Alicia Ferguson

Subject: RE: Proposed Redevelopment at 819-827 Fort Street

From: Kristine Liu
Sent: January 23, 2019 3:10 PM
To: Robert Fung
Cc: Sydney Schwartz; Renante Solivar; Kristine Liu
Subject: Proposed Redevelopment at 819-827 Fort Street

Dear Mayor and Council,

I am writing to you in regards to the proposed Rezoning, Heritage Alteration Permit & Heritage Designation application at 819-827 Fort Street, that will be reviewed at Committee of the Whole this Thursday, January 24th (item E2 on the Agenda under 'Land Use Matters'). As we do not have an opportunity to make a formal presentation to the Committee, I would like to take this time to provide some background on the application for your reference.

We have worked with Staff over the past two years through several iterations of our application to create a proposal that satisfies many of the City's objectives for housing, heritage, character neighbourhoods and growth. **The resulting proposal that you have received is for a 10-storey building with 100-purpose built rental apartments, secured for the life of the building in the form of a housing agreement. The unit mix includes studios, 1-bedrooms, 2-bedrooms, and 3-bedroom homes.** The architecture of the building started with the retention of 2-historic facades at 825 Fort Street, and 819-823 Fort Street, from which the design evolved.

We note that Staff's report recommends 3-conditions:

1. Design amendment to accommodate additional setback at the top floor;
2. Design amendment to accommodate 12-short term bike stalls within the property site;
3. Preparation of legal agreements securing rental (to which we have agreed).

We are concerned about the design conditions proposed, as they have impacts that are not clearly outlined in the report:

1. **Additional Setback at the Top Floor Above 30-Metres**

We note that Staff are recommending a further step back at the top floor, for the portion of the building above 30.0m at the side and rear elevations. For clarity, this is a setback that will only affect the 10th floor, for portions above the 30m height guideline.

Please find attached a mark-up of the existing elevation for your reference.

This guideline in the DCAP is intended to reduce space between taller towers with more than 10-storeys and up to 45m. The additional height of this project that is over the 30m guideline is a direct result of retaining the historic building facades 819 and 825 Fort, which has higher floor to ceiling heights than a new residential building. Therefore the entire project is pushed 'upwards' requiring more height overall for a 10-storey building, above the 30m. This results in the overall height increase of entire building where only a <u>portion</u> of the top floor exceeds 30m.

Most importantly, the setting back of the 10th floor, even though only a portion of it exceeds 30m, reduces the number of rental units by 2 2-bedroom homes.

2. **Short-Term Bicycle Parking**

The current proposal includes 8 short-term bicycle stalls as part of the public realm, within the portion of the sidewalk that will be widened as part of the mid-block crosswalk adjacent to 825 Fort Street. The City's new Schedule C has an increased requirement for 12 short term bicycle stalls (from 8 under the previous Schedule C, which the project was deigned to). Staff are requesting that the entirety of the new short term bicycle parking requirement is contained within the property.

The ability to accommodate short term bike parking within the property is very difficult in mid-block infill projects such as this one, especially with retained existing heritage facades and a strong planning mandate for continuous and active commercial storefronts at the property line. Any publicly accessible bike parking located within the site has a very negative impact on the retail space and storefront continuity.

With the oversupply of long term bike parking within the project (we have a surplus of 21-long term bike parking spaces), we suggest a potential solution would be to designate the residential requirement for short-term spaces internally within the currently designed bike parking area of the building. In practice, a residential guest or visitor would be escorted by the resident to the short term bike parking area in the main floor of the building.

For the commercial portion of the building, as the project does not introduce any new commercial space than what is currently existing, we ask that the City relax the requirement for commercially-designated short term bicycle stalls for the project. In addition, there is a tremendous amount of short term bike parking within the 800 Block of Fort Street already, as part of the public realm and the City's Fort Street Bikeway Plan. Alternatively, we would continue to propose that the commercial requirement for short term bicycle stalls can be accommodated as part of this projects newly constructed public realm, if Staff believe that there is not enough capacity on the street to accommodate the short term bicycle parking for commercial users.

We believe this solution would enable the frontage of the building to continue and maintain the historic pattern of storefronts that are core to the identity of this neighbourhood.

