

**F. REPORTS OF COMMITTEES (REORDERED)**

**F.1 Committee of the Whole**

**F.1.a Report from the April 19, 2018 COTW Meeting**

1. **930 Fort Street - Rezoning Application No. 00593 & Development Permit with Variances Application No. 00502 (Downtown)**  
***An application to allow the construction of a 13-storey, mixed-use building containing 62 residential units and two ground-floor commercial units.***

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Coleman

**Rezoning Application No. 00593**

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.

**Development Permit with Variance Application No. 00502**

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:

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

**CARRIED UNANIMOUSLY**

**F. LAND USE MATTERS**

**F.3 930 Fort Street - Rezoning Application No. 00593 & Development Permit with Variances Application No. 00502 (Downtown)**

Committee received reports dated March 29, 2018 from the Director of Sustainable Planning and Community Development regarding an application to construct a 13-storey, mixed-use building containing 62 residential units and two ground-floor commercial units.

*Councillor Loveday withdrew from the meeting at 11:11 a.m. and returned at 11:13 a.m.*

*Committee discussed:*

- *The type of amenity contribution for the proposal.*
- *Concerns raised by the Downtown Residents Association.*

**Moved By** Councillor Thornton-Joe

**Seconded By** Councillor Alto

**Rezoning Application No. 00593**

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3. revisions to the scale and materials of the podium to provide a more sensitive response to the immediate context within the Heritage Conservation Area.



**Moved By** Councillor Thornton-Joe  
**Seconded By** Mayor Helps

**Amendment:**

That the motion be amended to include the following point:

**d. address the concerns of the Downtown Residents Association regarding the lack of an overhead door for the visitor car park.**

*Councillor Coleman withdrew from the meeting at 11:28 a.m. and returned at 11:30 a.m.*

*Committee discussed:*

- *Design considerations for the tower and podium.*

**CARRIED UNANIMOUSLY**

**Main motion as amended:**

**Rezoning Application No. 00593**

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:

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**Development Permit with Variance Application No. 00502**

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- 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.

FOR (8): Mayor Helps, Councillor Alto, Councillor Coleman, Councillor Isitt, Councillor Loveday, Councillor Madoff, Councillor Thornton-Joe, and Councillor Young

OPPOSED (1): Councillor Lucas

**CARRIED (8 to 1)**



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

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.

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



<b>Zoning Criteria</b>	<b>Proposal</b>	<b>Zone Standard CA-42 Zone</b>
Height (m) – maximum	<b>44.50 *</b>	15.50
Storeys – maximum	<b>13 *</b>	4
<b>Setbacks (m) – minimum</b>		
Front Lot Line (south)	<b>0.60 *</b>	3.00
Rear (north)	0.00	N/A
Side (east)	0.10	N/A
Side (west)	0.10	N/A
Parking – minimum	<b>27 *</b> (including visitor)	64 (62 residential, 2 commercial)
Visitor parking (minimum) included in the overall units	3	3
<b>Bicycle parking stalls – minimum</b>		
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 ft<sup>2</sup> of bonus density)" in the OCP of \$129.17 per m<sup>2</sup>. 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

04

  
Jonathan Tinney, Director  
Sustainable Planning and Community  
Development Department

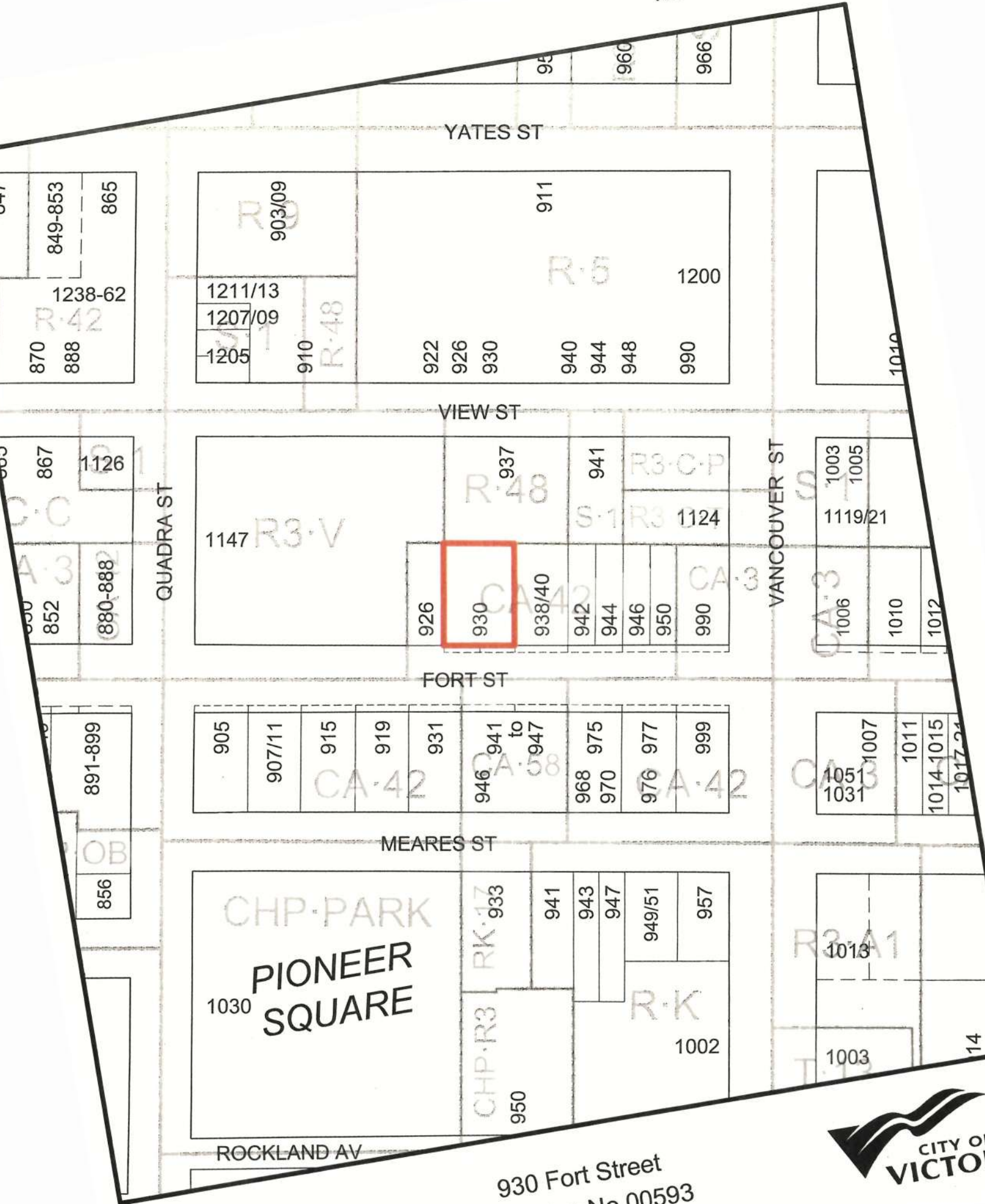
Report accepted and recommended by the City Manager:

