
Update Report
Rezoning and Development
Permit with Variances
Application
for
930 Fort Street



Fort Street (looking west)



Subject Site (view from Fort Street)



Adjacent Property (west) – 926 Fort Street



Adjacent Property (east) – 938/940 Fort St.



Across Fort Street – 941 to 947 Fort Street



Across Fort Street – 931 Fort Street



Across Fort Street – 919 Fort Street

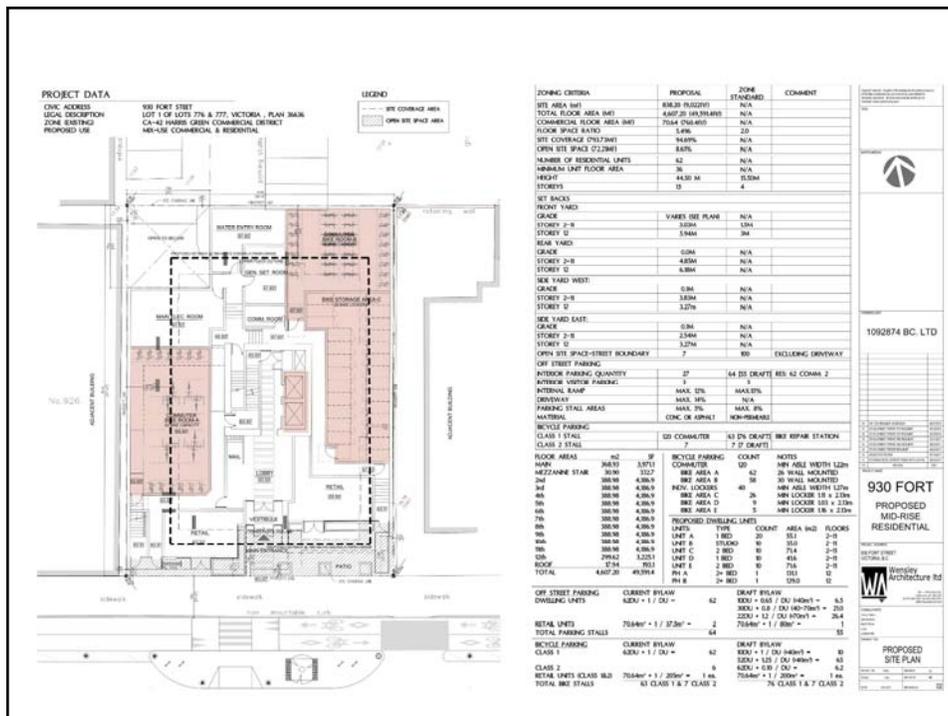
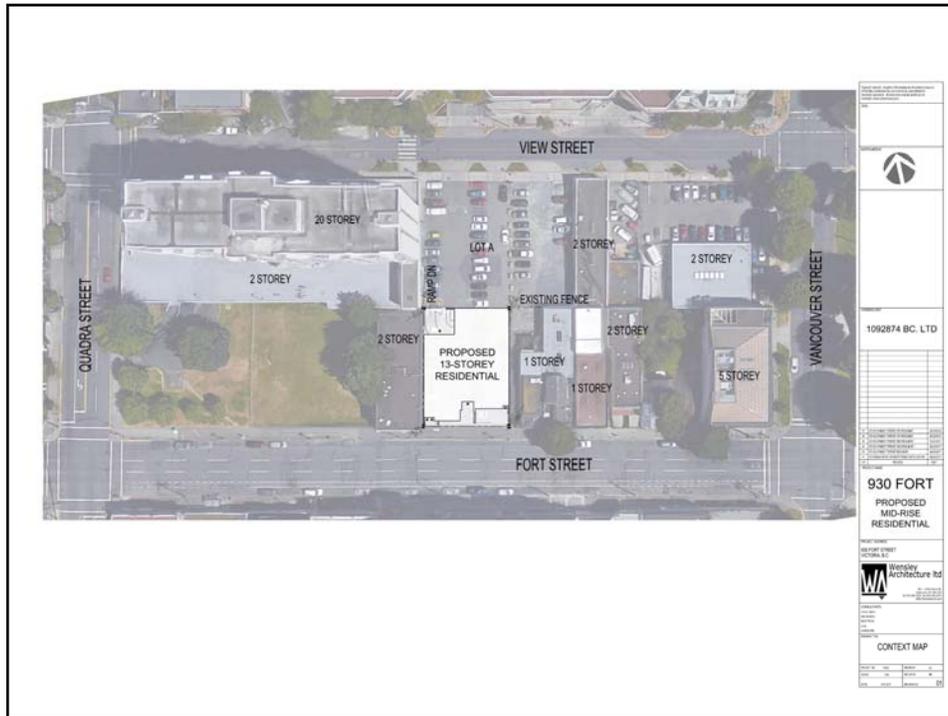


