



Council Report

For the meeting of August 8, 2019

To: Council **Date:** July 25, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Update on Rezoning Application No. 00621, Heritage Designation Application No. 000176 and Heritage Alteration Permit with Variances Application No. 00009 for 819-823, 825 and 827 Fort Street**

RECOMMENDATION

Rezoning Application No. 00621

That Council give first and second readings of the Zoning Regulation Bylaw Amendment No. 19-050 (Amendment No. 1186) and Heritage Designation Bylaw 19-072, and give first, second and third reading of Housing Agreement (825 Fort Street) Bylaw No. 19-051.

Heritage Alteration Permit with Variances Application No. 00009 Revised Motion

That Council, after giving notice and allowing an opportunity for public comment and after a Public Hearing for a Rezoning Application, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00009 for 819-823, 825 and 827 Fort Street, in accordance with:

1. Plans, date stamped May 27, 2019.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - increase the height from 30m to **31.1m** for the main roof
 - **increase the maximum projection into height for rooftop structures from 5.0m to 5.1m for the elevator overrun**
 - reduce **short term** bicycle parking from 12 to 0
 - reduce parking from **76 stalls** to 57 stalls.
3. Receipt of a car-share agreement that includes 45 MODO car-share memberships for residents without vehicles in perpetuity and a dedicated car-share vehicle parking stall on site.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."

EXECUTIVE SUMMARY

The purpose of this report is to present Council with new information regarding a Rezoning Application, Heritage Alteration Permit with Variances Application and Heritage Designation Application for the properties located at 819-823, 825 and 827 Fort Street. The necessary conditions that would authorize the approval of the rezoning for the subject site have been fulfilled in accordance with the Council motion of January 24, 2019. The applicant has made changes to the proposal to address the Council motion; therefore, the staff recommendation for the Heritage Alteration Permit with Variances has been updated to reflect the changes to the building height and parking requirements. The changes to the motion are shown in bold text above.

BACKGROUND

The proposal is to rezone from the CA-HG Zone, Harris Green District and the CA-2 Zone, Fort Street Special Commercial District, in order to increase the density to 6.17:1 floor space ratio and construct a ten-storey, mixed-use building with ground-floor commercial uses and rental residential apartments above. The proposal would retain the façade of the heritage-designated building located at 825 Fort Street and designate the façade of the building located at 819-823 Fort Street. The proposed variances relate to height, short term bicycle parking and vehicle parking.

The application was presented to Committee of the Whole (COTW) on January 24, 2019. The COTW report and Council meeting minutes are attached to this report. The motions from the Council meeting were as follows:

Rezoning Application No. 00621

"That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00621 for 819-823, 825 and 827 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Direct staff to explore options for short term bike parking.
2. Direct staff to explore additional opportunities for outdoor space on the top of the roof.
3. Plan revisions to address setback and building design issues, as outlined in the concurrent Heritage Alteration Permit (No. 00009) report, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Preparation and execution of legal agreements to secure the tenure of all dwelling units as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development."

Heritage Alteration Permit with Variances Application No. 00009

That Council, subject to design revisions to step back the upper storey from the side and rear property lines, increase the setback to the balconies on the south and west elevations and provide greater articulation of the west facade to improve the overall fit with the context and after giving notice and allowing an opportunity for public comment and after a Public Hearing for a Rezoning Application, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00009 for 819-823, 825 and 827 Fort Street, in accordance with:

1. Plans, date stamped October 25, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - increase the height from 30m to 33.5m
 - reduce bicycle parking from 12 to 0
 - reduce parking from 75 stalls to 57 stalls.
3. Receipt of a car-share agreement that includes 45 MODO car-share memberships for residents without vehicles in perpetuity and a dedicated car-share vehicle parking stall on site.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."

Heritage Designation Application No. 000176

"That Council approve the designation of the property located at 819-823 Fort Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, concurrent to consideration of Rezoning Application No. 00621 if it is approved."

ISSUES AND ANALYSIS

Short Term Bicycle Parking

There is limited opportunity to provide short term vehicle parking on the subject site given that the façades at 819-823 Fort Street and 825 Fort Street, which are situated on the property line, are to be retained. The new façade at 827 Fort is similarly set close to the property line and the majority of the frontage is taken up by the underground parking access. Therefore, rather than providing short term parking in front of the building, the applicant is proposing 10 visitor bicycle parking stalls within the building in close proximity to the residential entrance, elevator and stair access. These parking stalls would be for residential visitors. Two new bicycle racks are proposed within the public right-of-way in front of 825 Fort Street next to the future crosswalk to satisfy the commercial bike parking requirements, although they would be available to anyone visiting Fort Street. The exact location of the two racks would be determined at the building permit stage. Staff recommend that Council consider supporting the short term bicycle parking variance of 12 stalls (two commercial and 10 residential) given the proposed visitor parking.

Amenity Space

The applicant has made changes to the proposal to relocate the common amenity areas, with the outdoor amenity area moved to the rooftop and the indoor common room brought to the ground floor, adjacent to the residential lobby and bicycle amenities. The proposed rooftop amenity space would include a fenced dog run, yoga space, lounge seating, a dining area, raised garden beds and several planters for small trees and shrubs. Two staircases and the elevator would provide access to the rooftop amenity space. To accommodate the elevator access, a small height variance has been added to the Heritage Alteration Permit with Variances Application to allow the elevator overrun to project an additional 0.1m into the maximum height.

Parking Variance

The previous common room has been changed to a two-bedroom dwelling unit, which brings the total number of units from 100 to 101 and increases the requested parking variance from 18 to 19 stalls. The wording of the motion for the Heritage Alteration Permit with Variances has been updated to reflect this change.

Upper Storey Setbacks, Height and Building Design

Rather than stepping the upper storey back to meet the Downtown Core Area Plan's (DCAP's) minimum step back requirement (6m for portions of a building above 30m), the applicant has reduced the height of the building from 33.5m to 31.1m, which brings the building closer to meeting the maximum height of 30m as recommended in the DCAP. Although, the proposal still does not align with the DCAP step back guidelines, staff recommend that Council consider supporting the proposal as the effect of reducing the overall height has a more positive impact on the street and surrounding properties than stepping back the upper storey.

The applicant has also revised the design of the west façade of the building to remove the balconies which encroached into the recommended side setback and to add more variation in materials, colour and texture, as well as horizontal reveals at each level that create shadow lines. These changes have improved the visual appearance of the prominent west elevation and reduces the potential impact of this development on the future redevelopment of the neighbouring property at 805-817 Fort Street.

The rear (south) facing balconies on the 825 Fort Street portion of the building still encroach into the recommended 3.5m setback by approximately 0.3m; however, staff consider this acceptable as the impact on adjacent properties is relatively minor and reducing the size of balconies or setting the building back further would reduce the functionality of the balconies and overall liveability of the dwelling units.

Housing Agreement for Rental Tenure


The applicant has executed a housing agreement to secure all the dwelling units within the building as rental. Notice of the housing agreement would be placed on title should Council adopt Housing Agreement (825 Fort Street) Bylaw No. 19-051. The new zone prepared for the site specifies certain community amenities, including the provision of a housing agreement to secure all dwelling units as rental, which must be provided in order to achieve the maximum density of 6.17:1 floor space ratio (FSR). This ensures that any future development of the site would also need to provide a rental housing agreement to develop to a density above 2.25:1 FSR.

CONCLUSIONS

The necessary conditions that would authorize the approval of Rezoning Application No. 00621 for the property located 819-823, 825 and 827 Fort Street have been fulfilled. The recommendation for Council's consideration contains updated language to advance the application to a Public Hearing and an Opportunity for Public Comment.

Respectfully submitted,


Alec Johnston
Senior Planner
Development Services Division


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager


Date: August 1, 2019

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, date stamped May 27, 2019
- Attachment D: Committee of the Whole reports, dated January 10, 2019
- Attachment E: Council meeting minutes, dated January 24, 2019.

BLANSHARD ST

1119-1125	815	835
1115/17		
1113	814/18	822
1111		824
800		826-832
810		838 42-F
		840

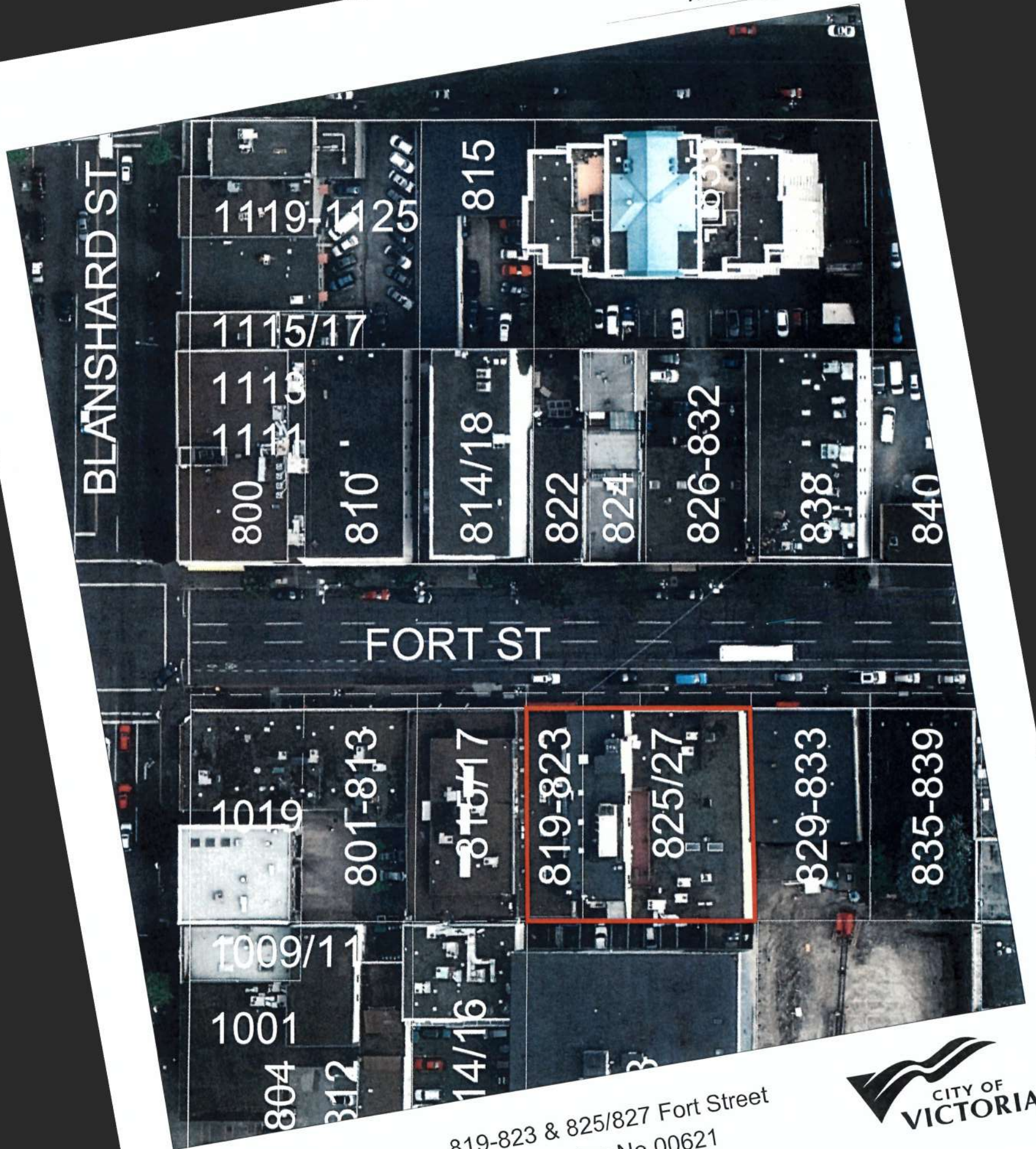
FORT ST

1019	801-813	815/17	819-823	825/27	829-833	835-839
1009/11						
1001	14/16					
804						
812						



819-823 & 825/827 Fort Street
Rezoning No.00621





819-823 & 825/827 Fort Street
Rezoning No.00621





SOUTHEAST VIEW



NORTH VIEW



NORTHWEST VIEW

MCM

**Musson
Cattell
Mackey
Partnership**

Architects Designers Planners

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mcm@cheshapeake.com

Revised: 2019-05-24

Revisions: DD MMM YYYY

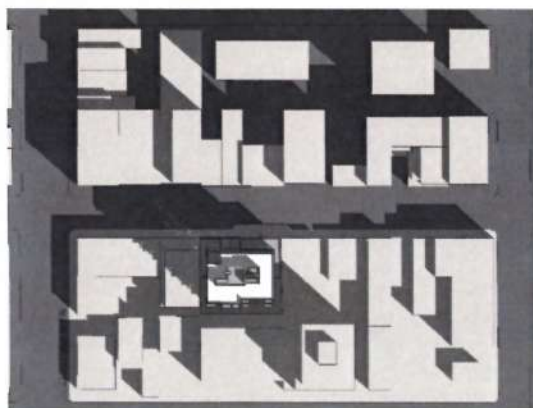
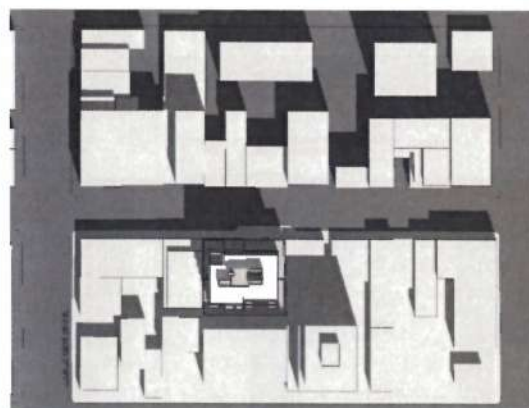
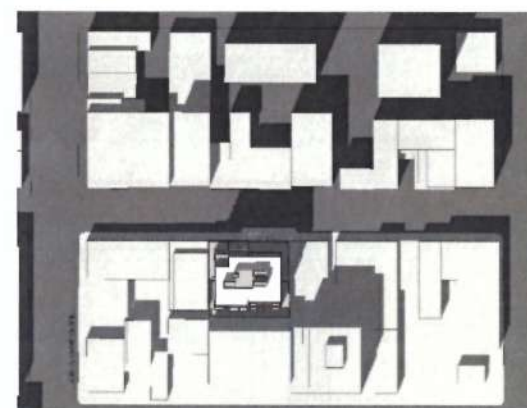
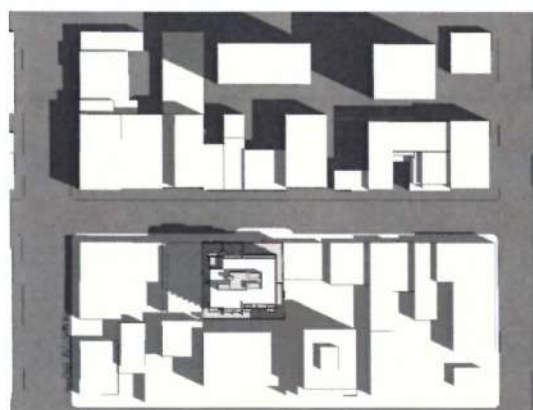
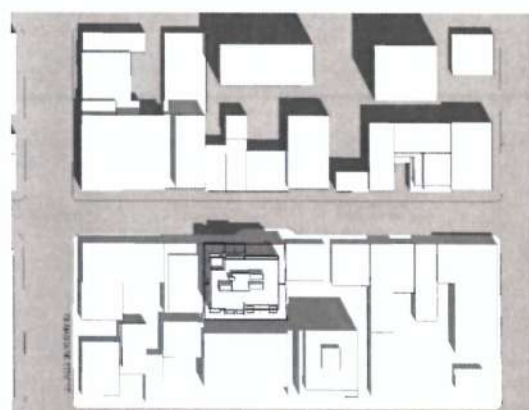
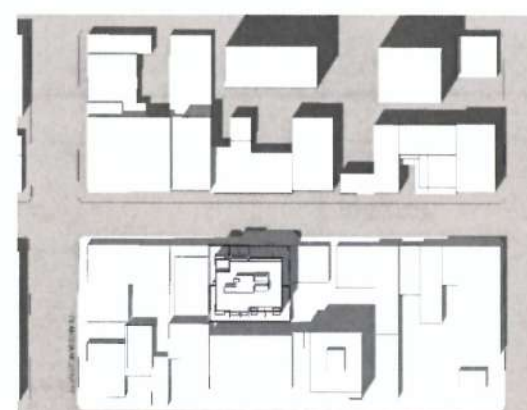
825 Fort
Street Victoria

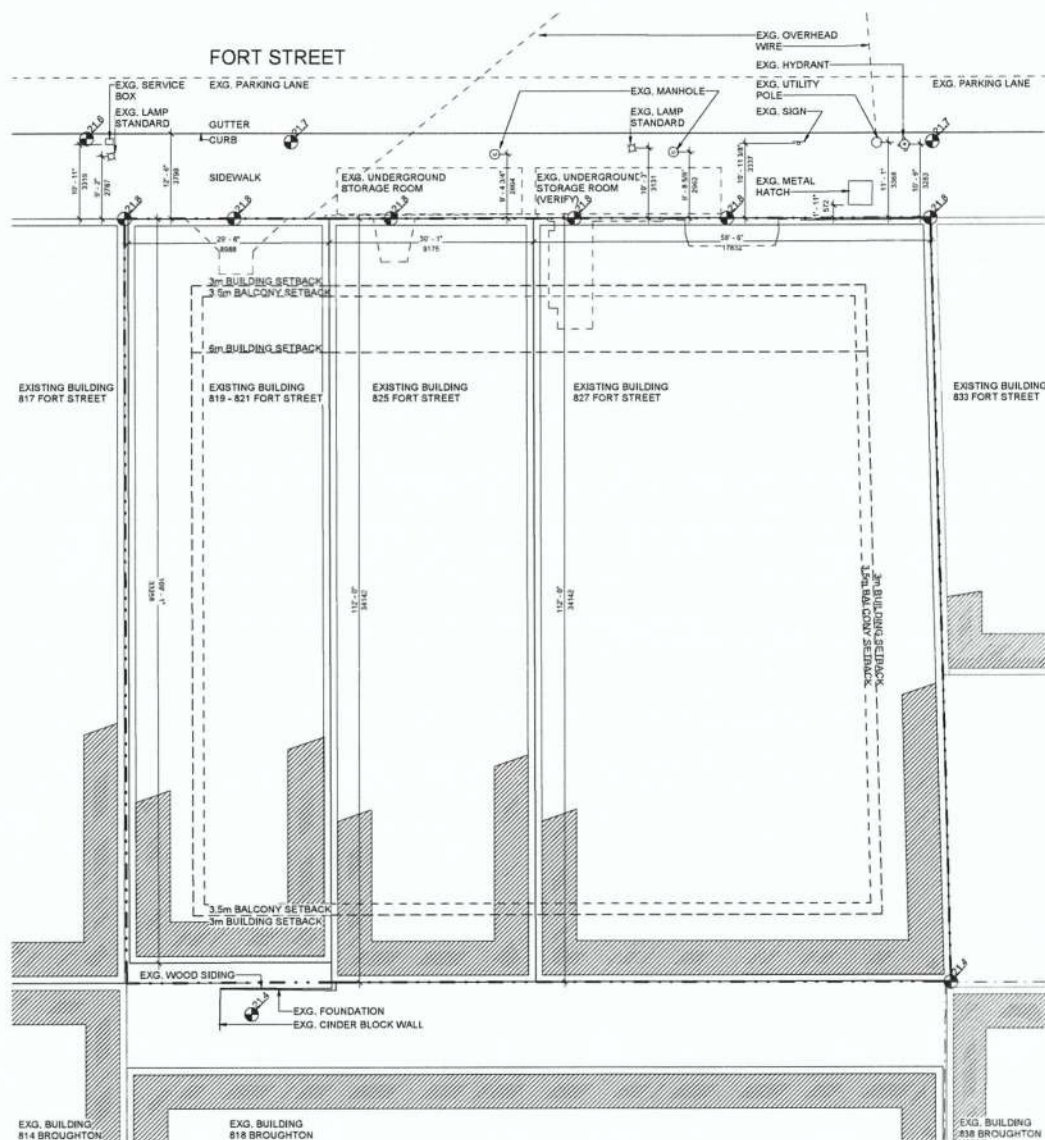
825 Fort Street
Victoria, BC
Project
Renderings

Drawing
Scale
Project: 217093

Sheet **A002**

REZONING RESUBMISSION: 2019-05-24


 1
 A003
 SCALE
 Spring Equinox 10 AM

 2
 A003
 SCALE
 Spring Equinox 12 PM

 3
 A003
 SCALE
 Spring Equinox 2 PM

 4
 A003
 SCALE
 Summer Solstice 10 AM

 5
 A003
 SCALE
 Summer Solstice 12 PM

 6
 A003
 SCALE
 Summer Solstice 2 PM

1 Site Plan Existing
A101 SCALE 1" = 100'

Revisors: 00 MM YY

825 Fort
Street Victoria

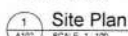
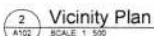
825 Fort Street
Victoria, BC

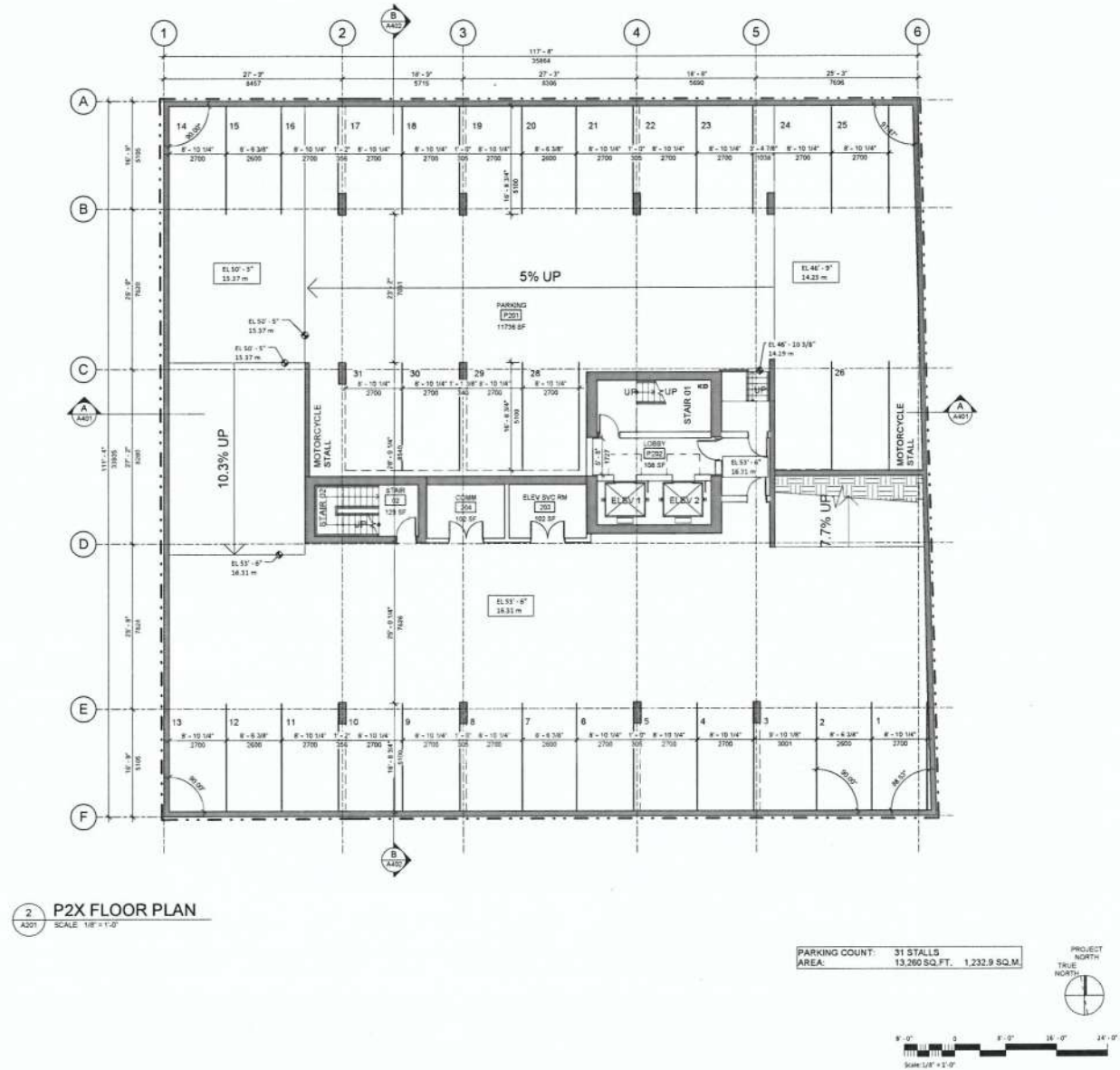
Site Plan Existing

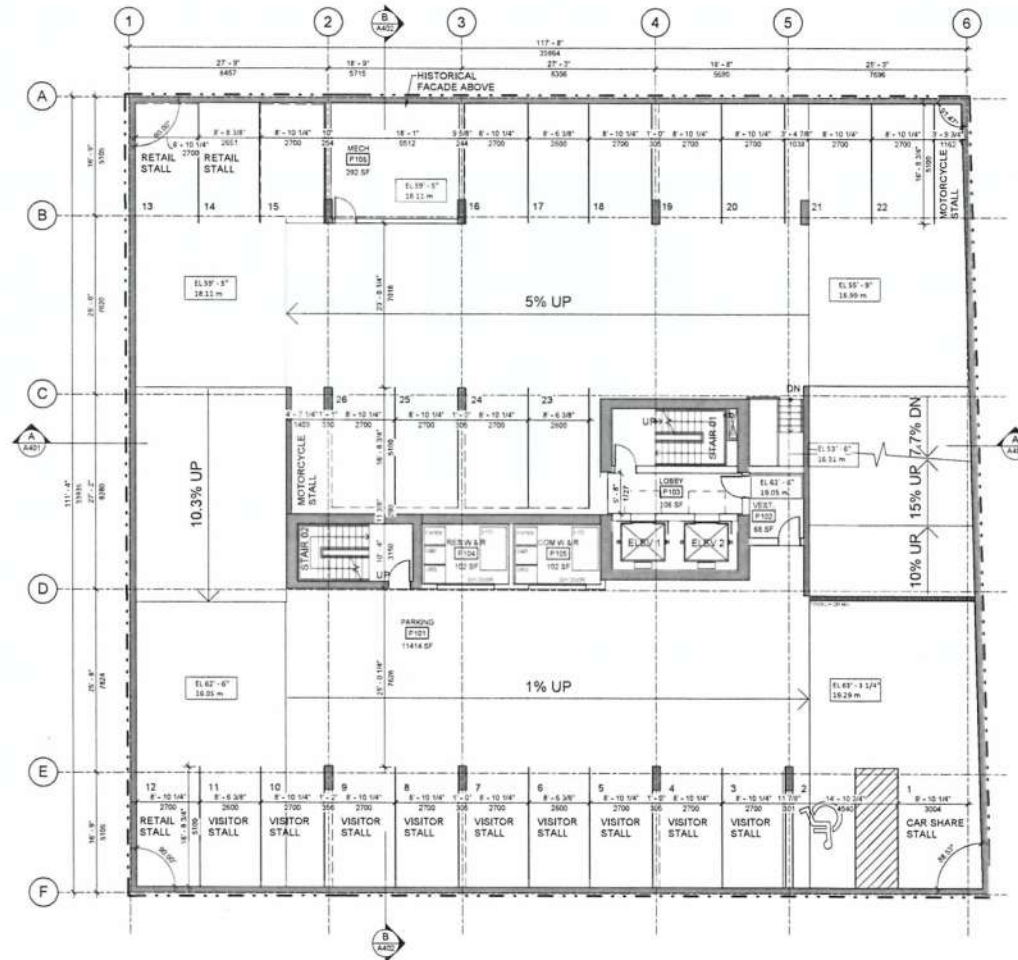
Drawing	
Scale	1 : 100
Project	217023

A101

ZONE (EXISTING)	CA-HQ
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	7,702.5 SQ.M. (82,899 SQ.FT.)
COMMERCIAL FLOOR AREA	453.3 SQ.M. (4,879 SQ.FT.)
OFFICE FLOOR AREA	6.17
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	31.7 M (MAIN ROOF)
NUMBERS OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	139
CLASS 2	12
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6.9 M
REAR YARD	4.4 M
SIDE YARD (E)	3.1 M
SIDE YARD (W)	3.0 M
COMBINED SIDE YARDS	6.1 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	101
STUDIO	10
1 BEDROOM	47
2 BEDROOM	37
3 BEDROOM	7
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
STUDIO	28.2 SQ.M. (304 SQ.FT.)
1 BEDROOM	38.9 SQ.M. (419 SQ.FT.)
2 BEDROOM	56.4 SQ.M. (607 SQ.FT.)
3 BEDROOM	81.5 SQ.M. (877 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA	477 SQ.M. (5133 SQ.FT.)



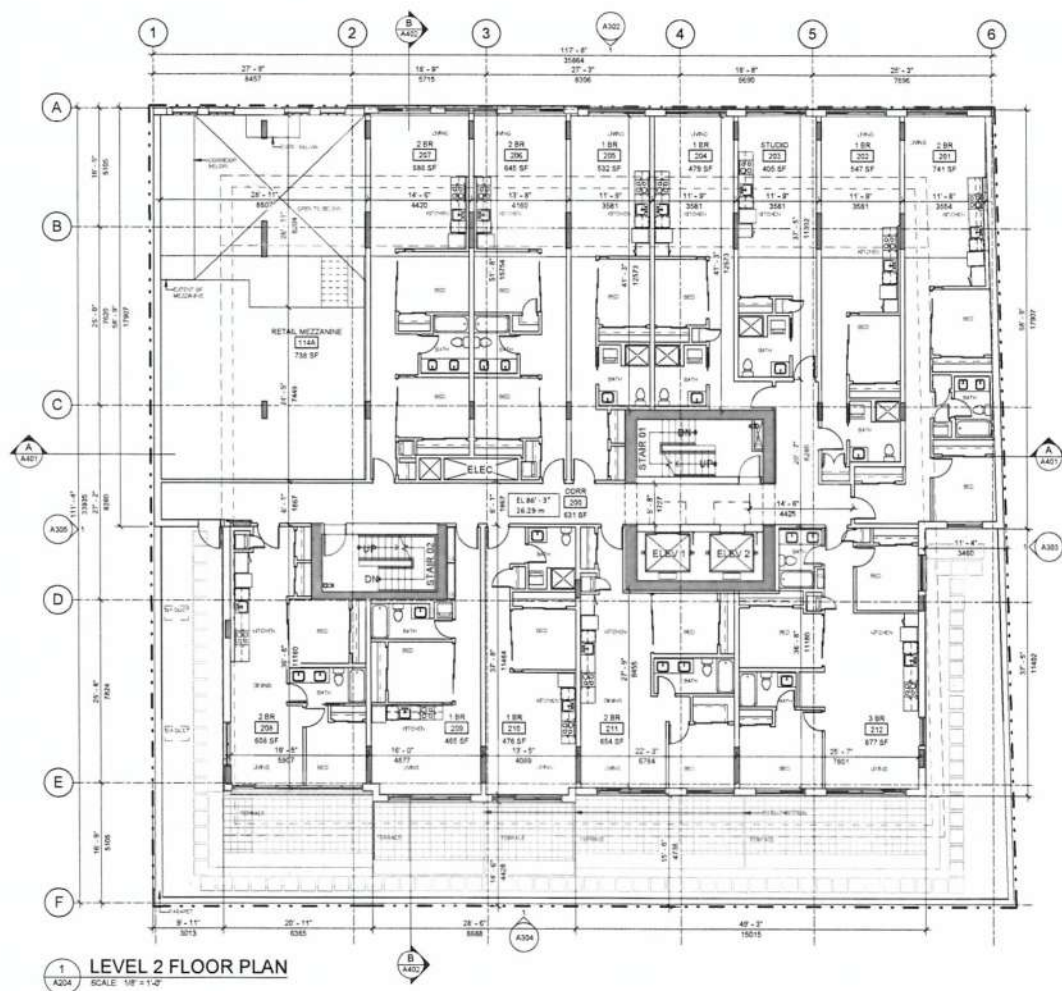






LOADING		GROUNDING	
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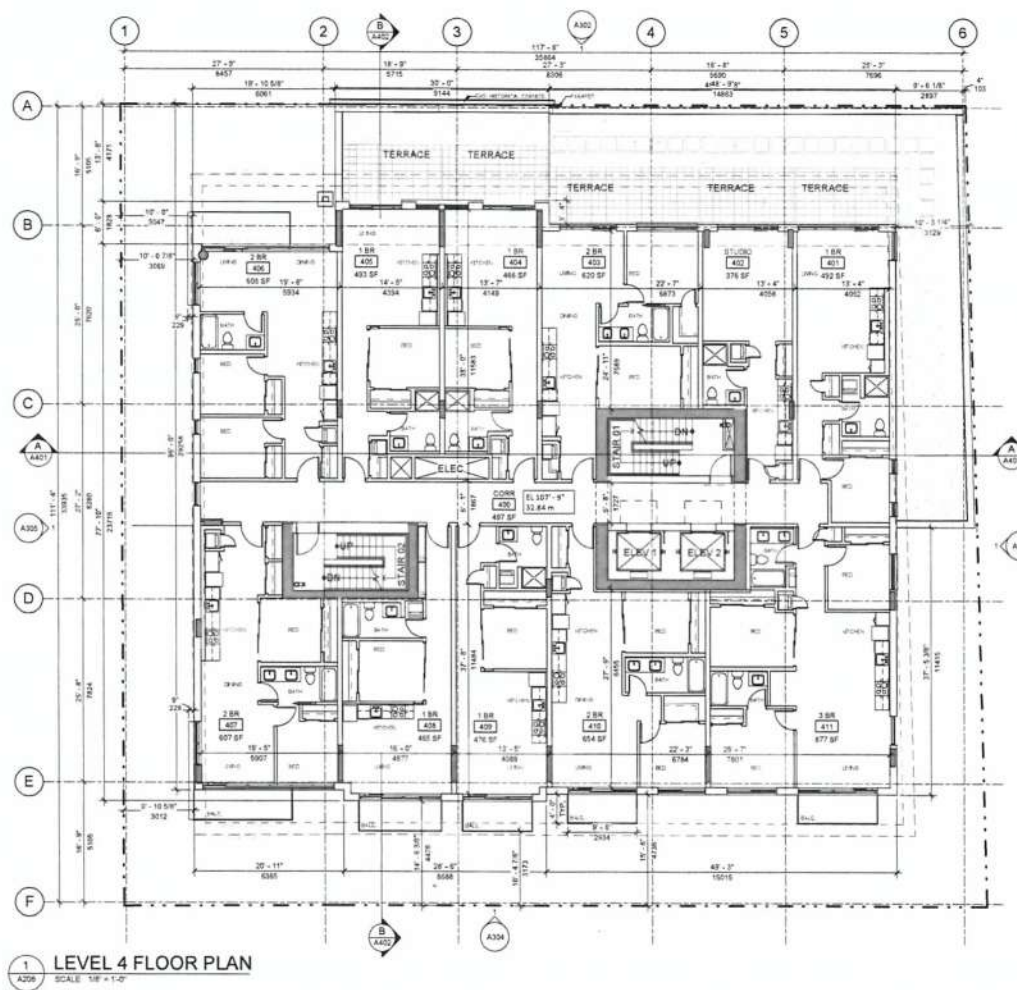
L 02 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1





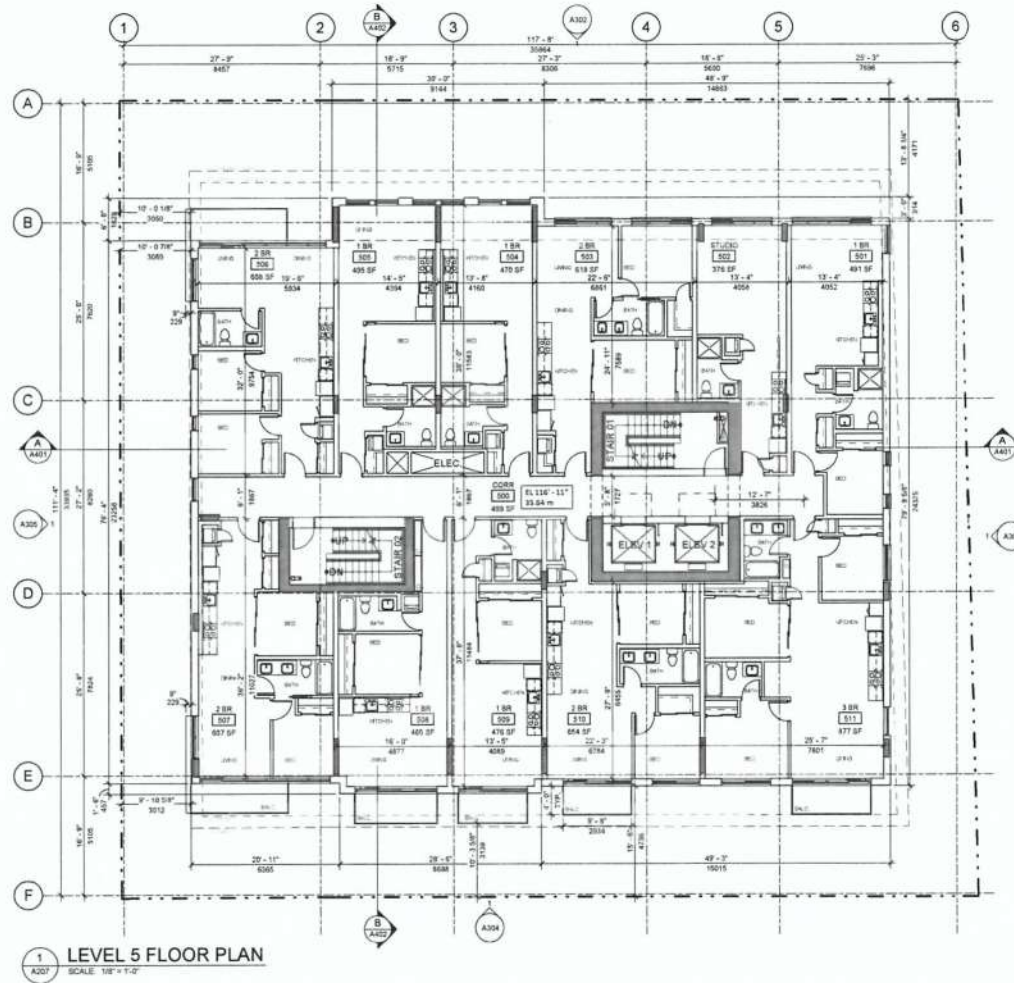
L 03 UNITS	
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2 BR	6
3 BR	1
STUDIO	1

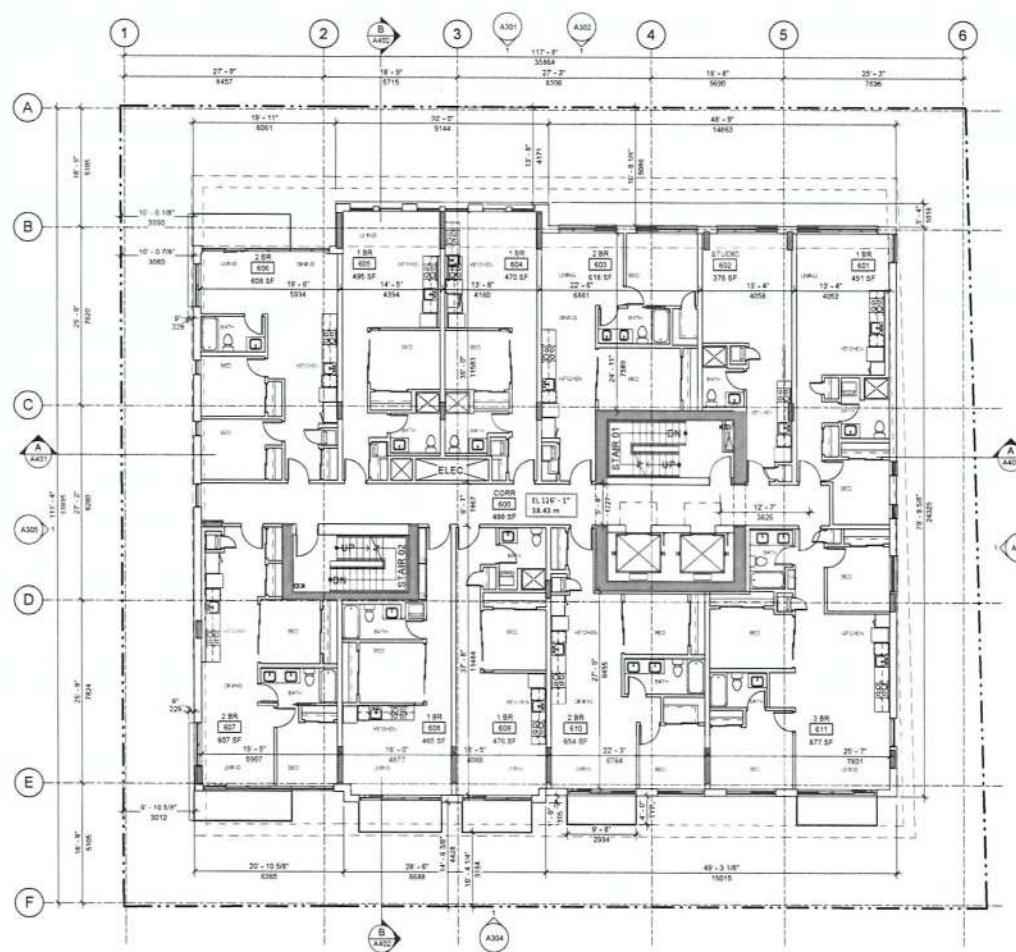




L 04 UNITS	
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2 BR	4
3 BR	1
STUDIO	1



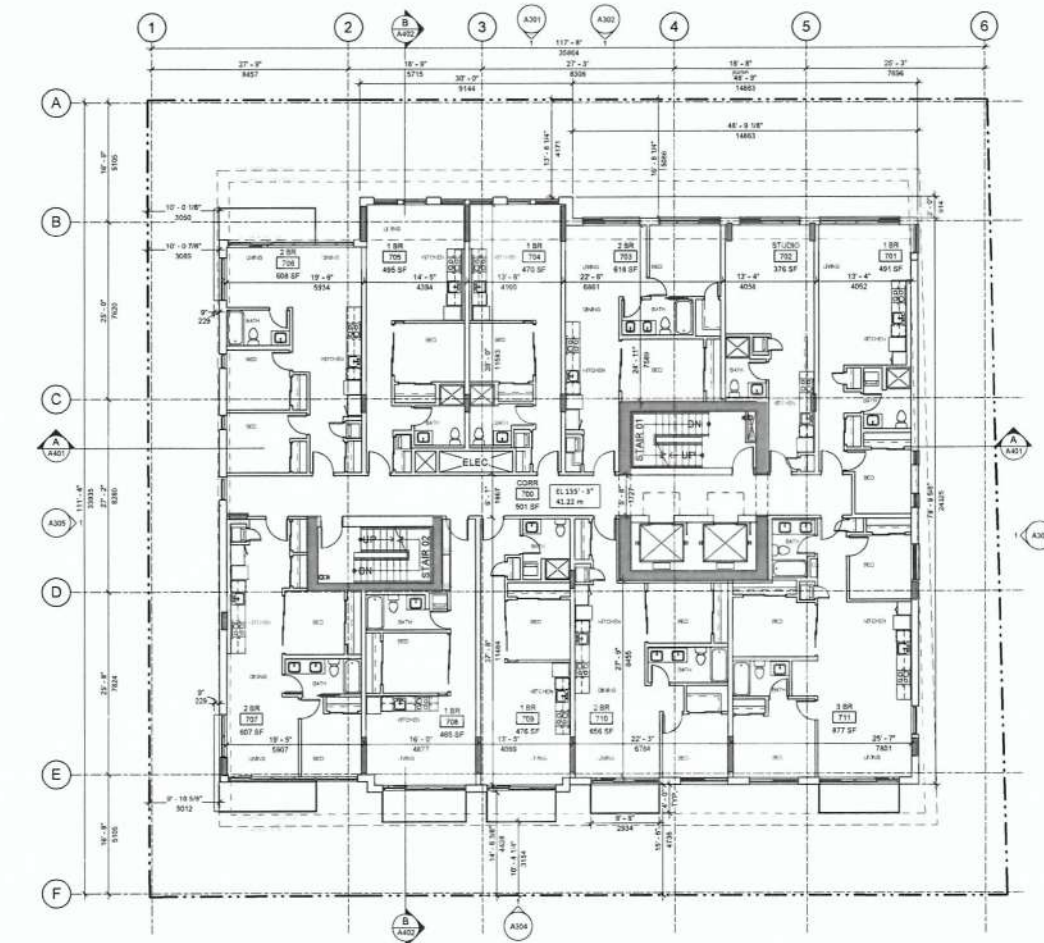




1 LEVEL 6 FLOOR PLAN
A208 SCALE 1/8" = 1'-0"

L 06 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1

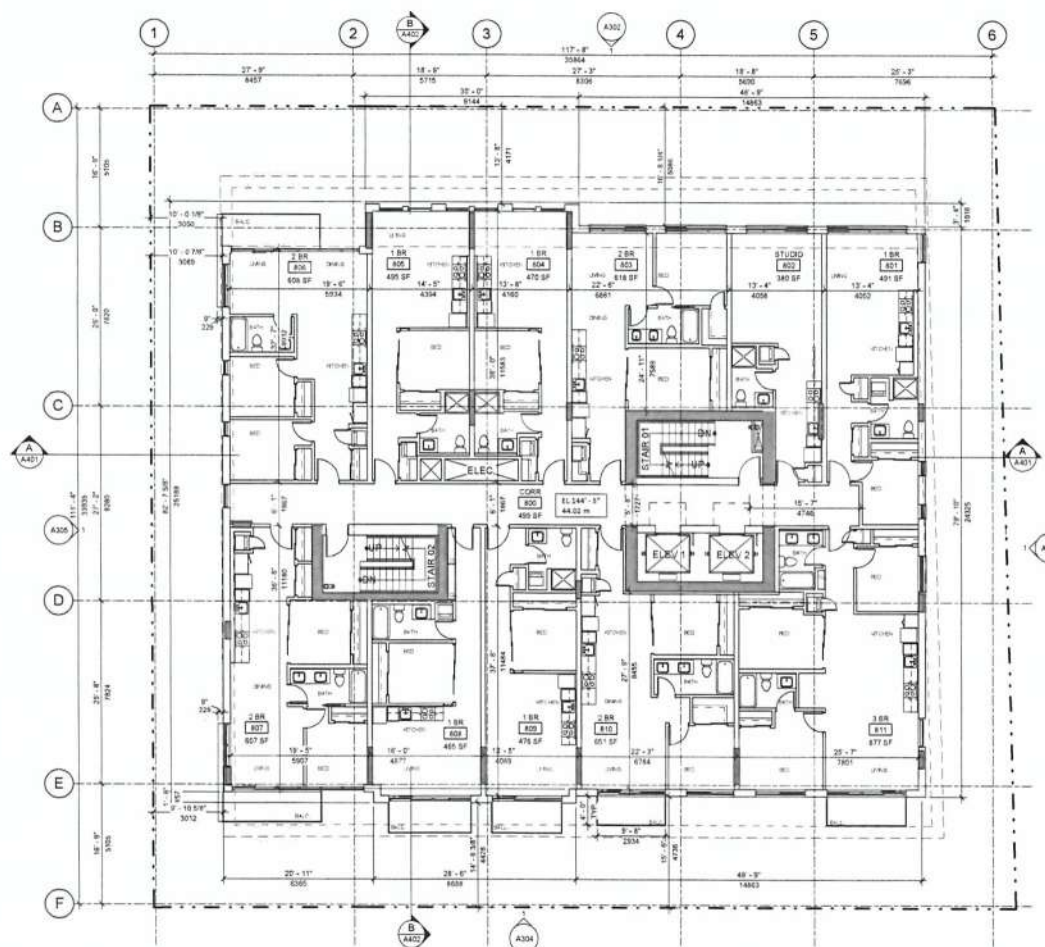




LEVEL 7 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L07 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1

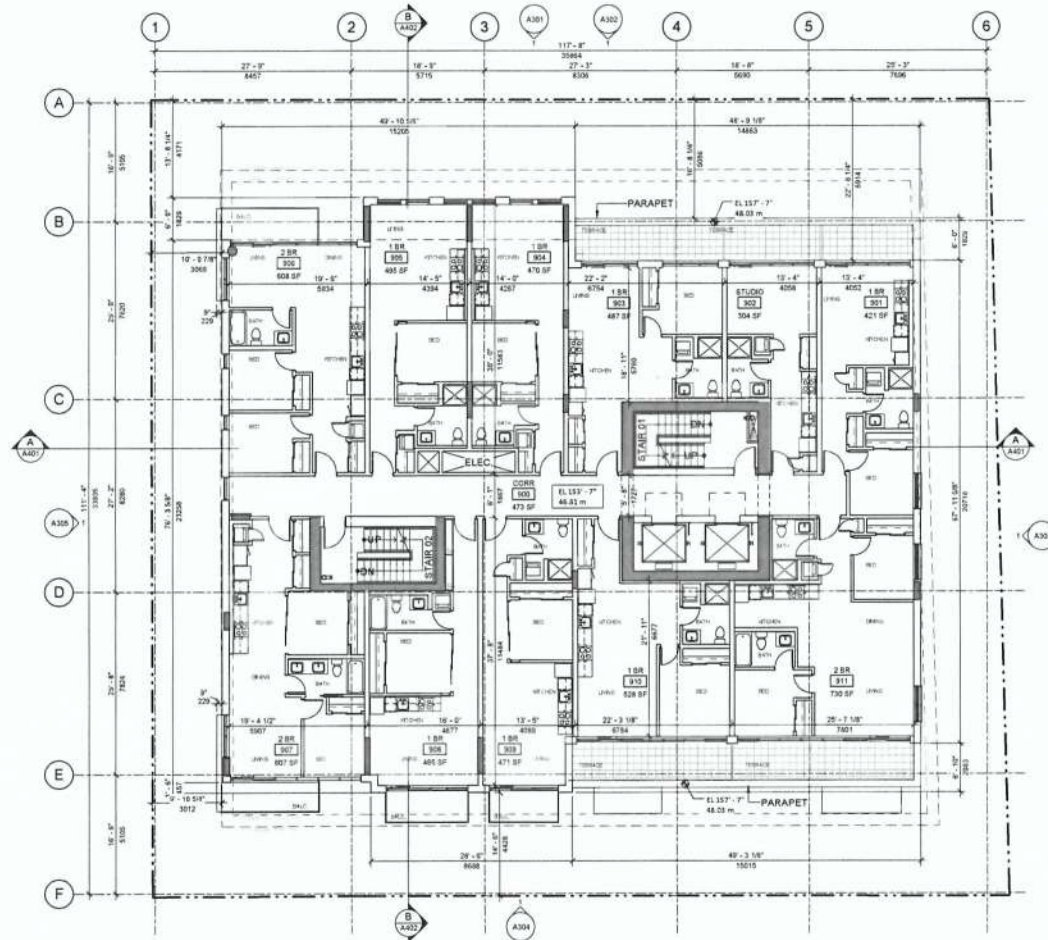




1 LEVEL 8 PLAN
SCALE: 1/8" = 1'-0"

L 08 UNITS	
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2 BR	4
3 BR	1
STUDIO	1

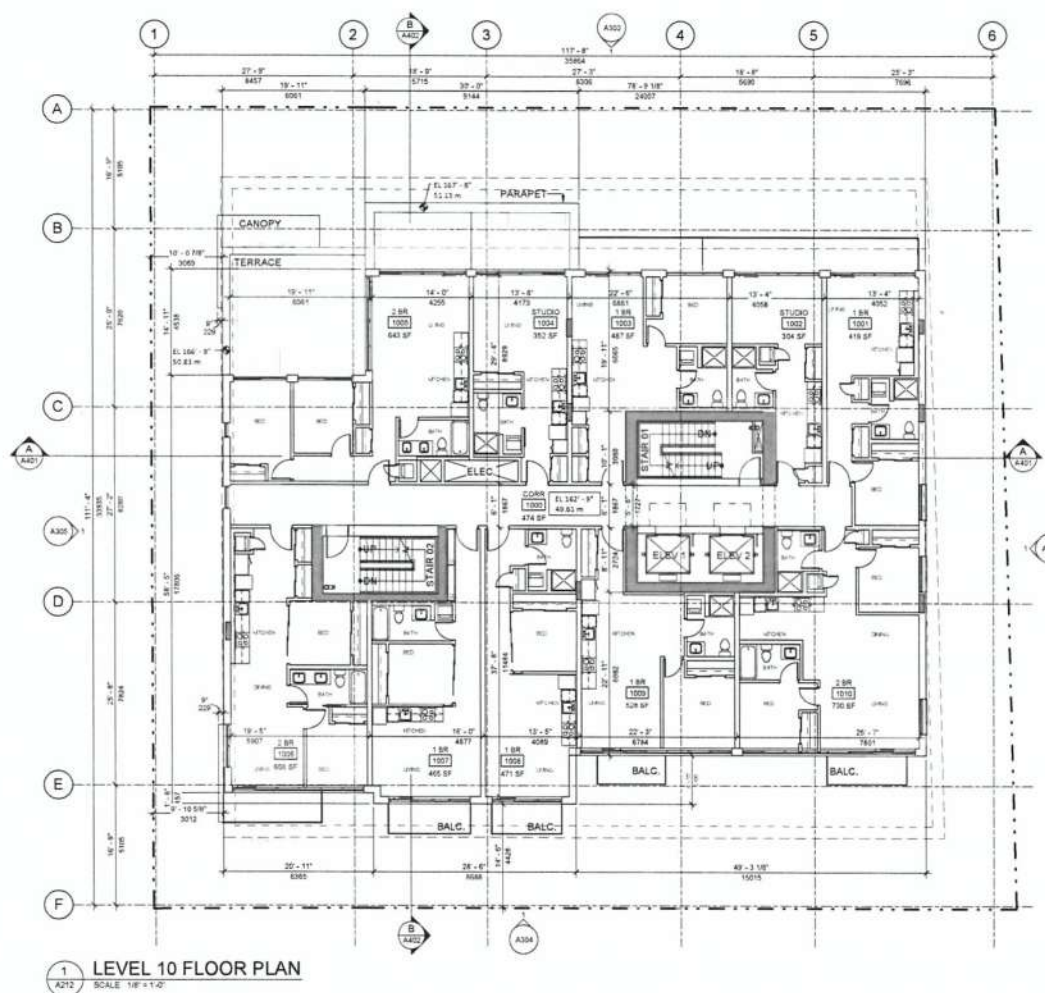




1 LEVEL 9 FLOOR PLAN
A211 SCALE: 1/8" = 1'-0"

L 09 UNITS	
1 BR	7
2 BR	3
STUDIO	1

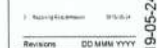




L 10 UNITS	
1 BR	5
2 BR	3
STUDIO	2

Scale: 1/8" = 1'-0"





825 Fort
Street Victoria

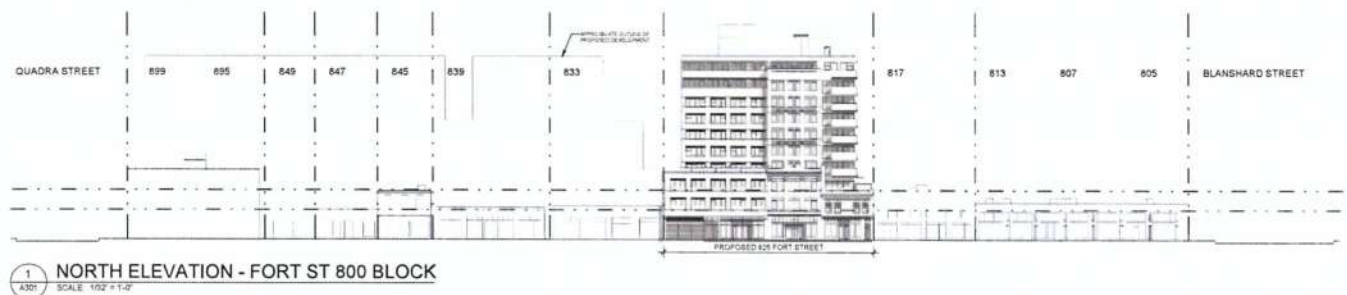
825 Fort Street
Victoria, BC

Project

Roof Plan

Drawing	
Scale	1/8" = 1'-0"
Project	217033

A213



FORT STREET IMAGES : EXISTING STREETScape



899

895

849

847

845

839

833



827

825

819

817

813

807

805

EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

M C M

**Musson
Cattell
Mackey
Partnership**

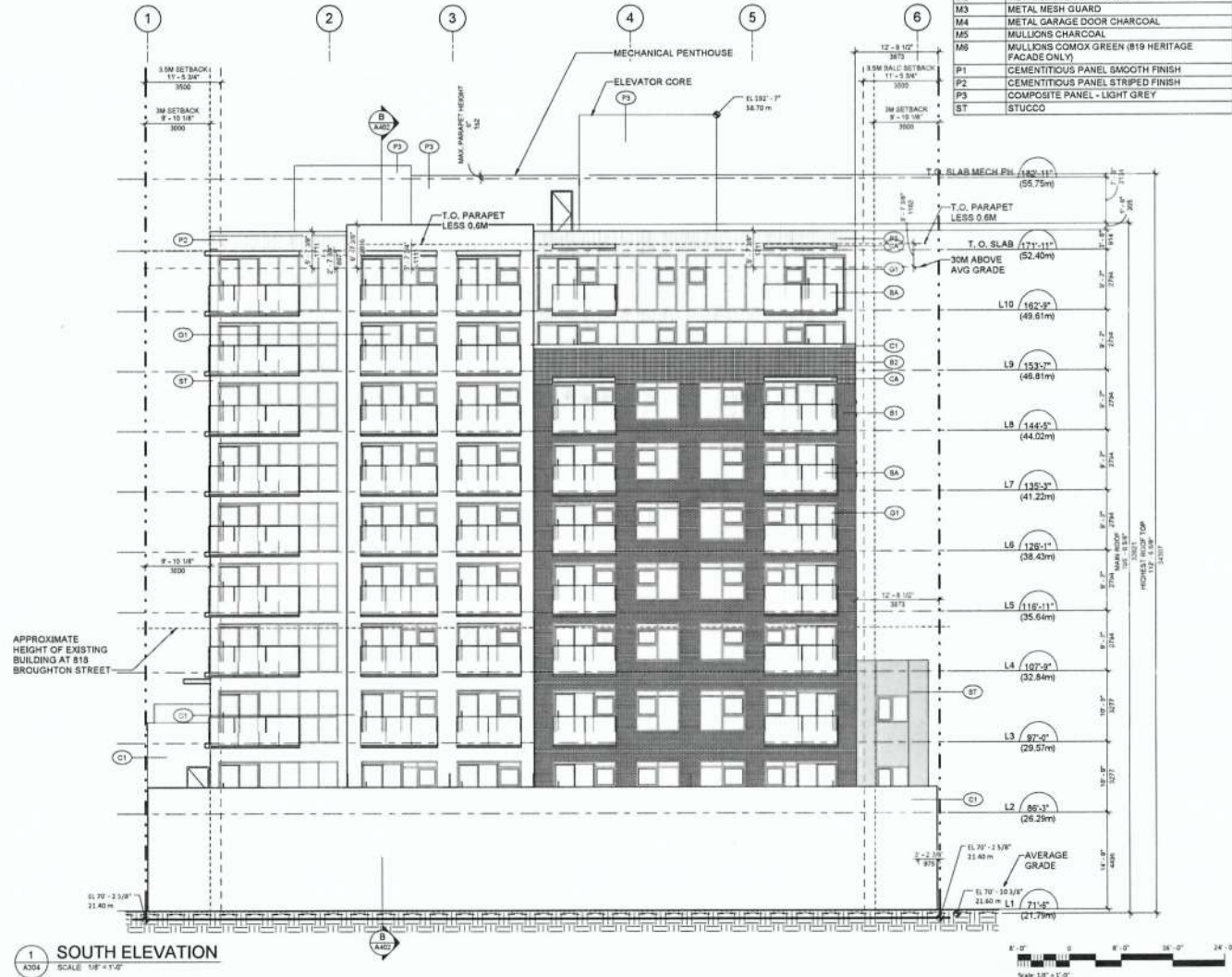
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F: 604.687.3771
McM@archmuson.com



