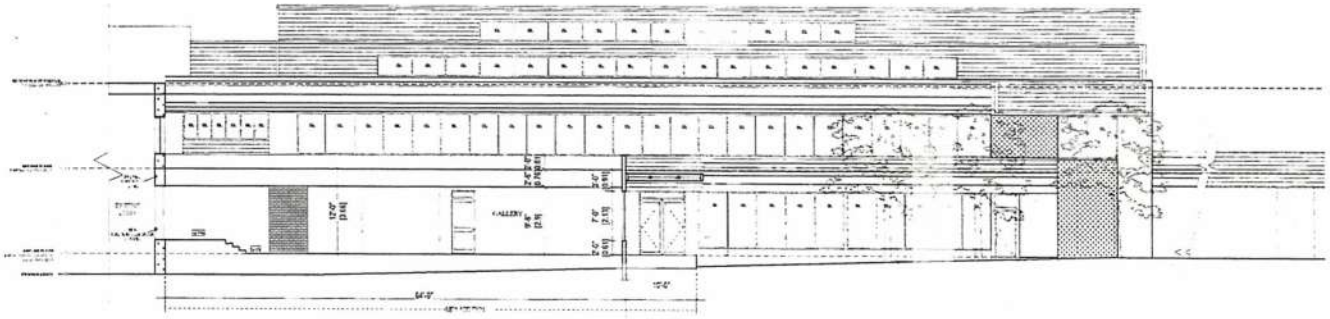
A-3.2



A SECTION (PARTIAL)
A4 SCALE 1/8" = 1'-0"



B SECTION (PARTIAL)
A4 SCALE 1/8" = 1'-0"



C SECTION (PARTIAL)
A4 SCALE 1/8" = 1'-0"

Copyright Reserved. These drawings are at all times the property of the Architect. Reproduction in whole or in part is forbidden without the consent of the Architect is prohibited.

project north:

N
W E
S

issue / revisions

No	Revision	Date
4	[illegible]	27 Nov '17
3	REVISION DEVELOPMENT PERMIT	15 Nov '17
2	REVISION DEVELOPMENT PERMIT	23 Nov '17
1	[illegible]	20 Sept '17

alan lowe architect inc.

[illegible]

RENOVATIONS TO
GLAD TIDINGS
PENTECOSTAL CHURCH

drawing title
SECTIONS

project no.:			17-490
date	[illegible]	scale	1/8" = 1'-0"
checked by	LOWE	drawn by	RM

sheet no.
A-4

Received
City of Victoria
JAN 3 1 2018
Planning & Development Department
Development Services Division

alan lowe architect inc.

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 torey 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.

#203-1110 Government Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

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:klauriston@victoria.ca]
Sent: November 8, 2017 8:56 AM
To: info@npna.ca; [redacted]; [redacted]m
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

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

ROBERT FOSTER
PRESIDENT. BETHANY COURT HOUSING SOCIETY.
Name

Feb. 5, 2018
Date

826 NORTH PARK STREET.
Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

JOHN D. FORCE
Name
TREASURER BENNETT COURT HOUSING SOCIETY

February 1 2018
Date

5065 LAKERIDGE PLACE
VICTORIA BC.
Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Name Jin

Date 26 5 2018

Address 214 826 N. Park Street
V8W 3V4
Victoria BC

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Kristina Seye — Feb 3, 2018

Name — Date

424-826 N Park St

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Tilda Achlinden — Feb. 3rd. (2018)

Name — Date

416-826-North Park St.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

GLENYS MINCER

Name

FEB 5/18

Date

319, 536 NORTH PARK ST

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Karen Jacobsen — Feb 5th/18

Name — Date

826 North Park #321

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Irven Mercer 2/5/18

Name Date

319-826 NORTH PARK ST.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

NEIL PERRIGO Neil Perrigo 2/2/18

Name Date

211- 826 NORTH PARK ST

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

TED YEATES

Name

02/01/18

Date

107-826 NORTH PARK ST.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Jason Bradley — Feb 1/18

Name — Date

#222 · 826 N Park St
Victoria B.C.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

