

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.b Report from the June 28, 2018 COTW Meeting

H.1.b.f **930 Fort Street - Update Report: Rezoning Application No. 00593 & Development Permit Application No. 000502 (Downtown)**

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00593, if it is approved, consider the following motion:

Development Permit with Variance Application No. 000502

"That Council authorize the issuance of Development Permit with Variance Application No. 000502 for 930 Fort Street, in accordance with:

1. Plans date stamped June 8, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 1. reduce the number of parking stalls to 27.
2. Proof of a fully executed car share agreement that includes the purchase of 62 car share memberships and \$100 driving credit for each of the memberships to the satisfaction of the Director of Engineering and Public Works.
3. Registration of a covenant on the property's title to secure 62 car share memberships and \$100 of driving credit for each of the memberships, to the satisfaction, of the Director of Sustainable Planning and Community Development and in a form satisfactory to the City Solicitor
4. The Development Permit lapsing two years from the date of this resolution."

Moved By Councillor Isitt
Seconded By Councillor Thornton-Joe

Rezoning Application No. 00593

That Council direct staff to:

1. 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.
2. Secure an amenity contribution in the new zone in accordance with the City of Victoria Density Bonus Policy in the amount \$270,675.74 allocated to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%).

CARRIED UNANIMOUSLY

E. LAND USE MATTERS

E.1 930 Fort Street - Update Report: Rezoning Application No. 00593 & Development Permit Application No. 000502 (Downtown)

Moved By Councillor Thornton-Joe

Seconded By Councillor Lucas

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00593, if it is approved, consider the following motion:

Development Permit with Variance Application No. 000502

"That Council authorize the issuance of Development Permit with Variance Application No. 000502 for 930 Fort Street, in accordance with:

1. Plans date stamped June 8, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the number of parking stalls to 27.
3. Proof of a fully executed car share agreement that includes the purchase of 62 car share memberships and \$100 driving credit for each of the memberships to the satisfaction of the Director of Engineering and Public Works:
4. Registration of a covenant on the property's title to secure 62 car share memberships and \$100 of driving credit for each of the memberships, to the satisfaction, of the Director of Sustainable Planning and Community Development and in a form satisfactory to the City Solicitor
5. The Development Permit lapsing two years from the date of this resolution."

Rezoning Application No. 00593

That Council direct staff to:

1. 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.
2. Secure an amenity contribution in the new zone in accordance with the City of Victoria Density Bonus Policy in the amount \$270,675.74 allocated to the

Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%).

Committee discussed:

- *Concerns relating to the parking variance.*
- *Setbacks, height, and the timing of the proposed crosswalk amenity.*

CARRIED UNANIMOUSLY

DRAFT



Committee of the Whole Report

For the Meeting of June 28, 2018

To: Committee of the Whole **Date:** June 14, 2018

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

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

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 00593, if it is approved, consider the following motion:

Development Permit with Variance Application No. 000502

"That Council authorize the issuance of Development Permit with Variance Application No. 000502 for 930 Fort Street, in accordance with:

1. Plans date stamped June 8, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the number of parking stalls to 27.
3. Proof of a fully executed car share agreement that includes the purchase of 62 car share memberships and \$100 driving credit for each of the memberships to the satisfaction of the Director of Engineering and Public Works;
4. Registration of a covenant on the property's title to secure 62 car share memberships and \$100 of driving credit for each of the memberships, to the satisfaction of the Director of Sustainable Planning and Community Development and in a form satisfactory to the City Solicitor
5. The Development Permit lapsing two years from the date of this resolution."

Rezoning Application No. 00593

That Council direct staff to:

1. 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.

2. Secure an amenity contribution in the new zone in accordance with the City of Victoria Density Bonus Policy in the amount \$270,675.74 allocated to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%).

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.

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 revised Development Permit Application for the property located at 930 Fort Street, as well as an update on the concurrent rezoning application.

On April 19, 2018, Committee of the Whole passed the following motion related to Development Permit Application No. 000502 directing 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: provision of distinct, well-defined retail bays, revisions to the tower to address the uniform appearance, revisions to the scale and materials of the podium to provide a more sensitive response to the immediate context, and to address the concerns of the Downtown Residents Association regarding the lack of an overhead door for the visitor car park.

In response to this motion, the applicant has revised their proposal in the following ways:

- removed perforated metal screen and replaced concrete behind with terracotta tile on the podium
- added grey metal panels to areas of white metal panel on east & west facades
- removed the brick at the front entry and provided architectural concrete columns, pilasters, and walls with terracotta above
- added a garage door to the secure visitor parking
- reduced extent of canopy at the residential front entrance.

As with the previous proposal, the revised proposal is to construct a 13-storey, mixed-use building containing approximately 62 residential units and two ground-floor commercial units. The variance is related to parking.

The following points were considered in assessing the Development Permit Application:

- the applicant has made changes in response to the previous Council motion and the proposal is now more consistent with the objectives and guidelines contained in Development Permit Area 7B (HC): Corridors Heritage of the *Official Community Plan*, 2012 (OCP).
- the subject site is located within the Priority Through-Block Walkway Area identified in the *Downtown Core Area Plan* (DCAP). The applicant is not proposing to provide this because of limitations caused by an existing easement and design challenges associated with the narrowness of the lot
- the requested variance is to reduce the number of parking stalls. To help mitigate the impacts, the applicant is proposing to provide a car-share membership for each of the dwelling units and a \$100 driving credit for each membership to encourage activation and initial use of the car-share memberships. As well, 160 secure bike storage spaces (120 on racks and 40 in lockers) are proposed which exceeds the *Zoning Regulation Bylaw* requirement of 62.

At the same April 19, 2018 Committee of the Whole meeting, Council also passed a motion related to the concurrent Rezoning Application No. 00593 directing staff to move the rezoning application forward on the condition of registration of legal agreements to:

- secure an amenity contribution in the amount of \$270,675.74 toward the Local Amenities Reserve Fund
- secure frontage improvements.

Staff are now recommending that the amenity contribution be secured in the new zone itself to reduce the number of legal agreements required, thereby simplifying the process and to allocate it to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%), in accordance with the City of Victoria Density Bonus Policy. The legal agreements securing the frontage improvements have been registered on title in accordance with the Council motion.

BACKGROUND

Description of Proposal

As with the previous proposal, this proposal is to construct a 13-storey, mixed-use building with ground floor retail fronting Fort Street and residential units above. Specific details include:

- two commercial units along Fort Street (a total of 70.64m²) with residential dwelling units above
- mid-rise building form with contemporary-style design features, including rectilinear lines and modern finishes
- exterior materials include metal panel, spandrel glass panel, terracotta tile, sealed concrete, pre-finished aluminium louver/panel, and a pre-finished aluminium architectural element
- upper storeys stepped back 3.03m from the street
- recessed main entrance into the building
- communal rooftop amenity space with hard and soft landscaping
- landscaping including unit paving and concrete planters for shrubs, trees and grasses
- access to underground parking from the rear of the lot through the adjacent property
- secure bicycle parking for 160 bikes located on the main floor behind the retail units
- two levels of underground parking for 27 vehicle stalls
- publicly accessible bicycle parking for 6 bikes located in front of the retail unit on the west of the property.

The proposed variance is to reduce the required number of parking spaces from 64 to 27. Approval of the concurrent Rezoning Application is also required to facilitate this development and is discussed in a separate report.

Sustainability Features

As indicated in the applicant's letter, dated March 23, 2018 (see attached staff report), 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.

Active Transportation Impacts

The application proposes a bicycle rack (6 bikes) and secure enclosed bicycle storage (160 bikes) which support active transportation and exceeds the *Zoning Regulation Bylaw* requirements.

Public Realm Improvements

As with the previous submission, 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 crosswalk
- raised pedestrian crossing in the protected bike lane with associated signs and paint markings
- bicycle racks
- bollards.

These improvements have been secured with a section 219 covenant registered on the property's title (see Relevant History section of this report for more information).

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 surface parking lot. Under the current CA-42 Zone, the property could be developed as a commercial or commercial/residential building up to four storeys (15.5m) in height with a floor space ratio (FSR) of 2:1. There is a concurrent Rezoning Application for this property which would be required to facilitate the proposal (see attached staff report and the Relevant History section of this report for more information).

Relevant History

At the April 19, 2018 Committee of the Whole meeting, staff presented a report (see attached) recommending that Council direct staff to work with applicant to revise the proposal for consistency with the Design Guidelines. At this meeting, Committee passed the following 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."*

In response to this motion, the applicant has revised their proposal to include the following changes:

- removed the perforated metal screen and replaced with concrete behind with terracotta tile on the podium
- added grey metal panels to areas of white metal panel on east & west facades
- removed the brick at the front entry and provided architectural concrete columns, pilasters, and walls with terracotta above
- added a garage door to the secure visitor parking
- reduced extent of canopy at the residential front entrance.

At the same April 19, 2018 Committee of the Whole meeting, Council also passed the following motion related to the concurrent Rezoning Application No. 00593 (see attached staff report):

"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."*

Staff are providing the following updates on these two conditions for Council's information:

- Density Bonus Policy: To help simplify the process for both staff and the applicant, the amenity contribution will be secured directly in the proposed new zone. Therefore, legal agreements will not be required for this purpose. Furthermore, the motion directed the amenity contribution toward the Local Amenities Reserve Fund. In accordance with the Downtown Core Area Plan policy, the contribution will actually be directed to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%)
- Public Realm Improvements: The legal agreements securing the frontage improvements have been registered.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 7B (HC): Corridors Heritage. The revised proposal is more consistent with the Design Guidelines associated with this Development Permit Area.

Podium Height and Retail Bays at Street Level

As noted in the previous Committee of the Whole report, the guidelines require a primary street wall between 10m and 15m high and vertical street walls that consider the architectural context of the surrounding buildings. Although the proposed podium height is only 6.86m (to the top of the parapet), it is consistent with the height of the existing buildings on the adjacent properties. To help mitigate potential impacts on the street wall, the applicant is proposing to change the materials from the perforated screen to a terracotta tile. This material will help anchor the tower, better frame the streetscape and reinforce a human scale.

One of the key characteristics of Fort Street is the rhythm of retail bays representing smaller commercial units. To help provide some rhythm, the applicant is proposing to provide architectural concrete columns, pilasters, and walls with terracotta above. This would replace the brick that was previously proposed.

Building Separation Distances and Upper Storey Setbacks

The applicant is proposing no change to the setbacks from the previous proposal (see the attached previous Committee of the Whole report for details on this). The attached letter to Mayor and Council from the applicant explains details on why the setbacks have not been increased which are related to the size of the site and existing soil conditions.

Uniformity of the Tower

As with the previous proposal, the applicant is proposing a pre-finished aluminum architectural element on the front of the tower which will help provide some visual interest and assist in breaking up the uniformity of the building face. The rear and side elevations of the previous proposal were repetitive with large areas of uniform materials and colours (predominantly glass and metal panel). The applicant is now proposing to introduce grey metal panels to the areas of white metal panel on the east & west facades to help break up this uniformity.

Materials and Finishes

The applicant is no longer proposing a perforated metal panel on the podium and is proposing terracotta tile instead. This is more in keeping with the existing palette of materials on Fort Street and would be a more fitting choice for a street wall in this location. It is therefore now more consistent with the objective of DPA 7B to achieve a more cohesive design for corridors through high-quality architecture and urban design, and to conserve the special characteristics of the area.

Lack of Through-Block Walkway

As explained in the previous report to Committee of the Whole, the applicant is proposing no Through-Block Walkway as envisioned in the DCAP (see the attached previous Committee of the Whole report for details on this).

Tree Preservation Bylaw and Urban Forest Master Plan

As with the previous proposal, 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

Parking Variance

As with the previous proposal, the proposed variance is to reduce the required number of parking spaces from 64 to 27. The current zone requires one stall per dwelling unit and two stalls for the commercial space. To mitigate potential impacts from this variance, the applicant is proposing:

- a car-share membership for each of the 62 dwelling units
- a \$100 driving credit will be provided for each of the memberships to encourage activation and initial use of the car share memberships
- secure enclosed bicycle storage on racks for 120 bikes (62 bike storage spaces are required under the *Zoning Regulation Bylaw*). In addition, 40 bicycle lockers would be provided.
- one six-space bicycle rack at the building entrance (this is a requirement of the *Zoning Regulation Bylaw*).

The proposal is located on a bicycle route and a transit route, and is also close to various services which would also help mitigate potential impacts resulting from this variance.

Floor Space Ratio

There is a concurrent Rezoning Application for this property which would be required to facilitate the proposal (see the attached previous Committee of the Whole report for Rezoning Application No. 00593 for details on this). The applicant has requested a site specific zone that would exclude all of the floor space used for bicycle parking from the calculation of FSR. This calculation would therefore exclude the area for the bicycle storage that meets the requirements of the draft regulations (120 bike spaces on racks) as well as the area that does not meet the requirements (40 bike spaces in lockers). The draft Schedule C regulations would only exclude the required floor area.

