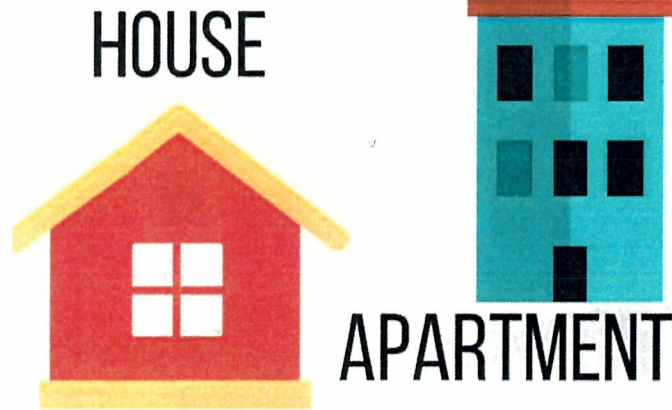


CALUC Meeting Report: July 11, 2019

Address: 1015 Cook St

Developer: Tonny Kiptoo, GMC
Projects Inc
Architect: Hillel Architecture

Attendance: 19 (15 + 4 CALUC
members)



Rezoning Re- quested	Current	Proposed	
	C1/R3-A1	Site specific zone	
Variances		2.6 parking stalls variance requested	
OCP Amendment required?	no	no	
Number of Units		31	market rent in perpetuity
	Current Zone	Proposed	
Site Coverage	Two current zones exist on this site (668.3 m2)	54% (360.3 m2)	
Number of parking stalls	18.6 required	4 stalls / 16 stall equivalent	3 modo car shares for community valued at 1 modo equals 5 stalls = 15 stalls + 1 additional stall for visitors; there will also be 39 bike spaces, which is more than 31.25 required
Set Back East		5.1m	
Set Back West		4.88m	
Set Back South		1.25m	

Set Back North		3.5m	
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	2:1 - 3.5:1	2.4:1	
Height	6 storeys	5 storeys	

Further Comments:

- Designated as OCP core residential neighbourhood
- Not approaching allowable FSR or height
- Will be a rental building, “The Charlesworth” in recognition of a WWI pilot
- Buildings on either side reflect the character of the Cook Street Village; the house to be removed has not been maintained and would be very costly to repair/renovate; approached Nickel Brothers re moving house, but hard to move the house as there is a hydro pole in the way and the structure of the building is already compromised
- Building to the north (Bell Apartments) is owned by the same developer and is being restored after a fire in the centre of the building
- Proposed: 3 units on the main floor, 7 units on each of the other 4 floors ranging from 36.6m² to 44.6m² (17x1 bedroom and 14 studios); the smaller size units can enable lower rents
- Parking: City requirements is 18.6 parking spaces for residents and visitors; plan is for 3 modo car shares (one compact, one sedan and one SUV, each with electric charging station) for community valued at 1 modo equalling 5 stalls = 15 stalls + 1 additional stall for visitor/trade vehicle for a total 16 stall equivalents; therefore requesting a 2.6 staff variance
- Bike parking and services: 33 spaces inside, 6 covered spaces outside with electric charging power cables; bike maintenance counter and outdoor bike wash; will include space for over-length bikes
- Design: vintage elements of sister building (Bell Apts) are being interpreted in a modern approach; mural on the new building will be of a WWI pilot; mural on sister building is of a suffragette; exterior detail on new building (colours, brickwork) will be sympathetic to the vintage design of the sister building
- Outdoor green space (15 x 11m) and roof-top social space de-emphasize the need for balconies
- Original plan was for 4 storeys; 5th storey was added to enable rental development vs condo development; also the planned doublewide driveway would have required removal of 100 year old chestnut tree so was removed
- Developer presented that with their Vancouver rental projects, the trend of modo car sharing and adequate bike parking and service space has proved so popular that they’ve had to rent out parking spaces to non residents

- Building timetable was presented as 15 months; no blasting required

Neighbourhood Comments Feedback on development proposal:

- The black and white colour scheme is the third in a row in this block and an alternate colour combination was suggested; likes the murals
- Neighbour to the south (heritage commercial building) would like to see 4 not 5 storeys; concerned about parking being an issue with no parking for proposed building residents
- Several residents felt that the comparison to Vancouver rental projects didn't apply to Victoria
- Another neighbour to the south (heritage commercial building) is invested in the neighbourhood and is concerned that the already-limited parking for their clients will get worse with no parking for proposed building residents; also thinks 5 storeys is too high
- Resident from condominium across the street voiced concern over parking as their parking lot already has non-residents parking there (illegally?) and said 5 storeys is too high
- Resident from the six-unit townhouse on Meares behind the proposed building appreciated the aesthetic and said the Bell Apts were good neighbours; however felt 5 storeys is too high for the neighbourhood and that modo cars will attract non-residents into the building
- Question regarding the removal of the original plan for a sculpture-like fence/landscape at the rear of the building; explanation that the fire department would not approve as it needs to have an actual fence for access to building from back
- Resident of the Bell Apts came to Victoria from Vancouver and appreciates the heritage nature of the apartments and re-assured that her landlord, the developer of the proposed building, listens to residents
- A former tenant of the house to be removed commented that when the townhouse on Meares was built, it was taller than anything else around any other building; now the Black and White condo development (Fort and Cook) is 6 storeys and the Mosaic on Fort (west of Cook) is 6 storeys; voiced concern that Victoria has a rental shortage and needs more rental housing

Community Meeting Feedback Form

1015 Cook Street (referred to as 'The Sister' of 1023)

COMMUNITY MEETING DETAILS

Date: Thursday August 16th, 2018.

Location of Meeting: the Fairfield Gonzales Community Association's (FGCA) Centre, 1330 Fairfield Road.

Approximate total number of people in attendance: Architect, owner/developer, one staff person, six community persons and 5 CALUC members (Kevin White, Joanne Fox, Joanne Thibault, Alice Albert, Robin Jones).

Note Taker: Kevin White, acting chair of meeting.

This report is not meant to be a verbatim recording of the meeting, but rather a summary of the discussions that reflects what the community said at the meeting

As was stressed at the meeting the FGCA CALUC does not approve or deny any applications for re zoning or variance applications.

PROPOSED DEVELOPMENT DETAILS

Applicant represented by:

Peter Hardcastle, Hillel Architects - architect

Jordan Milne, GMC Properties - owner/developer

The applicant explained that this proposal is to change the zoning and/or Official Community Plan for the subject property to accommodate the following proposal: to demolish an existing stucco house and build a four-storey condominium building, containing 14 units (8 x 1 bedroom units, 6 x 2 bedroom units that will be approx. 695 sq ft each. There will be 2 - one bedroom units at street level and 4 units – two bedrooms on each of the upper three storeys.

Since the purchase of 1021 Cook Street the owner/developer has been working to respect the character of Cook Street. The proposal is designed as a "sister" to the 1021 – respecting the lower height and entrance into the village.

The building will be set back from the sidewalk: the 2 units are on either side of the front entrance and will have a small garden in front. A FOB garage entrance from Cook St. leads to a driveway with parking for 11 stalls

at the back of the building and parking for electric bikes. Plugs for both electric bikes and cars will be installed.

Of necessity, there is one potential variance to be requested. If planning staff and the developer agree that a text amendment to the R-73 zoning is the best approach – the developer would require a variance to comply with the minimum lot size which is currently 675m² in that zone. 1015 Cook is only 668.3m² (70 sq.ft. too small). However; it may be that a CD zone is what goes forward in which case the zone will be custom and that "variance" won't be needed.

The OCP does not require that the developer put residential on the main floor. The developer believes there is demand for ground floor oriented residential units with large patios.

Building Height will be 13.2 metres. There will be a form of high fencing and vegetation to negate the worst impact of the proximity of the back of this proposed building and the condominium building around the corner on Meares St.

Landscaping: there may be limited impact to the trees &etc. currently in place. The tree on the boulevard should not be affected; and some landscaping will occur at the front of the building and minimal at the back of the proposed development.

There was no discussion nor diagrams to show the impact of shading to any of the buildings in closed proximity to the proposed development.

The McClure building next door (commercial usage) should not be affected.

COMMUNITY QUESTIONS AND ANSWERS

Resident in building across the street: will it be energy efficient and/or integrate sustainable forms like LEEDS.

The developer claimed that all attempts will be made to make the building energy efficient; however, since building would not start until 2021 (at the earliest) – they would like to use the latest methods and innovations.

Parking access: explained as above—off Cook St. with parking lane to rear of building and parking will be under the upper floors of the proposed build.

Resident at the Mosaic building: she said she "likes what you have done"—to integrate the style/design with the original building at 1021 Cook Street.

Questions from CALUC members:

There is no underground parking only surface parking some of which is covered by the 2nd floor; therefore, no deep digging or blasting required.

Question was asked about why the decision not to include commercial on first floor. Owner claimed that OCP requires residential and that their research shows that people want ground floor patios.

The meeting adjourned at 7:50 p.m.

The CALUC was very pleased to host this meeting and would like to commend those who participated in a respectful and cooperative manner.