[illegible] FEB 1/2018

Name Date

317-826-N. PARK

Address VICTORIA

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Diane Pickin — Feb. 2/18

Name — Date

419-826 North Park St, Victoria, BC

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

ORVILLE KURTZ — FEB 01/18

Name — Date

409-926 N. PARK ST.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

[illegible] Feb 2/12

Name Date

#320 826 North Park St.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Name

Feb 2/18

Date

#317 826 North Park St. Victoria

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Name JANE HE

Date 11-Feb 2018

422-826 North Park St
Victoria, BC
V8W 3B4

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

VINCENT TAN

Name

Date 1 Feb 2018

422-826 North Park St.
Victoria. BC
V8W 3B4

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

ROBERT FOSTER OWNER
TECHNICAL FIRE CONSULTANTS LTD.
Name

FEB. 2/2018
Date

110 - 826 NORTH PARK ST.
VICTORIA, B.C.
Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Stephanie Wong — Feb 1, 2018

Name — Date

421-526 North Park St Victoria BC V8W 3B4

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Lynnette Blackstock — Feb. 01/18

Name — Date

402-826 NORTH PARK ST
Address VICTORIA, BC
V8W 3B4

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

[illegible] 01/02/18

Name Date

402 [illegible] North Park St.

Address Victoria, BC.

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Feb 1 / 18

Name DAVID OSMOND

Date

107-826 North Park ST.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Daniel O. Mills 2-2-2018

Name Date

323-826 North Park St.
Victoria B.C.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Isolde Mueller — Feb. 1 2018

Name — Date

318-1126 North Park St.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Marjorie Simonsen — Jan 1 '15

Name — Date

4UU-526 North Park St

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Natalie Hubbard Thurs. Feb 1st

Name Date

415-826 North Park St

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Allen Kutzke — Feb 1/18

Name — Date

410 - 826 Meen Point

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Marlene Aikenhead Feb. 1/18

Name Date

405-826 North Park St.

Address

Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

alan lowe architect inc.

City of Victoria
#1 Centennial Square
Victoria, British Columbia

Attention: Mayor and Council

Re: Development Permit Application – 1800 Quadra Street

Your Worship Mayor Helps and Councillors;

I am a resident or business owner located on North Park Street near the Glad Tidings Church. I understand that they wish to extend their lobby so that it will create a more functional plan for the church. I understand that they require an approval for a setback variance in order to build this addition. I do not have any problems with the proposed addition and I hope that the City will support their request.

Sharron Larson — Feb 1, 2018

Name — Date

304-826 North Park
Address Victoria BC

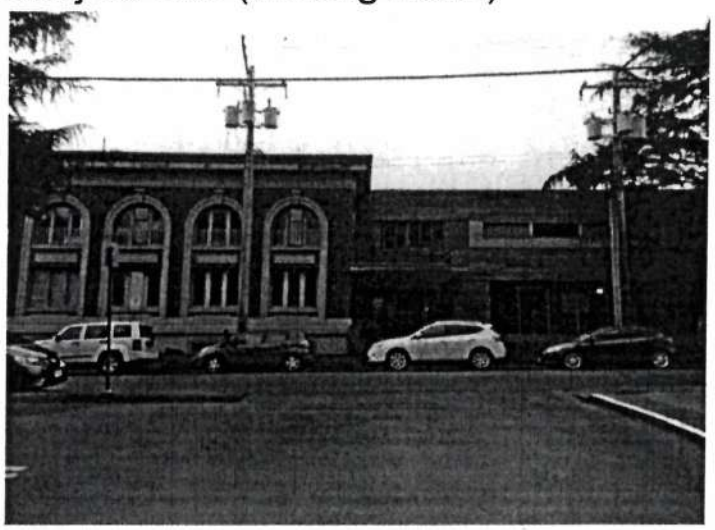
Unit 118 – 21 Erie Street, Victoria, B.C.
tel. 250.360.2888 fax.250.360.2555

Development Permit with Variances for 1800 Quadra Street

North Park Street (looking east)