CONCLUSIONS

The proposal to construct a 13-storey, mixed-use building with ground floor retail fronting Fort Street and residential units above, is partially consistent with Development Permit Area 7B (HC): Corridors Heritage. The applicant has revised the proposal in response to the Council motion to make the application more consistent with the Design Guidelines. The revisions include a change of materials on the podium to terracotta tile to be more in keeping with the existing streetscape and help define the street wall, the addition of grey metal panels to help provide visual interest on the side elevations of the tower, and the addition of a garage door to secure the visitor parking. The parking variance is also supportable because of the proposed mitigation measures and the proximity to bike lanes, transit and various services. Staff recommend for Council's consideration that this Development Permit Application be approved. Staff also recommend that Council consider allocating the amenity contribution to the Downtown

Staff also recommend that Council consider allocating the amenity contribution to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%), in accordance with the City of Victoria Density Bonus Policy and the Downtown Core Area Plan.

ALTERNATE MOTIONS

Development Permit Application No. 00502

That Council decline Development Permit with Variance Application No. 00502 for the property located at 930 Fort Street.

Rezoning Application No. 00593

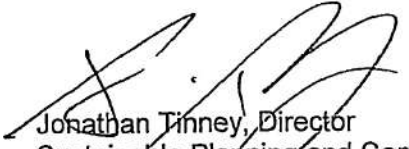
That Council direct staff to:

1. 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.
2. Secure an amenity contribution in the new zone in the amount \$270,675.74 allocated to the Downtown Core Area Public Realm Improvement Fund (75%) and the Downtown Heritage Buildings Seismic Upgrade Fund (25%).

Respectfully submitted,


Rob Bateman
Senior Process Planner
Development Services Division




Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

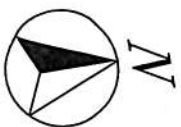
Report accepted and recommended by the City Manager.

Date:


June 21, 2018

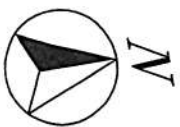
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated June 8, 2018
- Attachment D: Letter from applicant to Mayor and Council dated June 8, 2018
- Attachment E: April 19, 2018 Committee of the Whole Report for Application No. 00502
- Attachment F: April 19, 2018 Committee of the Whole Report for Rezoning Application No. 00593



930 Fort Street
Development Permit No.000502





ROCKLAND AV

PIONEER
1030
SQUARE

WEARES ST

FORT ST

QUADRA ST

VIEW ST

YATES ST

VANCOUVER ST

ATTACHMENT B

930 Fort Street
Development Permit No.000502



Proposed Mid-Rise Residential

930 FORT ST. VICTORIA, B.C.

Development Permit 5th Resubmit

16th May 2018



WA

WENSLEY ARCHITECTURE LTD

Received
City of Victoria

JUN 08 2018

Planning & Development Department
Development Services Division

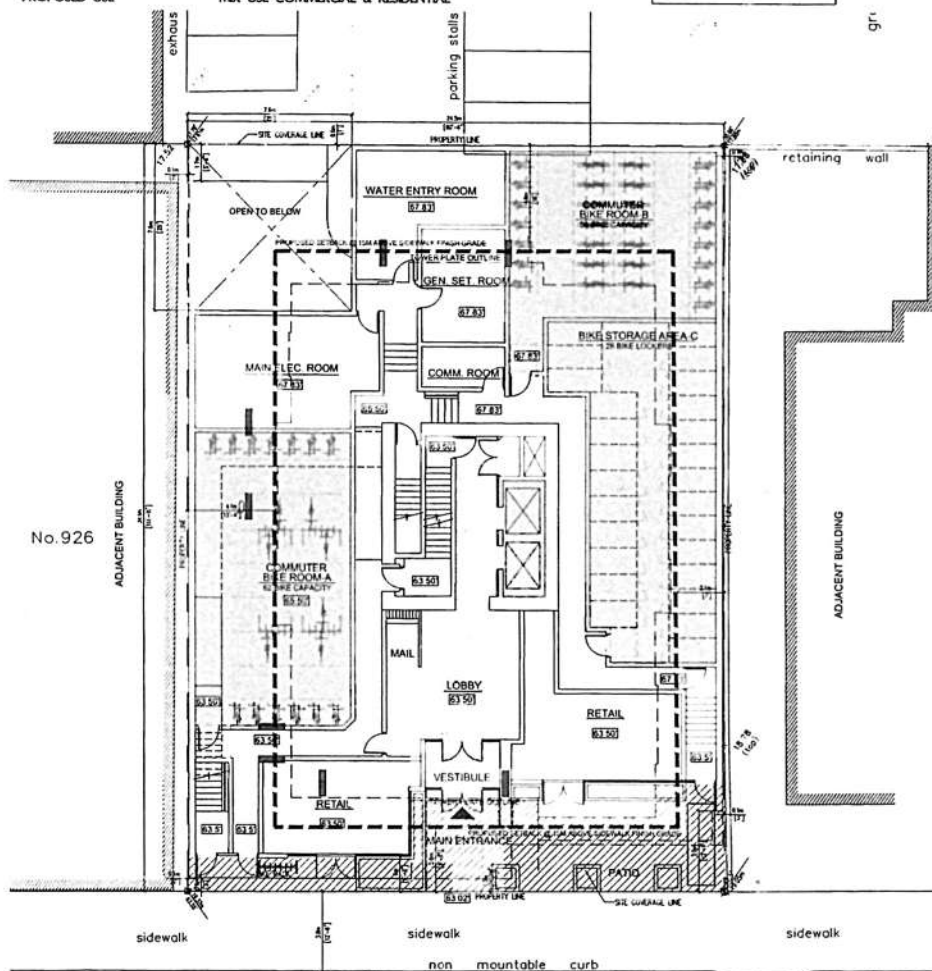
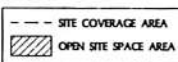
Rezoning Application #00593
Development Permit #000502

PROJECT DATA

CIVIC ADDRESS
LEGAL DESCRIPTION
ZONE (EXISTING)
PROPOSED USE

930 FORT STREET
LOT 1 OF LOTS 776 & 777, VICTORIA, PLAN 36636
CA-42 HARRIS GREEN COMMERCIAL DISTRICT
MIX-USE COMMERCIAL & RESIDENTIAL

LEGEND



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 (49,591ft 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 (72.28M 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	

SET BACKS			
FRONT YARD:			
GRADE	VARIES (SEE PLAN)	N/A	
STOREY 2-11	3.03M	15M	
STOREY 12	5.94M	3M	
REAR YARD:			
GRADE	0.0M	N/A	
STOREY 2-11	4.85M	N/A	
STOREY 12	6.18M	N/A	

SIDE YARD WEST:			
GRADE	0.1M	N/A	
STOREY 2-11	3.83M	N/A	
STOREY 12	3.27m	N/A	

SIDE YARD EAST:			
GRADE	0.1M	N/A	
STOREY 2-11	2.54M	N/A	
STOREY 12	3.27m	N/A	

OPEN SITE SPACE-STREET BOUNDARY	7	100	EXCLUDING DRIVEWAY
OFF STREET PARKING			
INTERIOR PARKING QUANTITY	27	64 [55 DRAFT]	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	

BIKE PARKING			
CLASS 1 STALL	120 COMMUTER	63 [76 DRAFT]	BIKE REPAIR STATION
CLASS 2 STALL	7	7 [7 DRAFT]	
FLOOR AREAS	m ²	SE	
MAIN	368.93	3,971.1	
MEZZANINE STAIR	30.90	332.7	
2nd	388.98	4,186.9	
3rd	388.98	4,186.9	
4th	388.98	4,186.9	
5th	388.98	4,186.9	
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	

BIKE PARKING	COUNT	NOTES
COMMUTER	120	MIN AISLE WIDTH 1.22m
BIKE AREA A	62	26 WALL MOUNTED
BIKE AREA B	58	30 WALL MOUNTED
INDV. LOCKERS	40	MIN AISLE WIDTH 1.22m
BIKE AREA C	26	MIN LOCKER 1.11 x 2.13m
BIKE AREA D	9	MIN LOCKER 1.03 x 2.13m
BIKE AREA E	5	MIN LOCKER 1.16 x 2.13m

PROPOSED DWELLING UNITS			
UNITS:	TYPE	COUNT	AREA (m ²) 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

OFF STREET PARKING	CURRENT BYLAW	DRAFT BYLAW
DWELLING UNITS	62DU + 1 / DU = 62	100DU + 0.65 / DU (40m) = 6.5
		300DU + 0.8 / DU (40-70m) = 21.0
		22DU + 1.2 / DU (70m) = 26.4
RETAIL UNITS	70.64m ² + 1 / 37.5m ² = 2	70.64m ² + 1 / 80m ² = 1
TOTAL PARKING STALLS	64	55

BIKE PARKING	CURRENT BYLAW	DRAFT BYLAW
CLASS 1	62DU + 1 / DU = 62	100DU + 1 / DU (40m) = 10
		52DU + 1.25 / DU (40m) = 6.5
CLASS 2	70.64m ² + 1 / 205m ² = 1 ea.	62DU + 0.10 / DU = 6.2
RETAIL UNITS (CLASS 1&2)		70.64m ² + 1 / 200m ² = 1 ea.
TOTAL BIKE STALLS	63 CLASS 1 & 7 CLASS 2	76 CLASS 1 & 7 CLASS 2

1092874 BC. LTD



930 FORT STREET
VICTORIA B.C.

PROPOSED
MID-RISE
RESIDENTIAL

Wensley
Architecture Ltd

PROPOSED
SITE PLAN

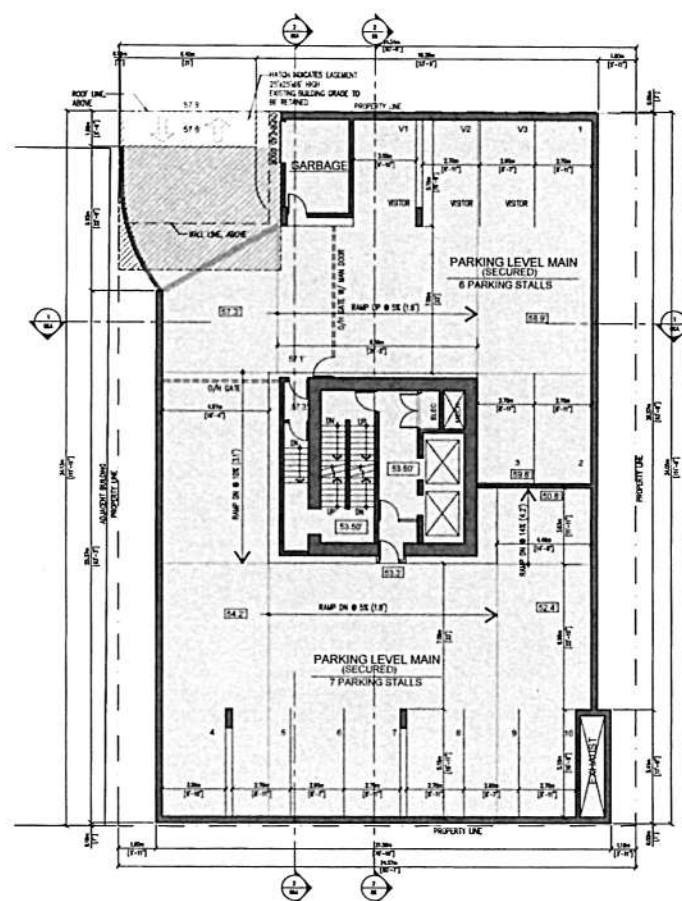
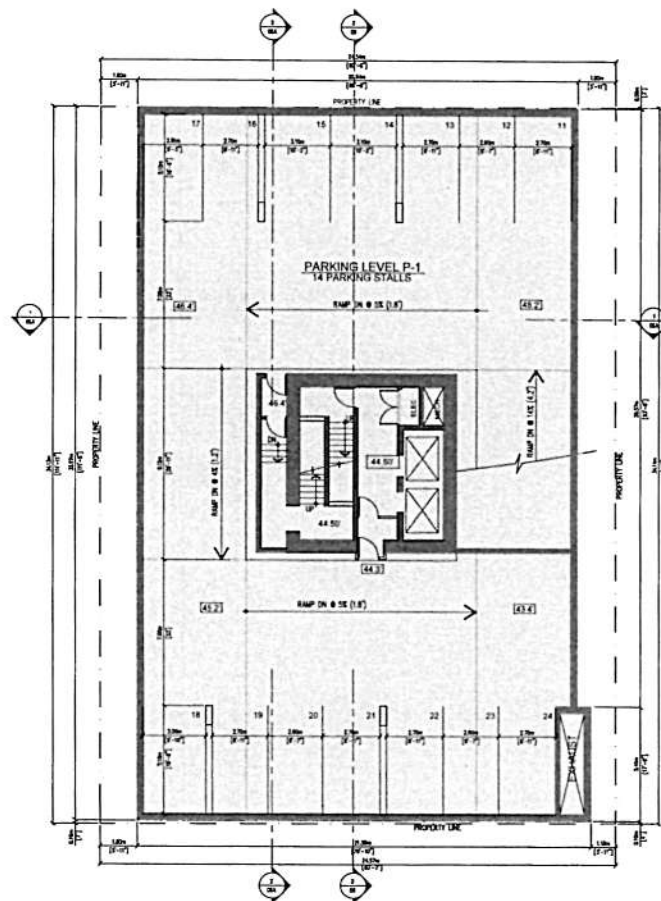
DATE: 08/06/2018