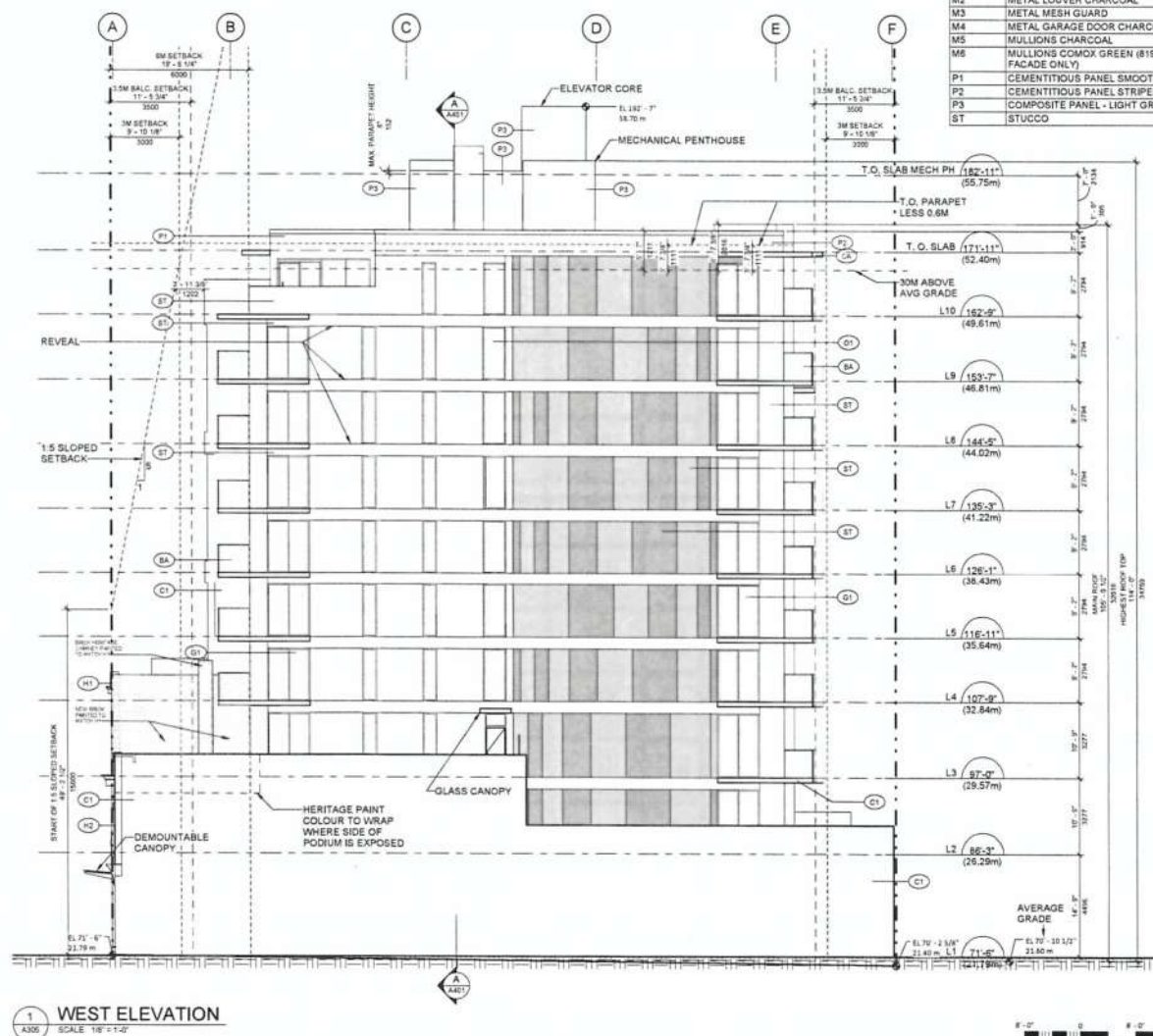


Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILL
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PAVED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
M6	MULLIONS COMOX GREEN (B19 HERITAGE FACADE ONLY)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
P3	COMPOSITE PANEL - LIGHT GREY
ST	STUCCO

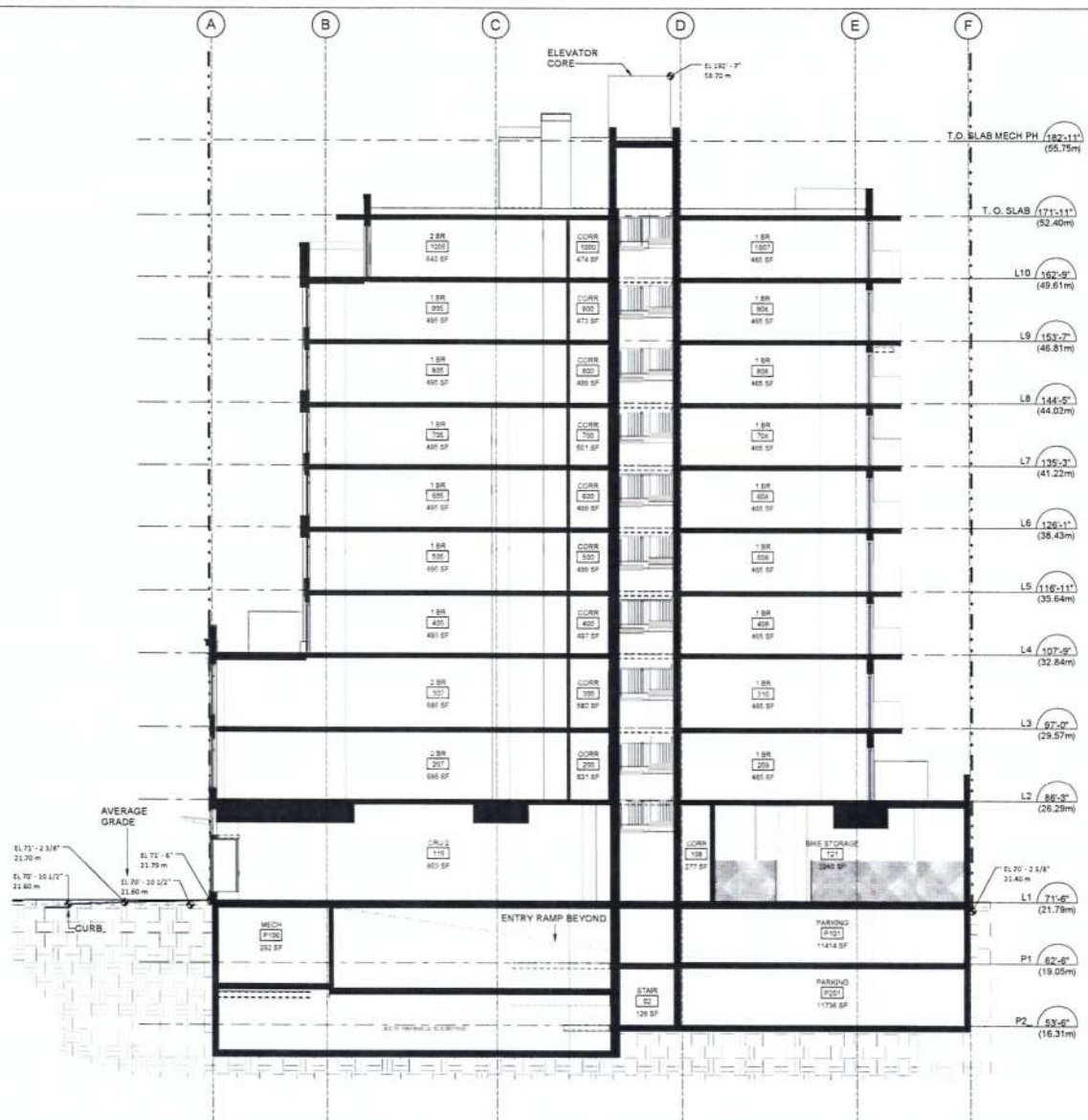


Keynote Legend - Exterior Elevation Materials

Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PAVED 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
P3	COMPOSITE PANEL - LIGHT GREY
ST	STUCCO







Section B
SCALE 1/8" = 1'-0"



1. Issued for Construction 2019-05-24
Revisions DD MWW YYY

825 Fort
Street Victoria

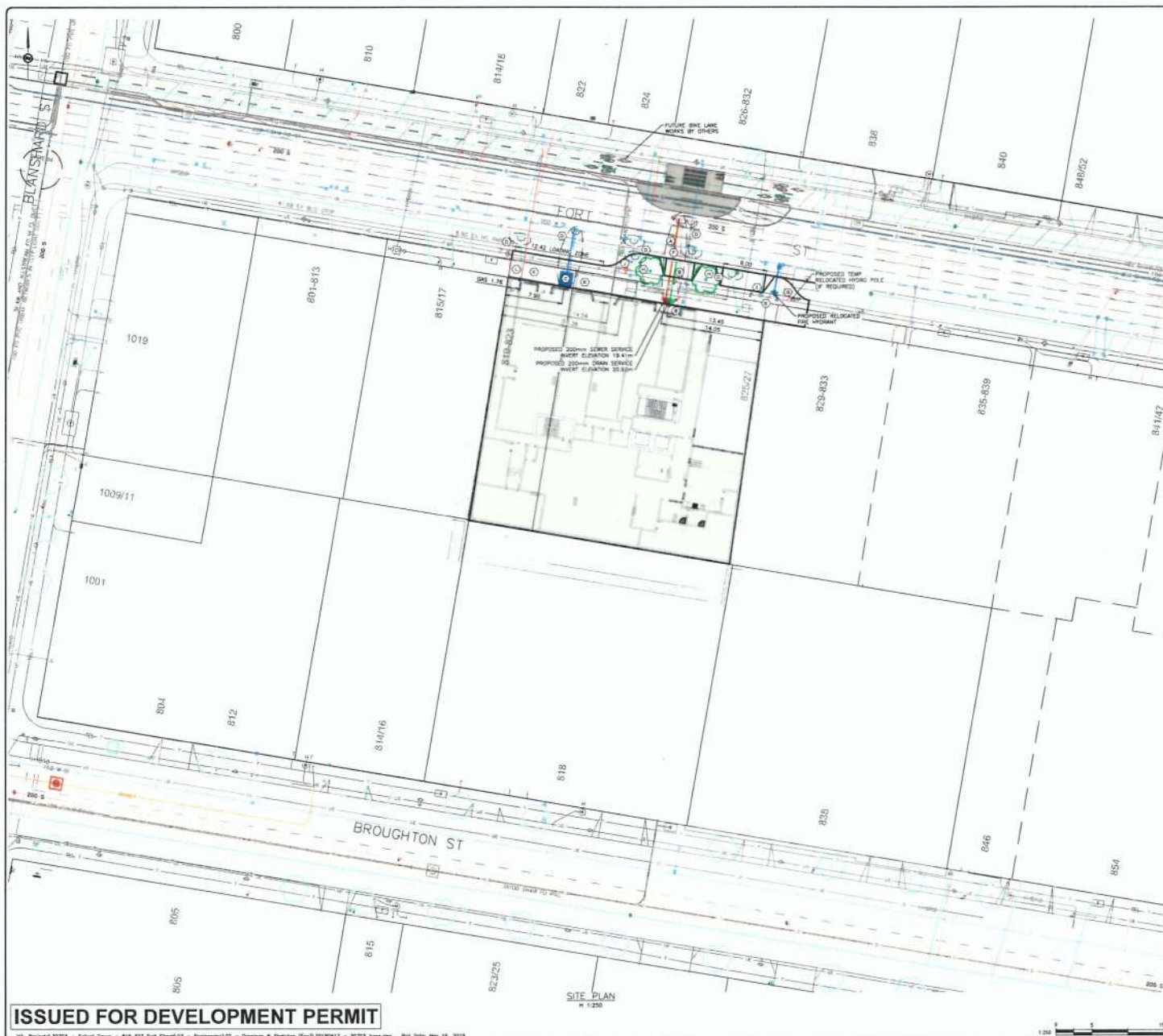
825 Fort Street
Victoria, BC
Project
**Building
Section**

Drawing
Scale 1/8" = 1'-0"
Project 217031

Sheet

A402

REZONING RESUBMISSION: 2019-05-24



- DETAILED CONSTRUCTION NOTES:**
1. CITY OF VICTORIA TO INSTALL NEW 200mm SEWER SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE DETERMINED.
 2. CITY OF VICTORIA TO INSTALL NEW 200mm DRAIN SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE DETERMINED.
 3. CITY OF VICTORIA TO INSTALL 200mm FIRE AND 150mm DOMESTIC FIRE SERVICES TO PROPERTY LINE AT DEVELOPER'S EXPENSE.
 4. CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPER'S EXPENSE.
 5. CONTRACTOR TO INSTALL 8.0m WIDE DRIVEWAY DROP AS PER CITY OF VICTORIA STANDARD (DRAWING C78) FULL PANEL REPLACEMENT REQUIRED.
 6. CONTRACTOR TO INSTALL NEW 8.0m WIDE DRIVEWAY DROP AS PER CITY OF VICTORIA STANDARD (DRAWING C78) FULL PANEL REPLACEMENT REQUIRED.
 7. CONTRACTOR TO INSTALL PROPOSED STREET TREES AS PER CITY OF VICTORIA STANDARDS.
 8. CITY OF VICTORIA TO REMOVE EXISTING FIRE HYDRANT AND INSTALL NEW FIRE HYDRANT AT DEVELOPER'S EXPENSE.
 9. CONTRACTOR TO INSTALL NEW STREET LIGHT CONDUIT, JUNCTION BOXES AND STREET LIGHT BASES AS PER CITY OF VICTORIA STANDARDS. CITY OF VICTORIA TO REMOVE EXISTING STREET LIGHT PRIOR TO CONSTRUCTION AND REINSTALL STREET LIGHT AFTER CONSTRUCTION AT DEVELOPER'S EXPENSE.
 10. CONTRACTOR TO FILL EXISTING UNDERGROUND BASEMENT UNDER DIRECTION AND SUPERVISION OF DEVELOPER'S DESIGN-TECHNICAL ENGINEER.
 11. FORTIS FORCES TO CAP EXISTING GAS SERVICES AND INSTALL NEW GAS SERVICE.



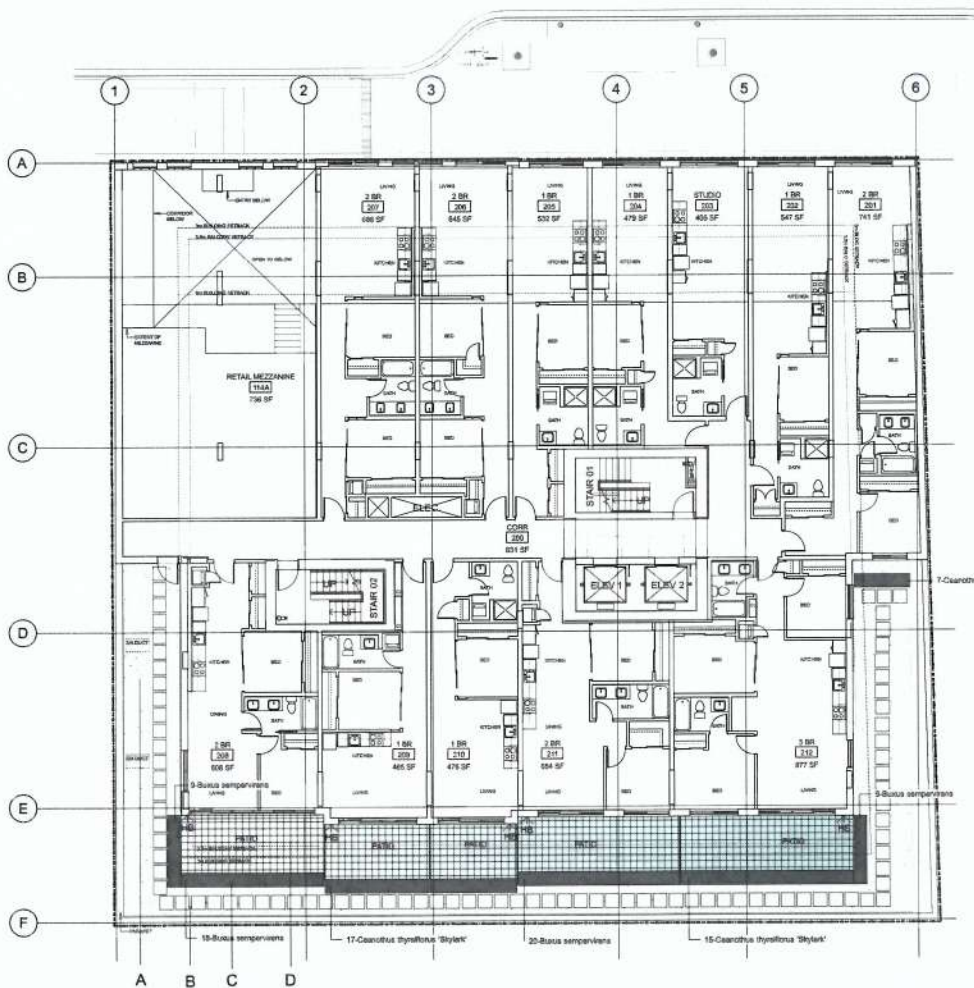
**825 FORT STREET
PRELIMINARY CIVIL PLAN**

Scale: 1:250
 Sheet: 1 of 1
 Eng. Project No.: 30703

JEA J E ANDERSON & ASSOCIATES
 SURVEYORS - ENGINEERS
 VICTORIA SAUNDERS
 PHONE 250-723-2314 FAX 250-723-3395

LEGEND			
LAMP STANDARD	1515	CLEANOUT	1515
POLE (Hydro, Fe)	1515	CATCHBASIN	1515
S/LC WIRING	1515	MANHOLE	1515
CAP	1515	SERVICE RISER	1515
WATER	1515	MOUNTABLE CURB	1515
SEWER	1515	NON-MOUNT CURB	1515
DRAIN	1515	EDGE ASPHALT	1515
		DITCH	1515
		METER	1515
		VALVE	1515
		VALVE	1515
		VALVE	1515
		HYDRANT	1515
		AIR VALVE	1515

ISSUED FOR DEVELOPMENT PERMIT



- A CRUSHED ANGULAR WHITE GRAVEL
B 2x2 PCC WHITE PAVES
C PIC ALUMINUM PLANTER MIN 2" PLANTING DEPTH / EVERGREEN LOW HEDGE E.G. BOXUS
D 1X1 PCC PAVES ON PEDESTALS

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/CILA LANDSCAPE STANDARDS CURRENT EDITION.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

GENERAL

ALL WORK INCLUDING PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARDS, NURSERY REQUIREMENTS, NATIONAL STANDARDS CODE AND REGULATIONS RECOGNIZED AS ACCREDITED BY THE CSLA, THE CSLA NATIONAL MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATIONS.

THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO STARTING WORK TO VERIFY THAT ALL SERVICES ARE PROPERLY PROTECTED AND GRADED. UPON DISCOVERY ANY DISCREPANCIES SHALL BE REPORTED TO THE AUTHORITY. CONTRACTOR TO ADJUST THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUB-GRANDES PRIOR TO THE WORK.

NO LANDSCAPE WORK SHALL BE CARRIED OUT IN AREAS OR OVER SURFACES THAT HAVE NOT BEEN PROPERLY PREPARED AND GRADED, AND THAT DUE TO CLIMATE WOULD BE AT RISK OF UNNECESSARY DISTURBANCE.

IRRIGATION

THE IRRIGATION INDUSTRY ASSOCIATION HAS DEVELOPED THE STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. CSLA AND CSLA SUPPORT THESE STANDARDS. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR.

ALL PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM E.G. DROPPED OR SIMILAR AS APPROVED. ALL PRIORS TO HAVE A HOSEBOX LOCATION.

AN IRRIGATION SYSTEM MUST HAVE A CONSISTENT, UNIFORM, MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM

GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND REPRODUCTIVE PARTS (SEEDS, STONES, SALTS, CHEMICALS, INSECT PESTS, PLANT PATHOGENS, CARNIVOROUS, TOXIC, CHEMICAL, SOLUBLE OR INSOLUBLE AT LEVELS TOXIC TO PLANTS) AND OTHER EXTRANEAL MATERIALS THAT DERIVATIVES FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE IMPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST OR HAVE THE SUPPLIER TEST THE PROPOSED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT 3 WEEKS PRIOR TO DELIVERY ON-SITE.

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROWING FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REMOVAL OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

GROWING MEDIA SHALL MEET THE NUTRIENT LEVELS AS SET OUT IN SECTION 3.2.1, GROWING MEDIUM NUTRIENTS. GROWING MEDIA SHOULD BE FOR FOR LEVEL 1 "WELL-GROOMED" AREAS. TABLE 16.1.1 AND CONFORM TO TABLE 16.1.2, PROPERTIES OF GROWING MEDIA FOR LEVEL 1 "WELL-GROOMED" AREAS.

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE 16.1.3, MINIMUM DEPTHS OF GROWING MEDIA.

LAWN/ SOO

CLASS 1 AREA LAWN WITH LEVEL 1 MAINTENANCE, UNLESS OTHERWISE SPECIFIED. APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLANTING. (E.G. SOO TO BE IN 1 PREMIUM DRUG 2 STANDARD AND SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDING USE).

PLANTS & MULCH

THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT PLANT MATERIALS DELIVERED TO THE SITE COMPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTION OF PLANTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN APPROVAL.

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INVASIVE AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION (CANADIAN STANDARDS FOR NURSERY STOCK) AND SECTION 12, CONTAINER GROWN PLANTS, WITH RESPECT TO BODIES, GRASSES AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWING TAKES PRECEDENCE. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INVASIVE AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS (SEEDS, STONES, SALTS OR OTHER HARMFUL, CHEMICALS, OR OTHER GROWING MEDIUM THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL).

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC DARK COMPOSTED BARK.

GREENROOFS

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE 16.1.1, MINIMUM GROWING MEDIUM DEPTHS AFTER PLANTING FOR ON-SLAB APPLICATIONS, INCLUDING ROOF DECKS AND INTERIOR BEDS.

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPING OVER STRUCTURED GREENROOFS. GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPING OVER STRUCTURED GREENROOFS. GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPING OVER STRUCTURED GREENROOFS.

MAINTENANCE

SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN RULE 14.1 MAINTENANCE LEVELS - LEVEL 1 "WELL-GROOMED".

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

NATIONAL AND LOCAL AUTHORITIES' LEGISLATION AND REQUIREMENTS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL LEGISLATION AND REQUIREMENTS, WHICH MAY RESTRICT OR PROHIBIT CERTAIN ACTIVITIES SUCH AS APPLICATION OF PESTICIDES, HERBICIDES, AND INSECTICIDES.

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issue	date
DESIGN/DP	10/04/2018
REVISIONS/DP	19/04/2018
REVISIONS/DP RESUBMISSION	16/05/2019

revision	date
8	19/04/2019
9	16/05/2019

project
819-627 FORT STREET VICTORIA BC

legal

drawing
SECOND FLOOR GENERAL ARRANGEMENT

goal

scale
AS SHOWN

drawn
JP

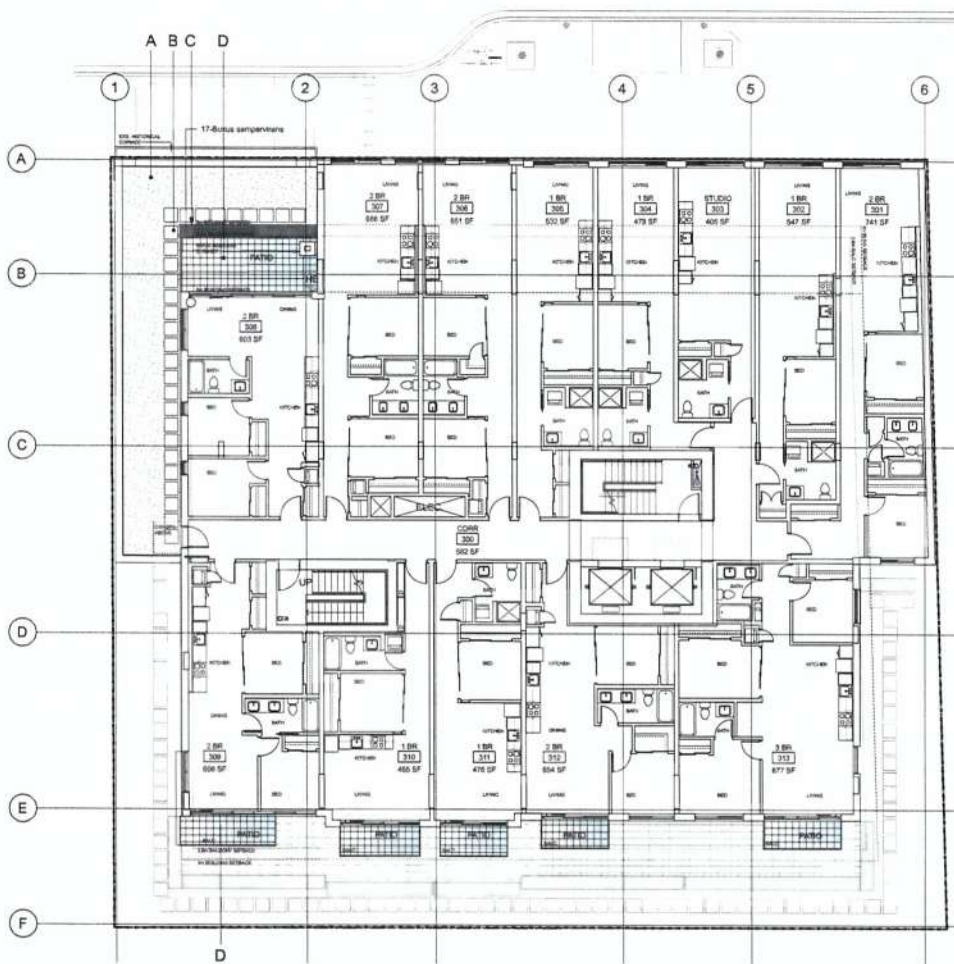
checked
JP

reference
2017_09_02 L0

number
L2_L1

Plant Schedule - Ground Floor				
ID	Qty	Latin Name	Common Name	Scheduled Size
Bs	50	Buxus sempervirens	Boxwood	#5 Cont
Cean	30	Ceanothus thyrsiflorus 'Stylek'	Victoria California Lilac	#3 Cont

1 SECOND FLOOR GENERAL ARRANGEMENT
1:100 METRIC



1 THIRD FLOOR GENERAL ARRANGEMENT
1:100 METRIC

- A CRUSHED ANGULAR WHITE GRAVEL
B 2x2 PCC WHITE PAVEMENT
C PVC ALUMINUM PLANTER MIN 2" PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
D 1x1 PCC PAVEMENT ON PEDESTALS

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOR TO CONFORM TO CSLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL PLANT MATERIALS TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO BE ASSEMBLED IN ONE LOCATION FOR REVIEW.

GENERAL

ALL WORK, INCLUDING PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE IN ACCORDANCE WITH THE CANADIAN LANDSCAPE STANDARDS, INDUSTRY REQUIREMENTS, NATIONAL STANDARDS, CODES AND REGULATIONS. ALL WORK SHALL BE IN ACCORDANCE WITH THE CSLA NATIONAL MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATION.

THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO STARTING WORK TO VERIFY THAT ALL SURFACES ARE PROPERLY PREPARED AND GRADED UPON DISCOVERY ANY DISCREPANCIES SHALL BE REPORTED TO THE AUTHORITY. CONTRACTOR TO ASCERTAIN THE SIZE AND LOCATION OF ALL EXISTING SERVICES AND SUB-GRANES PRIOR TO THE WORK.

NO LANDSCAPE WORK SHALL BE CARRIED OUT IN AREAS OR OVER SURFACES THAT HAVE NOT BEEN PROPERLY PREPARED AND GRADED, AND THAT DUE TO CLIMATE WOULD BE AT RISK OF UNNECESSARY DISTURBANCE.

IRRIGATION

THE IRRIGATION INDUSTRY ASSOCIATION HAS DEVELOPED THE STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. CSLA AND CSLA SUPPORT THESE STANDARDS. ALL IRRIGATION WORK SHALL BE DONE BY A SATISFIED EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR.

ALL PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEMS. HARDWARE SHALL BE APPROVED. ALL PIPES TO HAVE A HOLESSE LOCATION.

AN IRRIGATION SYSTEM MUST APPLY A CONSISTENT, UNIFORM MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM

GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, TRANSPIRANT PLANTS AND THEIR REPRODUCTIVE PARTS, NOXIOUS PLANTS, WOOD WHITE, INSECT PESTS, PLANT PATHOGENS, ORGANISMS, ICE, CHEMICAL POLLUTANTS OR SUBSTANCES AT LEVELS TOXIC TO PLANTS, AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM THE DESIRABLE APPEARANCE, AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE IMPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST OR HAVE THE SOIL SUPPLIER TEST THE PROPOSED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT 3 WEEKS PRIOR TO DELIVERY ON-SITE.

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROUNDS FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REJECTION OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

GROWING MEDIA SHALL MEET THE NUTRIENT LEVELS AS SET OUT IN SECTION 4.2.1. GROWING MEDIUM NUTRIENTS. GROWING MEDIA SHOULD BE FOR LEVEL 1 "WELL-GROOMED" AREAS. TABLE 14.3.1.1 AND CONFORM TO TABLE 14.3.1.2 PROPERTIES OF GROWING MEDIA FOR LEVEL 1 "WELL-GROOMED" AREAS.

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE 14.3.1.3 MINIMUM DEPTHS OF GROWING MEDIA.

LAWNS/ SOO

CLASS 1 AREA LAWNS WITH LEVEL 1 MAINTENANCE, UNLESS OTHERWISE SPECIFIED. APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLACEMENT OF SOO. SOO TO BE NO. 1 PREMIUM OR NO. 2 STANDARD AND SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDED USE.

PLANTS & MULCH

THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THAT PLANT MATERIALS DELIVERED TO THE SITE COMPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN APPROVAL.

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INJURIOUS AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, CANADIAN STANDARDS FOR NURSERY STOCK, AND SECTION 10, CONTAINER GROWN PLANTS, WITH RESPECT TO SIZING, GRADING AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWING SHALL PRECEDE THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INJURIOUS AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS, SOIL, STONES, SALTS OR OTHER HARMFUL CHEMICALS OR OTHER EXTRANEOUS MATTER THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL.

BEDS TO HAVE 8" MULCH LAYER CONSISTING OF ORGANIC DARK COMPOSTED BARK.

GREENROOFS

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE 14.3.1.3 MINIMUM GROWING MEDIUM DEPTHS AFTER SETTLEMENT FOR SOILS APPLICATIONS, INCLUDING ROOF DRAINAGE AND INTERIOR BEDS.

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPES OVER STRUCTURES. GROWING MEDIA FOR ROOF SLABS AND CONTAINERS PLANTERS SHALL BE DESIGNED TO AVOID PLUGGING OR CAUSING OF THE FILTER CLOTH, AND SHOULD THEREFORE BE LOW IN CONTENT OF FIBRE (BALTS AND CLAYS).

MAINTENANCE

SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN TABLE 14.1.1 MAINTENANCE LEVELS. LEVEL 1 "WELL-GROOMED"

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS. AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOIL REPORT.

MUNICIPAL AND LOCAL AUTHORITIES' LEGISLATION AND REQUIREMENTS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL LEGISLATION AND REQUIREMENTS, WHICH MAY RESTRICT OR PROHIBIT CERTAIN ACTIVITIES SUCH AS APPLICATION OF PESTICIDES, HERBICIDES AND INSECTICIDES.

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issue
REVISIONS OF
REVISIONS OF
REVISIONS OF
REVISIONS OF

date
10.04.2018
18.04.2018
18.05.2018

revision
B

date
18.05.2018

project
819-827 FORT STREET VICTORIA BC

legal

drawing
THIRD FLOOR GENERAL ARRANGEMENT

scale

scale
AS SHOWN

drawn
JP

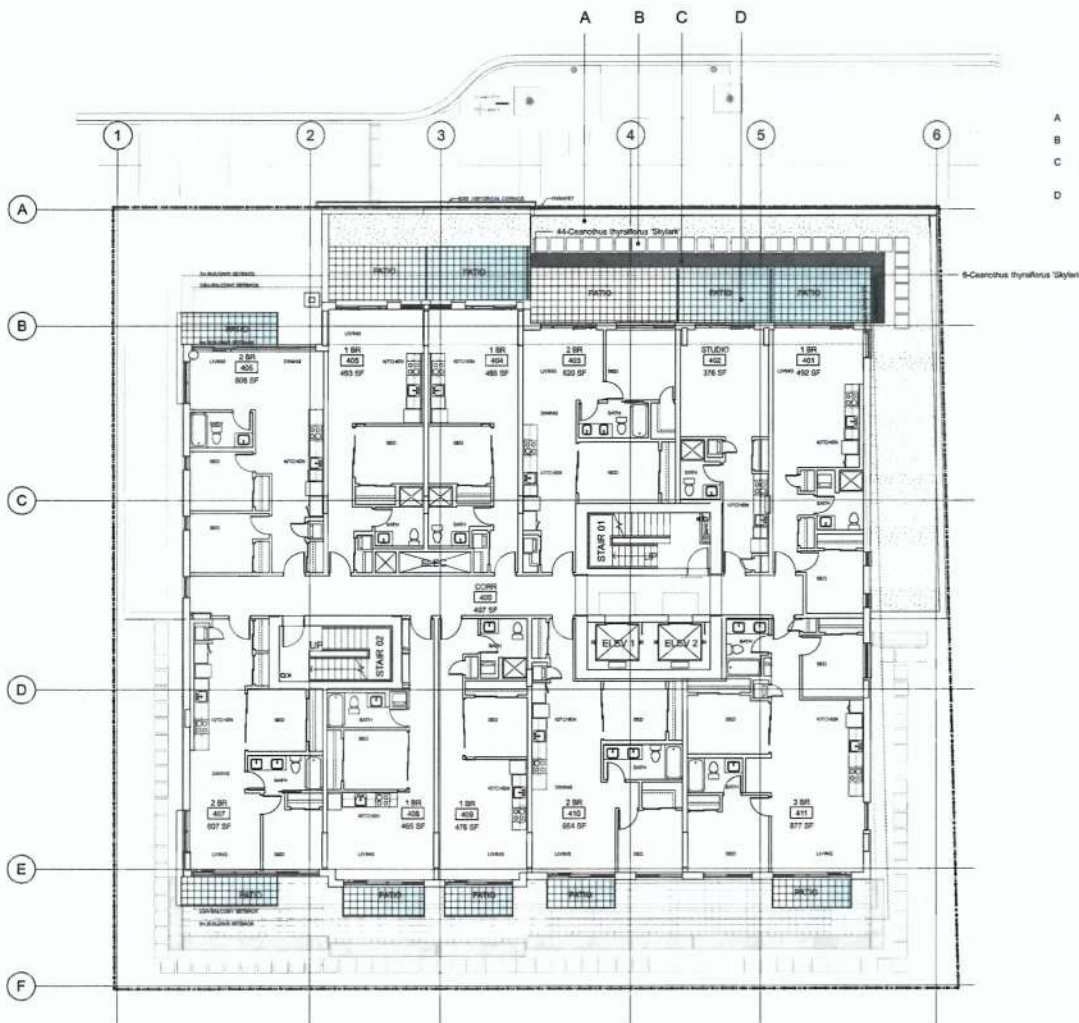
checked
JP

reference
2017.09.02 LD

number

L3_L1

Plant Schedule - Ground Floor				
ID	Qty	Latin Name	Common Name	Scheduled Size/Remarks
Bs		18 Buxus sempervirens	Bonewood	#6 Cont. Full & Bushy



1 4th FLOOR GENERAL ARRANGEMENT
1:200 METRIC

- A CRUSHED ANGULAR WHITE GRAVEL
- B 2X2 PCC WHITE PAVER
- C PVC ALUMINUM PLANTER MIN 2' PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'X1' PCC PAVER

ALL PLANTS TO BE NURSERY GROWN. ALL PLANT MATERIALS AND LABOUR TO CONFORM TO CSLA/ CNLA LANDSCAPE STANDARDS CURRENT EDITION.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLY IN ONE LOCATION FOR REVIEW.

GENERAL
ALL WORK, INCLUDING PLANNING, DESIGN, INSTALLATION AND MAINTENANCE SHALL BE EXECUTED TO THE CANADIAN LANDSCAPE STANDARDS. ALL MATERIALS AND SUPPLIES SHALL BE OF THE QUALITY AND REGIONS RECOMMENDED AS ACCEPTABLE BY THE CNLA. THE CNLA MATERIALS MASTER SPECIFICATION OR OTHER APPLICABLE TRADE ASSOCIATIONS.

THE CONTRACTOR SHALL INSPECT THE SITE PRIOR TO STARTING WORK TO VERIFY THAT ALL SERVICES ARE PROPERLY PREPARED AND GRADED. UPON DISCOVERY, ANY DISCREPANCIES SHALL BE REPORTED TO THE AUTHORITY. CONTRACTOR TO ASSURE THE SOIL AND LOCATION OF ALL EXISTING SERVICES AND SUB-GRADING PRIOR TO THE WORK.

NO LANDSCAPE WORK SHALL BE CARRIED OUT IN AREAS OR OVER SURFACES THAT HAVE NOT BEEN PROPERLY PREPARED AND GRADED, AND THAT DUE TO CLIMATE WOULD BE AT RISK OF UNNECESSARY DISTURBANCE.

IRRIGATION
THE IRRIGATION INDUSTRY ASSOCIATION HAS DEVELOPED THE STANDARDS FOR LANDSCAPE IRRIGATION SYSTEMS. CNLA AND CSLA SUPPORT THESE STANDARDS. ALL IRRIGATION WORK SHALL BE DONE BY A SUITABLY EXPERIENCED AND QUALIFIED IRRIGATION CONTRACTOR.

ALL PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM EG. RAISED OR SIMILAR AS APPROVED. ALL PLOTS TO HAVE A HOSEBOX LOCATION.

AN IRRIGATION SYSTEM MUST APPLY A CONSISTENT UNIFORM MEASURABLE AMOUNT OF WATER TO THE LANDSCAPE OVER A PERIOD OF TIME TO PROMOTE DEEP ROOT ZONE DEVELOPMENT.

GROWING MEDIUM
GROWING MEDIA SHALL BE SUBSTANTIALLY FREE OF PLANTS OR THEIR ROOTS, BUILDING MATERIALS, INVASIVE OR NOXIOUS PLANTS AND THEIR REPRODUCTIVE PARTS, NON-COMPOSTED WOOD, WOOD WASTE, INERT FIBRE, PLANT PROTECTANTS, ORGANIC, IDE, CHEMICAL, SOLIDIFIED OR SUBSTANCES AT LEVELS TOXIC TO PLANTS AND OTHER EXTRANEOUS MATERIALS THAT DETRACT FROM THE DESIRABLE PHYSICAL AND CHEMICAL PROPERTIES REQUIRED FOR LANDSCAPING PURPOSES.

WHERE REPORTED GROWING MEDIUM IS TO BE USED, THE CONTRACTOR SHALL TEST OR HAVE THE SOIL SUPPLIER TEST THE REPORTED SOIL AND PROVIDE IT TO LANDSCAPE ARCHITECT 3 WEEKS PRIOR TO DELIVERY ON-SITE.

FAILURE TO TEST AND PROVIDE APPROPRIATE DOCUMENTATION OF TEST RESULTS MAY BE CONSIDERED GROUNDS FOR REJECTION OF A PROPOSED GROWING MEDIUM AND MAY RESULT IN THE REMOVAL OF REJECTED MATERIAL AT THE CONTRACTOR'S EXPENSE.

GROWING MEDIA SHALL MEET THE NUTRIENT LEVELS AS SET OUT IN SECTION 1.1.1. GROWING MEDIUM NUTRIENTS. GROWING MEDIA SHOULD BE FOR LEVEL 1 "WELL-GROOMED" AREAS. TABLE 14.3.1.1 AND CONFORM TO TABLE 14.3.1.1 PROPERTIES OF GROWING MEDIA FOR LEVEL 1 "WELL-GROOMED" AREAS.

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE 14.3.1.3 MINIMUM DEPTHS OF GROWING MEDIA.

LANDSCAPE
CLASS 1 AREA LANS WITH LEVEL 1 MAINTENANCE. UNLESS OTHERWISE SPECIFIED, APPROVAL OF SITE PREPARATION SHOULD BE OBTAINED PRIOR TO COMMENCEMENT OF PLACEMENT OF SOIL. SOIL TO BE NO. 1 PREMIUM OR NO. 2 STANDARD AND SUITED TO ITS REGIONAL REQUIREMENTS AND ITS INTENDED USE.

PLANTS & MULCH
THE REQUIREMENTS OF THE CANADIAN STANDARDS FOR NURSERY STOCK SHALL APPLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSURING THAT PLANT MATERIALS DELIVERED TO THE SITE APPLY WITH THE CONTRACT DOCUMENTS. THERE SHALL BE NO SUBSTITUTIONS OF PLANTS WITHOUT THE CONSULTANT'S PRIOR WRITTEN APPROVAL.

ROOTBALLS AND GROWING MEDIUM IN CONTAINERS SHALL BE FREE OF INVASIVE AND NOXIOUS PLANTS.

NURSERY GROWN PLANTS SHALL, AS A MINIMUM, COMPLY WITH THE CANADIAN NURSERY LANDSCAPE ASSOCIATION, CANADIAN STANDARDS FOR NURSERY STOCK, AND SECTION 12. CONTAINER GROWN PLANTS WITH RESPECT TO SIZING, GRADING AND QUALITY.

IN THE CASE OF ANY DISCREPANCY BETWEEN PLANT COUNTS ON PLANT LIST AND PLANT SYMBOLS ON DRAWING, THE DRAWING TAKES PRECEDENCE. THE CONTRACTOR IS TO VERIFY ALL PLANT COUNTS AND NOTIFY CONSULTANT OF ANY DISCREPANCY.

PLANT MATERIAL SHALL BE IRRIGATED IMMEDIATELY AFTER PLANTING TO THE DEPTH OF THEIR ROOT SYSTEMS.

MULCHING MATERIALS SHALL BE SUBSTANTIALLY FREE OF INVASIVE AND NOXIOUS SEEDS AND REPRODUCTIVE PARTS, SOIL, STOMES, SALTS OR OTHER HARMFUL, CHEMICALS, OR OTHER EXTRANEOUS MATTER THAT WOULD PROHIBIT SEED GERMINATION OR THE HEALTHY DEVELOPMENT OF PLANT MATERIAL.

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC DARK COMPOSTED BARK.

GREENROOFS

GROWING MEDIUM MINIMUM DEPTHS SHOULD CONFORM TO TABLE 14.1.1. MINIMUM GROWING MEDIUM DEPTHS AFTER SETTLEMENT FOR ON-SLAB APPLICATIONS, INCLUDING ROOF DECKS AND INTERIOR BEDS.

GROWING MEDIA SHOULD BE SPECIFIED BY A QUALIFIED SPECIALIST WITH EXPERIENCE IN FORMULATING MEDIA FOR LANDSCAPES OVER STRUCTURES. GROWING MEDIA FOR ROOF SLABS AND CONTAINER PLANTERS SHALL BE DESIGNED TO AVOID ALGOSIN OR CRACKING AT THE FILTER CLOTH, AND SHOULD THEREFORE BE LOW IN CONTENT OF FINE SILTS AND CLAYS.

MAINTENANCE

SITE TO BE MAINTAINED TO LEVEL 1 "WELL-GROOMED" AS SET OUT IN TABLE 14.1.1. MAINTENANCE LEVELS - LEVEL 1 "WELL-GROOMED"

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 30 DAYS FOLLOWING SUBSTANTIAL COMPLETION. CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL. SPECIFICATIONS. AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD. CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

MUNICIPAL AND LOCAL AUTHORITIES' LEGISLATION AND REQUIREMENTS. ALL WORK SHALL BE DONE IN ACCORDANCE WITH LOCAL LEGISLATION AND REQUIREMENTS, WHICH MAY RESTRICT OR PROHIBIT CERTAIN ACTIVITIES SUCH AS APPLICATION OF PESTICIDES, HERBICIDES, AND INSECTICIDES.

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Issue
REVISIONS OF PRELIMINARY DESIGN
REVISIONS OF PRELIMINARY DESIGN

Date
10.04.2018
10.04.2018
10.04.2018

revision
A
B

Date
10.04.2018
10.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT

scale
AS SHOWN

drawn
JP

checked
JP

reference
2017.09.02 L0

number
L4-8_L1

Plant Schedule - Ground Floor					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Cean	1	sol/Ceanothus thyrsiflora 'Stylet'	Vicoria California Lilac	#3 Cont	Full and bushy plants

general notes

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issue	date
RECEIVED: DP	10.04.2018
RECEIVED: DP	19.04.2018
RECEIVED: DP RESUBMISSION	16.05.2019

revision	date
0	18.04.2018

project
819-827 FORT STREET VICTORIA BC

legal

drawing
9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal



scale
AS SHOWN

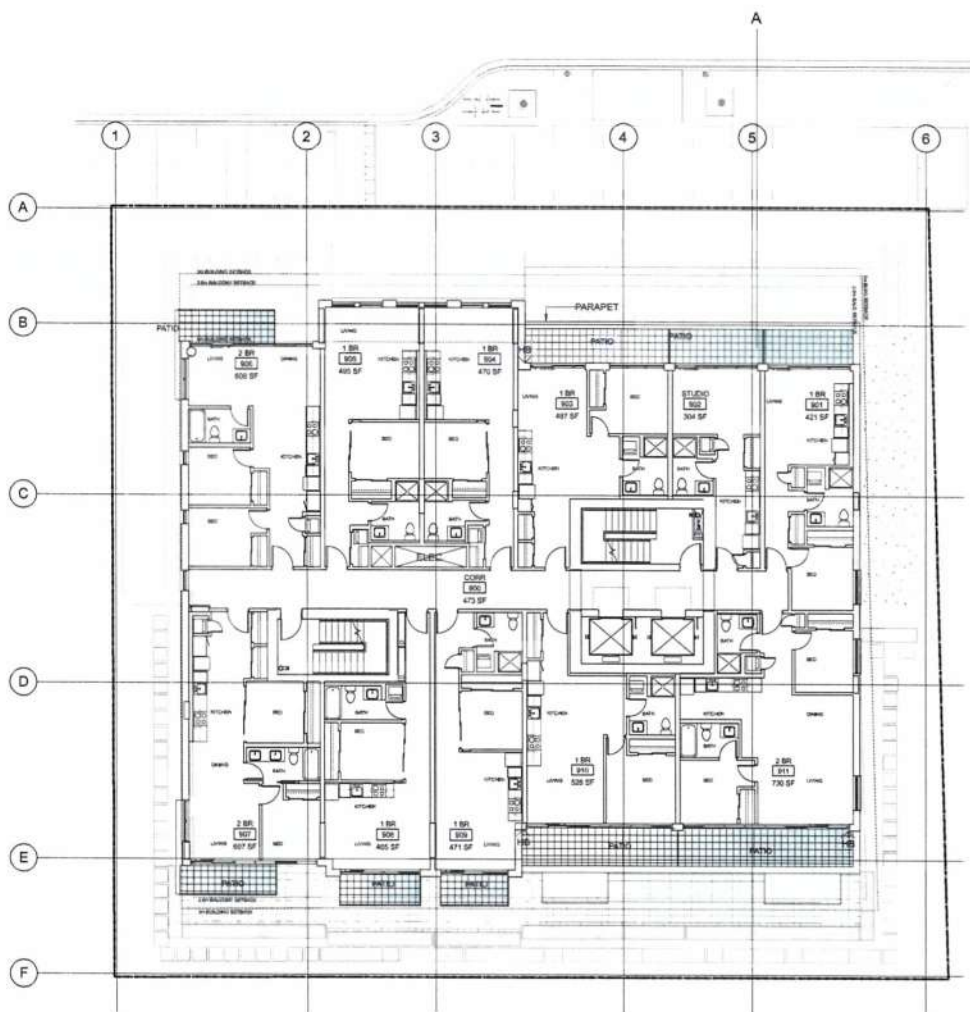
drawn
JP

checked
JP

reference
2017_09_02 LD

number

L9_L1



1 9TH FLOOR GENERAL ARRANGEMENT
L9_L1
1:100 METRIC

A 1x1' PCC PAVEMENT ONTO PEDESTALS

general notes

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issue	date
RECEIVING DP	10/04/2016
RECEIVING DP	18/04/2018
RECEIVING DP REUBRUSHION	16/05/2019

revision	date
A	18/04/2018
B	16/05/2019

project
919-827 FORT STREET VICTORIA BC.

legal

drawing
10TH FLOOR GENERAL ARRANGEMENT

seal

scale
AS SHOWN

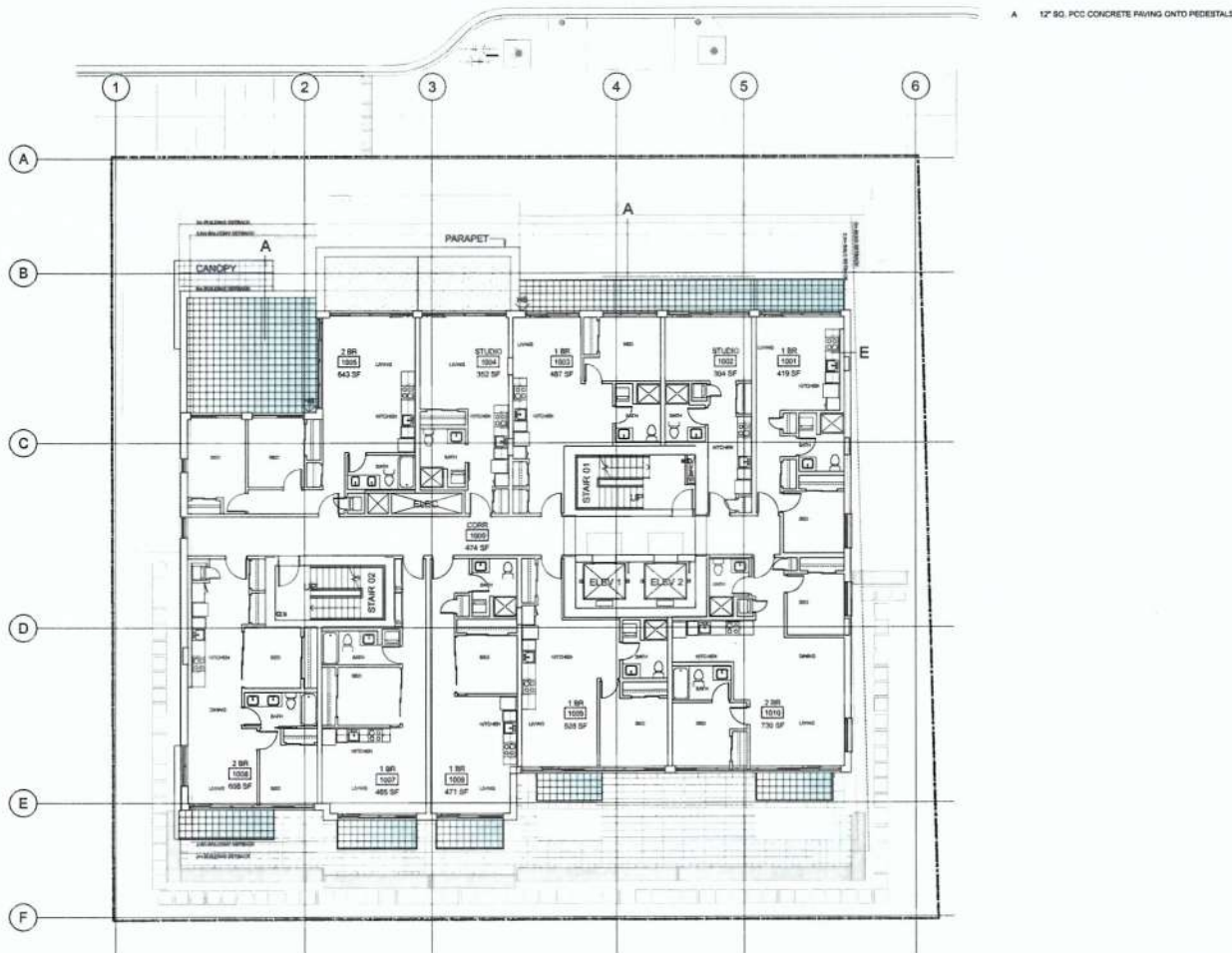
drawn
JP

checked
JP

reference
2017_09_02 L3

number

L10_L1



1
L10_L1
10TH FLOOR GENERAL ARRANGEMENT
1:100 METRIC



- | | |
|-----------|-----------------------------|
| #10 Cont. | Full Crown/ Container Grown |
| #3 Cont. | Full and bushy plants |

211_21

Plant Schedule					
ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AOB	6	Acer palmatum 'Osaka-Beni'	Osaka-Beni Japanese Maple	#10 Cont.	Full Crown/ Container Grown
Lev ang. M	24	Levinsule angustifolia 'Munstead'	Munstead Lavender	#3 Cont.	Full and bushy plants



Committee of the Whole Report

For the Meeting of January 24, 2019

To: Committee of the Whole **Date:** January 10, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

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

RECOMMENDATION

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00621 for 819-823, 825 and 827 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Plan revision to add short-term bicycle parking on the subject property, to the satisfaction of the Director of Sustainable Planning and Community Development.
2. Plan revisions to address setback and building design issues, as outlined in the concurrent Heritage Alteration Permit (No. 00009) report, to the satisfaction of the Director of Sustainable Planning and Community Development.
3. Preparation and execution of legal agreements to secure the tenure of all dwelling units as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.

LEGISLATIVE AUTHORITY

In accordance with Section 479 of the *Local Government Act*, Council may regulate within a zone the use of land, buildings and other structures; the density of the use of the land, building and other structures; the siting, size and dimensions of buildings and other structures; as well as, the uses that are permitted on the land, and the location of uses on the land and within buildings and other structures.

In accordance with Section 483 of the *Local Government Act*, Council may enter into a Housing Agreement which may include terms agreed to by the owner regarding the occupancy of the housing units, and provided such agreement does not vary the use of the density of the land from that permitted under the zoning bylaw.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Rezoning Application for the property located at 819-827 Fort Street. The proposal is to

rezone from the CA-HG Zone, Harris Green District and the CA-2 Zone, Fort Street Special Commercial District, in order to increase the density to 6.17:1 floor space ratio and construct a ten-storey, mixed-use building with ground-floor commercial uses and rental residential apartments above. The proposal would retain the façade of the heritage designated building located at 825 Fort Street and designate the façade of the building located at 819 Fort Street.

The following points were considered in assessing this application:

- the proposal is consistent with the *Official Community Plan, 2012* (OCP) Core Residential Urban Place Designation in terms of use and density (the OCP does not specify a maximum density for this location), and the OCP's place making and housing policies with regards to heritage revitalization and the provision of rental housing, respectively
- the proposal is generally consistent with the *Downtown Core Area Plan* policies for sites within the Residential Mixed-Use District
- the applicant is amenable to entering into a Housing Agreement to secure rental of the residential units in perpetuity
- the heritage façade of 825 Fort Street would be retained, and the façade of 819 Fort would also be retained and heritage designated with this proposal, which would retain the buildings' character defining elements
- a parking variance is requested to reduce the required vehicle parking from 75 to 57 stalls.

BACKGROUND

Description of Proposal

This Rezoning Application is to increase the density to 6.17:1 floor space ratio (FSR) and construct a ten-storey, mixed-use building with ground-floor commercial uses and rental residential apartments above. The proposal would retain the façade of the heritage designated building located at 825 Fort Street and designate the façade of the building located at 819 Fort Street.

The majority of the site is in the CA-2 Zone, Fort Street Special Commercial District. The following differences from the standard CA-2 Zone are being proposed and would be accommodated in the new zone:

- increase in floor space ratio from 1.5:1 to a maximum of 6.17:1 FSR
- increase in height from 15.5m to 30.0m
- setback requirements for portions of the building above the third storey.

Affordable Housing Impacts

The applicant proposes the creation of approximately 100 new residential rental units which would increase the overall supply of rental housing in the area. A Housing Agreement is also being proposed to secure rental of the residential units in perpetuity. The applicant's letter to Mayor and Council indicates that based on the anticipated rent levels, more than 50% of the units would be considered affordable to Moderate Income Households (Gross Annual Income: \$55,000 - \$85,000); staff explored the possibility of securing this level of affordability; however, the applicant has declined to secure this through a legal agreement.

Tenant Assistance Policy

A Tenant Assistance Plan is not required as there are no existing residential tenants on the

subject properties.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Land Use Context

The Fort Street corridor is characterized by low-rise commercial and mixed-use buildings set close to the street.

Existing Site Development and Development Potential

The site is presently developed with three commercial buildings. The smaller property (312.4m²) located at 819-823 Fort Street is currently developed as a two-storey, mixed-use building with ground-floor retail uses and residential uses above. Under the current CA-HG Zone, Harris Green District, the property could be developed as a commercial or mixed-use building with a maximum density of 3:1 floor space ratio (FSR) and a maximum height of 43m.

The larger property (935.4m²) located at 825-827 Fort Street is presently developed with a three-storey, heritage-designated commercial building (825 Fort Street), and a two-storey commercial building (827 Fort Street). Under the current CA-2 Zone, Fort Street Special Commercial District, the property could be developed as a commercial or mixed-use building with a maximum density of 2.0: FSR and maximum height of 15.5m.

Data Table

The site is comprised of two properties. The property located at 819-823 Fort Street is currently in the CA-HG Zone, Harris Green District. The property located at 825-827 Fort Street is currently in the CA-2 Zone, Fort Street Special Commercial District. The following data table compares the proposal with the existing zones. An asterisk is used to identify where the proposal is less stringent than the existing zones; a double asterisk is used to identify where the existing building is non-conforming to the existing zones.

Zoning Criteria	Proposal	CA-HG	CA-2
Site area (m ²) – minimum	1248.00	-	-
Density (Floor Space Ratio) – maximum	6.17:1* 6.26:1* (includes rooftop mechanical penthouse)	3.0:1 (mixed-use building) 2.0:1 (commercial uses)	1.50:1
Height (m) – maximum	33.5* (main roof) 34.91* (including mechanical penthouse)	43	15.5
Storeys – maximum	10	-	-
Site coverage % – maximum	98.7	-	-
Setbacks (m) – minimum		0.00 (for portions of the building up to 10m in height)	
Front	0.0** (up to 12.28m in height) 4.17* (above 12.28m in height)	4.98 (for portions of the building above 10m in height)	-

Zoning Criteria	Proposal	CA-HG	CA-2
Rear	0.11	-	-
Side	0.10** (west) 0.10* (east)	4.50 (can be either side yard)	-
Parking – minimum	57	70	58
Bicycle parking stalls – minimum			
Long term	139	118	118
Short term	0*	12	12

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on September 28, 2017. A meeting summary 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 buildings, with heights ranging from three to 20 storeys. The OCP does not include guidance for floor space ratios at this location. The proposal is consistent with the use and height envisioned in this Urban Place Designation.

