



Committee of the Whole Report For the Meeting of April 12, 2018

To: Committee of the Whole **Date:** March 29, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00593 for 930 Fort Street

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendments that would authorize the proposed development outlined in Rezoning Application No. 00593 for 930 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendments be considered by Council, and a Public Hearing date be set once the following conditions are met:

1. Registration of legal agreements to the satisfaction of the Director of the Sustainable Planning and Community Development, securing an amenity contribution in the amount of \$270,675.74 toward the Local Amenities Reserve Fund in accordance with the *City of Victoria Density Bonus Policy*.
2. Registration of legal agreements to the satisfaction of the Director of the Sustainable Planning and Community Development to secure frontage improvements including: raised concrete median, mid-block cross walk, raised crossing of protected bike lane and associated signs and paint markings, bike racks, and bollards on the north side of Fort Street.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures, the density of the use of the land, building and other structures, the siting, size and dimensions of buildings and other structures as well as the uses that are permitted on the land and the location of uses on the land and within buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 930 Fort Street. The proposal is to rezone from the CA-42 Zone, Harris Green Commercial District, to a site-specific zone in order to construct a 13-storey, mixed-use building containing 62 residential units and two ground-floor commercial units. The new zone would be based on the existing zone but with increased density, height, number of storeys and decreased front setback requirements.

The following points were considered in assessing this Application:

- the subject property is designated Core Residential in the *Official Community Plan, 2012* (OCP), which supports diverse housing types including low, mid, and high-rise multi-unit residential and mixed-use with total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1. The proposed use, density, and height are consistent with this policy.
- the *Downtown Core Area Plan* (DCAP) identifies this property within the Residential Mixed-Use District, which supports multi-residential development up to a height of 45m. The base density for a mixed-use development is a floor space ratio of 3:1 and the maximum is 5.5:1. The proposed use, density, and height are consistent with this policy.
- The *City of Victoria Density Bonus Policy* identifies an amenity contribution target of \$129.17 per square meter for this proposal. Based on this bonus density calculation, the applicant would be required to provide an amenity contribution in the amount of \$270,675.74.
- The OCP encourages the logical assembly of development sites to enable the best realization of development potential for the area. Given the existing neighbourhood context and development potential, land assembly with the adjacent properties is strongly encouraged.

BACKGROUND

Description of Proposal

The proposal is to construct a 13-storey, mixed-use building with ground-floor retail fronting Fort Street with residential units above. The building has a floor space ratio (FSR) of 5.50:1 and a maximum height of 44.50m.

The following changes from the current zone are being proposed and would be accommodated in the new zone:

- increasing the maximum floor space ratio from 2:1 to 5.50:1
- increasing the maximum height from 15.50m to 44.50m
- increasing the maximum number of storeys from 4 to 13
- reducing the minimum front setback from 3m to 0.60m.

A parking variance is also being requested and is discussed in the concurrent Development Permit with Variance Application report.

Affordable Housing Impacts

The applicant proposes the creation of 62 new residential units which would increase the overall supply of housing in the area.

Sustainability Features

The applicant has identified a number of sustainability features which will be reviewed in association with the concurrent Development Permit with Variance Application for this property.

Active Transportation Impacts

The Application proposes a bike rack (6 bikes) and bike lockers (80 bikes) which support active transportation and exceed the *Zoning Regulation Bylaw* requirements.

Public Realm Improvements

The following public realm improvements on the north side of Fort Street are proposed in association with this Rezoning Application:

- raised concrete median
- mid-block cross walk
- raised pedestrian crossing in the protected bike lane with associated signs and paint markings
- bike racks
- bollards.

These would be secured with a Section 219 Covenant registered on the property's title prior to Council giving final consideration of the proposed Zoning Regulation Bylaw Amendment.

Accessibility Impact Statement

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

Land Use Context

The area is characterized predominantly by low and mid-rise commercial and mixed-use buildings.

Immediately adjacent land uses include:

- surface parking lot to the north, with a Development Permit with Variance Application for a 14-storey mixed-use building at this location
- 19-storey multiple dwelling residential building (View Towers) to the north-west
- single-storey commercial building to the east
- two-storey commercial building to the west.

Existing Site Development and Development Potential

The site is presently a surface parking lot. Under the current CA-42 Zone, the property could be developed as a commercial or commercial/residential building up to 4 storeys (15.5m) in height with a floor space ratio of 2:1.

Data Table

The following data table compares the proposal with the existing CA-42 Zone, Harris Green Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Proposal	Zone Standard CA-42 Zone
Site area (m ²) – minimum	838.20	N/A
Density (Floor Space Ratio) – maximum	5.58:1 *	2.00:1
Total floor area (m ²) – maximum	4677.84	N/A

Zoning Criteria	Proposal	Zone Standard CA-42 Zone
Height (m) – maximum	44.50 *	15.50
Storeys – maximum	13 *	4
Setbacks (m) – minimum		
Front Lot Line (south)	0.60 *	3.00
Rear (north)	0.00	N/A
Side (east)	0.10	N/A
Side (west)	0.10	N/A
Parking – minimum	27 * (including visitor)	64 (62 residential, 2 commercial)
Visitor parking (minimum) included in the overall units	3	3
Bicycle parking stalls – minimum		
Class 1 (secure stalls)	80	62
Class 2 (visitor stalls)	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variances Applications*, the applicant has consulted the Victoria Downtown Residents Association CALUC at a Community Meeting held on May 17, 2017. A letter from the CALUC dated March 26, 2018 is attached to this report.

ANALYSIS

Official Community Plan

The subject property is designated Core Residential in the *Official Community Plan, 2012* (OCP), which supports diverse housing types, including low, mid, and high-rise multi-unit residential and mixed-use with total floor space ratios generally ranging from a base of 3:1 to a maximum of 5.5:1. The proposal is consistent with the use and density envisioned in this Urban Place Designation.

However, it should be noted that the applicant has requested a site specific zone that would exclude the floor space used for bicycle parking from the calculation of FSR. Although this is consistent with the draft Zoning Bylaw 2017 which, if adopted, would apply to downtown, it is not consistent with the existing *Zoning Regulation Bylaw* (which excludes vehicle parking but not bicycle parking from FSR calculations). If calculated in accordance with the current Bylaw the FSR would exceed the density contemplated in the OCP.

The OCP also encourages the logical assembly of development sites to enable the best realization of development potential for the area. Given the existing neighbourhood context and

development potential, land assembly with the adjacent properties is strongly encouraged. This approach would avoid mid-block, piecemeal development and achieve development more consistent with the policies in the OCP and Development Permit Area Design Guidelines. If developed on its own, redevelopment of adjacent lots such as 926 Fort Street (Lund's Auctioneers) will be limited. Staff have discussed this matter with the applicant, who has indicated they wish to proceed with the development of only the single lot at 930 Fort Street.

Downtown Core Area Plan

The subject property is within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports multi-residential development up to a height of 45m. The base density for a mixed-use development is a floor space ratio of 3:1 and a maximum of 5.5:1. Subject to the above noted request from the applicant to exclude the bicycle parking from the FSR calculations being approved by Council, the proposal is consistent with the DCAP policies related to use, density, and height. However, the design of the proposal does not meet the guidelines, as discussed in the concurrent report associated with the Development Permit with Variance Application.

Density Bonus Policy

The *City of Victoria Density Bonus Policy* identifies an amenity contribution target (fixed rate target) for standard rezoning of properties designated "Core Residential (less than 30,000 ft² of bonus density)" in the OCP of \$129.17 per m². Based on the bonus density calculation (increase from 3:1 to 5.5:1 floor space ratio), the applicant would be required to provide an amenity contribution in the amount of \$270,675.74 towards the Local Amenities Reserve Fund and to the satisfaction of City Staff.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this Application. There are three trees proposed on the development's private land adjacent to the sidewalk that will add some tree canopy to the public realm.

There are no impacts to public trees with this Application and there are no opportunities to propose new street trees along this frontage due to conflicts with existing underground utilities on Fort Street.

Regulatory Considerations

The new zone would be based on the existing zone, but with increased density, height, number of storeys and decreased front setback requirements. These are consistent with the OCP and are supportable. The reduced number of parking stalls would require a variance, as discussed in the concurrent Development Permit with Variance Application report.

CONCLUSIONS

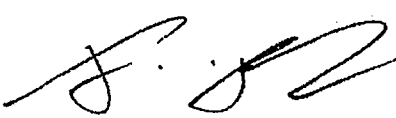
The proposal to construct a 13-storey, mixed-use building with 62 dwelling units and two commercial units is consistent with the OCP and DCAP with respect to the proposed land use and density. The subject property is suitable for additional density in a taller building, albeit preferably through a land assembly with adjacent properties to enable the best realization of development potential. Staff recommend for Council's consideration that this Rezoning Application be approved.

ALTERNATE MOTIONS

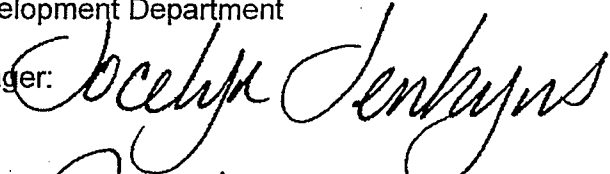
That Council decline Rezoning Application No. 00593 for the property located at for 930 Fort Street.