02

Received
City of Victoria

JUN 08 2018

Planning & Development Department
Development Services Division



1 FLOOR LEVEL P1
1.122 (1/4" = 1'-0") AREA EXCLUDED

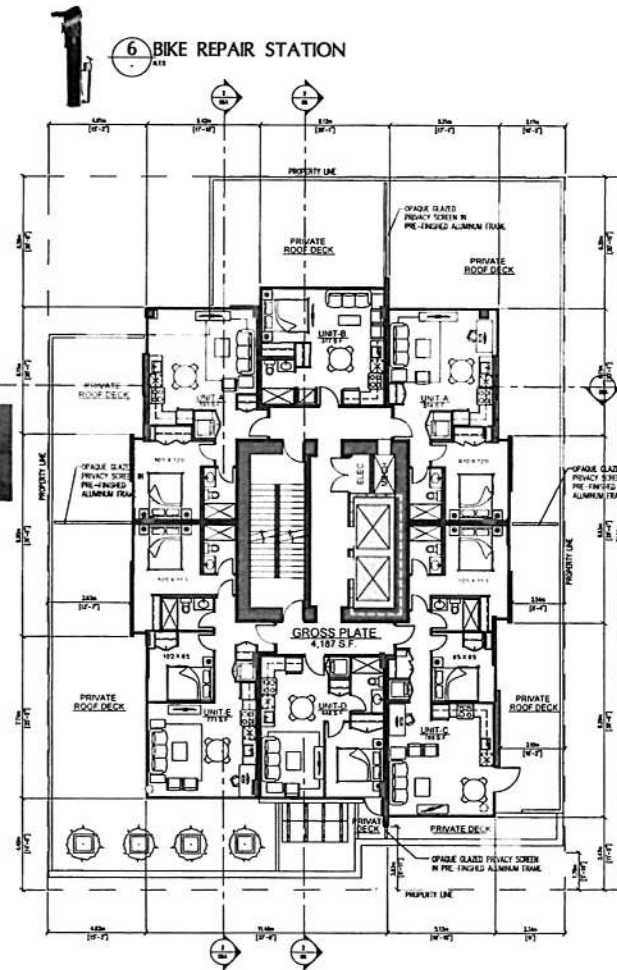
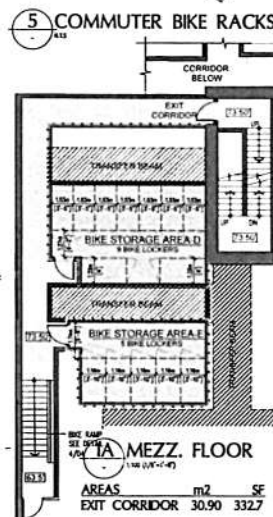
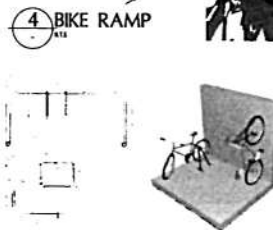
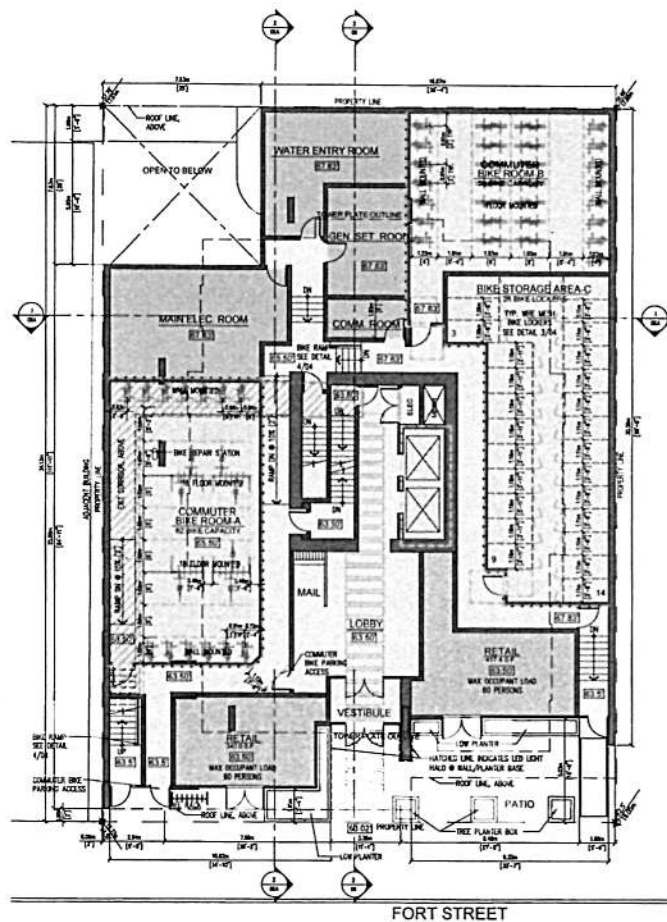
2 FLOOR LEVEL: MAIN PARKING

Received
City of Victoria

JUN 08 2019

Planning & Development Department
Development Services Division

[illegible]



Copyright reserved. All rights of this drawing are the sole property of Wensley Architecture Ltd. and shall not be used without the written permission. No dimensions shall be scaled by the drafter unless otherwise noted.

1092874 BC, LTD

930 FORT
PROPOSED
MID-RISE
RESIDENTIAL

PROJECT ADDRESS
930 FORT STREET
VICTORIA, B.C.

Wensley Architecture Ltd

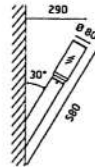
MAIN & 2ND FLOOR PLAN

Scale: 1:100
Date: 04

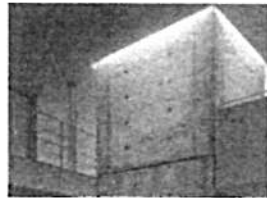
Received
City of Victoria

JUN 08 2018

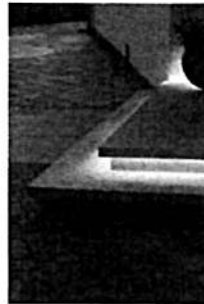
Planning & Development Department
Development Services Division



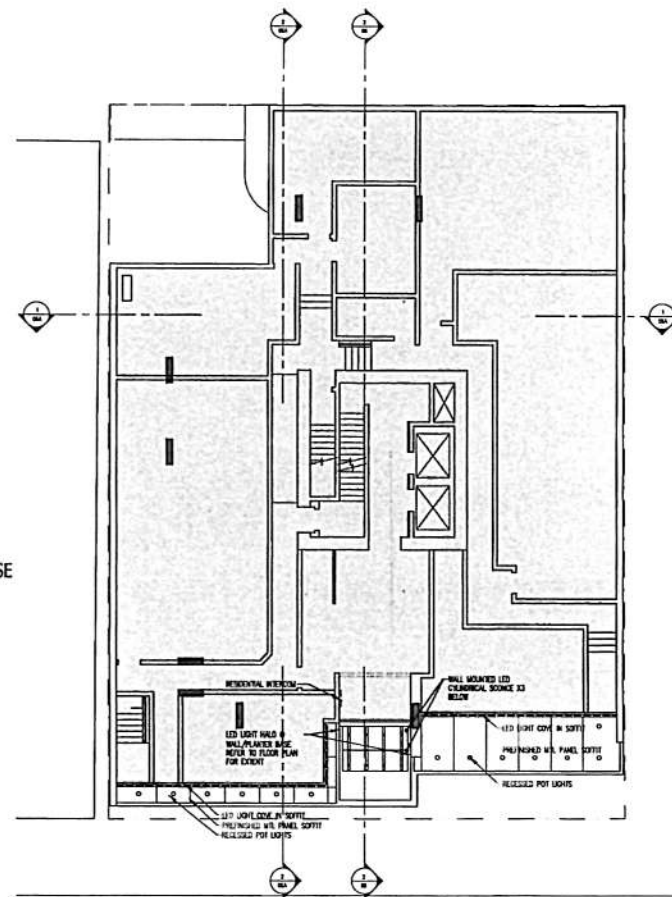
2 FRONT ENTRANCE WALL SCONCE



3 LED SOFFIT LIGHT COVE
RTS



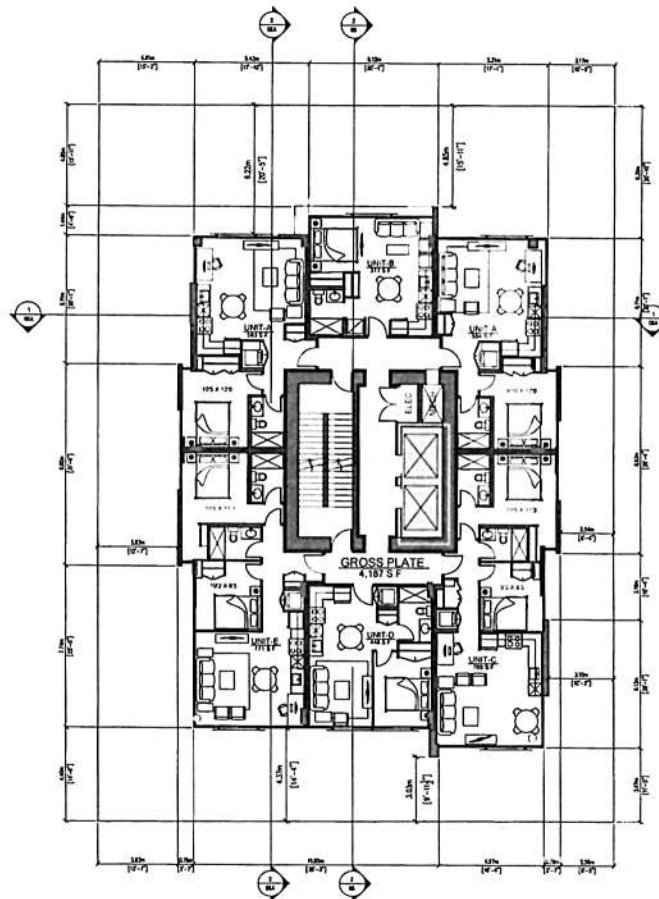
4 LED HALO LIGHT @ BASE



1 FLOOR LEVEL: MAIN FLOOR- RCP

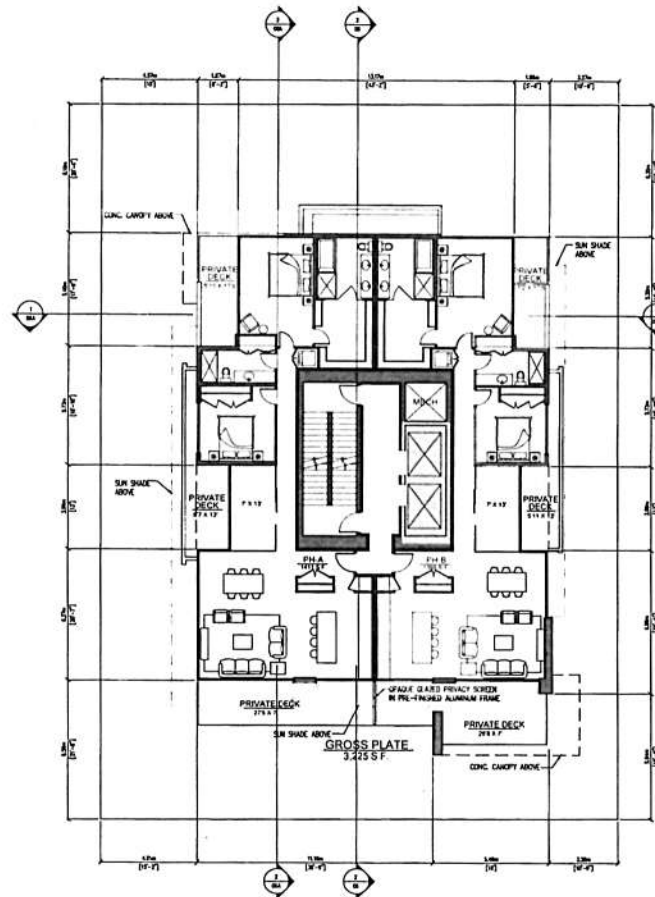
Planning & Development Department
Development Services Division

[illegible]