The OCP does note that within each designation, decisions about density and building scale for individual sites will be based on site-specific evaluations in relation to the site, block, and local area context, and will include consideration of consistency with all relevant policies within the OCP and local area plans. The OCP encourages a range of housing types, forms and tenures across the City. The application would provide approximately 100 rental dwelling units with a mix of studio, one, two and three bedroom units.

In addition, the proposed retention of the two heritage building façades is consistent with the Placemaking Policies in the OCP, which encourages the continued support for heritage conservation through incentives and allowances such as property tax reductions, bonus density provisions and zoning variances.

Downtown Core Area Plan

The subject property is within the Residential Mixed-Use District in the *Downtown Core Area Plan* (DCAP), which supports mixed-use development up to a height of 30m. The DCAP designates this location as part of a “Special Density Area” and does not provide guidance for floor space ratios. Instead, the DCAP encourages new buildings that respond to the local historic context; public realm context; and takes into account the policies of the Plan and other relevant plans, policies and design guidelines. The proposal is generally consistent with these

policies; however, it may benefit from further design revisions to ensure consistency with the DCAP and to improve the overall fit with the existing and future context. This is discussed in the report for the concurrent Heritage Alteration with Variances Permit (No. 00009), which includes the appropriate language within the staff recommendation to address these issues.

Cathedral Hill Precinct Plan

The application is not consistent with the density policy in the *Cathedral Hill Precinct Plan*, which envisions densities up to 2:1 FSR, nor the maximum building heights, which are envisioned at eight storeys (proposal is for ten storeys); however, the Plan does encourage mixed-use development at this location with a variety of housing types and people-oriented uses at-grade to enhance pedestrian activity (e.g. restaurants, retail and personal services). The proposal is consistent with these policies. It should be noted that the OCP and DCAP provide the most current policy direction as it relates to density and building heights, and encourages new development to respect the scale and massing of the surrounding context, which the application does, subject to minor revisions to improve the overall fit as noted earlier.

Density Bonus Policy

As this application was received prior to November 8, 2018, consistent with the Density Bonus Policy, a land lift analysis conducted by G.P. Rollo & Associates has been provided. It concludes that the additional density proposed with this Rezoning Application does not generate a land lift due to the rental tenure of the proposed residential units. The Density Bonus Policy encourages negotiation for on-site affordable housing for projects seeking over 30,000 square feet of bonus density on sites designated Core Residential. The proposal is seeking over 52,000 square feet of bonus density; however, due to the lack of a lift in land value, the applicant is not offering secured affordable housing with this proposal.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application. The applicant proposes two new street trees with this application.

Regulatory Considerations

Building Height

The applicant proposes the new zone to include a maximum building height of 33.5m to the main roof, and 34.91m to the top of the mechanical penthouse. The DCAP recommends a maximum height of 30m for this area; however, it is worth noting that the existing CA-HG Zone, which applies to the westerly lot, permits a height of 43 metres, which is in excess of the proposed height. Staff are, nonetheless, recommending that Council consider a lower height limit of 30m to be included in the new zone. This would allow Council to consider issuing a height variance for the new building, as proposed in Heritage Alteration Permit No. 00009. This also ensures that the additional height does not become an entitlement entrenched in the zoning, and any future development proposal for height above 30m would go through a similar review and approval process.

Parking

The application includes a parking variance to reduce the vehicle parking requirement from 75 stalls to 57 stalls. The applicant has provided a transportation study to support the variance request, which outlines a number of transportation demand management measures to mitigate

for the parking shortfall. These are discussed in the concurrent Heritage Alteration with Variance Permit Application report.

Based on the proposed residential and commercial uses, Schedule C of the *Zoning Regulation Bylaw* requires that 12 short-term bicycle parking stalls (six for residential and six for commercial) be located within close proximity to the building entrances. The applicant has proposed to locate the required short-term parking within the Fort Street right-of-way adjacent the proposed building. Staff do not support this location as there is limited space within the right-of-way to accommodate the bicycle parking for this proposed development, along with other planned infrastructure and street furnishings. Therefore, staff recommend for Council's consideration that the plans be revised to allocate space on the subject site for short-term bicycle parking. The appropriate language has been added to the staff recommendation.

CONCLUSIONS

The proposal to construct a ten-storey, mixed-use building with approximately 100 dwelling units and commercial uses at street-level is consistent with the OCP and DCAP with respect to the proposed land use and density. In addition, the proposal advances the goals of the OCP with regards to heritage conservation and the provision of rental housing. Therefore, it is recommended for Council's consideration that the application move forward to a Public Hearing, subject to the conditions provided in the staff recommendation.

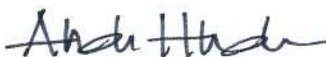
ALTERNATE MOTION

That Council decline Rezoning Application No. 00621 for the property located at 819-823, 825 and 827 Fort Street.

Respectfully submitted,

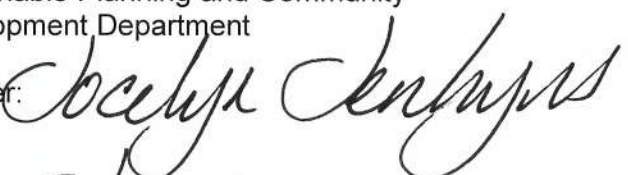


Alec Johnston
Senior Planner
Development Services Division



Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Jan 17, 2019

List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, date stamped October 25, 2018
- Attachment D: Applicant's letter to Mayor and Council, dated November 30, 2018
- Attachment E: Conservation Plan for 825 Fort Street, dated December 2017
- Attachment F: Conservation Plan for 819-823 Fort Street, dated March 2018
- Attachment G: *Applicable Standards and Guidelines for the Conservation of Historic Places in Canada*

- Attachment H: Bunt & Associates *Parking and Trip Generation Review Update*, dated November 26, 2018
- Attachment I: Minutes from May 23, 2018 Advisory Design Panel meeting
- Attachment J: Minutes from June 12, 2018 Heritage Advisory Panel meeting
- Attachment K: Community Association Land Use Committee comments, dated September 28, 2017.



Committee of the Whole Report

For the Meeting of January 24, 2019

To: Committee of the Whole **Date:** January 10, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: Heritage Alteration Permit Application with Variances No. 00009 for 819-823, 825 and 827 Fort Street

RECOMMENDATION

That Council, subject to design revisions to step back the upper storey from the side and rear property lines, increase the setback to the balconies on the south and west elevations and provide greater articulation of the west façade to improve the overall fit with the context and after giving notice and allowing an opportunity for public comment and after a Public Hearing for a Rezoning Application, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00009 for 819-823, 825 and 827 Fort Street, in accordance with:

1. Plans, date stamped October 25, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - increase the height from 30m to 33.5m
 - reduce parking from 75 stalls to 57 stalls.
3. Receipt of a car-share agreement that includes 45 MODO car-share memberships for residents without vehicles in perpetuity and a dedicated car-share vehicle parking stall on site.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Sections 617 and 618 of the *Local Government Act*, Council may issue a Heritage Alteration Permit which may be subject to terms consistent with the purpose of the heritage protection of the property, including: (i) conditions respecting the sequencing and timing of construction, (ii) conditions respecting the character of the alteration or action to be authorized, including landscaping and the siting, form, exterior design and finish of buildings and structures and (iii) security. Council may refuse to issue a Heritage Alteration Permit for an action that, in the opinion of Council, would not be consistent with the purpose of the heritage protection of the property.

EXECUTIVE SUMMARY

The purpose of this report is to provide Council with information, analysis and recommendations for a Heritage Alteration Permit Application with Variances for the property located at 819-823, 825 and 827 Fort Street. The proposal is for a ten-storey mixed-use development containing approximately 100 rental units and ground floor commercial at a density of 6.17:1 FSR. The proposal would retain and rehabilitate the façade of the heritage-designated building located at 825 Fort Street and designate and rehabilitate the façade of the building located at 819-823 Fort Street. The property at 825 Fort Street is consolidated with 827 Fort Street; however, the building at 827 Fort Street is not identified as a character-defining element as part of the existing designation of 825 Fort Street as little heritage value remains in the altered 1947 two-storey façade, nor was 827 Fort Street ever heritage-registered or designated. The building would not be retained.

The proposal requires a Rezoning Application and a Heritage Alteration Permit with Variances (for height and parking). A concurrent application to heritage-designate 819-823 Fort Street will provide further protection of a second retained heritage façade.

The application is generally consistent with the relevant land use policies pertaining to this property; however, some further refinements are recommended, including stepping back the upper storey from the side and rear property lines, increasing the setback to the balconies on the south and west elevations and greater articulation of the west façade.

The following points were considered in assessing this application:

- the heritage-designated façade of 825 Fort Street would be retained and rehabilitated and the façade of 819-823 Fort Street would be heritage-designated and rehabilitated with this proposal, which would retain the buildings' character-defining elements
- the proposal is consistent with *the Standards and Guidelines for the Conservation of Historic Places in Canada*
- a height variance is requested to increase maximum height from 30m to 33.5m for the subject site
- a parking variance is requested to reduce the required vehicle parking from 75 to 57 stalls
- there are no bylaw-protected trees impacted by this application.

The application was reviewed by the Heritage Advisory Panel at its June 12, 2018 meeting and was recommended for approval subject to the project meeting the maximum height requirement of 30m (34.9m requested), increase in the setback of the tower from the street wall subject to the zone, and confirmation of the heritage designation status of 827 Fort Street.

The application was reviewed by the Advisory Design Panel at its May 23, 2018 meeting and the Panel recommended changes to improve suite livability and access to daylight, provide more coherent articulation of materials and patterns on the side elevations to relate better to the north and south façades, and reconsider materials on the northeast façade to increase cohesion.

The application is consistent with the relevant land use policies pertaining to this property. The proposal results in the retention of two heritage buildings, secures the heritage designation of a heritage building, and results in the preservation, restoration and rehabilitation of the fronts of the buildings located at 825 Fort Street and 819-823 Fort Street. Staff recommend that Council approve the Heritage Alteration Permit Application with Variances for the property located at 819-823, 825 and 827 Fort Street.

BACKGROUND

Description of Proposal

The proposal is for a ten-storey mixed-use development containing approximately 100 residential rental units and ground floor commercial at a density of 6.17:1 FSR. The project, while proposing to demolish the rear portion of the heritage-designated building at 825 Fort Street, would retain its façade and designate the façade of the building located at 819-823 Fort Street.

The proposal includes the following major design components:

- retention and rehabilitation of the heritage-designated façade at 825 Fort Street
- heritage designation of the 819-823 Fort Street façade
- the demolition of the building at 827 Fort Street
- ten-storey building with a two and three-storey building base
- two levels of underground parking (57 stalls) accessed from Fort Street
- at-grade bicycle parking room with 139 long-term parking stalls (including four electric bicycle charging stations), bike cleaning station and two bicycle repair benches complete with tools
- four motorcycle and electric scooter parking spaces equipped with a charging outlet
- ground level commercial uses and residential rental apartments above
- common amenity area on the third level with an outdoor terrace including space for a dog run
- private balconies for all units except the northeast street-facing units that have Juliet balconies on levels 2 and 3, 5 to 10
- private terraces for street-facing units on level 4, and for some on level 9 and 10.

Exterior building materials include:

- existing cast-in-place concrete historical façade
- existing brick historical façade
- parged historical brick
- white brick
- concrete and concrete sills
- stucco
- cementitious panel in both smooth and striped finishes
- glass balconies with metal rail
- contemporary storefront assemblies.

Landscape elements include:

- privacy screens, pavers and aluminium planters with low evergreen hedges for private terraces on levels 2 and 4
- common amenity area with tables, benches, a barbecue area and planters for three small trees with shrubs
- dog run with pet friendly washable surface, obstacles and waste receptacles.

Sustainability Features

The following sustainability features are associated with this proposal:

- the development would provide long-term bicycle parking that exceeds the bylaw requirements, electric bicycle charging stations and a charging outlet for motorcycles and electric scooters
- the original façades of two heritage buildings will be retained and rehabilitated.

Active Transportation Impacts

The application proposes the following features which support active transportation:

- 139 secure long-term bicycle parking stalls
- bicycle amenity area with a bike cleaning station and two bicycle repair benches with tools, and accessible to both residential and commercial tenants
- four electric bicycle charging stations
- bicycle share program accessible to building residents
- information package educating building residents of transportation incentive options, including various bicycle routes available in the City.

Public Realm Improvements

The proposal is coordinated with the Fort Street Bikeway and the City's Downtown Public Realm and Streetscape Standards, incorporating a sidewalk bump out, new curb, tree grates, two new trees, bollards, and a mid-block crosswalk.

Heritage Property Retention and Rehabilitation

Although the rear sections of the property located at 825 and 819-823 Fort Street would be demolished, two Edwardian era heritage building façades would be retained and rehabilitated as the primary street wall of the proposed development. The 1911-1912 three-storey BC Hardware Company Building at 825 Fort Street is heritage-designated, and an application for heritage designation for the 1908 two-storey Turkish Bath House building at 819-823 Fort Street is being presented concurrently with this application. Both buildings were constructed during the upswing of the pre-World War One real estate boom, represent the surge of development that characterized Victoria's gateway economy, and contribute to the historic integrity of the streetscape along Fort Street.

Data Table

The site is comprised of two properties. The property located at 819-823 Fort Street is currently zoned CA-HG, Harris Green District. The property located at 825-827 Fort Street is currently zoned CA-2, Fort Street Special Commercial District. The following data table compares the proposal with the existing zones. An asterisk is used to identify where the proposal is less stringent than the existing zones. A double asterisk is used to identify where the existing building is non-conforming to the existing zoning.

Zoning Criteria	Proposal	Zone Standard CA-HG (819-823 Fort St)	Zone Standard CA-2 (825 & 827 Fort St)
Site area (m ²) – minimum	1248.00	-	-
Density (Floor Space Ratio) – maximum	6.17:1* 6.26:1* (includes rooftop mechanical penthouse)	3.0:1 (mixed-use building) 2.0:1 (commercial uses)	1.50:1
Height (m) – maximum	33.5* (to main roof) 34.91* (to rooftop of mechanical penthouse)	43	15.5
Storeys – maximum	10	-	-
Site coverage % – maximum	98.7	-	-
Setbacks (m) – minimum			
Front – north elevation	0.0** (up to 12.28m in height) 4.17* (above 12.28m in height)	0.00 (for portions of the building up to 10m in height) 4.98 (for portions of the building above 10m in height)	-
Rear – south elevation	0.11	-	-
Side	0.10** (west) 0.10* (east)	4.50 (can be either side yard)	-
Vehicle Parking – minimum	57	70	58
Bicycle Parking Stalls – minimum			
Long term	139	118	118
Short term	0*	12	12

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Gonzales CALUC at a Community Meeting held on September 28, 2017. A meeting summary is attached to this report.

This application proposes variances, therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variances. The application will also be subject to the notification requirements for a Rezoning Application.

Heritage Advisory Panel Review

The application was reviewed by the Heritage Advisory Panel at its June 12, 2018 meeting (minutes attached) and was recommended for approval with the following changes:

- increase in height beyond the maximum allowable of 30m not be allowed
- increase the setback of the tower from the street wall subject to the zone
- confirmation of heritage designation of 827 Fort Street.

Advisory Design Panel Review

The application was also reviewed by the Advisory Design Panel at its May 23, 2018 meeting (minutes attached) and was recommended for approval 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.

ANALYSIS

The subject site is designated as Core Residential which envisions multi-unit residential, commercial and mixed-use buildings from three storeys up to approximately 20 storeys. In terms of place character features, the *Official Community Plan* (OCP) envisions three to five storey street walls with buildings set close to the street to define the public realm along retail streets with wide sidewalks and regularly-spaced street trees, and off-street parking located at the rear of buildings or underground.

The OCP identifies this property in Development Permit Area 7B (HC): Corridors Heritage. The key objectives of this designation that are relevant to this proposal are:

- *To revitalize arterial and secondary arterial streets to strengthen commercial viability and improve the pedestrian experience along the corridors.*
- *To conserve the heritage value, special character and the significant historic buildings, features and characteristics of this area.*
- *To achieve a more cohesive design, and enhanced appearance, along arterial and secondary arterial streets 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, including built form and place character considerations, which are compatible with street function.*

Staff consider that the proposal is generally consistent with the objectives of DPA 7B (HC) as the heritage buildings are being retained and rehabilitated; the development responds to the historic context with its use of materials, rhythm and massing; maintains the scale of the street wall and steps back to maintain the human scale and pedestrian experience of the existing, but enhanced, public realm.

Design Guidelines for Development Permit Area 7B (HC)

The following design guidelines are applicable to this proposal:

- *Downtown Core Area Plan* (2011) - Sections 3, 5, 6 & 7
- *Advisory Design Guidelines for Buildings, Signs and Awnings* (1981)
- *City of Victoria Heritage Program Sign & Awning Guidelines* (1981)
- *Guidelines for Fences, Gates and Shutters* (2010)
- *Standards and Guidelines for the Conservation of Historic Places in Canada*.

Downtown Core Area Plan

The *Downtown Core Area Plan*, 2011 (DCAP) identifies this site within the Residential Mixed-Use District (RMD), which encourages mixed-use buildings up to 30m in height (8-10 storeys) that strengthen commercial viability and contribute to increased pedestrian activity. Fort Street is identified as a special character area within the RMD due to its strong concentration of heritage properties with smaller scale commercial uses that contribute to a lively and active shopping street.

The DCAP designates this site as part of a "Special Density Area" where consideration of higher density should take into account the DCAP policies as well as the local historic and public realm context and other relevant policies and guidelines.

The proposed integration of the new development with the historic building façades of 825 Fort and 819-823 Fort Street maintains the character and rhythm of the existing traditional small-scale retail frontages and retains the street-level pedestrian experience. The historic context has also informed the new street-level construction with respect to historic scale and rhythm of the street wall, storefront treatment, building entrances and canopies. The massing and built form of the development demarcates a building base, body and top and have been further articulated with varied architectural lighter-coloured materials, setbacks and corner treatments. The body of the development steps back from the street wall as a background building above the second and third level to maintain a human scale on the street and minimize the impact of shading. In-building amenities and on-site open space are also provided.

Building Height

In Section 6: Urban Design of the DCAP, a maximum height of 30m is recommended for the subject site, which is roughly equivalent to eight commercial storeys or ten residential storeys. The proposal is for ten storeys with a maximum main roof height of 33.5m (the rooftop mechanical room, stair access and elevator overrun are located above the main roof height and are excluded from the calculation of height). The additional height is created in part by the atypical floor-to-floor heights for levels 1, 2 and 3, which are established in response to the heritage building at 825 Fort Street. It is also worth noting that the existing zoning for part of the site permits a maximum height of 43m.

Although the proposal exceeds the DCAP policy of 30m, the building is stepped back at levels 4 and 9 which minimizes the visual impact of the building height at street level. In addition, the proposed location of the building is consistent with the DCAP policies for development blocks, which encourage siting taller buildings near the middle of development blocks with east/west orientation to minimize shading and wind effects on north/south oriented streets.

Setbacks

The DCAP states that for portions of the building between 0 to 30m in height, exterior walls should be setback a minimum of 3.0m from the side and rear property lines and balconies should be setback a minimum of 3.5m. The proposal meets the minimum setbacks for exterior walls on the east and west elevation, and large floor to ceiling living room windows on the southwest portion of the building have been reduced in number to minimize privacy issues. The south elevation, which also has larger principal windows, is set back approximately 4.4 to 4.7m from the property line.

The proposed balconies on the west elevation are setback 1.6m from the west property line and some of the balconies on the south elevation are setback 3.15m from the south property line. Although the projecting balconies provide visual interest and break up the massing, the adjacent properties, particularly to the west, may redevelop in the future; therefore, appropriate setbacks that ensure livability and minimize privacy impacts for the proposed and future dwelling units are strongly encouraged.

For portions of the building above 30m, the DCAP recommends a further step back of 3.0m to achieve a minimum total setback of 6.0m to property lines for the sides and rear of the building to enhance privacy, open up views between buildings, and permit access to sunlight and views of the sky. The application is inconsistent with this guideline; therefore, staff recommend that the upper storey would benefit from further stepping back of at least 3.0m on the east and west elevations and approximately 1.57m on the south elevation, for consistency with the design guidelines. The appropriate wording has been added to the staff recommendation for Rezoning Application No. 00621.

Parking Variance

The current Schedule C requires a total of 69 long-term residential parking stalls and six long-term commercial parking stalls, for a total of 75 parking stalls. A variance is requested to reduce parking from 75 to 57 stalls, ten which would be dedicated for visitors and three for commercial tenants. The applicant engaged a transportation planning and engineering firm to advise on the appropriate Traffic Demand Management (TDM) measures to support the rationale for requesting a parking variance. A Parking and Trip Generation Review Report (Traffic Report) was prepared for this submission and is included as an attachment to this staff report.

The Traffic Report projects a need for a total of 47 to 71 parking spaces dependant on the level of TDM commitment from the applicant. The proposed TDM measures to support the requested parking variance include the following:

- a total count of 139 secure bicycle parking that exceeds the current Schedule C requirement of 118 stalls
- bicycle amenity area with a bike cleaning station and two bicycle repair benches with tools, and accessible to both residential and commercial tenants
- bicycle share program accessible to building residents
- four electric bicycle charging stations
- four motorcycle and electric scooter parking spaces equipped with a charging outlet
- 45 car-share memberships for residents without vehicles in perpetuity, as well as with one designated car-share vehicle parking spot and access to at least five car-share vehicles stationed within a two block radius of 825 Fort Street
- transit subsidy of 50% in the first year of occupancy based on the parking shortfall from stalls required by the new Schedule C

- an information package educating building residents of transportation incentive options, including various bicycle and public transit routes available in the City.

Due to the site's proximity to alternative forms of transportation, the Fort Street Bikeway, and combined with the proposed TDM measures, staff consider the parking variance to reduce parking from 75 stalls to 57 stalls supportable.

Integration with Fort Street Heritage Corridor

The DCAP identifies Fort Street as a "special character area" within the Residential Mixed-Use District and the applicable guidelines encourage new buildings that enhance the special character of Fort Street as a heritage corridor and active shopping street. Architectural styles along Fort Street are varied, although brick, masonry and stucco are common exterior materials. For the new street-facing façade, the applicant is proposing a three-storey street wall clad in brick with large storefront windows to complement, without mimicking, the existing heritage façades of 825 and 819-823 Fort Street. The fine-grain rhythm of small commercial units and frequent entrances along Fort Street is maintained with this proposal, with the parkade entrance being the one exception to this pattern.

In reference to the one to three-storey "saw-tooth" street wall condition on Fort Street, the upper storeys of the building are stepped back by:

- 6.0m at the third storey above 819-823 Fort Street
- 4.2m at the fourth storey above 825 Fort Street
- 5.1m at the fourth storey above 827 Fort Street
- 6.9m at the ninth storey above 827 Fort Street.

The west elevation abuts 805-817 Fort Street (Fort Commons), which is a one-storey building. Although Fort Commons may redevelop in the future, this façade will, until then, be quite visible. The applicant is proposing a blank concrete wall for the base of the building and smooth cementitious panel material for the tower. The DCAP encourages building articulation and variation in material to differentiate the base, middle and top of buildings. Staff recommend that the application would benefit from design revisions and further articulation of the west façade to improve the building's overall fit with the existing and future context. The appropriate language has been added to the staff recommendation. Staff consider that the proposal generally complies with the DCAP policies and design guidelines; however, there are aspects of the proposal that are not fully consistent with the DCAP as detailed above.

Advisory Design Guidelines for Buildings, Signs and Awnings

The *Advisory Design Guidelines for Buildings, Signs and Awnings* encourage a comprehensive design approach that is sensitive to the surrounding context. This is more fully explored in the section above on the Downtown Core Area Plan.

Review of Heritage Components

Confirmation of Heritage Designation of 827 Fort Street

As part of the Heritage Advisory Panel's motion recommending approval of the concurrent Heritage Alteration Permit Application with Variances, the Panel requested confirmation of the heritage designation of 827 Fort Street. An application for heritage designation of 825 and 827 Fort Street was received from the former owner, on January 14, 2008. The Senior Heritage Planner, at the time, inspected the buildings and confirmed in the May 15, 2008 COTW staff

report that 827 Fort Street was not worthy of designation due to the number of changes to the façade, thus the staff recommendation was to designate 825 Fort Street only, and the elements identified as character-defining only relate to 825 Fort Street. Council adopted the designation bylaw for 825 Fort Street on July 10, 2008.

Heritage Impact Assessment

The buildings at 825 Fort and 819-823 Fort Street were constructed during the upswing of the pre-World War One real estate boom, and represent the surge of development that characterized Victoria's gateway economy, and contribute to the historic integrity of the streetscape along Fort Street. The two Edwardian era heritage building façades would be retained and rehabilitated as the primary street wall of the proposed development. The 1911-1912 three-storey BC Hardware Company Building at 825 Fort Street is heritage-designated. The 1908 heritage building located at 819-823 Fort Street, known as the Turkish Bath House, is a two-storey Edwardian-era commercial building and an application for heritage designation for this building is being advanced concurrently with this application.

Both buildings have been used continuously for commercial purposes, and significantly contribute to the historic character of this block of Fort Street. Statements of Significance for both heritage buildings are included with this report and detail the heritage value and character-defining elements that are protected under the associated heritage designation bylaw for 825 Fort Street, and that could be protected for 819-823 Fort Street.

Conservation Strategy

A heritage Conservation Plan prepared by Donald Luxton & Associates is attached to this report. The proposed conservation guidelines provide strategies that include aspects of preservation, rehabilitation, restoration and maintenance. As part of the scope of work, character-defining elements would be preserved, while missing or deteriorated elements would be restored.

The overall condition of the main elevations appear to be good with some decay and damage visible, most notably the missing capitals on the ground floor columns of 825 Fort Street. The windows on both buildings are intact and in good condition, and the main painted brick elevation of 819-823 Fort Street also appears to be in good condition.

The Conservation Plans for 825 Fort Street and 819-823 Fort Street emphasize preserving the existing historic front façades, while undertaking a rehabilitation that would upgrade the structures and services to increase functionality for commercial and residential uses. Other strategic considerations are comprised of general conservation, alternate building code compliance, sustainability measures, as well as site protection and stabilization.

The proposed development would see the existing façades of both heritage buildings preserved, rehabilitated and restored to maintain the scale and rhythm of the street wall and retail storefront characteristics that are character defining and add to the context of this section of the Fort Street Heritage Corridor. Given the condition of the two façades, the applicant intends to apply to the City's Building Incentive Program administered by the Victoria Civic Heritage Trust for the rehabilitation of the façades and the character-defining elements.

Standards and Guidelines for the Conservation of Historic Places in Canada

The following are the sections of the *Standards and Guidelines for the Conservation of Historic Places in Canada* that are relevant to this application:

General Standards for Preservation, Rehabilitation and Restoration

3. Conserve *heritage value* by adopting an approach calling for *minimal intervention*.
5. Find a use for an *historic place* that requires minimal or no change to its *character-defining elements*.
8. Maintain *character-defining elements* on an ongoing basis. Repair character-defining elements by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving *prototypes*.
9. Make any *intervention* needed to preserve *character-defining elements* physically and visually compatible with the *historic place* and identifiable on close inspection. Document any intervention for future reference.
10. Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exist, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the *historic place*.
13. Repair rather than replace *character-defining elements* from the *restoration* period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound version of the same elements.
14. Replace missing features from the *restoration* period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

The *Standards and Guidelines for the Conservation of Historic Places in Canada* also speak to specific guidelines and recommendations related to exterior form, exterior walls, and windows, doors and storefronts, and are provided as information attached to this report.

In reference to Standards 3 and 5, the buildings have been subject to numerous interventions over their lifespan, some of which have removed character-defining elements. Despite these alterations, the buildings have maintained their characteristic front elevations. All surviving original exterior character-defining elements on the front façades would be preserved, and those missing or deteriorated elements would be restored. The relationship between the interior and exterior is also maintained whereby the façades continue to be the outward expression and extension of the interior while enabling new interiors and systems to be constructed to meet codes and introduce new services consistent with the new development.

In reference to Standards 8 through 14, a detailed Conservation Plan prepared by Donald Luxton & Associates specifies a variety of preservation, rehabilitation and restoration strategies for the retention and ongoing maintenance of the existing historic building façades. The plan details methodologies to ensure all character-defining elements are preserved, and that interventions are in-kind and visually compatible with the character of the façade, including:

- retention of historic front façades
- seismic reinforcement of the façades
- preservation of overall form, scale and massing of the front façades
- removal of later materials to reveal existing original historic materials on storefronts and the rehabilitation of storefronts in a manner sympathetic to the historic appearance of the buildings based on archival images
- preservation and repair of masonry elements with missing elements replaced to match existing
- preservation all metalworks, such as the projecting cornice and dentils, midline crown and storefront cornice on 819-823 Fort Street
- retention and repair of original storefront transoms in situ
- rehabilitation of upper floor windows
- restoration of appropriate historic colour schemes for exterior painted finishes.

CONCLUSIONS

This proposal advances a number of key goals of the OCP and DCAP through the redevelopment of the subject sites and the heritage designation of 819-823 Fort Street. Although the proposal is requesting a height variance not completely in keeping with the height policies of the OCP and DCAP, it is consistent with other DCAP policies that encourage siting taller buildings near the middle of development blocks, with east/west orientation to minimize shading and wind effects on north/south oriented streets. In addition, the additional height is created in part by the atypical floor-to-floor heights for levels 1, 2 and 3, which are established in response to the heritage building at 825 Fort Street.

The proposal is also requesting a parking variance; however, the subject site is very constrained due to its size and location mid-block on Fort Street, and does not have access to a lane. Due to the constraints of the site and its proximity to alternative forms of transportation, the Fort Street Bikeway, and combined with the proposed TDM measures that the applicant proposes, staff consider the parking variance to reduce parking from 75 stalls to 57 stalls supportable.

Policy within the OCP also states that variances may be considered where other heritage objectives are advanced. Based on these factors, staff recommend that Council support the application with minor modifications as outlined in the staff recommendation and advance the application for further consideration at an opportunity for public comment, concurrent with Rezoning Application No.00621 advancing to a Public Hearing.

ALTERNATE MOTION

Option 1 (advance application as is)

That Council after giving notice and allowing an opportunity for public comment and after a Public Hearing for the Rezoning Application, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00009 for 819-823, 825 and 827 Fort Street, in accordance with:

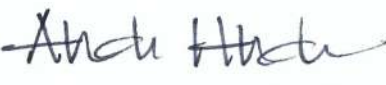
1. Plans, date stamped October 25, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variances:
 - increase the height from 30m to 33.5m
 - reduce parking from 75 stalls to 57 stalls
 - reduce the short term bicycle parking from 12 stalls to 0 stalls.
3. Receipt of a car-share agreement that includes 45 MODO car-share memberships for residents without vehicles in perpetuity and a dedicated car-share vehicle parking stall on site.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."

Option 2 (decline)

That Council decline Heritage Alteration Permit Application with Variances No. 00009 for the property located at 819-823 Fort Street and 825 and 827 Fort Street.

Respectfully submitted,


Merinda Conley
Senior Heritage Planner
Development Services Division


Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

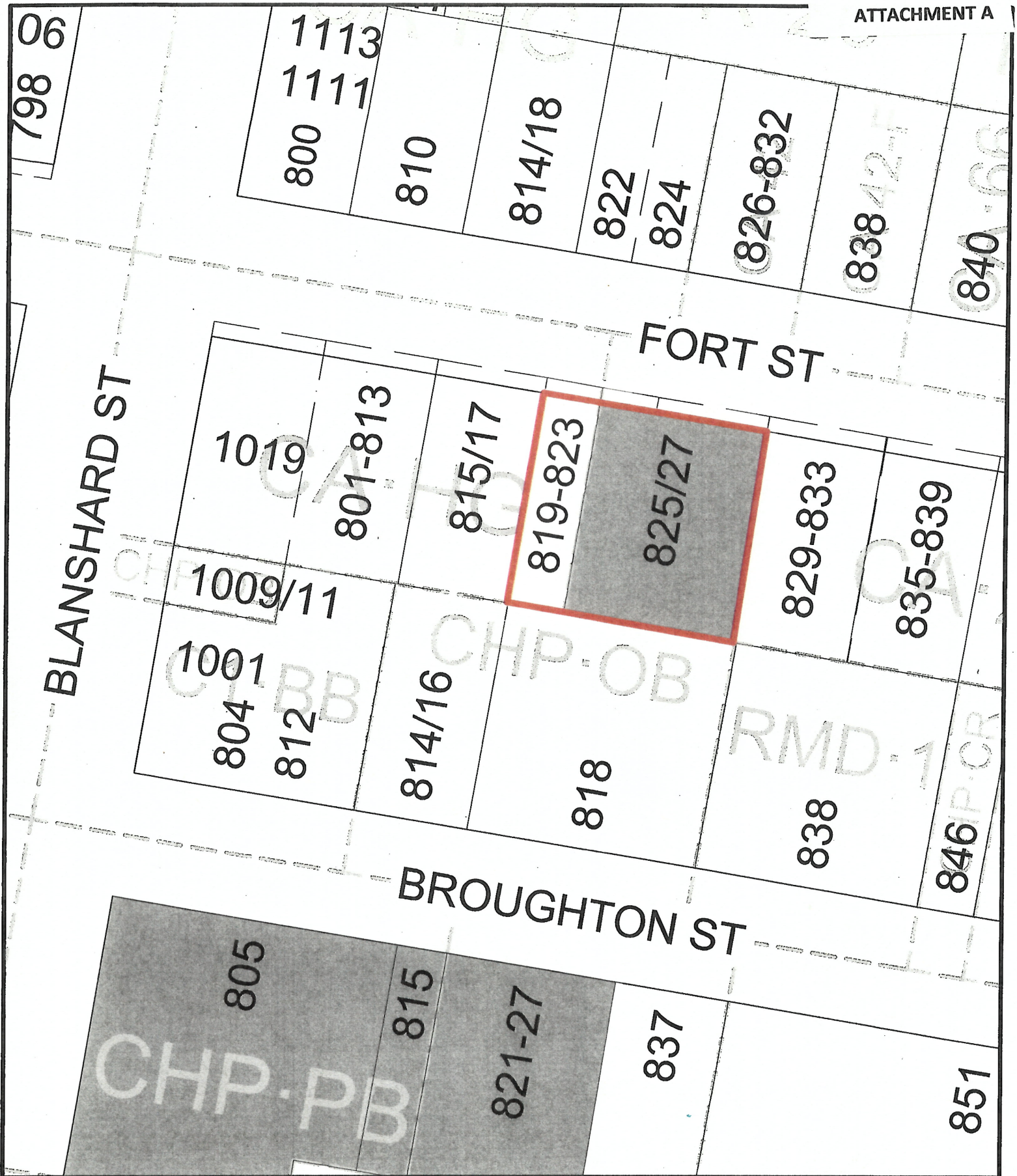
Report accepted and recommended by the City Manager:


Date: Jan 17, 2019

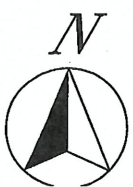
List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans, date stamped October 25, 2018
- Attachment D: Applicant's letter to Mayor and Council, dated November 30, 2018
- Attachment E: Conservation Plan for 825 Fort Street, dated December 2017
- Attachment F: Conservation Plan for 819-823 Fort Street, dated March 2018
- Attachment G: *Applicable Standards and Guidelines for the Conservation of Historic Places in Canada*

- Attachment H: Bunt & Associates Parking and Trip Generation Review Update, dated November 26, 2018
- Attachment I: Minutes from May 23, 2018 Advisory Design Panel meeting
- Attachment J: Minutes from June 12, 2018 Heritage Advisory Panel meeting.



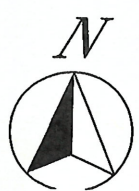
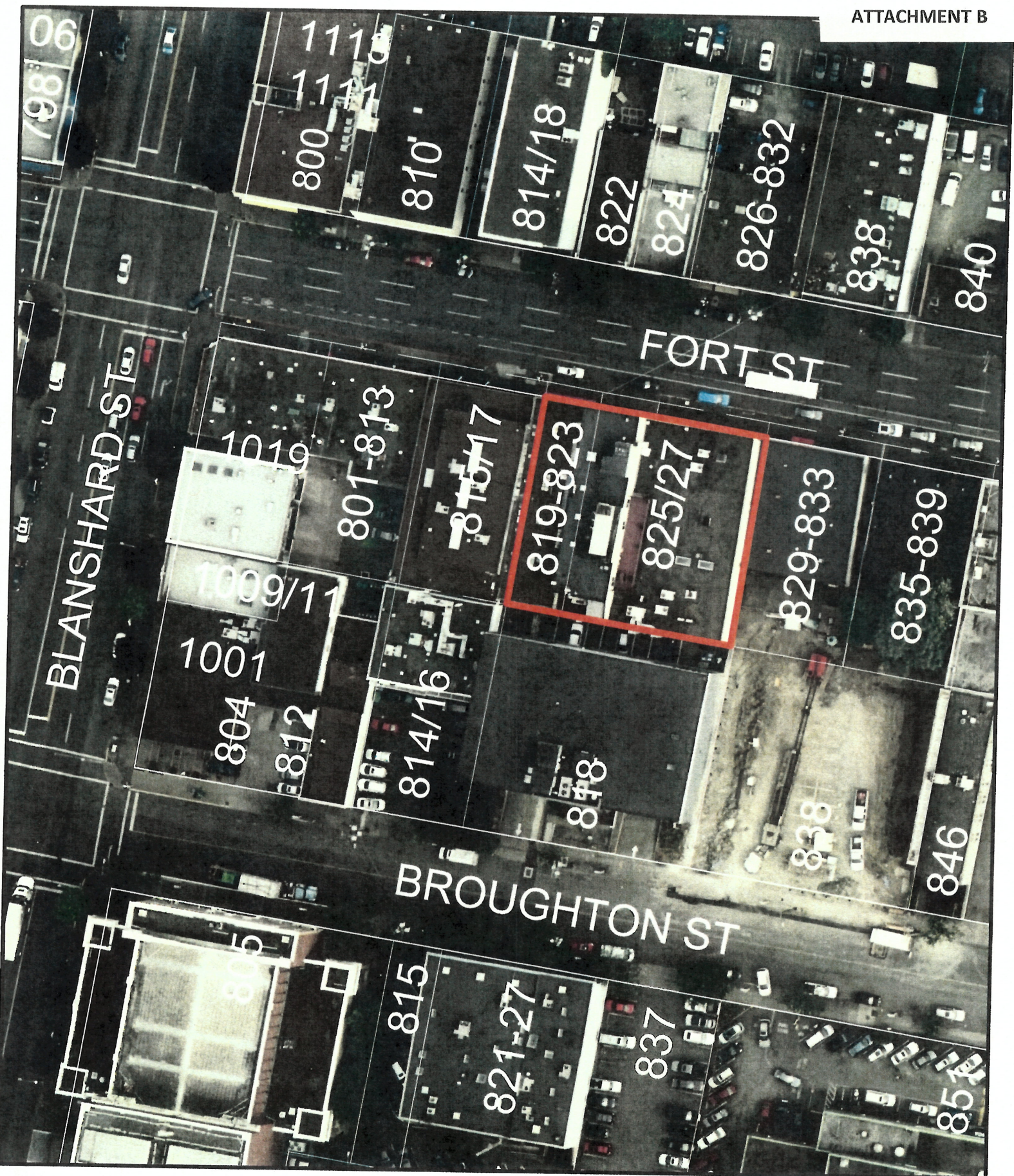
819-823 & 825/827 Fort Street



Designated

Registered





819-823 & 825/827 Fort Street



Designated



Registered



PROJECT STATISTICS

PROJECT ADDRESS
NEIGHBOURHOOD
DOWNTOWN CORE AREA PLAN DISTRICT
DEVELOPMENT PERMIT AREA

819 - 823 AND 825 - 827 FORT STREET
FAIRFIELD
RESIDENTIAL MIXED USE DISTRICT
DPA 78 (HC)

LEGAL DESCRIPTION

VICTORIA PARCEL D, LOT 277 & 378, (DD 2635141)
LOT A OF LOTS 276 & 277, VICTORIA, PLAN 26769

ZONING (EXISTING)

819-823 FORT STREET: CA-HG

PROPOSED ZONING:

825-827 FORT STREET: CA-2
NEW ZONE

LOT AREA

1248 SQ.M. (13,434 SQ.FT.)

SITE COVERAGE

1232 SQ.M. (13,260 SQ.FT.) (98.7%)

OPEN SITE SPACE

16 SQ.M. (172 SQ.FT.)

TOTAL FLOOR AREA

TOTAL
RESIDENTIAL 6725.3 SQ.M. (72,391 SQ.FT.)
RETAIL 453.2 SQ.M. (4,879 SQ.FT.)

FLOOR SPACE RATIO

CURRENT ZONING
CA-2: MAXIMUM 2:1 (LOT AREA = 916.3 SQ.M.)
CA-HG: MAXIMUM 3:1
ALLOWED UNDER SPECIAL DENSITY AREA (REZONING)
PROPOSED: 7705.4 SQ.M. / 1248 SQ.M. = 6.17 F.S.R.

FLOOR PLATE SIZE

REQUIRED UNDER DOWNTOWN CORE AREA PLAN:
0 M - 20 M (0' - 65.6') NO RESIDENTIAL OR COMMERCIAL FLOOR PLATE SIZE RESTRICTIONS
20 M - 30 M (65.6' - 98.4') RESIDENTIAL MAXIMUM 930 SQ.M. (10,010 SQ.FT.)
PROPOSED:
20 M - 30 M (65.6' - 98.4') 724.6 SQ.M. (7,800 SQ.FT.)

AVERAGE GRADE (GEODETTIC)

21.6m

HEIGHT OF BUILDING (ABOVE AVERAGE GRADE)

ALLOWED UNDER DOWNTOWN CORE AREA PLAN: 30 M (98.4')
ALLOWED UNDER CA-2 ZONING: 15.5 M (50.8')
ALLOWED UNDER CA-HG ZONING: 43 M (141.1')
PROPOSED:
MAIN ROOF 33.5 M (110.0')
HIGHEST ROOFTOP 34.9 M (114.5')

NUMBER OF STOREYS

10 STOREYS

STREETWALL

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR NARROW STREETS (<25m)

PRIMARY FACE:

WIDTH: MIN 50% SITE WIDTH: 36.1 M (118.6') x 60% = 21.7 M (71.2')
HEIGHT: 10 M - 15 M (32.8' - 49.2')
SETBACK: 0 M - 3 M (0' - 9.8')

SECONDARY FACE:

WIDTH: MIN 50% SITE WIDTH: 36.1 M (118.6') x 30% = 10.8 M (35.5')
HEIGHT: 18 M - 25 M (59.1' - 82')
SETBACK: 3 M - 6 M (9.8' - 19.7')
SETBACK ABOVE 25 M (82') MIN 6 M (19.7')

BUILDING SETBACKS

REQUIRED UNDER DOWNTOWN CORE AREA PLAN FOR HEIGHT 0 - 30 M (0' - 98.4')

EXTERIOR WALL, FRONT PROPERTY LINE:

PRIMARY STREET WALL: 0 - 3 M FROM P. L. HEIGHT = 10 TO 15 M
SECONDARY STREET WALL: 3-6 M FROM P. L. HEIGHT = 18 TO 25 M

EXTERIOR WALL, SIDE PROPERTY LINE: MIN 3 M (9.8')

EXTERIOR WALL, REAR PROPERTY LINE: MIN 3 M (9.8')

BALCONIES, SIDE PROPERTY LINE: MIN 3.5 M (11.5')

BALCONIES, REAR PROPERTY LINE: MIN 3.5 M (11.5')

PARKING

PARKING REQUIRED UNDER NEW ZONING BYLAW SCHEDULE C

RESIDENTIAL: 38 UNITS x (0.65/UNIT) = 24.7

55 UNITS x (0.8/UNIT) = 44

7 UNITS x (1.2/UNIT) = 8.4

100 UNITS x (0.1/UNIT VISITOR STALLS) = 10

RETAIL: 453.2 SQ.M. (4,879 SQ.FT.) x (100 SQ.M.) = 5,565' 50% PER CA-2 = 2.8

TOTAL: 90

BICYCLE STORAGE

CLASS 1 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C

38 x (1/UNIT) = 38

62 x (1.25/UNIT) = 77.5

RETAIL @ 1/200 SQ.M. = 2.26

TOTAL: 118

CLASS 2 BICYCLE PARKING REQUIRED UNDER ZONING NEW BYLAW SCHEDULE C

MULTIFAMILY RESIDENTIAL = 100 x (0.1/UNIT) = 10

RETAIL @ 1/200 SQ.M. = 2.26

TOTAL: 12

*PER NEW SCHED C PARAGRAPH 3.2.1 (a), PUBLICALLY ACCESSIBLE SHORT TERM SPACES CANNOT BE ACCOMMODATED WITHOUT SIGNIFICANT COMPROMISE TO RETAIL UNIT CRU 5 (USABILITY AND APPROPRIATENESS ADJACENT TO HERITAGE RETAIL), THEREFORE PLANS PROPOSE CLASS 2 BIKE PARKING IN FRONT OF THE PROPERTY (REFER TO SITE PLAN).

NUMBER OF STORAGE LOCKERS

NB BYLAW REQUIREMENT

100 x (0.4 / UNIT) = 40

RETAIL

NUMBER OF UNITS: 5
AREA: 453.3 SQ.M. (4,879 SQ.FT.)

SUITE TYPES

TYPE	SIZE RANGE	QUANTITY
STUDIO	304 - 405 SQ.FT.	10
1 BEDROOM	419 - 547 SQ.FT.	47
2 BEDROOM	607 - 741 SQ.FT.	36
3 BEDROOM	877 SQ.FT.	7
GROUND-ORIENTATED	N/A	0

PROJECT TEAM

OWNER

825 Fort Holdings Ltd.

CLIENT / DEVELOPMENT MANAGER

The Sallet Group
Suite 225 - 205 Carrall Street
Vancouver, BC V6B 2J2
T: 604-689-5536
F: 604-689-5574
Website: thesalletgroup.com

ARCHITECT

Musson Cattell Mackey Partnership
Architects Designers Planners
1080 West Hastings Street
Suite 1900
Vancouver, BC V6E 3K1
T: 604-687-2960
F: 604-687-1771
Website: www.MCMPArchitects.com

STRUCTURAL CONSULTANT

RJC Engineers
Address: 645 Tye Road, Suite 220
Victoria, BC V8A 6X5
T: 250-386-7794
F: 250-381-7900
Website: www.rjc.ca

GROSS BUILDING AREA

FSR CALCULATIONS EXCLUDE BELOW GRADE PARKING, PARKING RAMP, REQUIRED BIKE STALLS, AND ELEVATOR CORE.

P2	13,139 SQ.FT.	1,220.7 SQ.M.
P1	13,139 SQ.FT.	1,220.7 SQ.M.
L01	10,735 SQ.FT.	997.3 SQ.M.*
L02	9,780 SQ.FT.	908.6 SQ.M.**
L03	9,520 SQ.FT.	883.7 SQ.M.
L04	7,800 SQ.FT.	724.6 SQ.M.
L05	7,800 SQ.FT.	724.6 SQ.M.
L06	7,800 SQ.FT.	724.6 SQ.M.
L07	7,800 SQ.FT.	724.6 SQ.M.
L08	7,210 SQ.FT.	669.8 SQ.M.
L09	7,210 SQ.FT.	669.8 SQ.M.
L10	6,596 SQ.FT.	612.8 SQ.M.
TOTAL	82,841 SQ.FT.	7,705.4 SQ.M.

ROOF 1,219 SQ.FT. 113.2 SQ.M.***

BIKE STORAGE AREA

HORIZONTAL STALLS 59 @ 0.81 SQ.M. = 47.79 SQ.M.
VERTICAL STALLS 59 @ 0.54 SQ.M. = 31.86 SQ.M.
TOTAL = 79.65 SQ.M.

FSR: 82,841 SQ.FT. / 13,434 SQ.FT. = 6.17

*EXCLUDES 79.65 SQ.M. CLASS 1 BIKE STORAGE

**INCLUDES MEZZANINE IN CRU 1.

***FSR INCLUDING ROOF LEVEL AREA = 6.25

MECHANICAL CONSULTANT

Rocky Point Engineering Ltd.
Address: 202 - 7701 Island Highway
Victoria, BC V9B 1J1
T: 778-400-8825
Website: rockypointengineering.com

ELECTRICAL CONSULTANT

AES Engineering Ltd.
Address: 300 - 1615 Blanshard Street
Victoria, BC V8T5A4
T: 250-381-6121
F: 250-381-6811
Website: aesengr.com

LANDSCAPE CONSULTANT

Considered Design Inc.
Address: 201 - 318 Homer Street
Vancouver, BC V6B 2V2
T: 778-386-4414
Website: wacoreconsidered.com

GEOTECHNICAL CONSULTANT

Ryzuk Geotechnical
Address: 28 Crease Avenue
Victoria, BC V6Z 1S3
T: 250-475-9131
F: 250-475-3611
Website: www.ryzuk.com

SURVEYOR

Island Land Surveying Ltd.
Address: 1-15 Cassie Avenue
Victoria, BC V8Z 1T3
T: 250-475-1515
F: 250-475-1516
Website: www.islandlandsurveying.ca

CIVIL CONSULTANT

J. E. Anderson & Associates
Address: 4212 Blanford Avenue
Victoria, BC V8Z 4B7
T: 250-727-2214
F: 250-727-3395
Website: jeanderson.com

TRAFFIC CONSULTANT

Bunt & Associates Engineering Ltd.
Address: Suite 421 - 645 Fort Street
Victoria, BC V8W 1G2
T: 250-592-6122
Website: www.bunteng.com

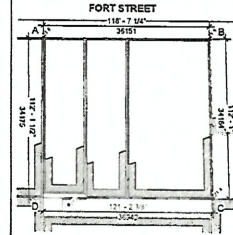
DRAWING INDEX

Drawing Sheet

No. Title

A001	Cover Sheet
A002	Renderings
A003	Shadow Study
A101	Site Plan Existing
A102	Promised Site Plan
A201	Floor Plan Level P2
A202	Floor Plan Level P1
A203	Floor Plan Ground Level
A204	Floor Plan Level 2
A205	Floor Plan Level 3
A206	Floor Plan Level 4
A207	Floor Plan Level 5
A208	Floor Plan Level 6
A209	Floor Plan Level 7
A210	Floor Plan Level 8
A211	Floor Plan Level 9
A212	Floor Plan Level 10
A213	Roof Plan
A301	Streetscape Elevation
A302	North Building Elevation
A303	East Building Elevation
A304	South Building Elevation
A305	West Building Elevation
A401	Building Section
A402	Building Section

Revisions
Received Date
January 10, 2019
Deemed Date
October 25, 2018



Site Plan Existing Grades

SCALE 1" = 40'-0"

AVERAGE GRADE CALCULATION

GRADES:
A: 21.8 B: 21.8 C: 21.4 D: 21.4*

PROPERTY LINE DISTANCES:

AB 36,151 M
BC 34,164 M
CD 36,942 M
DA 34,175 M
TOTAL 131,432 M

AB (21.8+21.8)/2 * 36,151 M = 788,0918
BC (21.8+21.4)/2 * 34,164 M = 521,9424
CD (21.4+21.4)/2 * 36,942 M = 790,5568
DA (21.4+21.8)/2 * 34,175 M = 738,1800
TOTAL = 2838,773

AVERAGE GRADE:

2838.773 / 131,432 M = 21.6

*LEGAL SURVEY INDICATES GRADE D SLIGHTLY AWAY FROM THE SW PROPERTY CORNER. CORNER INACCESSIBLE DUE TO EXISTING SERVICE BUILDING AT 818 BROADWAY ST. SO THE NEAREST GEODETTIC HAS BEEN USED.