  
Date: April 4, 2018

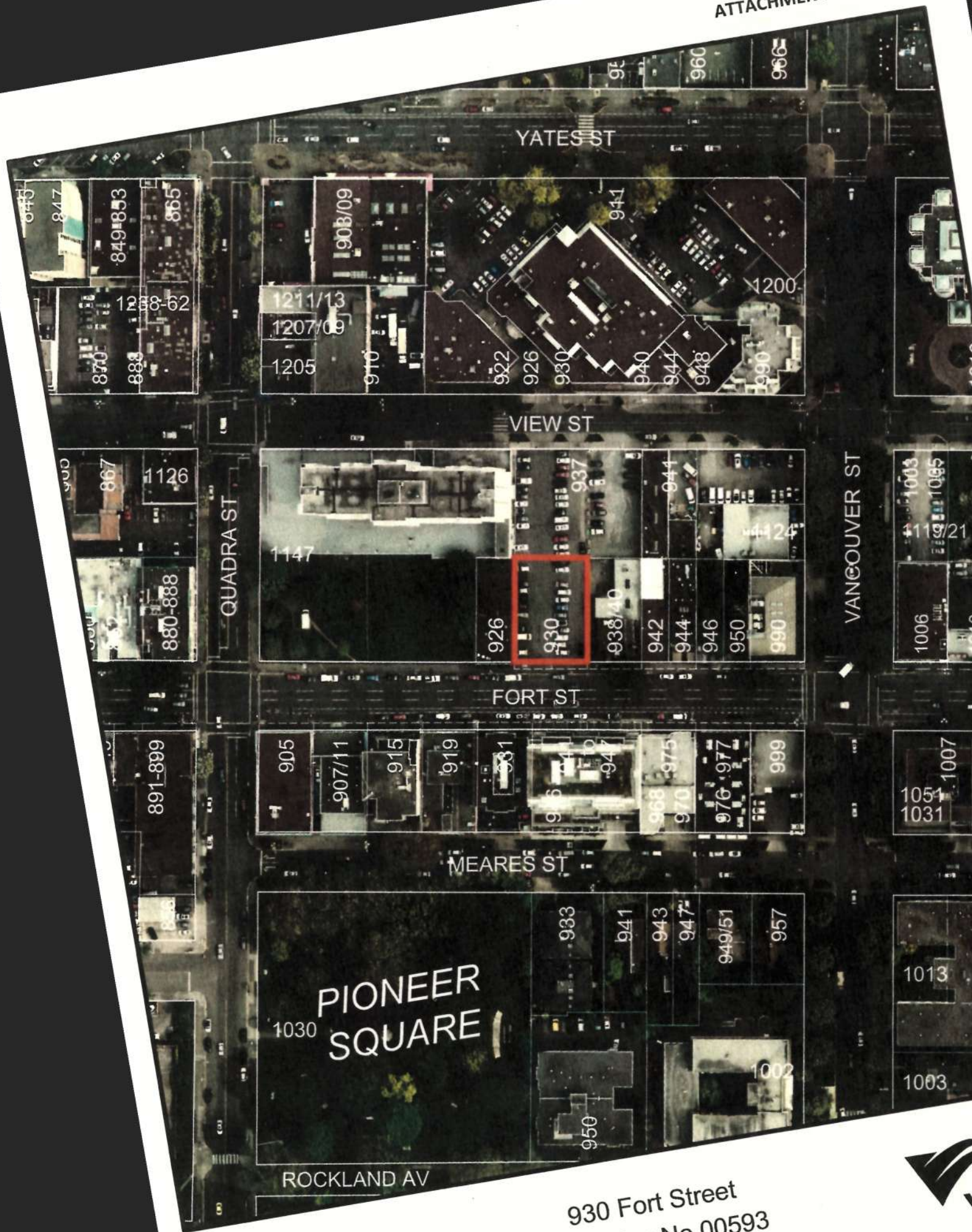
### List of Attachments

- 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  
No. 00593

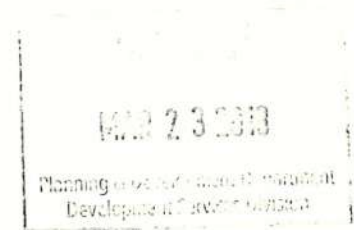


# Proposed Mid-Rise Residential

930 FORT ST. VICTORIA, B.C.

Development Permit 4th Resubmit

8th February 2018



WA

WENSLEY ARCHITECTURE LTD

Rezoning Application #00593  
Development Permit #000502





For approval: All work on this drawing is the responsibility of the architect. All dimensions shall be verified by the architect before construction begins.

SCALE

GRAPHIC SCALE

1092874 BC, LTD

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

PROJECT NAME

**930 FORT**  
**PROPOSED**  
**MID-RISE**  
**RESIDENTIAL**

PROJECT LOCATION

930 FORT STREET  
VICTORIA, B.C.

Wensley  
Architecture Ltd

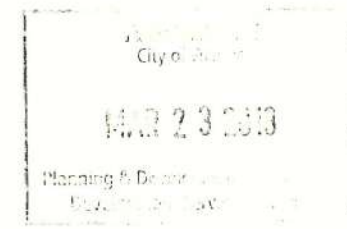
300 - 1000 W. 10th Ave.  
Vancouver, B.C. V6H 1A7  
Tel: 604-681-1111  
Fax: 604-681-1112

Project: 930 FORT  
Drawing: 01  
Scale: 1/8" = 1'-0"  
Date: 2013-03-23

CONTEXT MAP

PROJECT NO.	FILE	DATE	SIZE
930 FORT	01	2013-03-23	1/8" = 1'-0"

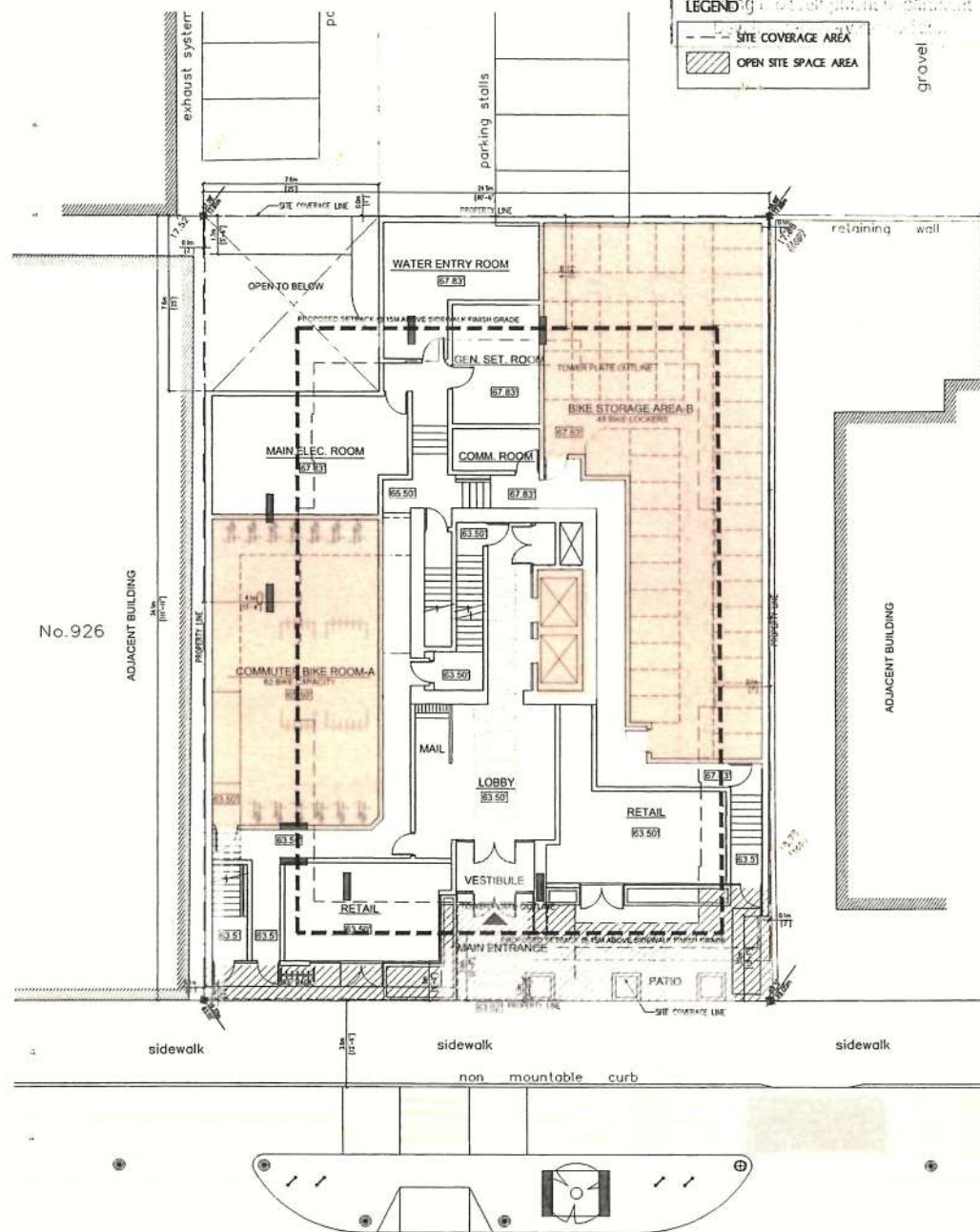
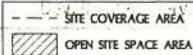
DATE: 2013-03-23