1 FLOOR LEVEL: 3-11
(1:100 (1/8"=1'-0"))

AREAS	m ²	SF
EACH FLOOR	388.98	4,186.9
AREA EXCLUDED		



2 FLOOR LEVEL: 12
(1:100 (1/8"=1'-0"))

AREAS	m ²	SF
12th FLOOR	299.62	3,225.1
AREA EXCLUDED		

Received
City of Victoria
JUN 08 2018
Planning & Development Department
Development Services Division

1:100 (1/8"=1'-0")

NORTH ARROW

1092874 BC, LTD

12	RECEIVED	12/11/2018	12/11/2018
11	RECEIVED	11/11/2018	11/11/2018
10	RECEIVED	10/11/2018	10/11/2018
9	RECEIVED	9/11/2018	9/11/2018
8	RECEIVED	8/11/2018	8/11/2018
7	RECEIVED	7/11/2018	7/11/2018
6	RECEIVED	6/11/2018	6/11/2018
5	RECEIVED	5/11/2018	5/11/2018
4	RECEIVED	4/11/2018	4/11/2018
3	RECEIVED	3/11/2018	3/11/2018
2	RECEIVED	2/11/2018	2/11/2018
1	RECEIVED	1/11/2018	1/11/2018

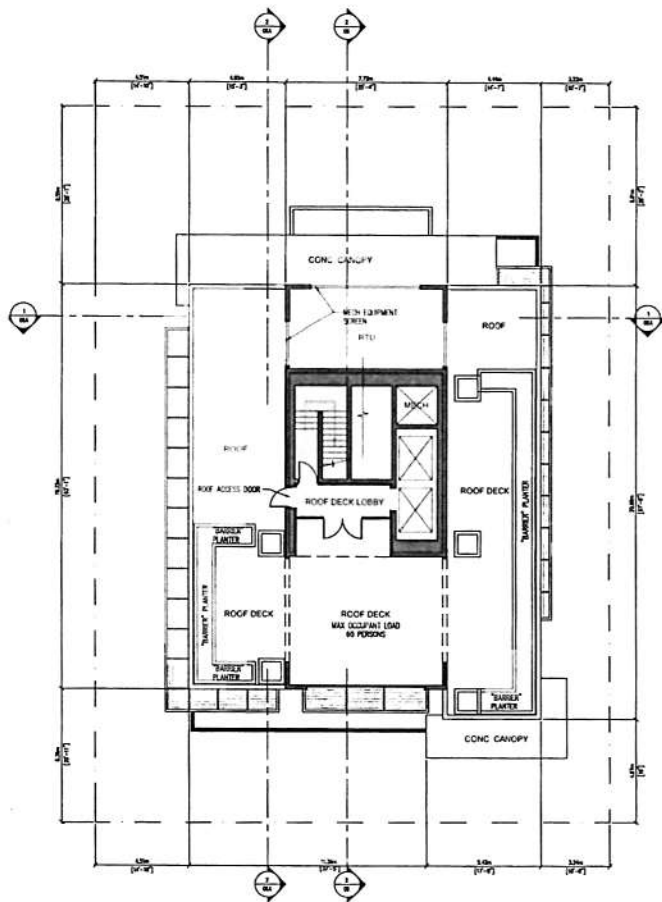
PROJECT NAME: 930 FORT
PROPOSED MID-RISE RESIDENTIAL

PROJECT ADDRESS: 930 FORT STREET
VICTORIA, B.C.

Wensley Architecture Ltd

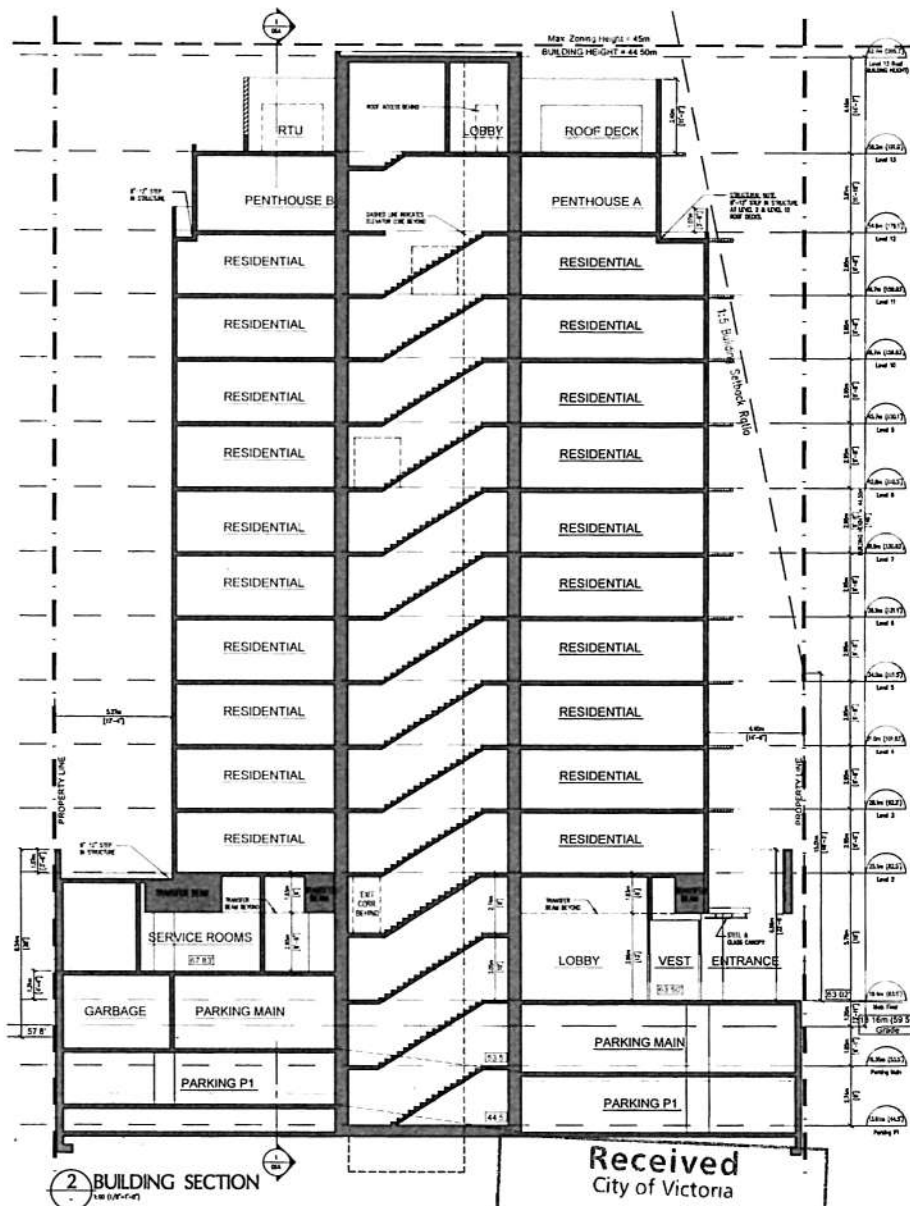
3RE - 11TH & 12TH FLOOR PLAN

DATE	BY	DATE	BY
12/11/2018	12/11/2018	12/11/2018	12/11/2018



1 FLOOR LEVEL: ROOF
(1:100 (1/8"=1'-0"))

AREAS
ROOF m² 17.94 SF 193.1



2 BUILDING SECTION
(1:100 (1/8"=1'-0"))

Received
City of Victoria

JUN 08 2018

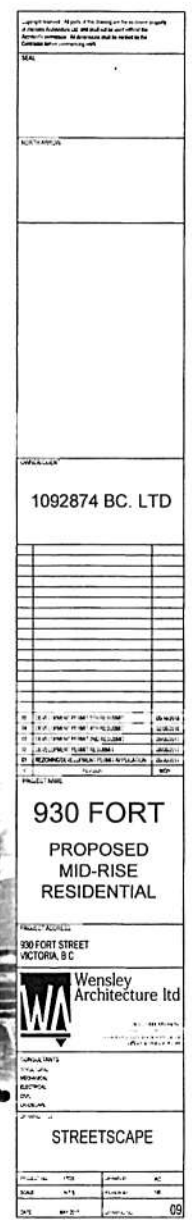
Planning & Development Department
Development Services Division

<p>Copyright reserved. All parts of this drawing are the intellectual property of Wensley Architecture Ltd. and shall not be used without the written permission of Wensley Architecture Ltd. without the written consent of the City of Victoria.</p>	
<p>DATE: 10/10/17</p>	
<p>PROJECT NAME: 930 FORT ST. PROPOSED MID-RISE RESIDENTIAL</p>	
<p>PROJECT ADDRESS: 330 FORT STREET VICTORIA, B.C.</p>	
<p>Wensley Architecture Ltd.</p>	
<p>PROJECT NO: 17-010</p>	
<p>DATE: 10/10/17</p>	
<p>SCALE: 1/8"=1'-0"</p>	
<p>FLOOR PLAN 12 & BUILDING SECTION</p>	
<p>PROJECT NO: 17-010</p>	
<p>DATE: 10/10/17</p>	
<p>SCALE: 1/8"=1'-0"</p>	
<p>06</p>	



3 TERRACOTTA TILE
COLOUR PER ELEVATIONS & PERSPECTIVES

Received
City of Victoria
JUN 08 2018
Planning & Development Department
Development Services Division



Received
City of Victoria
JUN 08 2018
Planning & Development Department
Development Services Division



© 2018 Wensley Architecture Ltd. All rights reserved. No part of this drawing may be reproduced without the written permission of Wensley Architecture Ltd. All drawings and designs are the property of Wensley Architecture Ltd.

DATE: 06/06/2018

PROJECT NAME:

1092874 BC, LTD

PROJECT LOCATION:

200 FORT STREET, VICTORIA, B.C.

PROJECT TYPE:

PROPOSED MID-RISE RESIDENTIAL

PROJECT OWNER:

1092874 BC, LTD

PROJECT ARCHITECT:

Wensley Architecture Ltd

PROJECT SCALE:

1:100

PROJECT DATE:

06/06/2018

PROJECT NAME:

930 FORT

PROPOSED

MID-RISE

RESIDENTIAL

PROJECT LOCATION:

200 FORT STREET, VICTORIA, B.C.

PROJECT ARCHITECT:

Wensley Architecture Ltd

PROJECT SCALE:

1:100

PROJECT DATE:

06/06/2018

PROJECT NAME:

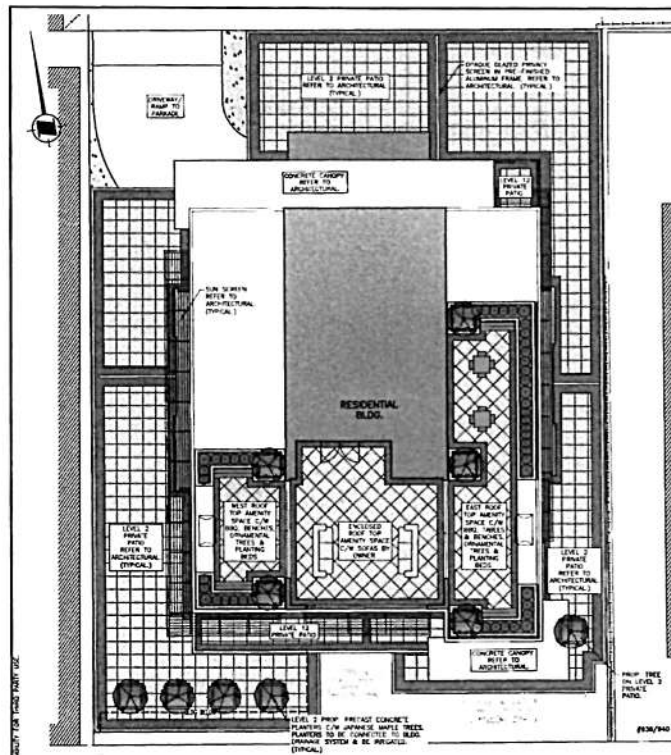
930 FORT

PROPOSED

MID-RISE

RESIDENTIAL

Received
City of Victoria
JUN 08 2018
Planning & Development Department
Development Services Division



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

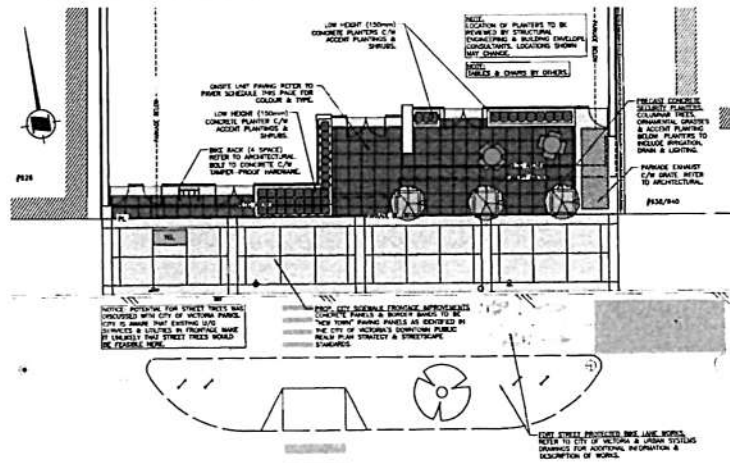
NOTE: LOCATION OF PRECAST CONCRETE PLANTERS TO BE REVIEWED BY STRUCTURAL ENGINEERING CONSULTANT. LOCATION SHOWN MAY CHANGE. PLANTERS AT SIDE OF BUILDING/PAVING TO BE 1.0m (40") TALL AND NON CLIMBABLE.