M C M

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Cattell
Mackey
Partnership

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Vancouver, BC V6Z 1T3
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F: 604.587.1771
www.mussoncattellmackey.com

Cover Sheet

825 Fort
Street Victoria

825 Fort Street

Victoria, BC

Project

Cover Sheet

Drawing

Scale As indicated

Project 217033

Sheet

A001

REZONING: 2019-01-09

ATTACHMENT C



SOUTHEAST VIEW



NORTH VIEW



NORTHWEST VIEW

Received
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Development Services Division

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Canada V6S 1S1
T: 604.687.3771
F: 604.687.3771
MCMPartners.com

Revisions DO NOT VVVV

Renderings

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project
Renderings

Drawing
Scale
Project 217033

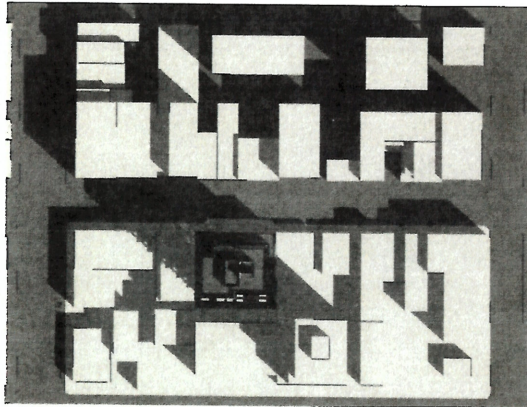
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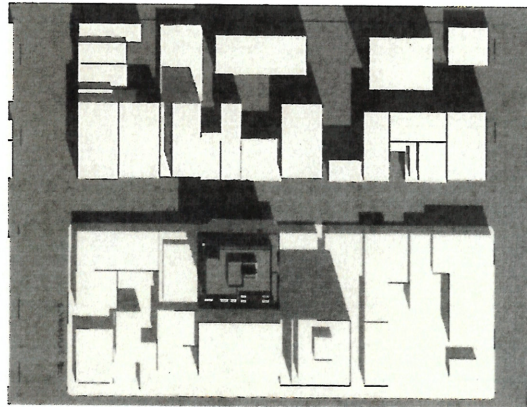
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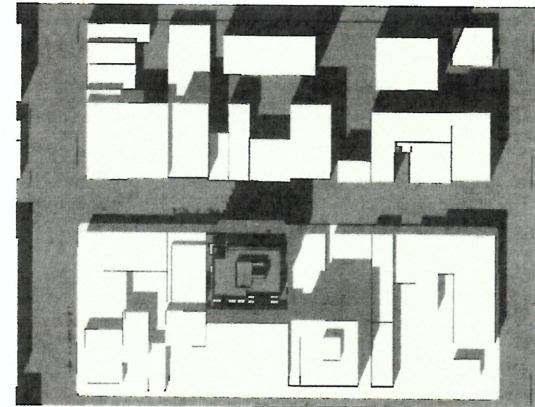
Architects Designers Planners
Vancouver
2060 West Hastings Street
Suite 1900
Vancouver, British Columbia
Canada V6P 3E1
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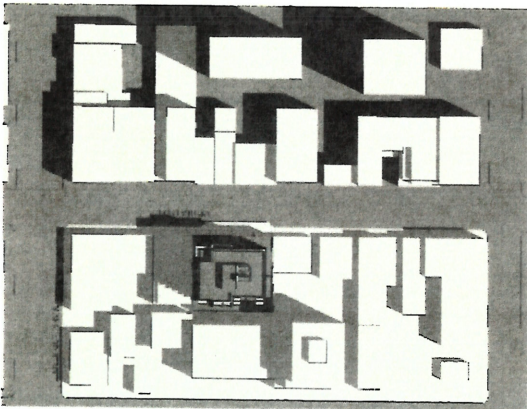
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A003
SCALE
Spring Equinox 10 AM



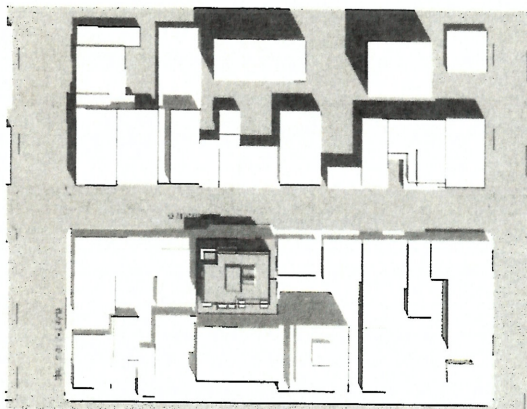
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A003
SCALE
Spring Equinox 12 PM



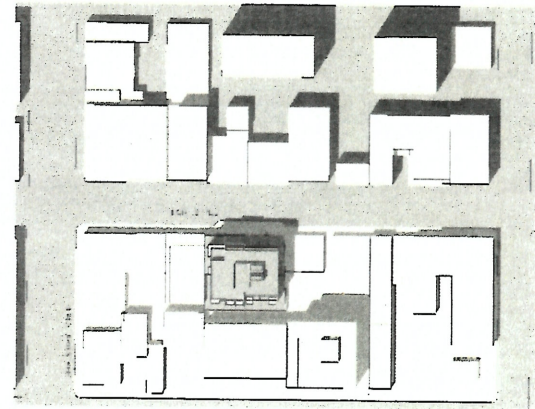
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A003
SCALE
Spring Equinox 2 PM



4
A003
SCALE
Summer Solstice 10 AM



5
A003
SCALE
Summer Solstice 12 PM



6
A003
SCALE
Summer Solstice 2 PM



Revisions CD MMV VVVV

Shadow Study

Scale

825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Shadow Study

Drawing

Scale

Project 217033

Sheet

A003

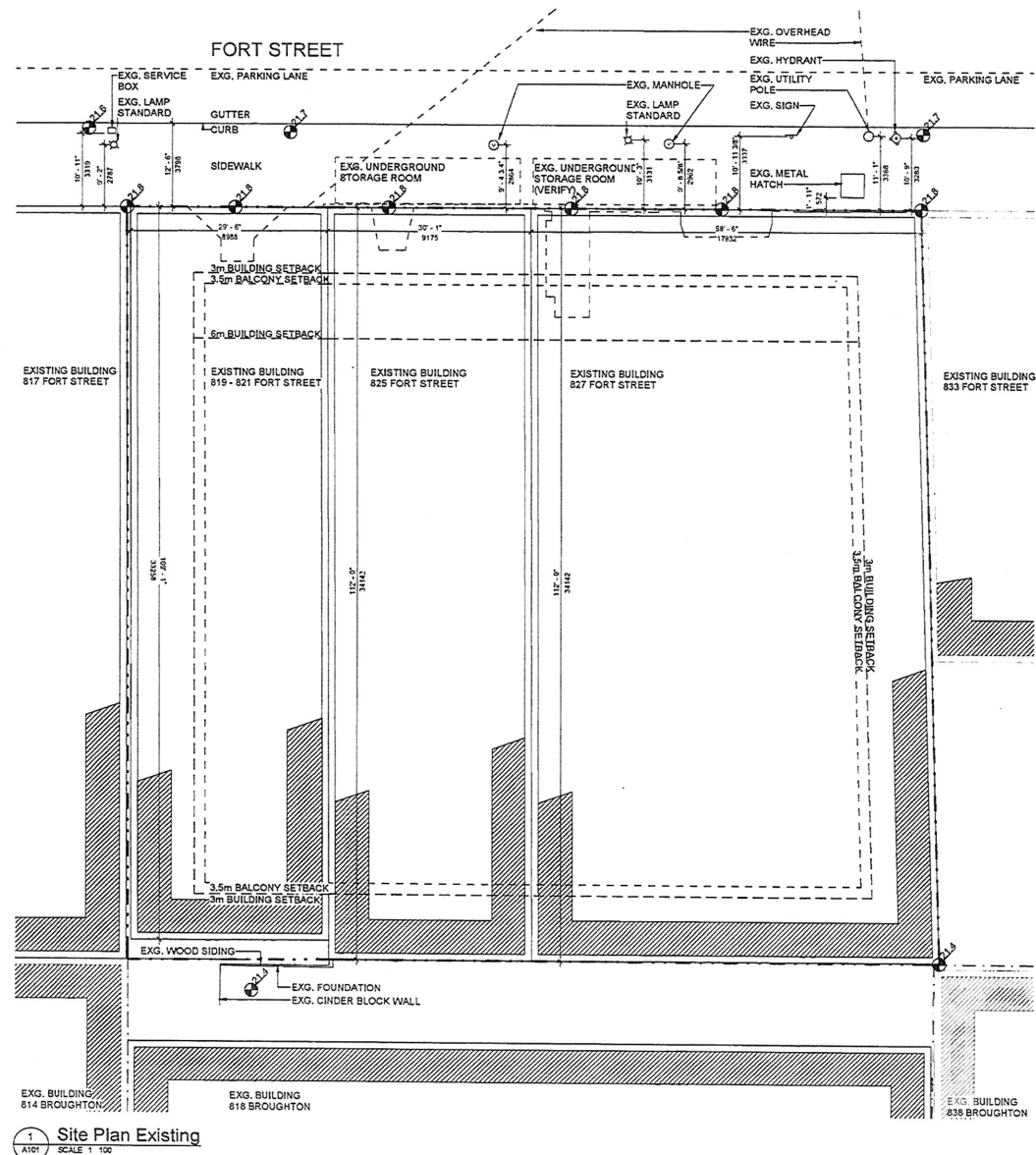
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City of Victoria

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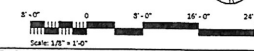
1 Site Plan Existing
 A101 SCALE 1:100

Site Plan
 Existing
 825 Fort
 Street Victoria

825 Fort Street
 Victoria, BC

Project
 Site Plan
 Existing

Drawing
 Scale 1:100
 Project 217331



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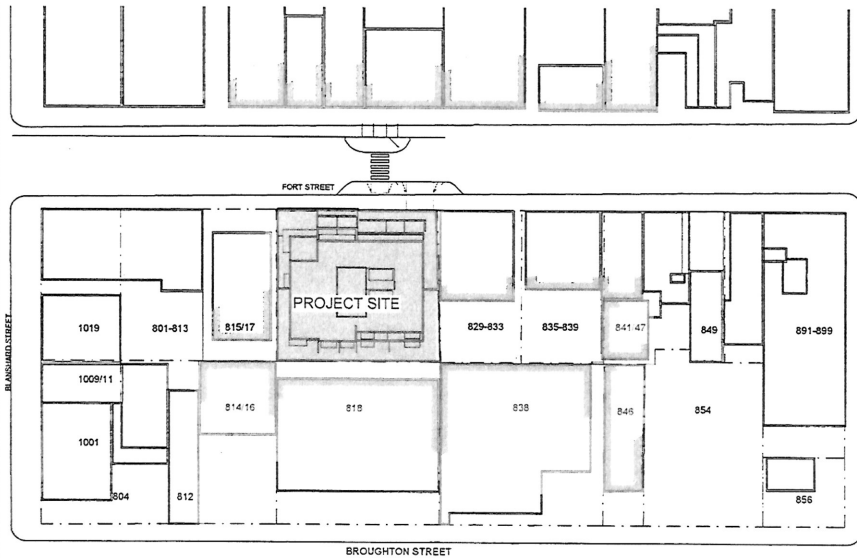
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City of Victoria

OCT 25 2018

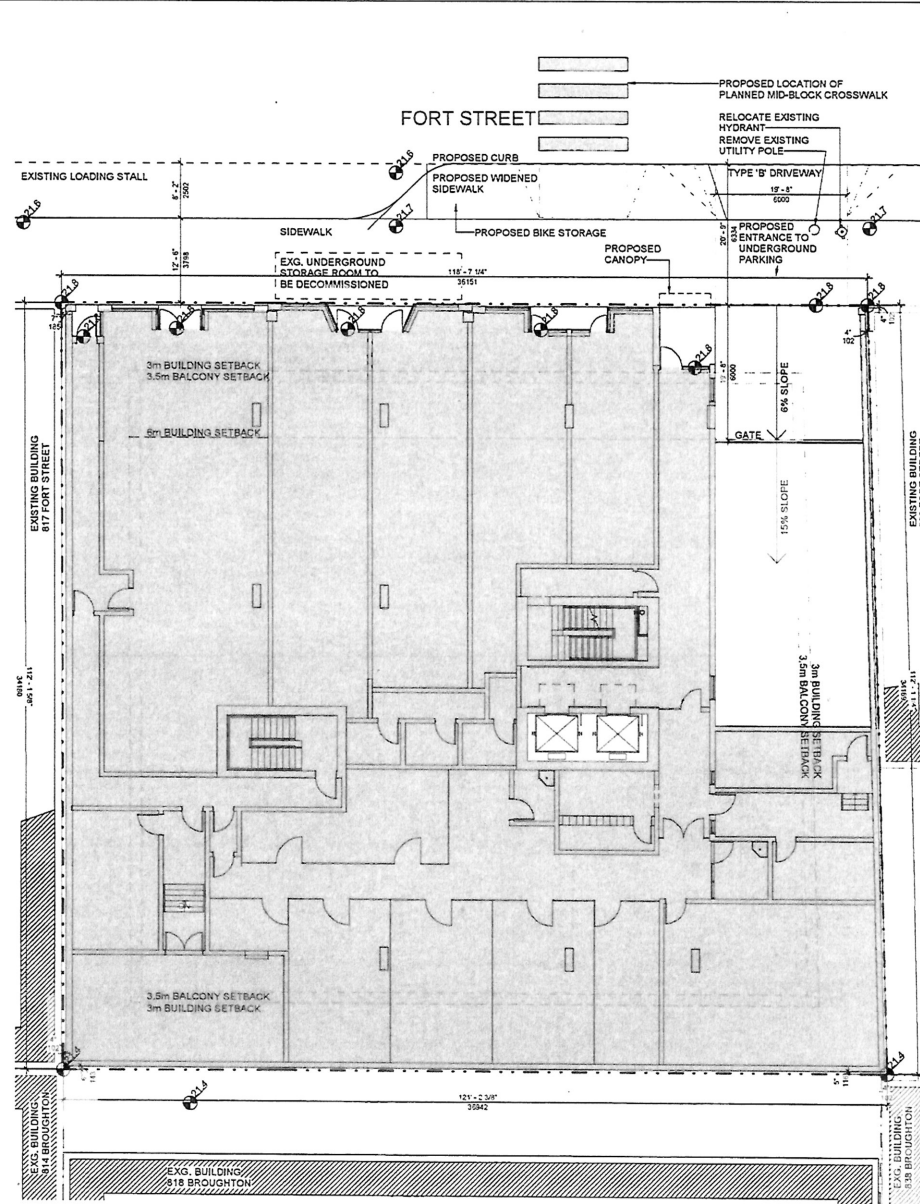
Planning & Development Department
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PROJECT INFORMATION TABLE

ZONE (EXISTING)	CA-HG
PROPOSED ZONE	CA-2
SITE AREA	1248 SQ.M. (13,434 SQ.FT.)
TOTAL FLOOR AREA	7,705.4 SQ.M. (82,941 SQ.FT.)
COMMERCIAL FLOOR AREA	453.2 SQ.M. (4,879 SQ.FT.)
FLOOR SPACE RATIO	6.17
SITE COVERAGE (%)	98.7%
OPEN SITE SPACE	16 SQ.M. (172 SQ.FT.)
HEIGHT OF BUILDING (m)	33.5 M (MAIN ROOF)
NUMBER OF STOREYS	10
PARKING STALLS ON SITE	57
BICYCLE PARKING NUMBER:	
CLASS 1	139
CLASS 2	8
BUILDING SETBACKS (m):	
FRONT YARD	4.1 M - 6 M
REAR YARD	3 M
SIDE YARD (E)	3 M
SIDE YARD (W)	3.4 M
COMBINED SIDE YARDS	6.4 M
RESIDENTIAL USE DETAILS:	
TOTAL NUMBER OF UNITS	100
STUDIO	10
1 BEDROOM	47
2 BEDROOM	36
3 BEDROOM	7
GROUND-ORIENTATED	N/A
MINIMUM UNIT FLOOR AREA:	
STUDIO	28.2 SQ.M. (304 SQ.FT.)
1 BEDROOM	38.9 SQ.M. (419 SQ.FT.)
2 BEDROOM	56.4 SQ.M. (607 SQ.FT.)
3 BEDROOM	81.5 SQ.M. (877 SQ.FT.)
TOTAL RESIDENTIAL FLOOR AREA:	6725.3 SQ.M. (72,391 SQ.FT.)



2 Vicinity Plan
A102 SCALE 1:500



1 Site Plan
A102 SCALE 1:100



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mcm@architects.com



Proposed Site
Plan
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria BC

Proposed Site
Plan

Drawn
Scale
Project

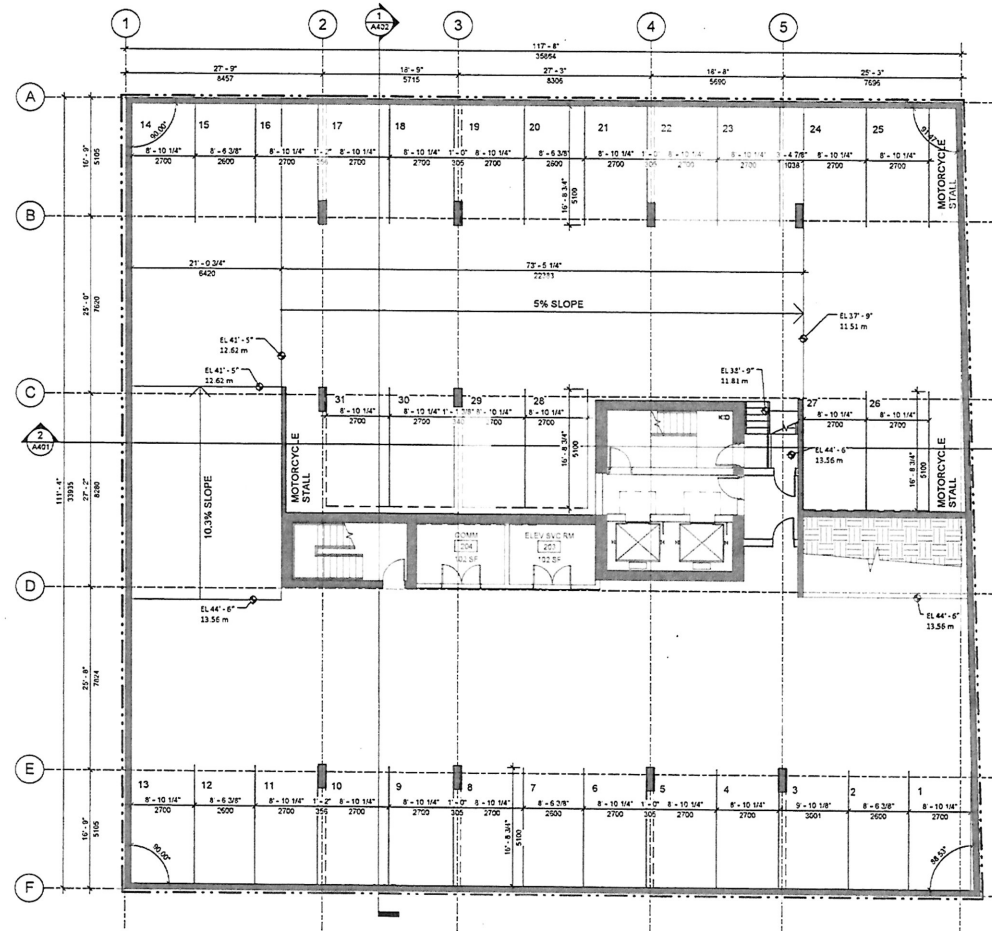
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MCMPartnership.com



1 P2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

PARKING COUNT: 31 STALLS
AREA: 13,260 SQ. FT. 1,232.9 SQ. M.



Scale: 1/8" = 1'-0"
Sheet: 217233

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Floor Plan
Level P2
825 Fort
Street Victoria

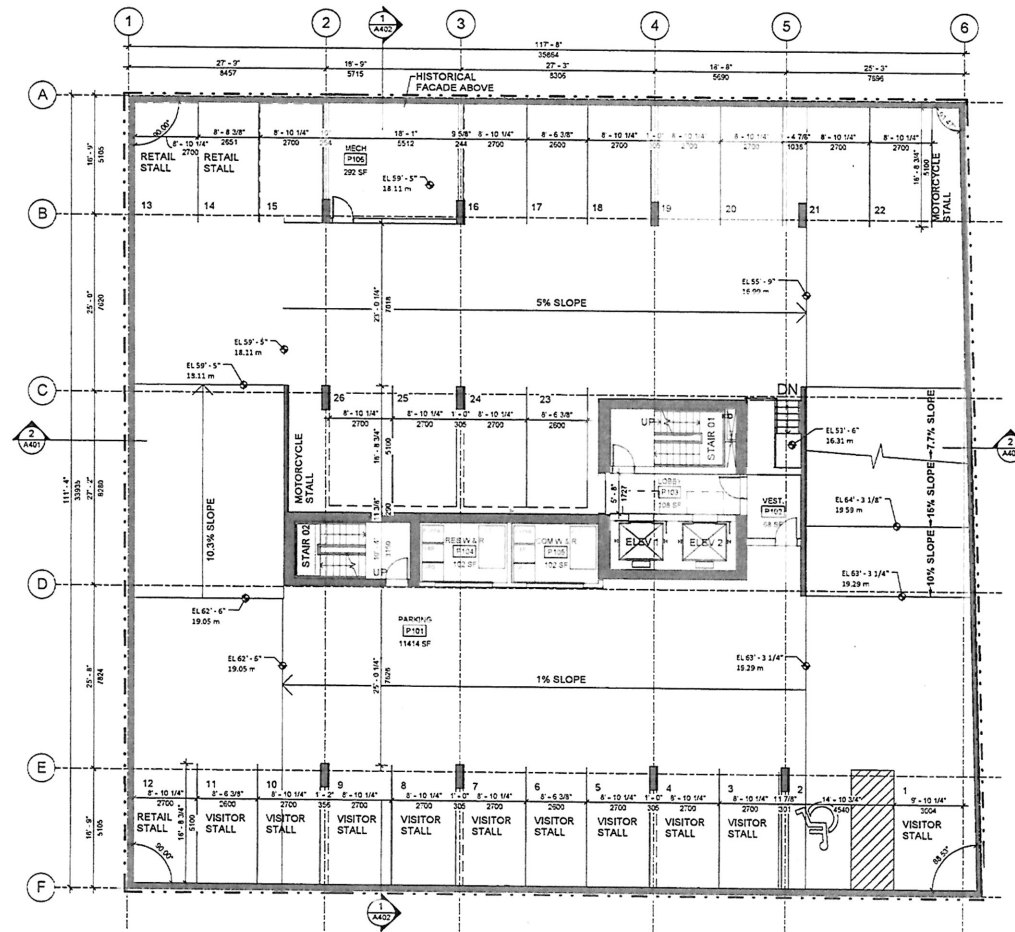
825 Fort Street
Victoria BC

Floor Plan
Level P2

Scale: 1/8" = 1'-0"
Project: 217233

A201

REZONING RESUBMISSION: 2018-10-24



1 P1 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

PARKING COUNT: 26 STALLS
 AREA: 13,260 SQ. FT., 1,232.9 SQ. M.



Scale: 1/8" = 1'-0"

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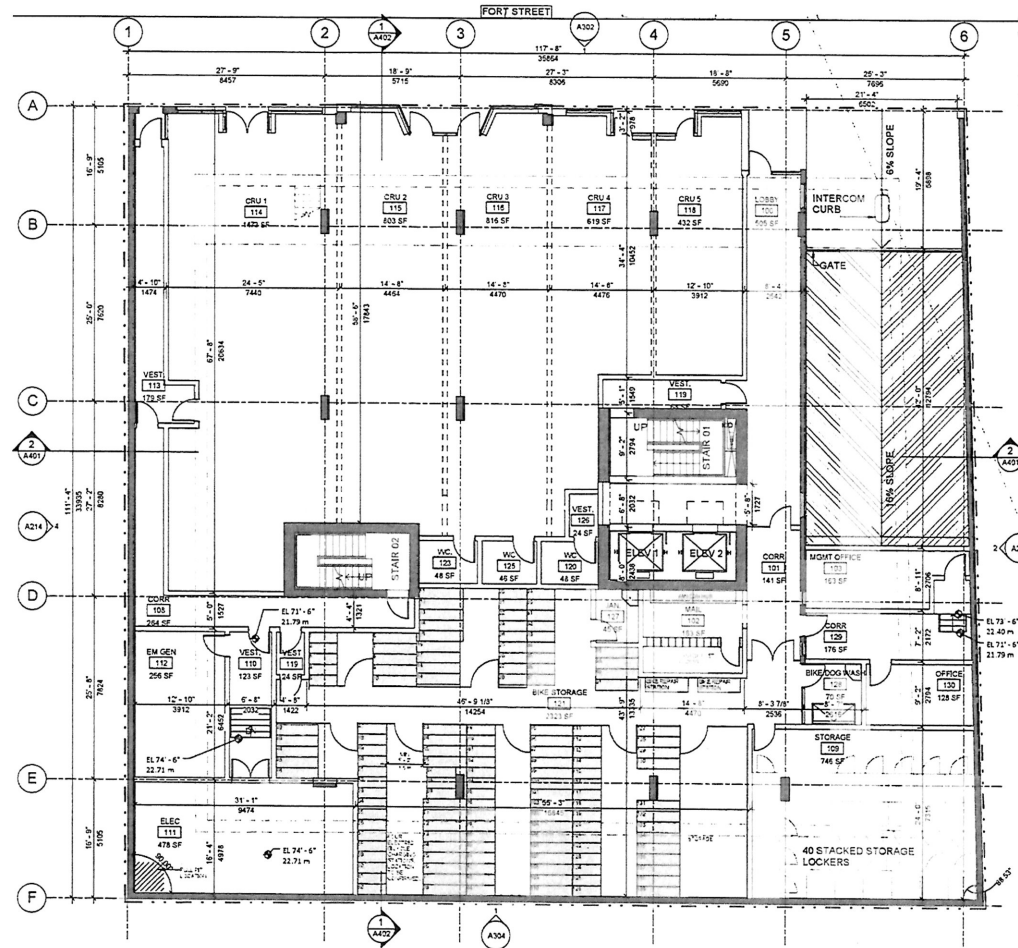
Floor Plan
 Level P1
 Seal
 825 Fort
 Street Victoria

825 Fort Street
 Victoria BC

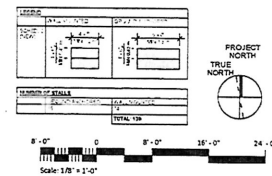
Floor Plan
 Level P1

Scale: 1/8" = 1'-0"
 Project: 217033

Sheet A202



1 GROUND LEVEL FLOOR PLAN
SCALE: 1/8" = 1'-0"



Floor Plan
Ground Level
825 Fort
Street Victoria

825 Fort Street
Victoria BC
Project
Floor Plan
Ground Level

Drawing
Scale: 1/8" = 1'-0"
Project: 217033

Sheet **A203**

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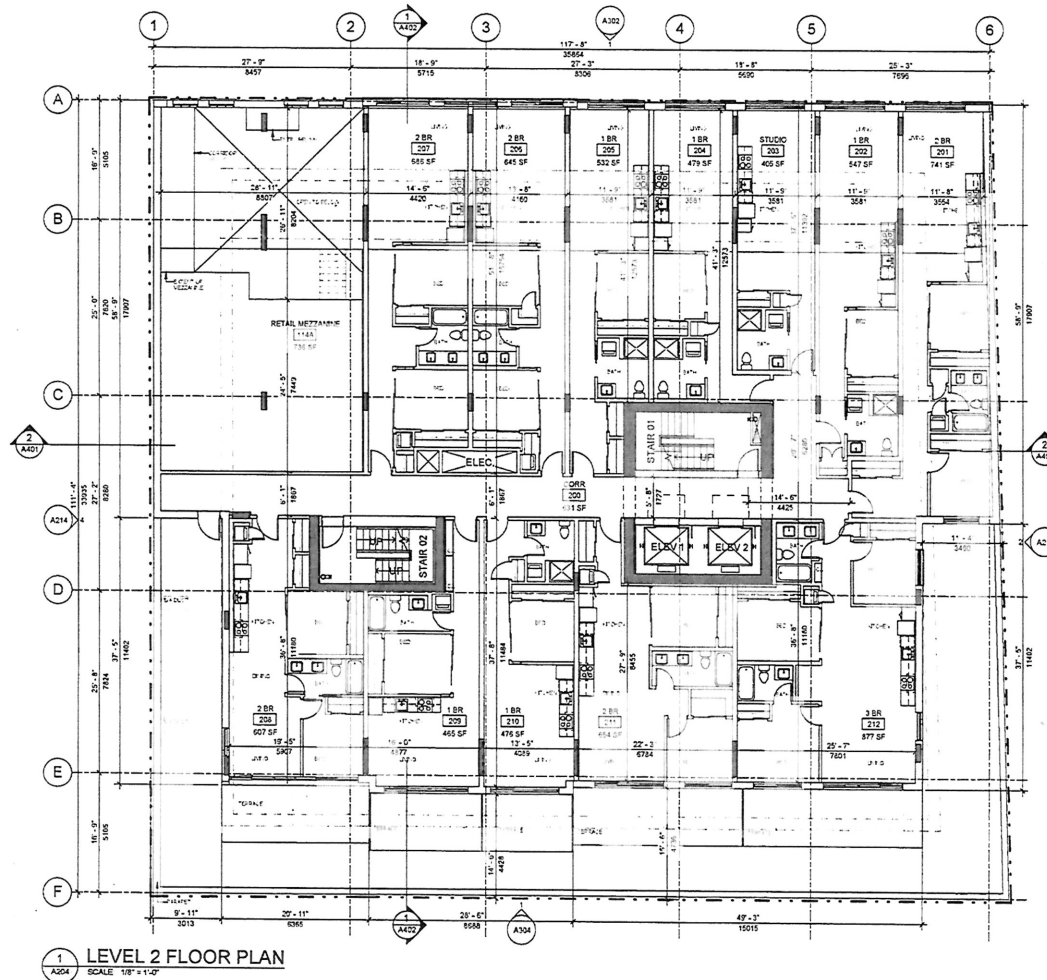
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Development Services Division

REZONING SUPPLEMENT: 2018-11-28

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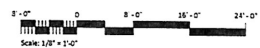
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Vancouver, BC V6L 1A1
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mcm@mussoncattellmackey.com



1 LEVEL 2 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L 02 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1



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**Floor Plan
Level 2**
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 2**
Drawing
Scale: 1/8" = 1'-0"
Project: 217233

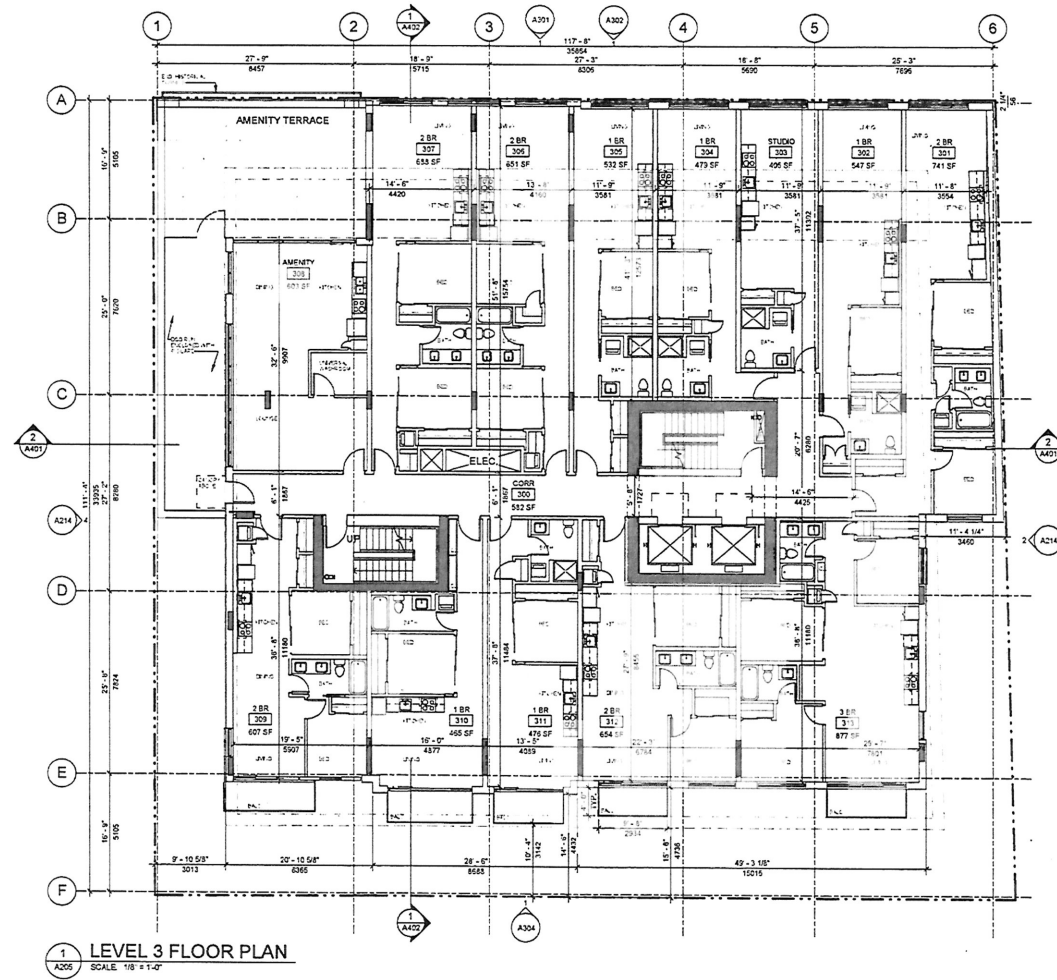
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www.mcmllp.com



1 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L 03 UNITS	
1 BR	5
2 BR	5
3 BR	1
STUDIO	1



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**Floor Plan
Level 3**
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 3**

Drawing
Scale: 1/8" = 1'-0"
Project: 217233

Sheet **A205**

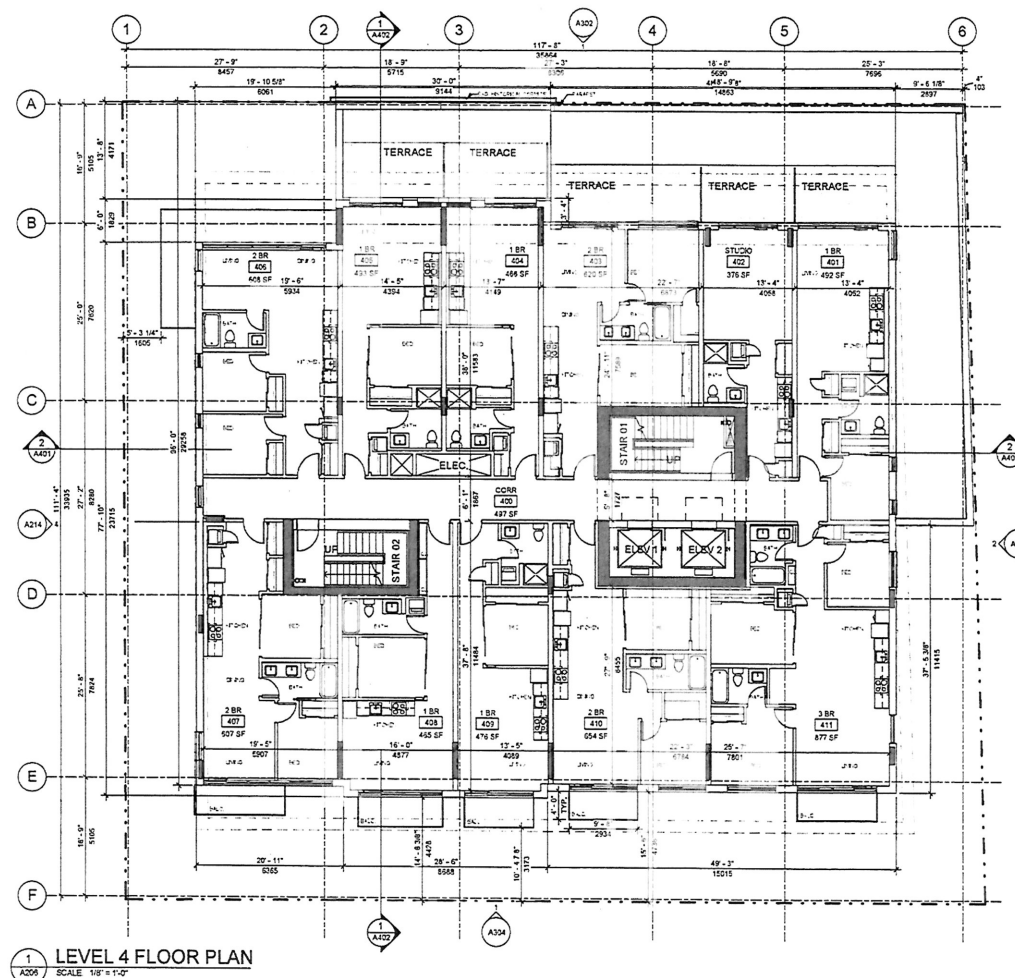
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Canada V6P 1C6
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1 LEVEL 4 FLOOR PLAN
SCALE: 1/8" = 1'-0"

L04 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



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Floor Plan
Level 4
825 Fort
Street Victoria

625 Fort Street
Victoria BC

Floor Plan
Level 4

Scale: 1/8" = 1'-0"
Project: 217001

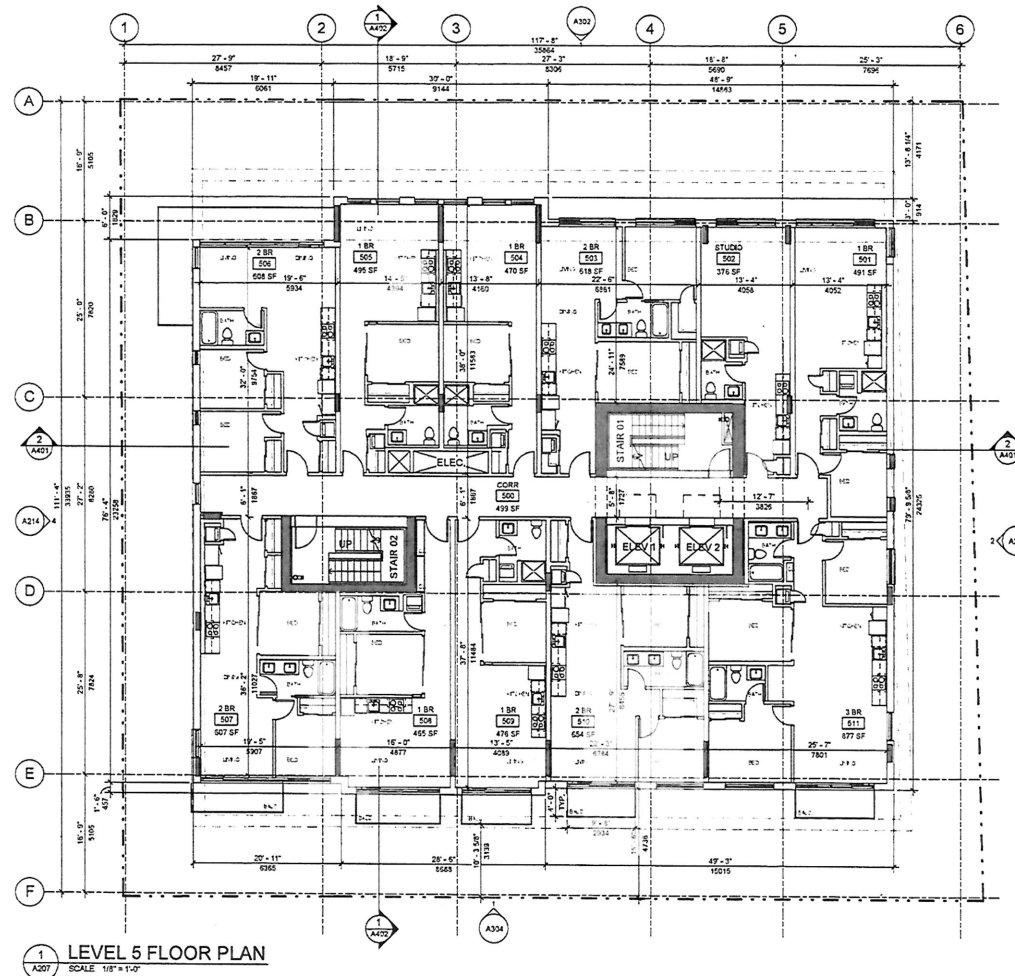
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1 LEVEL 5 FLOOR PLAN
A207 SCALE 1/8" = 1'-0"

L 05 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



Scale 1/8" = 1'-0"
Scale 1/8" = 1'-0"

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**Floor Plan
Level 5**
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
**Floor Plan
Level 5**

Drawing
Scale 1/8" = 1'-0"
Project 217033

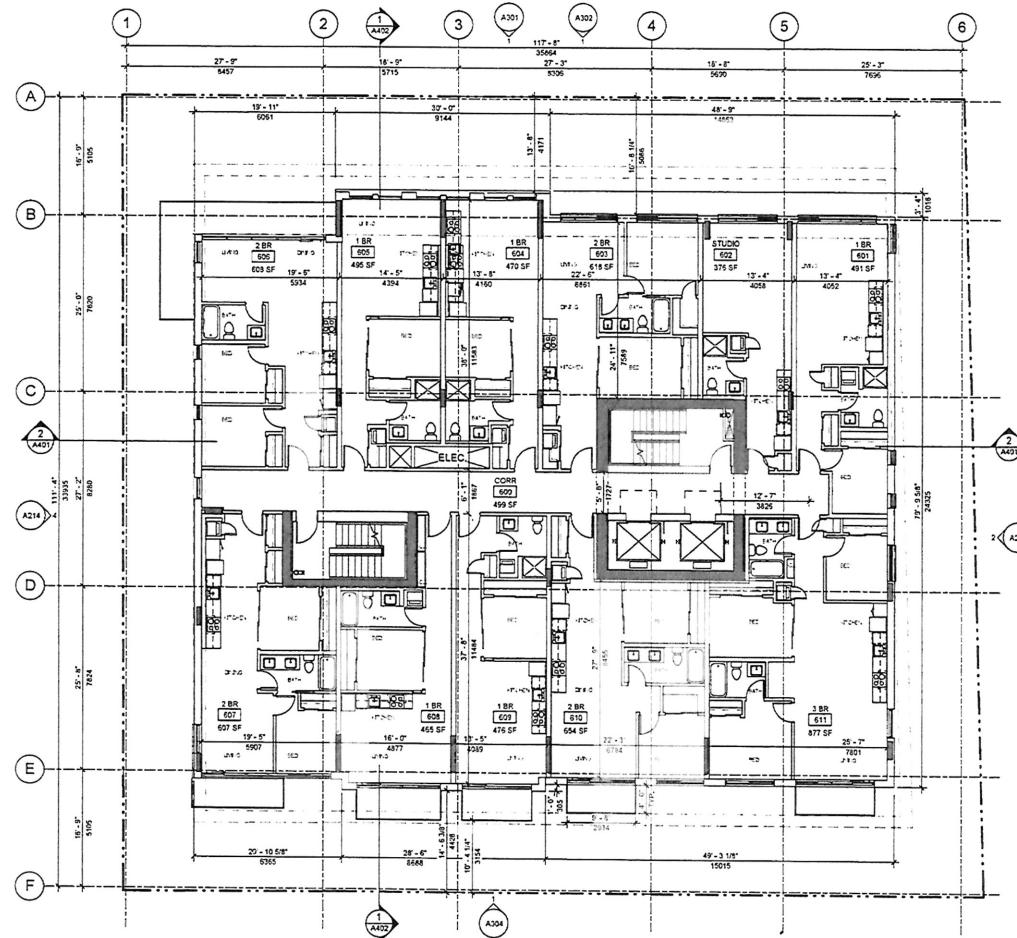
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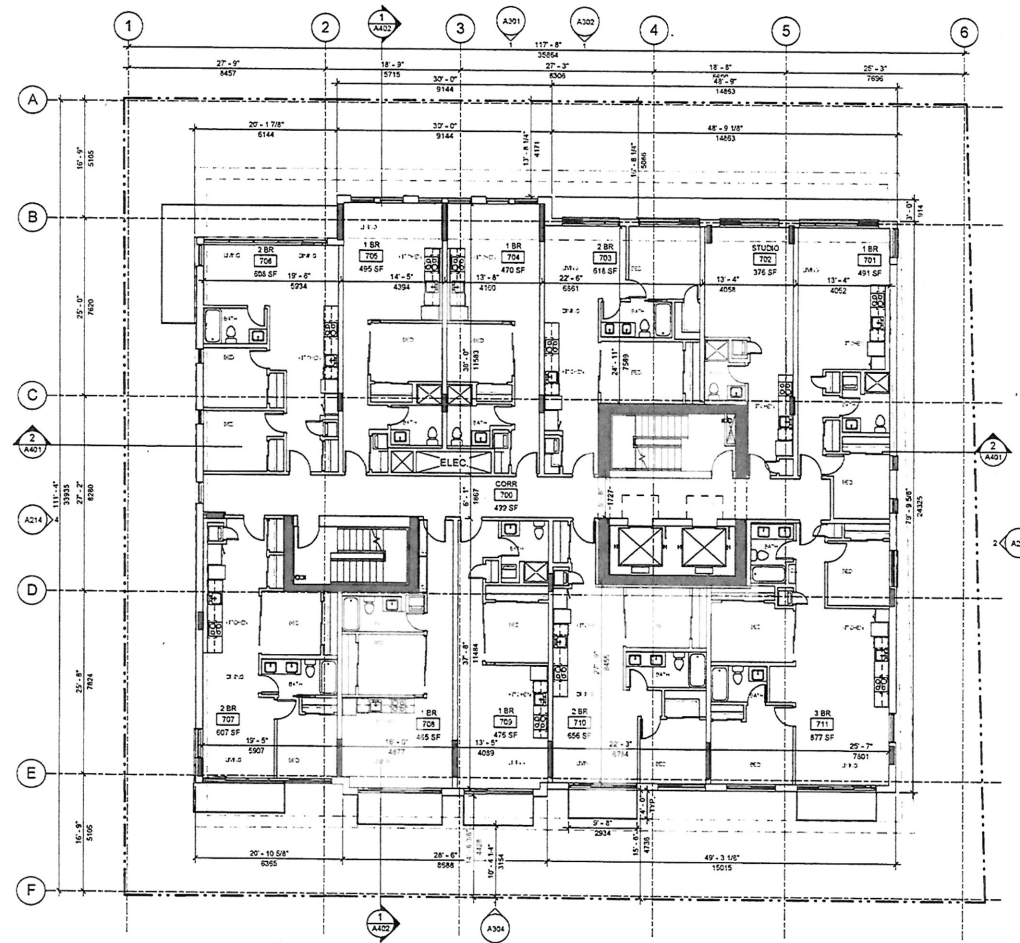
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Suite 1900
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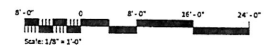
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1 LEVEL 7 FLOOR PLAN
A209 SCALE: 1/8" = 1'-0"

L 07 UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



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Development Services Division

Floor Plan
Level 7
825 Fort
Street Victoria

825 Fort Street
Victoria BC

Floor Plan
Level 7

Drawing
Scale 1/8" = 1'-0"
Project 217033

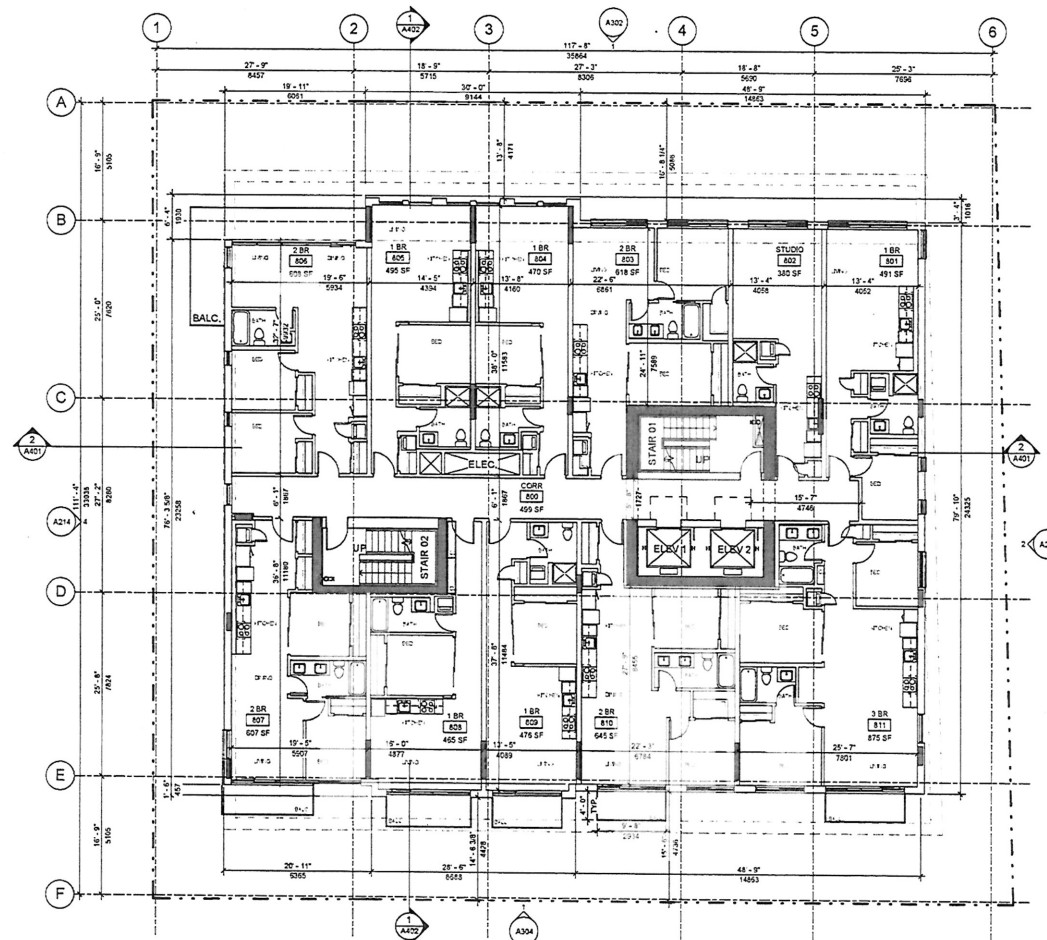
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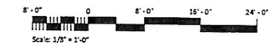
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F: 604-687-1771
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1 LEVEL 8 PLAN
SCALE: 1/8" = 1'-0"

LOS UNITS	
1 BR	5
2 BR	4
3 BR	1
STUDIO	1



Floor Plan
Level 8
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
Floor Plan
Level 8
Drawing
Scale: 1/8" = 1'-0"
Project: 217033

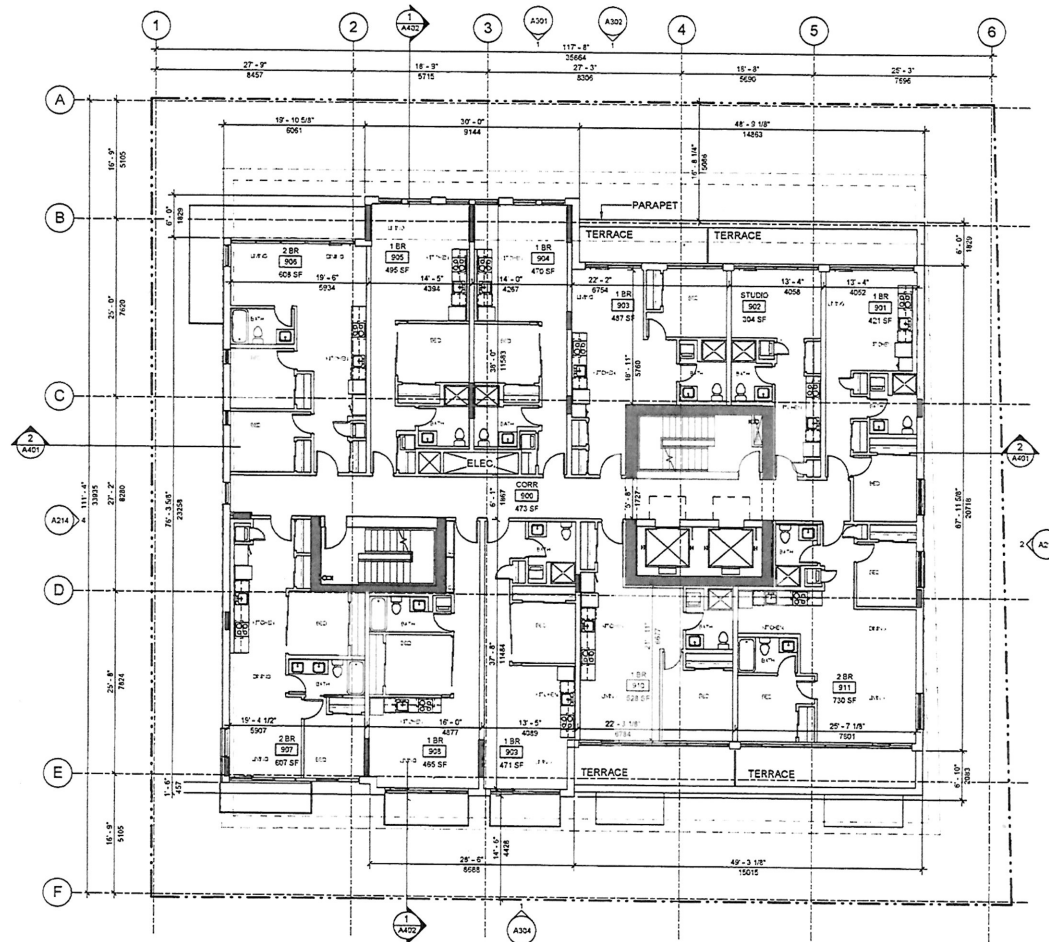
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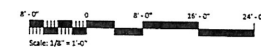
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1 LEVEL 9 FLOOR PLAN
 SCALE: 1/8" = 1'-0"

L 09 UNITS	
1 BR	7
2 BR	3
STUDIO	1



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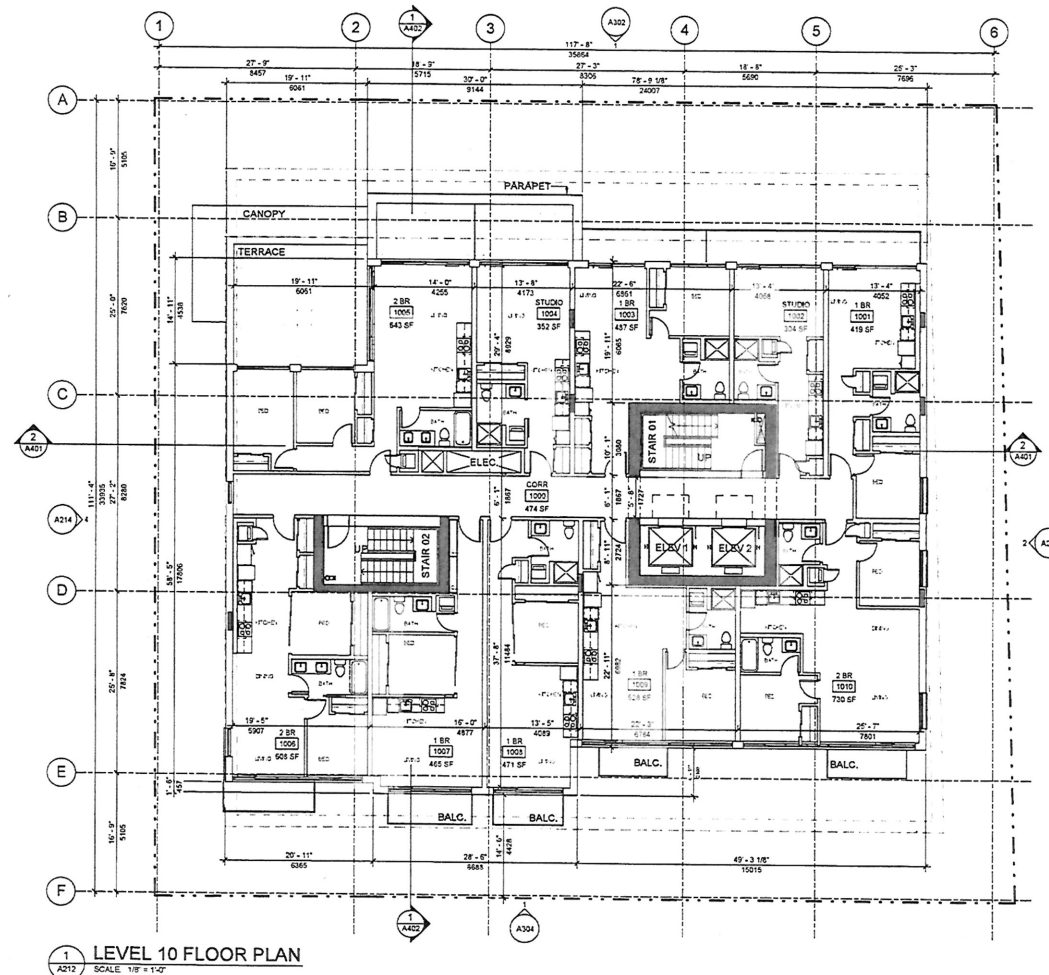
Planning & Development Department
 Development Services Division

Floor Plan
 Level 9
 Seal
 825 Fort
 Street Victoria

825 Fort Street
 Victoria BC
 Project
 Floor Plan
 Level 9

Drawing
 Scale 1/8" = 1'-0"
 Project 217033

A211



Regions DO NOT VARY

Floor Plan
Level 10
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

Project

Floor Plan
Level 10

Drawing	
Scale	1/8" = 1'-0"
Project	217033

A212

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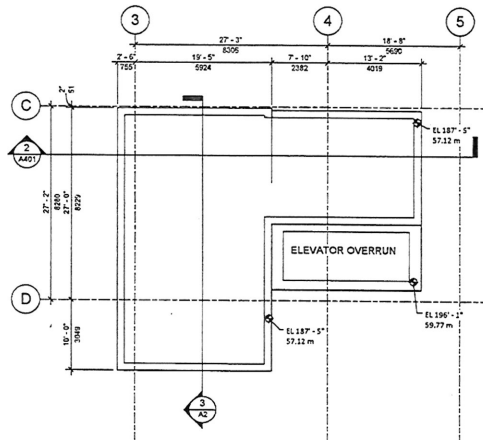
OCT 25 2018

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Development Services Division

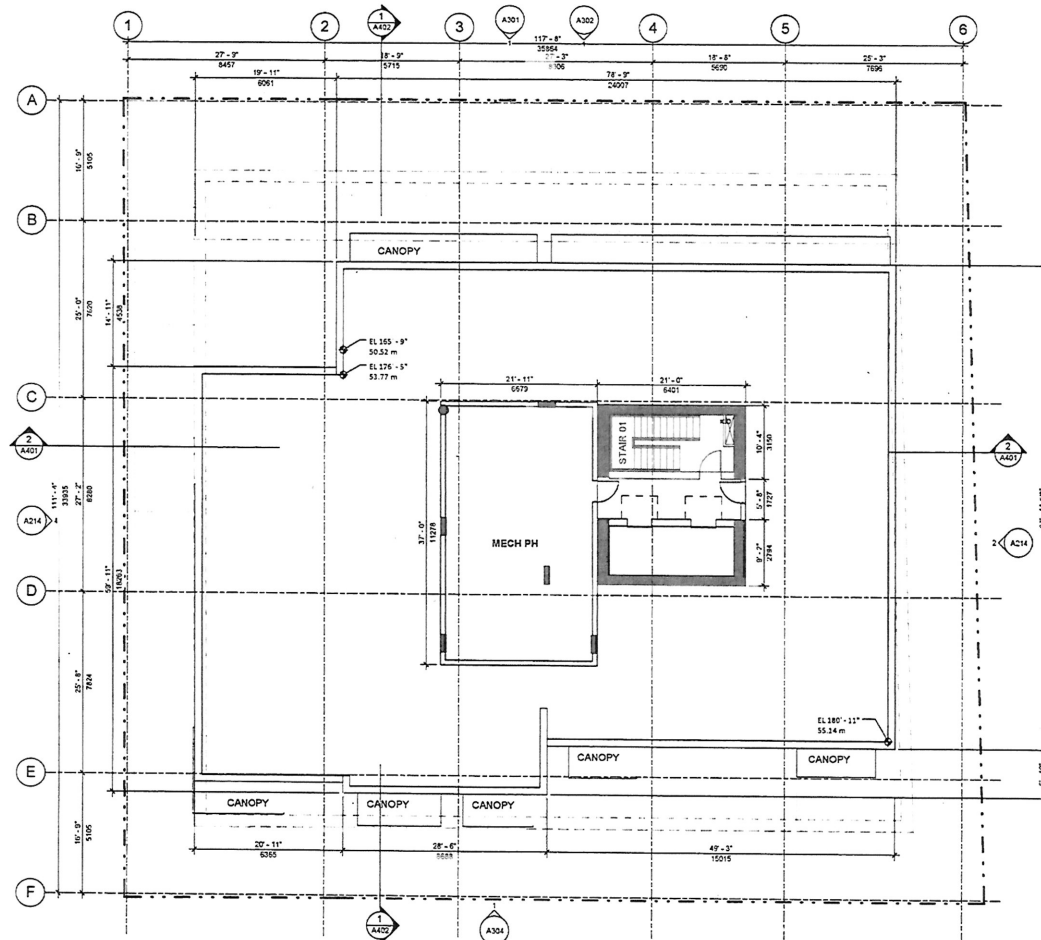
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Mackey
Partnership

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Vancouver, British Columbia
Canada V6P 1W1
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MCM@architects.com



2 ELEV. ROOF PLAN
SCALE: 1/8" = 1'-0"



1 MAIN ROOF PLAN
SCALE: 1/8" = 1'-0"

Roof Plan

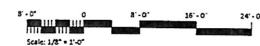
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria BC

Roof Plan

Drawing
Scale: 1/8" = 1'-0"
Project: 217023

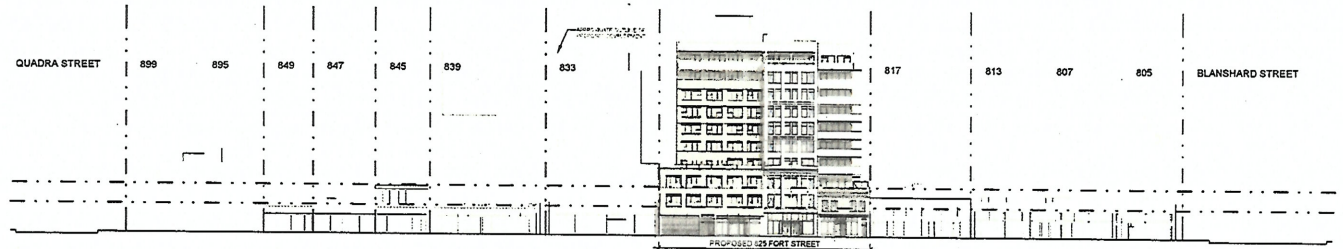
Sheet
A213



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City of Victoria

OCT 25 2018

Planning & Development Department
Development Services Division



1 NORTH ELEVATION - FORT ST 800 BLOCK
A301 SCALE 1/32" = 1'-0"

**FORT STREET IMAGES:
EXISTING STREETScape**



899

895

849

847

845

839

833



827

825

819

817

813

807

805

EXISTING DEVELOPMENTS AT 819 - 827 FORT STREET

M C M

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MCMPartners.com

Revisions CD MM YY YY

Streetscape
Elevation
Seal
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
Streetscape
Elevation

Drawing
Scale 1/32" = 1'-0"
Project 217033

Sheet
A301

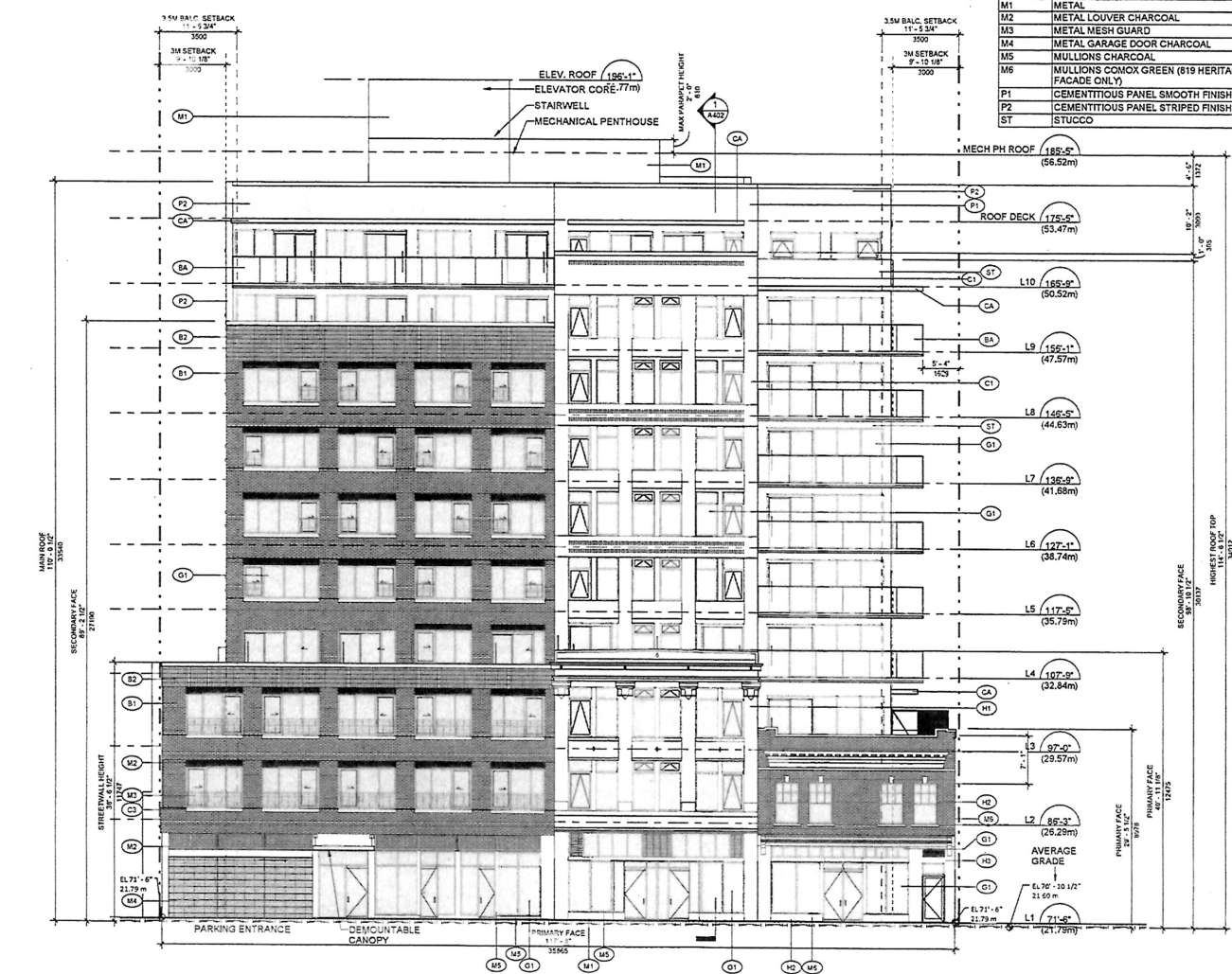
REZONING RESUBMISSION: 2018-10-24

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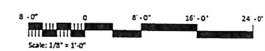
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Partnership**