MAR 23 2013

## LEGEND



## PROJECT DATA

CIVIC ADDRESS 930 FORT STREET  
 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 <sup>2</sup> )	838.20 (9,022ft <sup>2</sup> )	N/A	
TOTAL FLOOR AREA (M <sup>2</sup> )	4,607.20 (49,591.4ft <sup>2</sup> )	N/A	
COMMERCIAL FLOOR AREA (M <sup>2</sup> )	70.64 (760.4ft <sup>2</sup> )	N/A	
FLOOR SPACE RATIO	5.49%	2.0	
SITE COVERAGE (793.73M <sup>2</sup> )	94.69%	N/A	
OPEN SITE SPACE (72.21M <sup>2</sup> )	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-II	3.03M	15M
STOREY 12	5.94M	3M

## REAR YARD:

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

## SIDE YARD WEST:

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

## SIDE YARD EAST:

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

OPEN SITE SPACE-STREET BOUNDARY	7	100	EXCLUDING DRIVEWAY
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## OFF STREET PARKING

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	

## BICYCLE PARKING

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-II
UNIT B	STUDIO	10	35.0	2-II
UNIT C	2 BED	10	71.4	2-II
UNIT D	1 BED	10	41.6	2-II
UNIT E	2 BED	10	71.6	2-II
PH A	2+ BED	1	131.1	12
PH B	2+ BED	1	129.0	12

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30A



1092874 BC. LTD

**930 FORT**  
 PROPOSED  
 MID-RISE  
 RESIDENTIAL

930 FORT STREET  
 VICTORIA, B.C.



PROJECT NAME  
 930 FORT STREET  
 VICTORIA, B.C.

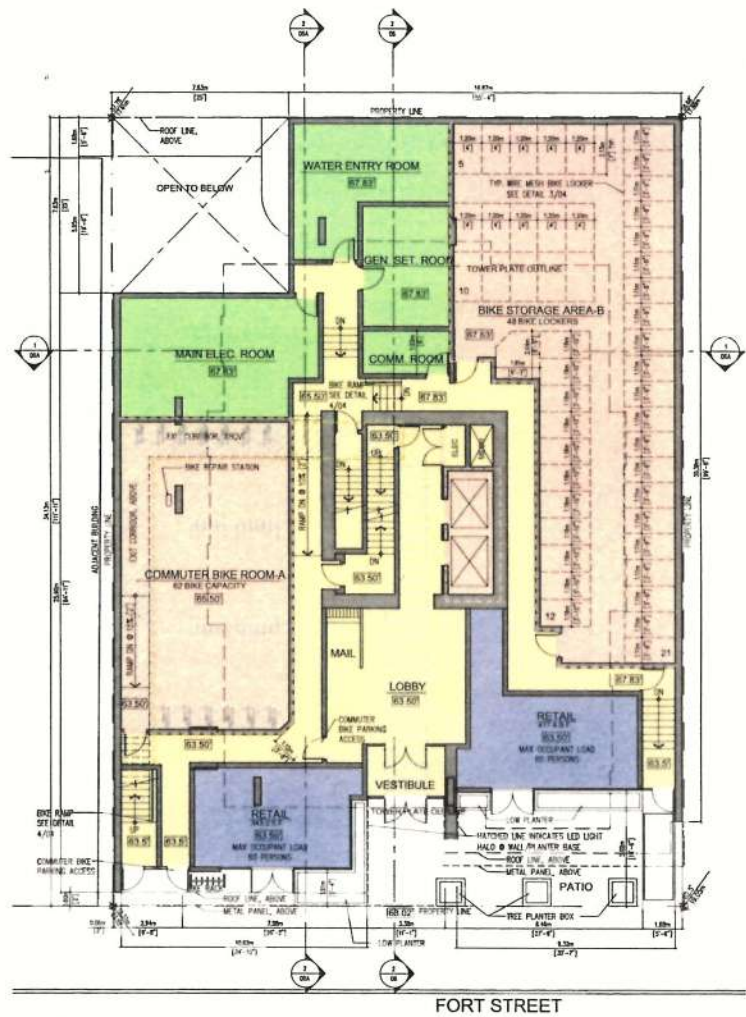
**PROPOSED  
 SITE PLAN**

PROJECT NO. 1000  
 SCALE 1:500  
 DATE MAY 2012

02







1 FLOOR LEVEL: MAIN FLOOR

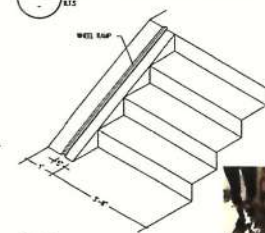
AREA LEGEND

RESIDENTIAL	COMMERCIAL	SERVICE ROOMS	EXIT CORRIDOR	AREA EXCLUDED
[Yellow]	[Blue]	[Green]	[Orange]	[Grey]

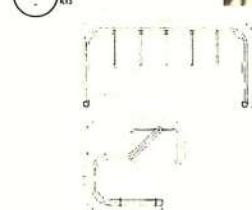
AREAS	m <sup>2</sup>	SF
RESIDENTIAL	198.12	2,132.5
COMMERCIAL	70.64	760.4
SERVICE ROOMS	100.17	1,078.2
MAIN FLOOR	368.93	3,971.1



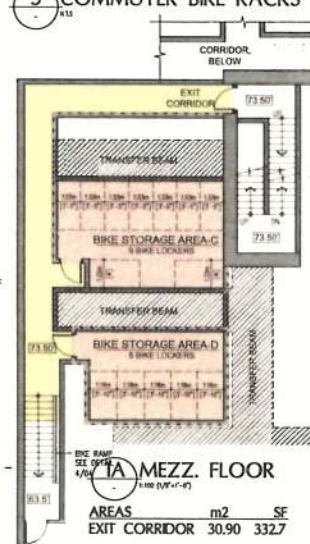
3 TYP. BIKE LOCKERS



4 BIKE RAMP



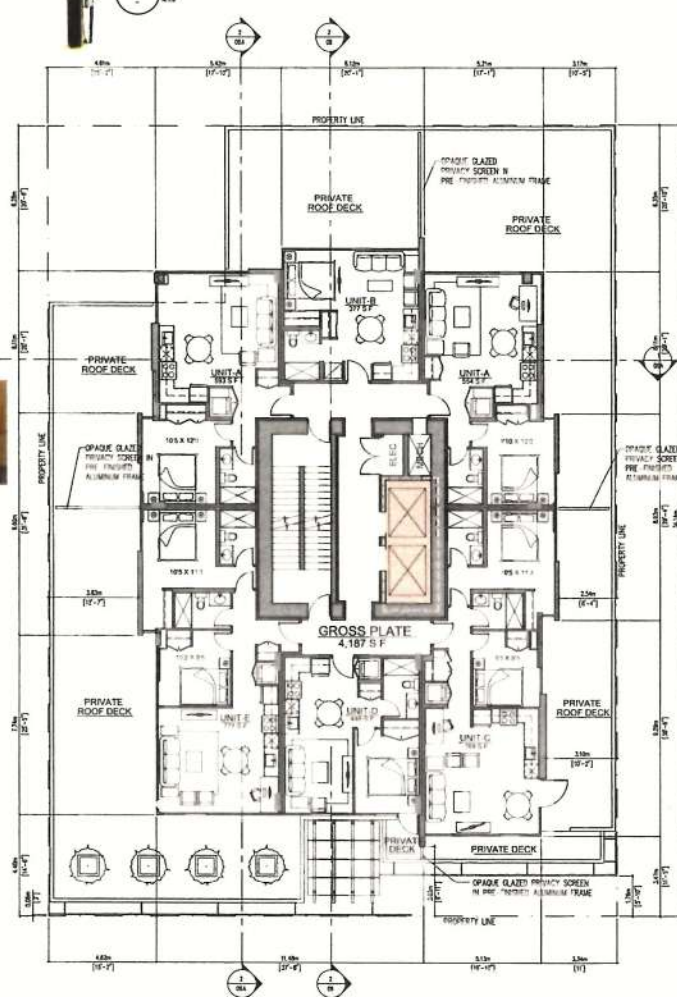
5 COMMUTER BIKE RACKS



MEZZ. FLOOR

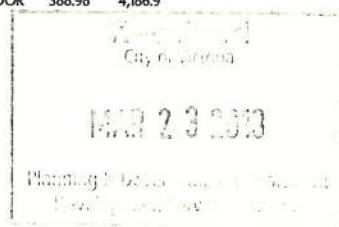
AREAS	m <sup>2</sup>	SF
EXIT CORRIDOR	30.90	332.7

6 BIKE REPAIR STATION



2 FLOOR LEVEL: 2

AREAS	m <sup>2</sup>	SF
2nd FLOOR	388.98	4,186.9



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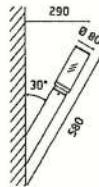
1092874 BC, LTD