Respectfully submitted,


Rob Bateman
Senior Process Planner
Development Services Division

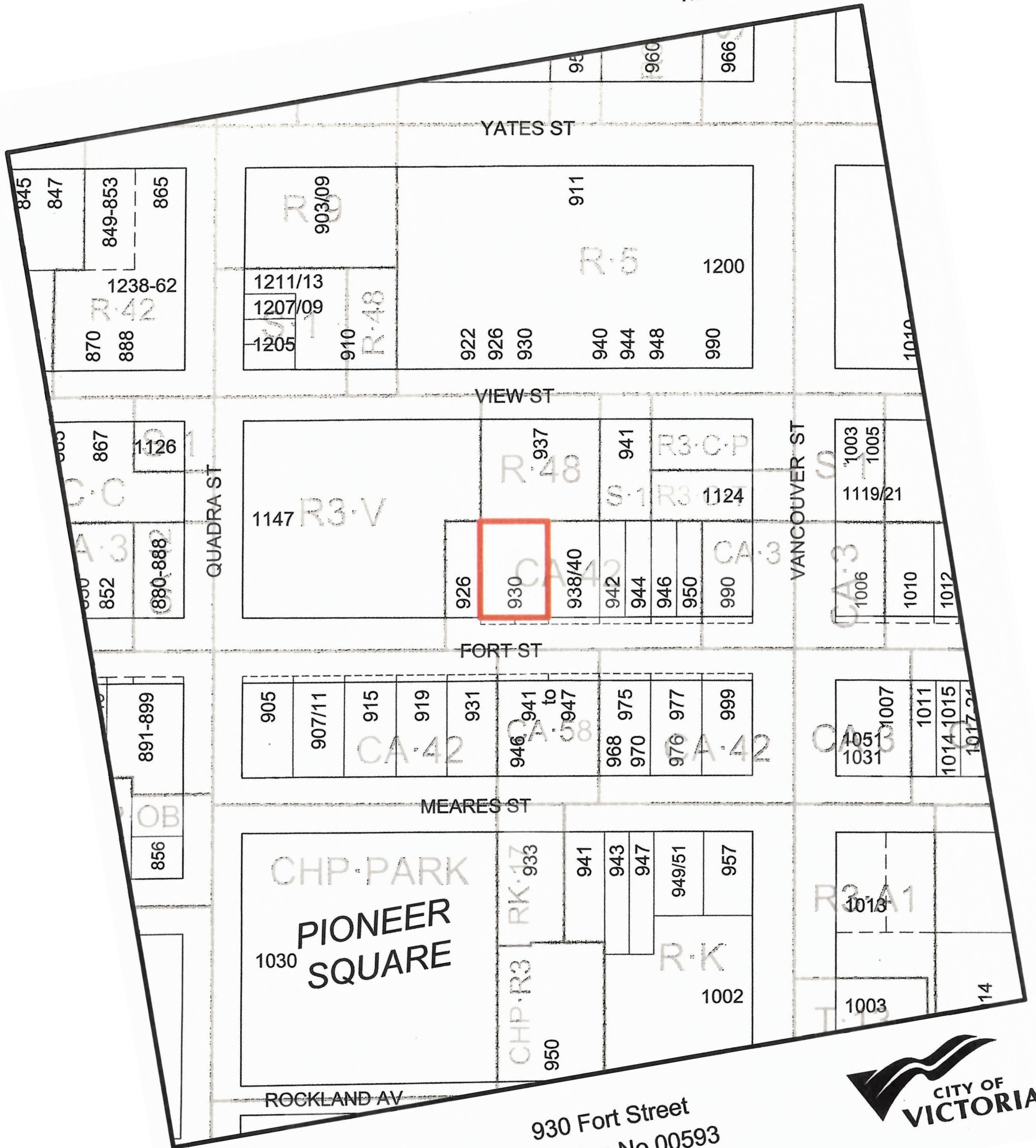

Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: April 4, 2018

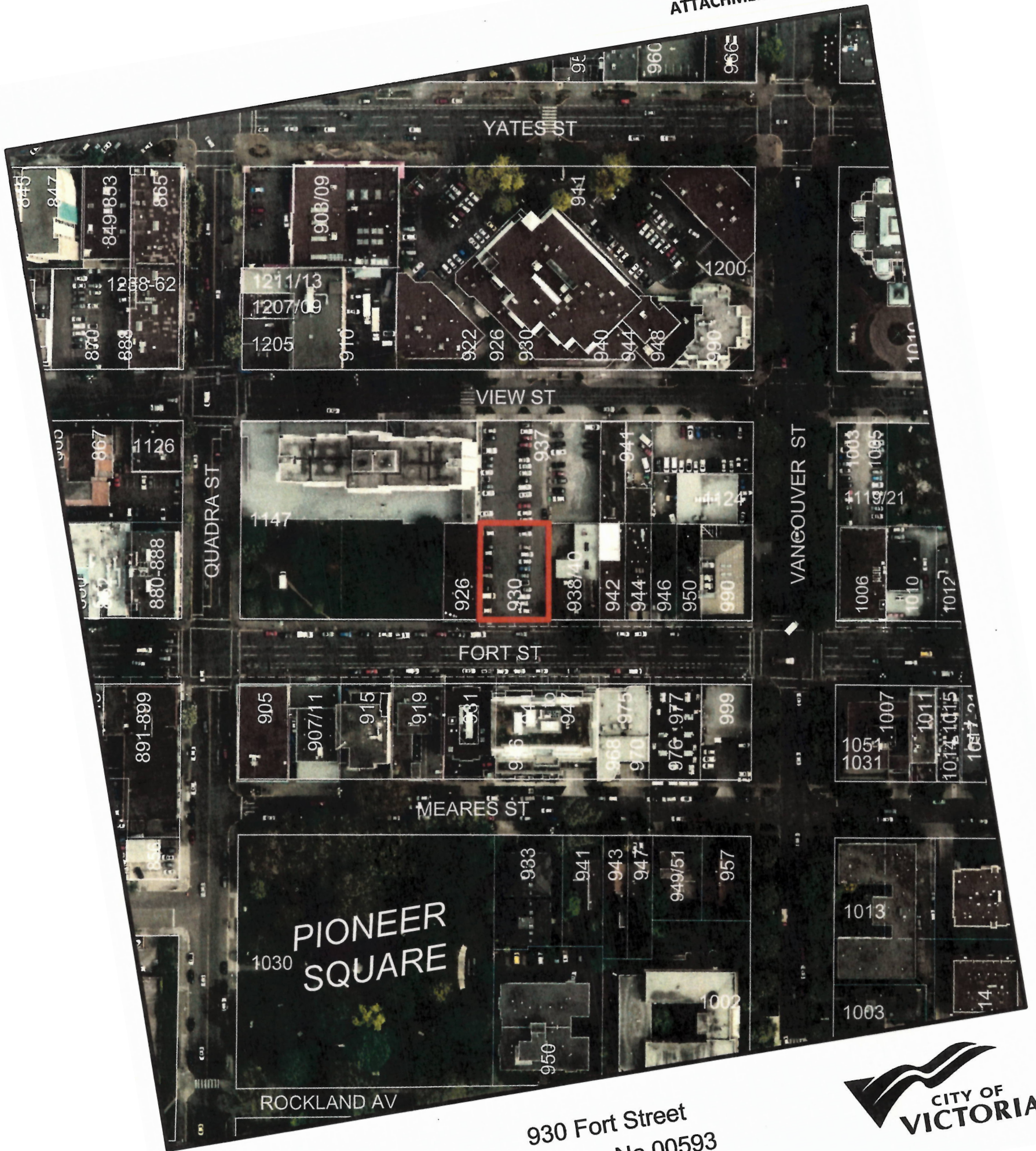
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans date stamped March 23, 2018
- Attachment D: Letter from applicant to Mayor and Council dated March 23, 2018
- Attachment E: Community Association Land Use Committee Comments dated March 26, 2018.
- Attachment F: Advisory Design Panel Report for the Meeting of October 25, 2017
- Attachment G: Advisory Design Panel Minutes for the Meeting of October 25, 2017.



930 Fort Street
Rezoning No.00593





930 Fort Street
Rezoning No.00593



Proposed Mid-Rise Residential

930 FORT ST. VICTORIA, B.C.

Development Permit 4th Resubmit

8th February 2018

1022 23 0013


Planning Department
Development Services Division

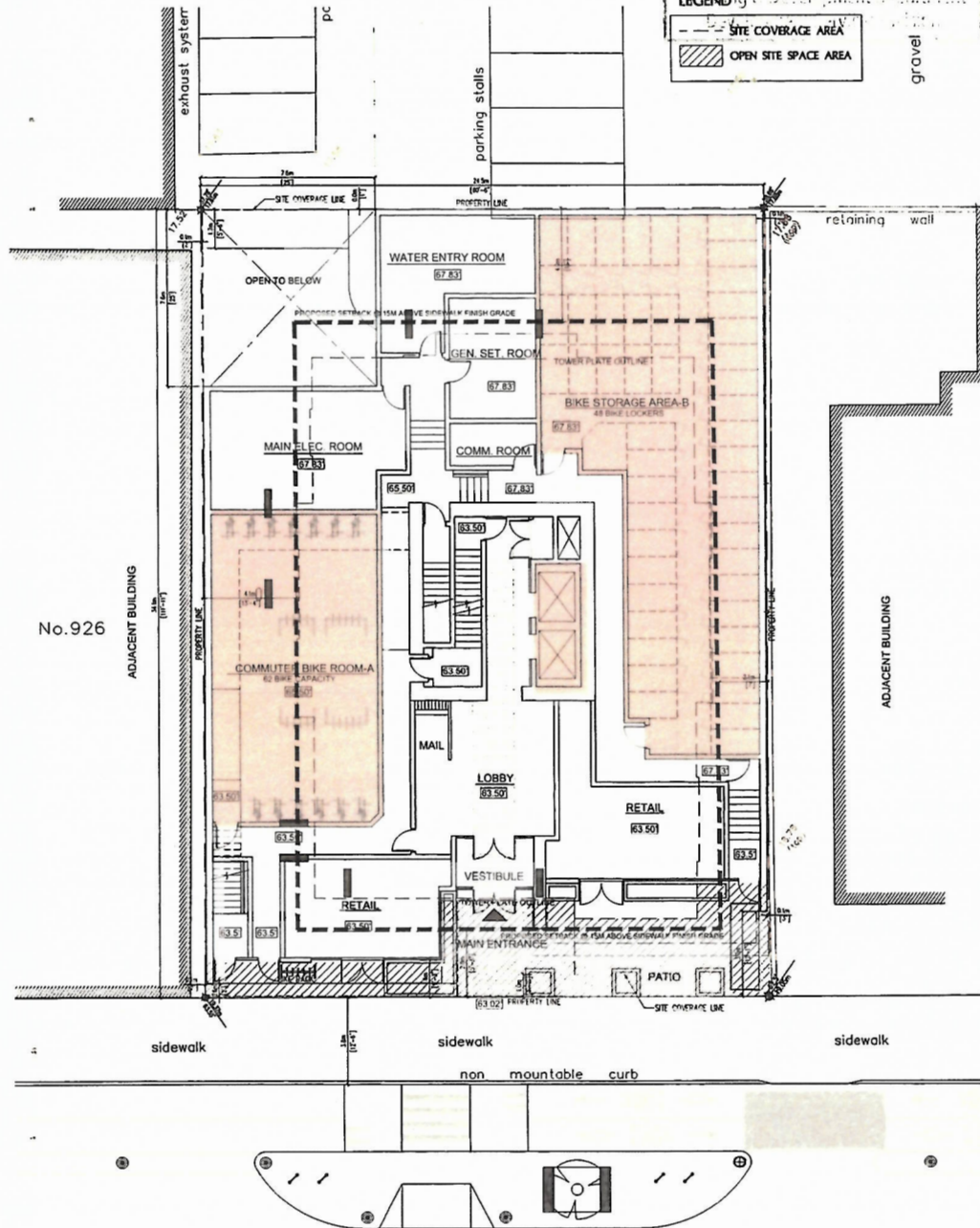


WA

WENSLEY ARCHITECTURE LTD

Rezoning Application #00593
Development Permit #000502

--- SITE COVERAGE AREA
 OPEN SITE SPACE AREA



CIVIC ADDRESS	930 FORT STEET
LEGAL DESCRIPTION	LOT 1 OF LOTS 776 & 777, VICTORIA, PLAN 36636
ZONE (EXISTING)	CA-42 HARRIS GREEN COMMERCIAL DISTRICT
PROPOSED USE	MIX-USE COMMERCIAL & RESIDENTIAL

ZONING CRITERIA	PROPOSAL	ZONE STANDARD	COMMENT
SITE AREA (m ²)	838.20 (9,022ft ²)	N/A	
TOTAL FLOOR AREA (M ²)	4,607.20 (49,591.4ft ²)	N/A	
COMMERCIAL FLOOR AREA (M ²)	70.64 (760.4ft ²)	N/A	
FLOOR SPACE RATIO	5.49%	2.0	
SITE COVERAGE (793.73M ²)	94.69%	N/A	
OPEN SITE SPACE (72.21M ²)	8.61%	N/A	
NUMBER OF RESIDENTIAL UNITS	62	N/A	
MINIMUM UNIT FLOOR AREA	36	N/A	
HEIGHT	44.50 M	15.50M	
STOREYS	13	4	

GRADE	VARIES (SEE PLAN)	N/A	
STOREY 2-11	3.03M	15M	
STOREY 12	5.94M	3M	

GRADE	0.0M	N/A	
STOREY 2-11	4.85M	N/A	
STOREY 12	6.18M	N/A	

GRADE	0.1M	N/A	
STOREY 2-11	3.83M	N/A	
STOREY 12	3.27m	N/A	

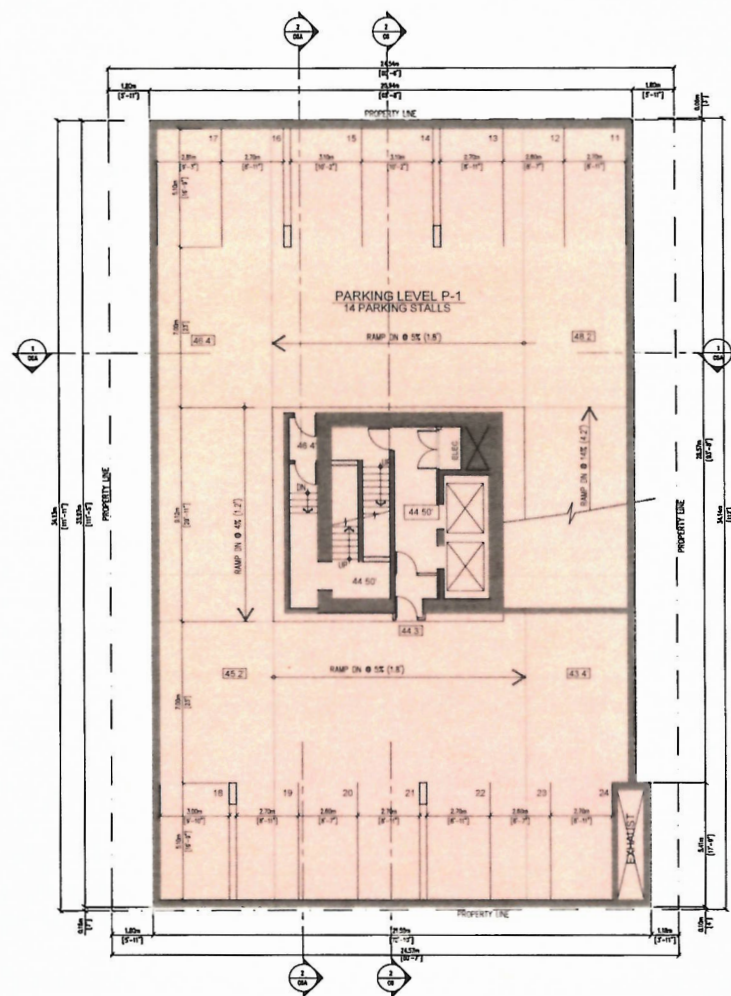
GRADE	0.1M	N/A	
STOREY 2-11	2.54M	N/A	
STOREY 12	3.27M	N/A	

INTERIOR PARKING QUANTITY	27	64	RES: 62 COMM: 2
INTERIOR VISITOR PARKING	3	3	
INTERNAL RAMP	MAX. 12%	MAX. 15%	
DRIVEWAY	MAX. 14%	N/A	
PARKING STALL AREAS	MAX. 5%	MAX. 8%	
MATERIAL	CONC. OR ASPHALT	NON-PERMEABLE	

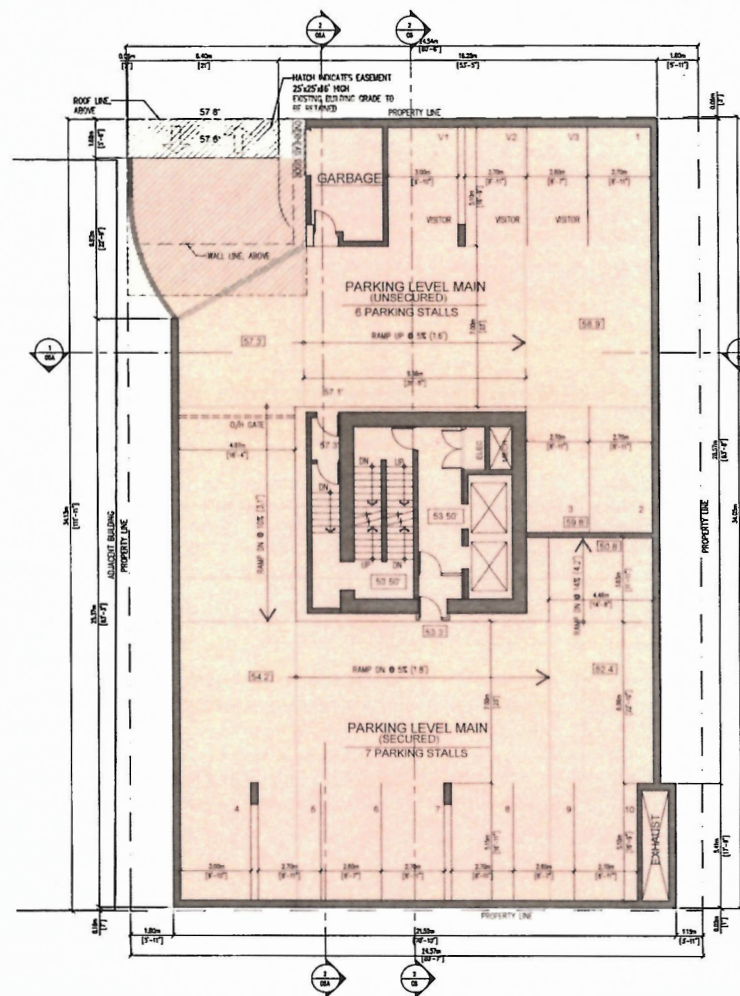
CLASS 1 STALL	119 (53 COMMUTER)	62	BIKE REPAIR STATION
CLASS 2 STALL	6	6	