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Suite 1900
Vancouver, British Columbia
Canada V6E 1G1
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F: 604.587.1771
mcm@mussoncattellmackey.com

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PAVED 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 NORTH ELEVATION
SCALE: 1/8\"/>



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City of Victoria

OCT 25 2018

Planning & Development Department
Development Services Division

North Building
Elevation
825 Fort
Street Victoria

825 Fort Street
Victoria BC
Project

North Building
Elevation
Scale: 1/8\"/>

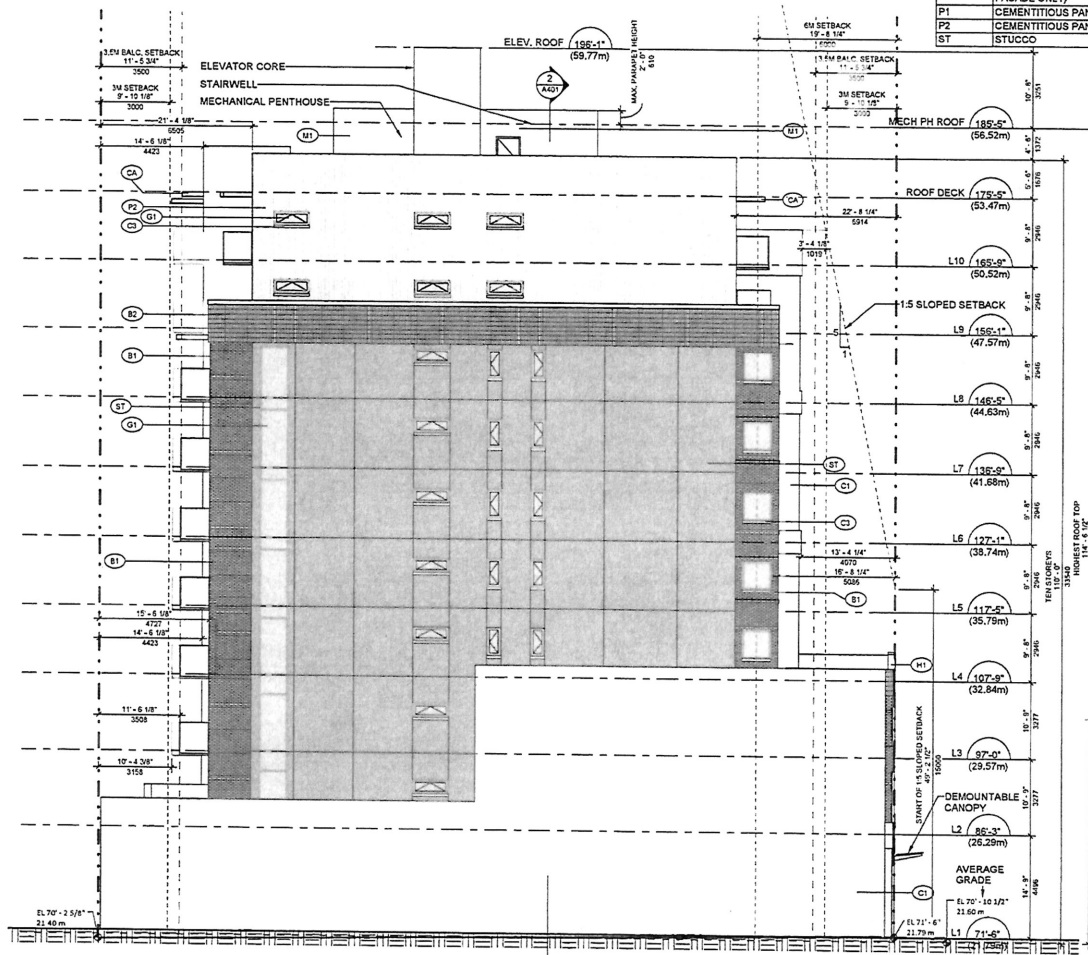
Sheet **A302**

REZONING RESUBMISSION: 2018-10-24

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City of Victoria

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Planning & Development Department
Development Services Division



1 EAST ELEVATION
A303 SCALE 1/8" = 1'-0"

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
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

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Cattell
Mackey
Partnership**

Architects Designers Planners

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Revision: DD MM YY

East Building
Elevation
East
825 Fort
Street Victoria

825 Fort Street
Victoria, BC
Project
East Building
Elevation

Drawing
Scale 1/8" = 1'-0"
Project 217033

Sheet **A303**

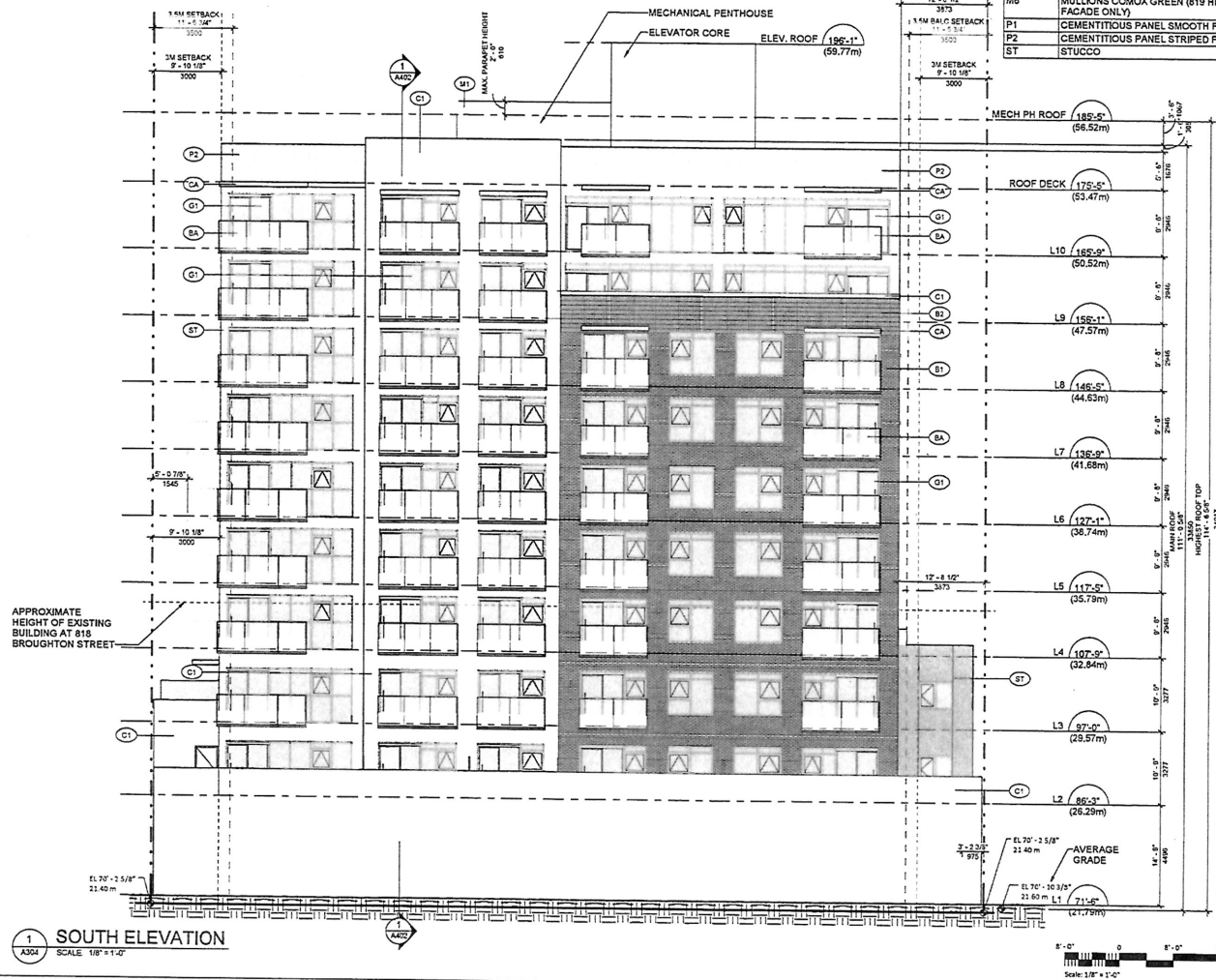
REZONING RESUBMISSION: 2018-10-24

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Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
H3	PARSED HISTORICAL BRICK
M1	METAL
M2	METAL LOUVER CHARCOAL
M3	METAL MESH GUARD
M4	METAL GARAGE DOOR CHARCOAL
M5	MULLIONS CHARCOAL
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P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



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Development Services Division

Project: 2018-10-24

South Building
Elevation
825 Fort
Street Victoria

825 Fort Street
Victoria BC
Project:
South Building
Elevation

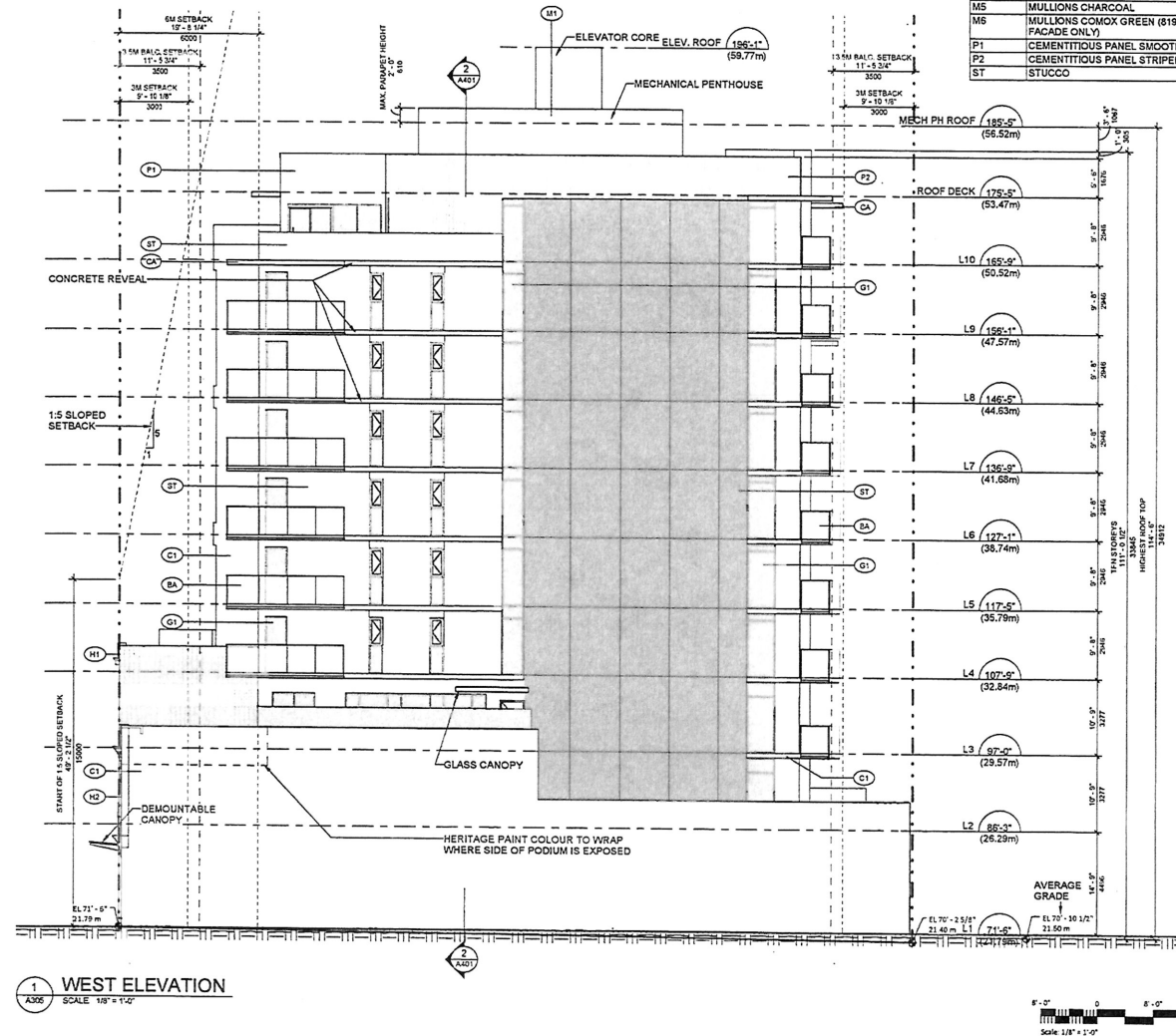
Project:
Scale: 1/8" = 1'-0"
Project: 217023

A304

REZONING RESUBMISSION: 2018-10-24

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MCMParhitects.com

Keynote Legend - Exterior Elevation Materials	
Key Value	Keynote Text
B1	BRICK
B2	BRICK, STACKED VERTICAL
BA	BALCONY CLEAR GLASS WITH METAL RAIL
C1	CONCRETE
C3	CONCRETE SILLS
CA	CANOPY
G1	GLAZING
H1	EXISTING CONCRETE HISTORICAL FACADE
H2	EXISTING BRICK HISTORICAL FACADE
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 CM1)
P1	CEMENTITIOUS PANEL SMOOTH FINISH
P2	CEMENTITIOUS PANEL STRIPED FINISH
ST	STUCCO



Revisions DO NOT REPLY

West Building
Elevation _____
Seal _____
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

West Building Elevation

Drawing	
Scale	1/8" = 1'-0"
Project	217033

A305

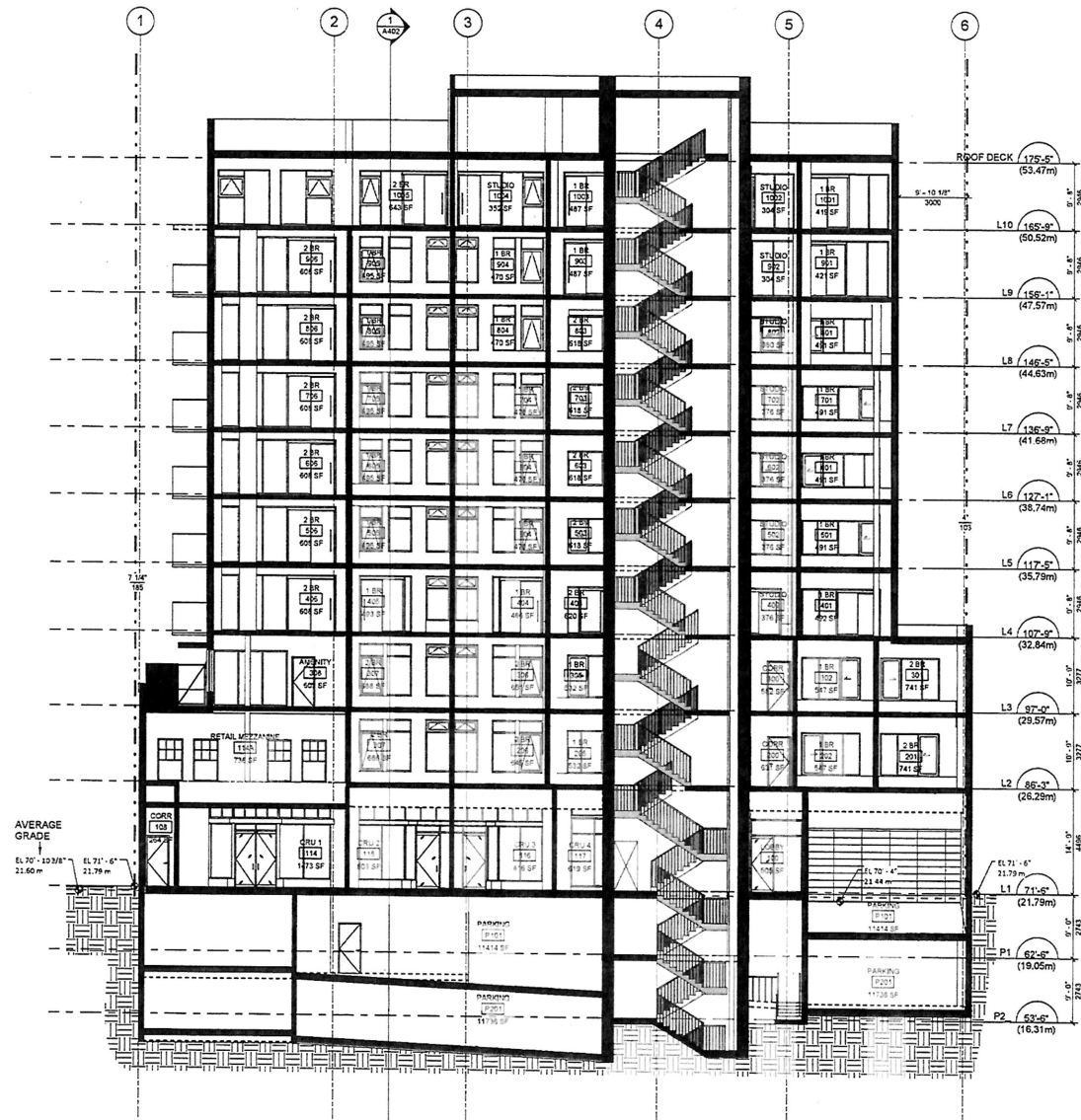
REZONING RESUBMISSION: 2018-10-24

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Drawings DO NOT SCALE

**Building
Section**
825 Fort
Street Victoria

825 Fort Street
Victoria, BC

**Building
Section**

Drawing
Scale 1/8" = 1'-0"
Project 217233

A401

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2 Section A
SCALE 1/8" = 1'-0"

8'-0" 0 8'-0" 16'-0" 24'-0"
Scale: 3/8" = 1'-0"

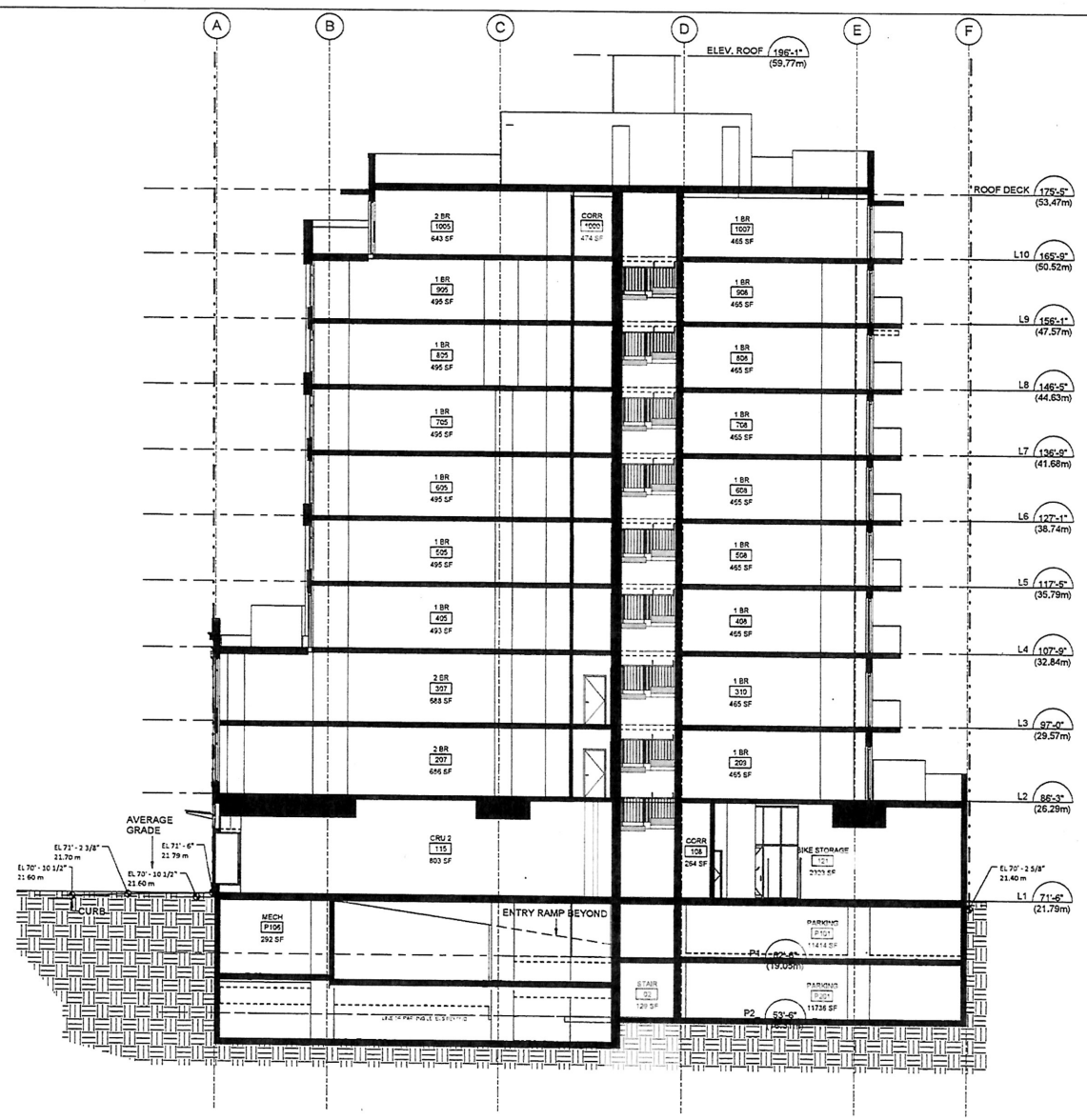
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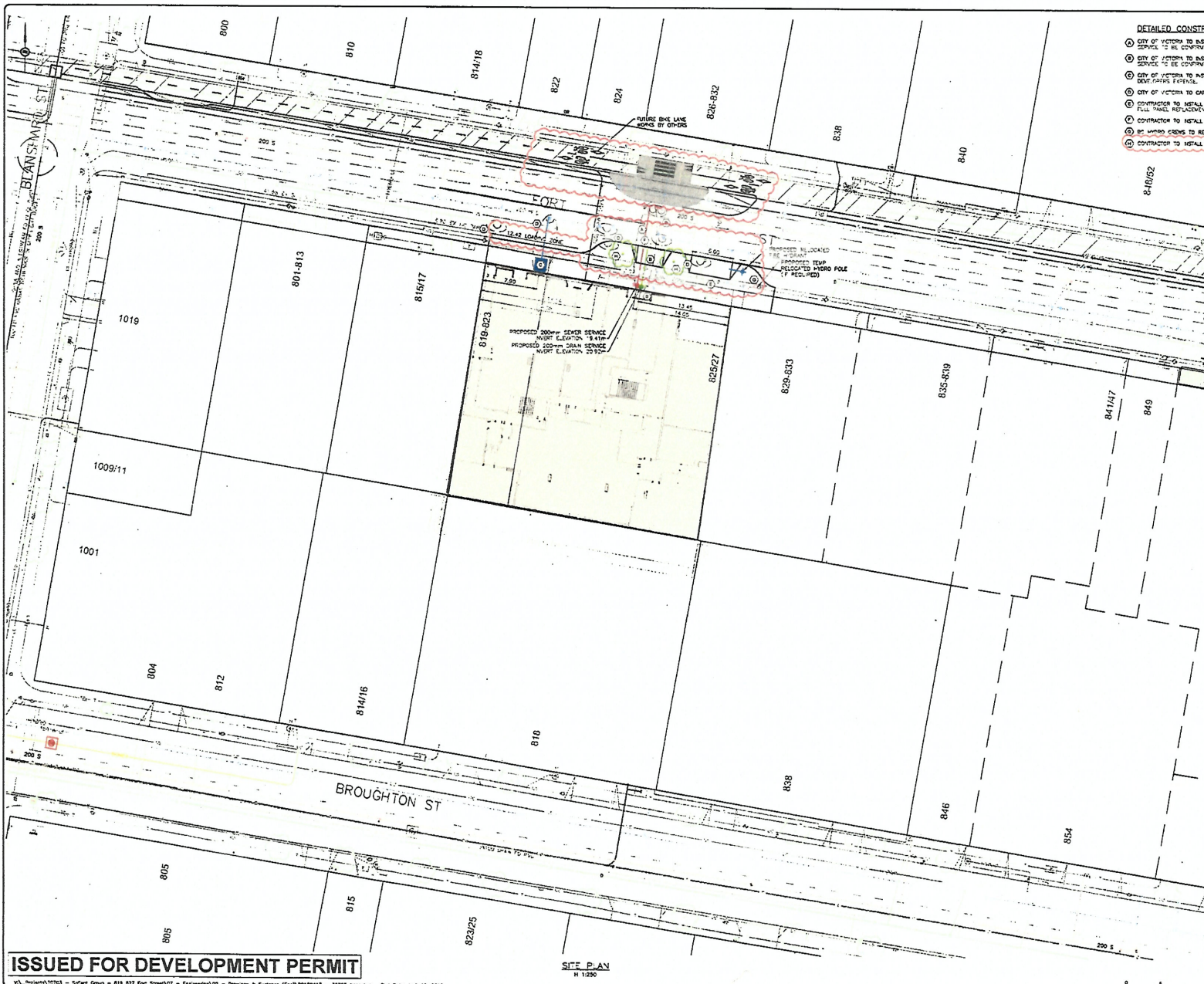
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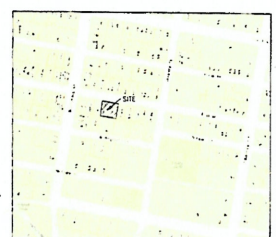


- DETAILED CONSTRUCTION NOTES:**
1. CITY OF VICTORIA TO INSTALL NEW 200mm SEWER SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE DETERMINED.
 2. CITY OF VICTORIA TO INSTALL NEW 200mm STORM SERVICE TO PROPERTY LINE. ELEVATION OF NEW SERVICE TO BE DETERMINED.
 3. CITY OF VICTORIA TO INSTALL 200mm FIRE AND 150mm DOWNSIDE FIRE SERVICES TO PROPERTY LINE AT BLANSARD STREET.
 4. CITY OF VICTORIA TO CAP AND ABANDON EXISTING SERVICES AT DEVELOPER'S EXPENSE.
 5. CONTRACTOR TO INSTALL 80mm x 60mm DRAINAGE DROP AS PER CITY OF VICTORIA STANDARD DRAINAGE DTD. FULL TRAILER INSULATION REQUIRED.
 6. CONTRACTOR TO INSTALL AND BLOCK CROSSWALK.
 7. BY LIAISON CREEKS TO RELOCATE EXISTING STREET POLE IF REQUIRED.
 8. CONTRACTOR TO INSTALL PROPOSED STREET TREES AS PER CITY OF VICTORIA STANDARD.

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City of Victoria

OCT 25 2018

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Development Services Division



**825 FORT STREET
PRELIMINARY CIVIL PLAN**

Scale
1:250
Sheet 1 of 1
Eng. Project No. 30703

JE J.E. ANDERSON & ASSOCIATES
SURVEYORS - ENGINEERS
VICTORIA NANAIMO PARKSVILLE
PHONE 250-727-2214 FAX 250-727-3335

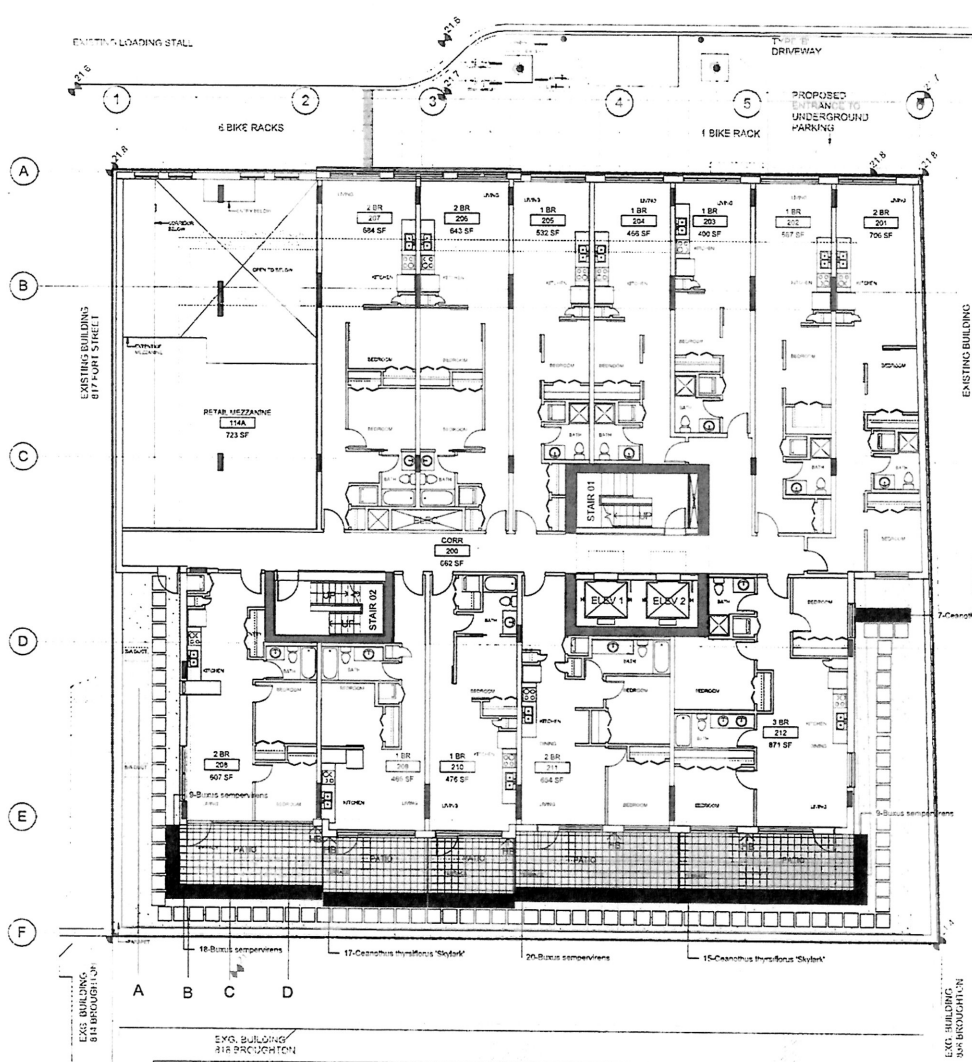
ISSUED FOR DEVELOPMENT PERMIT

SITE PLAN
H. 1:250

City of Victoria/10703 - Salford Group - 819 827 Fort Street/07 - Engineering/02 - Drawings & Surveys (000/201/00417 - 30703, 30704) - Plot Date April 16, 2018



FORT STREET
PROPOSED LOCATION OF
P. ANNEX MID-SLOTT CROSSWALK



- A CRUSHED ANGULAR WHITE GRAVEL
- B 2x2 PCC WHITE PAVER
- C 1/2" ALUMINUM PLANTER MIN 2" PLANTING DEPTH / EVERGREEN LOW HEDGE EG. BUXUS
- D 1'x1' PCC PAVER ON PEDESTALS

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO BC SCLAS/SCSNA STANDARDS 2012 ED.

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE AND LESS THAN 1% CLAY BY WEIGHT. CONTAINING 4 AND 1% ORGANIC MATTER (BY WEIGHT) BASE. SOIL SHALL VIRTUALLY FREE FROM STONES, WOOD, INCLUDING WOODY PLANT PARTS, WRECK, TOSSO MATERIALS, STONES OVER 10MM AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM CO-CONTAMINANTS: EUSOLUTIN, CONULVALUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 SCLAS STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC AREA, FRESH TRESS AND LUSH SHRUBS OF TABLE 6.4 OF THE 2012 BC NA STANDARDS. IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE:
- TOPSOIL: LARGER THAN 25MM: 0-1%
- ALL GRAVEL: LARGER THAN 10MM: 0-5%
- SAND LARGER THAN 10MM AND SMALLER THAN 2MM: 0-10%
- SILT LARGER THAN 20MM AND SMALLER THAN 2MM: 10-20%
- CLAY (SMALLER THAN 20MM): 0-20%
- CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%
Acidity: 4.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE AND NOTED AFTER AT LEAST 15 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6.4 OF THE 2012 SCLAS STANDARDS

TREES (10m2 PER TREE)	Over proposed structure	Over structure
SHRUBS	30"	40"
GRANDCOVERS	24"	30"
	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM.

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.

AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.

CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

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www.consideredesign.com

general notes

1. This drawing is for information only. It is not to be used for construction. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals. The client is responsible for obtaining all necessary permits and approvals.

2. DO NOT SCALE FROM THIS DRAWING.

3. All measurements are to the center of the object unless otherwise noted. All measurements are to the center of the object unless otherwise noted. All measurements are to the center of the object unless otherwise noted.

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revision	date
A	19.04.2018

project	date
B18-827 FORT STREET VICTORIA BC.	

legal	date

drawing	date
SECOND FLOOR GENERAL ARRANGEMENT	

scale	date
AS SHOWN	

drawn	date
JP	

checked	date
JP	

reference	date
2017.09.02 L0	

number	date
L2_L1	

Received
City of Victoria

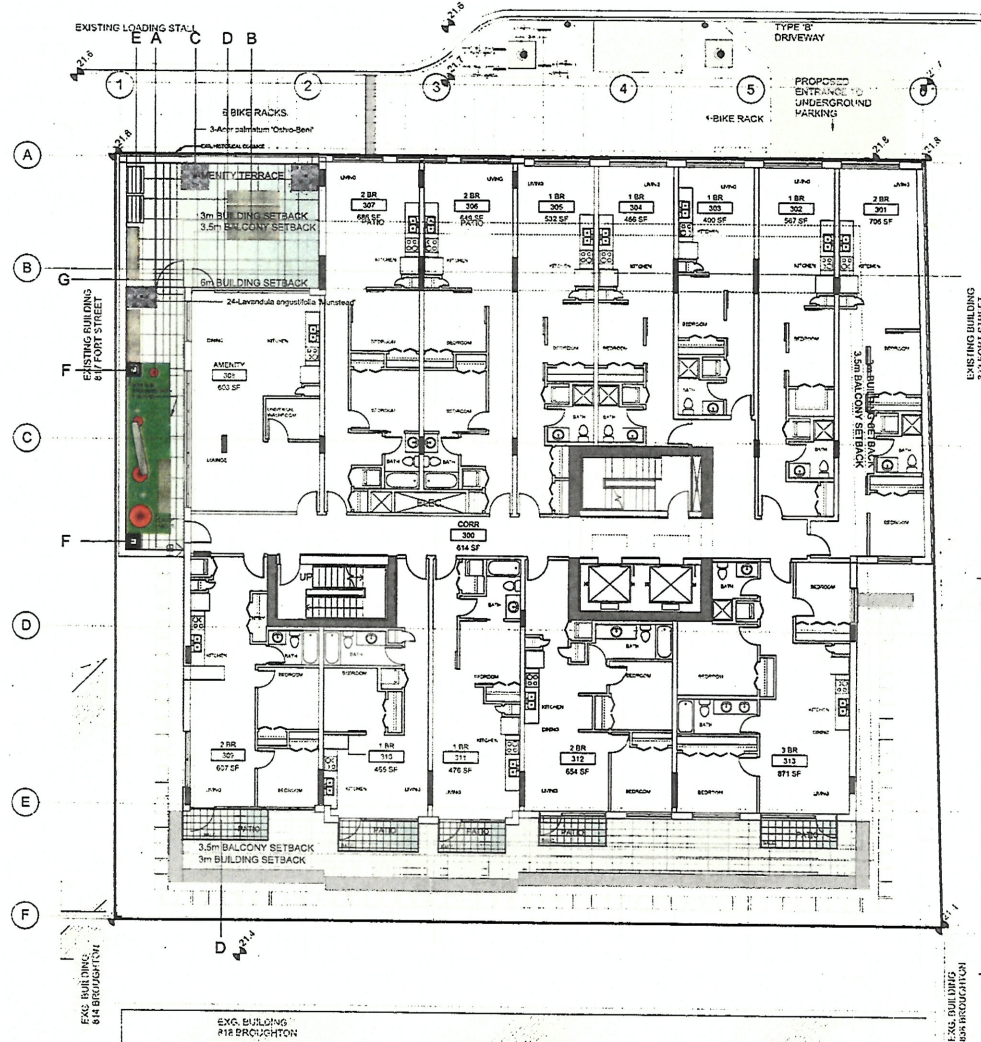
OCT 25 2018

Planning & Development Department
Development Services Division

1 SECOND FLOOR GENERAL ARRANGEMENT
1:100 METRIC

Plant Schedule - Ground Floor				
ID	Qty	Latin Name	Common Name	Scheduled Size/Remarks
Bs	56	Buxus sempervirens	Buxus	#5 Cont. Full & Bushy
Cean	39	Ceanothus thyrsiflorus 'Skyline'	Waxleaf California L. lily	#3 Cont. Full and bushy plants

FORT STREET
PROPOSED LOCATION OF
PLANNED MID-BLOCK CROSSWALK



- A DOG RUN AREA WITH LOGS/PAVE HYDRANTS. SURFACE TO BE WASHABLE PET FRIENDLY SYNTHETIC GRASS. SPRINKLER SYSTEM TO BE INSTALLED FOR MAINTENANCE. HOSE BIB ALSO PROVIDED.
- B TABLES AND BENCHES SPECIFICATION TBC.
- C P/C ALUMINIUM PLANTER MIN 4" PLANTING DEPTH / SMALL TREE - SP, ACER AND LAVANDER SHRUBS.
- D 1x1" PCC PAVES
- E BBQ AREA
- F DOG WASTE RECIPTICLES AND DOG WASTE BAG DISPENSER.
- G DOG RUN ENCLOSED WITH SELF LATCHING 6' HIGH GATE TO MATCH GUARD DETAIL. SEE ARCHITECTURAL

ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM TO SCULASCANA STANDARDS (2012 EDITION)

ALL PLANT MATERIAL TO BE DELIVERED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

SUPPORTED SOIL SHALL BE A SANDY LOAM OR CLAY SAND TEXTURE NO LESS THAN 50% SAND BY WEIGHT. CONTAINING 1 AND 1% ORGANIC MATTER DRY WEIGHT BASIS. SOIL SHALL BE VIRTUALLY FREE FROM STONES, WOOD, INCLUDING WOODY PLANT PARTS, WETES, TONGUE MATERIALS, STONES OVER 50MM AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM COUCHGRASS, TROUSSETUM, COXALUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

SUPPORTED TOPSOIL SHALL CONFORM TO AND BE TREATED AS PER SECTION 6.2.3 TO 6.2.7 INCLUSIVE OF THE 2012 SCULASCANA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1 LOW TRAFFIC LAWN AREAS. TREES AND LARGE SHRUBS 60 CM TABLE AND OF THE 2012 SCULASCANA STANDARDS.

IT SHALL POSSESS THE FOLLOWING QUALITIES

TEXTURE:
"COARSE GRAVEL" LARGER THAN 25MM: 0-1%
"ALL GRAVEL" LARGER THAN 25MM: 0-5%
"SAND" LARGER THAN 60MM AND SMALLER THAN 25MM: 50-70%
"SILT" LARGER THAN 20MM AND SMALLER THAN 25MM: 10-25%
"CLAY" SMALLER THAN 20MM: 0-20%
"CLAY AND SILT COMBINED" MAXIMUM 25%
ORGANIC CONTENT: 3-10%
Acidity: 6.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 15 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER TABLE 6-4 OF THE 2012 SCULASCANA STANDARDS.

	Over proposed landscape	Over structure
TREES (10 CM PER TREE)	30"	42"
SHRUBS	24"	30"
GROUND COVER	6"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW
BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF 45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON PLANT MATERIAL.

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY DATE. TEST TO BE PERFORMED BY AN INDEPENDENT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.
CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM RECOMMENDING AN INDEPENDENT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON IRRIGATION.
AN INDEPENDENT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD.
CONTRACTOR TO PROVIDE SOIL AMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

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ISSUE: REVISIONS TO PLANNING DEPT

DATE: 10/04/2018

revision: A DATE: 10/04/2018

project: 519-527 FORT STREET VICTORIA BC.

legit:

drawing: THIRD FLOOR GENERAL ARRANGEMENT

scale: AS SHOWN

drawn: JP

checked: JP

reference: 2017_09_01

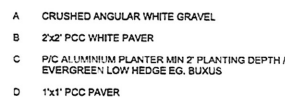
number: L3_L1

Received
City of Victoria
OCT 25 2018
Planning & Development Department
Development Services Division

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
AP08	1	3 Acer palmatum 'Ocho-Ben'	Ocho-Ben Japanese Maple	#10 Cont.	Full Crown/Conts near Green
Lav and TM	1	2 Lavandula angustifolia 'Munstead'	Munstead Lavender	#1 Cont.	Full and bushy plants

1 THIRD FLOOR GENERAL ARRANGEMENT
L3_L1 1:100 METRIC

PROPOSED LOCATION OF
PLANNED MID-BLOCK CROSSWALK



ALL PLANTS TO BE NURSERY GROWN
ALL PLANT MATERIALS AND LABOUR TO CONFORM
TO BCSLA/BCLNA STANDARDS (2012 ED)

ALL PLANT MATERIAL TO BE INSPECTED PRIOR TO DELIVERY ON SITE. CONTRACTOR TO ARRANGE FOR INSPECTION AND MATERIAL TO ASSEMBLED IN ONE LOCATION FOR REVIEW.

IMPORTED SOIL SHALL BE A SANDY LOAM OR LOAMY SAND TEXTURE (NO LESS THAN 60% SAND BY WEIGHT) CONTAINING 1 AND 15% ORGANIC MATTER (DRY WEIGHT BASIS). SOIL SHALL VIRTUALLY BE FREE FROM GUSSES, WOOD INCLUDING WOODY PLANT PARTS, WEEDS, TOXIC MATERIALS, STONES OVER 10MM, AND FOREIGN OBJECTS. SOIL SHALL BE FREE FROM CLOVERGRASS, Equisetum, CONVULVULUS AND OTHER NOXIOUS WEEDS OR SEEDS OR PARTS THEREOF.

IMPORTED TOPSOIL, SHALL CONFORM TO
AND BE TREATED AS PER SECTION 6.2.3 TO
6.2.7 INCLUSIVE OF THE 2012 BCLMA STANDARDS.

GROWING MEDIUM SHALL CONFORM TO LEVEL 1
LOW TRAFFIC LAWN AREAS, TREES AND LARGE
SHRUBS (2L IN TABLE 6-3 OF THE 2012 BOLNA
STANDARD).
IT SHALL POSSESS THE FOLLOWING QUALITIES:

TEXTURE-
 *COARSE GRAVEL (LARGER THAN 25MM) 0-1%
 *ALL GRAVEL (LARGER THAN 2MM) 0-5%
 *SAND (LARGER THAN 0.075MM AND SMALLER THAN 2MM) 50-70%
 *SILT (LARGER THAN 0.02MM AND SMALLER THAN 0.075MM) 10-25%
 *CLAY (SMALLER THAN 0.02MM) 0-20%
 *CLAY AND SILT COMBINED: MAXIMUM 25%

ORGANIC CONTENT: 3-10%
Acidity: 5.0-7.0

DRAINAGE: PERCOLATION SHALL BE SUCH THAT NO STANDING WATER IS VISIBLE 60 MINUTES AFTER AT LEAST 10 MINUTES OF MODERATE TO HEAVY RAIN OR IRRIGATION.

MINIMUM SOIL DEPTH TO BE AS PER
TABLE 6-5 OF THE 2012 BCNA STANDARDS.

	Over prepared subgrade	Over structural slab
TREES (10m ² PER TREE)	30"	47"
SHRUBS	24"	30"
GROUNDCOVERS	9"	9"

SOIL DEPTHS WILL BE CHECKED AT TIME OF SUBSTANTIAL COMPLETION REVIEW

BEDS TO HAVE 2" MULCH LAYER CONSISTING OF ORGANIC COMPOSTED BARK APPLIED.

PLANTED AREAS TO HAVE PERMANENT HIGH EFFICIENCY IRRIGATION SYSTEM

CONTRACTOR TO PROVIDE MAINTENANCE FOR PERIOD OF
45 DAYS FOLLOWING SUBSTANTIAL COMPLETION.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY
ON PLANT MATERIAL

CONTRACTOR TO PROVIDE COPY OF SOIL TEST TO LANDSCAPE CONSULTANT 3 WEEKS PRIOR TO DELIVERY ON-SITE. TEST TO BE PERFORMED BY AN INDEPENDANT LAB AND IS TO INCLUDE RECOMMENDATIONS FOR BOTH LAWN AND PLANTING BEDS.

CONSULTANT TO APPROVE SOIL BEFORE INSTALLATION. THIS DOES NOT PRECLUDE THE CONSULTANT FROM PERFORMING AN INDEPENDANT SOIL ANALYSIS AT TIME OF SUBSTANTIAL COMPLETION. CONTRACTOR WILL BE RESPONSIBLE FOR REMOVAL AND REPLACEMENT OF SOIL THAT DOES NOT MEET SPECIFICATIONS AT NO EXTRA COST TO CLIENT.

CONTRACTOR TO PROVIDE WRITTEN 1 YEAR WARRANTY ON SOIL SPECIFICATIONS.
AN INDEPENDANT SOIL TEST TO BE PROVIDED 1 WEEK PRIOR TO END OF 1 YEAR WARRANTY PERIOD
CONTRACTOR TO PROVIDE SOIL AMMENDMENTS TO BRING SOIL UP TO QUALITY RECOMMENDED IN SOILS REPORT.

considered design inc^①

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Issue	date
REZONING DP	12.04.2018
REZONING/DP	19.04.2018

revision	date
A	18.3.2018

project
819-827 FORT STREET VICTORIA BC

legal

drawing
4th FLOOR TO 8TH FLOOR GENERAL ARRANGEMENT

deal

scale
AS SHOWN

draw
IP

check
12

refer

number

L

210-1

Plant Schedule - Ground Floor

ID	Qty	Latin Name	Common Name	Scheduled Size	Remarks
Cean	50	Ceanothus thyrsiflorus 'Snyder'	Victoria California Lilac	#3 Cont	Full and bushy plants

Received
City of Victoria

OCT 25 2018

Planning & Development Department
Development Services Division

1
1.4.1.1

4th FLOOR GENERAL ARRANGEMENT
1:200 METRIC

Architectural floor plan of the 8th floor of the 815 Broadway building. The plan shows a central corridor (CORR 800, 472 SF) connecting various rooms. On the left side, there are two bedrooms (BR 803, 608 SF and BR 804, 439 SF), a bathroom (BATH 803, 107 SF), and a kitchen (KITCHEN 803, 107 SF). On the right side, there are two bedrooms (BR 805, 472 SF and BR 806, 472 SF), a bathroom (BATH 805, 107 SF), and a kitchen (KITCHEN 805, 107 SF). The plan also includes a central staircase, a large central hall (CORR 800, 472 SF), and a large central living area (LIVING 800, 472 SF). The plan is labeled with 'EXISTING BUILDING' and 'NEW BUILDING'.

1
L9_L1

9TH FLOOR GENERAL ARRANGEMENT
1:100 METRIC

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issue	date
RE/ONING DP	10.04.2016
RE/ONING DP	*9.04.2016

revision	date
A	19.04.2018

project
819-827 FORT STREET VICTORIA BC.

legal

drawing
9th FLOOR LANDSCAPE GENERAL ARRANGEMENT

seal

scale
AS SHOWN

drawn

checked

reference
2017.09_02 LO

number _____

number
L9_L1

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City of Victoria

OCT 25 2018

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Development Services Division

A 12" SQ. PCC CONCRETE PAVING ONTO PEDESTALS

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Issue	date
REZONING/DP	12.04.2008
REZONING/DP	19.04.2008

revision	date
A	13.02.2019

project
819-827 FORT STREET VICTORIA BC

legal

drawing
10TH FLOOR GENERAL ARRANGEMENT

303]

scale
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drawn

checked

reference
2017.09_02 L0

number _____

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OCT 25 2018

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Development Services Division

S A L I E N T

The Salient Group (Pty) Ltd, 200 Central Street, Vancouver, BC V6C 1B1
 Tel: 604.681.1111 Fax: 604.681.1111 Email: info@salientgroup.com

Letter to Mayor and Council

November 30th, 2018

City of Victoria
 1 Centennial Square
 Victoria, BC V8W 1P6

Mayor Lisa Helps
 Members of City Council
 City of Victoria

Dear Mayor and Council,

Re: Proposed Redevelopment at 819-827 Fort Street ("825 Fort") - Rezoning, Development Permit and Heritage Alteration Permit Application (REZ000621, DPV00058)

On behalf of the ownership group of 825 Fort Holdings Ltd, The Salient Group is pleased to enclose this updated application for a mixed-use development at 819-827 Fort Street ("825 Fort"). This application includes a proposal for:

- 100 rental homes secured for the life of the building through a housing agreement;
- A mix of studio, 1, 2 and 3-bedroom homes;
- Retention and rehabilitation of the historic Edwardian building façade at 825 Fort Street;
- Designation, retention and rehabilitation of the historic Edwardian building façade at 819-823 Fort Street;
- Historically scaled retail storefronts at ground level, designed and curated to support the local community and add vibrancy to the neighbourhood;
- 139 bicycle parking stalls, along with bicycle repair and cleaning stations, and 57 parking spaces in 2 levels of underground parking accessed from Fort St;
- Building amenities in a pet-friendly environment, including a roof deck and common room for social gatherings, and an outdoor pet run and pet wash area;
- A mid-block urban form that is contextually respectful and reduces the overlook of neighbours;

This proposed redevelopment application was initially submitted November 2017 to the City, and has been revised in response to feedback received from the City and from community consultation, with Architectural plans dated October 24, 2018 and Landscape plans dated April 19, 2018.

The goal for the proposed redevelopment is to create quality rental homes for a variety of household types, in close proximity to Victoria's employment and hospitality centre. The new residents and businesses at 825 Fort will be an integral part of a vibrant, high density mixed-use urban community that is rooted in the historic commercial spirit of Fort Street.



The building form, incorporating authentic historic elements, are inspired by urban lofts and include a range of sizes to accommodate the changing space needs of an urban lifestyle. The diversity of homes, from studios to 3-bedroom suites, are expected to attract a diversity of residents from singles through to families with children. Given the location of the project in the heart of Victoria's technology corridor and emerging gastronomic district, we expect the residents to be largely working in the downtown technology, government, hospitality and service sectors.

Community Consultation

This application presented to you today is an evolution of the proposal initially submitted in November 2017. The modifications and clarifications undertaken have resulted from ongoing consultation with community, neighbourhood and stakeholder groups, feedback from City's Staff, Advisory Design Panel and Heritage Advisory Panel Committees, and from the desire of the developer to create a building that will easily fit into the existing fabric of the City while introducing a much-needed mix of urban rental homes to the area.

Two public open houses have been held to date as part of a broader community engagement process. The first open house event was held in August 2017. The second open house event was held in March 2018, following feedback received from the City's technical review comments on the initial application. These events were attended by approximately 40-50 people each, including members of the surrounding businesses and community, the neighbouring "Escher" development on Broughton Street, the Chamber of Commerce, the Downtown Residents' Association, the Victoria Civic Heritage Trust, City Council, the Fairfield Gonzales CALUC, the Urban Development Institute, as well as other attendees who did not identify themselves or an affiliation.

In addition, there has been ongoing communications with these groups and other members of the immediate and broader community, such as consultation with executives at VIATEC to better understand the housing needs and dynamic of the technology-sector workforce. The feedback we received was positive overall with enthusiasm and support for the continued revitalization of Fort Street.

As part of this project's evolution, there have been various iterations of our application to the City. The summary of applications and communication with the City to date is as follows:

- 1) *November 8th, 2017* – An initial rezoning, development permit and heritage alteration permit application was made to the City,
- 2) *April 19th, 2018* – A revised application was made in response to technical review comments from the City,
- 3) *September 6th, 2018* - A further revised application was made, following an Advisory Design Panel meeting held on May 23rd, 2018 and Heritage Advisory Panel meeting held on June 12th, 2018,
- 4) *October 18th, 2018 – October 26th, 2018* – A subsequent and final revised application was made, to clarify various comments received via email correspondence from the City.

Purpose-Built Rental Homes

During consultation with the City and ongoing consultation with the community, we heard concerns around a lack of family appropriate housing available in the downtown core. In response to this we have worked to create a diverse mix of home types that includes 2-bedroom and 3-bedroom homes geared towards families. For clarity, the project's proposed mix of homes, ranging in size from 300-870sf, is as follows:

10	Studio homes	(10%)
47	1-bedroom homes	(47%)
36	2-Bedroom homes	(36%)
7	3-bedroom homes	(7%)
100	Total Homes	(100%)

We are proposing that these homes be secured under a housing agreement with the City as rental in perpetuity, for the life of the building.

Bonus Density Policy

In accordance with the City of Victoria's Density Bonus Policy, as this rezoning is located in a Core Residential Area and proposes to increase density by more than 30,000 square feet over the existing base density, it requires an economic analysis by a consultant retained by the City. This economic analysis was completed to determine whether the rezoning of the lands created any additional land value, 75% of which the City would seek as an amenity contribution.

Given that the 825 Fort Street redevelopment is a purpose-built rental project, and will be secured in perpetuity under a housing agreement, the detailed financial evaluation completed by the City's consultant determined that this rezoning results in a "negative land lift" valuation – and therefore no Community Amenity Contribution (CAC) is supportable by the project. For clarity, the City's consultant has determined that the value of the land decreases under any tenure of rental covenant, and the additional density granted under the rezoning does not increase the value of the land.

As determined from the detailed financial analysis completed by the City's consultant, this project cannot support specific affordability measures over those already inherently provided in a project of this size, location and unit-mix. However, to support the City's goal for delivering affordable housing, we have evaluated our projected rental rates against the City's recently defined parameters of 'Affordable Housing' (from the November 22nd, 2018 Committee of the Whole meeting). We are pleased to note that, based on the current market rates projected for this building, under the 'Moderate Income' bracket of \$55,000-\$85,000, more than 50% of the suites within this project would be deemed 'Affordable' for Moderate Income Households as defined by the City.

Neighbourhood Context

The project site is comprised of 3 existing buildings, and 2 legal lots with civic addresses of 819-823 Fort Street, and 825-827 Fort Street. It is a mid-block property, on the south side of Fort Street adjacent to a large proposed redevelopment to the east. To the west are the "Fort Common" properties, a collection of neighbourhood scaled restaurant, service and retail buildings that together comprise a site of significant future growth.

The west elevation carries over the design from both north and south elevations with a field of dark grey to create a vertical expression and visual interest on this elevation. The fenestration pattern has been carefully designed to maximize light within units while minimizing possible overlook for future development to the west. There are no primary windows on this west elevation.

Above the historic 825 façade, the modern addition is setback but continues the fenestration pattern from below, complementing the historic facade without detracting from its significance.

The proposed new storefront and podium comprising the eastern half of the project is clad in a white brick that provides a contemporary design and residential aesthetic. This is a modern interpretation of the existing building at 827 Fort Street. Similar in massing and tone to the existing building, this further strengthens the project's intent to maintain a traditional feel to the ground level experience. Juliet balconies have also been introduced on this podium, with a full width expanded metal mesh balcony at levels 2 and 3, to strengthen the base. Above, Juliet balconies in the intermediate body section have been staggered to be playful while also facilitating a connection to its more formal base. This approach to balconies enhances the relationship to the outdoors for the suites while adding subtle visual interest by introducing contrasting material without sacrificing function for these homes.

Where possible, all homes will have large opening windows or patio doors to provide natural ventilation and improve the relationship to outdoor space. Homes are also designed with over-height ceilings. Interior bedrooms will have sliding translucent glass doors that provide bedroom privacy while increasing access to natural light and enabling the rooms to be opened to the suite for greater flexibility.

Common areas within the building are designed with greenery to provide buffers between public and private spaces. At the second floor, private patios are defined with linear planters and shrubs, providing natural privacy that does not exclude genuine social interaction. The same condition exists on floors three through eight. Homes with large terrace spaces will be provided with hose bib locations to encourage residents to grow herbs and vegetables, and also to provide a means of maintenance for the common terraced landscaping areas.

On the third floor, the project will have a common collegium and outdoor common space designed to foster connections within the community of the building. It is designed to be as flexible as possible for various uses and for multiple groups as relevant amenity space for residents. The amenity area includes a pet run and play area, barbeques, trees and planting, and flexible seating-eating-gathering space.

Parking and Alternative Transportation

The site is highly accessible given its central location within the downtown core and proximity to community amenities, and has excellent walkability and access to public transit. In addition, it is located on the City's new Fort Street Bike Path. As a purpose-built rental building that is intended to service those who are within walking distance to their place of work, it is expected that vehicle ownership rates will be significantly lower than typical condominium projects and older rental buildings located further from the city centre.

Due to the constrained area of this site, the ability to efficiently accommodate all of the required parking is severely limited. The project proposal includes 57 parking stalls within 2 levels of underground parking. Of these stalls, 13 are labelled as dedicated for visitors and commercial tenants, interchangeably, as the use and operation of these spaces will complement each other throughout the day with more commercial demand during the day and more residential visitor demand during the evenings. The City's newly

adopted "Schedule C" to the Downtown Bylaw requires 75 parking spaces for this project (including 10 parking spaces for residential visitors and 6 parking spaces for commercial tenants).

Given this variance of 18-stalls between the proposal and the City's newly adopted Schedule C, we have retained the transportation planning & engineering firm of Bunt & Associates to evaluate the 825 Fort Street project, advising on the amount of parking or alternative transportation measures (as Engineering refers to as Traffic Demand Management TDM's) appropriate given the building's use and location.

To summarize their findings, a Parking & Trip Generation Review Report ('Traffic Report') has been prepared and included as part of this application. The Traffic Report suggests that the project should provide between 47-71 parking spaces for both residential and commercial uses, depending on what offsetting TDM measures are being proposed.

For the 18-stall parking variance requested at 825 Fort Street, the off-setting TDM measures proposed include:

Car Share Program

We will be providing 45-Modo car share memberships that will be "tied to the building" and will last in perpetuity. These membership accounts will remain with the building, and will be provided as available to new qualifying tenants without vehicles. In addition, there will be one designated parking spot within the building reserved for a Modo vehicle. In addition to being easily accessible for residents within the building, it will also publicly accessible for the larger Modo community.

Comprehensive Bicycle Amenities

Fort Street is central to the City of Victoria's growing network of urban bicycle routes. It is intended that, given its close urban context, bicycles, skateboards, scooters, and other non-vehicular modes of transportation will be popular with the residents of 825 Fort street.

The redevelopment of 825 Fort Street includes 139-bicycle parking stalls, 21-more than required under the City's new Schedule C. These are located on the main floor, in the bicycle storage and amenity area that includes electrical outlets for residents to charge electric bicycles and scooters, a bicycle wash/cleaning area, and 2-bicycle repair stations complete with tools for tune ups and repairs.

Motorcycle & Electric Scooter Parking

Further to the rise in popularity of electric bicycles, we also recognize the increased popularity of alternative vehicles such as motorcycles and electric scooters. Within the 2-levels of underground parking, at least 4 motorcycle & electric scooter parking spaces, each equipped with electrical outlets, will be provided.

Education & Information

In addition, and in further support for reducing the required number of vehicle parking stalls, incoming residents will be provided with a "New Resident" welcome package and manual that summarizes the various transportation options available in the building and in the neighbourhood. It will also include more information on the incentives listed above, and is an important but often overlooked TDM measure recommended by Bunt & Associates.