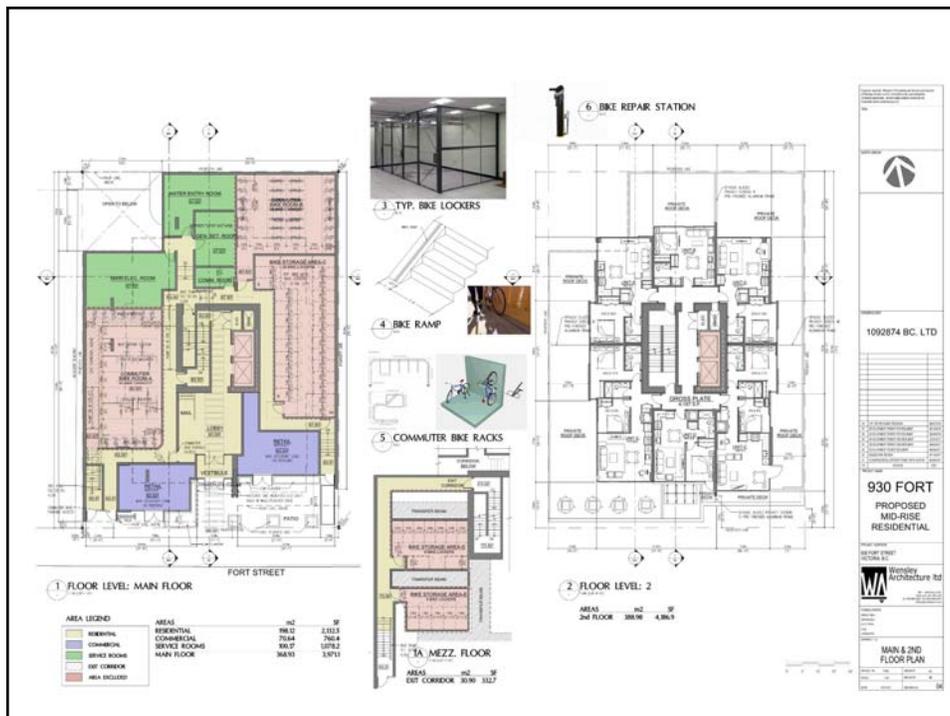
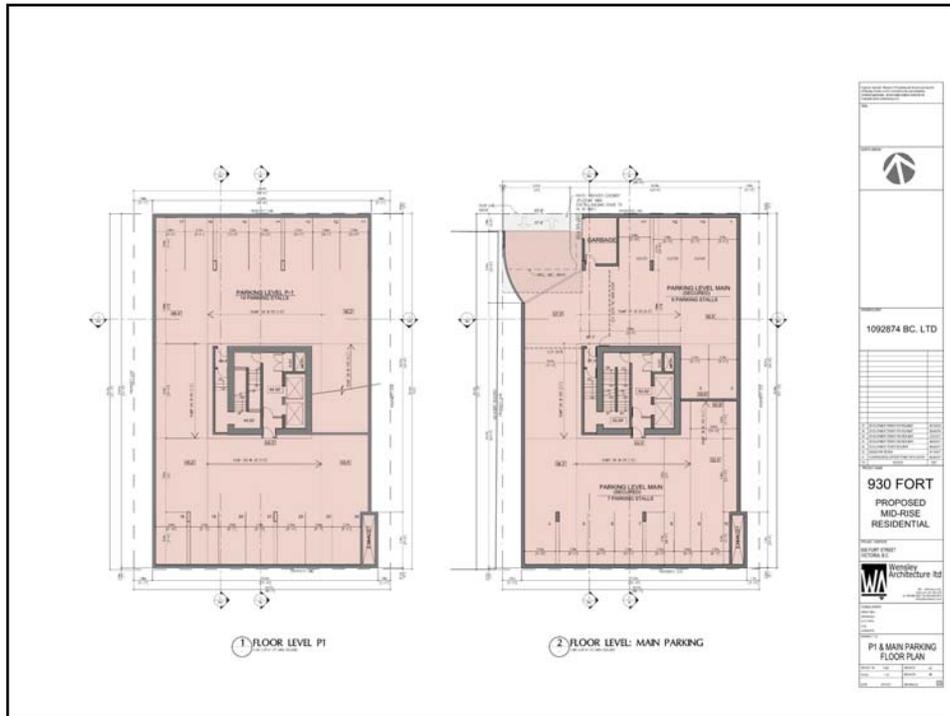
Previous Development Permit Motion