930 FORT  
PROPOSED  
MID-RISE  
RESIDENTIAL

Wensley  
Architecture Ltd

MAIN & 2ND  
FLOOR PLAN

DATE: MAY 2017



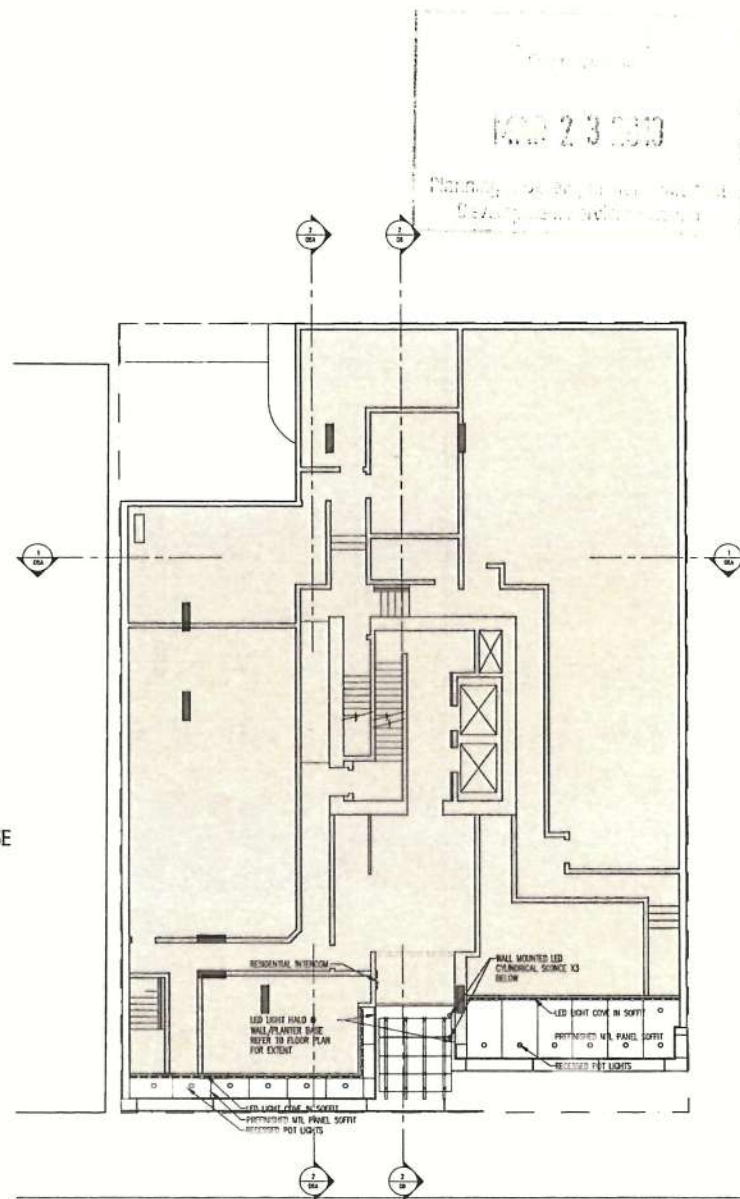
2 FRONT ENTRANCE WALL SCNCE  
- N.T.S.



3 LED SOFFIT LIGHT COVE  
RTS



4 LED HALO LIGHT @ BASE



1 FLOOR LEVEL: MAIN FLOOR- RCP



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30A



1092874 BC, LTD

10	Private Deck	Private Deck	Private Deck
11	Private Deck	Private Deck	Private Deck
12	Private Deck	Private Deck	Private Deck
13	Private Deck	Private Deck	Private Deck
14	Private Deck	Private Deck	Private Deck
15	Private Deck	Private Deck	Private Deck
16	Private Deck	Private Deck	Private Deck
17	Private Deck	Private Deck	Private Deck
18	Private Deck	Private Deck	Private Deck
19	Private Deck	Private Deck	Private Deck
20	Private Deck	Private Deck	Private Deck
21	Private Deck	Private Deck	Private Deck
22	Private Deck	Private Deck	Private Deck
23	Private Deck	Private Deck	Private Deck
24	Private Deck	Private Deck	Private Deck
25	Private Deck	Private Deck	Private Deck
26	Private Deck	Private Deck	Private Deck
27	Private Deck	Private Deck	Private Deck
28	Private Deck	Private Deck	Private Deck
29	Private Deck	Private Deck	Private Deck
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PROJECT NAME

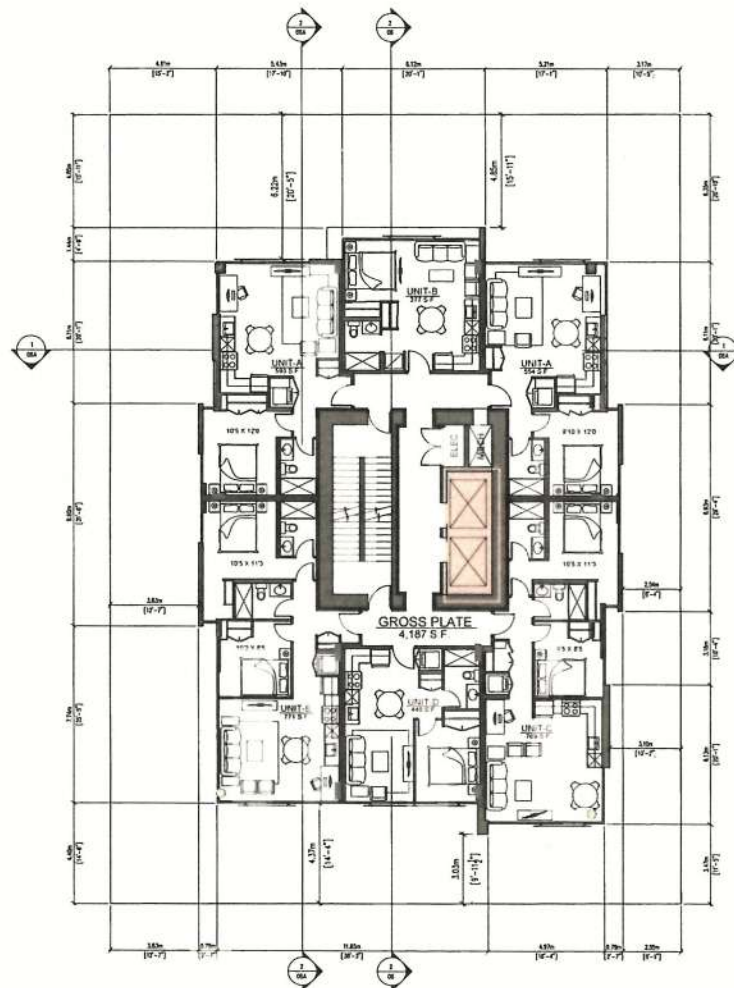
**930 FORT**  
 PROPOSED  
 MID-RISE  
 RESIDENTIAL