Project Team

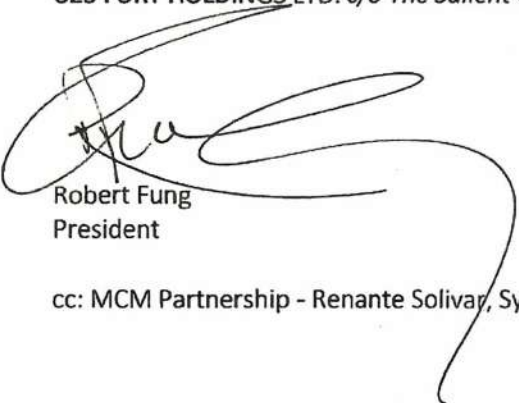
We are pleased to be working with such a talented team with extensive experience in Victoria:

- The Salient Group, Developer
- Musson Cattell Mackey Partnership, Architect, Building Code
- Waymark Architects, Heritage Architect
- Don Luxton, Heritage Consultant
- JEA, Civil Engineer
- Considered Design, Landscape Architect
- Bunt & Associates, Traffic Consultant
- RJC, Structural Engineer
- AES, Electrical Engineer
- Rocky Point, Mechanical Engineer
- JRS, Building Envelope Engineer
- Portico Design Group, Interior Designer
- Ryzuk Geotechnical, Geotechnical Engineer

We are excited about the opportunity to work with the City, continuing in the sensitive revitalization of Fort Street, to provide more, purpose-built rental housing in the downtown.

Yours Truly,

825 FORT HOLDINGS LTD. c/o The Salient Group



Robert Fung
President

cc: MCM Partnership - Renante Solivar, Sydney Schwartz / The Salient Group – Kristine Liu



B.C. HARDWARE COMPANY BUILDING

825 FORT STREET, VICTORIA, BC

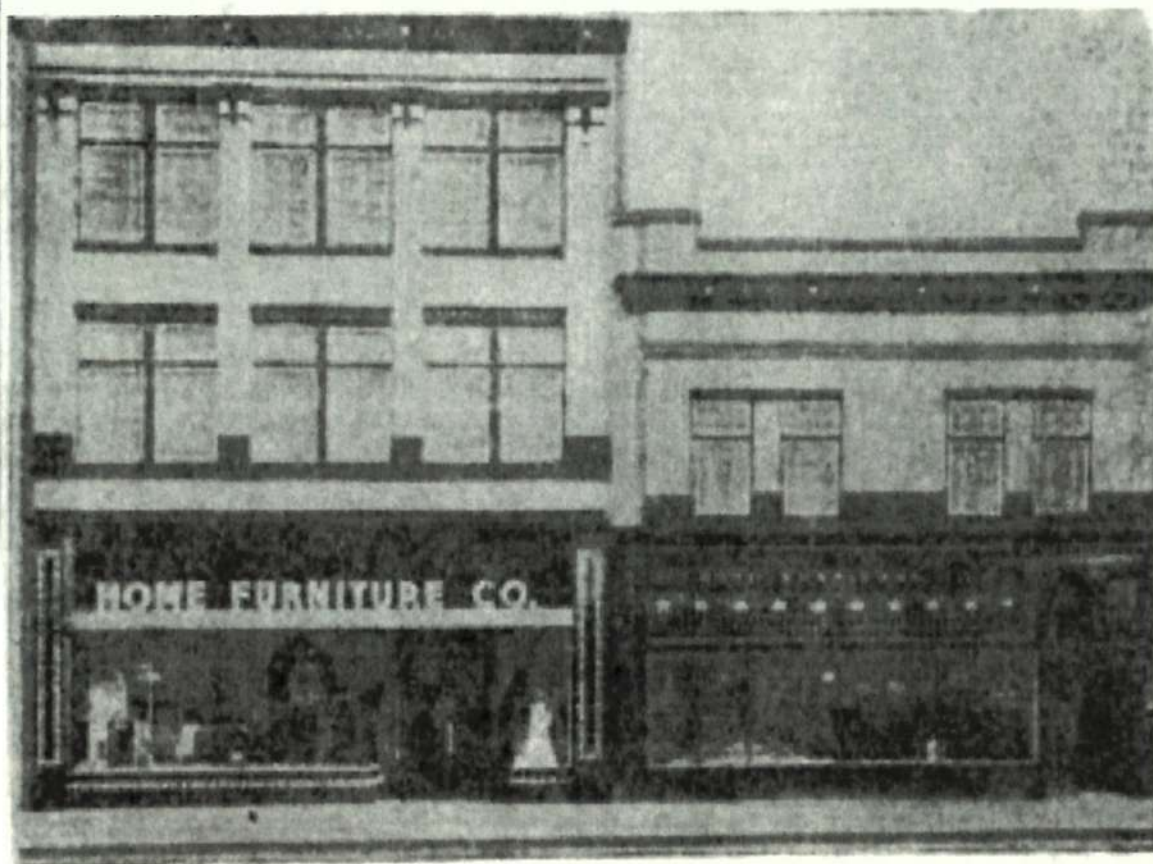
CONSERVATION PLAN

DECEMBER 2017

DONALD LUXTON
AND ASSOCIATES INC



For Variety and Value "There's No Place Like HOME"



Six Floors of Furniture and Home Furnishings

STORE DIRECTORY

Basement—

McCLARY RANGES.

Linoleum, Congoleum Rugs, Etc.

Breakfast Room Suites.

Mezzanine—

Nursery Department.

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Historic front facade of B.C. Hardware Company Building, addressed at 825 Fort Street. 2017

1.0 INTRODUCTION

HISTORIC NAME: The B.C. Hardware Building Company

CIVIC ADDRESS: 825 Fort Street, Victoria, British Columbia

ORIGINAL OWNER: Ralph Randall & E.E. Greenshaw of B.C. Hardware Company

ORIGINAL ARCHITECT: Jesse M. Warren

ORIGINAL BUILDER: C. & S. Carkeek

CONSTRUCTION DATE: 1911-12; with alterations in 1913; 1925; 1946-1947; 1968; 1987

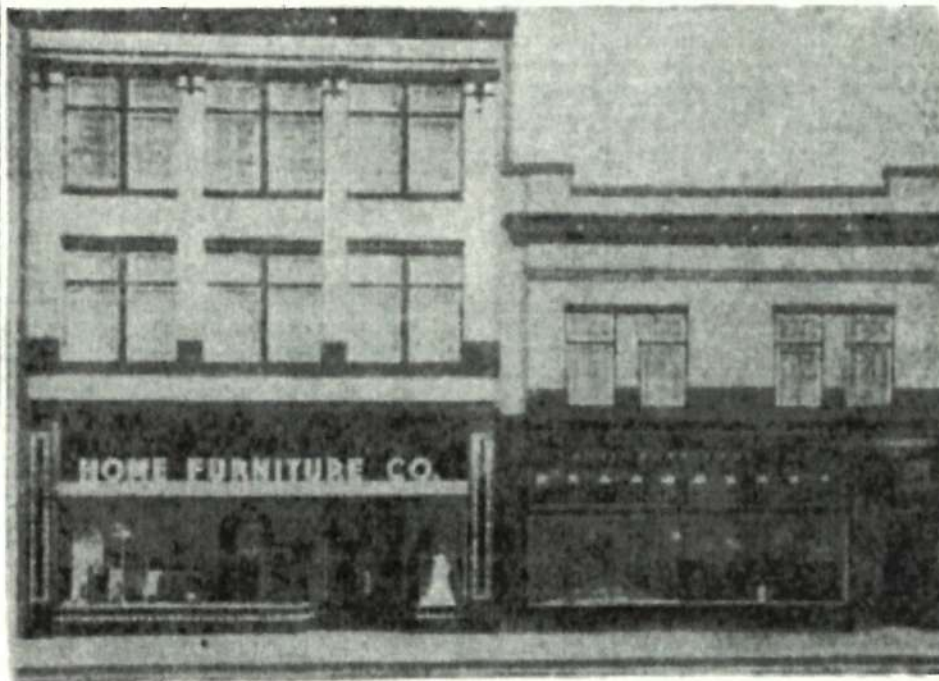
The heritage resource addressed at 825 Fort Street was built for Ralph Randall & E.E. Greenshaw of B.C. Hardware Company between 1911 and 1912. The building has been under continuous commercial use, and is considered a building that contributes to the overall continuity of Fort Street as part of the East end downtown Victoria.

The building has been subject to numerous interventions over its lifespan, some of which have removed character-defining elements. Despite these alterations, the building has maintained its characteristic precast on the front elevation, red brick on other elevations and original second storey windows.

This Conservation Plan is based on Parks Canada's Standards & Guidelines for the Conservation of Historic Places in Canada. It outlines the preservation, restoration, and rehabilitation that will occur as part of the overall proposed redevelopment, in context with the two adjacent buildings on Fort Street.

2.0 HISTORIC CONTEXT

**For Variety and Value
"There's No Place Like HOME"**



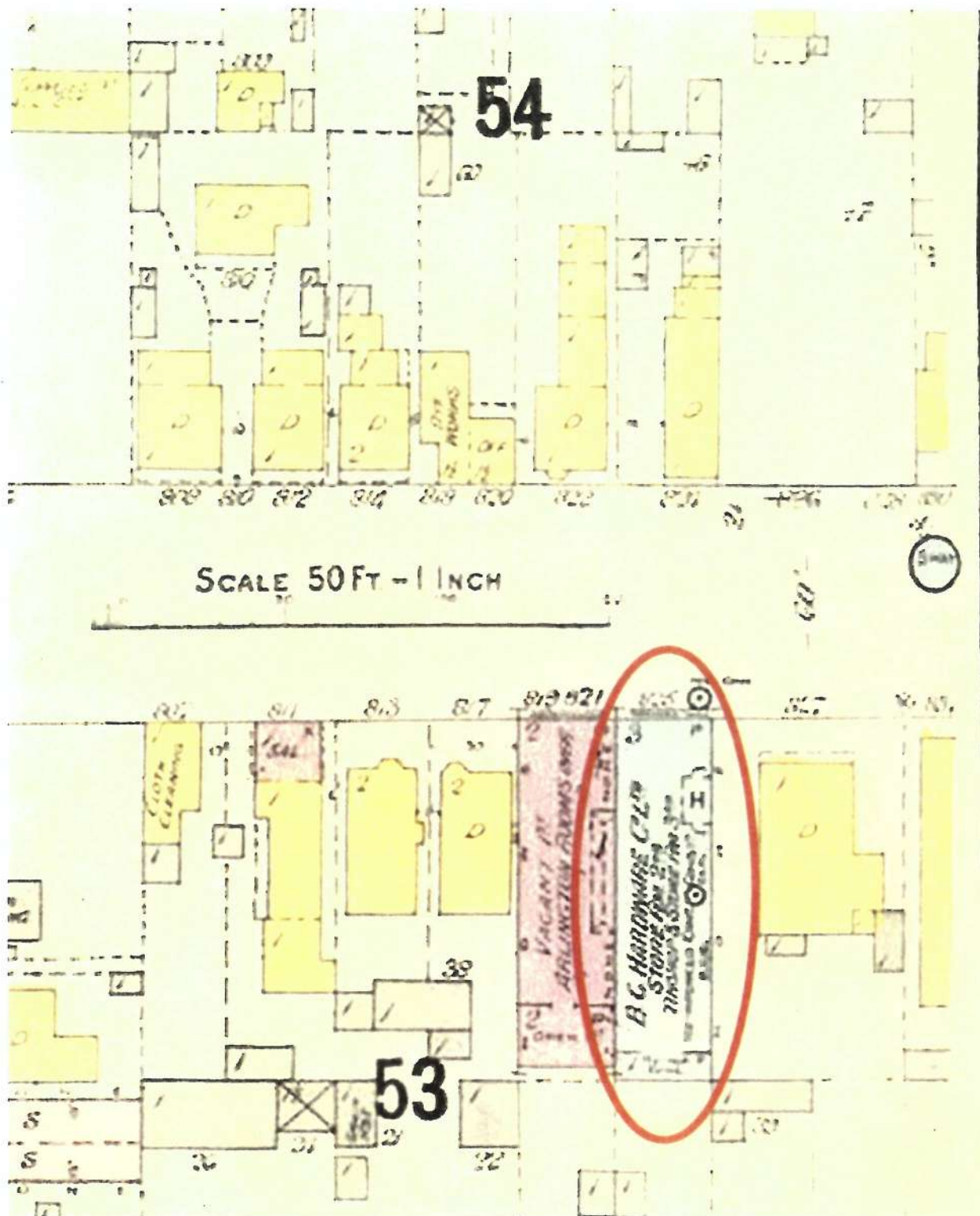
Six Floors of Furniture and Home Furnishings

STORE DIRECTORY

Basement— McCLARY RANGES. Linoleum, Congoleum Rugs, Etc. Breakfast Room Suites. Kitchen Furniture, Etc.	Mezzanine— Nursery Department.
Ground Floor— Chesterfield Suites. Living-Room Furniture.	First Floor— White Wood Furniture. Cedar Chests, Tea Wagons. Occasional Chairs. Occasional Furniture.
Ground Floor Annex— Bedroom Suites. SIMMONS Beds, Springs and Mattresses. Studio Lounges, Etc. Lamp Department.	Second Floor— Dining-Room Suites. Dinette Suites, Etc.

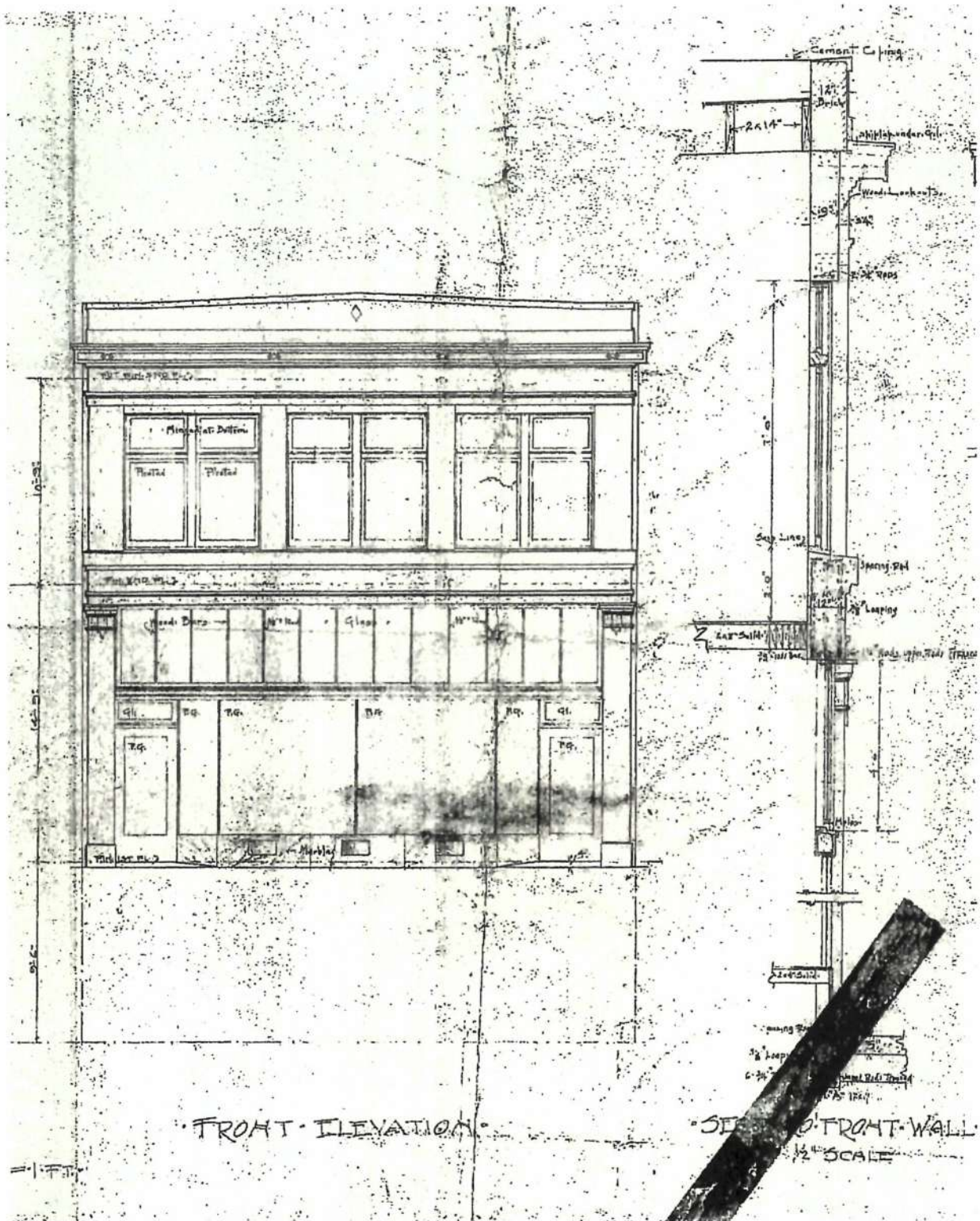
Victoria Daily Colonist, B.C. Hardware Co., December 31, 1911, page 11

2.0 HISTORIC CONTEXT



Fire Insurance Map of the City of Victoria - 1911, P.8

2.0 HISTORIC CONTEXT



2.0 HISTORIC CONTEXT



Early photo showing the historic building at 825 Fort Street. [date unknown]

2.0 HISTORIC CONTEXT

THE ARCHITECT: JESSE MILTON WARREN

(by Jennifer Nell Barr, from *Building the West: The Early Architects of British Columbia*. Vancouver, Talonbooks, 2007)

Jesse M. Warren was born in San Francisco on December 14, 1888, to Frank and Eugenia Ward Warren. He graduated with a degree in engineering from Columbia University and later became a licensed architect. He worked in San Francisco for several years, then, following the 1906 earthquake, travelled for some time throughout Eastern Canada and the United States. He arrived in Seattle by 1909 and was married there in 1910, to Mabel Alice. The *Pacific Builder & Engineer*, October 23, 1909 listed him as the architect of a \$40,000, three-storey brick store building for the Liberty Building Company. After working with several Seattle architectural firms, including Beezer Brothers and Thompson & Thompson, Warren entered into partnership with William P. White; the firm was known as White & Warren, with a suite of offices in the Northern Bank Building.

Warren moved to Victoria in 1911. Two of his first buildings were the B.C. Hardware Company building on Fort Street, east of Blanshard, and the landmark Central Building at View and Broad Streets,

a handsome brick-faced office block with Classical Revival detailing, delineated by cream-yellow glazed terra cotta columns, stringcourses, capitals and cornice. In April 1915, Warren designed a large addition to an old house at Quadra and Cormorant Streets for Sands Funeral Furnishing Company. During his time in Victoria, he designed a number of residences ranging in size from small Craftsman Bungalows on Stanley and Chamberlain Streets; to substantial homes for the wealthy, including one on Dallas Road for A.A. Belbeck, 1912; and a number of apartment, office and store blocks, including the 1913 Station Hotel at Store Street and Pandora Avenue for the Victoria Phoenix Brewing Company. One of his best-known buildings in Victoria is the 1914 Italian Renaissance Revival style Pantages Theatre, now the McPherson Playhouse, on Government Street. Although an American, he was hired to design the Eastern-Canadian-style Hudson's Bay Block House for the Victoria-Vancouver Island Exhibit in 1913. One of his grandest designs, for which he won a public competition in 1912, was the First Baptist Church, proposed for a site at Fisgard and Vancouver Streets, but never constructed. The First Baptist congregation later took over the Congregational Church on Quadra Street, designed by architects Bresemann & Durfee.



Victoria Daily Colonist, January 1913

2.0 HISTORIC CONTEXT

Jesse's older brother, George Irving Warren, known as "Mr. Victoria," helped found the Victoria & Island Publicity Bureau in 1921 and was its Commissioner for forty years; he was also managing secretary of the Victoria Chamber of Commerce for many years. Both Warren brothers were prominent members of the Victoria Rotary Club, of which Jesse was a founding member in 1914. Jesse Warren addressed the group on at least two occasions, in February 1914 and May 1915. In 1914, he spoke on "Why Victoria is destined to be the New York of the Pacific," linking the construction of the Panama Canal with the need for Victoria to work to secure industries and hasten development. His speech, as quoted in the *Victoria Daily Colonist*, February 13, 1914, gave this opinion:

Perhaps too much time and money has been spent in making the city known to outsiders as an ideal place to live in and too little to attract attention from the standpoint of industrial possibility... In the construction of the few buildings of which he, as an architect, had charge in the three years of his residence, he had sent away for approximately \$1,00,000 worth of material.

Victoria Daily Colonist, February 13, 1914, p.5

Warren moved to Seattle about 1916 and continued to work as an engineer and architect. His son Jesse C. Warren later joined him in the firm, as Warren & Son, and they were active in construction, design and real estate, building structures of all kinds in Washington, Montana and North Dakota. In 1950 they moved the firm and their families to Santa Barbara, California, where they built many residences. Jesse C. Warren moved back to Seattle and returned to the real estate business when his father retired, due to ill health, in 1952. Jesse M. Warren died in Santa Barbara on September 1, 1953 at the age of sixty-four.

3.0 STATEMENT OF SIGNIFICANCE

B.C. Hardware COMPANY BUILDING 825 FORT STREET, VICTORIA, BC

Description of the Historic Place

825 Fort Street is a three-storey commercial building situated on the south side of Fort Street, just east of downtown Victoria. This historic building is distinguishable by its tripartite façade, featuring a tall ground floor level with commercial storefront and inset front entrance with large glazed shop windows. The upper floors feature pairs of wooden sash windows with a transom situated above.

Heritage Value of the Historic Place

Constructed during the upswing of the pre-World War One real estate boom, 825 Fort Street is valued as a reflection of the surge of development that characterized Victoria's gateway economy. Built 1911-12, 825 Fort Street has been used continuously for commercial purposes, and significantly contributes to the historic character of this block of Fort Street. Originally constructed for B.C. Hardware Company, this three-storey commercial structure represents the eastward expansion of Victoria's commercial core. In 1913, following B.C. Hardware Company's amalgamation with Island Hardware and subsequent relocation to 717 Fort Street, 825 Fort Street was converted to the Borden Hotel. In 1922-25, the building was altered again to become the Home Furniture Company, which remained at the premises until 1974. The variety of commercial uses attest to the adaptability of this structure and the commercial vitality of Fort Street, one of the major thoroughfares to the eastern part of the City and the adjacent municipality of Oak Bay.

825 Fort Street is also valued for its vernacular Edwardian-era architectural expression, designed by prominent Victoria architect Jesse M. Warren. Born in San Francisco in 1888, Warren first moved to Seattle at the age of twenty and in 1911, he moved to Victoria. Over the next five years, as Victoria's building boom wound down, Warren designed a number of residences, as well as several office, apartment, and store blocks. 825 Fort Street displays vernacular Edwardian-era detailing with a tripartite articulated façade, demarcated by pilasters and a simple pressed metal cornice.

Character-Defining Elements

Key elements that define the heritage character of 825 Fort Street include its:

- location on south side of Fort Street;
- siting on the property lines, with no setbacks;
- continuous commercial use;
- commercial form, scale and massing as expressed by its three-storey height, rectangular plan, flat roof, and full retail storefront on ground level facing Fort Street;
- masonry construction, including: reinforced concrete with parged finish;
- Edwardian-era architectural features, including tripartite façade articulation, engaged pilasters, and simple decorative pressed metal cornice; and
- fenestration, including glazed windows with wooden transoms on the lower storefront level, and paired wooden pivot windows with large transom windows on the upper floor levels.

4.0 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

B.C. Hardware Company Building is a significant historical resource in the City of Victoria. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the historic building includes aspects of preservation, rehabilitation and restoration.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to B.C. Hardware Company Building should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

4.0 CONSERVATION GUIDELINES

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails an overall rehabilitation of the historic building, including the preservation of the historic front facade. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.

<http://www.pc.gc.ca/eng/standards-guidelines/standards-guidelines.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-and-water-repellent.htm>

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.

<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.

<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 11: Rehabilitating Historic Storefronts.

<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.

<http://www.nps.gov/tps/how-to-preserve/briefs/14-new-exterior-additions.htm>

4.0 CONSERVATION GUIDELINES

Preservation Brief 15: Preservation of Historic Concrete.

<http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

Preservation Brief 32: Making Historic Properties Accessible.

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic front facade, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for commercial and residential uses. As part of the scope of work, character-defining elements will be preserved, while missing or deteriorated elements will be restored. An overall redevelopment scheme for this property has been prepared MCMP Architects.

The major proposed interventions of the overall project are to:

- Retain the historic front façade, and preserve historic masonry elements;
- Review original storefront to assess any surviving original elements, and rehabilitate in a sympathetic manner; and
- Rehabilitate upper floor windows.

Due to the proposed addition to the historic building, all new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic façade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition

4.0 CONSERVATION GUIDELINES

could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists, engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

***Building Resilience** is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.*

***Building Resilience** can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the Standards and Guidelines for the Conservation of Historic Places in Canada.*

4.0 CONSERVATION GUIDELINES

4.5 ALTERNATE COMPLIANCE

B.C. Hardware Company Building may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures.

The façade should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry façade.

5.0 CONSERVATION RECOMMENDATIONS

The preliminary condition reviews of B.C. Hardware Company Building were carried out during site visits in July and December 2017. The assessment was limited to visual inspection and photographs of the existing condition of the exterior of the building. The recommendations for the preservation and rehabilitation of the historic façades are based on the site reviews and archival documents that provide valuable information about the original appearance of the historic building.

The following chapter describes the materials, physical condition and recommended conservation strategy for B.C. Hardware Company Building based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

B.C. Hardware Company Building is situated on the south side of Fort Street in Downtown Victoria. Typical to heritage buildings in this city block, it was built out to the front and side of the property lines, including shared party walls with the adjacent buildings.

Conservation Strategy: Preservation

- Preserve the original location of the building. All rehabilitation work should occur within the property lines.
- Retain the historic front facade of the building along Fort Street.



Aerial map showing location of B.C. Hardware Company Building in Downtown Victoria.

5.0 CONSERVATION RECOMMENDATIONS

5.2 OVERALL FORM, SCALE & MASSING

The overall form, scale and massing of B.C. Hardware Company Building is characterized by its three-storey height, rectangular plan, flat roof, and full retail storefront on ground level facing Fort Street. The historic building retains the integrity of its overall massing, despite a series of rehabilitation to its historic front facade. The existing storefront configuration is consistent with its historic appearance.

The historic building illustrates the Classical Revival influence prevalent during the Edwardian era. The original drawings produced by Jesse M. Warren indicated the intention of a decorative façade with sloped central pediment, pilasters, and three sets of casement windows populating each floor.

The overall façade has been parged, and additional paint has been applied over time, resulting to the removal of the striking pattern and finish colours that defined key features at the bottom and top of each floor, as found in archival images. At grade, the columns appear to be intact; however, the capitals have been removed and replaced with a

paired back profile. The original storefront has been replaced subsequently, and the original decorative panels on the bulkhead are no longer intact.

The primary compositional elements of the tiered, historic front façade have been maintained with surviving original windows on the upper two storeys, window sills and spandrel panels, pilasters, and cornice elements.

Conservation Strategy: Preservation

- Preserve the overall form, scale and massing of the front facade. Please refer to the historical reference materials for more detail.
- The storefront may be rehabilitated in a manner is sympathetic to the historic appearance of the building, based on archival images.



Detail photos showing the historic front facade in 1940s (left), 1960s (middle), and its existing condition in 2017 (right).

5.0 CONSERVATION RECOMMENDATIONS



Photos showing typical deterioration of the exterior walls.

5.3 EXTERIOR WALLS

The exterior walls of B.C. Hardware Company Building feature cast-in-place concrete elements, with the exception of the multiple-wythe brick parapet wall with cement coping at the historic front facade. In general, the exterior walls appear to be in good condition, with notable signs of weathering and deterioration in localized areas, as evident by minor discolouration, organic buildup, bird deposits, unsympathetic patchwork, material loss, and some missing components, particularly on the storefront level. Further investigation is required to determine if any original elements are intact underneath the later parging, in addition to identifying other later unsympathetic interventions that should be replaced with historically appropriate detailing.

Conservation Strategy: Preservation

- Preserve the front (north) facade, and repair in-kind as required.
- Undertake complete condition survey of condition of all exterior surfaces.
- The exterior may require cleaning. Cleaning should be done in the gentlest means possible, ideally with low-pressure water and scrub brushes. Harsh chemical cleaners or any abrasive cleaning methods should be avoided to ensure the exterior walls are not damaged.
- All redundant metal inserts and services mounted on the exterior should be removed or reconfigured.
- Small hairline cracks are often not a serious concern, and should be remediated by sacking, as required. All repair work should be finished with a coat of paint, consistent with the paint schedule devised by the Heritage Consultant.
- Caulking compounds should not be used for patching hairline cracks, and are an unsuitable repair method. The physical and aesthetic characteristics of caulking compounds are incompatible with concrete, and will weather differently and attract more dirt.
- Work should only be undertaken by skilled contractors with experience in conservation projects.

5.0 CONSERVATION RECOMMENDATIONS

5.4 ARCHITECTURAL CORNICE

B.C. Hardware Company Building is characterized by an architectural cornice at the parapet level. The roof was inaccessible during the site visits, and the review was limited to taking photos from the ground level. In general, they appear to be in good condition, but further investigation is necessary to determine its structural integrity.

Conservation Strategy: Preservation

- Evaluate the overall condition of the existing cornice to determine whether more than protection, maintenance and limited repair or replacement in-kind is necessary.
- The current attachment of the architectural cornice should be inspected, and should be re-anchored appropriately, if required.
- Repair and stabilize deteriorated architectural elements by structural reinforcement or correction of unsafe conditions, as required, until any additional work is undertaken. Repairs should be physically and visually compatible.

5.5 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation. — Standards and Guidelines for the Conservation of Historic Places in Canada.

5.5.1 STOREFRONT, WINDOWS & DOORS

The historic front facade of B.C. Hardware Company Building features a storefront on the lower level and three bays with paired window assemblies on the upper two levels.

The existing 13 upper transom units of the storefront appear to be original, which should be preserved in situ. The rest of the storefront assembly has been modified over time. A central vestibule is extant, providing main access to the commercial space. The upper levels are characterized by paired wooden pivot windows, with large transoms and flat headers, with no additional decorative features.

In general, the initial inspection of existing windows indicate that they are in good condition. Further assessment will be required to accurately determine the current condition of the assemblies.

Conservation Strategy: Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of recommended storefront rehabilitation. Shop drawings to be reviewed by Heritage Consultant.
- Retain the original storefront transoms in situ, and repair in-kind as necessary.
- Rehabilitate upper floor windows, as required. The overall rehabilitation scheme should be reviewed by the Heritage Consultant prior to any work being undertaken.
- Overhaul, tighten/reinforce joints after installation. Repair frame, trim and counterbalances as required for calibration and function.
- Each window should be made weather tight by weather-stripping as necessary.
- Replacement glass to be single glazing, and visually and physically compatible with existing condition.
- Prime and repaint as required in appropriate colour, based on colour schedule proposed by Heritage Consultant.
- New doors should be visually compatible with the historic character of the building.

5.0 CONSERVATION RECOMMENDATIONS



Existing condition of the historic front facade (north elevation) along Fort Street.

5.0 CONSERVATION RECOMMENDATIONS

5.6 EXTERIOR COLOUR SCHEDULE





Part of the restoration process is to finish the building in historically appropriate paint colours. On-site sampling has not yet been possible, and it is not yet known if the paint can be removed from the façade surfaces. The following preliminary colour scheme has been proposed by the Heritage Consultant as a placeholder, based on site information and historical precedent. The original rear faacade windows were documended as Vancouver Green (VC-20).

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

Conservation Strategy: Restoration

- Restore with appropriate historic colour scheme for exterior painted finishes.

PRELIMINARY COLOUR TABLE: B.C. HARDWARE COMPANY BUILDING, 825 FORT STREET, VICTORIA, BC

Element	Colour	Code	Sample	Finish
Storefronts, Window Frames & Sashes	Gloss Black*	VC-35		High Gloss
Sills, Cornices, & Exterior Wall	Dunbar Buff*	VC-5		Semi-Gloss
Decorative relief	Comox Green* or Gloss Black*	VC-19 or VC-35	 	Semi-Gloss
Cap Flashing	Stone Grey	-	-	Factory Finish

*Paint colours matched from Benjamin Moore's *Historical Vancouver True Colours*

6.0 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of B.C. Hardware Company Building. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of B.C. Hardware Company Building is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require

less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends "using the gentlest means possible". Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6.0 MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted – where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action

can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.

6.0 MAINTENANCE PLAN

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to B.C. Hardware Company Building, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Site Inspection:

- ☐ Is the lot well drained? Is there pooling of water?

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligating, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?

6.0 MAINTENANCE PLAN

- ☐ Do sills show weathering or deterioration?
- ☐ Is the caulking between the frame and the cladding in good condition?

Doors

- ☐ Do the doors create a good seal when closed?
- ☐ Are the hinges sprung? In need of lubrication?
- ☐ Do locks and latches work freely?
- ☐ If glazed, is the glass in good condition? Does the putty need repair?
- ☐ Are door frames wicking up water? Where? Why?
- ☐ Are door frames caulked at the cladding? Is the caulking in good condition?

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.

- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

SUBJECT PROPERTY: 825 Fort Street, Victoria, British Columbia

LEGAL ADDRESS: Lot A 276 & 277 Plan 26769

CONSTRUCTION DATE: 1911-12; with alterations in 1913; 1925; 1946-1947; 1968; 1987

ORIGINAL OWNER: Ralph Randall & E.E. Greenshaw, B.C. Hardware Company

ORIGINAL ARCHITECT: Jesse M. Warren

ORIGINAL BUILDER: C. & S. Carkeek

CITY OF VICTORIA ARCHIVES

- Building Permit #4, October 24, 1911 Owner: Randall & Greenshaw, Lot 277, Block 22, Fort St, 1 Building, Reinforced Concrete, 3 storeys, 3 rooms Estimate of Cost: \$13500.
- City of Victoria Assessment Roll May 20, 1912 Lot 277, Block 22, Name Dangan Wm, Owner EE Greenshaw 1530 Cook St, Assessment on Land 18000 21000, Improvementson Assessments 13500, Total 31500 34500
- Building Permit #5243, January 28, 1913 Owner: B.C. Hardware Company Lot 277 Block 22, Fort St, Alterations \$150
- City of Victoria Assessment Roll May 1913, Lot 277 EAST, Block 22, 30x 112, Name: Greenshaw, E.E. & Randall, Assessment on Land \$25000, Assessment on Land \$25000, Assessment on Improvements \$13500, Total \$38500
- City of Victoria Assessment Roll, May 1913, Lot 277 NORTH, Block 22, 27, Assessment on Land \$22600, Assessment on Improvements, \$6500, Total \$29, 100.
- City of Victoria Assessment Roll March 1914, Lot 277, EAST, 30x112, Name: Greenshaw, EE.& Randall, Assessment on Land \$25000, Assessment on Improvements \$10000, Total \$48500.

NEWSPAPERS

- *Colonist* [Victoria], 31 Dec. 1911, 11, illus.: 'B.C. Hardware Co's New Home.'
- *The Daily Colonist* [Victoria], 28 Dec. 1912, page 19.: 'B.C. Hardware Company vacating premise.'
- *Colonist* [Victoria], 13, May, 1945. 'For Variety and Value There's No Place like Home.' Source: Leona Taylor and Dorothy Mindenhall, "Index of Historical Victoria Newspapers," Victoria's Victoria, <http://www.victoriasvictoria.ca/>, 2007. (Accessed June 2016)

BOOKS

- Victoria Heritage Foundation, *This Old House* Volume 4, Fairfield, Gonzales & Jubilee. 825 Fort Street, pp. 62-63.
- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver, Talonbooks, 2007 2nd. Ed.

DIRECTORIES

- Wrigley's British Columbia Directory 1912: page 134: 823-825 Fort Street, Vacant.
- Henderson's British Columbia Directory, 1913: page 56: 823-825 Fort Street, B.C. Hardware Company.
- Wrigley's British Columbia Directory, 1914: page 59: 823-825 Fort Street, Vacant.
- Henderson's British Columbia Directory, 1915: page:168. 823-825 Fort Street, Borden Hotel.
- Henderson's British Columbia Directory, 1915: page:33. B.C. Hardware Co Lt 717 Fort St.
- Henderson's British Columbia Directory, 1917: page 52. 823-825 Fort Street, Borden Hotel.

APPENDIX A: RESEARCH SUMMARY

B.C. VITAL EVENTS

- GREENSHAW, EDWARD ERNEST; Age: 53; Date: 1920-11-23; Event Place: Vancouver
Registration Number: 1920-09-273440; Event Type: Death.
- CARKEEK, CHARLES WILLIAM; Age 48; Date: 1917-07-19; Event Place: Victoria;
- Occupation: Contractor; Bride: ANNA JULIANA ANDERSON Registration Number: 1917-09-034693;
Event Type: Marriage.

HAV #00009 (HAPI JUNE 12, 2018)
HD #000176
819-823, 825 & 827 FORT STREET



TURKISH BATH HOUSE

819-823 FORT STREET, VICTORIA, BC

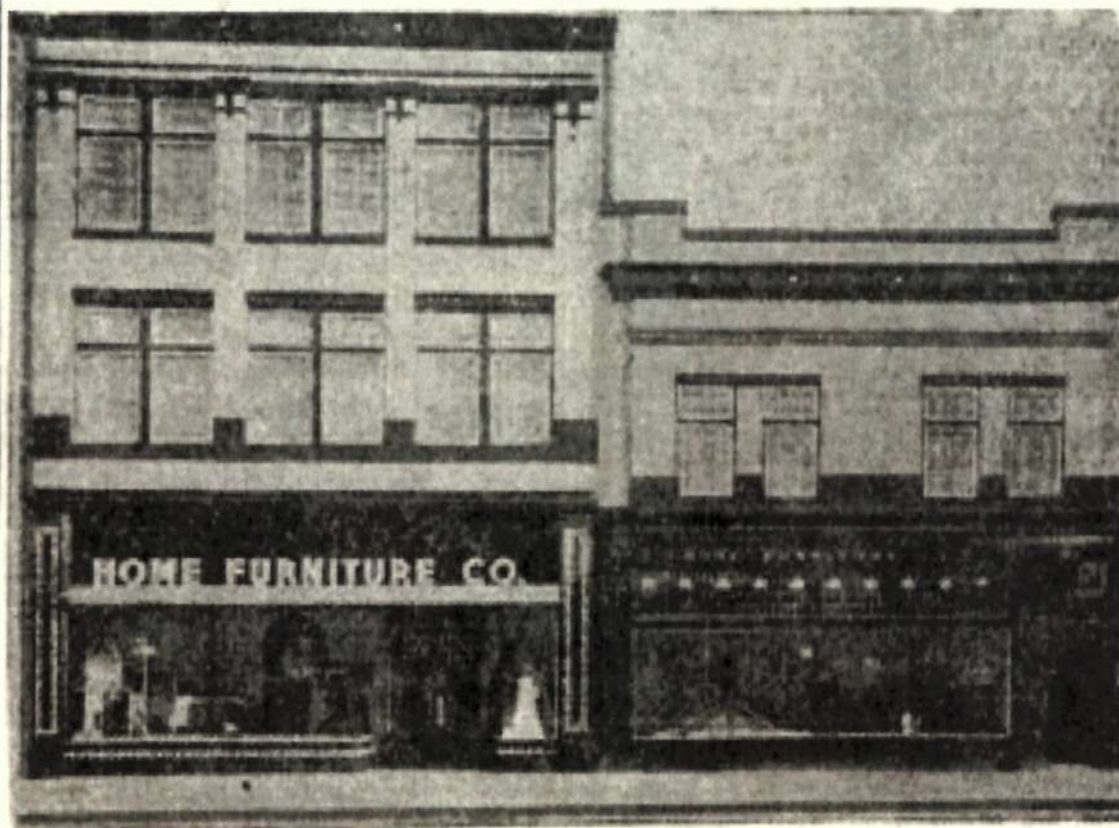
CONSERVATION PLAN

MARCH 2018

DONALD LUXTON
AND ASSOCIATES INC



For Variety and Value
"There's No Place Like HOME"



Six Floors of Furniture and Home Furnishings

STORE DIRECTORY

Basement—

McCLARY RANGES.

Linoleum, Congoleum Rugs, Etc.

Breakfast Room Suites.

Mezzanine—

Nursery Department.

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Top: Historic building at 819-823 Fort Street, 1960, (City of Victoria Archives M03921_141)
Bottom: Existing condition of the historic building, 2017

1 INTRODUCTION

HISTORIC NAME: The Turkish Bath House
CIVIC ADDRESS: 819-823 Fort Street, Victoria, British Columbia
ORIGINAL OWNER: G. Bergstrom Bjornfelt
ORIGINAL ARCHITECT: Hooper & Watkins
ORIGINAL BUILDER: Luney Brothers
CONSTRUCTION DATE: 1908; with second storey expansion in 1913

The Turkish Bath House is an important heritage resource in the City of Victoria, located at 819-823 Fort Street just east of downtown Victoria. The historic building is characterized by its two-storey height, projecting parapet and storefront cornices, and surviving original double-hung wood sash windows with multi-pane upper sashes and tapered keystone lintels.

A redevelopment scheme is proposed for an overall rehabilitation of the site, which includes the adjacent lots directly to the east. As part of the proposal, historic street facade of the Turkish Bath House will be retained. All surviving original exterior character-defining elements on the front facade will be preserved, those missing or deteriorated elements on this facade will be restored. Intact significant historic elements on other facades will be salvaged, restored, and repurposed elsewhere in the building.

The major proposed interventions of the overall project are to:

- Retain the historic front facade in place, and preserve surviving historic masonry elements;
- Review original storefront to assess any surviving original elements, and rehabilitate in a sympathetic manner that reflects the original character of the building based on archival documentation; and
- Preserve the upper floor windows.
- Salvage other character-defining elements that will require dismantling, particularly the original wood window assemblies on the upper level of the rear (south) elevation, and repurpose them where possible.

This Conservation Plan is based on Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada*. It outlines the preservation, restoration, and rehabilitation that will occur as part of the overall proposed redevelopment, in context with the adjacent buildings on Fort Street.

2 HISTORIC CONTEXT

ORIGINAL ARCHITECT: THOMAS HOOPER

Excerpt From: "Building the West: The Early Architects of British Columbia", ed. Donald Luxton (2003)

The story of Thomas Hooper echoes the boom and bust cycle of British Columbia's resource-based economy. He had one of this province's longest-running and most prolific architectural careers, but until recently the extent of his accomplishments was virtually unrecognized. He designed hundreds of buildings, travelled extensively in pursuit of numerous institutional and commercial commissions, and made and lost four fortunes. At one point he had the largest architectural practice in western Canada, with offices in three cities, but the First World War and the Great Depression conspired to end his career prematurely. He died a pauper, and was buried in an unmarked grave.

Born in Hatherleigh, Devon, England on March 2, 1857, he was the sixth of eleven children of John and Susan Hooper. Young Thomas was exposed at an early age to the building trades. His uncles, Samuel and James, were both architects and surveyors to the Duchy of Cornwall, and family members had been masons for many generations. John Hooper brought his wife and children to London, Ontario in 1871, and after Thomas completed his schooling he was apprenticed for four years as a carpenter and joiner to J.M. Dodd & Sons. The opening of the west tempted the Hooper family to move to the boomtown of Emerson, Manitoba in 1878. There, Thomas Hooper married Rebecca Johnson on June 21, 1879; their only child, a daughter, was born in 1880, but died at the age of four months. When it became clear that the railway was going to pass through Winnipeg rather than Emerson, Thomas moved there, and worked as a contractor; later he engaged in architectural work with older brother, Samuel, who in addition to his private architectural practice and work as a sculptor, became, in 1907, the first Provincial Architect of Manitoba.

Thomas Hooper decided to push farther west, and arrived in Vancouver in July, 1886, having walked the last 500 miles to the west coast. His timing was fortuitous, as he arrived in Vancouver just one



month after the great fire that had destroyed the burgeoning new community. Hooper worked as Provincial Supervisory Architect from 1887-88, and also established his own practice in 1887. His first projects in Vancouver included several houses, a Chinese Mission church, a commercial block for R.V. Winch, and his largest early commission in Vancouver, the Homer Street Methodist Church, 1888-89.

While the Metropolitan Methodist Church was under construction, Hooper shifted the focus of his activities to the more established city of Victoria. From this point on, Hooper maintained offices in both cities, and his practice flourished. He maintained close friendships with many clients, including department store merchants, David Spencer and his son Christopher, and businessmen, R.V. Winch and E.A. Morris, for each of whom he designed a series of buildings.

2 HISTORIC CONTEXT

Always looking to expand his practice, in 1890 Hooper established a partnership in Victoria with S.M. Goddard. Although the firm was dissolved in June the following year, together they designed several prominent buildings, including the Wilson & Dalby Block in Victoria, and an Indian Mission School in Port Simpson. In 1891 Hooper also started a shortlived association with a Mr. Reid in Nanaimo, a partnership that produced only one known building, a shopping arcade for David Spencer. In 1893, Hooper won the competition to design this building, the Protestant Orphans' Home in Victoria.

Hooper's career suffered during the general depression of the mid-1890s, but flourished again starting with the boom years of the Klondike Gold Rush. He acquired a reputation as a solid and astute businessman who understood the needs of commercial clients, and his office turned out numerous handsome, and sometimes innovative, structures. The front façade of his warehouse for Thomas Earle, Victoria, 1899-1900, is one of the earliest local examples of a glass curtain wall, demonstrating Hooper's awareness of developing trends in architecture in Eastern Canada and the United States.

By 1902 he formed a partnership with C. Elwood Watkins, who had entered his office as an apprentice in 1890. Among the many projects that the firm undertook at this time were the successful competition entry for the Victoria Public Library, 1904; the campus for University Schools Ltd. in Saanich, 1908; additions to St. Ann's Academy in Victoria, designed 1908; and many projects in Vancouver including the Odd Fellows Hall, 1905-06; the B.C. Permanent Loan Co. Building, 1907; and the landmark Winch Building, 1906-09.

After the partnership with Watkins ended acrimoniously in 1909, Hooper concentrated on large-scale commercial and institutional projects, advertising himself as a specialist in steel-framed structures. This was the most prolific period of Hooper's career; his work ranged from the magnificent residence Hycroft, 1909-12, for A.D. McRae – the most imposing mansion in the

CPR's new suburb of Shaughnessy Heights in Point Grey – to court houses, churches, and numerous warehouses and commercial buildings throughout the province. Another grand Shaughnessy residence was Greencroft, for Hugh McLean, 1912, with a mixture of Arts and Crafts and Shingle style elements that resembles a baronial hunting lodge, a very unusual departure for Hooper's work; the plans are signed by John M. Goodwin, who possibly took direction more from McLean than Hooper. Other significant projects during the boom years included a tobacco shop for E.A. Morris in Victoria, 1909; the classically-inspired Chilliwack City Hall, 1910-12; the Vancouver Labor Temple, 1910-12; additions to the Vancouver Court House, 1910-12; the Vernon Court House, 1911-14; the Revelstoke Court House, 1911-13; ice arenas for the Patrick Brothers in Vancouver and Victoria, 1911-12; the Tudor Revival mansion Lyndhurst, for P.R. Brown in Esquimalt, 1913; and a number of B.C. commissions for the Royal Bank. One of these, the Royal Bank on Government Street in Victoria, 1909-10, has a façade designed by acclaimed New York architects Carrère & Hastings, architects of many landmark buildings including the Beaux-Arts New York Public Library, 1911. This was not an isolated connection – Carrère & Hastings also provided designs for Royal Bank projects in Winnipeg, Alberta, New York and Port of Spain, Trinidad – but indicates the importance of the Victoria commission within the context of British Columbia.

Hooper's office prepared an elaborate submission for the 1912 competition for the new University of British Columbia. His grand Beaux-Arts scheme was a beautifully rendered concept that completely disregarded the implicit directions for a free rendering of either a Late Tudor, Elizabethan or Scottish Baronial style. Hooper's designs were so at odds with what was asked for that it was singled out for especially vicious criticism, the judges – including Samuel Maclure – stated "it is not desired to erect palaces... the style is frankly classical of a palatial nature... It appears, therefore, that the practical issues such as appropriate planning and cost of erection have been sacrificed to grandiose and pictorial effects." A current assessment of the competition indicates that, in fact, Hooper's entry

2 HISTORIC CONTEXT

would likely have produced the most interesting campus, and his personal disappointment at losing this important commission can only be imagined.

The general economic downturn of 1913 caught the booming province by surprise. Many proposed projects were stuck at the planning stage and were eventually abandoned. After an unsuccessful attempt to establish an office in Edmonton, and a failed entry to the Vancouver Civic Centre competition in 1914, Hooper, seeing no future in British Columbia, left in 1915 to try his luck in New York City. Prospects looked brighter there as America was staying out of the European conflict, and Hooper's favoured Beaux-Arts style was all the rage, spearheaded by leading firms with all the right social connections such as McKim, Mead & White. He formed a partnership, and was beginning to establish his reputation, when America's entry into the Great War in 1917 choked off any further commissions, and his career was effectively ended. He remained in New York, travelling regularly to Europe with Christopher Spencer on his buying trips, but finally ran through his money and returned penniless to Vancouver in 1927. With the assistance of his family he tried to reestablish his practice. He formed a brief partnership with Robert Wilson, who had previously been his office manager, and they are known to have designed one apartment building together in 1928. Hooper also consulted on the design of the Benjamin Franklin Hotel in Seattle (opened 1929, Earl Roberts, Architect), but the Crash of 1929 and the ensuing Depression ended any further attempts to find work. Along with many others he withdrew his membership from the AIBC in 1931, and lived with family members until ill health forced his entry into an Old Folk's home. Hooper died January 1, 1935, and was buried in the family plot of his relatives, the McCauls, in Mountain View Cemetery in Vancouver.

Hooper's importance to the profession in British Columbia lies in his introduction and promotion of new styles of architecture, and his continual development and improvement of commercial building types. In the early 1890s he was involved in the earliest attempts to have the profession officially recognized, and for decades ran large offices that

trained a generation of young designers, including C. Elwood Watkins and J.Y. McCarter. Hooper was highly regarded by other architects for his business acumen, his personal drive, and his considerable design skills. Along with Francis Rattenbury, he was respected by many contractors as the most accomplished and competent of the local architects.

ORIGINAL ARCHITECT: CHARLES ELWOOD WATKINS

Excerpt From: "Building the West: The Early Architects of British Columbia", ed. Donald Luxton (2003)

Although he spent the first half of his career in the shadow of his more famous partner, native-born C. Elwood Watkins was a prolific and talented designer whose work deserves wider recognition. He was born on October 3, 1875 in Victoria, B.C., the eldest son of Charles Richard Watkins, of Abergavenny, Wales, and Mary Hannah McMillan, of Bowmanville, Ontario. In 1862 both his parents'



2 HISTORIC CONTEXT

families moved to Victoria, where Charles and Mary were married on December 12, 1874. Elwood's father died of typhoid in November 1884 at the age of forty-two. Mary and her five younger children went to live with her father, and Elwood was sent back to Ontario to attend high school. Before the age of fifteen he was back in Victoria and began his architectural apprenticeship in the office of Thomas Hooper. This was a busy and prolific time, and as Hooper travelled a great deal, it can be imagined that young Elwood was the backbone of the practice, handling many of the practical affairs. The office developed a steadily increasing reputation among numerous clients for solid, competent work. In recognition of his contributions, in 1902 he was made a full partner. Their output was prodigious: within a few short years they designed many of the buildings that still define the character of Victoria's Old Town. The firm also produced a large volume of residential work, and a number of landmark projects around the province.

Their success enabled Watkins to design and build his own home on prestigious Rockland Avenue, 1904-05. On April 19, 1905 he married Lillian Matilda 'Lill' Nisbet, the daughter of Philip and Catharine Nisbet. Elwood and Lill had two children, a daughter, Gwendolyn, and a son, Thomas Elwood, named after Hooper. After an acrimonious split with Hooper in 1909, Watkins opened his own office in the Green Block on Broad Street.

From 1908 to 1913 the population boom in Victoria, with the influx of new residents particularly from Britain, led to a major expansion programme for local schools. Watkins was one of the group of younger architects who developed more modern school designs, including advanced technology and the use of a wider range of building materials. In his austere design for George Jay School, started in 1908 while he was still in partnership with Hooper, he introduced the "Kahn System" of reinforced concrete construction, patented in the United States by the engineer brother of Detroit architect Albert Kahn. By 1912 Watkins had been appointed official architect of the Victoria School Board, and after H.J. Rous Cullin left for over-seas service, he also became the architect for the Saanich School Board.

His most imposing and lavish school design was the new Victoria High School, the highlight of his career. This glorious essay in Beaux-Arts Classicism is richly encrusted with terra cotta. Watkins had been selected as architect for the new building in 1910, and worked closely with Principal Samuel J. Willis, also his brother-in-law, in studying the latest elements of school design. Tenders closed in March 1912, but the school was not opened until April 20, 1914. The final cost of \$460,000 made it the most expensive school building in the province.

The years of the First World War were very slow for local architects. Watkins did some school work and private residences, but went one year without making any money at all. Apparently, Watkins and the Victoria Building Inspector, Herbert Shade, played cards together to pass the time. Watkins did secure the commissions for two large lavish Tudor Revival homes for the Luney Brothers, Walter and William, prominent local contractors. The brothers had won the contract for Provincial Normal School, which allowed them the funds to build their own homes in the middle of the war, at a time when few people could afford to build anything.

After the war, Watkins became very busy again, with a varied practice that included residential, commercial and institutional work. Following the trend towards period revival styles, he designed several Colonial Revival residences, a Spanish Colonial Revival funeral parlour, and an Art Deco crematorium chapel. He provided designs for a number of buildings at Victoria's two major hospitals, and also donated a design for the Saanich Pioneer Society's museum in Central Saanich, 1932-33. During the 1930s Watkins sometimes worked in informal association with other architects, including J. Graham Johnson. Watkins was a favourite architect of the local Chinese community, and provided designs for Hook Sin Tong, Lee's Benevolent Association, the Lee Block, and several buildings on Fan Tan Alley.

Along with a number of other prominent families, the Watkinses owned one of the first summer homes on the cliff-top lots on Mileva Crescent in north Gordon Head, Saanich, which was developed in 1912. Neighbouring property-owners, the five Parfitt

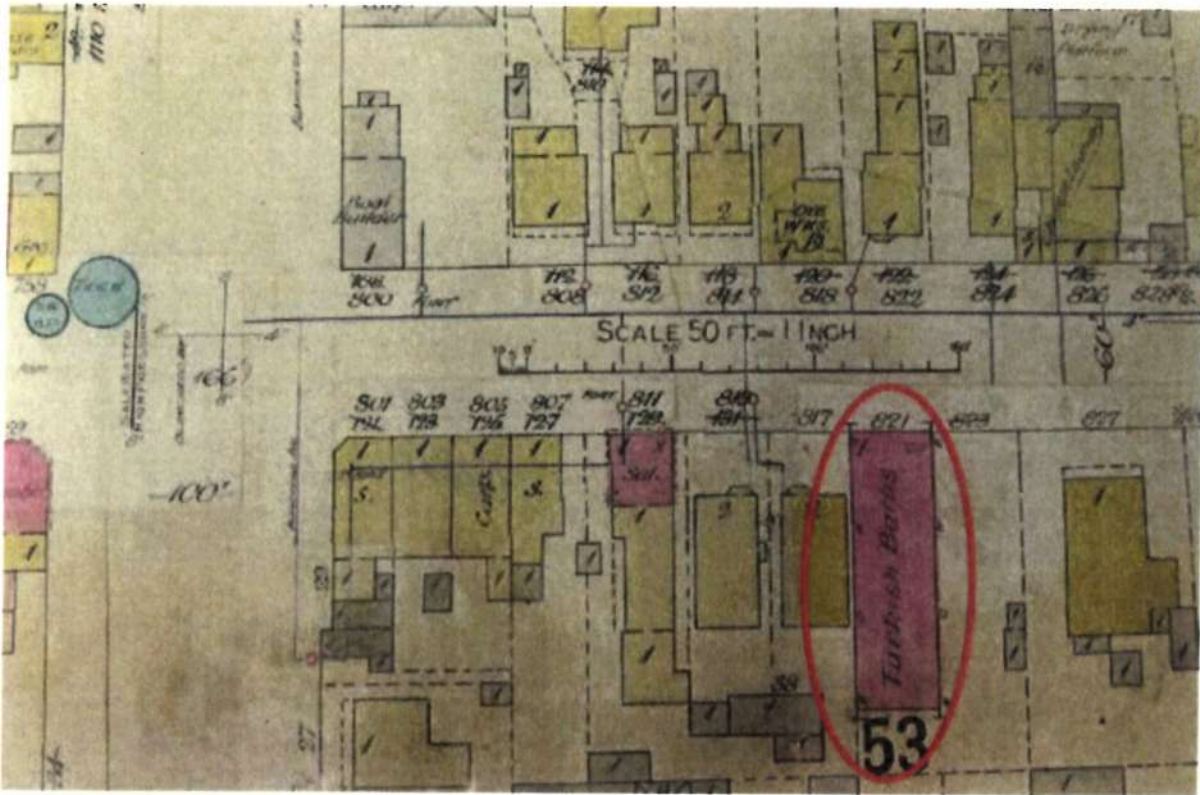
2 HISTORIC CONTEXT

Brothers, were also business associates; as local contractors they constructed many of Watkins's buildings. The families organized numerous tennis and lawn bowling parties. Musical events were often hosted by the Parfitts, who had a twelve-piece family orchestra, and built a concert hall on their property.

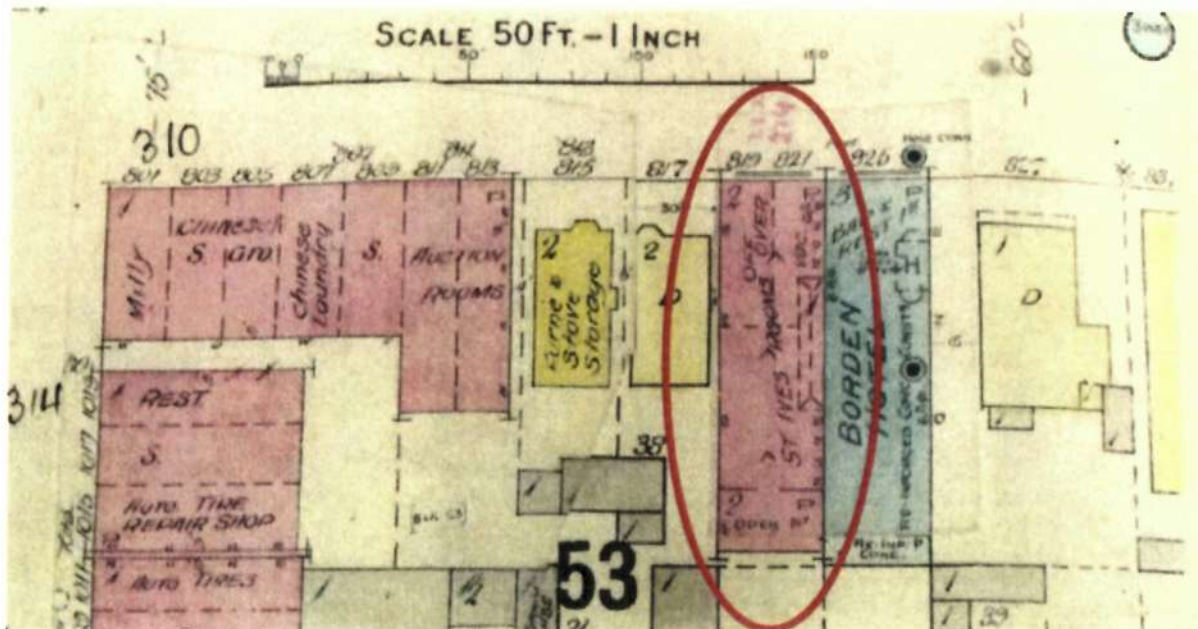
Watkins was known for his civic contributions, including membership on the Plumbing Board of Examiners, and the Building Board of Appeal for the City of Victoria. As a prominent member of the Kiwanis Club, he was chairman of the tuberculosis rehabilitation committee and organized the TB Seal Drive at Christmas. For many years he was on the Board of Stewards and Trustees of the Metropolitan Methodist, one of the first buildings on which he had worked in Hooper's office.