FLOOR AREAS	m2	SF	BICYCLE PARKING	COUNT	NOTES
MAIN	368.93	3,971.1	CLASS 1	124	
MEZZANINE STAIR	30.90	332.7	COMMUTER	62	MIN AISLE WIDTH 1.22m
2nd	388.98	4,186.9	INDV. LOCKERS	62	MIN AISLE WIDTH 1.27m
3rd	388.98	4,186.9	BIKE AREA B	48	MIN LOCKER 1.11 x 2.13m
4th	388.98	4,186.9	BIKE AREA C	9	MIN LOCKER 1.03 x 2.13m
5th	388.98	4,186.9	BIKE AREA D	5	MIN LOCKER 1.16 x 2.13m
6th	388.98	4,186.9			
7th	388.98	4,186.9			
8th	388.98	4,186.9			
9th	388.98	4,186.9			
10th	388.98	4,186.9			
11th	388.98	4,186.9			
12th	299.62	3,225.1			
ROOF	17.94	193.1			
TOTAL	4,607.20	49,591.4			

PROPOSED DWELLING UNITS					
UNITS:	TYPE	COUNT	AREA (m2)	FLOORS	
UNIT A	1 BED	20	55.1	2-11	
UNIT B	STUDIO	10	35.0	2-11	
UNIT C	2 BED	10	71.4	2-11	
UNIT D	1 BED	10	41.6	2-11	
UNIT E	2 BED	10	71.6	2-11	
PH A	2+ BED	1	131.1	12	
PH B	2+ BED	1	129.0	12	



1 FLOOR LEVEL P1
1:100 (1/8" = 1' 0") AREA ENCLOSED



2 FLOOR LEVEL: MAIN PARKING
2,100 (1/8"=1'-0") AREA EXCLUDED

MAR 23 1960

Fig. 3. The effect of the concentration of the solution of the initiator on the rate of polymerization of α -methylstyrene in the presence of Cu^{2+} ions. The concentration of the monomer was 0.05 mole/l. The concentration of the initiator was 0.001 mole/l. The concentration of the Cu^{2+} ions was 0.001 mole/l. The temperature was 50°C. The time of the reaction was 10 min.



1092874 BC. LTD

930 FORT
PROPOSED
MID-RISE
RESIDENTIAL

930 FORT STREET
VICTORIA, B.C.



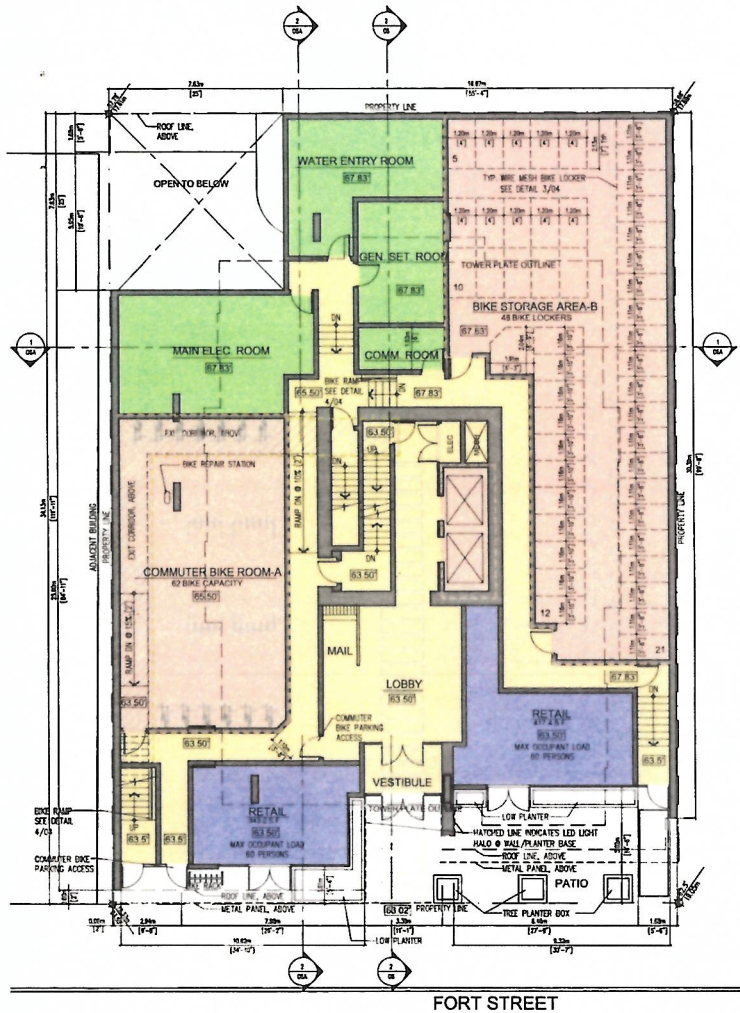
CONSTANTS
 1.00000000
 1.00000000
 1.00000000
 0.00000000
 1.00000000

P1 & MAIN PARKING
FLOOR PLAN

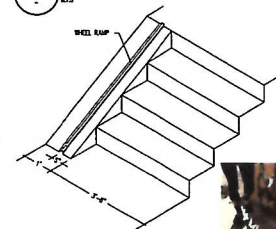
PROJECT NO	1725	REVISED BY	EE
SCALE	1/32	REVISED BY	MB
DATE	1964-10-1	REVISED BY	

MAR 23 2013

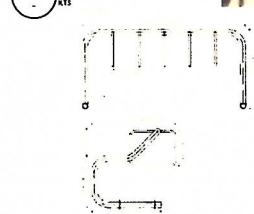
Planning: By 1990, the U.S. Army Corps of Engineers had completed a study of the potential for water storage in the Colorado River Basin. The study found that the Corps could store up to 1.5 million acre feet of water in the Colorado River Basin, which would be enough to meet the needs of the basin for the next 50 years.



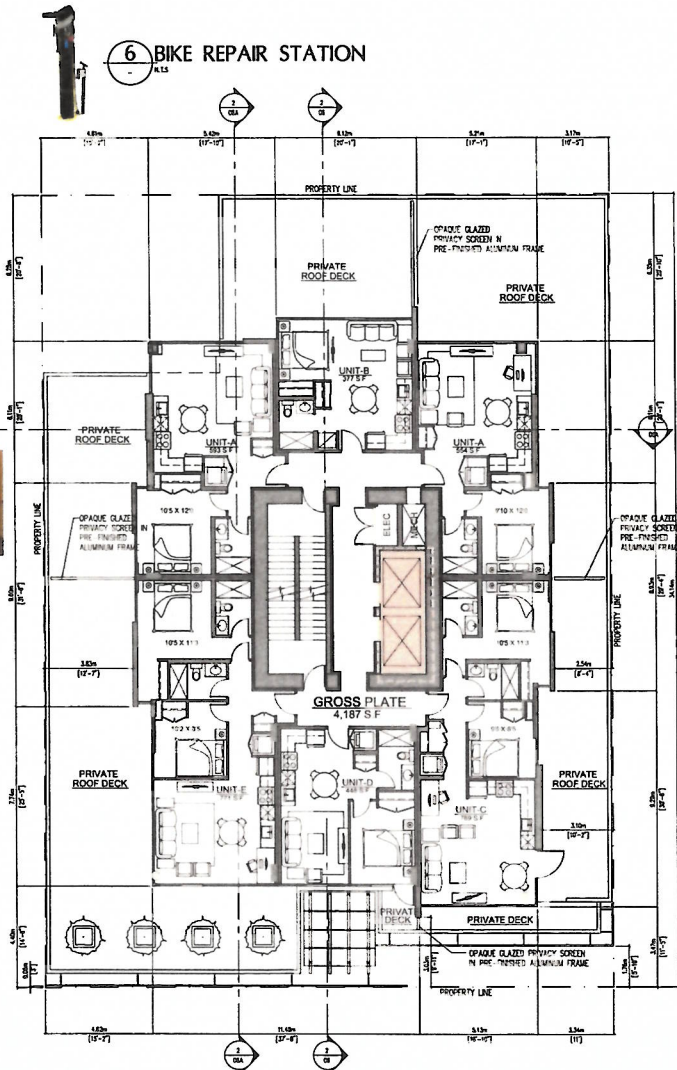
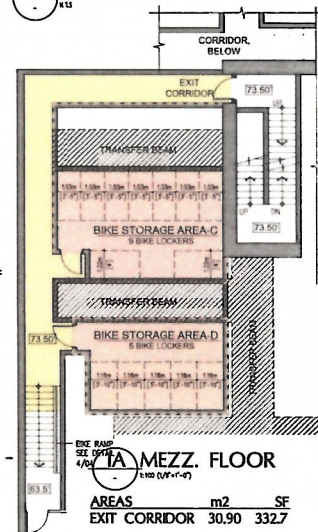
3 TYP. BIKE LOCKERS



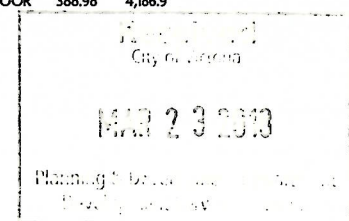
4 BIKE RAMP



5 COMMUTER BIKE RACKS



6 BIKE REPAIR STATION



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930 FORT
PROPOSED
MID-RISE
RESIDENTIAL

PROJECT ADDRESS
 930 FORT STREET
 VICTORIA, B.C.

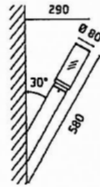
Wensley Architecture Ltd
 302 - 1044 Blaney St
 Vancouver, BC V6C 2T4
 Tel: 604 681 2222 Fax: 604 681 2224
 www.wensleyarch.com

CONSULTANTS
 CIVIL ENGINEER
 ELECTRICAL ENGINEER
 MECHANICAL ENGINEER
 PLUMBING ENGINEER

MAIN & 2ND FLOOR PLAN

PROPERTY	NO.	DATE	BY
1	100	2013	WJ
2	101	2013	WJ

DATE: MAY 2013



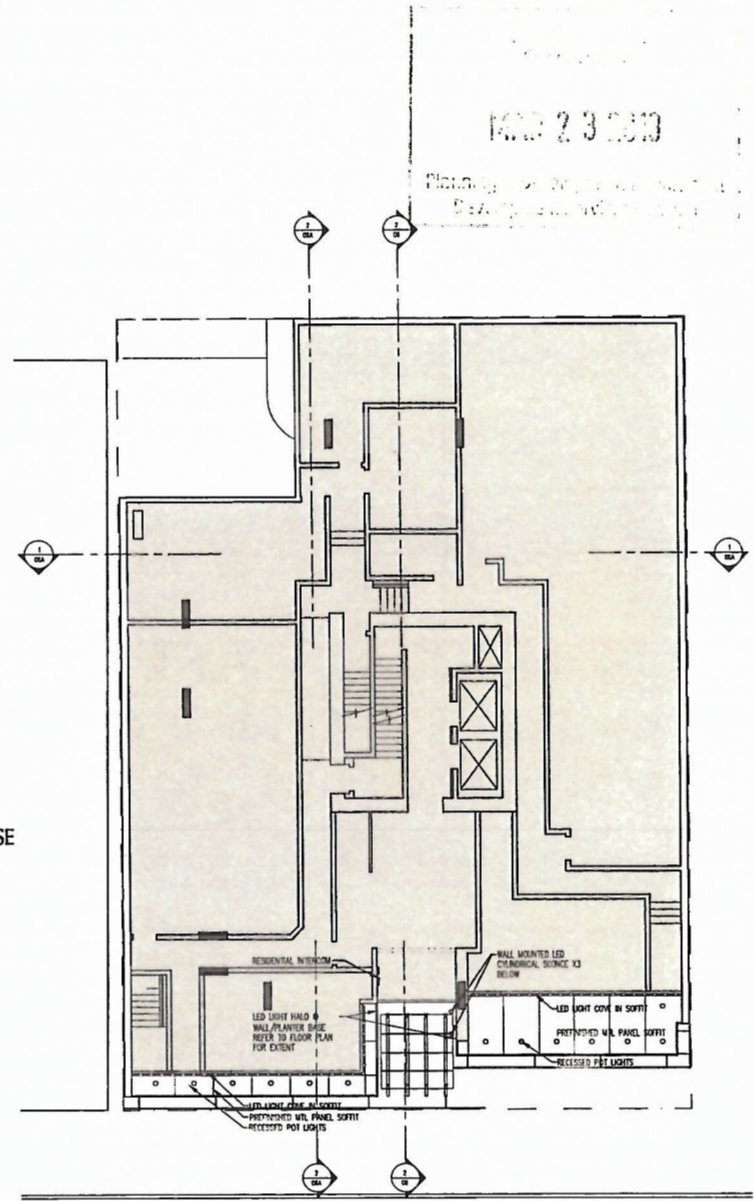
2 FRONT ENTRANCE WALL SCONCE
KLS



3 LED SOFFIT LIGHT COVE
KLS



4 LED HALO LIGHT @ BASE
KLS



1 FLOOR LEVEL: MAIN FLOOR- RCP
1:500 (1/8"=1'-0")

0 5' 10' 15' 20'

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930 FORT
PROPOSED
MID-RISE
RESIDENTIAL

Wensley
Architecture Ltd

PROJECT NAME
930 FORT STREET
VICTORIA, B.C.