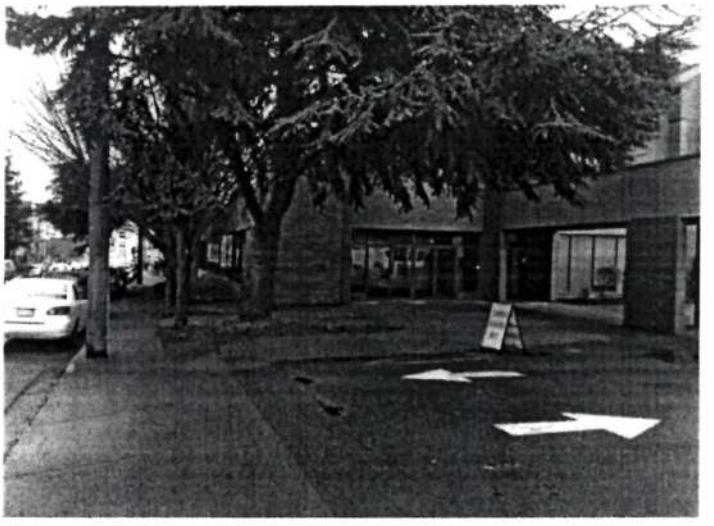
North Park Street (looking west)

Subject Site (looking north)

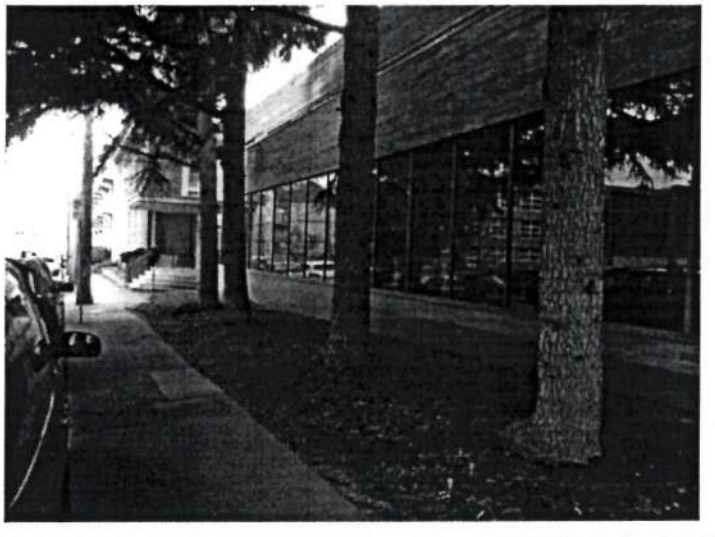


Subject Site (looking north-west)

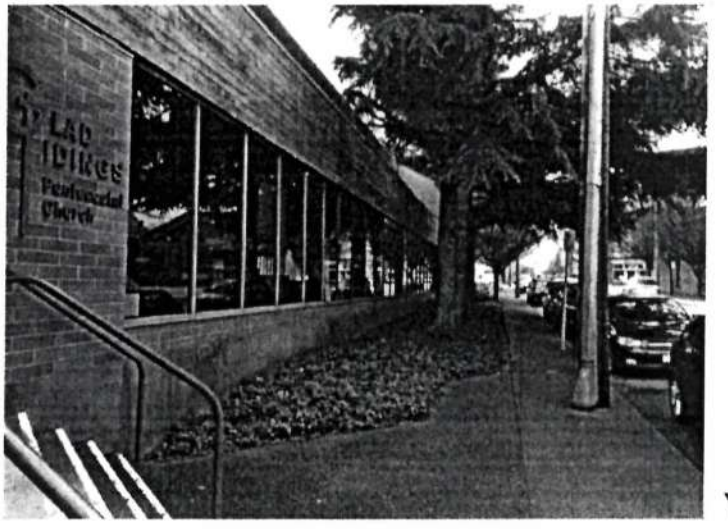
Subject Site (looking west)



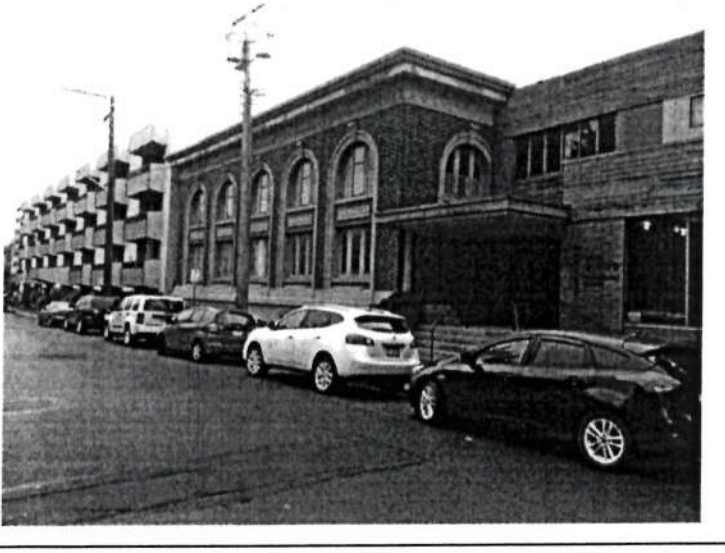
Subject Site (looking west)