RECOMMENDED PLANT LIST	
Deciduous Trees:	
Acer palmatum var. 'Dissectum' (Japanese Maple)	5cm Cal
Prunus serrulata 'Amanogawa' (Columnar Flowering Cherry)	7cm Cal
Shrubs, Perennials, Grasses & Bulbs:	
Prunella spicata 'Elfin Blue' (Blue Fescue)	#1 Pot
Coronilla alliodora (Lily)	Bulb
Juniperus horizontalis 'Nana' (Leylandii)	#1 Pot
Maianthemum canadense (Maids Rites)	#5 Pot
Hydrangea paniculata var. 'Tapestry' (Black Munda Grass)	#1 Pot
Hedera helix 'Lanceolata' (Black-eyed Susan)	#1 Pot
Thymus occidentalis 'Emerald' (Emerald Green Arbutus)	#2 Pot
Viburnum dentatum (David Viburnum)	#3 Pot
Rosa rugosa 'Princess Diana' (Climbing 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 ENTRANCES:	
INTERIOR: POLISHED CONCRETE PRODUCTS SLAB UNIT PAVES	
TYPE: CLASSIC STANDARD	
PAVER SIZE: 24"x24" (610mm x 610mm)	
SEE DOUBLE STANDARD	
TERRACE PLANTERS:	
INTERIOR: POLISHED CONCRETE PRODUCTS SLAB UNIT PAVES	
ON PLANTERS:	
TYPE: TONGUE & GROOVE SLABS	
PAVER SIZE: 24"x24" (610mm x 610mm)	
PAVER COLOUR: NATURAL	
PAVER COLOUR: CHOCOLATE	
PAVER SIZE: 24"x24" (610mm x 610mm)	
ROOF TOP AMENITY SPACE:	
INTERIOR: POLISHED CONCRETE PRODUCTS SLAB UNIT PAVES	
ON PLANTERS:	
TYPE: TONGUE & GROOVE SLABS	
PAVER SIZE: 24"x24" (610mm x 610mm)	
PAVER COLOUR: NATURAL	
PAVER COLOUR: CHOCOLATE	
PAVER SIZE: 24"x24" (610mm x 610mm)	

GENERAL NOTES

1. ALL CONSTRUCTION AND MATERIALS TO BE IN ACCORDANCE WITH THE CITY OF VICTORIA SPECIFICATIONS & STANDARD DRAWINGS, UNLESS SPECIFICATIONS AND BE SUBJECT TO THE.
2. ALL SITEWORK AREAS AFFECTED BY THE WORK ARE TO BE RESTORED TO ORIGINAL OR BETTER CONDITION BY CONTRACTOR AND COMPLETED IN PROGRESS TO MAINTAIN LOCAL DRAINAGE.
3. CONSTRUCTION TO BE REVIEWED WITH WORK DONE BY AND ALL WORK TO BE COMPLETED UNDER WORK DONE BY CONTRACTOR AND WORK ARE TO BE PROVIDED BY APPROVED ROAD CONSTRUCTION FENCING.
4. EXISTING & PROPOSED UNDERGROUND SERVICES ARE NOT SHOWN ON THIS DRAWING. CONTRACTOR TO LOCATE THE LOCATION OF ALL 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 GOVERN.
7. DRAWING MEANS TO MEET THIS SPECIFICATION AND BE LANDSCAPE STANDARDS.
8. LANDSCAPE CONTRACTOR TO ENSURE ALL MATERIALS AND PROCEDURES COMPLY WITH ACCEPTED LANDSCAPE PRACTICES. SPECIES SELECTION TO BE AS SPECIFIED.
9. PLANT MATERIALS TO BE SUBJECT TO GROWTH AND COMPLY WITH BRITISH COLUMBIA STANDARDS FOR CONSUMERS. PLANT MATERIALS TO BE SUBJECT TO GROWTH AND COMPLY WITH BRITISH COLUMBIA STANDARDS FOR CONSUMERS. PLANT MATERIALS TO BE SUBJECT TO GROWTH AND COMPLY WITH BRITISH COLUMBIA STANDARDS FOR CONSUMERS.
10. IRRIGATION: DRAIN, BURN, ORGANIC MULCH TO BE APPLIED TO ALL PLANTERS AFTER PLANTING COMPLETE.
11. PLANTERS TO BE IRRIGATED. IRRIGATION SYSTEM 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 DRAIN TO BUILDING'S DRAINAGE SYSTEM.
13. REFER TO PLANS BY OTHERS FOR SITE LIGHTING, DRAINAGE, ETC.



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

June 7th, 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

Response to motion

The following motion/direction was given to staff for the above-noted project. Find the enclosed drawings revised to respond to the following recommendations.

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.*

Numerous revisions have been incorporated in response to the above items. Below is a brief description of these revisions.

- a. The retail bays have been further defined by incorporating "pilasters" at each of the southern corners of each of the commercial retail units. Further, the newly incorporated tile band described below incorporates a different colour above each retail unit providing greater distinction. The bays remain offset from one another and remain separated by the building entry.
- b. The uniform appearance has been addressed by revising the metal panel system. Specifically, the vertical white bands have been revised to be a three-tone metal panel palette.
- c. Numerous revisions to the scale and materials of the podium have been incorporated in order to provide a more sensitive response to the immediate context. These include,
 - Removal of the perforated metal screen from the podium.



301 - 1444 Alberni Street, Vancouver, BC V6G 2Z4
604 685 3529 • www.wensleyarch.com

▼ WENSLEY ARCHITECTURE LTD

June 7th, 2018
930 Fort Street, Victoria

- Incorporation of terracotta tile at the podium. Each of the retail bays have independent and distinct colours.
 - The above-mentioned pilasters act to ground the podium to the street, in keeping with the Fort Street context.
 - The extent of residential entry canopy has been reduced.
 - The height of the parapet has been increased to act as a guard wall for the roof deck space above, making the podium higher.
- d. An overhead gate has been added to the P1 level to secure the visitor parking area.

Further, staff has requested that a minimum of 119 Class A bike parking spaces be provided. This is achieved and indicated in the attached plan showing 120 bike spaces as the bike racks come in pairs. This number of stalls meets and exceeds both the current and incoming bike parking by-law requirements.

Finally, staff has requested comment on the side yard setbacks. The site is small and challenging. Nonetheless, we have worked hard to have a generous rear yard setback in anticipation of the proposed development to the north. East and west setbacks are a function of the building core and the need to improve soil conditions adjacent to Lunds. We lose approximately one meter along the west property line (i.e., we cannot build our parkade to the property line) in order to protect the Lunds building. Doing so means the core is slightly off centre (i.e., shifted east about one meter). This has the effect of increasing the west side yard setback slightly above the desired minimum of 3m and decreasing the east side yard setback slightly below 3m. In fact, it is just the bump outs that are within the 3m on the east side. Following the advice of ADP, these bump outs were increased to allow for windows facing north and south in the bedrooms within the bump outs. The bump outs dramatically improve the livability of the units without having any real negative impact. They also better articulate the east and west elevations. A lot of thought was given to this issue as it was identified by staff very early in the process. The bump outs contain only bedrooms and limited glazing in the east and west directions (i.e., facing the side yard). The more abundant glazing in the living areas is predominantly north and south and any glazing in living areas which face either east or west is in walls set back further than 3m. While we understand that future development to the east (see below, unlikely any time soon) will need to contend with this, we believe it is relatively inconsequential. Our east setback at the bump out is over 2.5m. If there were to be development to the east and if there were similar constraints requiring a west side yard setback of 2.5m, that would mean a separation of 5m. Single family detached homes in neighbourhoods throughout Victoria are built less than 5m apart. In R1-G and R1-B (two of the most prevalent zones in Victoria) homes can be built 3m apart.

While "planning for the future" is sensible, it is unlikely that any development in the foreseeable future on the north side of the 900 block of Fort St. will occur. Specifically, directly adjacent to the west is 926 Fort. The property is approx. 40' wide with little to no redevelopment potential. To the west of 926 Fort St. is the front yard of View Towers. It is difficult to imagine any development occurring to the west. Adjacent to the east is a property (938 Fort St.) which recently underwent a very costly renovation following a fire and has long term leases in place. West of 938 Fort St. are four "half" lots (i.e., 30 feet in width each). The third (to the east) of these is 946 Fort St. which was recently extensively renovated. Thus, between 938 and 946 Fort St are two half lots (i.e., one 60' wide lot) and to the east of 946 Fort St. is one 60' wide lot. Neither with any real development potential. While we fundamentally agree with the philosophy of



301 - 1444 Alberni Street, Vancouver, BC V6G 2Z4
604 685 3529 • www.wensleyarch.com

▼ WENSLEY ARCHITECTURE LTD

June 7th, 2018
930 Fort Street, Victoria

"planning for the future", it would seem likely that the foreseeable future will likely look very much like the present.

Of course, we would love to be able to further increase the east side yard setback (and all setbacks for that matter). We have tried multiple methods to achieve an increased east side yard setback and unfortunately, have been unable to achieve 3m. Due to the size of the site and the central circulation (which has been shifted west as far as possible), unit layouts are extremely tight. Following the prudent advice of City staff, we oriented all units to the north and south. This has made for very livable units, all with an abundance of natural light. The east and west elevations of the building are predominantly bedrooms. The reduced setback at the bump out of the east elevation contains two bedrooms with limited glazing. The portion of the east elevation that steps back contains a bedroom and living area in one corner unit and a living area in the other corner unit. Kitchens have been placed on these walls of the living areas. That is, while the setback may not be the suggested 3m, the building has been designed so that the east setback does not affect the livability of the units.

With the above revisions implemented we look forward to the project moving forward with staff and council support.

Regards,



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



301 - 1444 Alberni Street, Vancouver, BC V6G 2Z4
604 685 3529 • www.wensleyarch.com

▼ WENSLEY ARCHITECTURE LTD



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: Development Permit with Variance Application No. 00502 for 930 Fort Street

RECOMMENDATION

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.

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 *Official 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 Variance Application for the property located at 930 Fort Street. The proposal is to construct a 13-storey, mixed use building containing 62 residential units and two ground-floor commercial units. The variance is related to parking.

The following points were considered in assessing this Application:

- the proposal is not consistent with the objectives and guidelines contained in Development Permit Area 7B (HC): Corridors Heritage of the *Official Community Plan*,

2012 (OCP). In particular:

- the building podium does not meet the height requirements. It is not tall enough to anchor the tower and does not sufficiently frame the streetscape and reinforce a human-scale.
- the tower setbacks do not meet the minimum requirements for building separation. This may impact future development of adjacent properties, have impacts on shading and views to the open sky, and create a visual presence of a bulky upper building mass.
- the tower has a uniform appearance. The rear and side elevations are repetitious with large areas of uniform materials and colours (predominantly glass and metal panel).
- the façade materials do not respond to the local context. The perforated metal above the commercial units at street level is inappropriate for the context and too industrial in appearance.
- the subject site is located within the Priority Through-Block Walkway Area identified in the *Downtown Core Area Plan* (DCAP). The applicant is not proposing to provide this because of limitations caused by an existing easement and design challenges associated with the narrowness of the lot.
- the requested variance is to reduce the number of parking stalls. To help mitigate the impacts, the applicant is proposing to provide a car share membership for each of the 62 dwelling units and a \$100 driving credit for each membership to encourage activation and initial use of the car share memberships. 80 secure bike storages spaces are also proposed which exceeds the *Zoning Regulation Bylaw* requirement of 62.

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. Specific details include:

- two commercial units along Fort Street (a total of 109.42m²) with residential dwelling units above
- mid-rise building form with contemporary-style design features, including rectilinear lines and modern finishes
- exterior materials include metal panel, spandrel glass panel, perforated metal panel, sealed concrete, pre-finished aluminium louver/panel, a pre-finished aluminum architectural element, and stack bond brick
- upper storeys stepped back 3.03m from the street
- recessed main entrance into the building
- communal rooftop amenity space with hard and soft landscaping that is accessed from level 13
- landscaping including unit paving and concrete planters for shrubs, trees and grasses
- access to underground parking from the rear of the lot through the adjacent property
- secure bike parking for 80 bikes located on the main floor behind the retail units
- two levels of underground parking for 27 stalls
- publicly accessible bike parking for 6 bikes located in front of the retail unit on the west of the property.