PROJECT NO.
1092874

DATE
MAY 2011

04A

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SEAL

APPROVAL

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PROJECT NAME

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RESIDENTIAL

PROJECT ADDRESS
930 FORT STREET
VICTORIA, B.C.

Wensley
Architecture Ltd

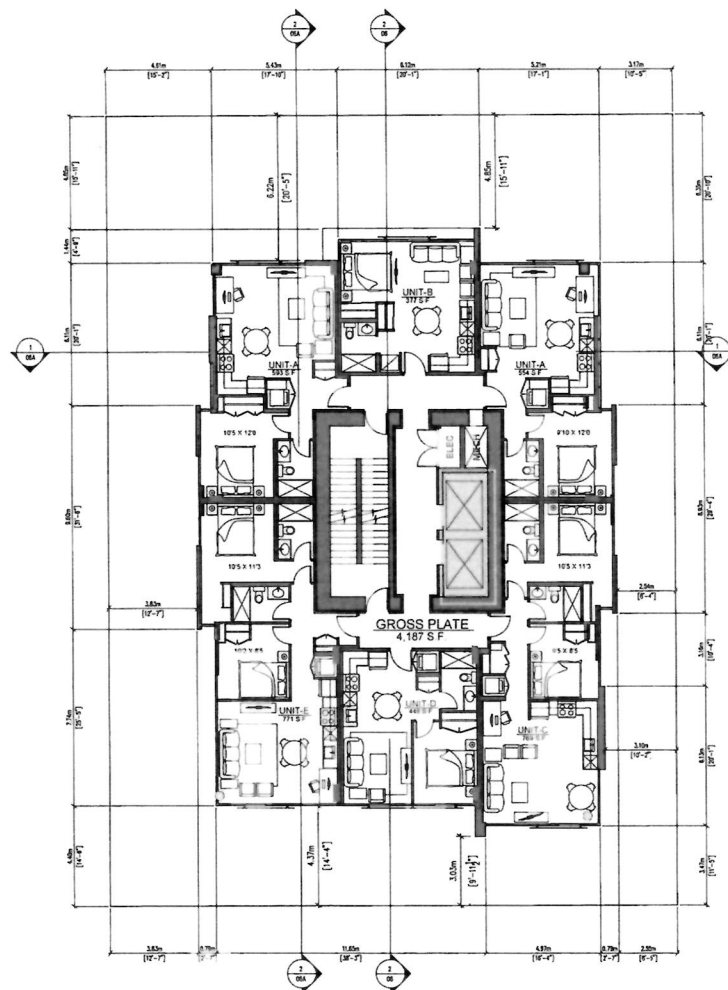
PROJECT NAME

3RE - 11TH & 12TH
FLOOR PLAN

PROJECT NO. 1708
SCALE 1:200
DATE MAY 2011

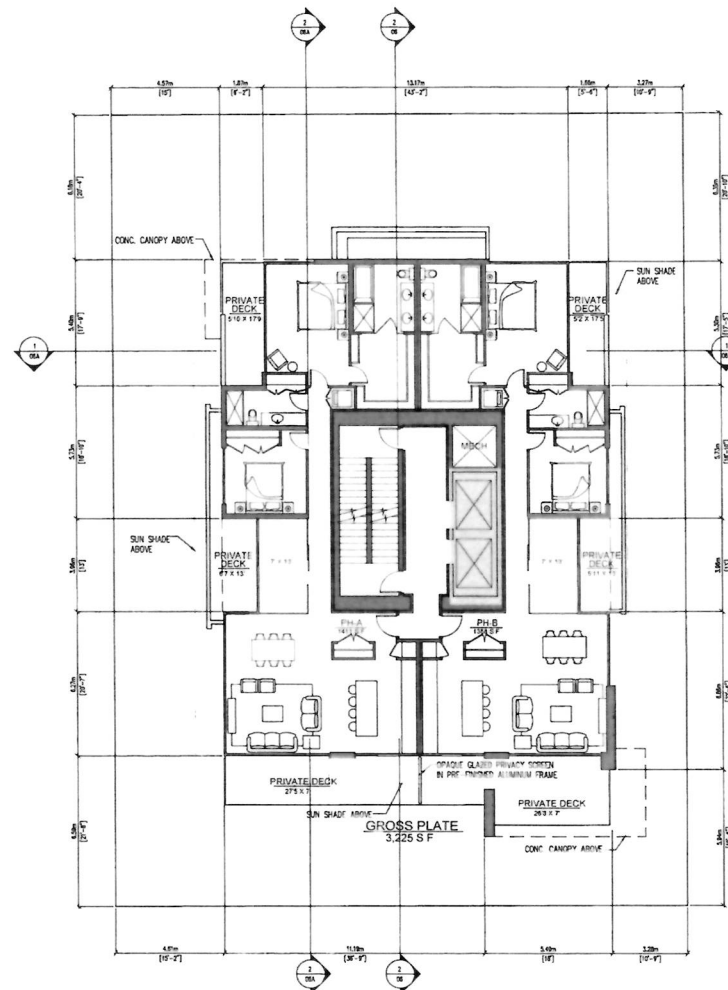
PROJECT NO. 1708
SCALE 1:200
DATE MAY 2011

05



1 FLOOR LEVEL: 3-11

AREAS	m2	SF
EACH FLOOR	388.98	4,186.9
AREA EXCLUDED		

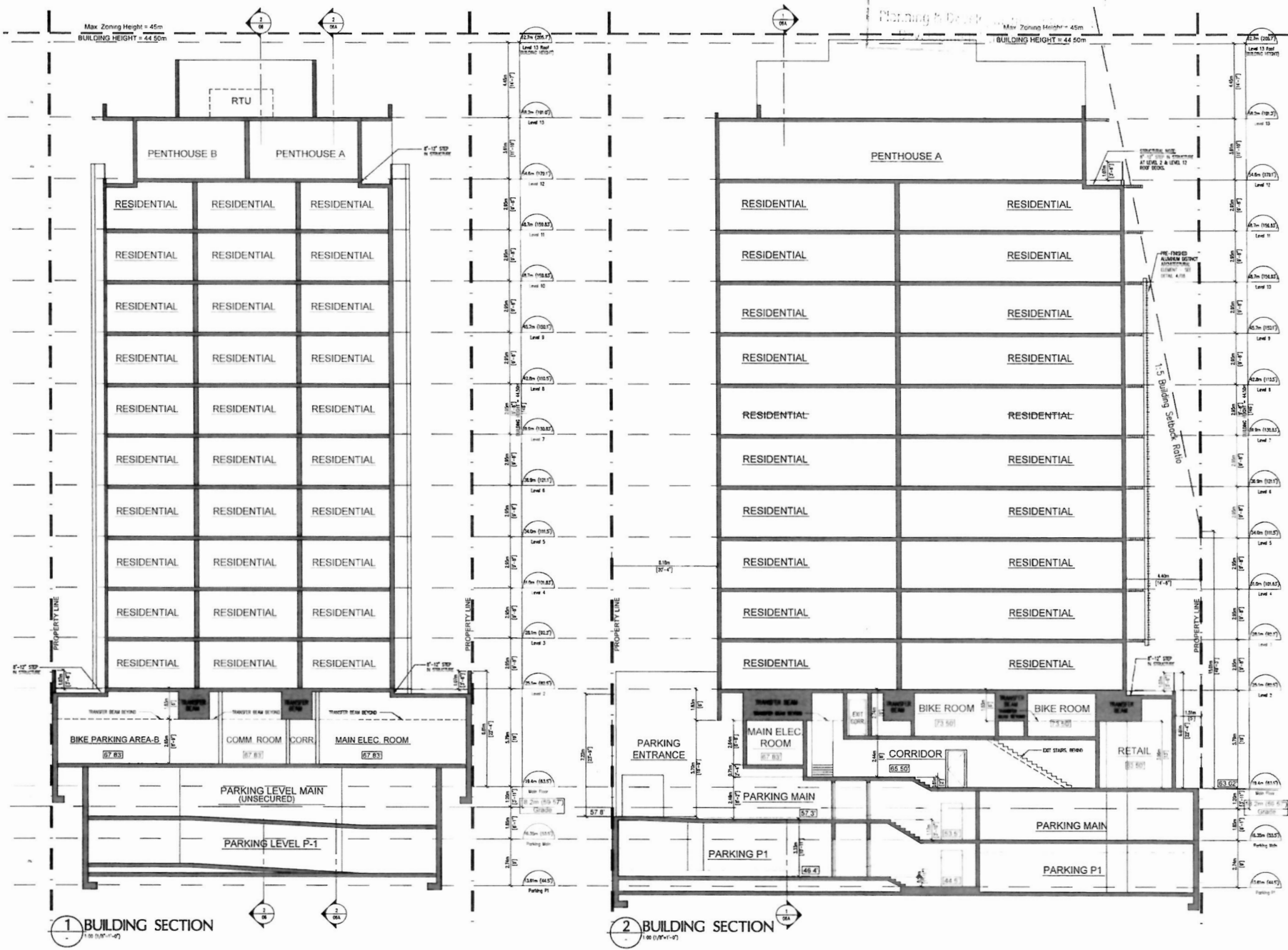


2 FLOOR LEVEL: 12

AREAS	m2	SF
12th FLOOR	299.62	3,225.1
AREA EXCLUDED		

MAR 23 2023

Planning & Development



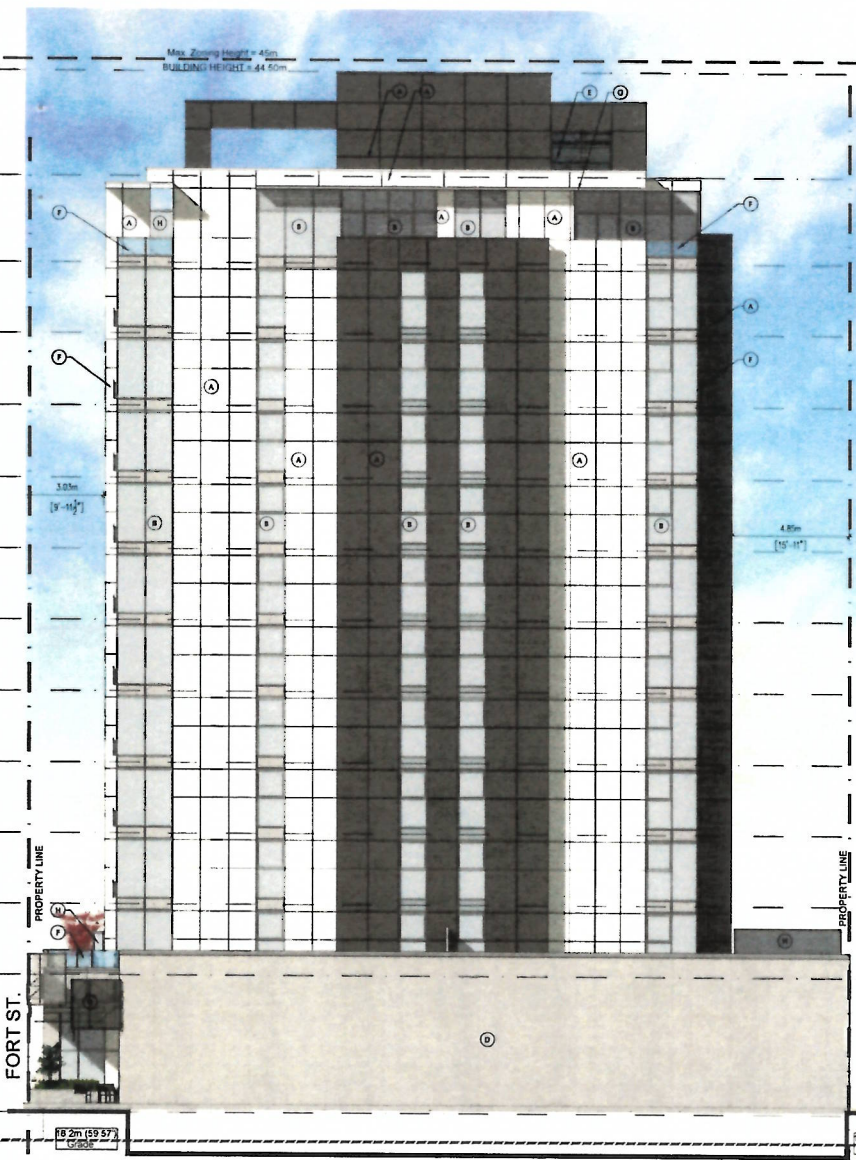
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930 FORT
PROPOSED
MID-RISE
RESIDENTIAL