930 FORT STREET  
 VICTORIA, B.C.



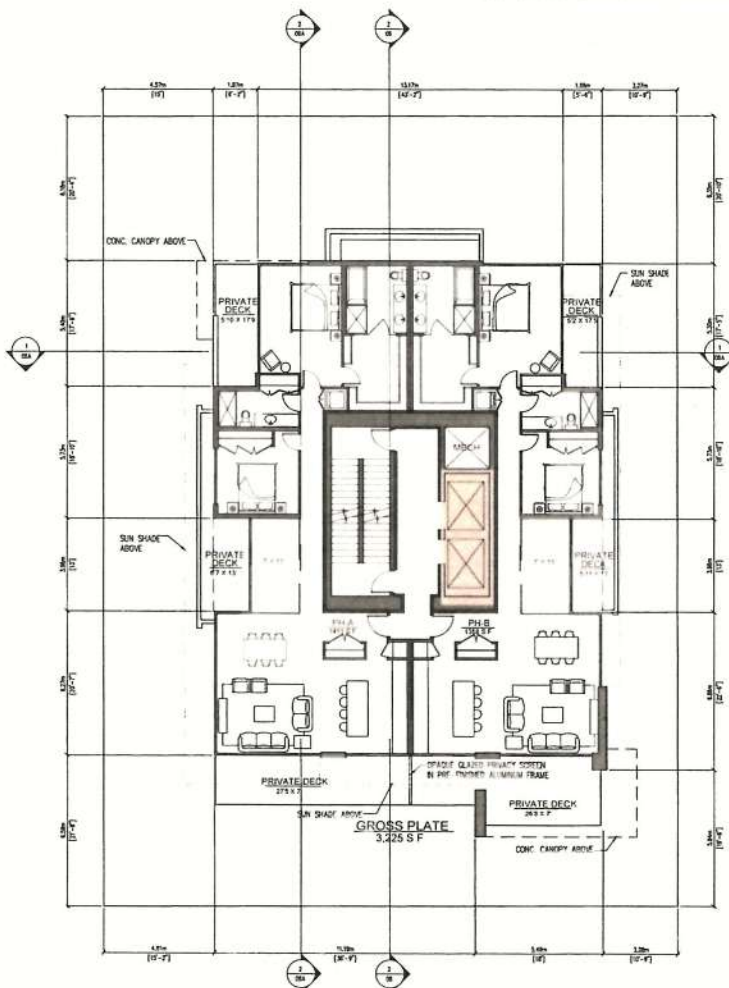
3RE - 11TH & 12TH  
 FLOOR PLAN

PROJECT NO.	1108	REVISION	02
SCALE	1:200	DATE	02
SHEET	001	TOTAL SHEETS	05



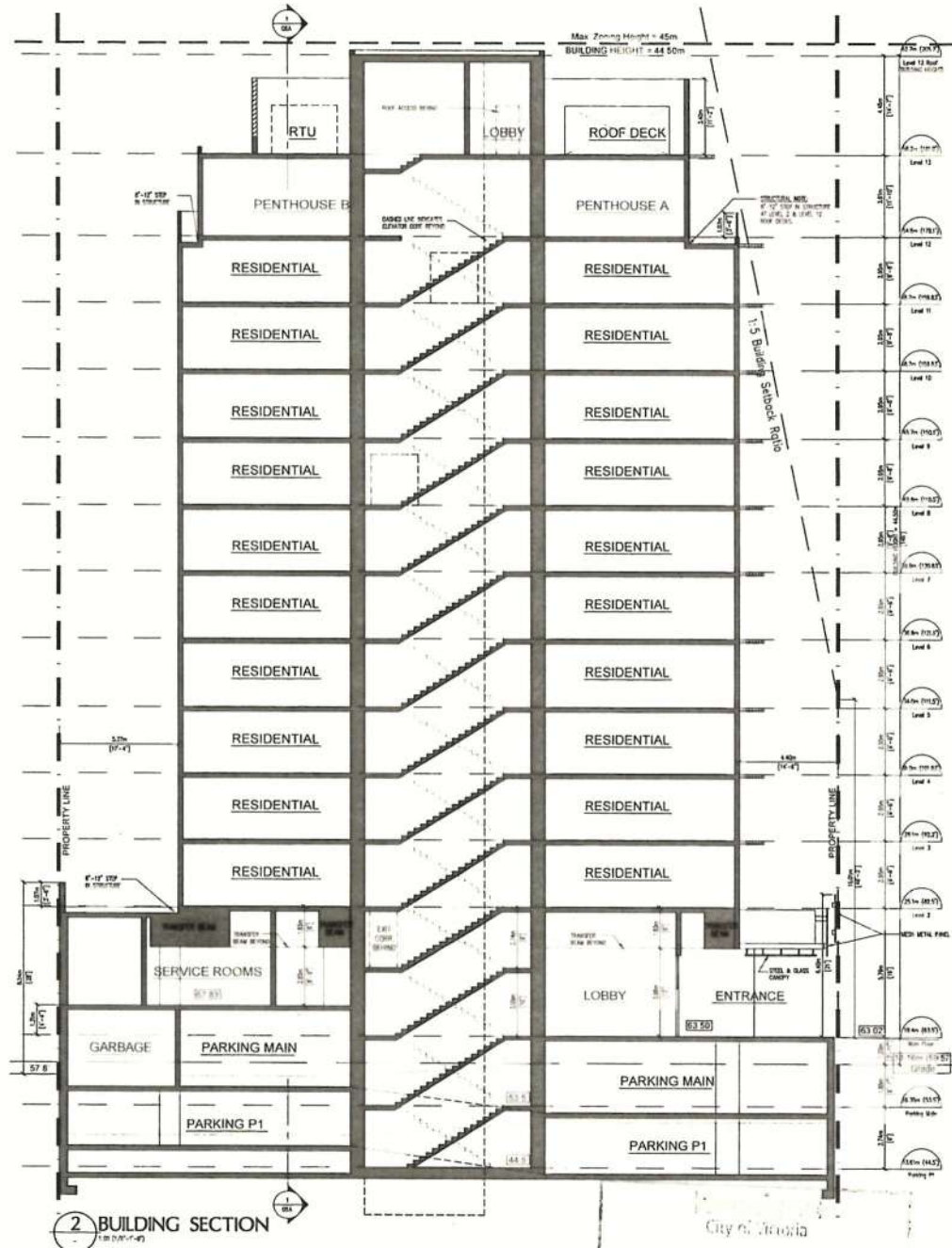
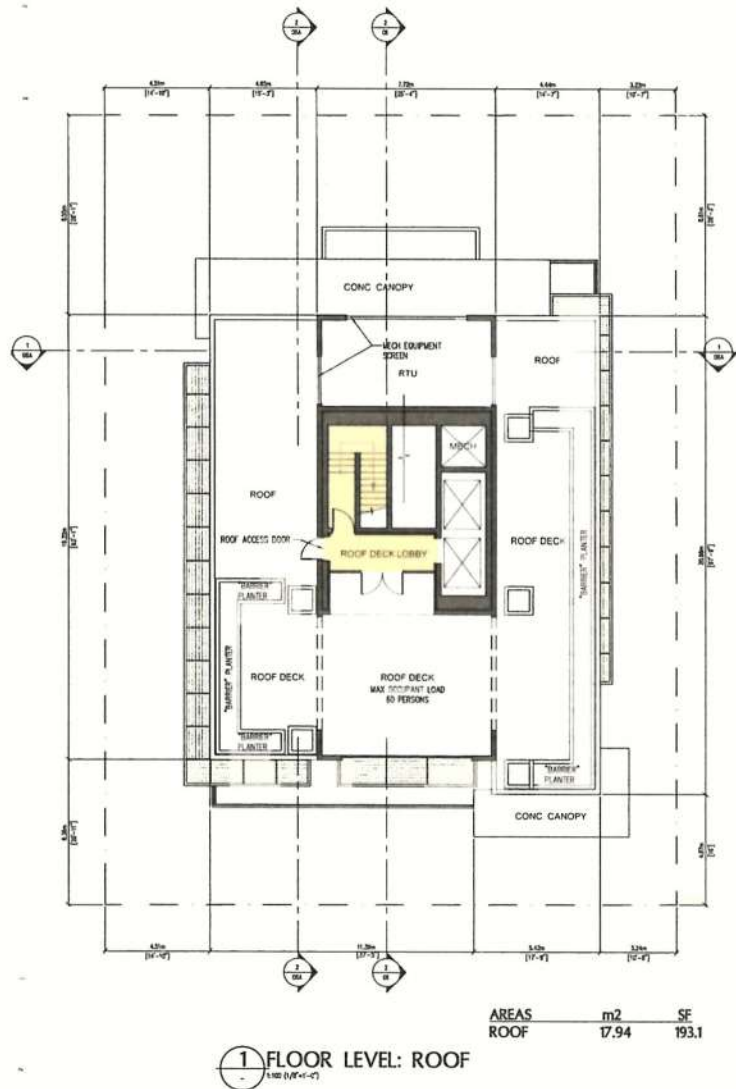
**1 FLOOR LEVEL: 3-11**  
 1,110 (9,76' x 4')