The proposed variance is to reduce the required number of parking spaces from 64 to 27. Approval of the concurrent Rezoning Application is also required to facilitate this development and is discussed in a separate report.

Sustainability Features

As indicated in the applicant's letter, dated March 23, 2018, 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.

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

Proposed public realm improvements are discussed in association with the concurrent Rezoning Application associated with this property.

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 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. This proposal requires a rezoning to a site-specific zone which is discussed in the concurrent Rezoning Application report.

Community Consultation

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

This Application proposes a variance; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

ANALYSIS

Development Permit Area and Design Guidelines

The *Official Community Plan* (OCP) identifies this property within Development Permit Area 7B (HC): Corridors Heritage. The proposal is not consistent with the Design Guidelines associated with this Development Permit Area.

Podium Height and Retail Bays at Street Level

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 proposed podium height is only 5.8m and therefore does not meet these guidelines. Although this height is consistent with the height of the existing buildings on the adjacent properties, it would not be consistent with

anticipated future redevelopment of three to five-storey building façades that define the street wall. The proposed podium is not tall enough to anchor the tower and does not sufficiently frame the streetscape and reinforce a human scale.

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 with brick in two locations on the street frontage; however, more could be done to help make these more distinct.

Building Separation Distances and Upper Storey Setbacks

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 (levels 10-13). The guidelines also state that additional clearances for windows are encouraged to enhance livability for residential uses where feasible. The proposal does not meet these requirements. For levels 3-11, the east setback is only 2.54m. For level 12, the west setback is only 4.57m and the east setback is only 3.27m. This may impact future development of adjacent properties, have impacts on shading and views to the open sky, and create a visual presence of a bulky upper building mass.

Uniformity of the Tower

The 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 tower is 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 is proposing a pre-finished aluminum architectural element on the front which will help provide some visual interest and assist in breaking up the uniformity of the building face. The rear and sides, however, are repetitious with large areas of uniform materials and colours (predominantly glass and metal panel).

Materials and Finishes

One of the objectives of DPA 7B is to achieve a more cohesive design for corridors through high quality architecture and urban design, and to conserve the special characteristics of the area. The proposed use of perforated metal above the commercial units at street level is inappropriate for the context and too industrial in appearance. Although Fort Street does have a varied palette of materials, brick or a similar material in scale such as tile, would be a more fitting choice for a street wall in this location.

Lack of Through-Block Walkway

The subject site is located within the Priority Through-Block Walkway Area identified in the 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. Furthermore, due to the narrow frontage of the site (approximately 24m), a mid-block walkway would create design challenges and would likely result in an unwelcoming space for pedestrians.

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 proposed variance is to reduce the required number of parking spaces from 64 to 27. The current zone requires one stall per dwelling unit and two stalls for the commercial space. To mitigate potential impacts from this variance the applicant is proposing:

- a car share membership for each of the 62 dwelling units
- a \$100 driving credit will be provided for each of the memberships to encourage activation and initial use of the car share memberships
- secure enclosed bike storage for 80 bikes (62 bike storage spaces are required under the *Zoning Regulation Bylaw*). One six space rack at the building entrance (this is a requirement of the *Zoning Regulation Bylaw*).

The proposal is located on a bike route, on a transit route, and is close to various services which would also help mitigate potential impacts resulting from this variance.

Approval of the concurrent Rezoning Application is also required to facilitate this development and is discussed in a separate report.

Advisory Design Panel Review

The proposal was presented to the Advisory Design Panel (ADP) at a meeting on October 25, 2017 (minutes attached). The ADP recommended that the Rezoning and Development Permit with Variance Applications be approved with recommendations as follows:

- 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.

In response to these recommendations, the applicant made revisions to the proposal which included the following:

- portion of canopy over ground floor commercial frontage was pulled back to increase daylight to the commercial units
- introduced brick to the ground level frontage to be more in keeping with the contextual materials and help define smaller retail bays
- increased size and improved functionality of rooftop amenity space

- added bedroom windows with north and south views
- the perforated metal panel on the south frontage was raised to give the perception of a higher podium.

CONCLUSIONS

The proposal to construct a 13-storey, mixed use building with ground floor retail fronting Fort Street with residential units above, is not consistent with Development Permit Area 7B (HC): Corridors Heritage. The building podium is not tall enough, the tower setbacks are too small, the tower has a uniform appearance, and the façade materials do not respond to the local context. These deficiencies would impact the public street and adjacent properties, as well as potential redevelopment of nearby properties. The parking variance, however, is supportable because of the proposed mitigation measures. Staff recommend that Council consider directing staff to work with the applicant to revise the proposal for consistency with the Design Guidelines.

ALTERNATE MOTIONS

Option 1 (Decline the Current Proposal)

That Council decline Development Permit with Variance Application No. 00502 for the property located at 930 Fort Street.

Option 2 (Approve the Current Proposal)

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No. 000593, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00502 for 930 Fort Street, in accordance with:

1. Plans date stamped March 23, 2018;
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the number of parking stalls from 64 to 27.
3. Registration of legal agreements on the property's title to secure 62 car share memberships along with \$100 of driving credit for each of the memberships, to the satisfaction of City staff;
4. The Development Permit lapsing two years from the date of this resolution."

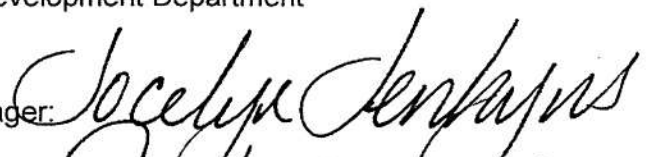
Respectfully submitted,


 Rob Bateman
 Senior Process Planner
 Development Services Division

JH


 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.



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.

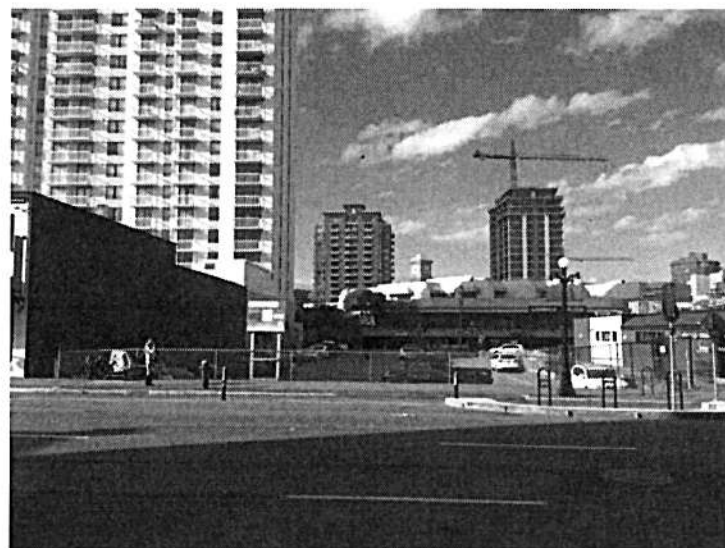
Update Report
Rezoning and Development
Permit with Variances
Application
for
930 Fort Street



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

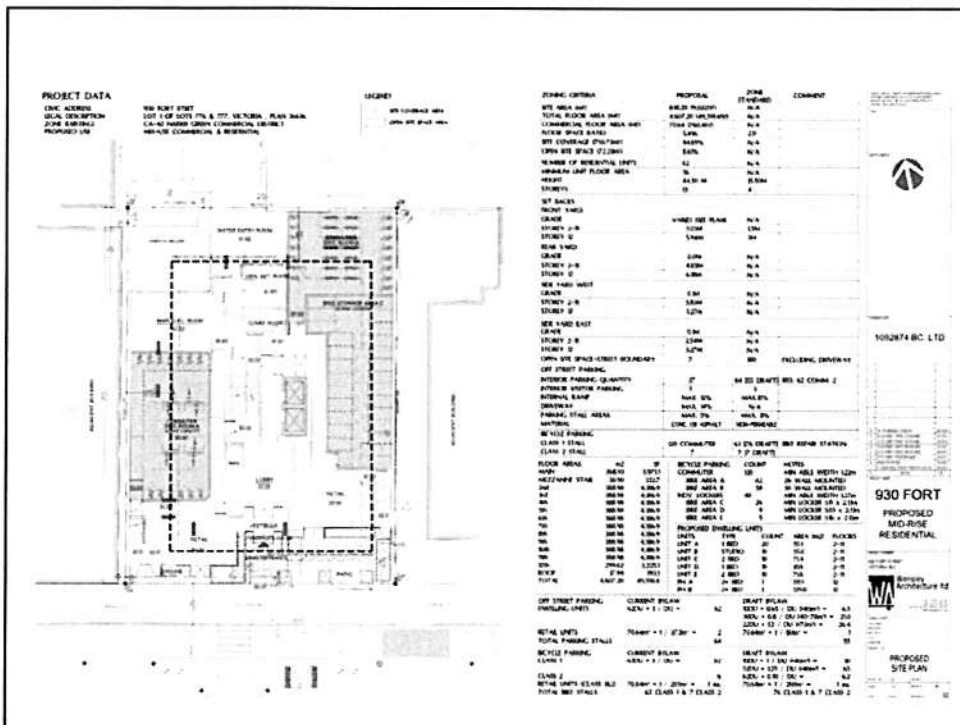


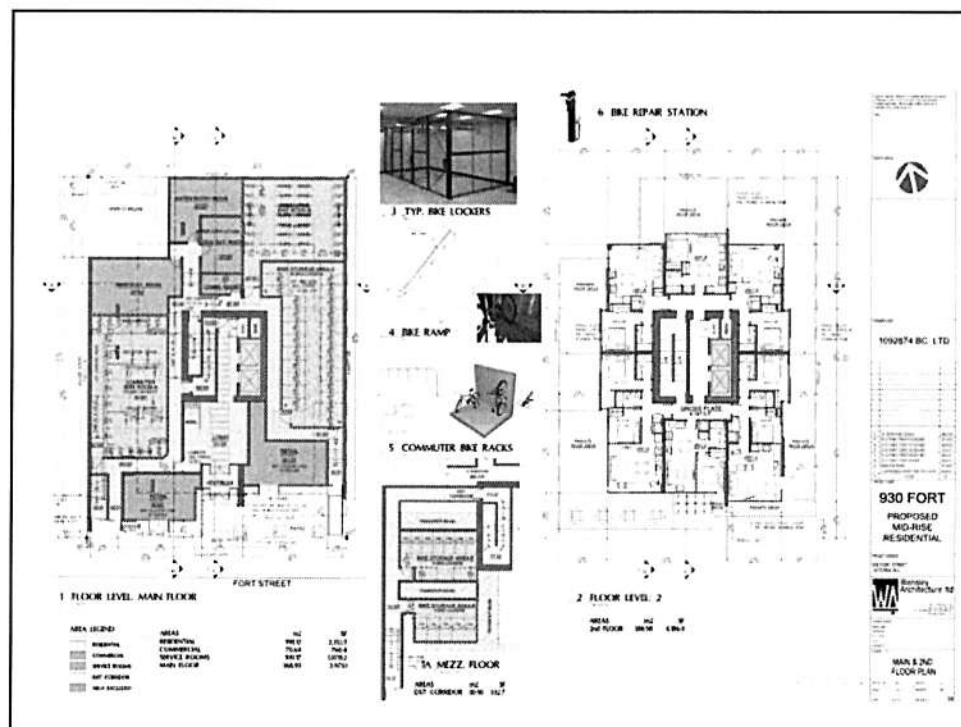
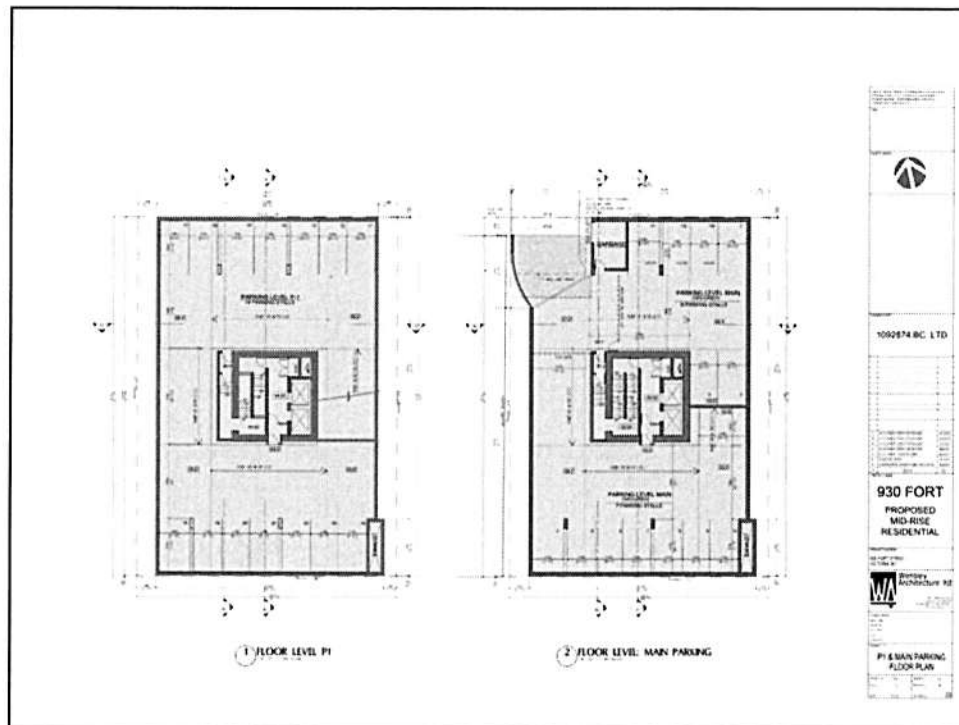
Previous Development Permit Motion