Wensley Architecture Ltd

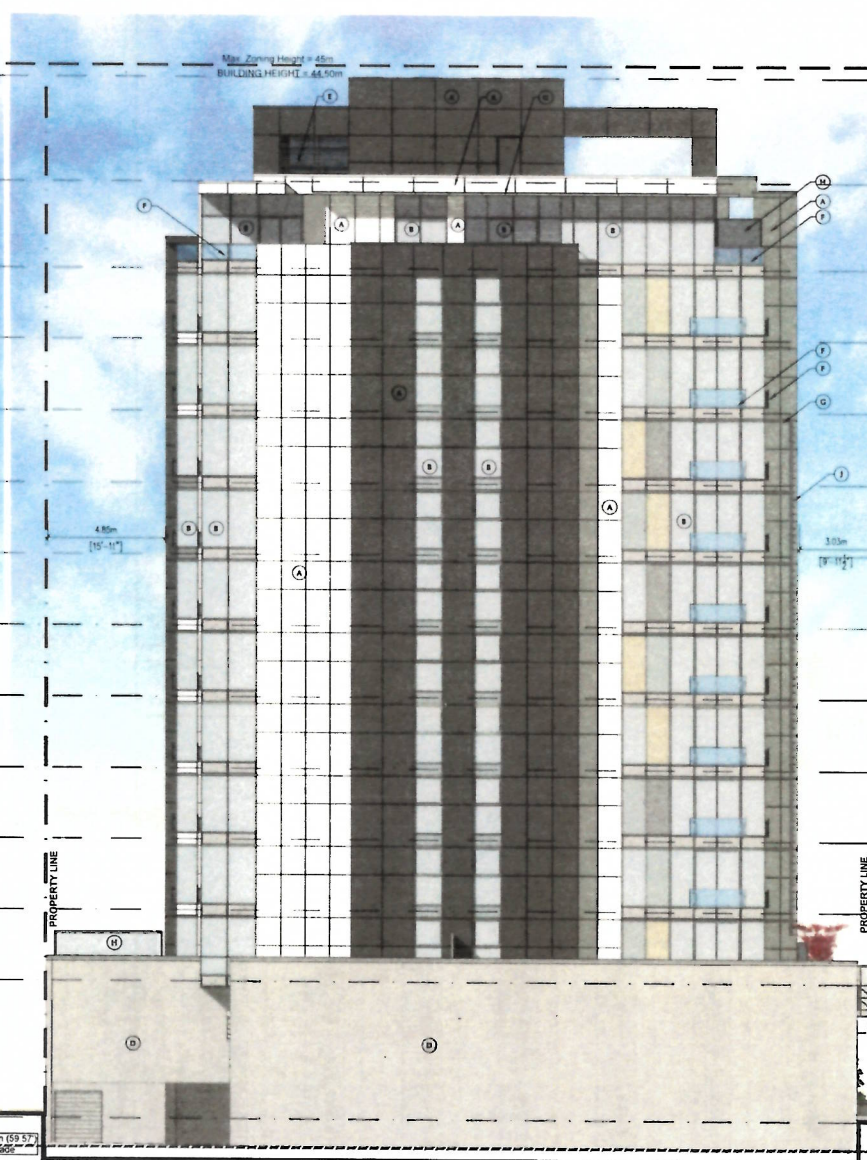
FLOOR PLAN 12
& BUILDING SECTION

NO.	REVISION	DATE	BY	CHKD.
01	ISSUED FOR PERMIT	2023-03-23	W.A.	W.A.
02	REVISION			
03	REVISION			
04	REVISION			
05	REVISION			
06	REVISION			
07	REVISION			
08	REVISION			
09	REVISION			
10	REVISION			



18.2m (59.57') GRADE/ AVERAGE DATUM CALCULATED PER ZONING BYLAW

1 EAST ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"

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SEAL

AGENCY/PROPERTY

MATERIAL LEGEND

- (A) METAL PANEL
- (B) QUARTZ GLASS PANEL / BROKEN BALL
- (C) PERFORATED METAL PANEL - SEE DETAILS 3.02B
- (D) CASTED CONCRETE
- (E) PRE-CASTED ALUM. TRUSSER / PANEL
- (F) GLASS / ALUM. TRUSSER
- (G) PRE-CASTED ALUM. SUN SHADE
- (H) QUARTZ GLASS PIVOTARY SYSTEM
- (I) PRE-CASTED ALUMINUM TRUSSER
- (J) ALUMINUM TRUSSER - SEE DETAIL 4.02B
- (K) ALUMINUM TRUSSER

1092874 BC. LTD

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2013-03-23	WJ	WJ
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

PROJECT NAME: 930 FORT
PROPOSED MID-RISE RESIDENTIAL

PROJECT ADDRESS: 930 FORT STREET VICTORIA B.C.

Wensley Architecture Ltd

Wensley Architecture Ltd
100-1100 West 10th Avenue
V6H 1T1
Tel: 250-383-1111
Fax: 250-383-1112
www.wensleyarch.com

PROJECT COMMENTS:
STRUCTURE
MECHANICAL
ELECTRICAL
PLUMBING
HVAC

EAST ELEVATION & WEST ELEVATION

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	2013-03-23	WJ	WJ
2	REVISION			
3	REVISION			
4	REVISION			
5	REVISION			
6	REVISION			
7	REVISION			
8	REVISION			
9	REVISION			
10	REVISION			

DATE: MAR 23 2013

Planning & Development Department
Development Services Division

MAR 23 1963

Planning & Development Department
Development Services Division

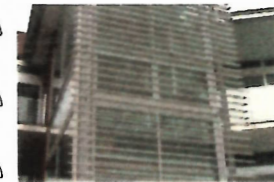
SEAL

Signature: _____

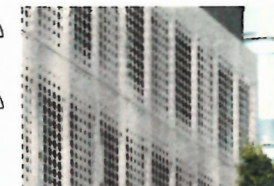
- (A) METAL PANEL
- (B) TYPICAL GLASS PANEL / WINDOW WALL
- (C) TYPICAL METAL PANEL—SEE DETAILS 3/20
- (D) SEALED EXPANDED
- (E) PRE-FINISHED ALUM. CORNER / PANEL
- (F) GLASS / ALUM. GROUND
- (G) PRE-FINISHED ALUM. SIDE CHASE
- (H) TYPICAL GLAZED EXTERIOR SYSTEM
- (I) PRE-FINISHED ALUMINUM CORNER
- (J) APPOINTMENT ELEVATOR—SEE DETAIL 6/20
- (K) STACK BOND BRICK

INVESTMENT

1092874 BC. LTD



4 PREFINISHED ALUMINUM
DISTINCT ARCHITECTURAL ELEMENT



3 PERFORATED METAL PANEL

930 FORT
PROPOSED
MID-RISE
RESIDENTIAL

930 FORT STREET
VICTORIA, B C



**Wensley
Architecture Ltd**

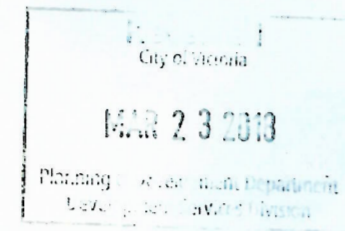
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FRONT ELEVATION
& BACK ELEVATION

PROJECT NO.	1725	DATE	10/1/88
SCALE	1"=10' 0"	BY	MB
DATE	10/1/88	BY	MB

1 FRONT ELEVATION

2 BACK ELEVATION
1/8" = 1'-0"



<small>If you are not a member of the City of Victoria, please contact the City of Victoria at 250-363-8888 for more information. All documents must be submitted to the City of Victoria before commencing work.</small>	
1092874 BC, LTD	
930 FORT PROPOSED MID-RISE RESIDENTIAL	
PROJECT NAME 930 FORT STREET VICTORIA, B.C.	
PROJECT OWNER Wensley Architecture Ltd	
PROJECT TYPE RESIDENTIAL	
PROJECT DATE 09	



City of Victoria
MAR 23 2010
 Planning & Development
 Development Services

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City of Victoria
 1410 23 2010
 Planning & Development Department
 Development Services Unit

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SEAL

10/10/10

1092874 BC. LTD

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PROJECT NAME
930 FORT
 PROPOSED
 MID-RISE
 RESIDENTIAL

TABLE 1: PROJECT
 930 FORT STREET
 VICTORIA, B.C.

Wensley Architecture Ltd
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CONSULTANTS
 ARCHITECT
 ENGINEER
 LANDSCAPE

DRAWING NO.
PERSPECTIVE

PROJECT NO. 1000
 SCALE 1:10
 DATE MAY 2010

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Approved
City of Victoria
MAR 23 2013
Planning & Development Services

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SEAL	
PROJECT NO.	
1092874 BC, LTD	
PROJECT NAME	
930 FORT PROPOSED MID-RISE RESIDENTIAL	
PROJECT ADDRESS 930 FORT STREET VICTORIA, B.C.	
ARCHITECT Wensley Architecture Ltd	
PROJECT TYPE PERSPECTIVE	
PROJECT NO.	1092874
SCALE	1/8" = 1'-0"
SHEET	11

Planning & Development Department
Development Services Division



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1092874 BC. LTD

05	DEVELOPMENT OF NEW APPLICATIONS	100
04	DEVELOPMENT OF NEW APPLICATIONS	100
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NO	REVISION	DATE
PROJECT NAME		

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PROPOSED
MID-RISE
RESIDENTIAL

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VICTORIA, B C

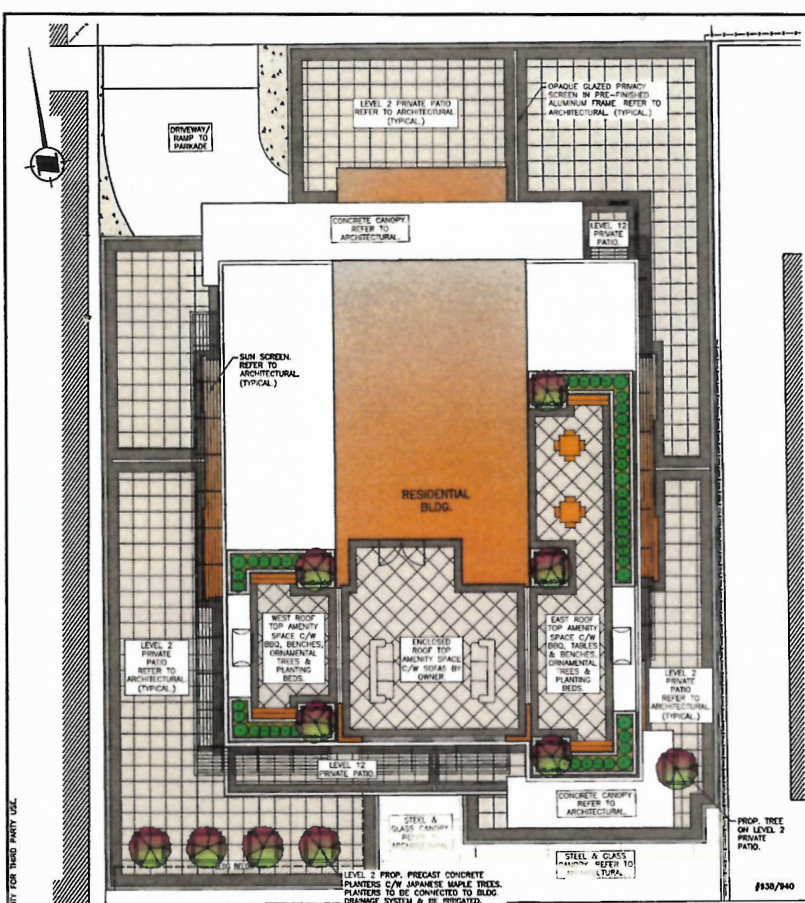


CONTRACTANTS
STRUCTURAL
MECHANICAL
ELECTRICAL
PIPE
LANDSCAPE

Page 10 of 10

PROJECT NO.	1708	PROJECT DIV.	02
SCN#	875	PROJECT DIV.	NO
DATE	July 19, 1997	PROJECT DIV.	

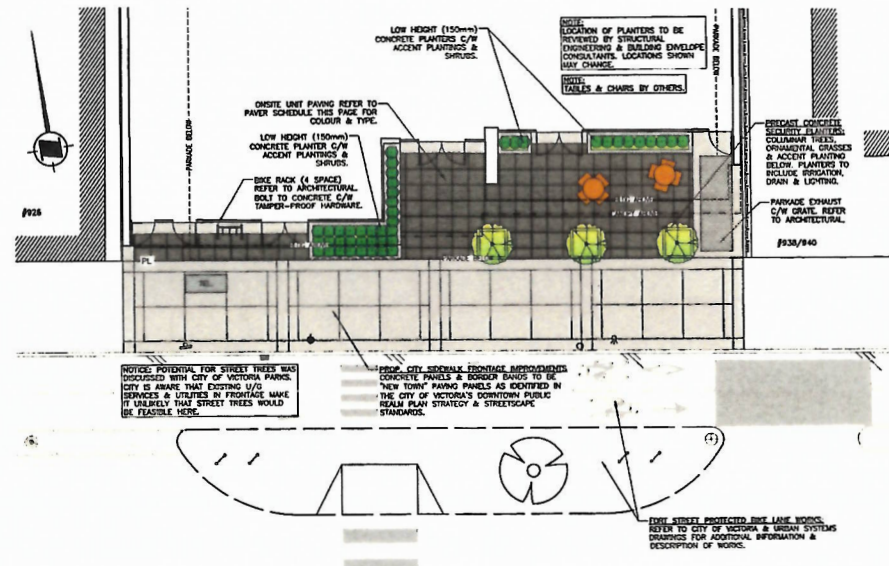
CLAD SERVICES LTD. PREPARED THIS DRAWING FOR THE CITED CLIENT ONLY AND ASSUMES NO RESPONSIBILITY FOR THESE PARTS USE.