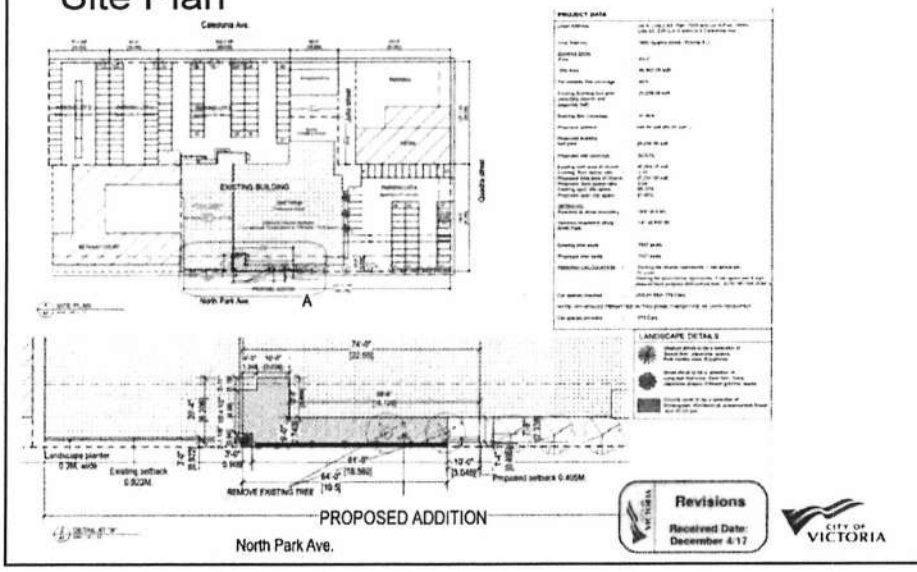
Subject Site (looking east)



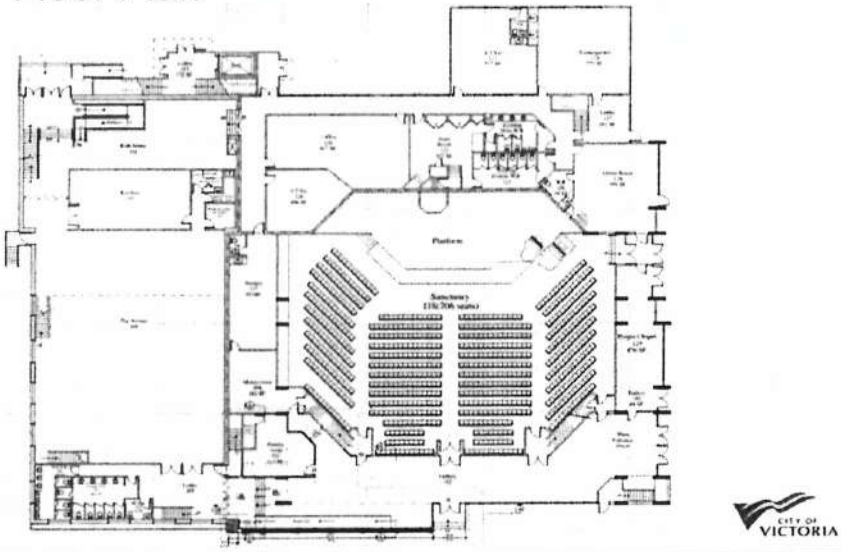
Subject Site (looking north-west)