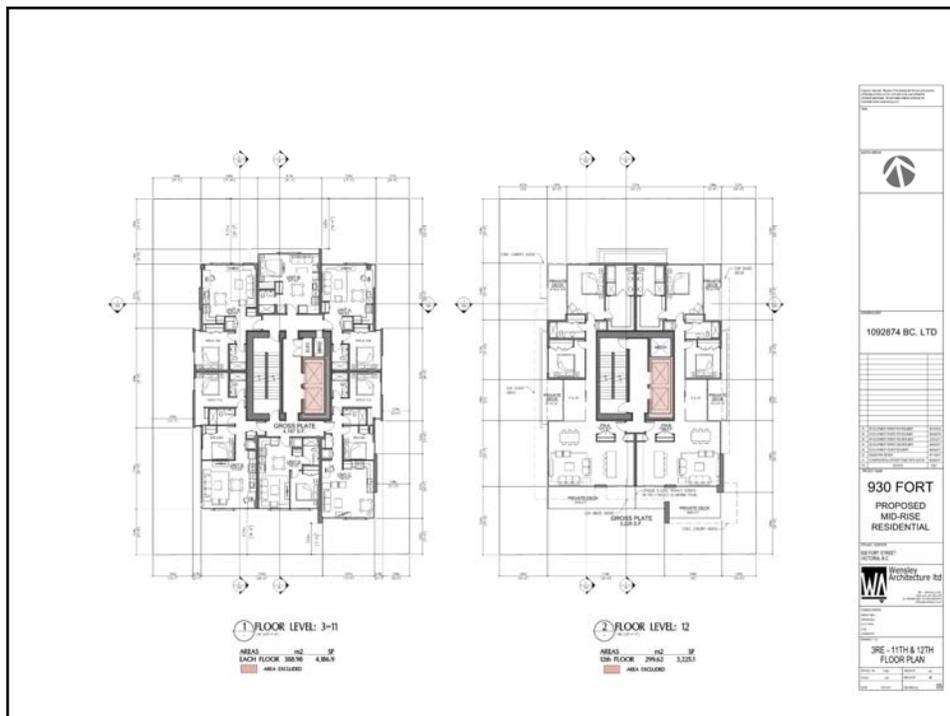
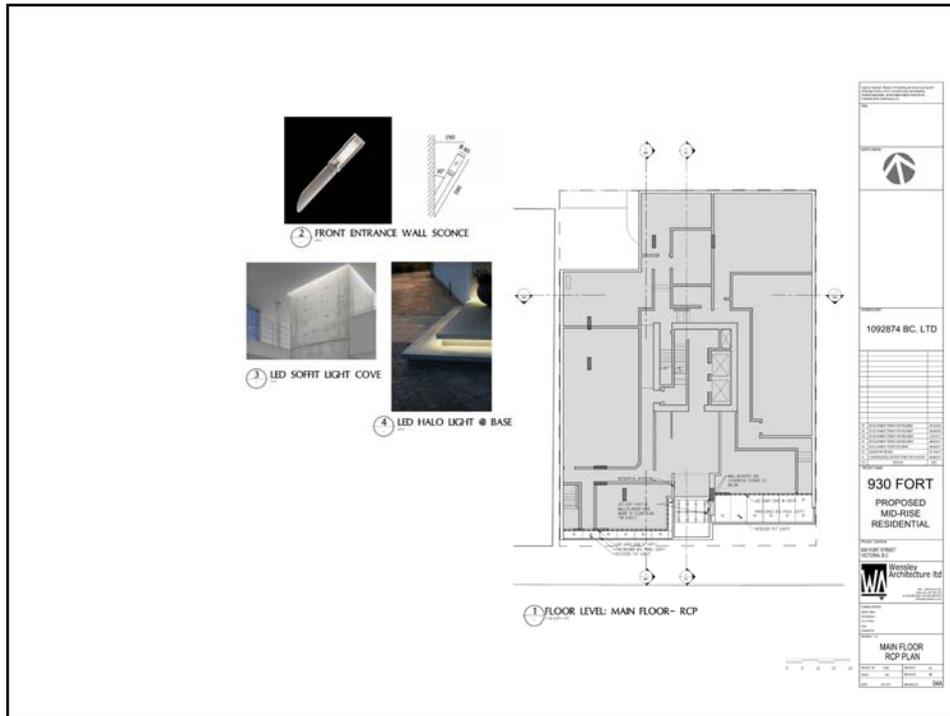
That Council direct staff to work with the applicant to revise the proposal for consistency with the Design Guidelines, including the following specific items, and to bring the revised proposal back to a future Committee of the Whole meeting:

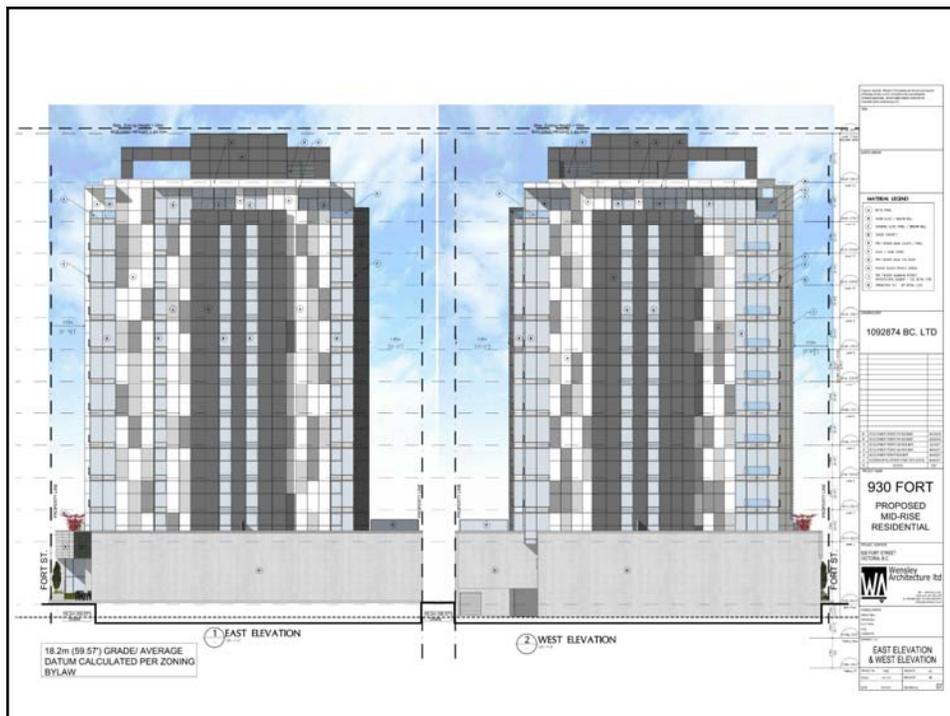
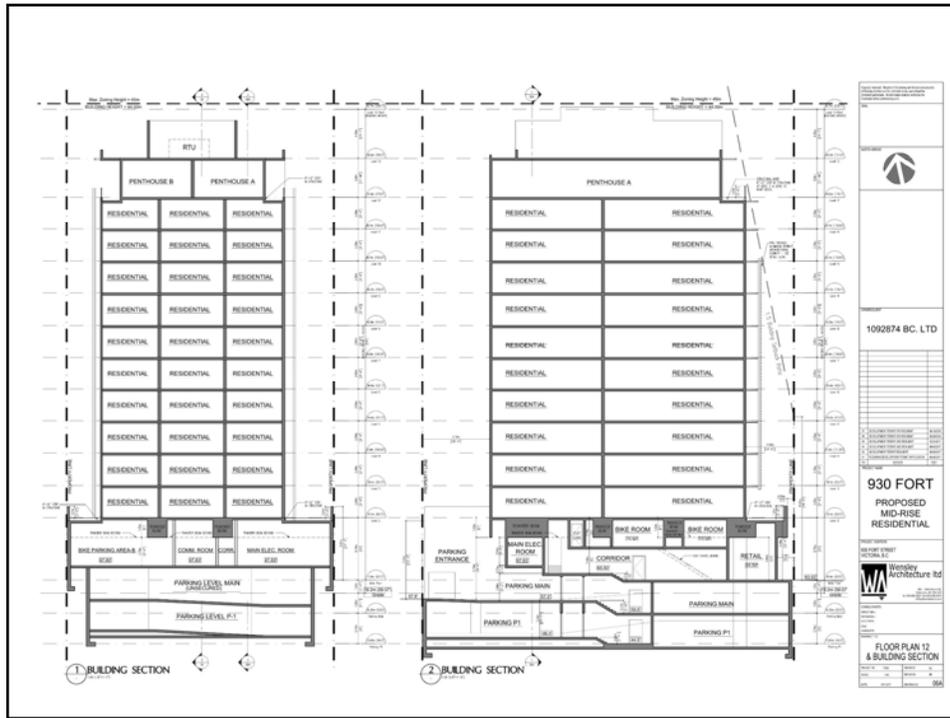
- a. *provision of distinct, well-defined retail bays, consistent with the context along Fort Street.*
- b. *revisions to the tower to address the uniform appearance, with particular attention to the north and side elevations.*
- c. *revisions to the scale and materials of the podium to provide a more sensitive response to the immediate context within the Heritage Conservation Area.*
- d. *address the concerns of the Downtown Residents Association regarding the lack of an overhead door for the visitor car park.*