LANDSCAPE CONCEPT PLAN - 2nd FLOOR PLANTERS & ROOF TOP AMENITY SPACE
SCALE 1:100

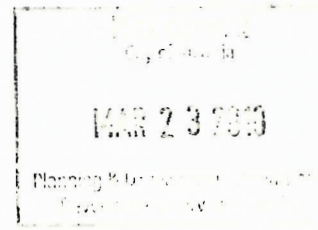
RECOMMENDED PLANT LIST		
On-site Trees:		
Acer palmatum var. "Bloodgood" (Japanese Maple)	5cm Cal.	
Prunus serrulata "Amanogawa" (Columnar Flowering Cherry)	7cm Cal.	
Shrubs, Perennials, Grasses & Bulbs		
Festuca glauca "Elijah Blue" (Blue Fescue)	#1 Pot	
Camassia quamash (Camass Lily)	Bulb	
Lilium muscarum "Variegatum" (Lilyturf)	# Pot	
Miscanthus sinensis (Maidenhair Grass)	#5 Pot	
Ophiopogon planiscapus var. "Nigrescens" (Black Mondo Grass)	#1 Pot	
Rudbeckia fulgida "Goldsturm" (Black-eyed Susan)	#Pot	
Thuja occidentalis "Smaragd" (Emerald Green Arborvitae)	#2 Pot	
Viburnum davidii (David Viburnum)	#3 Pot	
Rosemarinus officinalis var. "Prostratus" (Creeping Rosemary)	#1 Pot	
Notes:		
1. Changes to plant type & size require Calid Services Ltd. approval.		
2. Planters to be irrigated from building & connected to Building's drainage system.		

PAVER SCHEDULE	
BUILDING EXTERIOR:	
ASBESTOS/CONCRETE PRODUCTS STANDARD UNIT PAVERS	
TYPE: "CLASSIC STANDARD"	
COLOUR: CHARCOAL	
SIZE: DOUBLE STANDARD	
PRIVATE PATIOS:	
ASBESTOS/CONCRETE PRODUCTS SLAB UNIT PAVERS	
TYPE: "TEXADA" HYDRA-PRESSED SLABS	
FIELD COLOUR: NATURAL	
FIELD SIZE: 24"x24" (610mm x 610mm)	
BORDER COLOUR: CHARCOAL	
BORDER SIZE: 24"x12" (610mm x 305mm)	
ROOF TOP AMENITY SPACE:	
ASBESTOS/CONCRETE PRODUCTS SLAB UNIT PAVERS	
ON PEDESTALS:	
TYPE: "TEXADA" HYDRA-PRESSED SLABS	
FIELD COLOUR: CHARCOAL	
FIELD SIZE: 24"x24" (610mm x 610mm)	
BORDER COLOUR: NATURAL	
BORDER SIZE: 24"x12" (610mm x 305mm)	



LANDSCAPE CONCEPT PLAN - STREET LEVEL/FORT STREET FRONTAGE
SCALE 1:100

- ### GENERAL NOTES
1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECIFICATIONS & STANDARD DRAWINGS, IMCO SPECIFICATIONS AND BC NURSERY TRADES.
 2. ALL OFFSITE AREAS AFFECTED BY THE WORK ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROXY HANDS TO UNITS LOCAL DEVELOPMENT.
 3. CONTRACTOR TO BE REGISTERED WITH WORK SAFE BC AND ALL WORK TO BE CONDUCTED UNDER WORK SAFE BC REGULATIONS AND WORK AREAS TO BE PROTECTED BY APPROVED RIGID CONSTRUCTION FENCING.
 4. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO CONFIRM THE LOCATION OF ANY UNDERGROUND SERVICES AND COORDINATE WITH APPLICABLE UTILITIES PRIOR TO ANY EXCAVATIONS.
 5. MATERIAL SUBSTITUTIONS ARE ACCEPTED ONLY BY WRITTEN PRE-APPROVAL OF PROJECT LANDSCAPE ARCHITECT.
 6. FOR ANY AMBIGUITIES IN SPECIFICATIONS THE MOST CONSERVATIVE/ROBUST SPECIFICATIONS SHALL PREVAIL.
 7. GROWING MEDIUM TO MEET IMCO SPECIFICATION AND BC LANDSCAPE STANDARDS.
 8. LANDSCAPE PRACTICES SPECIES SELECTION TO BE AS SPECIFIED.
 9. PLANT MATERIAL TO BE NURSERY GROWN STOCK AND COMPLY WITH BRITISH COLUMBIA STANDARDS FOR CONTAINER GROWN PLANTS AND LANDSCAPE CANADA GUIDE SPECIFICATION FOR NURSERY STOCK. PLANTS TO BE THE BEST TYPE AND QUALITY AND BE REPRESENTATIVE OF THEIR SPECIES AND VARIETY. PLANTS TO BE OF GOOD HEALTH, PROPERLY PROPORTIONED, NOT WEAK, MUTILATED OR DAMAGED.
 10. WELL-ROTTED, DARK BROWN, ORGANIC MULCH TO BE APPLIED TO ALL PLANTERS AFTER PLANTING COMPLETE.
 11. PLANTERS TO BE IRRIGATED. DESIGNER TO COORDINATE WITH MECHANICAL & ELECTRICAL ENGINEERING CONSULTANTS ON LOCATION OF IRRIGATION CONTROLS IN BUILDING.
 12. LANDSCAPE CONTRACTOR TO COORDINATE WITH MECHANICAL ENGINEERING CONSULTANT ON CONNECTION OF PLANTER DRAINS TO BUILDING'S DRAINAGE SYSTEM.
 13. REFER TO PLANS BY OTHERS FOR SITE LIGHTING, GRADING, DRAINAGE, ETC.



NOTICE: LANDSCAPE DESIGN IS ONLY VALID IF REVIEWED DURING CONSTRUCTION BY PROJECT LANDSCAPE ARCHITECT.

THE CONTRACTOR IS TO HAVE I.E.C. ONE CALL AND CALL EXISTING U/S SERVICES STATED PRIOR TO ANY CONSTRUCTION.

NOTICE: REFER TO DRAWINGS BY OTHERS FOR GRADING, IRRIGATION, EXIST. SITE LIGHTING, UTILITIES, ETC. EXISTING & PROPOSED MUNICIPAL SITE SERVICES ARE NOT SHOWN ON THIS DRAWING.

Preliminary Only
Not for
Construction

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March 24th, 2018
930 Fort Street, Victoria

Proposed Mid-Rise Residential

930 Fort St. Victoria, B.C.

Letter to the Mayor and Council
Sustainable Planning and Community Development
1 Centennial Square
Victoria, BC V8W 1P6

Description of Proposal

The proposal for 930 Fort Street is to rezone the existing CA-42 Zone, Harris Green Commercial District, to a new zone more suited to the increasing density and evolving building framework of Downtown Victoria. The proposed zoning will meet the goals and objectives for density and building height of the Core Residential designation within Victoria's Official Community Plan (OCP).

Government Policies

930 Fort Street is located in Downtown Victoria within the Urban Core (Core Residential Designation) of the Official Community Plan. The development proposal integrates with Victoria's Official Community Plan Values by ensuring an increase to the urban core housing stock, strengthening human / social resources, reinforcing Downtown Victoria vibrancy through engagement of the community / contemporary design, and working collaboratively with city planners and community stakeholders.

The Core Residential Designation defines building forms of multi-unit residential buildings to be up to 17 storeys in height with a total FSR being up to 5.5:1 for the project site.

The Harris Green Neighbourhood is Victoria's smallest neighbourhood in size and population but has seen the 2nd highest growth rate at 44% as well as being the second most dense within the city. With the rising population growth and residents looking for places to live and work, the proposed project for 930 Fort St. will satisfy the burgeoning demand for medium to high densities within downtown Victoria.

Project Benefits and Amenities

Project benefits for this development will include an increase of the urban housing stock within the core residential designation, streetscape upgrades to meet the transportation (including the currently under-construction bike lanes) and pedestrian mobility requirements within the Official Community Plan, and new commercial opportunities to better integrate and flourish with the local urban fabric.

- The Harris Green Neighbourhood will benefit from an increase in a variety of residential housing stock by being able to accommodate the anticipated growth and density that the City of Victoria is projecting for the future.
- Streetscape upgrades will be conducted to ensure continuous accessible design across the frontage as well as to meet Victoria's OCP and Victoria's Pedestrian Master Plan strategies.
- Commercial retail units at grade will be proposed to offer amenities to the building residents as well as to better engage the local community.

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930 Fort Street, Victoria

Need and Demand

The existing zoning, height, and density for the site (CA-42) does not meet the current demands. A rezoning is required to better reflect the growing urban landscape of Downtown Victoria.

The proposed mid-rise residential building will meet the planning guidelines and local demand while falling in line with Victoria's OCP by providing a higher density project, expanding on local retail spaces, improving the vitality and livability of the public realm, and offering a well-designed and contemporary built form within the Downtown Core Area, while serving the daily needs of residents.

Neighbourhood

930 Fort Street is located east of 926 Fort St. (an existing 2 storey commercial building), west of 938/940 Fort St. (an existing 1 storey commercial building), north of 931 and 941 / 947 Fort St. (an existing 5 and 7 storey mixed-use developments respectively), and south of 937 View St. (an existing surface parking lot) and 1147 Quadra (an existing 21-storey residential building).

The existing site warrants rezoning based upon the dynamic status of the neighbourhood and the need to densify and improve the current streetscape and pedestrian realm. The proposed development will better relate to the local neighbourhood by better representing the visions and goals of the Harris Green Neighbourhood.

Impacts

Surrounding areas will experience a positive improvement from the development by engaging and benefiting from the ground-orientated commercial retail units, providing increased dwelling units for the area, and offering a contemporary streetscape and building design.

Several of the immediate neighbouring sites are under used and underdeveloped with respect to the OCP and Harris Green neighbourhood, specifically 926 and 938/940 Fort St., and 937 View St. These neighbouring sites will experience a growth of activity and use and a positive impact to local commercial businesses.

Design and Development Permit Guidelines

930 Fort Street falls within the DPA 7B (HC): Corridors Heritage Development Permit Area. The proposed development meets the Corridors Heritage purpose of revitalizing the area through a residential development with active commercial at street level. Multi-unit residential is encouraged to be intensified to medium-high density along Fort Street between Cook and Douglas St.



March 24th, 2018
930 Fort Street, Victoria

The proposal complies with these guidelines by helping to revitalize the secondary arterial of Fort Street, enhancing appearance through high quality architecture responsive to the context, and enhancing the pedestrian and cycling experience through human-scale urban design, compatible with street function.

On October 25th, 2017 WA and the developer went before the Advisory Design Panel which unanimously supported the proposal and offered positive recommendations that the developer has implemented to the betterment of the project. These changes include increasing the end bay 'bump outs' to incorporate north and south facing windows to benefit the bedrooms located within the affected suites. The south podium height was increased to align with the existing parapet of the adjacent Lunds building. The south canopy over the café was pulled back to increase daylight into the proposed patio and permit more robust street level landscaping. And lastly, the common rooftop amenity was greatly enlarged and improved and moved to the roof of the building.

Safety and Security

Crime Prevention Through Environmental Design (CPTED) is important for this development as it will offer safety and security for residents and commercial users on-site. Strategies to reduce crime, the opportunity of crime, or the fear of crime to be implemented are:

- Dwelling units clustered together to create neighbour-to-neighbour surveillance
- Landscape design to allow clear, unobstructed views
- Walkways and entries are visible, well lit and overlooked by windows
- Windows constructed of clear glazing or glass block to overlook public/private spaces
- Glazed doors in stairwells and parkade lobbies, white or light colour paint schemes and elimination of deadends and sharp corners
- Mixed-use development to encourage the presence of people at all times
- Reduction of entrapment spots by the use of glazing in doors, and windows
- Commercial units on the ground floor to create an active streetscape

Transportation

930 Fort Street is located along the secondary arterial of Fort Street, between the secondary arterial of Quadra Street to the west and collector Vancouver Street to the east. Currently, the project does not meet the current Zoning of CA-42 and Zoning Bylaw Schedule C – Off-Street Parking and will rezone to better suite the vision outlined in the OCP.

Being located within the Urban Core of Downtown Victoria as well as being located along a secondary arterial and frequent transit route the proposal will manage parking by employing efficient parking strategies, reduced parking requirements and car-sharing. The Developer has entered into an agreement with MODO to provide the future strata council of the building with 62 MODO car share memberships – one for each unit. Each of these membership has a \$100 credit as an incentive for residents to make use of the car share program. This compliments the 27 off street parking spaces provided in the below grade parkade. These MODO memberships will be owned and managed by the strata council and provided free of charge with the \$100 credit to residents of the building as requested.

The City of Victoria is currently in the process of constructing bike lanes on designated streets. The Fort Street bike lanes are currently under construction. We have incorporated the City's plans for bike lanes into the included streetscape rendering. It is our hope that the primary modes of transportation for the future residents of the building will be foot and bike. Increased bicycle facilities (commuter and secured) above the requirement will be provided for residents. Bicycle parking will be located within safe and

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930 Fort Street, Victoria

secure facilities onsite. The increased bicycle parking will make use of the existing and future network of Greenways.

930 Fort Street is located west of the Shared Greenway of Vancouver Street, 4 blocks south of the People Only Greenway of Pandora Ave. and 2 blocks north of the People Priority Greenway of Courtney St. No anticipated improvements to the Greenways will be resulting from this project.

Heritage

The existing building is not considered to have heritage status, as well as no heritage buildings will be affected by the new development.

