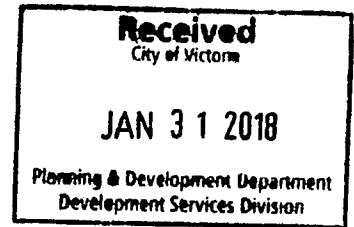


alan  architect inc.



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 tore 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.



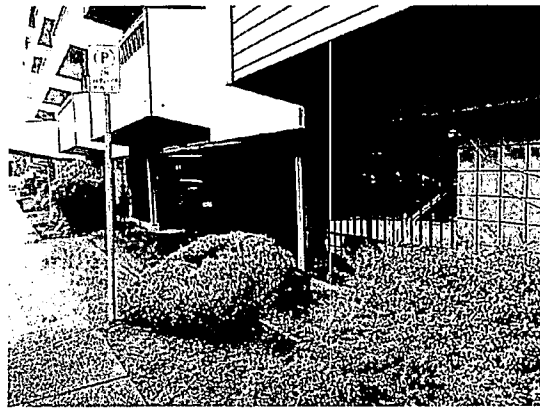
Location of proposed one storey lobby addition. Reduced setback would not feel out of character along the north side of North Park. Existing stairs are steep and not accessible. Area to be enclosed and ramp access created from new lobby.

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.

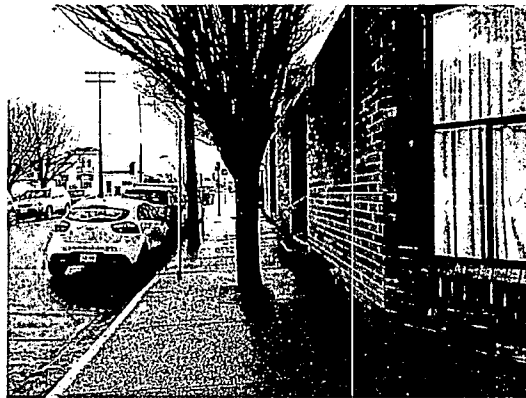
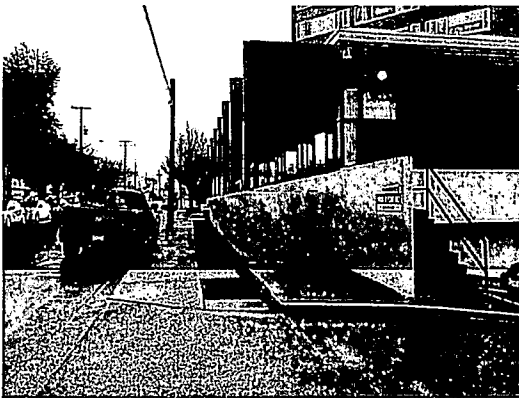
We have also reviewed the unprotected openings in the south façade along North Park and have confirmed that the unprotected openings meet the BC Building Code requirements. The unprotected openings allowed would be 60% and our calculations show that our openings are only 50%.

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.