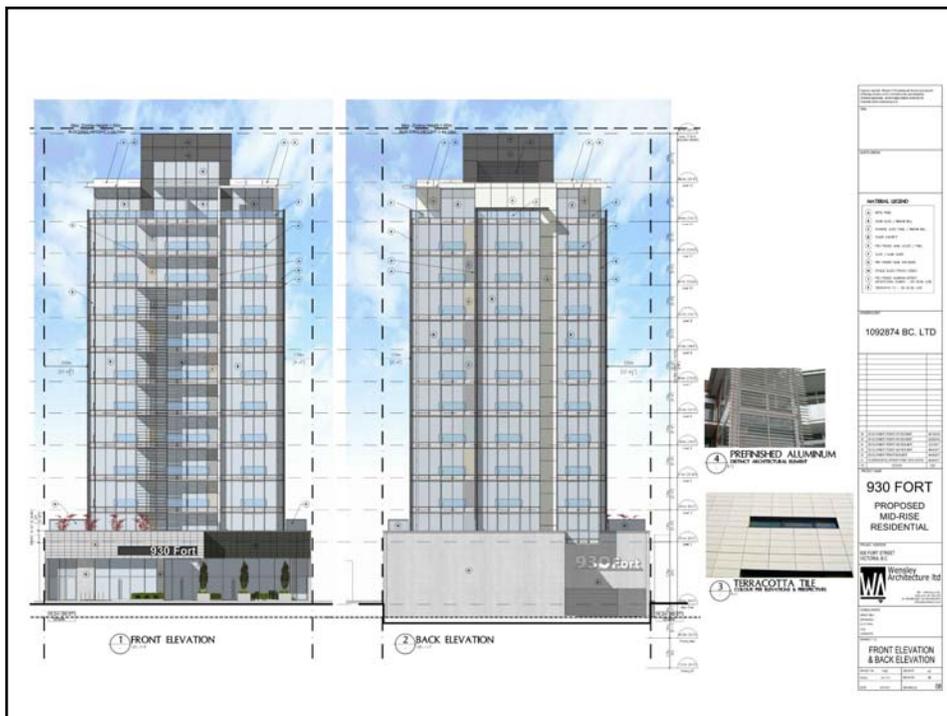
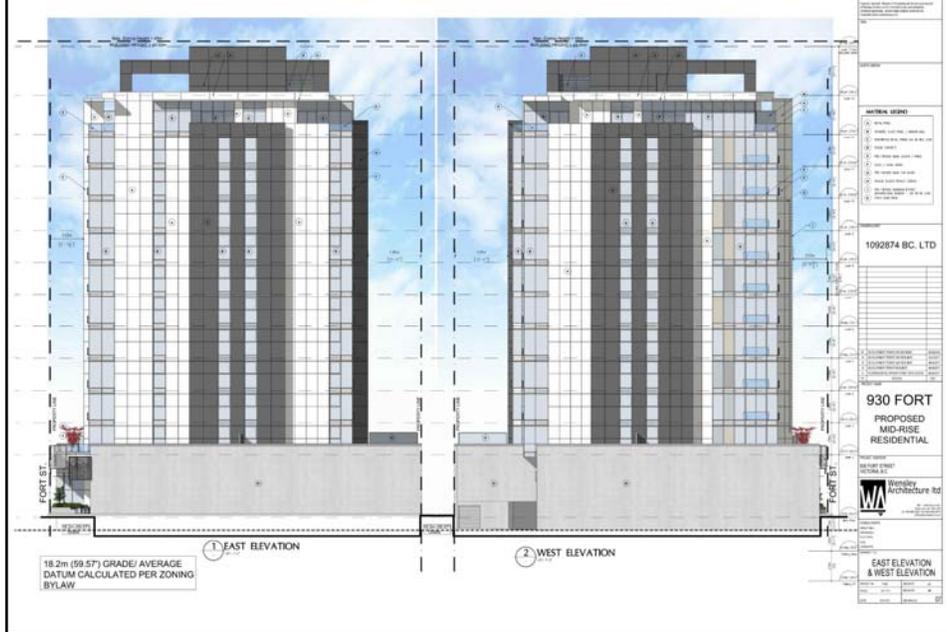








Previous Proposal





Previous Proposal





Previous Rezoning Motion

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.*