Green Building Features

Green building features within the building will employ passive and active strategies such as efficient suite design to maximize livability, shading and overhangs across the facades, efficient use of materials and building products, use of contemporary mechanical heating and cooling systems, and high performance envelope and glazing design.

Infrastructure

Being located within the Downtown Core of Victoria, there is currently adequate sewer, water, sidewalks, roads, and parks within the area. Infrastructure improvements will be conducted as required by the City of Victoria.

Regards,



Barry Weih,
Architect AIBC, AAA, SAA, LEED®AP, B.Arch., B.A. - Principal
WENSLEY ARCHITECTURE LTD.



1715 Government Street
Victoria, BC, V8W 1Z4

Mayor and Council
City of Victoria
No.1 Centennial Square
Victoria, BC, V8W 1P6

March 26, 2018

Re: REZ 00593 - 930 Fort Street

Dear Mayor Helps and Council,

The DRA LUC has reviewed the drawings for the proposed building and hosted a CALUC meeting on May 17th 2017 for the above mentioned application. Nine people registered their attendance at the door.

Based on the information presented by the applicant, the purpose of the rezoning is to create a 12 storey, 62 unit residential condominium tower with ground floor commercial space fronting Fort Street. The building would have an underground parking structure for 32 cars. The proposal appears to comply with OCP guidelines.

Comments and concerns raised by the attendees and Committee members are as follows:

- Only half the units will be supplied with parking which appears below current minimums usually required for multi family dwellings. Some residents of this building will likely be competing for the rapidly dwindling supply of commercially provided downtown parking spaces. This will displace tourists and business customers with a negative impact on businesses.
- It was unexpected that the OCP and the Downtown Core Area Plan promote such a complete change in character to what currently exists on Fort Street. The character of what is one of the most attractive and charming streets in the city will be eliminated.
- While this building is tall, it is slender; allowing for light, air and views around it. It retains the rhythm of the narrow existing lots and proposes a podium height that reflects the adjacent building heights that are unlikely to change for many years. This form is preferable to mammoth buildings like others proposed nearby that amalgamate several lots into one massive project.

- Buildings of this slender width should be encouraged for the Fort Street corridor perhaps through amendments to the Downtown Core Area Plan as they better express and reflect the existing lot size and character of Fort Street and provide a more appropriate transition to the immediately adjacent, much lower density, residential neighbourhood of Fairfield.
- This project is a simple and attractive design to be constructed of concrete and steel which offers residents superior livability. High quality cladding materials are specified which is commendable.
- It is commendable that this application proposes a good range of unit sizes including a high percentage of larger units which can serve couples and families.
- The lack of an overhead door for the visitor car park area creates security/safety concerns. It is suggested that an overhead door be added that will secure this area.
- This project (like many others) will be making a monetary contribution under the density bonus provisions of the DCAP to raise the allowable base density by 45% from 3:1 to 5.5:1. It seems odd that the City has assessed a flat rate for the extra density of only \$12 per sq ft buildable (or potentially even less under a consultants "Land Lift Analysis") for 45% of the project when the equivalent land cost to otherwise achieve this density would be around four times that amount. The CAC amounts collected under the current assessment framework seem at odds with DCAP Section 4.14 (Calculating Monetary Contributions) and are insufficient to fund the amenities that will be required by the rapidly growing Downtown community.

DRA Land Use Committee review of this proposal finds it of a high build quality and design, fitting for the local area, and technically in keeping with the stated objectives of the OCP.

Sincerely,



Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning



Advisory Design Panel Report

For the Meeting of October 25, 2017

To: Advisory Design Panel **Date:** October 12, 2017

From: Charlotte Wain, Senior Planner – Urban Design

Subject: **Rezoning Application No. 00593 and Development Permit No. 000502 for 930 Fort Street**

RECOMMENDATION

Recommend to Council that Rezoning Application No. 00593 and Development Permit Application No. 000502 for 930 Fort Street requires the following design revisions to better respond to the applicable design guidelines:

- a) provision of a taller podium, at a minimum height of 8m
- b) provision of distinct, well defined retail bays, consistent with the context along Fort Street
- c) revisions to the tower to address the uniform appearance, with particular attention to the north and side elevations
- d) increased setbacks on the east elevation to ensure consistency with the minimum separation distance of 3m
- e) provision of materials that provide a sensitive response to the immediate context within the Heritage Conservation Area
- f) enhanced landscaping and provision of a functional roof deck for residents
- g) any other recommendations by the Advisory Design Panel.

EXECUTIVE SUMMARY

The Advisory Design Panel (ADP) is requested to review a Rezoning and Development Permit Application for 930 Fort Street and provide advice to Council.

The purpose of this report is to present the ADP with information, analysis and recommendations regarding a Development Permit Application for the property located at 930 Fort Street. The proposal is to construct a 12 storey, mixed use building containing 62 residential units and two ground-floor commercial units. A parking variance is currently proposed as part of the Application.

The following policy documents were considered in assessing this Application:

- *Official Community Plan (OCP, 2012)*
- *Downtown Core Area Plan (DCAP, 2011)*
- *Guidelines for Fences, Gates and Shutters (2010)*
- *Advisory Design Guidelines for Buildings, Signs and Awnings (2006)*
- *Standards and Guidelines for the Conservation of Historic Places in Canada.*

COUNCIL DIRECTION

The Application has not yet been presented to the Committee of the Whole. The intent is to present the Application to Committee with the benefit of advice from the Panel.

BACKGROUND

Project Details

Applicant:	Mr. Dan Robbins Sakura Developments
Architect:	Mr. David Echiav-McGrath, MAIBC Wensley Architecture Ltd.
Development Permit Area:	Development Permit Area 7B, Corridors Heritage
Heritage Status:	N/A

The following data table compares the proposal with the existing CA-42 Zone, Harris Green Commercial District. An asterisk is used to identify where the proposal is less stringent than the existing Zone.

Zoning Criteria	Proposal	Zone Standard
Site area (m ²) – minimum	838.20	N/A
Density (Floor Space Ratio) – maximum	5.47:1 *	2.00:1
Total floor area (m ²) – maximum	4587.16	N/A
Height (m) – maximum	43.12 *	15.50
Storeys – maximum	12 *	4
Setbacks (m) – minimum		
Front Lot Line (south)	0.60 *	3.00
Rear (north)	0.00	N/A
Side (east)	0.00	N/A
Side (west)	0.00	N/A
Parking – minimum	27 * (including visitor)	64 (62 residential, 2 commercial)
Visitor parking (minimum) included in the overall units	3	3

Zoning Criteria	Proposal	Zone Standard
Bicycle parking stalls – minimum		
Class 1 (secure stalls)	80	62
Class 2 (visitor stalls)	6	6

Description of Proposal

The Proposal is to construct a 12 storey, mixed use building with ground floor retail fronting Fort Street with residential units above. The building has a Floor Space Ratio (FSR) of 5.47:1 and a maximum height of 43.12m.

The proposal includes the following major design components:

- 62 residential units
- two commercial units along Fort Street (a total of 88.57m²)
- two levels of underground parking for 27 stalls
- secure bike parking for 80 bikes located on the main floor behind the retail units
- publicly accessible bike parking for 6 bikes located in front the retail unit on the west of the property
- residential amenity roof deck located on the north side of level 12.

Exterior building materials include:

- powder coated metal panels in charcoal and silver colours
- spandrel glass panels
- sealed concrete
- stack bond brick – hebron onyx ironspot
- perforated metal panels above the commercial units
- pre-finished aluminium louvre panels
- pre-finished aluminium sun shade
- pre-finished aluminium architectural element on the front (south) elevation of the tower
- glass/aluminium guard rails
- opaque privacy screens.

A number of inconsistencies have been identified on the elevation material annotations and the applicant has been made aware of this.

Landscaping elements include:

- concrete entrance planter on Fort Street with accent planting and shrubs
- seating wall concrete planter with ornamental grasses and accent planting adjacent to the parkade exhaust grate, in front of the commercial unit on the east of the property
- precast concrete planters with Japanese maple trees on the podium roof fronting Fort Street and the communal residential amenity space on level 12.

The proposed variance includes a request to reduce the required number of vehicle parking stalls from 64 stalls to 27.

Sustainability Features

As noted in the applicant's letter, green building features are proposed to use passive and active strategies such as shading and overhangs across the façades, contemporary heating and cooling systems and high performance envelope and glazing design. No further green building features have been identified.

Design Revisions

Since the Application was submitted, a number of design revisions have been included in response to staff comments including:

- addressing the uniform appearance of the tower to some extent by introducing an architectural sun shade screen on the south elevation
- mitigating Crime Prevention Through Environmental Design (CPTED) concerns by locating the residential entrance and vestibule closer to the street
- responding to building separation guidelines by increasing the east side yard setback from 2.22m to 2.43m at the building face projection (bump out)
- introducing a small communal residential amenity space on level 12
- introducing brick adjacent to the commercial unit on the west of the property.

Consistency with Design Guidelines

The *Official Community Plan 2012* (OCP) identifies this property in Development Permit Area 7B (HC): Corridors Heritage. The objectives of this designation are:

- to revitalize arterial and secondary arterial streets to strengthen commercial viability and improve the pedestrian experience
- to conserve the heritage value, special character, features and characteristics of the area
- to achieve a more cohesive design and enhanced appearance through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions
- to encourage pedestrian and cycling use of corridors by enhancing the experience of pedestrians and cyclists through human-scaled urban design.

Design guidelines that apply in Development Permit Area 7B are the *Downtown Core Area Plan, 2012* (DCAP), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), *Guidelines for Fences, Gates and Shutters* (2010) and *Standards and Guidelines for the Conservation of Historic Places in Canada*.

ISSUES

The issues associated with this project are:

- lack of a through-block walkway
- design of the podium and retail bays at street level
- uniformity of the tower (with particular attention to the north and side elevations)
- building separation distances and upper storey setbacks
- functionality of the residential amenity deck
- materials and finishes
- landscaping enhancement.

ANALYSIS

Through-Block Walkway

The subject site is located within the Priority Through-Block Walkway Area identified in the Downtown Core Area Plan (DCAP). In these areas, the guidelines encourage the consideration to redesign and replace key pedestrian connections with new through-block walkways. The applicant has noted that a through-block walkway along the western edge of the property is unfeasible due to an existing easement that exists to secure vehicular access and loading for the rear of the property at 926 Fort Street (Lund's Auctioneers). Any amendment to the existing easement or introduction of a new easement would require the consent of the adjacent property owners and collaboration with the developer to the rear as part of a separate Development Permit for the property at 937 View Street.

Staff have encouraged the applicant to explore lot consolidation to improve the site planning for the proposed development, although the applicant has stated this is not possible. As a result, the property has a relatively narrow frontage of approximately 24m, and the introduction of a through-block walkway would create design challenges. Guidelines require a minimum width of 5m to allow the penetration of natural light and to avoid creating canyon effects for pedestrians. Activating the walkway with retail uses could potentially be limited with the entrance/exiting requirements and an already small commercial unit. However, a walkway would present opportunities to create a more functional bike room, with direct access at grade. A mid-block crosswalk is also being proposed in front of the subject property as part of the Fort Street Bicycle Lane initiative, therefore a through-block walkway would complement this new feature.

With consideration of these competing factors, and given the physical site constraints, staff are not proposing to advocate for a through-block walkway in this location, since it would likely result in an unwelcoming space for pedestrians. Staff would welcome commentary from the ADP on this matter with the inclusion of necessary wording in the recommendation to Council, should the Panel view the need for a walkway as a requested design revision.

Podium Design and Retail Bays

The guidelines require a primary street wall between 10m and 15m high and vertical street walls that consider the architectural context of surrounding buildings. The proposal includes a podium height of only 5.8m, which in the opinion of staff is too low. The applicant has noted that the podium height is in response to the adjacent single storey building at 926 Fort Street (Lund's Auctioneers) and provides a more balanced response to the composition of the tower and podium. Staff do not support this rationale and would prefer to see the podium increased by a minimum of one storey to create the appearance of a three-storey street wall. This would improve the massing relationship with the tower above and would also have the benefit of improving the livability of the private patios above the podium, through increasing the separation distance from the street.

One of the key characteristics of Fort Street is the rhythm of retail bays representing smaller commercial units. The applicant has made efforts to define the retail bays by introducing a brick element at the western portion of the street frontage, although this has not been continued along the remainder of the commercial frontage which would assist in "grounding" the building and providing an alternate material to the glazed curtain wall. The ADP is invited to comment on the design of the Fort Street podium and any opportunities for refinement.

Tower Design

The Downtown Core Area Plan (DCAP) provides detailed urban design guidelines to address the importance of sensitive built forms through building height, scale, massing, setbacks, floor plate restrictions and street wall design. The proposed towers are within the 45m height range envisaged for this property. The DCAP addresses the importance of the design of “base, body and top” in relation to taller buildings. The applicant has made revisions to the proposal based on the initial submission and has incorporated an architectural screen/grille on the south elevation to provide visual interest and to assist in breaking up the uniformity of the building face. While this intervention is an improvement on the original submission, the north and side elevations are still repetitious. Opportunities exist to provide more visual interest in these elevations, in particular the north (rear). The ADP is invited to comment on this issue and provide recommendations for refinement.

Building Setbacks and Separation Distances

To address privacy issues and open up views between buildings, the street wall guidelines in the DCAP require a 3m setback for portions of the building up to 30m and a 6m side yard setback for portions of the building above 30m (level 10 – 12). Where feasible, additional clearances for windows are encouraged to enhance livability for residential uses. Although the proposal meets the minimum 3m distance for the lower levels, a setback of only 2.43m on the east and 4.09m on the west has been provided for upper levels. These increase to 3.12m (east) and 4.7m (west) for level 12 but this is still inadequate for the guidelines. The ADP is invited to comment on the inconsistency with the guidelines and whether design revisions are warranted.