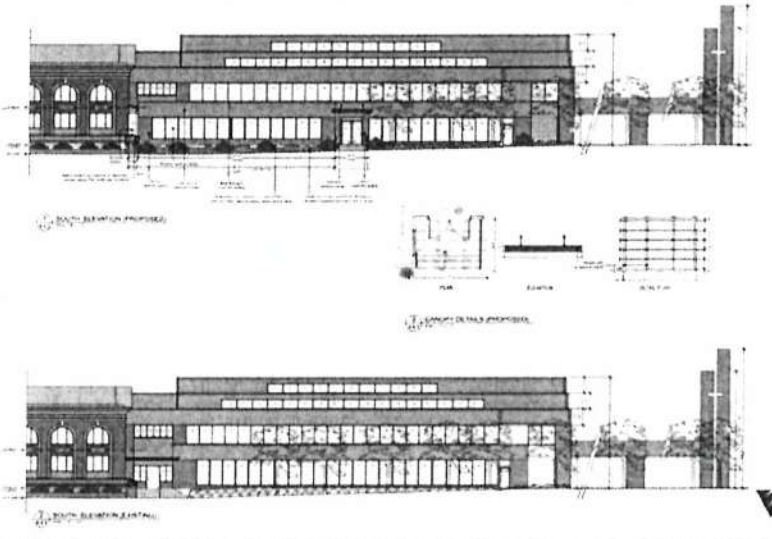
Site Plan



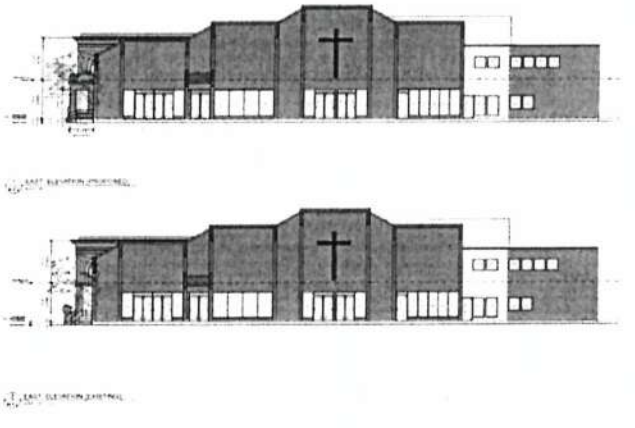
Floor Plan



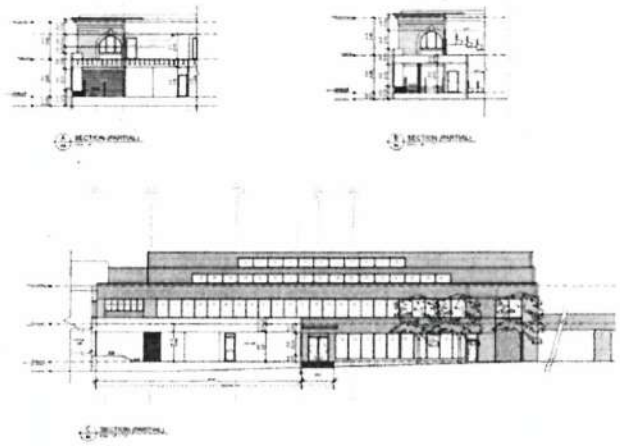
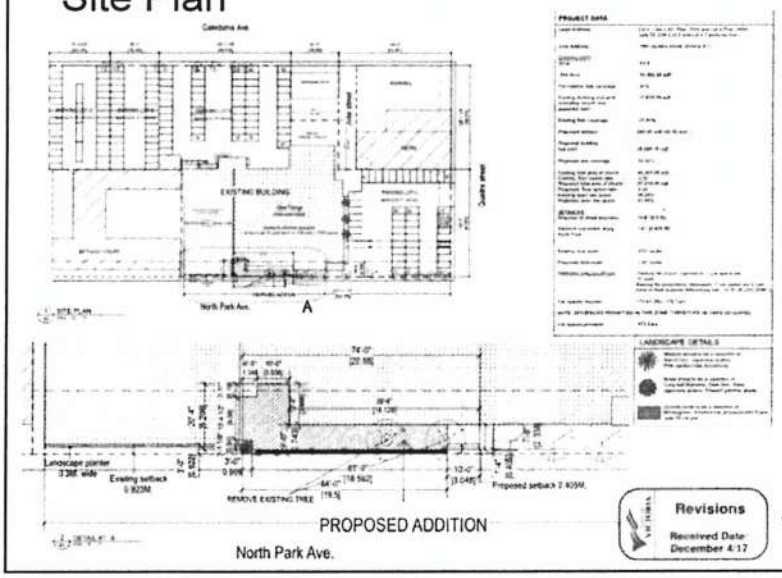
Elevation (South)



Elevation (East)



Sections



Site Plan