AREAS	m2	SF
EACH FLOOR	388.98	4,186.9
AREA EXCLUDED		



**2 FLOOR LEVEL: 12**  
 1,110 (9,76' x 4')

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



1092874 BC, LTD

930 FORT  
PROPOSED  
MID-RISE  
RESIDENTIAL

930 FORT STREET  
VICTORIA, B.C.

Wensley  
Architecture Ltd

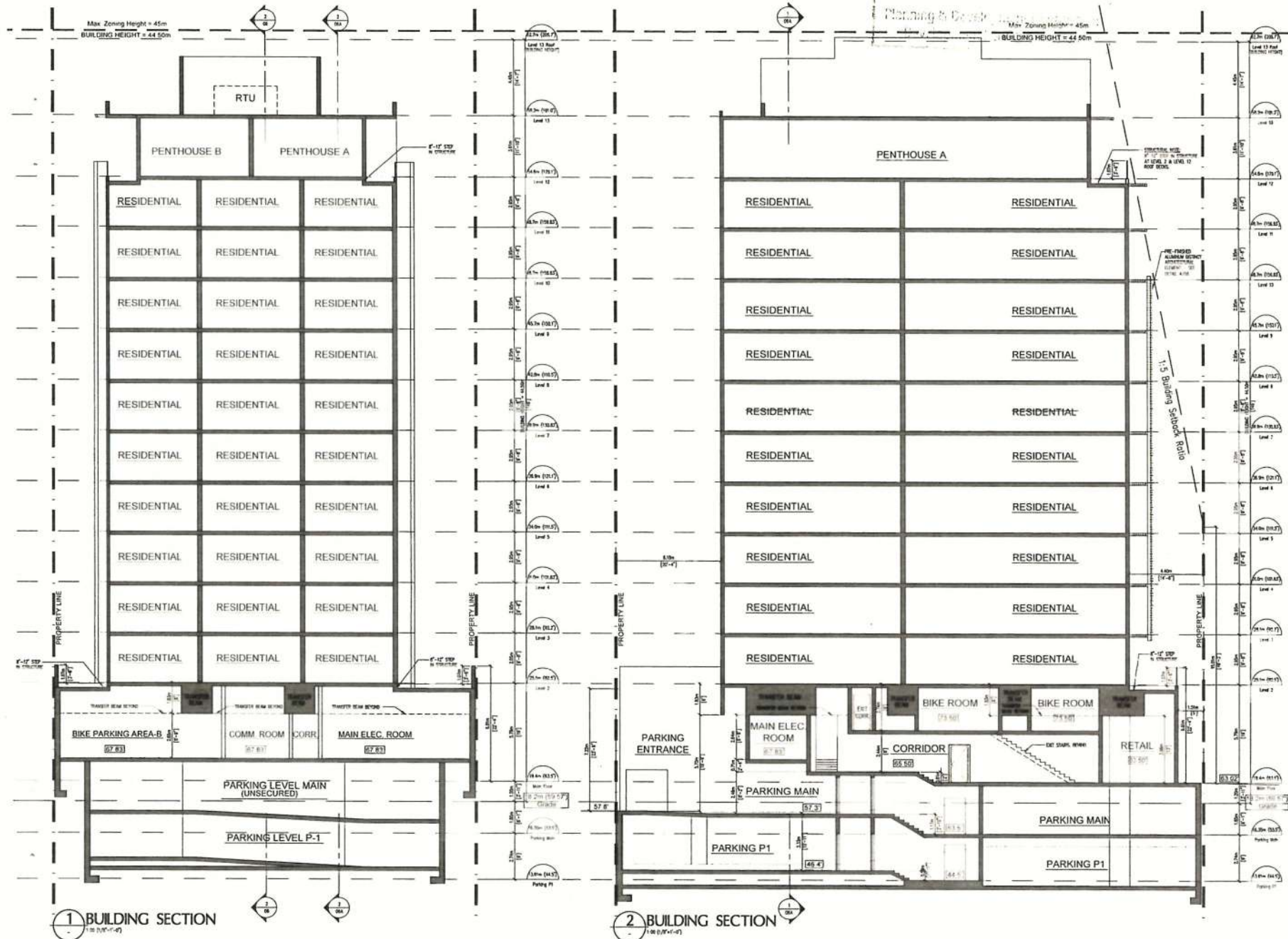
FLOOR PLAN 12  
& BUILDING SECTION

PROJECT NO.	1008	DATE	10/10/2011
SCALE	1:100	BY	WJ
DATE	10/10/2011	REVISION	01



MAY 23 2020

Planning & Design



1092874 BC. LTD

930 FORT STREET  
PROPOSED  
MID-RISE  
RESIDENTIAL

Wensley Architecture Ltd

FLOOR PLAN 12  
& BUILDING SECTION

PROJECT NO.	1208	DATE	20
SCALE	1:200	DATE	18
SHEET	001	DATE	06A

Max. Zoning Height = 45m  
BUILDING HEIGHT = 44.50m

Max. Zoning Height = 45m  
BUILDING HEIGHT = 44.50m

FORT ST.

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

FORT ST.

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

1 EAST ELEVATION  
N=0°-0'

2 WEST ELEVATION  
N=0°-0'

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without the prior written permission of the author.

Scale

1:1000

MATERIAL LEGEND

- (A) METAL PANEL
- (B) WOODEN GLASS PANEL / WINDOW WALL
- (C) INTERIOR METAL PANEL - SEE DETAIL 3.0A
- (D) EXTERIOR CONCRETE
- (E) PRE-CASTER ALUM. WINDOW / PANEL
- (F) GLASS / ALUM. WINDOW
- (G) PRE-CASTER ALUM. SUN SHADE
- (H) SPACED GLASS WINDOW SYSTEM
- (I) PRE-CASTER ALUMINUM WINDOW
- (J) ALUMINUM WINDOW SYSTEM - SEE DETAIL 4.0A
- (K) ALUM. WINDOW

1092874 BC, LTD

930 FORT  
PROPOSED  
MID-RISE  
RESIDENTIAL

930 FORT STREET  
VICTORIA, B.C.

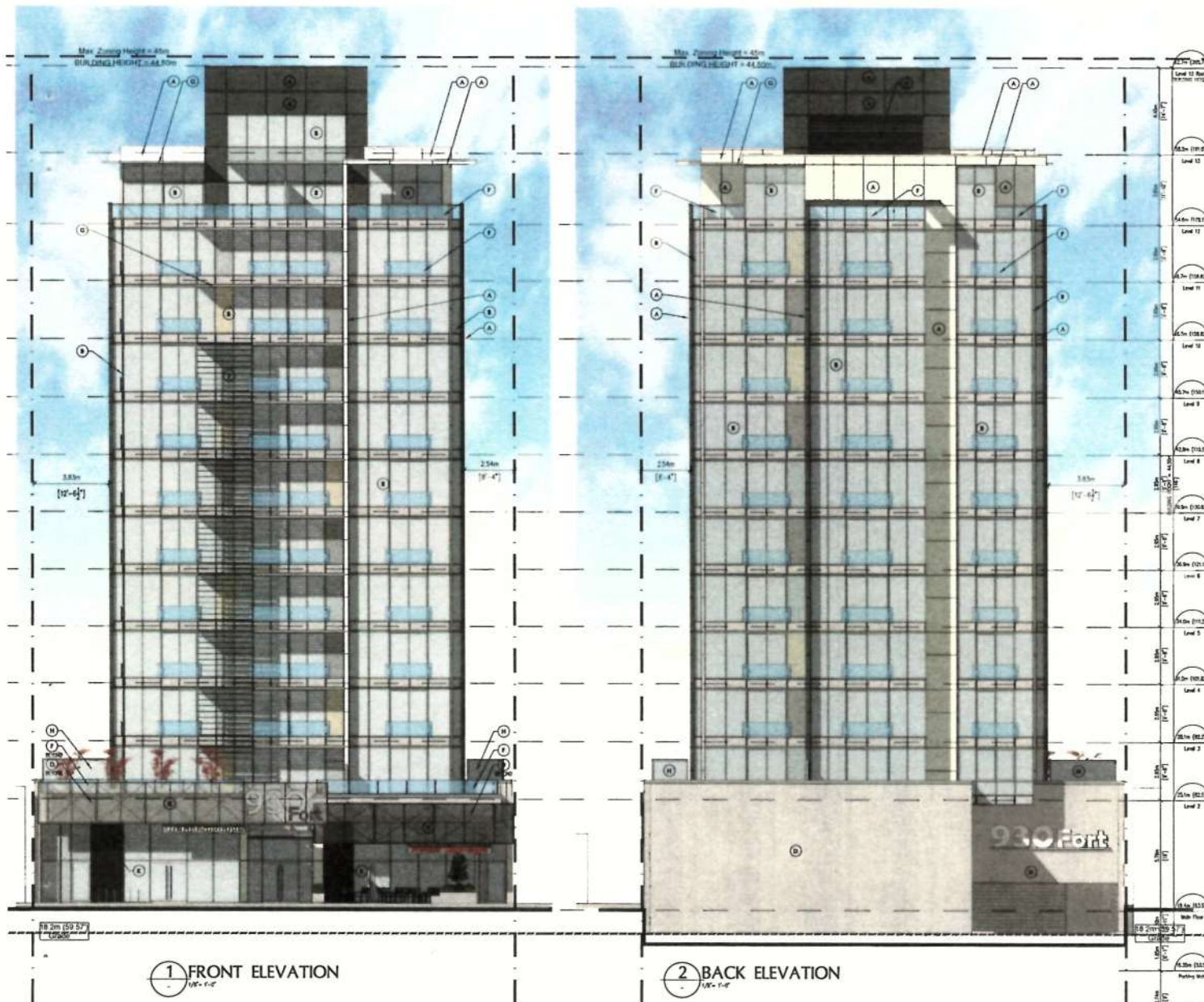
Wensley  
Architecture Ltd

EAST ELEVATION  
& WEST ELEVATION

DATE: 08/2011 PROJECT NO: 07

City of Victoria  
MAR 23 2013  
Planning & Development Department  
Development Services Division