Communal Residential Amenity Deck

In response to staff comments, the applicant has incorporated a small communal roof deck on the north side of level 12, containing seating, benches and planting. Staff are questioning the functionality of this space and would prefer to see a larger, more usable space on level 12 above the penthouse. Although this would increase the proposed building height with stair access to the roof, staff would likely include an exemption for roof top structures in the new zone to accommodate a more usable amenity space. ADP is invited to comment on the amenity space and any opportunities to improve this aspect of the design.

Materials and Finishes

As noted earlier in this report, the objectives of DPA 7B are to achieve a more cohesive design for corridors through high quality architecture and urban design, and to conserve the special characteristics of the area. Staff have raised concern with the proposed use of perforated metal above the commercial units at street level as being inappropriate for the context and too industrial in appearance. Although Fort Street does have a varied palette of materials, there are examples of brick within close proximity to the subject site and staff have suggested that this, or a similar material in scale such as tile, would be a more fitting choice for this location. The ADP is invited to comment on the use of materials and any opportunities for refinement.

Landscaping

The objectives of DPA 7B include provision of high quality landscaping. Minimal landscaping has been included in the proposal and where planters have been incorporated, the use of cast

in place concrete materials creates a stark setting. In certain circumstances, this may be appropriate, but coupled with the choice of building cladding materials, this may not create the most welcoming of environments at the street level. Although the site is located in Harris Green, an urban setting, there are opportunities to enhance the landscaping in order to soften the appearance of the building. This includes increased planting at the street level and roof top patios, as well as opportunities to incorporate climbing vegetation on the architectural screening on the south elevation. The ADP is invited to comment on any opportunity areas for improving the landscaping in the proposed development.

OPTIONS

1. Recommend to Council that Development Permit Application No. 000502 for 930 Fort Street requires the following design revisions to better respond to the applicable design guidelines:
 - a. provision of a taller podium, at a minimum height of 8m
 - b. provision of distinct, well defined retail bays, consistent with the context along Fort Street
 - c. revisions to the tower to address the uniform appearance, with particular attention to the north and side elevations
 - d. increased setbacks on the east elevation to ensure consistency with the minimum separation distance of 3m
 - e. provision of materials that provide a sensitive response to the immediate context within the Heritage Conservation Area
 - f. enhanced landscaping and provision of a functional roof deck for residents
 - g. any other recommendations by the Advisory Design Panel.
2. Recommend to Council that Development Permit Application No. 000502 for 930 Fort Street be approved as presented.
3. Recommend to Council that Development Permit Application No. 000502 for 930 Fort Street does not sufficiently meet the applicable design guidelines and polices and should be declined.

CONCLUSION

The proposal would result in a major redevelopment of a key site within Harris Green, and would add vibrancy to an otherwise underutilized site. This Application is consistent with some of the applicable design guidelines prescribed within Development Permit Area 7B; however, the Application would benefit from further design development to improve consistency with the relevant guidelines, in particular the design of the podium, uniform appearance of the tower, building separation distances, materials and landscape finishes. To this end, staff are recommending that the proposal does not sufficiently meet the applicable design guidelines and polices and that the Application should be revised based on staff's feedback as well as with input from the Advisory Design Panel in order to better respond to the guidelines.

ATTACHMENTS

- Attachment A: Aerial Map
- Attachment B: Zoning Map
- Attachment C: Applicant's letter date stamped August 10, 2017
- Attachment D: Plans date stamped September 12, 2017

cc: Dan Robbins, Sakura Developments

**MINUTES OF THE
ADVISORY DESIGN PANEL MEETING
HELD WEDNESDAY OCTOBER 25, 2017 AT 12:30 PM**

1. THE CHAIR CALLED THE MEETING TO ORDER AT 12:40 PM

Present: Sorin Birliga; Patty Graham; Jesse Garlick; Jason Niles; Carl-Jan Rupp; Justin Gammon; Paul Hammond

Absent: Elizabeth Balderston; Deborah LeFrank

Absent for a Portion of the meeting: Paul Hammond

Staff Present: Charlotte Wain – Senior Planner, Urban Design
Miko Betanzo – Senior Planner, Urban Design
Katie Lauriston – Secretary, Advisory Design Panel

2. MINUTES

Minutes from the Meeting held August 30, 2017

Action:

It was moved by Sorin Birliga, seconded by Patty Graham, that the Minutes of the Meeting of Advisory Design Panel held August 30, 2017 be adopted as presented.

Carried Unanimously

3. APPLICATIONS

3.1 Rezoning Application No. 00593 and Development Permit No. 000502 for 930 Fort Street

The City is considering a rezoning application to allow for a 12 storey, mixed use building with commercial on the ground floor and residential above.

Applicant Meeting attendees:

DANIEL ROBBINS
FRASER MCCOLL
CHRIS BOYD
DAVID MCGRATH
DANIKA PROVEN

SAKURA DEVELOPMENTS
SAKURA DEVELOPMENTS
SAKURA DEVELOPMENTS
SAKURA DEVELOPMENTS
CALID SERVICES LTD.

Ms. Wain provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- Lack of a through-block walkway
- Design of the podium
- Height and retail bays at street level
- Uniformity of the tower design, in particular in the north (rear) and side elevations
- The building setbacks and separation distances
- The functionality of the residential amenity deck
- Any opportunities for refinement of the materials and finishes
- The need for landscaping enhancement.

David McGrath provided the Panel with a detailed presentation of the site and context of the proposal, and Danika Proven provided the Panel with details of the proposed landscape plan.

Questions of clarification were asked by the Panel on the following:

- the rationale for the 12-storey height?
 - to maximize Floor Space Ratio (FSR) while raising the podium
 - the Downtown Core Area Plan (DCAP) limits the height in this location
- the rationale for using brick only in the one location?
 - a response to staff concerns for the initially proposed green wall. Brick brings solid materials to the palette, and adds a simple accent to the façade
- any functional issues in increasing the height of the podium?
 - increased podium height would reduce the building height due to FSR limitations
 - increased podium height would also take away significant functional areas of the tower
- how does the northeast bicycle storage connect to the street, given the difference in elevation?
 - there are two areas for bicycle parking; the commuter parking is level with the street elevation and the residential parking at the northeast has a set of stairs with a runnel connecting to the street
- has the applicant considered shifting the proposed tower to the west to reduce or eliminate the setback relaxation?
 - this was considered, but the downstairs parking dictates the tower location. To allow for two driving aisles on either side, the drive aisle in the east would be affected by moving the tower over
- could the stairs in the central core be moved to the other side of the elevators?
 - the core has to go all the way down through the tower, and the overall size would remain the same. Moving the stair poses the same challenges as moving the whole tower
- could the core and parkade be moved further west?
 - geotechnical conditions on the site require soil improvements on east and west property line prior to any work. The parkade is set back from the property line to accommodate this issue
 - trying to avoid any more stress to the adjacent Lund's building
- a two-storey podium makes sense, but the street elevation seems lower than two storeys. Is it possible to raise the podium a bit more to give greater height in the patio space?

- the applicants have looked at pushing the podium higher, but have been restricted by the core
- the landscaping and front wall have been designed to raise and soften the front edge
- how does the proposed façade relate to the podium across the street?
 - no direct comparison has been made, but the façade is sensitive to existing adjacent buildings
 - the applicants would prefer to design something more modern to highlight heritage buildings in the area rather than trying to match the corridor's heritage aspects
- can the impression of a higher podium be given by moving the screen upwards?
 - this is a possibility, and increasing the landscaping on the second floor could change the entrance area significantly and create two distinct level changes
- is there an intended tenant for the recessed retail space?
 - a café with seating could easily suit the space, but other retailers could have installations on the exterior, and the seating in the area can create a public space and activate the retail bay
- the location of the glazing wall, and whether a less deep overhang was considered?
 - commercial space is approximately 15ft from the property line, and with the front panel raised there will be more daylight in the recessed area
 - perforated metal panels help to let light in
 - pushing the retail bay towards the property line it reduces the seating area
- the colour of the perforated metal screen?
 - different options being considered, with lighter material
 - considering the possibility of varying the transparency
- is the roof deck amenity space being further developed?
 - yes, the applicants are considering adding a rooftop amenity space on the twelfth floor
- for staff: what is the heritage intent from the Official Community Plan (OCP)?
 - this is a heritage conservation area under the OCP; the heritage objectives are to conserve the heritage value, special character, features and characteristics of the area and to achieve a more cohesive design and enhanced appearance through high quality architecture, landscape and urban design responsive to its historic context through sensitive and innovative interventions

Panel members discussed:

- the area's suitability for commercial space
- concern about deeply recessed commercial bay and overhang size
- the eastern retail space responds well to the adjacent building, but podium could be pulled back
- further articulation of the retail bays is not necessary, but further refinement is desired for the corner with recessed commercial bay
- desire for refinement of the screen design
- concern about the screen material and how it will age over time
- the possibility of bringing more tower materials into the screen instead of it being a distinct element
- the potential for a landscaping structure such as a trellis to add another horizontal line

- further detail on the corner by retail bay could be achieved in part with landscaping details
- ground floor landscaping
- no immediate concern about the lack of a through-block walkway
- support for increased tower height
- further articulation of the tower design is not necessary
- desire for additional, narrow bedroom windows to allow north-south views
- apprehension about the reduced setback with possible future developments, especially considering the bedroom locations
- support for increasing the amenity space, and a desire for increased public space
- asymmetry of podium on ground floor.

Motion:

It was moved by Paul Hammond, seconded by Justin Gammon, that the Advisory Design Panel recommend to Council that Rezoning Application No. 00593 and Development Permit Application No. 000502 for 930 Fort Street be approved with the following recommendations:

- Improve the ground floor public realm, specifically outside the retail space, to address natural light, landscaping, access and CPTED concerns
- Reconsider the materials of the metal architectural screen along the Fort Street façade to improve durability and appropriateness to the context and increase the perceived height of the podium through materials and landscaping, with consideration to the setback and height of immediately adjacent buildings
- Support for the applicant's intent to increase the rooftop amenity space
- Support the idea of an additional storey through a slender tower and increased setbacks
- Explore adding bedroom windows to allow north-south views
- Refine the drawings to ensure the horizontal eyebrows are accurately noted.

Carried Unanimously

2:00 p.m. – Paul Hammond recused himself from Development Permit with Variances Application No. 00034.

3.2 Development Permit with Variances No. 00045 for 777 Herald Street

The City is considering a Development Permit with Variance Application to construct a 26 storey, mixed use building.

Applicant Meeting attendees:

JUSTIN FILUK
LAUREN ANTIFEAU
JOHN O'DONNELL
FOAD RAFII
BRANA STANIMIROV

TOWNLINE GROUP OF COMPANIES
TOWNLINE GROUP OF COMPANIES
TOWNLINE GROUP OF COMPANIES
RAFII ARCHITECTS
RAFII ARCHITECTS

Mr. Betanzo provided the Panel with a brief introduction of the Application and the areas that Council is seeking advice on, including the following:

- Massing and step back ratio
- Pedestrian experience of the ground floor design
- Distinctions in base, body and top
- Design with regards to height variance.

Justin Filuk provided the Panel with a detailed presentation of the site and context of the proposal, Foad Raffi provided details on the architectural design, and Peter Kreuk provided details on the landscape design.

Questions of clarification were asked by the Panel on the following:

- what is the finish on the top portion of the building?
 - a copper-coloured powder coat paint
- what is on the wall at the top of the building?
 - vertical fins concealing the machine room and a cooling unit
- who can use the outdoor patio space?
 - this is a private space for strata use
- will the passage through be closed off?
 - yes, if it became a CPTED issue
 - the southern portion is public and can still be walked through
- could you speak to the liveliness of the main floor, with the deck and water feature?
 - the intention is to create an outdoor space to brighten the public market and differentiate the experience along the carriageway
 - the design creates depth with the water feature and lighting while the public art wall will help with wayfinding
- where is the property line between the public space and the carriageway?
 - the carriageway is jointly owned, with a statutory right-of-way favouring the City
 - while the carriageway will be maintained by all the buildings, the sidewalk and seating area will be maintained by Hudson Place 1
- was the design of the top element considered as a beacon?
 - ways of lighting up the top element at night are being explored
- can you see through the fins at the top of the building?
 - these are vertical blades with 12" separation, so you can see between them at some angles

Panel members discussed:

- the proposal presents an elegant solution to the desired density and base/body/top guidelines
- layers of interest are added by the top copper fins
- satisfactory ground level elements
- setback and massing, especially at the corner of Herald Street and the carriageway
- the introduction of the horizontal screen and the material change (white cornice) at level 7 give the appearance of varying the setback, but could be more cohesive

- the dark colour of materials on northwest corner sets it apart from the other buildings as a substantial edifice
- the public space is recessed, but there is considerable depth allowing light
- apprehension regarding lack of public space
- public benefit of walkway, amenity space and carriageway
- the possibility of extending public space from the front deck through landscaping changes
- carriageway as public space, with chairs and garden area as secondary connection
- good access to bicycle parking.

Motion:

It was moved by Justin Gammon, seconded by Sorin Birliga, that the Advisory Design Panel recommend to Council Development Permit with Variance Application No. 00045 for 777 Herald Street be approved as presented.

Carried Unanimously

4. ADJOURNMENT

The Advisory Design Panel meeting of October 25, 2017 adjourned at 3:00 pm.

Jesse Garlick, Chair