Thank you very much for your consideration of this application and for the above. If you have any questions in advance of Thursday, please do not hesitate to give me a call at 604.818.7210.

I look forward to meeting you tomorrow.

Thank you, and best regards,

Robert Fung

Robert Fung
President

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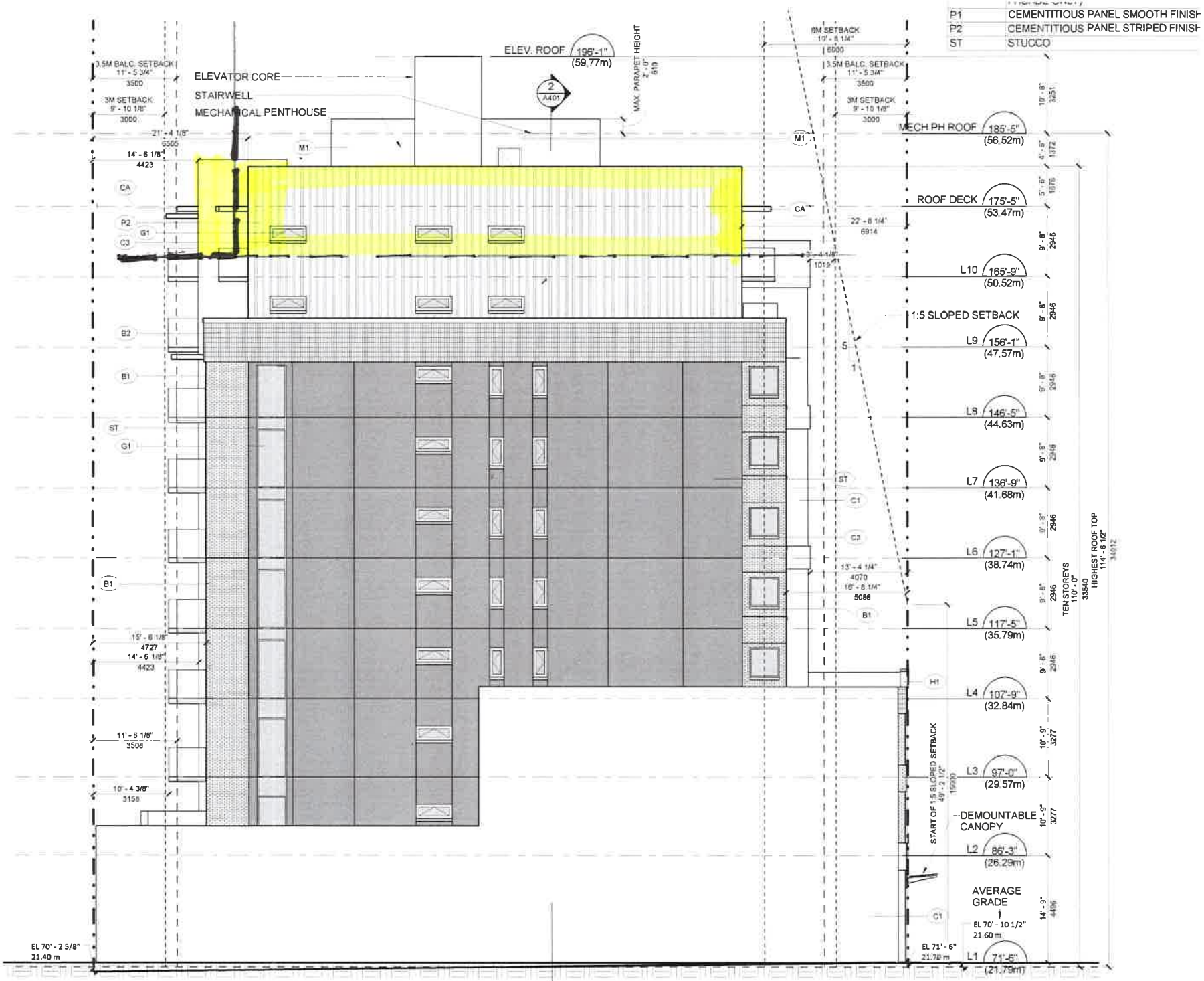
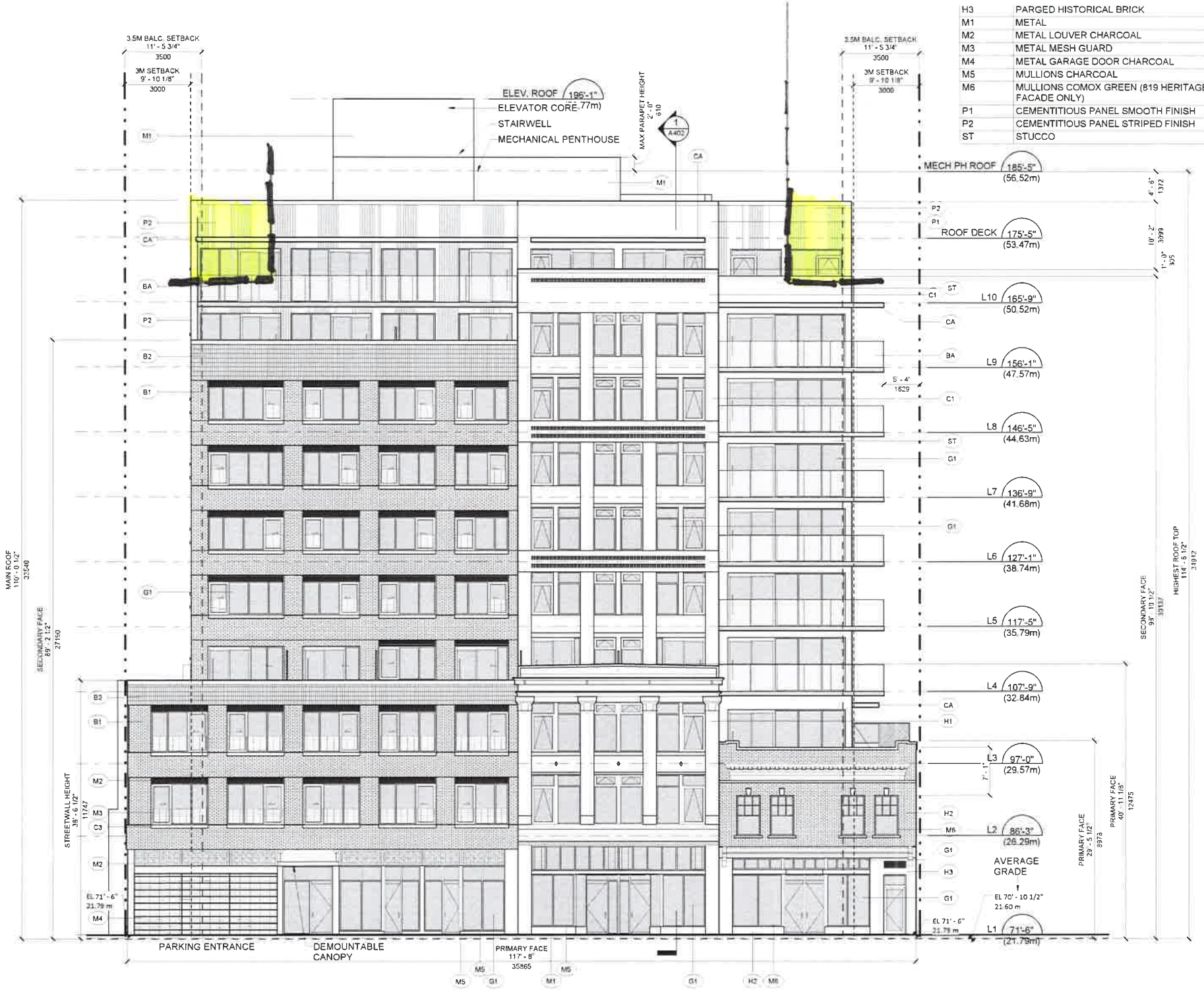


1 A303 **EAST ELEVATION**

SCALE 1/8" = 1'-0"

H3	PARGED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (819 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



1 A302 NORTH ELEVATION

SCALE 1/8" = 1'-0"