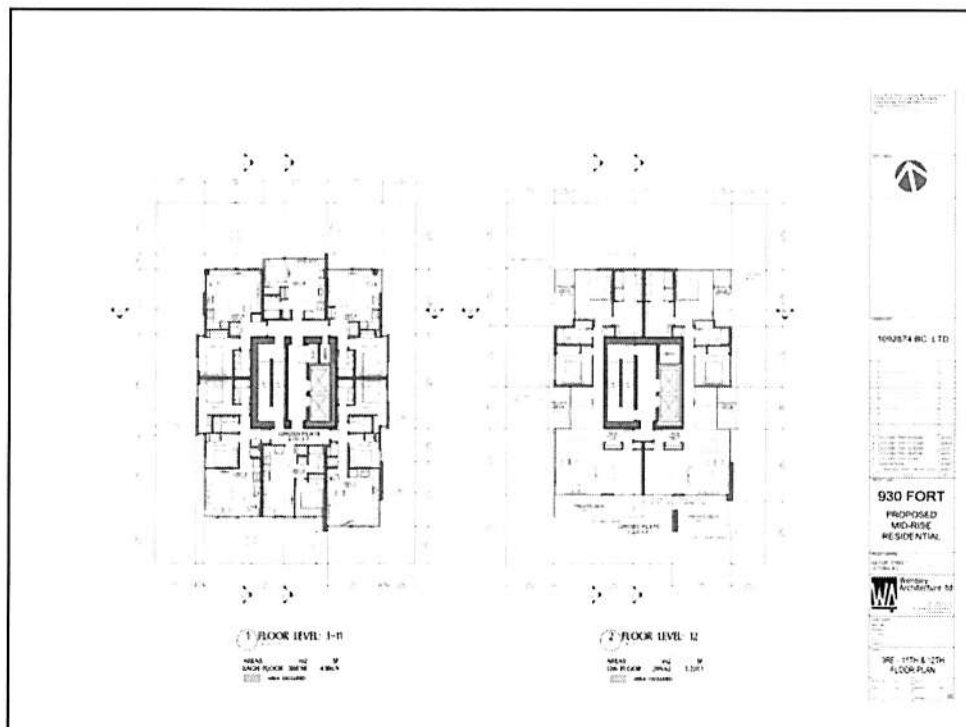
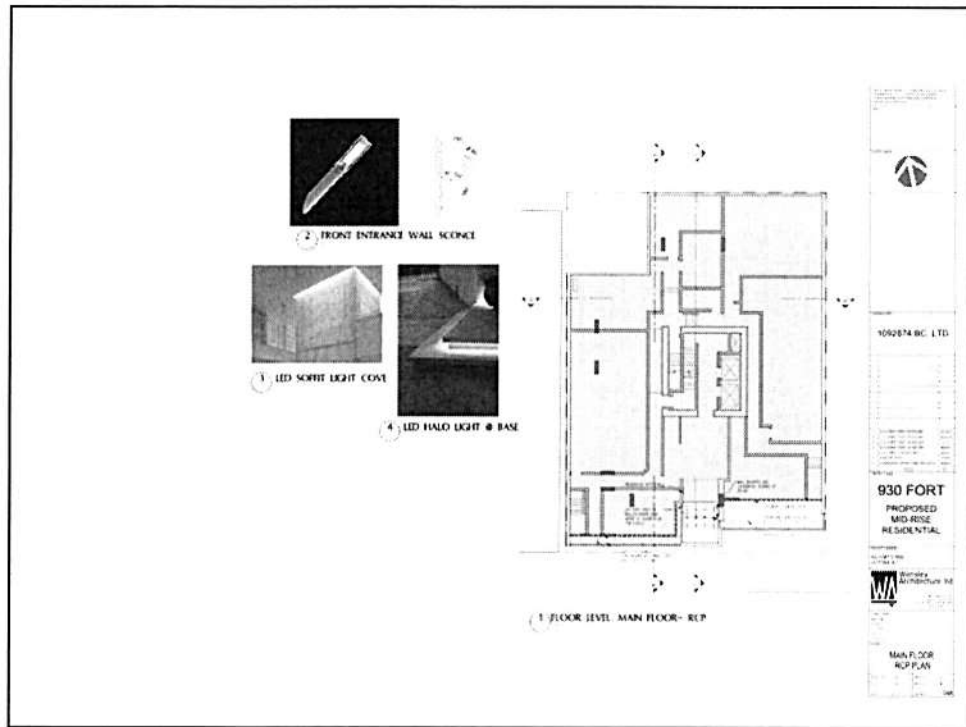
That Council direct staff to work with the applicant to revise the proposal for consistency with the Design Guidelines, including the following specific items, and to bring the revised proposal back to a future Committee of the Whole meeting:

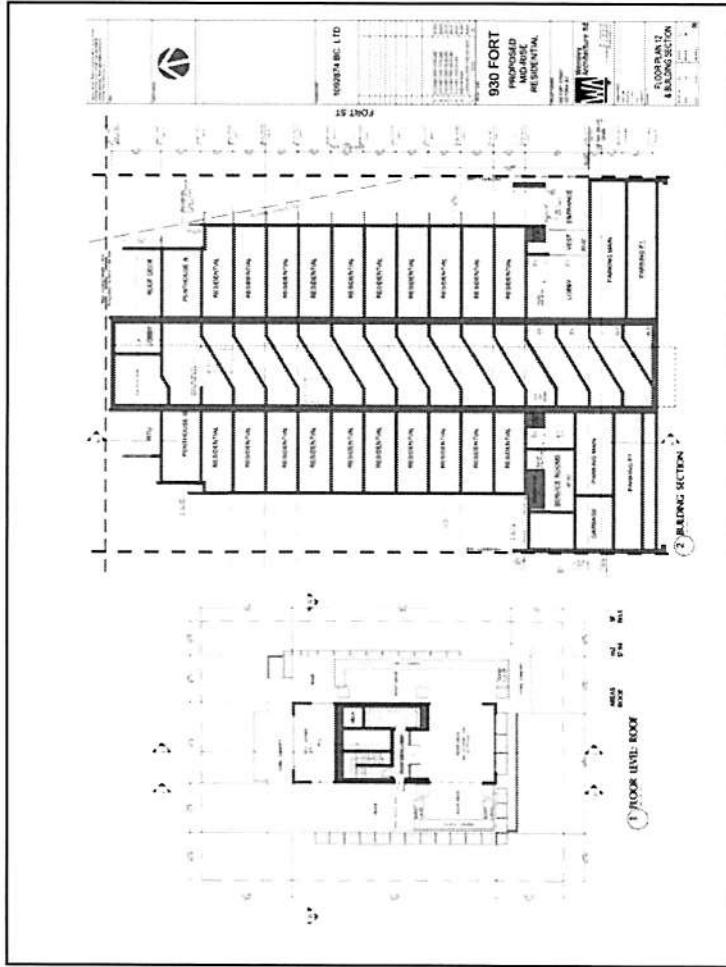
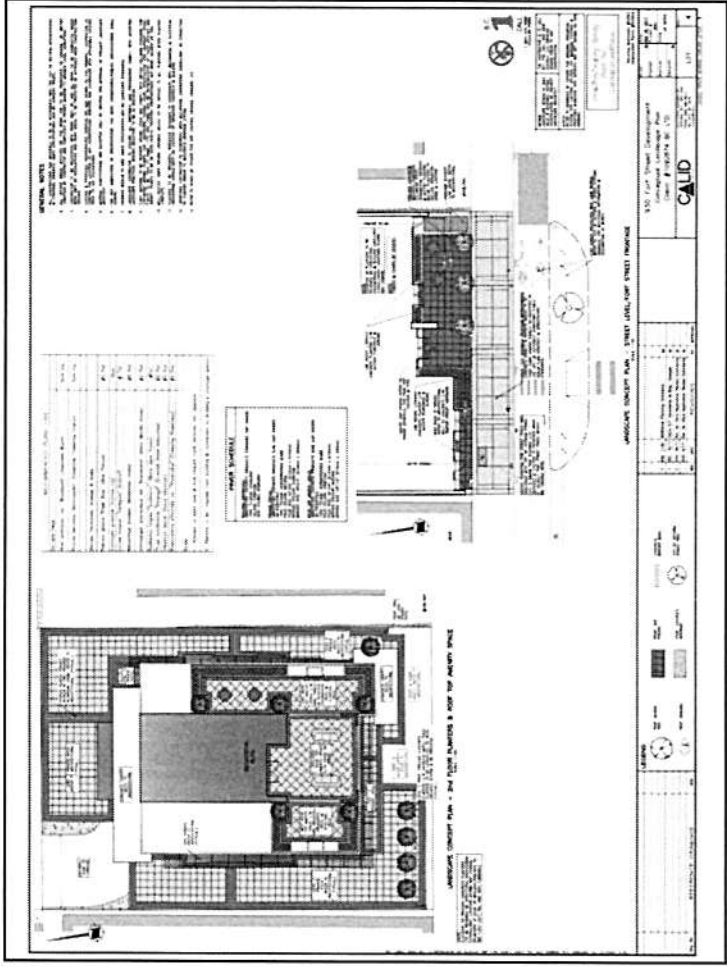
- a. provision of distinct, well-defined retail bays, consistent with the context along Fort Street.*
- b. revisions to the tower to address the uniform appearance, with particular attention to the north and side elevations.*
- c. revisions to the scale and materials of the podium to provide a more sensitive 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.*

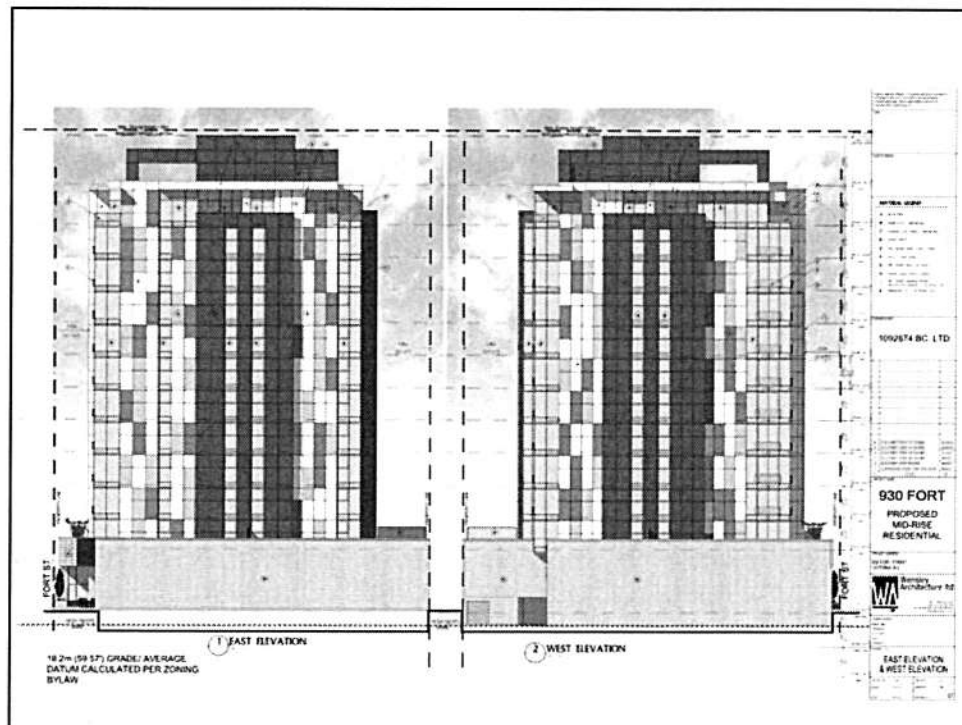
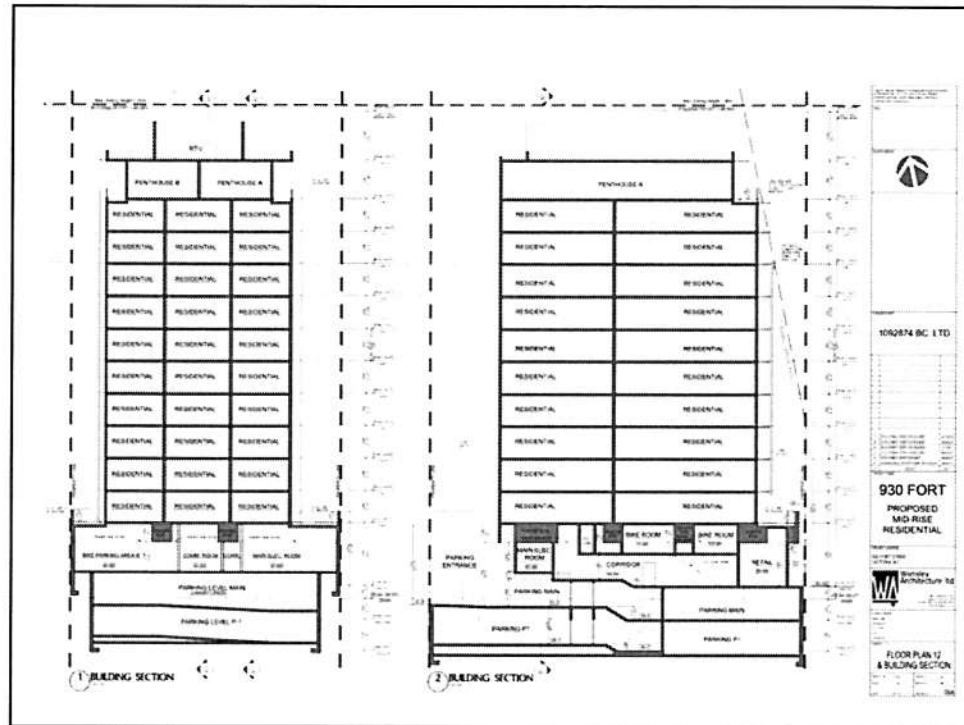




