

3.1 Rezoning Application No. 00621 for 819-823, 825 and 827 Fort Street

The City is considering a Rezoning and Heritage Alteration Permit with Variance Application for a 10-storey mixed-use development containing approximately 98 rental units and ground floor commercial at a density of 5.99 floor space ratio.

Mr. Johnston noted the following corrections to the staff report:

- the proposal is for a **10-storey** development with rooftop mechanical room above
- the development would contain approximately **98** units
- parking stalls would be distributed between **2** levels of underground parking
- the majority of street-facing units do **not** have private balconies.

Applicant meeting attendees:

RENANTE SOLIVAR	MUSSON CATTELL MACKEY PARTNERSHIP
SYDNEY SCHWARTZ	MUSSON CATTELL MACKEY PARTNERSHIP
KRISTINE LIU	THE SALIENT GROUP
ROBERT FUNG	THE SALIENT GROUP
JULIAN PATTISON	CONSIDERED DESIGN
LARRY CECCO	ARCATA / STELLER ARCHITECTURE
EDDIE WILLIAMS	ARCATA / STELLER ARCHITECTURE
PATRICK SCHILLING	PARC RETIREMENT LIVING

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

- building height
- privacy and livability
- integration with the Fort Street corridor.

Ms. Schwartz provided the Panel with a detailed presentation of the site and context of the proposal, and Julian Pattison provided the Panel with details of the proposed landscape plan.

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

- why is there no development permit application associated with the rezoning?
 - Mr. Johnston clarified that the development permit component would be included in the concurrent Heritage Alteration Permit application
- what structural maintenance is proposed for the Fort Street façades?
 - the application includes two types of buildings; 825 Fort Street is a heritage-designated poured-in place concrete building. The windows will be refurbished and the storefronts will be restored
 - 821 Fort Street is a 2-storey stick frame building; its façade will be retained and will be heritage-designated for its importance to the streetscape
 - both storefronts will be partially or entirely rebuilt, and the historical configurations will be integrated into the new, concrete building
- will the heritage buildings affect the new buildings' structure at the ground level?
 - the heritage-designated buildings will have only their façades retained
 - the height of the first three storeys is driven by the 10 ft. ceiling heights of the heritage façades
- were light and liveability concerns considered with the proposal's long, narrow units?

- the retention of the heritage façades drives the proposal's design
 - the proposal includes units that are liveable but not massive, and some units have over height ceilings
- how will light enter into the rear of the two-bedroom units? Do the bedrooms have windows?
 - the sliding glass doors in the front of the suites provide ample light for the entire suite
 - units that are high enough will have transom windows
- is there an ability to share parking access with Broughton Street?
 - Mr. Johnston noted that staff have encouraged the applicant to explore this option, but that it was not deemed feasible
- what is proposed on the heritage buildings' roofs?
 - a common amenity space with dog run on the 2-storey building, and private decks for adjacent suites on the 3-storey building's roof
- why are the proposed setbacks required for the balcony projections on the south and west sides?
 - the setbacks for the balconies create more usable space for the units, but also improve the articulation and termination of the building
- what is proposed for the top level roof, and was this space considered for additional outdoor space?
 - using this space as further amenity space was considered, but the applicants felt that it would be best used if adjacent to a room
 - further rooms were not allowed at this level without exceeding the Downtown Core Area Plan (DCAP)
- was a green roof on top of the building considered, even if it were not accessible?
 - this has not been explored
- are the applicants still in discussion about the potential for a pocket park on Fort Street?
 - yes, this is still in discussion.

Panel members discussed:

- appreciation for the effort invested into the design
- desire for the inclusion of colour renderings in the submission
- potential for liveability concerns for the west side balconies, depending on what is constructed on the adjacent site
- whether carrying through the lower podium layout to the floors above is successful
- light and liveability concerns for some units
- opportunity for a modern, contemporary insertion to alleviate liveability concerns associated with long, dark units
- recognition of the success in catching borrowed light into the buried bedrooms on the second and third floors
- opportunity to redistribute massing and add daylighting to the upper levels
- the need to consider the detailing of the interiors and building massing to increase livability
- potential to increase the rear setback, especially with floor-to-ceiling windows proposed 3m from the property line
- no issues with the setback on the podium level
- appreciation for the preservation of the two façades

- questioning the contemporary expression of the addition to the 2-storey heritage building
- the integration of the heritage building being designated within the overall project
- the overall balance of composition while emulating growth over time
- appreciation for use of space in the lower level as amenity space; however, the amenity space seems small relative to the size of the project
- overall support for the proposed height; increased height would be supportable if it resulted in increased livability
- appreciation for the use of glass at street level
- desire for a less heavy, more residential material than the proposed brick
- need to refine aspects of the materiality, especially the terra cotta colour, to increase cohesion between the three distinct components
- caution against replicating the heritage materials in the new additions
- opportunity for modern, contemporary insertion to alleviate light and liveability concerns in deep units
- opportunity to green the top roof, even if not accessible
- desire to better integrate the mid-block crosswalk with the proposal
- concern for safety with the location of the parklet and underground parking entrance at the mid-block crosswalk
- the importance of maintaining the diversity of character of the street
- the proposal's successful fit within the context.

Motion:

It was moved by Paul Hammond, seconded by Stefan Schulson, that Rezoning Application No. 00621 for 819-823, 825 and 827 Fort Street be approved with the following considerations:

- improve suite livability and access to daylight
- develop the side elevations with more coherent articulation of materials and patterns relating better to the north and south façades to create a more cohesive whole
- reconsider the materials on the northeast façade to increase cohesion.

Carried

For: Jesse Garlick (Chair); Elizabeth Balderston; Paul Hammond; Deborah LeFrank; Jason Niles; Stefan Schulson

Against: Sorin Birliga, Carl-Jan Rupp