City of Victoria  
 14th 23 2019  
 Planning & Development  
 Building Department

City of Victoria  
 Planning & Development  
 Building Department

1092874 BC, LTD

1092874 BC, LTD

**MATERIAL LEGEND**

(A)	METAL PANEL
(B)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(C)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(D)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(E)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(F)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(G)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(H)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(I)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(J)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(K)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(L)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(M)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(N)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(O)	PERFORATED METAL PANEL - SEE DETAILS 1/10
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(Q)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(R)	PERFORATED METAL PANEL - SEE DETAILS 1/10
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(T)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(U)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(V)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(W)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(X)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(Y)	PERFORATED METAL PANEL - SEE DETAILS 1/10
(Z)	PERFORATED METAL PANEL - SEE DETAILS 1/10

1092874 BC, LTD

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1092874 BC, LTD

1092874 BC, LTD

1092874 BC, LTD

1092874 BC, LTD

1092874 BC, LTD

1092874 BC, LTD

1092874 BC, LTD

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

ARCHITECT  
 CIVIL  
 MECHANICAL  
 ELECTRICAL  
 PLUMBING  
 HVAC

FRONT ELEVATION  
 & BACK ELEVATION

PROJECT NO. 1092874  
 SCALE 1/8" = 1'-0"  
 DATE 10/10/2019





1. Project Name: 1092874 BC. LTD  
 2. Project Address: 930 FORT STREET VICTORIA, B.C.  
 3. Project Type: PROPOSED MID-RISE RESIDENTIAL  
 4. Project Owner: Wensley Architecture Ltd  
 5. Project Date: MAR 23 2013  
 6. Project Status: PRELIMINARY  
 7. Project Scale: 1:100  
 8. Project Sheet: 09









SEAL

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**PROBATION**

1092874 BC. LT

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1. *Journal of the American Medical Association*, 1997; 278: 1019-1024.

24 *Journal of Management Inquiry* 18(1)

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## MID-RISE

100

930 FORT STREET.

wensley

WZL 1000-1000

CONSULTANTS

6

PERSPECTIVE

Page 10 of 10

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11



MAR 23 1953

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1092874 BC. LTD

[illegible][illegible]

NO.	
SUBJECT NAME	

930 FORT  
PROPOSED  
MID-RISE  
RESIDENTIAL

1995

930 FORT STREET  
VICTORIA, B.C.



CONSTANTS

**Abstract**

## MECHANISM

51

**TABLE 2**

12

## PERSPECTIVE

PROJECT NO	1708	DATE	12/1/81
SCALE	N.T.S.	BY	AB
DATE	12/1/81	12	

12









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 2<sup>nd</sup> 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.



WENSLEY ARCHITECTURE LTD



March 24th, 2018  
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.



WENSLEY ARCHITECTURE LTD

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 25<sup>th</sup>, 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 parkades 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



March 24th, 2018  
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 17<sup>th</sup> 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

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**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

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### 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

<b>Applicant:</b>	Mr. Dan Robbins Sakura Developments
<b>Architect:</b>	Mr. David Echiaz-McGrath, MAIBC Wensley Architecture Ltd.
<b>Development Permit Area:</b>	Development Permit Area 7B, Corridors Heritage
<b>Heritage Status:</b>	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 <sup>2</sup> ) – minimum	838.20	N/A
Density (Floor Space Ratio) – maximum	<b>5.47:1 *</b>	2.00:1
Total floor area (m <sup>2</sup> ) – maximum	4587.16	N/A
Height (m) – maximum	<b>43.12 *</b>	15.50
Storeys – maximum	<b>12 *</b>	4
<b>Setbacks (m) – minimum</b>		
Front Lot Line (south)	<b>0.60 *</b>	3.00
Rear (north)	0.00	N/A
Side (east)	0.00	N/A
Side (west)	0.00	N/A
Parking – minimum	<b>27 *</b> (including visitor)	64 (62 residential, 2 commercial)
Visitor parking (minimum) included in the overall units	3	3

Zoning Criteria	Proposal	Zone Standard
<b>Bicycle parking stalls – minimum</b>		
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 88.57m<sup>2</sup>)
- 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 side 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 Rafii 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.

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Jesse Garlick, Chair



Apr. 8, 2018

### **930 Fort Proposed Mid-rise Residential**

Response to Committee of the Whole Report (Application 00502 and 00593)

Letter to Mayor and Council

The purpose of this letter is to provide a written response to the Committee of the Whole (COTW) Reports prepared by City staff for the upcoming COTW meeting scheduled for April 12, 2018. Specifically, to encourage COTW to approve not only application 00593 (as recommended by staff), but also application 00502. We have been working on this project for over a year and have met with all of you at least once, and in some cases multiple times. We have also received a lot of support from City staff and the Downtown Residents Association. We were in front of The Advisory Design Panel last year and received excellent advice/recommendations. We would like to thank all those who have contributed to the project thus far. We are very much of the opinion that the various input from the above-mentioned stakeholders has resulted in a better project.

We are very pleased with the Committee of the Whole Report regarding rezoning application no. 00593 and staff's recommendation to move forward our rezoning application and set a Public Hearing date. We do have some concerns with the report regarding the Development Permit with Variance application no. 00502. Over the past year, in working with staff and various other stakeholders, many revisions have been made to the proposed building. While perhaps not every recommendation and suggested change have been enthusiastically received and incorporated, a multitude of revisions have been made and we are pleased with the outcome. There are certain design recommendations from staff (as outlined in the COTW report) that we have been unable to embrace. This differing of opinions regarding certain design aspects has been in place since initial discussions began over a year ago. Our desire to build an extraordinary project, one that strays slightly from the design guidelines which typically driving building design in the city, has cost us considerable time, money and energy. Our design-centric approach is not without consequences, but is driven by passion with the best of intentions. It would have been much simpler to capitulate and design a building like all others. Likely, we would have been in front of COTW last year with full staff support. We have chosen not to compromise the design of the building to make our jobs simpler. Rather, we have chosen to fight for what we believe in. We believe we have an extremely elegant, understated building that will be timeless and serve the community well for years to come.

Our intention is not to disregard staff input. Quite the contrary. We have received and incorporated many excellent staff suggestions for which we are thankful. Rather, our intention in writing this letter is to convince you of the exceptional design of our building. It is so very difficult to get "it" right. We have tried very hard to do that (i.e., get the design right), engaging multiple designers from multiple firms. What makes a building pleasing versus ordinary or forgettable? Design is in the details and although some of the suggested staff changes seem inconsequential, we believe they could have dramatic and detrimental effects. Our hope is that the subtlety and elegance of our building will make it to stand apart. We have been working with staff for over a year and many of the design items mentioned in the report have been discussed since the beginning. We have enjoyed the process and feel it has been of great value. Nonetheless, at this time, we are unsure how valuable more discussion can be. With respect to Development Permit with Variance application no. 00502, we would encourage COTW to adopt

alternate motion option number 2 and approve the current proposal. Of course, if this is unpalatable, we prefer staff's recommendation to option number 1.

Understanding how busy you all are and that you may not have the time to contemplate each item in the COTW report, rather than incorporating into this letter, we have attached a schedule that responds to each of the items identified by staff. The responses are made up of excerpts from communication over the past year.

Sincerely,

A handwritten signature in dark ink, appearing to be "Dan Robbins", written over a horizontal line.