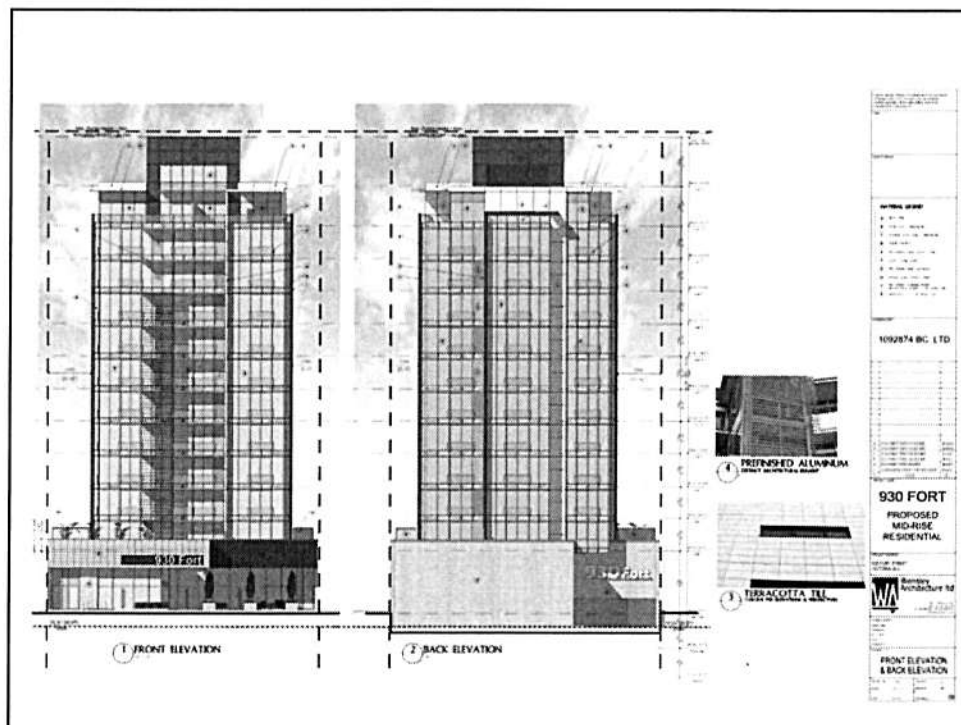
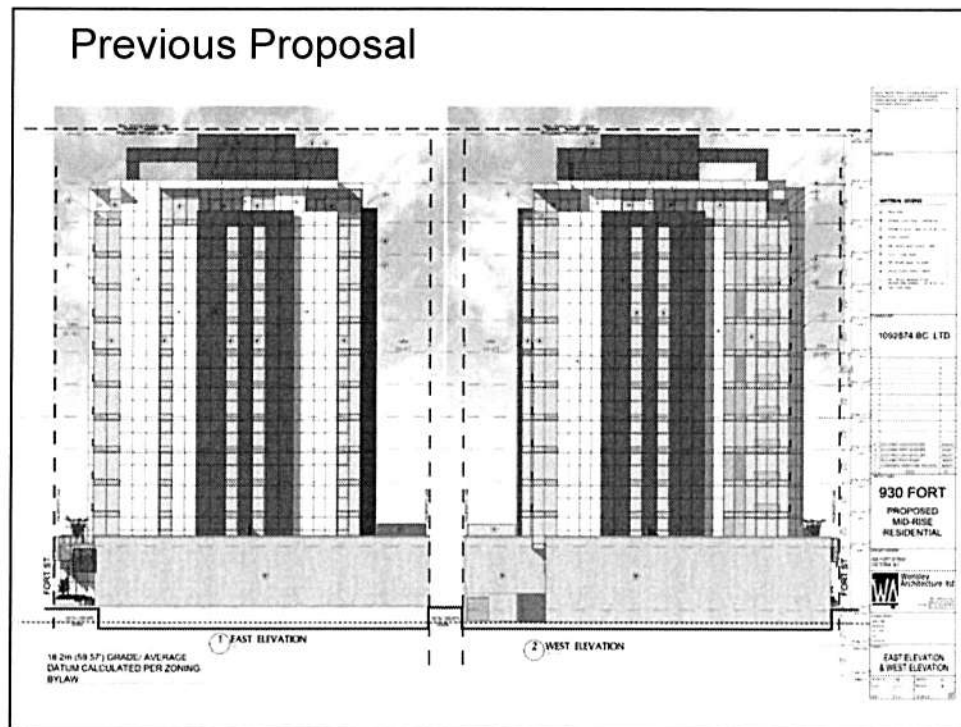








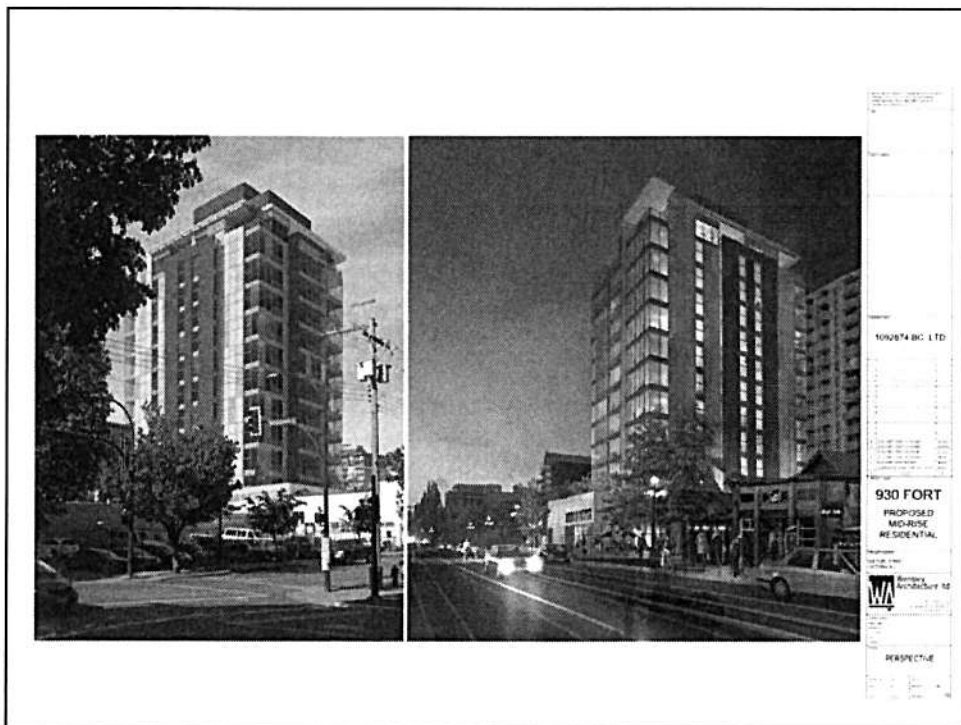
Previous Proposal

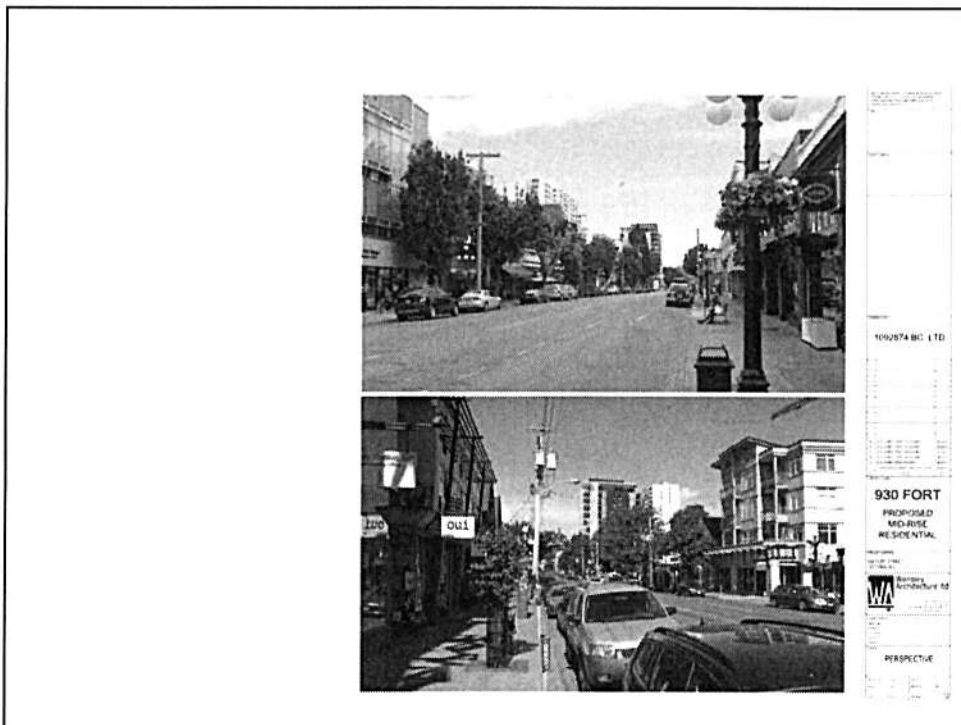
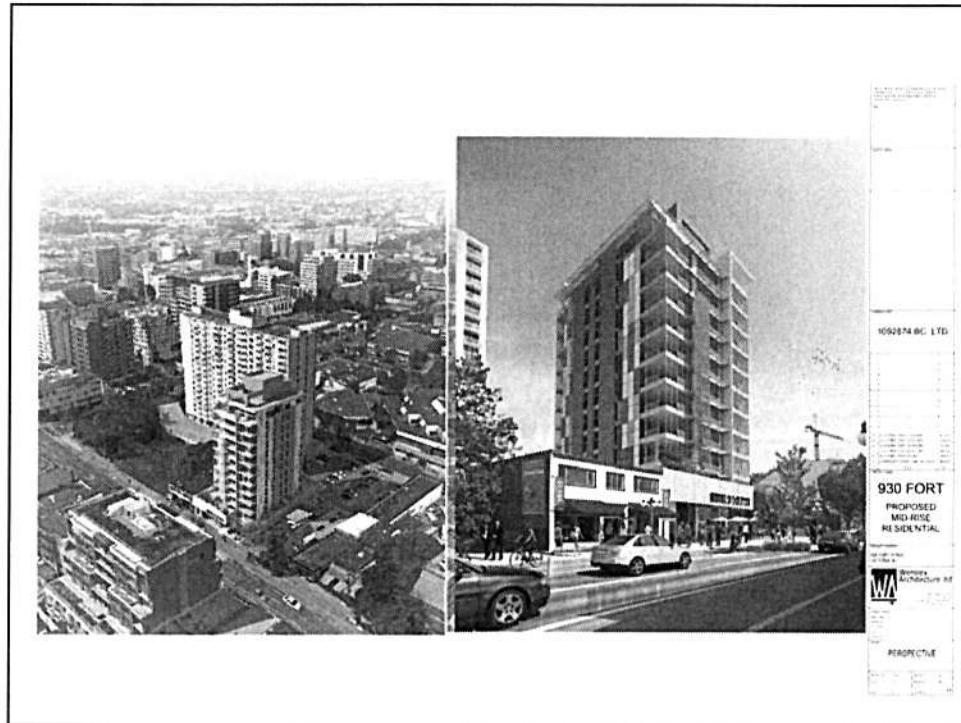




Previous Proposal







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.*