Active in the creation of the AIBC and first Vice-President of the organization, at the time of his death Watkins was the chair of the Victoria Chapter. Elwood died on August 14, 1942 at the age of sixty-six, and was buried in Royal Oak Burial Park in Saanich. He had worked at his profession until two days before his death. His wife, Lillian, died on November 26, 1959.

2 HISTORIC CONTEXT



Fire Insurance Map ca. 1909



Fire Insurance Map 1916

MANY PERMITS IN A SINGLE WEEK

Structures Aggregating \$40,-
000 in Value Taken Out—
Turkis Bath Project.

The first week of July has seen a decided growth in building figures as indicated by the value of the buildings for which permits have been taken out. For the six week days on which it was possible to take out permits since the first of the month, permits for building which will cost in the aggregate \$10,000 have been issued and plans for a considerable number of others for which permits will soon be applied are at present being prepared. Should the past week's showing be continued until the end of the month, July will be one of the best months in the year in the building line.

Yesterday a permit was issued to B. Bjornfelt, who intends to establish an up-to-date Turkish bath and massage establishment in a new building to be erected on the south side of Fort street just east of Blanchard street. The building which will be one story in height, of brick construction, will be 30 by 100 feet in dimension and will cost \$1000. Mr. Bjornfelt has left for the east and south where he will get some of the latest ideas as to such establishments. It is his intention to so erect this building that it can be later added to so as to double its capacity. Hooper & Watkins are the architects and Luney Bros. the contractors.

—Issued to Messrs.

TURKISH BATHS

Thoroughly Modern and Scientific Institution in Operation Here

Perfectly equipped Turkish baths and Swedish massage parlors have been completed and are now in operation at 821 Fort street. They are conducted by G. Bergstrom Bjornfelt, a qualified Swedish masseur who, before work was started upon the handsome brick structure, visited France, Germany and Sweden and obtained a first-hand knowledge of the latest equipments and devices in use in the various centres of these countries.

The bath is complete in all departments. Hot rooms, steam rooms, electric baths, chemical baths, needle and shower baths, have been installed, together with cooling and massage apartments.

The interior of the building is fitted with tiled floors and marble walls throughout, and special regard has been paid to sanitary considerations. The hot room is kept at a temperature of 180 degrees, in the steam room any heat may be attained, while the rubbing slabs are situated in separate apartments and are two in number.

The attendants are all Swedes, and are four in number. Two female attendants are present upon ladies' days—Monday and Friday, 10 a.m. to 2 p.m.; Wednesday, 10 a.m. to 6 p.m.

In addition to the electric bath, in which the whole body with the exception of the head, is heated, a local electric bath is provided, where the arms and hands, or leg and foot, may receive the application of dry heat separately.

To ensure sanitary precautions, the masseurs, after each treatment, disinfect hands and arms in a carbolic bath.

In the steam room eucalyptus may be added, which is especially beneficial in the case of bad colds.

Mr. Bjornfelt has the patronage of many of the leading medical practitioners of the city.

VICTORIA TURKISH BATHS

821 FORT STREET.

PHONE 1856.

Most Modern Baths on the Coast.

Ladies Days are Monday, 10 a.m. to 6 p.m., and Friday, 10 a.m. to 2 p.m.

SWEDISH MASSAGE

The Daily Colonist, July 9, 1908 (top, left) and February 10, 1909 (top, right)

2 HISTORIC CONTEXT

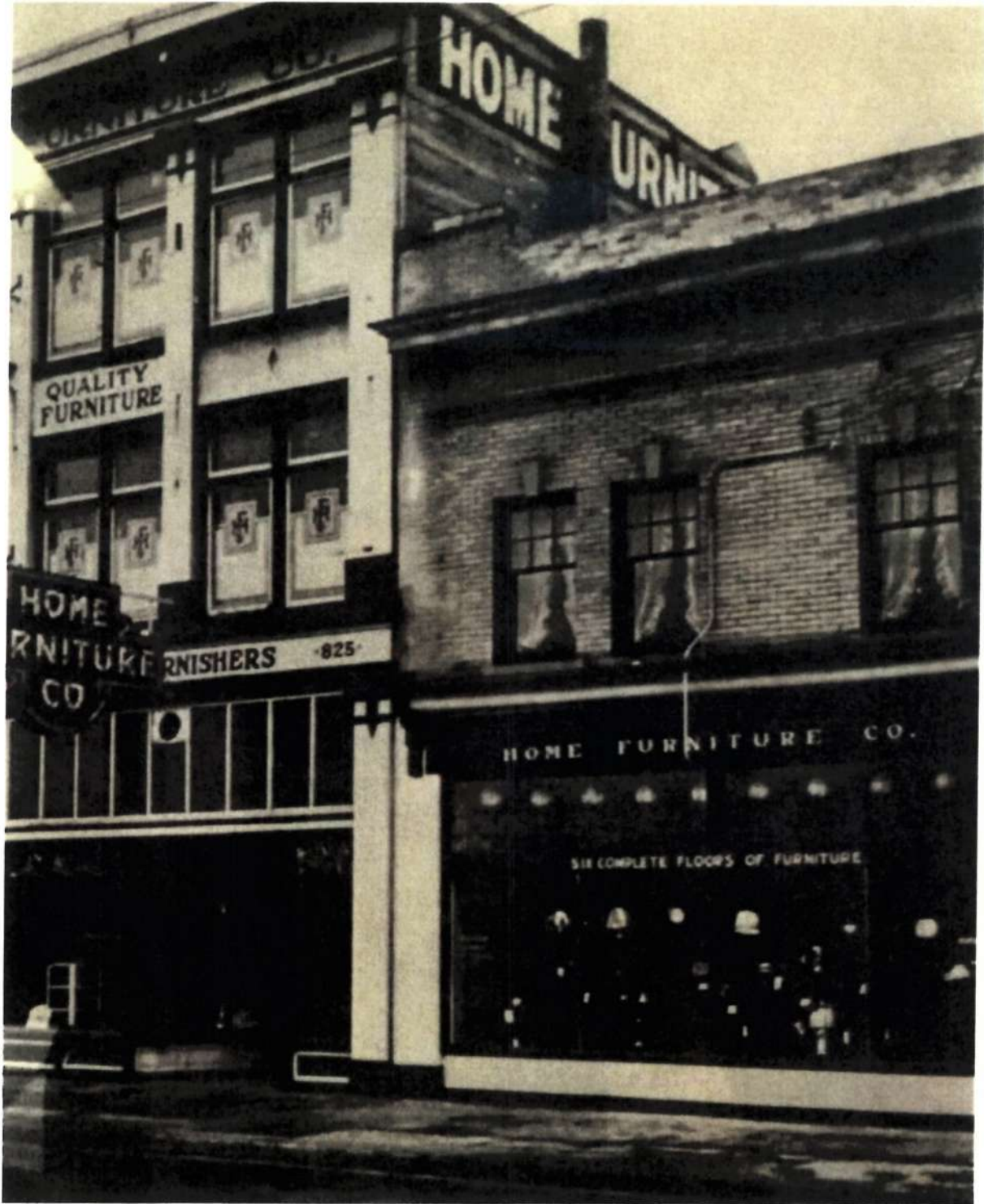


819-823 Fort Street, 1960, [City of Victoria Archives M03921_141]



Fort Street streetscape, 1960 [City of Victoria Archives M03925_141]

2 HISTORIC CONTEXT



819-823 Fort Street, unknown date

3 STATEMENT OF SIGNIFICANCE

TURKISH BATH HOUSE 819-823 FORT STREET, VICTORIA, BC

Description of the Historic Place

The Turkish Bath House is a two-storey commercial building situated on the south side of Fort Street, just east of downtown Victoria. This historic building is distinguishable by its pronounced cornices at the roof and storefront levels and its double-hung windows with multi-pane upper sashes and tapered keystone lintels.

Heritage Value of the Historic Place

The Turkish Bath House is significant for its association with the Edwardian-era development of Victoria and its unique purpose-built function as a Turkish Bath House and Swedish massage parlour. The building is valued additionally for its commercial architecture, as designed by the firm of Hooper & Watkins, and constructed by prolific contractors, the Luney Brothers.

Constructed during the upswing of the pre-World War One real estate boom, The Turkish Bath House is valued as part of the surge of development that characterized Victoria's gateway economy during the Edwardian-era period. Built in 1908 and expanded in 1913, the building has been used continuously for commercial purposes, and significantly contributes to the historic character of this block of Fort Street. Originally constructed for Swede, G. Bergstrom Bjornfelt for use as his Swedish massage parlour and Turkish Bath House, this two-storey commercial structure represents the eastward expansion of Victoria's commercial core. The building was originally built as a one-storey brick Turkish Bath House, complete with state of the art facilities, for Bjornfelt, who travelled across Europe in order to research the latest technologies and equipment he would implement in his new Victoria business. The interior of the building was originally fitted with tiled floors and marble walls and was staffed entirely by Swedish attendants. Following the addition of the second storey in 1913, which Bjornfelt had planned from the beginning, intending to double the size of the facility, the building changed hands and

incorporated furnished rooms on the second floor while maintaining the bath house on the ground level. The bath house function ended in 1914 and a variety of businesses subsequently occupied the building, including a cake shop, a furniture store, and a curiosity shop. The variety of commercial uses attest to the adaptability of this structure and the commercial vitality of Fort Street, one of the major thoroughfares to the eastern part of the City and the adjacent municipality of Oak Bay.

The Turkish Bath House is additionally significant for its vernacular Edwardian era architecture as designed by the architecture firm of Hooper & Watkins. The partnership was made up of Thomas Hooper (1857-1935), one of the province's most prolific architects, and C. Elwood Watkins (1875-1942), who first entered his office as an apprentice in 1890. The firm designed many architecturally important projects that continue to define the character of Victoria, including the Victoria Public Library (1904), additions to St. Ann's Academy (1908), and many impressive residences. The firm also designed numerous projects in Vancouver including the Winch Building (1906-1909) and the Odd Fellow's Hall (1905-1906). The partnership dissolved in 1909 just following the completion of the Turkish Bath House, which had been designed in 1908. This building has additional value for its association with local contractors, the Luney Brothers. William and Walter Luney, originally from Toronto, came to Victoria in the late 1880s and established their building company in 1906. Some of the company's contracts included the CPR Terminal Building (468 Belleville Street), and the Crystal Garden (713 Douglas Street). This building exemplifies vernacular commercial Edwardian-era architectural design, and remains a valued example of the work of Hooper & Watkins and the Luney Brothers in Victoria's Old Town.

Character-Defining Elements

The key elements that define the heritage character of the Turkish Bath House include its:

- location on south side of Fort Street;
- siting on the property lines, with no setbacks;

3 STATEMENT OF SIGNIFICANCE

- continuous commercial use;
- commercial form, scale and massing as expressed by its two-storey height, rectangular plan and flat roof; and full retail storefront on ground level facing Fort street;
- masonry construction;
- Edwardian-era architectural features including its simple decorative pressed metal cornices, one at the roofline featuring horizontal brackets and one above the storefront featuring corner brackets; and
- original fenestration on the second storey of the front elevation, including double-hung wood frame and sash windows featuring multi-pane upper sashes, wooden horns, projecting sills, and lintels with tapered rectangular keystones; as well as wood frame arched window assemblies on the rear elevation, with some sashes featuring stained and leaded glass upper sashes.

4 CONSERVATION GUIDELINES

4.1 STANDARDS AND GUIDELINES

The Turkish Bath House is an important historical resource in the City of Victoria. The Parks Canada's *Standards & Guidelines for the Conservation of Historic Places in Canada* is the source used to assess the appropriate level of conservation and intervention. Under the *Standards & Guidelines*, the work proposed for the historic building includes aspects of preservation, rehabilitation and restoration.

Preservation: the action or process of protecting, maintaining, and/or stabilizing the existing materials, form, and integrity of a historic place or of an individual component, while protecting its heritage value.

Restoration: the action or process of accurately revealing, recovering or representing the state of a historic place or of an individual component, as it appeared at a particular period in its history, while protecting its heritage value.

Rehabilitation: the action or process of making possible a continuing or compatible contemporary use of a historic place or an individual component, through repair, alterations, and/or additions, while protecting its heritage value.

Interventions to the Turkish Bath House should be based upon the Standards outlined in the *Standards & Guidelines*, which are conservation principles of best practice. The following **General Standards** should be followed when carrying out any work to an historic property.

STANDARDS

Standards relating to all Conservation Projects

1. Conserve the heritage value of a historic place. Do not remove, replace, or substantially alter its intact or repairable character-defining elements. Do not move a part of a historic place if its current location is a character-defining element.
2. Conserve changes to a historic place, which over time, have become character-defining elements in their own right.
3. Conserve heritage value by adopting an approach calling for minimal intervention.
4. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or other properties or by combining features of the same property that never coexisted.
5. Find a use for a historic place that requires minimal or no change to its character defining elements.
6. Protect and, if necessary, stabilize a historic place until any subsequent intervention is undertaken. Protect and preserve archaeological resources in place. Where there is potential for disturbance of archaeological resources, take mitigation measures to limit damage and loss of information.
7. Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
8. Maintain character-defining elements on an ongoing basis. Repair character-defining element by reinforcing the materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of character-defining elements, where there are surviving prototypes.
9. Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable upon close inspection. Document any intervention for future reference.

4 CONSERVATION GUIDELINES

Additional Standards relating to Rehabilitation

10. Repair rather than replace character-defining elements. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements. Where there is insufficient physical evidence, make the form, material and detailing of the new elements compatible with the character of the historic place.
11. Conserve the heritage value and character-defining elements when creating any new additions to a historic place and any related new construction. Make the new work physically and visually compatible with, subordinate to and distinguishable from the historic place.
12. Create any new additions or related new construction so that the essential form and integrity of a historic place will not be impaired if the new work is removed in the future.

Additional Standards relating to Restoration

13. Repair rather than replace character-defining elements from the restoration period. Where character-defining elements are too severely deteriorated to repair and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.
14. Replace missing features from the restoration period with new features whose forms, materials and detailing are based on sufficient physical, documentary and/or oral evidence.

4.2 CONSERVATION REFERENCES

The proposed work entails an overall rehabilitation of the historic building, including the preservation of the historic front facade. The following conservation resources should be referred to:

Standards and Guidelines for the Conservation of Historic Places in Canada, Parks Canada, 2010.
<http://www.historicplaces.ca/en/pages/standards-normes/document.aspx>

National Park Service, Technical Preservation Services. Preservation Briefs:

Preservation Brief 1: Assessing Cleaning and Water-Repellent Treatments for Historic Masonry Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

Preservation Brief 3: Improving Energy Efficiency in Historic Buildings.
<http://www.nps.gov/tps/how-to-preserve/briefs/3-improve-energy-efficiency.htm>

Preservation Brief 9: The Repair of Historic Wooden Windows.
<http://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

Preservation Brief 10: Exterior Paint Problems on Historic Woodwork.
<http://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

Preservation Brief 11: Rehabilitating Historic Storefronts.
<http://www.nps.gov/tps/how-to-preserve/briefs/11-storefronts.htm>

Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns.
<http://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

4 CONSERVATION GUIDELINES

Preservation Brief 15: Preservation of Historic Concrete.

<http://www.nps.gov/tps/how-to-preserve/briefs/15-concrete.htm>

Preservation Brief 32: Making Historic Properties Accessible.

<http://www.nps.gov/tps/how-to-preserve/briefs/32-accessibility.htm>

Preservation Brief 39: Holding the Line: Controlling Unwanted Moisture in Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/39-control-unwanted-moisture.htm>

Preservation Brief 41: The Seismic Retrofit of Historic Buildings: Keeping Preservation in the Forefront.

<http://www.nps.gov/tps/how-to-preserve/briefs/41-seismic-retrofit.htm>

Preservation Brief 47: Maintaining the Exterior of Small and Medium Size Historic Buildings.

<http://www.nps.gov/tps/how-to-preserve/briefs/47-maintaining-exterior.htm>

4.3 GENERAL CONSERVATION STRATEGY

The primary intent is to preserve the existing historic structure, specifically the historic front facade along Fort Street, while undertaking a rehabilitation that will upgrade its structure and services to increase its functionality for commercial/residential uses. As part of the scope of work, character-defining elements of the Turkish Bath House will be preserved, while missing or deteriorated elements will be restored.

All new visible construction will be considered a modern addition to the historic structure. The *Standards & Guidelines* list recommendations for new additions to historic places. The proposed design scheme should follow these principles:

- Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.
- Design for the new work may be contemporary or may reference design motifs from the historic place. In either case, it should be compatible in terms of mass, materials, relationship of solids to voids, and colour, yet be distinguishable from the historic place.
- The new additions should be physically and visually compatible with, subordinate to and distinguishable from the preserved historic facade.

An addition should be subordinate to the historic place. This is best understood to mean that the addition must not detract from the historic place or impair its heritage value. Subordination is not a question of size; a small, ill-conceived addition could adversely affect an historic place more than a large, well-designed addition.

Additions or new construction should be visually compatible with, yet distinguishable from, the historic place. To accomplish this, an appropriate balance must be struck between mere imitation of the existing form and pointed contrast, thus complementing the historic place in a manner that respects its heritage value.

4 CONSERVATION GUIDELINES

4.4 SUSTAINABILITY STRATEGY

Heritage conservation and sustainable development can go hand in hand with the mutual effort of all stakeholders. In a practical context, the conservation and re-use of historic and existing structures contributes to environmental sustainability by reducing solid waste disposal, saving embodied energy, and conserving historic materials that are often less consumptive of energy than many new replacement materials.

In 2016, the Federal Provincial Territorial Ministers of Culture & Heritage in Canada (FPTMCHC) published a document entitled, *Building Resilience: Practical Guidelines for the Retrofit and Rehabilitation of Buildings in Canada* that is “intended to establish a common pan-Canadian ‘how-to’ approach for practitioners, professionals, building owners, and operators alike.”

The following is an excerpt from the introduction of the document:

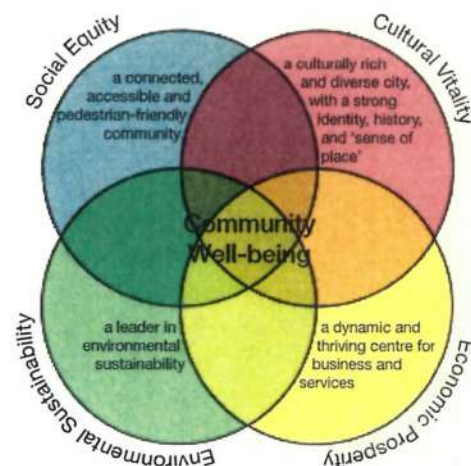
*[Building Resilience] is intended to serve as a “sustainable building toolkit” that will enhance understanding of the environmental benefits of heritage conservation and of the strong interrelationship between natural and built heritage conservation. Intended as a useful set of best practices, the guidelines in **Building Resilience** can be applied to existing and traditionally constructed buildings as well as formally recognized heritage places.*

These guidelines are primarily aimed at assisting designers, owners, and builders in providing existing buildings with increased levels of sustainability while protecting character-defining elements and, thus, their heritage value. The guidelines are also intended for a broader audience of architects, building developers, owners, custodians and managers, contractors, crafts and trades people, energy advisers and sustainability specialists,

engineers, heritage professionals, and officials responsible for built heritage and the existing built environment at all jurisdictional levels.

Building Resilience is not meant to provide case-specific advice. It is intended to provide guidance with some measure of flexibility, acknowledging the difficulty of evaluating the impact of every scenario and the realities of projects where buildings may contain inherently sustainable elements but limited or no heritage value. All interventions must be evaluated based on their unique context, on a case-by-case basis, by experts equipped with the necessary knowledge and experience to ensure a balanced consideration of heritage value and sustainable rehabilitation measures.

Building Resilience can be read as a stand-alone document, but it may also further illustrate and build on the sustainability considerations in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.



Four Pillars of Sustainability [CityPlan 2030 - City of Norwood Payneham & St. Peters]

4 CONSERVATION GUIDELINES

4.5 ALTERNATE COMPLIANCE

Turkish Bath House may be eligible for heritage variances that will enable a higher degree of heritage conservation and retention of original material, including considerations available under the following municipal legislation.

4.5.1 BRITISH COLUMBIA BUILDING CODE

Building Code upgrading ensures life safety and long-term protection for historic resources. It is important to consider heritage buildings on a case-by-case basis, as the blanket application of Code requirements do not recognize the individual requirements and inherent strengths of each building. Over the past few years, a number of equivalencies have been developed and adopted in the British Columbia Building Code that enable more sensitive and appropriate heritage building upgrades. For example, the use of sprinklers in a heritage structure helps to satisfy fire separation and exiting requirements. Table A-1.1.1.1., found in Appendix A of the Code, outlines the "Alternative Compliance Methods for Heritage Buildings."

Given that Code compliance is such a significant factor in the conservation of heritage buildings, the most important consideration is to provide viable economic methods of achieving building upgrades. In addition to the equivalencies offered under the current Code, the City can also accept the report of a Building Code Engineer as to acceptable levels of code performance.

4.5.2 ENERGY EFFICIENCY ACT

The provincial Energy Efficiency Act (Energy Efficiency Standards Regulation) was amended in 2009 to exempt buildings protected through heritage designation or listed on a community heritage register from compliance with the regulations. Energy Efficiency standards therefore do not apply to windows, glazing products, door slabs or products installed in heritage buildings. This means that exemptions can be allowed to energy upgrading measures that would destroy heritage character-defining elements such as original windows and doors.

These provisions do not preclude that heritage buildings must be made more energy efficient, but they do allow a more sensitive approach of alternate compliance to individual situations and a higher degree of retained integrity. Increased energy performance can be provided through non-intrusive methods of alternate compliance, such as improved insulation and mechanical systems. Please refer to the *Standards & Guidelines for the Conservation of Historic Places in Canada* for further detail about "Energy Efficiency Considerations."

4.6 SITE PROTECTION & STABILIZATION

It is the responsibility of the owner to ensure the heritage resource is protected from damage at all times. At any time that the building is left vacant, it should be secured against unauthorized access or damage through the use of appropriate fencing and security measures.

The facade should be protected from movement and other damage at all times during demolition, excavation and construction work. Install monitoring devices to document and assess cracks and possible settlement of the masonry facade.

5 CONSERVATION RECOMMENDATIONS

The preliminary condition reviews of the Turkish Bath House were carried out during site visits in July and December 2017. The assessment was limited to visual inspection and photographs of the existing condition of the exterior of the building from the ground level and other accessible areas. The recommendations for the preservation and rehabilitation of the historic front facade are based on the site reviews and archival documents that provide valuable information about the original appearance of the historic building.

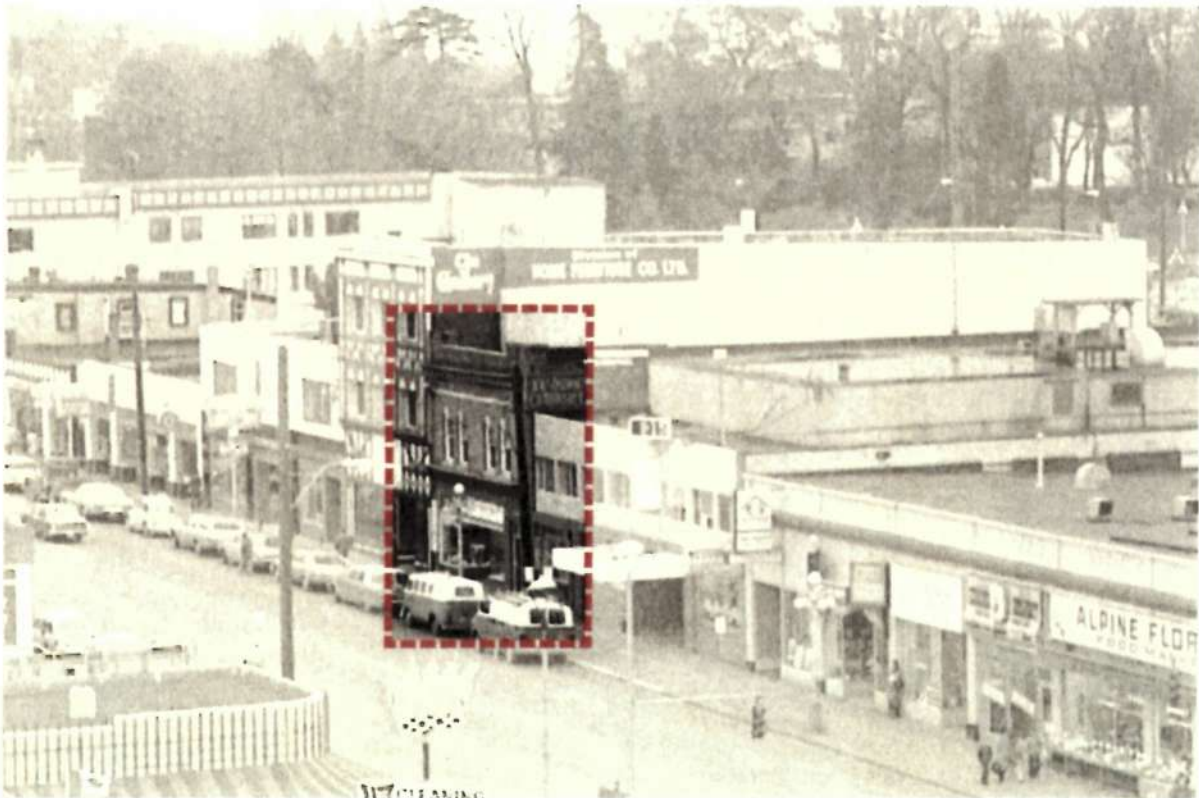
The following chapter describes the materials, physical condition and recommended conservation strategy for Turkish Bath House based on Parks Canada *Standards & Guidelines for the Conservation of Historic Places in Canada*.

5.1 SITE

The Turkish Bath House is situated on the south side of Fort Street in Downtown Victoria, between Blanshard and Quadra Streets. Typical to heritage buildings along this city block, the historic resource was built out to the front and side of the property lines with no setbacks, including shared party walls with the adjacent buildings to the east and west.

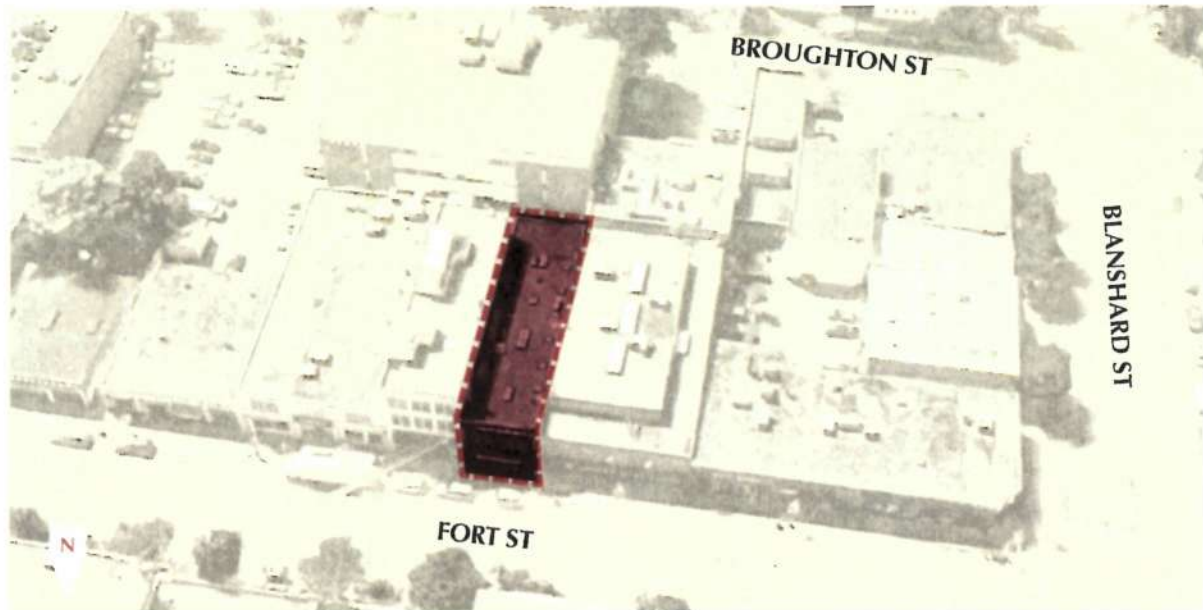
Conservation Strategy: Rehabilitation

- Preserve the original siting of the building, and retain the historic front facade of the building in place along Fort Street.
- All rehabilitation work behind the historic front facade should occur within the property lines.



819-823 Fort-ca1976341

5 CONSERVATION RECOMMENDATIONS



Aerial map showing location of Turkish Bath House in Downtown Victoria (looking south).



Front (north) elevation, 2017



Rear (south) elevation, 2018

5 CONSERVATION RECOMMENDATIONS



Top: Historic building at 819-823 Fort Street, 1960, (City of Victoria Archives M03921_141)
Bottom: Existing condition of the historic building, 2017

5 CONSERVATION RECOMMENDATIONS

5.2 OVERALL FORM, SCALE & MASSING

The Turkish Bath House features original overall form, scale and massing, as characterized by its: two-storey height; rectangular plan; low sloped roof with raised corners along parapet wall; and ground level that features a retail storefront with continuous transom band, and a side-entry door opening leading up to the second floor levels.

The historic building retains the integrity of its overall massing, including the original fenestration pattern, despite a series of storefront rehabilitation that does not reflect its historic appearance. The primary compositional elements of the historic front facade are virtually intact. All efforts should be made to ensure that the facade retention scheme would retain the integrity of the overall form, scale, and massing of the heritage resource, as viewed along Fort Street.

Conservation Strategy: Preservation

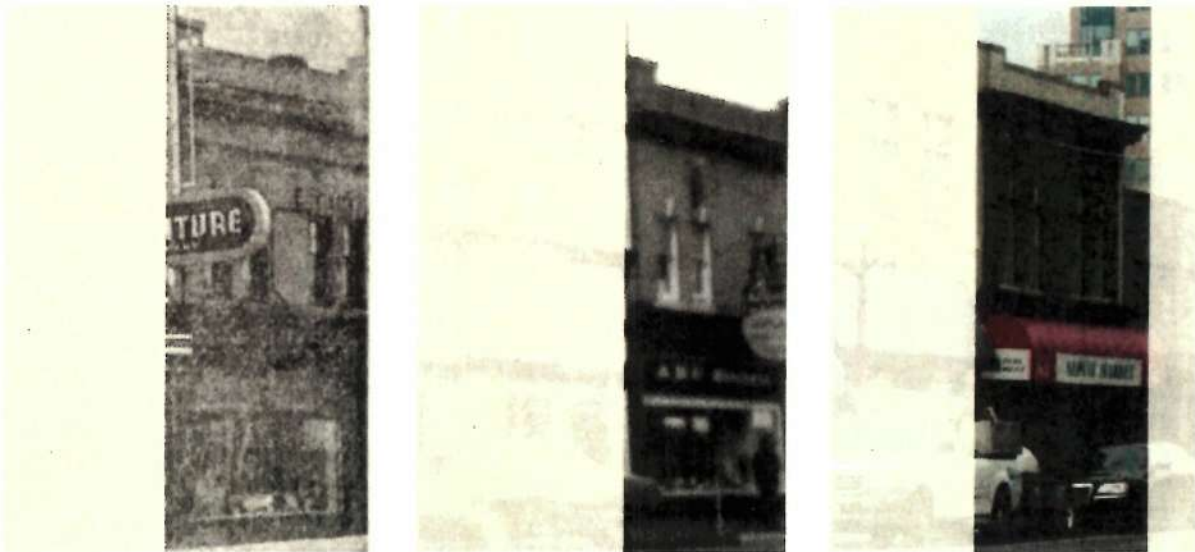
- Preserve the overall form, scale and massing of the front facade. Please refer to the historical reference materials for more detail.
- The storefront may be rehabilitated in a manner is sympathetic to the historic appearance of the building, based on archival images.

5.3 EXTERIOR WALLS

The Turkish Bath House features most of the original brick construction of the historic street facade, particularly above the storefront level. The exterior walls were built in structural masonry construction, with stone detailing. The exterior masonry elements of the historic front facade is an important character-defining element of the Turkish Bath House that should be preserved, and repaired in-kind as necessary.

The columns along the storefront on the ground level is clad with unsympathetic faux brick tiles that should be removed to determine if any original storefront elements are intact underneath, and to confirm their existing condition.

The original one-storey brick masonry building was constructed in 1908, with the second storey added around 1913 to accommodate new furnished suites on the upper levels. The early addition was delineated from the original structure by using brick masonry units in different colour, and slight projection of the upper wall that is further articulated by a large projecting architectural cornice along the parapet level.



Detail photos showing the historic front facade in 1940s (left), 1960s (middle), and its existing condition in 2017 (right).

5 CONSERVATION RECOMMENDATIONS

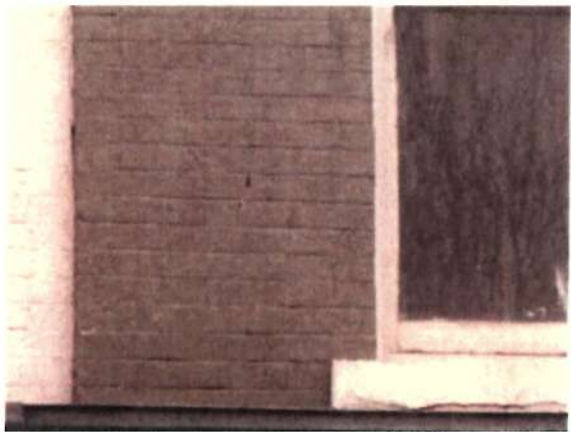
The window openings on the upper floor level are characterized by a flat-arch with one rowlock course of brick lintel above, and pitch-faced sandstone sills below. The roof was inaccessible during the site visit; further investigation is required to determine the existing condition of the raised parapet walls behind the metal cap and flashing.

The existing masonry elements are all painted at some point in time. The unsympathetic paint finish should be removed as feasible, in order to assess the integrity of the masonry and to determine the extent of repair work that is required to preserve the exterior masonry walls.

In general, the historic front facade appears to be in good to fair condition, with visible deterioration in localized areas. It is noted that there are a few bricks with repair patches; holes in mortar joints from previous fastenings; redundant metal inserts; discolouration and staining; deteriorated mortar; spalling; and signs of stepped cracking.

Conservation Recommendation: Preservation & Restoration

- Preserve the masonry elements on the historic front facade of the building, and repair only as necessary. Missing masonry elements should be replaced to match existing.
- Determine whether or not it is feasible to remove the paint and expose the original masonry elements. When working with the existing painted surface, be aware of the risk of existing lead paint, which is a hazardous material. Undertake test samples for paint removal in an inconspicuous area using only approved restoration products. If paint removal is determined to be feasible, prepare removal specification.
- Cleaning, repair, and repointing specifications to be reviewed by Heritage Consultant.
- Repoint masonry only as necessary. If required, repoint the brickwork by raking out loose mortar material to a uniform depth. Work should only be undertaken by skilled masons. Do not use power tools to cut or grind joints; hand-held grinders may be used for the initial raking of horizontal joints after test samples



Photos showing typical condition of brickwork on the historic front facade, facing Fort Street.

5 CONSERVATION RECOMMENDATIONS

have been undertaken and only if approved by the Heritage Consultant. Repoint mortar joints with new mortar that matches existing in consistency, composition, strength, colour and pointing profile; note the finely tooled profile of the original mortar joints.

- Any holes in the brick should be filled or replaced to match existing. Use restoration mortar that matches the brick colour to prevent moisture ingress.
- All redundant metal inserts and services mounted on the exterior walls should be removed or reconfigured.
- Overall cleaning and paint removal of the masonry elements on the exterior front facade should be carried out as feasible/required. Do not use any abrasive methods that may damage the fireskin surfaces. Use a soft natural bristle brush and mild water rinse. Only approved chemical restoration cleaners may be used. Sandblasting or any other abrasive cleaning method of any kind is not permitted.
- Retain sound exterior masonry or deteriorated exterior masonry that can be repaired.
- Seismic reinforcement will be coordinated with structural.

5.4 ARCHITECTURAL METALWORKS

The historic front facade of the Turkish Bath House is characterized by architectural metalworks that include: a large, projecting cornice, with dentils along the parapet level (A); a midline crown metal profile at the upper level (B); and a storefront cornice with brackets on both ends (C). The keystone on each of the window lintels also appear to be pressed metal, but further investigation is required to confirm its materiality.

Further investigation is required to confirm if all intact architectural metalworks are original, as the existing elements appear to be consistent with the historic character of the building, based on existing archival photographs. In general, they appear to be in good condition, and should be preserved, and repaired in-kind only as required.



Existing architectural metalworks.

5 CONSERVATION RECOMMENDATIONS

Conservation Strategy: Preservation

- Evaluate the overall condition of all existing architectural metalworks to determine whether more than protection, maintenance and limited repair or replacement in-kind is necessary.
- The current attachment of the architectural metalworks should be inspected, and should be re-anchored appropriately, if required.
- Repair and stabilize deteriorated architectural elements by structural reinforcement or correction of unsafe conditions, as required, until any additional work is undertaken. Repairs should be physically and visually compatible.

5.5 FENESTRATION

Windows, doors and storefronts are among the most conspicuous feature of any building. In addition to their function — providing light, views, fresh air and access to the building — their arrangement and design is fundamental to the building's appearance and heritage value. Each element of fenestration is, in itself, a complex assembly whose function and operation must be considered as part of its conservation – *Standards and Guidelines for the Conservation of Historic Places in Canada*.



Detail photo showing original storefront at ground level, and double-hung wood windows at upper level.
(City of Victoria Archives M03921_141)

5 CONSERVATION RECOMMENDATIONS

5.5.1 STOREFRONT

The current storefront of the Turkish Bath House has been rehabilitated in an unsympathetic manner at some point in time, including, but not limited to, the following: installation of inappropriate storefront canopy; installation of veneer/faux brick, in orange tone, at storefront level; and the replacement of original wood storefront assembly, including the removal of the leaded transom in true-divided lights.

The existing storefront may require rehabilitation in order to meet current code and safety requirements. All efforts should be made to ensure that the rehabilitation of the existing storefront configuration should reflect the historic character based on archival photos.

Conservation Recommendation: Rehabilitation

- Inspect for condition and complete detailed inventory to determine extent of recommended repair or replacement.
- Remove later added brick veneer on first floor front facade to reveal materials and condition of underlying original historic materials. Depending on condition of exposed materials, rehabilitate and/or restore to reflect original design and configuration of storefront.
- Rehabilitate the storefront windows, recessed entry, transom windows, and upper floor entry on front facade using archival documents for the overall design and configuration.
- Integrate new commercial signs and lighting systems as required.
- Prime and repaint elements as required in appropriate colour, based on colour schedule devised by Heritage Consultant.

5.5.2 WOOD WINDOWS & TRIMS

The upper level of the historic front facade along Fort Street features original paired window openings that are characterized by surviving, original double-



Two of the four surviving original double-hung wood sash windows at the upper level of the historic front facade. Note multi-pane upper sashes in true divided lights, with true integral sash horns.

5. CONSERVATION RECOMMENDATIONS



Detail photo of original double-hung wood sash windows at the upper level of the historic front facade.



Detail photo showing tripartite wood window assembly. Note semi-circular arched transom with surviving original multi-pane leaded wood sashes in true divided lights.



Upper level of the rear (south) elevation, showing three original window openings.

5 CONSERVATION RECOMMENDATIONS

hung wood window assemblies, including upper sashes with true integral sash horns and multi-panes in true divided lights. Initial visual review from the exterior ground level indicate that they are in good condition, with signs of natural weathering and deterioration.

The rear elevation facing the laneway to the south, feature three original window openings on the upper level with intact original wood frames and some intact sashes. The central opening is characterized by a shallow arch, with surviving original double-hung wood sash assembly; it is flanked by larger window openings that are characterized by tripartite wood window assembly. It appears that the large tripartite wood window assemblies have been disturbed at some point in time, but the east opening retains its original multi-pane leaded transoms in true divided lights.

The original wood window assemblies of the Turkish Bath House contribute to the historic character of the building, and should be preserved in place, and repaired in-kind only as necessary. Further assessment is required to confirm their condition, and to determine the extent of repair that is required for each assembly.

Conservation Strategy: Preservation

- Inspect for condition and complete detailed inventory to determine extent of recommended rehabilitation for windows on the front facade of the building. Shop drawings to be reviewed by Heritage Consultant.
- Preserve and repair as required, using in-kind repair techniques where feasible.
- Overhaul, tighten/reinforce joints. Repair frame, trim and counterbalances.
- Each window should be made weather tight by re-puttying and weather-stripping as necessary.
- Retain historic glass, where possible. Where broken glass exists in historic wood-sash windows, the broken glass should be replaced. When removing broken glass, the exterior putty should be carefully chipped off with a chisel and the glazier's points should be removed. The wood where the new glass will be rested on should be scraped and cleaned

well, and given a coat of linseed oil to prevent the wood from absorbing the oil from the new putty. The new glass should be cut 1/16-1/8th smaller than the opening to allow for expansion and irregularities in the opening, to ensure the glazing does not crack due to natural forces. Window repairs should be undertaken by a contractor skilled in heritage restoration.

- Replacement glass to be single glazing, and visually and physically compatible with existing.
- Prime and repaint as required in appropriate colour, based on colour schedule devised by Heritage Consultant.
- Salvage window frames, sashes, and intact historic glazing of all windows on upper floor of rear facade. Rehabilitate windows as required for their repurposing elsewhere in the building.

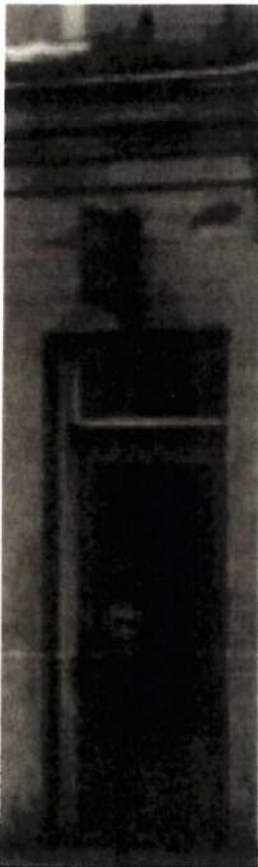
5 CONSERVATION RECOMMENDATIONS

5.5.3 WOOD DOORS & TRIMS

The historic front facade features original door opening, with a later, replacement, narrow-stile aluminum door assembly that does not contribute to the historic character of the Turkish Bath House. The existing, unsympathetic door assembly, which include the transom, should be replaced with a historically appropriate assembly based on archival photograph.

Conservation Strategy: Rehabilitation

- Retain the door openings in their original locations, and rehabilitate to reflect original door assembly based on archival photograph.
- New doors should be visually compatible with the historic character of the building.



Left: Archival photo showing original side-entry door assembly.
Right: Existing unsympathetic narrow-stile aluminum door assembly.

5.6 EXTERIOR COLOUR SCHEDULE

Part of the restoration process is to finish the building in historically appropriate paint colours. On-site sampling has not yet been possible, and it is not yet known if the paint can be removed from the facade surfaces. The following preliminary colour scheme has been proposed by the Heritage Consultant as a placeholder, based on site information and historical precedent. The original rear facade windows were documented as Vancouver Green (VC-20).

Prior to final paint application, samples of these colours should be placed on the building to be viewed in natural light. Final colour selection can then be verified. Matching to any other paint company products should be verified by the Heritage Consultant.

Conservation Strategy: Restoration

- Restore with appropriate historic colour scheme for exterior painted finishes.

6 MAINTENANCE PLAN

A Maintenance Plan should be adopted by the property owner, who is responsible for the long-term protection of the heritage features of Turkish Bath House. The Maintenance Plan should include provisions for:

- Copies of the Maintenance Plan and this Conservation Report to be incorporated into the terms of reference for the management and maintenance contract for the building;
- Cyclical maintenance procedures to be adopted as outlined below;
- Record drawings and photos of the building to be kept by the management / maintenance contractor; and
- Records of all maintenance procedures to be kept by the owner.

A thorough maintenance plan will ensure the integrity of Turkish Bath House is preserved. If existing materials are regularly maintained and deterioration is significantly reduced or prevented, the integrity of materials and workmanship of the building will be protected. Proper maintenance is the most cost effective method of extending the life of a building, and preserving its character-defining elements. The survival of historic buildings in good condition is primarily due to regular upkeep and the preservation of historic materials.

6.1 MAINTENANCE GUIDELINES

A maintenance schedule should be formulated that adheres to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. As defined by the *Standards & Guidelines*, maintenance is defined as:

Routine, cyclical, non-destructive actions necessary to slow the deterioration of a historic place. It entails periodic inspection; routine, cyclical, non-destructive cleaning; minor repair and refinishing operations; replacement of damaged or deteriorated materials that are impractical to save.

The assumption that newly renovated buildings become immune to deterioration and require

less maintenance is a falsehood. Rather, newly renovated buildings require heightened vigilance to spot errors in construction where previous problems had not occurred, and where deterioration may gain a foothold.

Routine maintenance keeps water out of the building, which is the single most damaging element to a heritage building. Maintenance also prevents damage by sun, wind, snow, frost and all weather; prevents damage by insects and vermin; and aids in protecting all parts of the building against deterioration. The effort and expense expended on an aggressive maintenance will not only lead to a higher degree of preservation, but also over time potentially save large amount of money otherwise required for later repairs.

6.2 PERMITTING

Repair activities, such as simple in-kind repair of materials, or repainting in the same colour, should be exempt from requiring city permits. Other more intensive activities will require the issuance of a Heritage Alteration Permit.

6.3 ROUTINE, CYCLICAL AND NON-DESTRUCTIVE CLEANING

Following the *Standards & Guidelines for the Conservation of Historic Places in Canada*, be mindful of the principle that recommends “using the gentlest means possible”. Any cleaning procedures should be undertaken on a routine basis and should be undertaken with non-destructive methods. Cleaning should be limited to the exterior material such as concrete and stucco wall surfaces and wood elements such as storefront frames. All of these elements are usually easily cleaned, simply with a soft, natural bristle brush, without water, to remove dirt and other material. If a more intensive cleaning is required, this can be accomplished with warm water, mild detergent and a soft bristle brush. High-pressure washing, sandblasting or other abrasive cleaning should not be undertaken under any circumstances.

6 MAINTENANCE PLAN

6.4 REPAIRS AND REPLACEMENT OF DETERIORATED MATERIALS

Interventions such as repairs and replacements must conform to the *Standards & Guidelines for the Conservation of Historic Places in Canada*. The building's character-defining elements – characteristics of the building that contribute to its heritage value (and identified in the Statement of Significance) such as materials, form, configuration, etc. – must be conserved, referencing the following principles to guide interventions:

- An approach of minimal intervention must be adopted – where intervention is carried out it will be by the least intrusive and most gentle means possible.
- Repair rather than replace character-defining elements.
- Repair character-defining elements using recognized conservation methods.
- Replace 'in kind' extensively deteriorated or missing parts of character-defining elements.
- Make interventions physically and visually compatible with the historic place.

6.5 INSPECTIONS

Inspections are a key element in the maintenance plan, and should be carried out by a qualified person or firm, preferably with experience in the assessment of heritage buildings. These inspections should be conducted on a regular and timely schedule. The inspection should address all aspects of the building including exterior, interior and site conditions. It makes good sense to inspect a building in wet weather, as well as in dry, in order to see how water runs off – or through – a building. From this inspection, an inspection report should be compiled that will include notes, sketches and observations. It is helpful for the inspector to have copies of the building's elevation drawings on which to mark areas of concern such as cracks, staining and rot. These observations can then be included in the report. The report need not be overly complicated or formal, but must be thorough, clear and concise. Issues of concern, taken from the report should then be entered in a log book so that corrective action

can be documented and tracked. Major issues of concern should be extracted from the report by the property manager.

An appropriate schedule for regular, periodic inspections would be twice a year, preferably during spring and fall. The spring inspection should be more rigorous since in spring moisture-related deterioration is most visible, and because needed work, such as painting, can be completed during the good weather in summer. The fall inspection should focus on seasonal issues such as weather-sealants, mechanical (heating) systems and drainage issues. Comprehensive inspections should occur at five-year periods, comparing records from previous inspections and the original work, particularly in monitoring structural movement and durability of utilities. Inspections should also occur after major storms.

6.6 INFORMATION FILE

The building should have its own information file where an inspection report can be filed. This file should also contain the log book that itemizes problems and corrective action. Additionally, this file should contain building plans, building permits, heritage reports, photographs and other relevant documentation so that a complete understanding of the building and its evolution is readily available, which will aid in determining appropriate interventions when needed.

The file should also contain a list outlining the finishes and materials used, and information detailing where they are available (store, supplier). The building owner should keep on hand a stock of spare materials for minor repairs.

6.6.1 LOG BOOK

The maintenance log book is an important maintenance tool that should be kept to record all maintenance activities, recurring problems and building observations and will assist in the overall maintenance planning of the building.

6 MAINTENANCE PLAN

Routine maintenance work should be noted in the maintenance log to keep track of past and plan future activities. All items noted on the maintenance log should indicate the date, problem, type of repair, location and all other observations and information pertaining to each specific maintenance activity.

Each log should include the full list of recommended maintenance and inspection areas noted in this Maintenance Plan, to ensure a record of all activities is maintained. A full record of these activities will help in planning future repairs and provide valuable building information for all parties involved in the overall maintenance and operation of the building, and will provide essential information for long term programming and determining of future budgets. It will also serve as a reminder to amend the maintenance and inspection activities should new issues be discovered or previous recommendations prove inaccurate.

The log book will also indicate unexpectedly repeated repairs, which may help in solving more serious problems that may arise in the historic building. The log book is a living document that will require constant adding to, and should be kept in the information file along with other documentation noted in section **6.6 Information File**.

6.7 EXTERIOR MAINTENANCE

Water, in all its forms and sources (rain, snow, frost, rising ground water, leaking pipes, back-splash, etc.) is the single most damaging element to historic buildings.

The most common place for water to enter a building is through the roof. Keeping roofs repaired or renewed is the most cost-effective maintenance option. Evidence of a small interior leak should be viewed as a warning for a much larger and worrisome water damage problem elsewhere and should be fixed immediately.

6.7.1 INSPECTION CHECKLIST

The following checklist considers a wide range of potential problems specific to Turkish Bath House, such as water/moisture penetration, material deterioration and structural deterioration. This does not include interior inspections.

EXTERIOR INSPECTION

Masonry

- ☐ Are moisture problems present? (Rising damp, rain penetration, condensation, water run-off from roof, sills, or ledges?)
- ☐ Are there cracks due to shrinking and expansion?
- ☐ Are there cracks due to structural movement?
- ☐ Are there unexplained cracks?
- ☐ Do cracks require continued monitoring?
- ☐ Are there signs of steel or iron corrosion?
- ☐ Are there stains present? Rust, copper, organic, paints, oils / tars? Cause?
- ☐ Does the surface need cleaning?

Condition of Exterior Painted Materials

- ☐ Paint shows: blistering, sagging or wrinkling, alligating, peeling. Cause?
- ☐ Paint has the following stains: rust, bleeding knots, mildew, etc. Cause?
- ☐ Paint cleanliness, especially at air vents?

Windows

- ☐ Is there glass cracked or missing?
- ☐ If the glazing is puttied has it gone brittle and cracked? Fallen out? Painted to shed water?
- ☐ If the glass is secured by beading, are the beads in good condition?
- ☐ Is there condensation or water damage to the paint?
- ☐ Are the sashes easy to operate? If hinged, do they swing freely?
- ☐ Is the frame free from distortion?
- ☐ Do sills show weathering or deterioration?
- ☐ Is the caulking between the frame and the cladding in good condition?

6 MAINTENANCE PLAN

6.7.2 MAINTENANCE PROGRAMME

INSPECTION CYCLE:

Daily

- Observations noted during cleaning (cracks; damp, dripping pipes; malfunctioning hardware; etc.) to be noted in log book or building file.

Semi-annually

- Semi-annual inspection and report with special focus on seasonal issues.
- Thorough cleaning of drainage system to cope with winter rains and summer storms
- Check condition of weather sealants (Fall).
- Clean the exterior using a soft bristle broom/brush.

Annually (Spring)

- Inspect concrete for cracks, deterioration.
- Inspect metal elements, especially in areas that may trap water.
- Inspect windows for paint and glazing compound failure, corrosion and wood decay and proper operation.
- Complete annual inspection and report.
- Clean out of all perimeter drains and rainwater systems.
- Touch up worn paint on the building's exterior.
- Check for plant, insect or animal infestation.
- Routine cleaning, as required.

Five-Year Cycle

- A full inspection report should be undertaken every five years comparing records from previous inspections and the original work, particularly monitoring structural movement and durability of utilities.
- Repaint windows every five to fifteen years.

Ten-Year Cycle

- Check condition of roof every ten years after last replacement.

Twenty-Year Cycle

- Confirm condition of roof and estimate effective lifespan. Replace when required.

Major Maintenance Work (as required)

- Thorough repainting, downspout and drain replacement; replacement of deteriorated building materials; etc.

APPENDIX A: RESEARCH SUMMARY

ADDRESS: 819-823 Fort Street, Victoria, British Columbia

CONSTRUCTION DATE: 1908; with second storey expansion in 1913

ORIGINAL OWNER: G. Bergstrom Bjornfelt

ORIGINAL ARCHITECT: Hooper & Watkins

ORIGINAL BUILDER: Luney Bros.

BUILDING PERMITS:

- July 8, 1908, Lot 277, issued to Bjornfelt, 1 building, 1 storey, brick, purpose: Turkish Baths, estimated cost \$4,000
- July 24, 1913, Pt. Lot 277, 278, issued to Western Lands Ltd., 2 storey, brick addition for stores, estimated cost \$2,500

PUBLICATION:

- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver, Talonbooks, 2007 2nd. Ed.

DIRECTORIES:

1909-1912	Turkish Baths
1913	819 – The Arlington, furnished rooms 821 – Larsen, R.H. baths 821 – Robt. H., residence same
1914	819 – The Arlington, furnished rooms 821 – De Caluive, Joseph
1915	819 – The Arlington, furnished rooms 821 – vacant
1917	819 – St. Ives Rooms 821 – Colonial Cakes Co.
1918	819 – St. Ives Rooms 821 – vacant
1920	819 – St. Ives Rooms 819 – Mayor, A.C. 821 – Sanders, Chas. furniture, residence same
1921	819 – four names, including St. Ives Rooms 821 – Sanders, Charles
1928-1935	819 – St. Ives Rooms 821 – Ye Olde Curiosity Shoppe
1940-1945	819 – Selkirk Lodge Rooms 821 – Fallows, A.S. – proprietor of Selkirk Lodge
1953	819 – Selkirk Lodge rooms 821 – vacant

Applicable Standards and Guidelines for the Conservation of Historic Places in Canada

819-823, 825 and 827 Fort Street

4.3.1 EXTERIOR FORM

Recommended	Not Recommended
6 Retaining the exterior form by maintaining proportion, colour and massing and the spatial relationships with adjacent buildings.	
10 Reinstating the exterior form by recreating missing, or revealing obscured parts to re-establish character-defining proportions and massing.	

Additions or Alterations to the Exterior Form

12 Selecting a new use that suits the existing building form.	Selecting a use that dramatically alters the exterior form; for example, demolishing the building structure and retaining only the street facade(s).
13 Selecting the location for a new addition that ensures that the heritage value of the place is maintained.	Constructing a new addition that obscures, damages or destroys character-defining features of the historic building, such as relocating the main entrance.
14 Designing a new addition in a manner that draws a clear distinction between what is historic and what is new.	Duplicating the exact form, material, style and detailing of the original building in a way that makes the distinction between old and new unclear.
15 Designing an addition that is compatible in terms of materials and massing with the exterior form of the historic building and its setting.	Designing a new addition that has a negative impact on the heritage value of the historic building.
24 Reinstating the building's exterior form from the restoration period, based on documentary and physical evidence.	N/A

4.3.4 EXTERIOR WALLS

Recommended	Not Recommended
9 Repairing parts of exterior walls by patching, piecing-in, consolidating, or otherwise reinforcing, using recognized conservation methods. Repair may also include the limited replacement in kind, or with a compatible substitute material of extensively	

deteriorated or missing parts of the exterior wall assembly. Repairs should match the existing work as closely as possible, both physically and visually.	
14 Repairing an exterior wall assembly, including its functional and decorative elements, by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement using an appropriate substitute material or irreparable or missing elements based on documentary or physical evidence. Repairs might also include dismantling and rebuilding a masonry or wood wall, if an evaluation of its overall condition determines that more than limited repair or replacement in kind is required.	<p>Over-cladding a deteriorated or poorly insulated exterior wall with a new material or assembly, without considering the impact on heritage value or the condition of underlying materials.</p> <p>Replacing an entire exterior wall assembly when the repair and limited replacement of deteriorated or missing elements is feasible.</p> <p>Failing to reuse intact cladding when only the internal parts of the wall assembly need replacement.</p>
19 Modifying exterior walls to accommodate an expanded program, a new use, or applicable codes and regulations, in a manner that respects the building's heritage value.	
20 Designing a new addition in a manner that preserves the character defining exterior walls of the historic building.	Constructing an addition that requires the removal of character-defining exterior walls.

4.3.5 WINDOWS, DOORS AND STOREFRONTS

Recommended	Not Recommended
15 Repairing windows, doors and storefronts by using a minimal intervention approach. Such repairs might include the limited replacement in kind, or replacement with an appropriate substitute material, of irreparable or missing elements, based on documentary or physical evidence.	<p>Replacing an entire window, door or storefront when the repair of materials and limited replacement of deteriorated or missing elements is feasible.</p> <p>Failing to reuse serviceable hardware, such as sash lifts and sash locks, hinges and doorknobs.</p>
16 Replacing in kind irreparable windows, doors or storefronts based on physical and documentary evidence. If using the same materials and design details is not technically or economically feasible, then compatible substitute materials or details may be considered.	<p>Removing an irreparable window, door or storefront and not replacing it with a new one that does not convey the same appearance or serve the same function.</p> <p>Stripping storefronts of character-defining materials or covering over those materials.</p>
17 Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is	Creating a false historical appearance, because the new window, door or storefront is incompatible or based on insufficient physical and documentary evidence.

compatible in size, scale, material, style and colour.	
18 Designing and constructing a new window, door or storefront when it is completely missing, with a new design that is compatible with the style, era and character of the historic place, or a replica.	Changing the number, location, size, or configuration of windows, doors and storefronts, but cutting new openings, blocking in existing openings, or installing replacement units that do not fit the openings.
19 Using signs, awnings, canopies or marquees of a scale and design that is compatible with the historic building.	Introducing a new design that is incompatible in size, scale, material, style or colour.