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Dan Robbins (on behalf of Fraser McColl and Dan Robbins)



## Responses to items listed in the COTW report (application no. 00502)

### 1. Provision of distinct, well-defined retail bays, consistent with the context along Fort Street.

The two retail bays are very distinct and well defined. There are east and west commercial units separated by the building entry. Not only is the east unit physically separated from the west unit by the entry and a low concrete landscaped planter, but also by the architectural fin defining the building façade which lands between the entry and east unit. Further, and perhaps most defining, the east unit is set back approx. 20' from the face of the west unit. This has been done in order to provide an outdoor patio containing tables and seating for the east unit. There are also three trees in front of the east unit. It is difficult to imagine better distinction between the two commercial units. With respect to consistency with the context along Fort Street, the developers have, in recent years, together or independently been involved in the development of six sites on Fort Street between Douglas and Cook Streets. These include 777 (VIATeC), 838 (The Summit), 1061 (The Mosaic) and 1030 Meares (The Jigsaw). We believe that the retail bays proposed at 930 Fort Street are contextually consistent with recent development. Further, in response to staff suggestions that brick be incorporated in order to recognize historical building materials, brick walls have been added to both units. That is, we have attempted to be consistent with current and past context.

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suggestion of raising the perforated screen to the height of Lunds. It helped to partially satisfy staff suggestions of a higher podium without negatively affecting our neighbours to the north.

#### 4. 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. As mentioned previously, 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 purchased and plans are underway for a small commercial building. 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 "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 the City, 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.

5. Perforated metal.

We believe the perforated metal is an excellent material for this application. It works well with the lightness of the building and will add interest as light shines through it at different times of the day. It would be a real shame to replace it with something heavy like brick for no reason other than to satisfy a design guideline. It could be a really wonderful feature of the building at street level. Please consider the building. It is this type of small design decision that creates an extraordinary building, rather than an ordinary one.

6. Mid-block walkway.

While the size of the site makes a mid-block walkway problematic, the easement along the west property line in favour of Lunds precludes the incorporation of a mid-block walkway.

**Katie Lauriston**

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**From:** Francine Klysen [REDACTED]  
**Sent:** Tuesday, October 10, 2017 8:41 AM  
**To:** Development Services email inquiries  
**Subject:** 930 Fort Street

Re: Rezoning of the site located at 930 Fort Street

I live a block away from 930 Fort Street and I'm concerned about the design and height of the proposed development.

Given that the site is on the Fort Street Heritage Corridor I believe that contextual considerations should reflect the existing character of the street rather than View Towers. Presently, buildings are from five to seven stories in height on the 900 block of Fort Street and shooting up to twelve just doesn't fit in. I realize that the site is located in the Harris Green Neighbourhood but I believe that the Heritage Corridor should take priority.

By approving this project as submitted, the city is paving the way for more ubiquitous towers that would better suit downtown Toronto than our city.

I would like to see the project reduced in height and with a design more in keeping with the character of Fort Street rather than the glass facade for the retail/streetscape.

Respectfully,

Francine Klysen



## Katie Lauriston

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**From:** Jenny Speir [REDACTED]  
**Sent:** Tuesday, October 24, 2017 1:47 PM  
**To:** Development Services email inquiries  
**Subject:** Re-development of 930 Fort St.

Dear Sir/Madam:

I live at 838 Broughton Street and am therefore a close neighbour to this property. I attend auctions at Lund's regularly and Fort Street is my "Main Street".

What is now Fort Street was first surveyed by J.D. Pemberton in 1852 at the same time as Government Street. It has deep roots in our history. I believe we have an unparalleled opportunity with this development, as well as a number of others which will be coming forward in the near future, to do visionary work to expand and enhance the unique character of our city which draws so many visitors and tourists from around the world.

Having examined the architect's drawings as well as the applicant's correspondence, I simply can't understand what appears to be serious disregard for a large number of our City's policies and design directions. Unfortunately, until these are addressed, I cannot in good conscience support this application.

I am fully in favour of expanding our zoning to allow for residential development in what was largely a commercial corridor, but feel very strongly that it must be done sensitively and in a way which:

- 1) speaks clearly to Fort Street's historic sense of place in our City,
- 2) respects the density which applies to Fort Street (max. 5.5:1),
- 3) responds to the existing rhythm and finishes which are unique to Fort Street. This could be done by breaking up the glazing into smaller parcels, creating some bays and adding some character detailing.
- 4) The mass and design of the tower is unfortunate and inappropriate for the context of the street. It is far too tall for the street and the industrial material proposed for the finishes is completely out of place. The applicant appears to be trying to respond to the appearance of downtown buildings on View Street, but should be addressing the unique features of the buildings which justify the designation of Fort Street as an Historic Corridor, as well as creating a more cohesive design for the Street as whole. There are many contemporary materials available which would be sympathetic to the context but perforated metal mesh panel, unfortunately is not one of them.

I would ask you not to lose this opportunity to show clearly that we value and respect the historic character of our city and intend to see it enhanced whenever development proposals come forward which fall into Heritage Conservation Areas and Corridors.

Sincerely,  
Jenny Speir  
838 Broughton Street

Apr. 8, 2018

### **930 Fort Proposed Mid-rise Residential**

Response to Committee of the Whole Report (Application 00502 and 00593)

Letter to Mayor and Council

The purpose of this letter is to provide a written response to the Committee of the Whole (COTW) Reports prepared by City staff for the upcoming COTW meeting scheduled for April 12, 2018. Specifically, to encourage COTW to approve not only application 00593 (as recommended by staff), but also application 00502. We have been working on this project for over a year and have met with all of you at least once, and in some cases multiple times. We have also received a lot of support from City staff and the Downtown Residents Association. We were in front of The Advisory Design Panel last year and received excellent advice/recommendations. We would like to thank all those who have contributed to the project thus far. We are very much of the opinion that the various input from the above-mentioned stakeholders has resulted in a better project.

We are very pleased with the Committee of the Whole Report regarding rezoning application no. 00593 and staff's recommendation to move forward our rezoning application and set a Public Hearing date. We do have some concerns with the report regarding the Development Permit with Variance application no. 00502. Over the past year, in working with staff and various other stakeholders, many revisions have been made to the proposed building. While perhaps not every recommendation and suggested change have been enthusiastically received and incorporated, a multitude of revisions have been made and we are pleased with the outcome. There are certain design recommendations from staff (as outlined in the COTW report) that we have been unable to embrace. This differing of opinions regarding certain design aspects has been in place since initial discussions began over a year ago. Our desire to build an extraordinary project, one that strays slightly from the design guidelines which typically driving building design in the city, has cost us considerable time, money and energy. Our design-centric approach is not without consequences, but is driven by passion with the best of intentions. It would have been much simpler to capitulate and design a building like all others. Likely, we would have been in front of COTW last year with full staff support. We have chosen not to compromise the design of the building to make our jobs simpler. Rather, we have chosen to fight for what we believe in. We believe we have an extremely elegant, understated building that will be timeless and serve the community well for years to come.

Our intention is not to disregard staff input. Quite the contrary. We have received and incorporated many excellent staff suggestions for which we are thankful. Rather, our intention in writing this letter is to convince you of the exceptional design of our building. It is so very difficult to get "it" right. We have tried very hard to do that (i.e., get the design right), engaging multiple designers from multiple firms. What makes a building pleasing versus ordinary or forgettable? Design is in the details and although some of the suggested staff changes seem inconsequential, we believe they could have dramatic and detrimental effects. Our hope is that the subtlety and elegance of our building will make it to stand apart. We have been working with staff for over a year and many of the design items mentioned in the report have been discussed since the beginning. We have enjoyed the process and feel it has been of great value. Nonetheless, at this time, we are unsure how valuable more discussion can be. With respect to Development Permit with Variance application no. 00502, we would encourage COTW to adopt



alternate motion option number 2 and approve the current proposal. Of course, if this is unpalatable, we prefer staff's recommendation to option number 1.

Understanding how busy you all are and that you may not have the time to contemplate each item in the COTW report, rather than incorporating into this letter, we have attached a schedule that responds to each of the items identified by staff. The responses are made up of excerpts from communication over the past year.

Sincerely,

A handwritten signature in dark ink, appearing to be 'Dan Robbins', written over a circular stamp or seal.

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Dan Robbins (on behalf of Fraser McColl and Dan Robbins)

## Responses to items listed in the COTW report (application no. 00502)

### 1. Provision of distinct, well-defined retail bays, consistent with the context along Fort Street.

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# 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