Additions or Alterations to Windows, Doors and Storefronts

20 Replacing missing historic features by designing and installing new windows, doors and storefronts based on physical and documentary evidence, or one that is compatible in size, scale, material, style and colour.	Installing new windows, doors or storefronts that are incompatible with the building's style, era and character, or that obscure, damage or destroy character-defining elements.
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TRANSPORTATION PLANNERS AND ENGINEERS



November 26th, 2018
04-17-0059

Kristine Liu
Development Manager – Salient Group
225-209 Carrall Street
Vancouver, BC
V6B 2J2

VIA EMAIL: kliu@thesalientgroup.com

Dear Kristine:

Re: **825 Fort Street Mixed-Use Development**
Parking & Trip Generation Review Update – Letter Report V3

The following letter summarizes the findings and recommendations of our parking and trip generation review for the Salient Group's (Salient) proposed mixed-use development at 825 Fort Street in Victoria, BC. This version 4 document is an update to our September 4th, 2018 report addressing comments from City Transportation staff. The proposed development is located on Fort Street between Blanshard Street and Quadra Street in Downtown Victoria, and now consists of approximately 100 purpose-built rental units (previously 98 units) with ground floor commercial retail.

Salient is seeking a variance on the parking requirement for the development which is lower than the minimum parking requirements outlined in the City of Victoria's recently updated Off-Street Parking Regulations for Downtown (i.e. Zoning Bylaw 80-159 - Schedule C). This letter provides support for the proposed parking supply to accompany the DP application submission, and has been updated to include information on the expected future site trip generation as requested by the City.

Please do not hesitate to contact us should you have any questions in this regard.

Yours truly,
Bunt & Associates

Tyler Thomson, MURB, MCIP, RPP, PTP
Associate | Transportation Planner

Bunt & Associates Engineering Ltd.

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1. INTRODUCTION

1.1 OUR UNDERSTANDING

The Salient Group (Salient) has plans to redevelop the existing commercial properties at 819-827 Fort Street between Blanshard and Quadra Streets in Victoria, BC. The proposal calls for the redevelopment of three existing commercial buildings – a 2-storey, 3-storey, and another two-storey into a 10-storey mixed-use rental residential building (100 units) with commercial uses (approximately 4,879 sq ft) on the ground level. The historic building facades would be maintained to preserve the existing character of the street frontage on Fort Street.

The priority task for this assignment is to provide guidance to the Project Team on the amount of parking required to meet the needs of the development moving forward through the pre-application stage towards Rezoning and DP stages. The plan is currently proposing approximately 57 (including 13 spaces shared between residential visitors and commercial uses) parking spaces in an underground parkade with 2 full levels of parking accessed off of Fort Street. Given the constraints on the site from a design and cost perspective, combined with the site's highly accessible central location within Downtown Victoria, it is most practical to provide parking below the City's requirements.

The site location is highlighted at **Figure 1**.

Figure 1: Site Location



To help provide insight on understanding the appropriate parking supply to recommend for the proposed development, parking demand surveys were carried out for 3 selected rental properties near downtown. The results of which are presented in **Section 2**.

2. DATA COLLECTION & RESULTS

2.1 Survey Details

Parking demand surveys were conducted for two weekdays (Tuesday September 19th, 2017 and Wednesday September 20th, 2017), and from 6pm to 11pm. This time frame was chosen as most residents are home in the late evening period and therefore this would provide a reasonable indication of the peak parking demands for the building. Parking occupancy counts were conducted every 30 minutes for the on-site parking at three different rental buildings, as well as some immediate on street parking nearby. The three sites included in the study were as follows:

1. "The Q" – 655 Douglas Street;
2. "Parkside Towers" – 890 Academy Close; and,
3. "Marifield Park" – 562-566 Simcoe Street

These sites were selected given they were all rental apartment properties near Downtown Victoria, and were accessible for the purposes of conducting surveys. Further, Bunt has vehicle ownership data for the latter two sites from a previous study prepared for another rental property in downtown. The survey locations are highlighted on **Exhibit 1**.

2.2 Parking Demand Results

The following presents the results from the parking demand surveys. **Figures 2 – 4** present the parking demand profiles for the three survey sites. The peak parking demand for each building is highlighted in the context of a demand rate per residential unit in **Table 2.1** to help inform our parking supply recommendation.

Table 2.1: Peak Parking Demand Rates

BUILDING	# OF UNITS	NUMBER OF ON-SITE PARKING SPACES (INCL. VISITOR)	PARKING SUPPLY RATE	PEAK PARKING DEMAND ON-SITE (INCL. VISITOR) AND ON-STREET	PEAK ON-SITE PARKING OCCUPANCY RATE	PEAK PARKING DEMAND RATE (PER UNIT)*
655 Douglas Street (The Q)	124	67	0.54	45 (on-site); 2 (on-street)	67%	0.38
890 Academy Close (Parkside Towers)	55	34	0.62	32 (on-site); 3 on-street	94%	0.64
562-566 Simcoe Street (Marifield Park)	108	88	0.81	70 (on-site); 4 (on-street)	80%	0.69
AVERAGE			0.66			0.57

*Includes observed on-street parking demands from Section 2.4.

As shown, the parking supply rates increase the further away from the downtown core you go with the lowest rate at 0.54 spaces per unit (including visitor parking) at The Q, up to 0.81 spaces per unit at Marifield Park in James Bay. Similarly, the peak parking demand rates follows suit with the lowest rate observed at The Q (0.36 spaces per unit including visitors) and the highest rate observed at Marifield Park (0.69 spaces per unit). The average peak parking demand rate is 0.57 spaces per unit.

It should be noted, however, that The Q has 2 on-site car share vehicles which are also used by residents, which help towards supporting a lower parking supply (and demand) for that building.

S:\PROJECTS\TT\04-17-0040P Pinnacle Capstan Village Ph3&4\5.0 Deliverables



Exhibit 1 Parking Survey Locations

825 Fort Street Parking Review
04-17-0059 September 2017



Figure 2: Off-Street Parking Occupancy at 655 Douglas Street

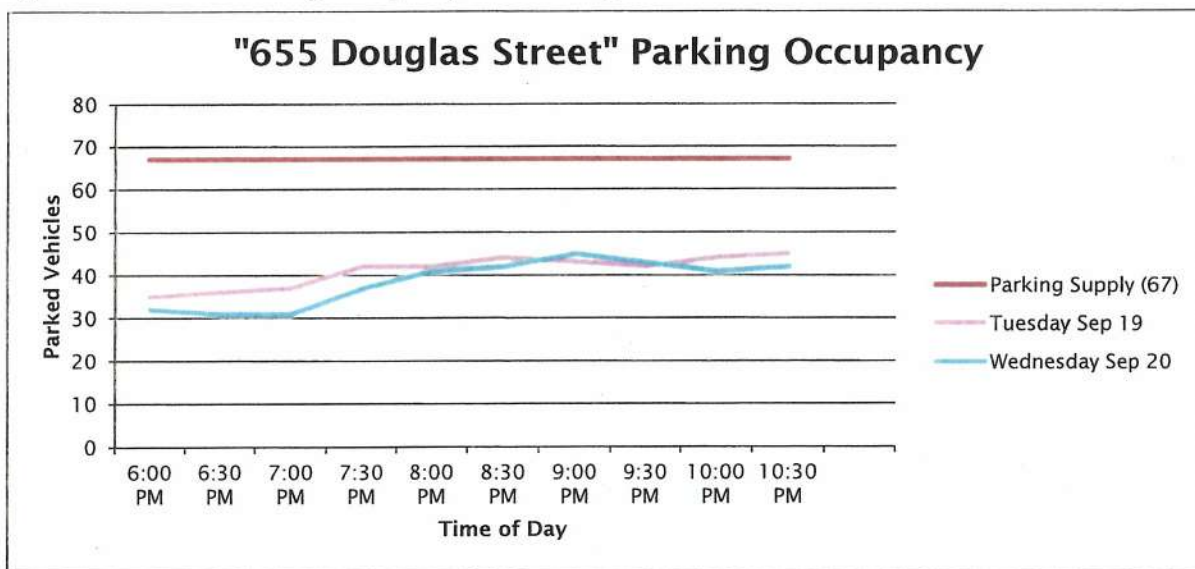


Figure 3: Off-Street Parking Occupancy at 890 Academy Close

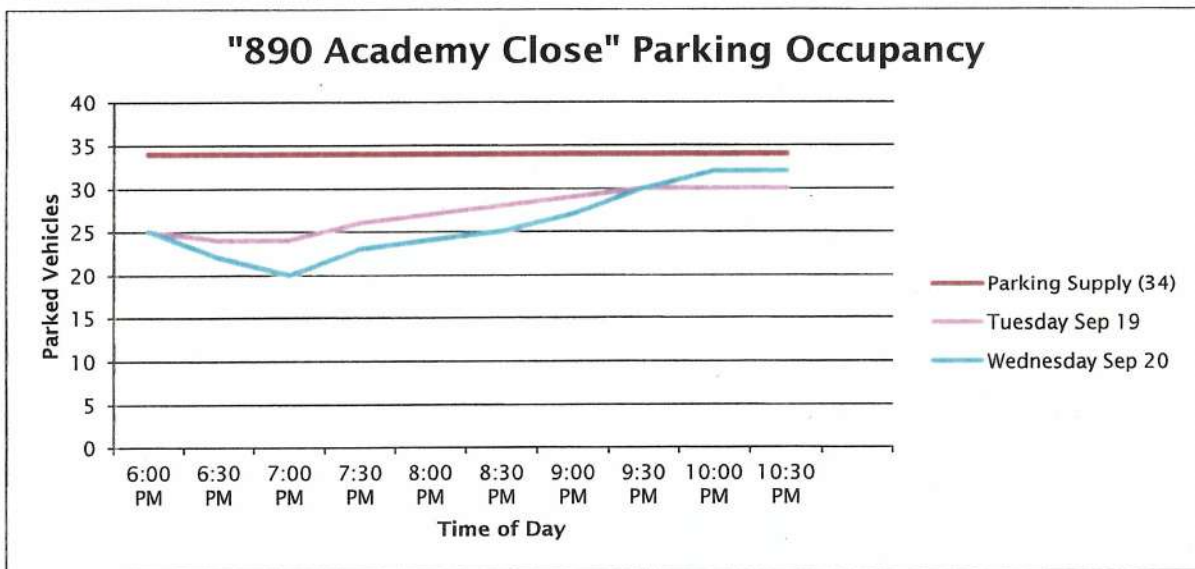
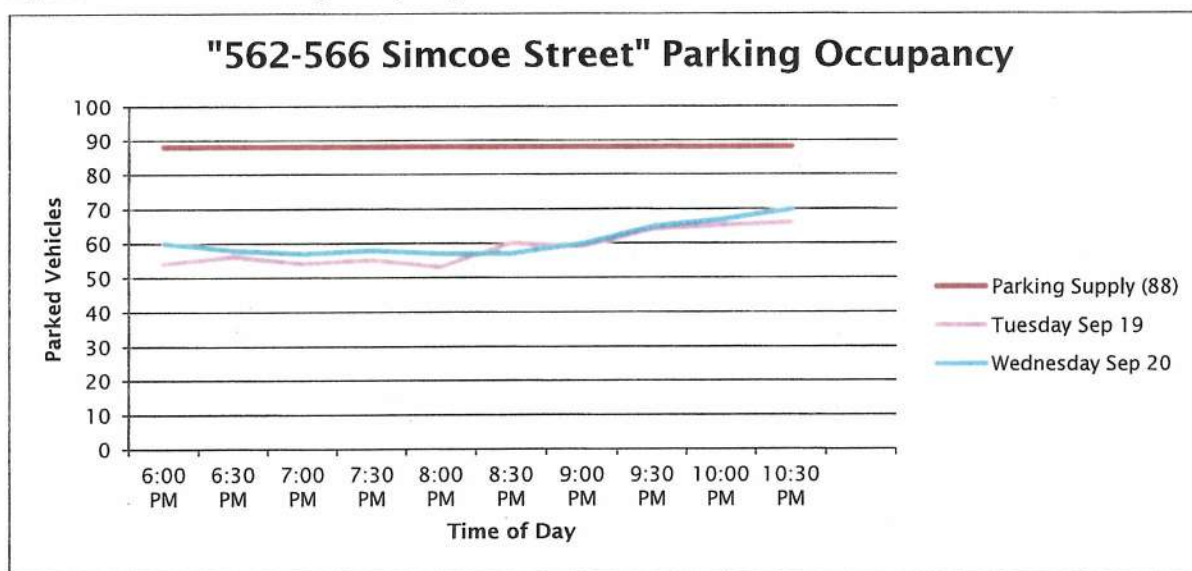


Figure 4: Off-Street Parking Occupancy at 562-566 Simcoe Street



As shown, peak parking occupancy rates varied between the sites with the lowest observed occupancy being 67% at The Q, and the highest observed occupancy being 94% at Parkside Towers.

2.3 Vehicle Ownership Data

As noted, Bunt had previously collected vehicle ownership data from ICBC (circa 2012) for Parkside Towers, and Marifield Park as part of another study. The results of that inquiry showed that the two properties had the following vehicle ownership rates:

- Parkside Towers – 0.63 registered vehicles per unit
- Marifield Park – 0.54 registered vehicles per unit

Interestingly, while Marifield Park shows a lower vehicle ownership rate per unit, it has a higher peak parking demand per unit. The ICBC data is consistent with our counted demand surveys – the variation is likely in part due to the different time of surveys but generally they are consistent. The average rate is 0.59 vehicles registered per unit.

2.4 On-Street Parking Observations

On-Street parking demand was observed at each of the three sites to ascertain if there was any further parking demand for the buildings not contained on-site. Peak on-street parking demands for the buildings were as follows:

- The Q – 2 vehicles observed parking on Blanshard Street for the building;
- Parkside Towers – 3 vehicles observed parking on Quadra Street and north side of Academy Close for the building; and,
- Marifield Park – 4 vehicles observed parking on Simcoe Street for the building

These numbers were included in the parking demand rates in Table 2.1, though it was difficult to know if they are residents, visitors, or perhaps deliveries or for other purposes. However, they have been factored in developing the recommended on-site parking supply for robustness.

Anecdotally, Bunt observed the parking demand on the 800 Block of Fort Street at 4:30pm on each of the survey days. We estimated the parking supply on the block to be 35 spaces, and the parking demand was observed to be 25 vehicles on the Tuesday and 27 vehicles on the Thursday which indicates there is some spare capacity on the block during the peak weekday afternoon period.

2.5 Visitor Parking Review

The Metro Vancouver Apartment Parking Study (MVAPS – September 2012) reviewed parking demands and supply requirements in municipalities across Metro Vancouver including visitor parking demands and requirements. The study found that the typical municipal bylaw requirement for visitor parking was 0.20 spaces per unit, while observed peak parking demand rates were below 0.1 spaces per unit. These findings are consistent with past Bunt observations which show that visitor parking demand rates are typically between 0.06 – 0.10 spaces per unit during peak times.

Given this demand rate, the proposed development is anticipated to need around 6 – 10 visitor parking spaces during peak demand periods.

3. CITY OF VICTORIA PARKING REQUIREMENT

3.1 City of Victoria Bylaw Parking Rates

The City of Victoria's Zoning Bylaw NO. 80-159, Schedule C outlines the newly updated off-street parking requirements for new developments in Downtown Victoria. **Table 3.1** summarizes the City's parking requirement based on the current proposal.

Table 3.1: City of Victoria Parking Requirement

USE	UNIT SIZE	# OF PROPOSED UNITS/GFA (M ²)	PROPOSED PARKING RATE ^a	REQUIRED PARKING SPACES
Residential - Rental	<45m ²	38 units	0.50 spaces per unit	19
	45-70m ²	55 units	0.60 spaces per unit	33
	>70m ²	7 units	1.00 space per unit	7
	<i>Sub-total</i>	<i>100</i>	<i>-</i>	<i>59</i>
Visitor Parking	-	100	0.10 spaces per unit	10
Commercial Retail	-	452m ²	1 space per 80m ²	6
TOTAL				75

As shown, the City's Zoning Bylaw requires a parking supply of 75 spaces for the proposed development including 69 spaces for residential uses (including for 10 spaces for visitors), and 6 spaces for commercial retail uses. Nevertheless, the project would still be requiring a parking variance of 18 spaces from the newly updated bylaw.

However, given our understanding of parking demand for similar rental projects near Downtown Victoria and the context of the proposed site's location near to extensive transit service, pedestrian and cycling facilities, as well as car-share vehicles it is apparent that the future parking demand for the proposed development would in fact be much lower than the City's requirement.

Parking needs for the proposed ground floor commercial space will be met through the provision of 13 parking spaces on Level P1 which will be designated as shared use spaces between residential visitor and commercial uses (10 marked as visitor spaces to be shared during the daytime between 8am – 5pm, and 3 marked as commercial spaces to be shared in the evening 5pm to 8am). With commercial parking demands peaking during the daytime and residential visitor demands peaking in the evening, the offset allows for sharing parking spaces between these uses for efficiency. This will be further supported by on-street parking along the Fort Street.

Parking summary and recommendations are provided in **Section 4**.

4. PARKING SUMMARY AND RECOMMENDATIONS

Based on observations of parking demands for rental apartment buildings near Downtown Victoria, as well as previous data for vehicle ownership for two of the survey sites, and understanding potential visitor parking demands for the development, we would be comfortable recommending the following parking supply rates for the proposed development given its more centralized location, contingent on the level of TDM measures being pursued.

- **Resident Parking Supply Rate:** 0.35 – 0.55 spaces per unit (low end with a more robust TDM plan including transit pass subsidies, a car-share vehicle, innovative bicycle parking and end-of-trip facilities (i.e. bike wash, repair tools etc.) , or other tangible measures, and higher end with little to no TDM measures)
- **Visitor Parking Supply Rate:** 0.06 – 0.10 spaces per unit (as per level of TDM measures being pursued, and sharing with commercial uses.
- **Commercial Retail Parking Supply Rate:** 1 space per 80m² (6 spaces) with sharing between residential visitor and commercial uses.

Total Parking Supply Rate for Residential Uses: 0.41 – 0.65 parking spaces per unit

Based on these rates, the development would be required to provide in the range of 41 – 65 parking spaces for residential uses depending on the level of TDM measures being pursued for the project.

The additional 6 commercial spaces required would be partially included in the visitor parking supply ratio above, however notwithstanding this would result in a total of 47 – 71 spaces being required to meet the needs of the project depending on the level of TDM measures provided for the development. This indicates that the proposed supply of approximately 57 spaces should be sufficient to meet the expected demands of the development given its central and highly accessible location downtown, and if some tangible TDM measures are provided. *Note that these rates may be subject to change when specific details on the proposed TDM measures are confirmed.*

This would equate to a variance from the City's Zoning Bylaw No. 80 – 159 Schedule C parking requirement by 28 spaces for the lower range and 4 spaces for the upper range.

Based on our past experience on similar projects it is anticipated that the City could consider a variance provided a strong commitment to TDM measures is provided by the project. Measures currently being contemplated include:

- Information package on travel options for new residents;
- Provision of car-share program;
- Provision of transit pass subsidies;
- Additional secure bicycle parking for residents and employees above the bylaw requirement (as an example, the City of Vancouver and City of North Vancouver allow for a reduction in vehicle parking with the provision of additional secure bike parking above the bylaw of 1 for every 5 spaces - Vancouver, and 1 for every 6 total spaces - North Vancouver;
- Associated bicycle end/start-of-trip facilities (i.e. cleaning, repair facilities for residents and commercial staff); and,
- Provision of 2-3 motorcycle/electric scooter parking spaces.

5. TRIP GENERATION REVIEW

The City has requested some preliminary information on expected vehicle trip generation for the proposed development. Presumably the existing site generates some amount of vehicle trips today and it would be typical to strip these from the estimated new trips to develop the net trip gain for the site. However, the existing site is only partially occupied, and was observed anecdotally to have nominal vehicle trip generation given there is no specified parking and the site is easily accessible by other modes. Therefore, to be conservative the estimated trip generation presented below does not take the existing site trip generation into account.

Table 5.1 summarizes the expected range of vehicle trip generation rates and resulting site vehicle trips (based on the proposed 100 residential units) for the proposed development based on the latest trip generation data available from the Institute of Transportation Engineers Trip Generation Manual (10th Edition).

Table 5.1: Peak Hour Vehicle Trip Generation Rates and Estimated Vehicle Trips

LAND USE CODE	TRIP GENERATION RATES (TRIPS PER UNIT)						ESTIMATED VEHICLE TRIPS					
	AM Peak Hour			PM Peak Hour			AM Peak Hour			PM Peak Hour		
	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
231 Mid-Rise Residential with Ground Floor Commercial	0.08	0.22	0.30	0.25	0.11	0.36	8	22	30	25	11	36
221 Multi-Family Housing (Mid-Rise)	0.09	0.27	0.36	0.27	0.17	0.44	9	27	36	27	17	44

Trip Rate Descriptions:

1. Mid-rise residential with 1st-floor commercial are mixed-use multifamily housing buildings that have between three and 10 levels (floors) and include retail space on the first level. These facilities are typically found in dense multi-use urban and center city core settings.

2. Mid-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have between three and 10 levels (floors).

As shown, given the trip generation rates for mid-rise residential buildings from ITE, the development would be expected to generate somewhere in the range of 30-36 vehicle trips in the morning peak hour, and 36 to 44 trips in the PM peak hour (not including a potential reduction for existing site trips). However, given the descriptions of the land use codes, Code 231 Mid-Rise Residential with Ground Floor Commercial is the most appropriate for the proposed development, indicating the site would be on the lower end of this range (i.e. 30 trips in the morning peak hour, and 36 trips in the afternoon peak hour).

This level of traffic would represent approximately 1 vehicle every 1.5 - 2 minutes on the adjacent road network and is not expected to result in any operational concerns.

cc: Robert Fung, Salient Group

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

6. **819-823, 825 and 827 Fort Street**
Heritage Alteration Permit with Variances Application No. 00009
Heritage Designation Application No. 000176

Attendees: Sydney Schwartz, MCM Partnership; Kristine Liu and Robert Fung, The Salient Group; Chelsea Dunk, Donald Luxton & Associates; Will King, Waymark Architecture; Bruce Johnson, RJC Engineers

Merinda Conley provided a brief summary of the application.

Panel Questions and Comments

- Are the units for rental or purchase? Sydney Schwartz: Rental.
- What will be the depth of the retail space? Robert Fung: The retail space will be 60 ft deep. Only the façades will be retained.
- There are a number of interior bedrooms without windows. Sydney Schwartz: Yes, on the podium level there are two bedroom suites in which the rear bedrooms do not have windows. These suites have higher ceilings and attention will be given to material treatments and lightness to maximize light into these deeper spaces. Robert Fung: There are units on the second and third levels that have internal bedrooms. These bedrooms could have sliding glass doors or transom windows to provide light. Panel: Are windowless bedrooms allowed under the building code?
- Have shadow studies been done? The building, on the south side of Fort Street, would cast a long shadow across the street. The concern is in the shoulder seasons (spring and fall). Sydney Schwartz: The spring equinox shadow touches the buildings across the street at noon (shadow study chart was shown).
- Is 827 Fort Street included in the heritage designation? Merinda Conley: No, it was determined at the time of designation (2008) that the building was not worthy of designation due to the number of alterations over time. The Council minutes and motions from 2008 were reviewed and discussed with the City Solicitor. The building was not identified in the Statement of Significance. Panel: Who was the architect of 827 Fort Street and the year built? This building was built in the 1950s and could have significance.
- The height of the building will dominant the block and set a precedent. The proposed setbacks are not adequate. A lower building and more setback would mitigate the shadowing issue.
- The project straddles two zones: one allows 43m and the other 15.5m in height. The proposal is requesting 35.2m in height. That is a substantial variance for the height. Robert Fung: Information was provided regarding the allowable heights for this site in the existing zones and in the Downtown Core Area Plan.
- Does the proposal meet the guidelines for the DPA 7B (HC): Corridors Heritage? Merinda Conley: The guidelines support the proposal. Panel: Does the additional height encourage human-scaled urban design? If it does not, it deviates from policy.
- Architecturally, there is too much consistency in materials between the lower and upper floors. It would be preferable if the upper floors had more glass rather than brick. The scale of detail on the brick part of the building is less than that of other buildings on Fort Street.
- The windows on the base, body and cap are well done.
- The proposal says nothing about the robustness of the Fort Street Heritage Corridor. The podium of the building needs greater detail to increase the integration of the design. There is no harmony between the new building and the older buildings on the

corridor. The new construction on the streetscape reflects the tower, not the existing buildings.

- It is unfortunate that only the two façades are being conserved and not the buildings.
- The Panel would like to hear the Advisory Design Panel's motion for this project.
Alison Meyer: Council looks for independent consideration by the Panels. The draft ADP motion was read aloud.
- The retention of the heritage building façades maintains the pedestrian rhythm on the street. The podium maintains the height along the street.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00009 for 819-823, 825 and 827 Fort Street be approved with the following changes:

- increase in height beyond the maximum allowable of 30m not be allowed
- Increase the setback of the tower from the streetwall subject to the zone
- confirmation of heritage designation of 827 Fort Street.

Carried (4 in favour; 2 opposed)

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 819-823 Fort Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)

CALUC Meeting summary of 819-827 Fort St. Salient/MCM Development

Meeting held at Fairfield Place Garry Oak Room Sept. 28, 2017 at 7pm

This proposal is for a new building at 819-827 Fort St. (South side of Fort, mid-block) with about 113 rental units (one, two and three BR) and about 4,375 sf of commercial on the main floor. The site area is 13,430 sf (1,250 sq.m). The proposed building would be about 114 ft. high (34.6m). There would be two levels of parking in the basement, 50 stalls) plus 113 bicycle storage. There would be a single combined ramped entrance/exit to the basement parking from the Fort street side. The building would incorporate the heritage building at 825 Fort St.

The present zoning is CA-2, but the Developer is requesting that a Development permit be granted.

Presenting for Salient: Robert Fung, President and Kristine Liu, Project Manager and for MCM: Mark Thompson, Architect

There were 15-20 members of interested public present, 15 signed attendance form.

The seven CALUC committee members attending were: Susan Kainer, David Wales, Robin Jones, David Barlow, Don Monsour, Kevin Warren, with Andrew Brownwright (vice-chair) chairing.

Four major topics were discussed: 1 Parking and Entry/Egress, 2. Appearance, including Heritage, 3. Process and 4. Rental Covenant.

Parking and Entry /Egress

Much of the discussion centered on the entrance and egress from underground parking crossing the relatively narrow sidewalk with no building setback. The new building itself would add considerably to sidewalk and road traffic. In addition residents moving their furniture in or out would have to do it from the street through the main entrance if movers could not access underground parking due to clearance restrictions. Emergency vehicle access and servicing by refuse and recycling vehicles would also be a problem.

Some of these problems would be mitigated if the City would agree to a road lane narrowing west of the parking access.

Some suggested that more parking might be required.

Appearance including Heritage Facade

The first three stories on Fort St., influenced by the central heritage building would be reflected in the maintaining of the ceiling heights of the Heritage Building across the entire width of construction. This

was generally favorable. but the massing of the entire 12 stories was seen to overwhelm the traditional appearance of Fort St.

Residents from the Escher Building and others on the South side suggested some angling of windows might improve privacy concerns and others from the area thought tha more attention could be given to improving the general appearance of the rear of the building.

Process

There was general agreement towards having more 'Open House' type public meetings throughout the planning and construction through to completion.

Short-Term Rentals and Covenants

Could rentals be protected for a period up to 60 years by a covenant grandfathered to the opening date, guaranteeing the strata security.

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 portion 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 designed 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.

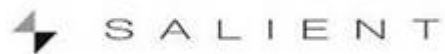
Thank you very much for your consideration of this application and for the above. If you have any questions in advance of Thursday, please do not hesitate to give me a call at 604.818.7210.

I look forward to meeting you tomorrow.

Thank you, and best regards,

Robert Fung

Robert Fung
President



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Vancouver, BC V6B 2J2
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1. FINISH SCHEDULE
P1 CEMENTITIOUS PANEL SMOOTH FINISH
P2 CEMENTITIOUS PANEL STRIPED FINISH
ST STUCCO

ELEV. ROOF 195'-1"
(59.77m)

MAX PARAPET HEIGHT
2'-0"
610

ELEVATOR CORE
STAIRWELL
MECHANICAL PENTHOUSE

3.5M BALC SETBACK
11'-5.3M
3500
3M SETBACK
9'-10.1M
3000
21'-4.1M
5505
14'-6.1M
4423

MECH PH ROOF 185'-5"
(56.52m)

ROOF DECK 175'-5"
(53.47m)

1:5 SLOPED SETBACK
L10 185'-9"
(50.52m)

L9 156'-1"
(47.57m)

L8 146'-5"
(44.63m)

L7 136'-9"
(41.68m)

L6 127'-1"
(38.74m)

L5 117'-5"
(35.79m)

L4 107'-9"
(32.84m)

L3 97'-0"
(29.57m)

L2 86'-3"
(26.29m)

L1 74'-5"
(22.70m)

TEN STOREYS
110'-0"
33540
HIGHEST ROOF TOP
114'-6 1/2"
34912

START OF 1:5 SLOPED SETBACK
49'-2 1/2"

-DEMOUNTABLE
CANOPY

AVERAGE
GRADE
EL. 70' - 10 1/2"

EL. 70' - 2 5/8"
21.40m

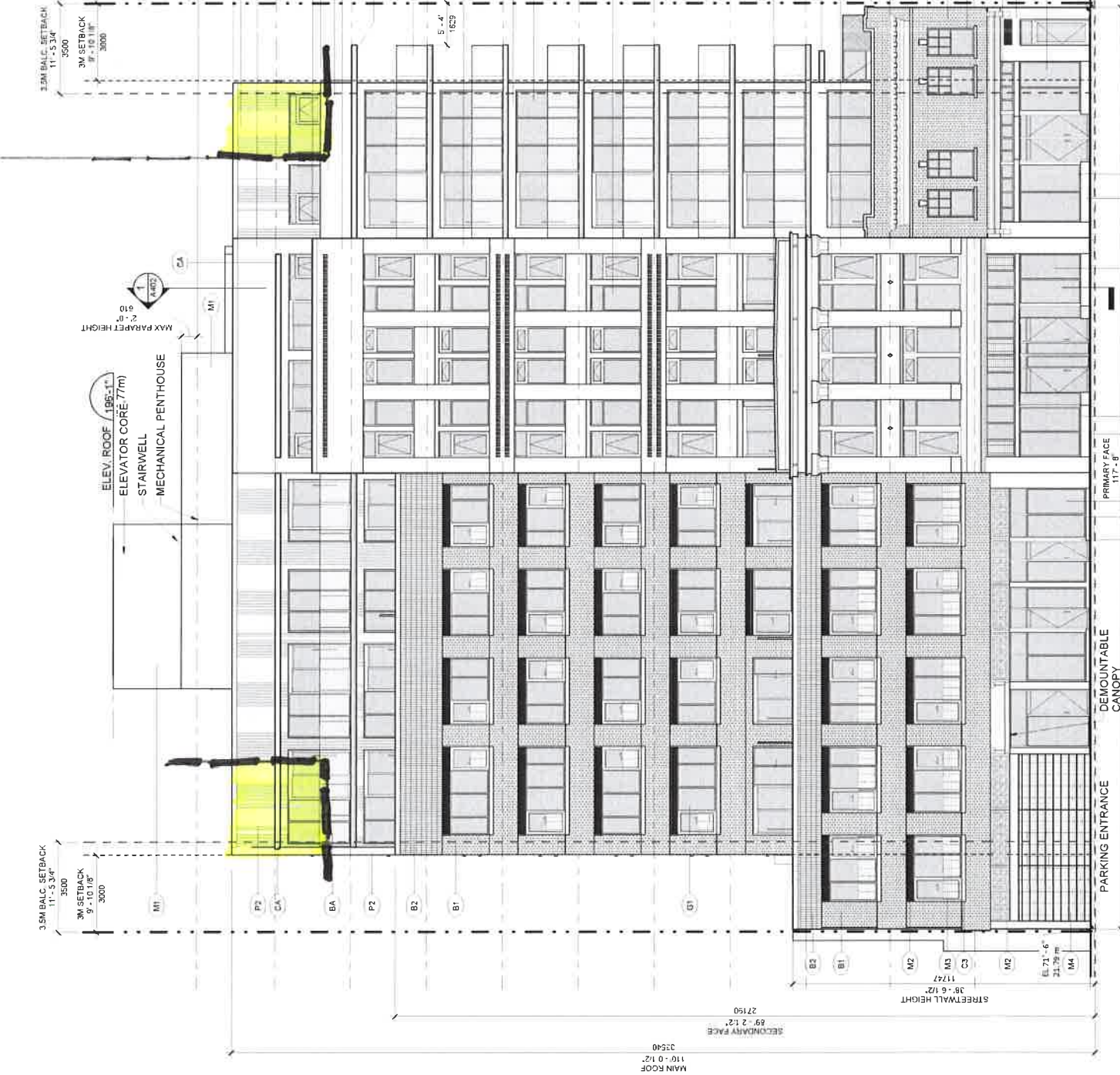
EAST ELEVATION

1
A303
SCALE 1/8" = 1'-0"

2
A407



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



1 NORTH ELEVATION

SCALE 1/8" = 1'-0"

0' 0" 4' 0" 16' 0"



Committee of the Whole Report

For the Meeting of January 24, 2019

To: Committee of the Whole **Date:** January 10, 2019

From: Andrea Hudson, Acting Director, Sustainable Planning and Community Development

Subject: **Heritage Designation Application No. 000176 for 819-823 Fort Street**

RECOMMENDATION

That Council approve the designation of the property located at 819-823 Fort Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, concurrent to consideration of Rezoning Application No. 00621 if it is approved.

LEGISLATIVE AUTHORITY

In accordance with Section 611 of the *Local Government Act*, Council may designate real property, in whole or in part, as protected property.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an owner request to designate the exterior of the building located at 819-823 Fort Street. The commercial building was built in 1908, with a second storey expansion in 1913. It contributes to the historic character of the Fort Street corridor.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" of the *Official Community Plan* (2012), with Section 7, "Heritage" of the *Downtown Core Area Plan*, and with the *Victoria Heritage Thematic Framework*.

The application was reviewed by the Heritage Advisory Panel at its June 12, 2018 meeting, and the Panel recommended that Council approve the designation.

BACKGROUND

Description of Proposal

The property located at 819-823 Fort Street, also referred to as the Turkish Bath House, is occupied by a two-storey commercial building built in 1908 and expanded with a second-storey addition in 1913. The exterior façade of 819-823 Fort Street has maintained key original features, especially above the ground storey. Its character-defining elements include its

location on the south side of Fort Street; its siting on the property lines, with no setbacks; its continuous commercial use; its commercial form, scale and massing; its masonry construction; and its Edwardian-era architectural features and original fenestration. The building is also valued for its vernacular Edwardian-era design by prolific architect Thomas Hooper working in partnership with C. Elwood Watkins at the firm Hooper & Watkins. The project is also associated with the pre-World War One real estate boom that is connected to Victoria's status as a gateway economy.

The building's original Swedish owner, G. Bergstrom Bjornfelt, constructed the building to contain a Turkish Bath House and Swedish Massage Parlour. Bjornfelt studied similar facilities all over Europe in order to return to Victoria with the latest design ideas. The building was originally outfitted with tile floors and marble walls and staffed entirely by Swedes. The business operated for five years until the building changed ownership following construction of the second storey. The tile floors and marble were removed in subsequent renovations. Since the original occupancy, a number of businesses have occupied the ground floor, including a cake store, furniture store and curiosity shop. It is currently vacant.

Condition/Economic Viability

The ground floor of the building has been altered over time and the storefront is currently a modern aluminum assembly. A Heritage Conservation Plan is attached to this report and details aspects of preservation, rehabilitation and restoration of the façade that the applicant intends to undertake to conserve and protect the character-defining elements, including:

- preservation of overall form, scale and massing of the front façade
- removal of later materials to reveal existing original historic materials on the storefront and rehabilitate the storefront in a manner sympathetic to the historic appearance of the building based on archival images
- preservation and repair of masonry elements with missing elements replaced to match existing
- preservation of all metalworks, such as the projecting cornice and dentils, midline crown and storefront cornice
- retention and repair of original storefront transoms
- rehabilitation of upper wood-frame windows
- restoration of appropriate historic colour scheme for the exterior painted finishes.

The façade would be incorporated into a mixed-use development that maintains ground-level, open two-storey high commercial space with a rear retail mezzanine, and which will advance concurrently with this application for heritage designation.

ANALYSIS

The following sections provide a summary of the application's consistency with the relevant City policies and guidelines.

Official Community Plan

The designation of this building is consistent with the *Official Community Plan* (2012), which in the section entitled, "Placemaking (Urban Design and Heritage)", states:

Goals

8 (B) *Victoria's cultural and natural heritage resources are protected and celebrated.*

Broad Objectives

- 8 (j) *That heritage property is conserved as resources with value for present and future generations.*
- 8 (l) *That heritage and cultural values are identified, celebrated, and retained through community engagement.*

City Form

- 8.6 *Conserve and enhance the heritage value, character and special features of areas, districts, streetscapes, cultural landscapes and individual properties throughout the city.*
- 8.11 *Determine the heritage value of areas, districts, streetscapes, cultural landscape and individual properties using the Victoria Heritage Thematic Framework as identified in Figure 12.*

Buildings and Sites

- 8.51 *Continue to give consideration to tools available under legislation to protect or conserve heritage property including, but not limited to: heritage designation bylaws; listing on the heritage register; temporary protection; heritage alteration permits; heritage revitalization agreements; design guidelines; and, the protection of views of heritage landmark buildings from public vantage points as identified in Map 8, and to be determined in future local area plans.*
- 8.54 *Continue to work with senior government, community and business partners to identify, protect and conserve property of heritage value.*

Downtown Core Area Plan

The designation of the building is consistent with Section 7: "Heritage" of the *Downtown Core Area Plan 2011* which states:

Heritage - Objectives

- 1 *Retain, protect and improve real property with aesthetic, historic, scientific, cultural, social or spiritual value and heritage character as a benefit to the public.*

Areas and Districts - Policies and Actions

- 7.3. *Conserve heritage values of the Downtown Core Area and its character-defining elements, such as individual buildings, collections of buildings, streetscapes, structures and features.*

Buildings and Sites - Policies and Actions

- 7.20. *Continue to work with the private sector to identify, protect and conserve property and areas with heritage value in the Downtown Core Area.*
- 7.28. *Produce and update, as required, Statements of Significance for properties listed on the Heritage Register in the Downtown Core Area.*

Victoria Heritage Thematic Framework

A key policy of the OCP includes the determination of heritage value using a values-based approach. In this regard, a city-wide thematic framework (OCP Fig. 12) was developed and incorporated into the OCP to identify the key civic historic themes. The *Victoria Heritage Thematic Framework* functions as a means to organize and define historical events, to identify representative historic places, and to place sites, persons and events in an overall context. The thematic framework recognizes a broad range of values under which city-wide themes can be

articulated. A Heritage Value assessment with consideration of the *Victoria Heritage Thematic Framework* is incorporated into the Statement of Significance.

Statement of Significance

A Statement of Significance describing the historic place, its attributes, and history is attached to this report.

Heritage Advisory Panel

The Heritage Advisory Panel reviewed this application for heritage designation at its June 12, 2018 meeting and recommended approval.

Resource Impacts

The heritage designation will result in an application to the City's Building Incentive Program administered by the Victoria Civic Heritage Trust.

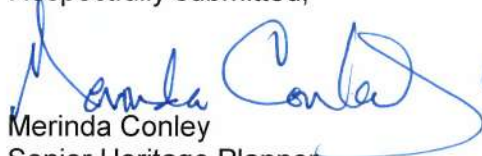
CONCLUSIONS

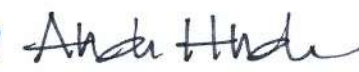
This application for the heritage designation of the property located at 819-823 Fort Street as a Municipal Heritage Site is for a building that is a good example of Victoria's commercial development from the early 20th century, which is associated with a prolific architect from the period and a unique historical business. Staff therefore recommend that Council consider approving the Heritage Designation Application for the building located at 819-823 Fort Street.

ALTERNATE MOTION


That Council decline Heritage Designation Application No. 000176 for the property located at 819-823 Fort Street.

Respectfully submitted,


Merinda Conley
Senior Heritage Planner
Development Services Division

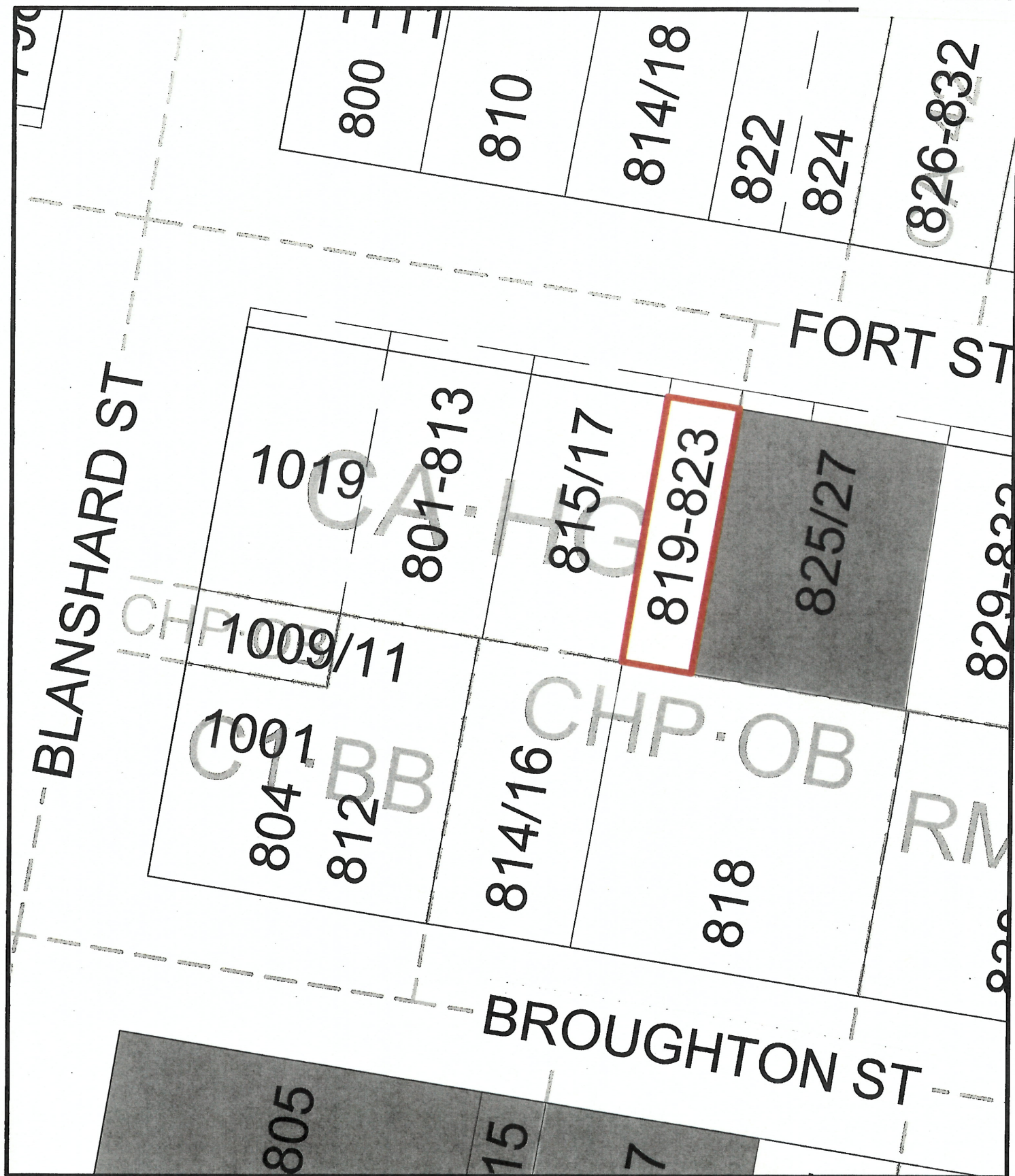

Andrea Hudson, Acting Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager:


Date: Jan 17, 2019

List of Attachments

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Photographs
- Attachment D: Statement of Significance
- Attachment E: Letter from the applicant, date stamped June 1, 2018
- Attachment F: Minutes from the Heritage Advisory Panel, dated June 12, 2018.



819-823 Fort Street

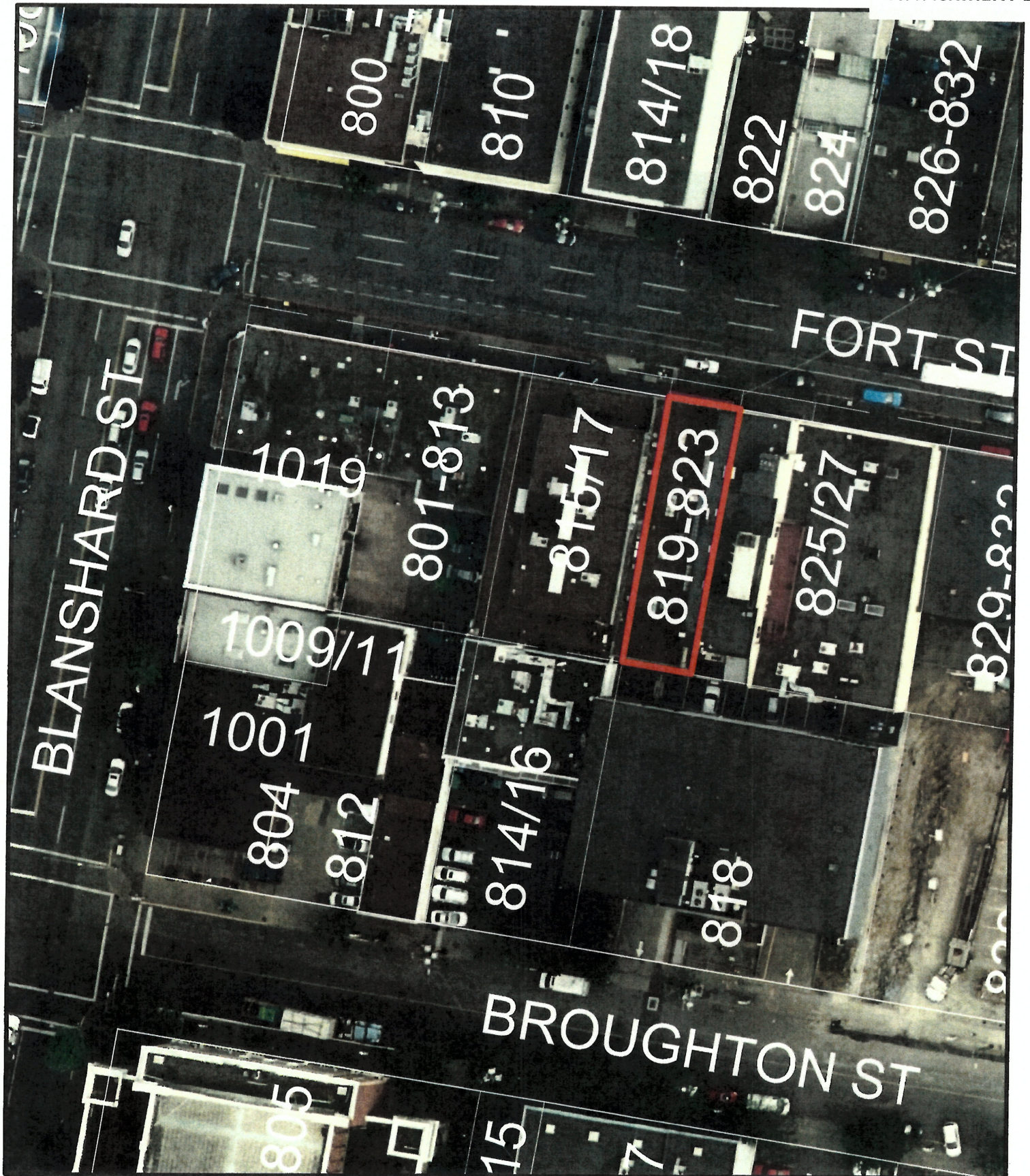


Designated



Registered





819-823 Fort Street



Designated



Registered



819-823 FORT STREET



North Façade of 825 Fort Street (left) and 819-823 Fort Street (right)



Upper Façade of 819-823 Fort Street

819-823 FORT STREET

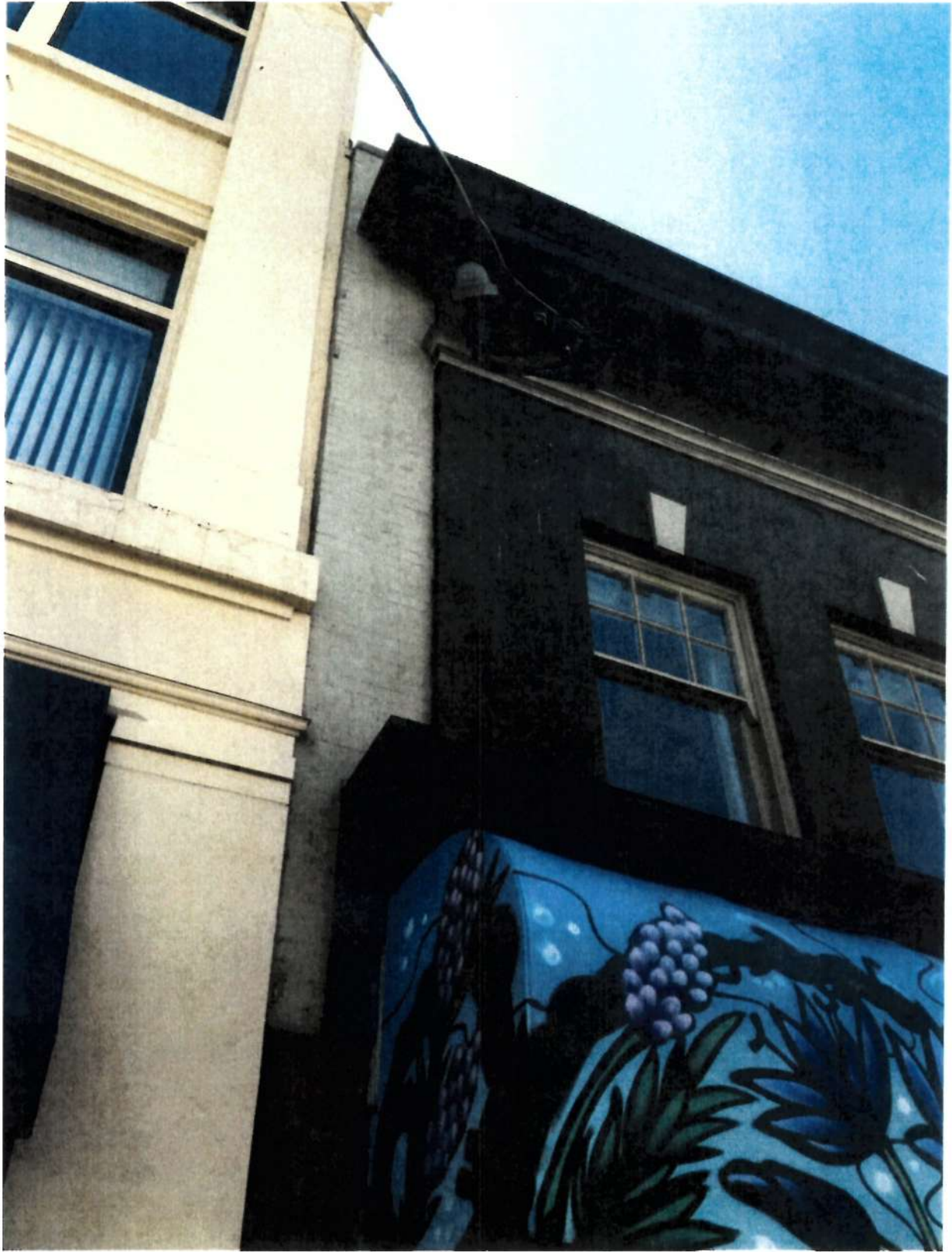


Traditional Raked Storefront of 819-823 Fort Street



Traditional Raked Storefront of 819-823 Fort Street

819-823 FORT STREET



Upper and Lower Cornice and Original Six-Over-One Double-Hung Windows

TURKISH BATH HOUSE, 819-823 FORT STREET, VICTORIA

STATEMENT OF SIGNIFICANCE: TURKISH BATH HOUSE



Address: 819-823 Fort Street, Victoria, British Columbia

Construction Date: 1908; with second storey expansion in 1913

Original Owner: G. Bergstrom Bjornfelt

Original Architect: Hooper & Watkins

Original Builder: Luney Bros.

Description of Historic Place

The Turkish Bath House is a two-storey commercial building situated on the south side of Fort Street, just east of downtown Victoria. This historic building is distinguishable by its pronounced cornices at the roof and storefront levels and its double-hung windows with multi-pane upper sashes and tapered keystone lintels.

Heritage Value of Historic Place

The Turkish Bath House is significant for its association with the Edwardian-era development of Victoria and its unique purpose-built function as a Turkish Bath House and Swedish massage parlour. The building is valued additionally for its commercial architecture, as designed by the firm of Hooper & Watkins, and constructed by prolific contractors, the Luney Brothers.

Constructed during the upswing of the pre-World War One real estate boom, The Turkish Bath House is valued as part of the surge of development that characterized Victoria's gateway economy during the Edwardian-era period. Built in 1908 and expanded in 1913, the building has

been used continuously for commercial purposes, and significantly contributes to the historic character of this block of Fort Street. Originally constructed for Swede, G. Bergstrom Bjornfelt for use as his Swedish massage parlour and Turkish Bath House, this two-storey commercial structure represents the eastward expansion of Victoria's commercial core. The building was originally built as a one-storey brick Turkish Bath House, complete with state of the art facilities, for Bjornfelt, who travelled across Europe in order to research the latest technologies and equipment he would implement in his new Victoria business. The interior of the building was originally fitted with tiled floors and marble walls and was staffed entirely by Swedish attendants. Following the addition of the second storey in 1913, which Bjornfelt had planned from the beginning, intending to double the size of the facility, the building changed hands and incorporated furnished rooms on the second floor while maintaining the bath house on the ground level. The bath house function ended in 1914 and a variety of businesses subsequently occupied the building, including a cake shop, a furniture store, and a curiosity shop. The variety of commercial uses attest to the adaptability of this structure and the commercial vitality of Fort Street, one of the major thoroughfares to the eastern part of the City and the adjacent municipality of Oak Bay.

The Turkish Bath House is additionally significant for its vernacular Edwardian era architecture as designed by the architecture firm of Hooper & Watkins. The partnership was made up of Thomas Hooper (1857-1935), one of the province's most prolific architects, and C. Elwood Watkins (1875-1942), who first entered his office as an apprentice in 1890. The firm designed many architecturally important projects that continue to define the character of Victoria, including the Victoria Public Library (1904), additions to St. Ann's Academy (1908), and many impressive residences. The firm also designed numerous projects in Vancouver including the Winch Building (1906-1909) and the Odd Fellow's Hall (1905-1906). The partnership dissolved in 1909 just following the completion of the Turkish Bath House, which had been designed in 1908. This building has additional value for its association with local contractors, the Luney Brothers. William and Walter Luney, originally from Toronto, came to Victoria in the late 1880s and established their building company in 1906. Some of the company's contracts included the CPR Terminal Building (468 Belleville Street), and the Crystal Garden (713 Douglas Street). This building exemplifies vernacular commercial Edwardian-era architectural design, and remains a valued example of the work of Hooper & Watkins and the Luney Brothers in Victoria's Old Town.

Character-Defining Elements

The key elements that define the heritage character of the Turkish Bath House include its:

- location on south side of Fort Street;
- siting on the property lines, with no setbacks;
- continuous commercial use;
- commercial form, scale and massing as expressed by its two-storey height, rectangular plan and flat roof; and full retail storefront on ground level facing Fort street;
- masonry construction;
- Edwardian-era architectural features including its simple decorative pressed metal cornices, one at the roofline featuring horizontal brackets and one above the storefront featuring corner brackets; and
- original fenestration on the second storey of the front elevation, including double-hung wood frame and sash windows featuring multi-pane upper sashes, wooden horns, projecting sills, and lintels with tapered rectangular keystones; as well as wood frame arched window assemblies on the rear elevation, with some sashes featuring stained and leaded glass upper sashes.

RESEARCH SOURCES

Address: 819-823 Fort Street, Victoria, British Columbia

Construction Date: 1908; with second storey expansion in 1913

Original Owner: G. Bergstrom Bjornfelt

Original Architect: Hooper & Watkins

Original Builder: Luney Bros.

Building Permits:

- July 8, 1908, Lot 277, issued to Bjornfelt, 1 building, 1 storey, brick, purpose: Turkish Baths, estimated cost \$4,000
- July 24, 1913, Pt. Lot 277, 278, issued to Western Lands Ltd., 2 storey, brick addition for stores, estimated cost \$2,500

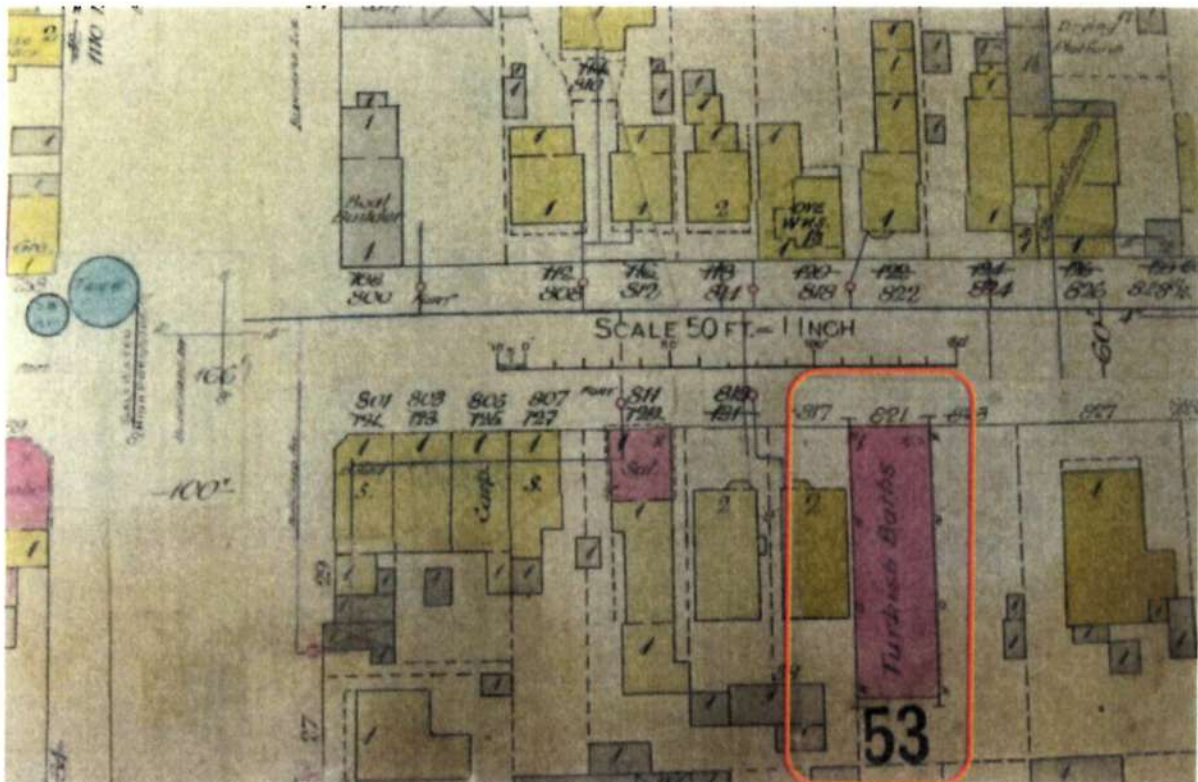
Publication:

- Luxton, Donald. *Building the West: The Early Architects of British Columbia*. Vancouver, Talonbooks, 2007 2nd. Ed.

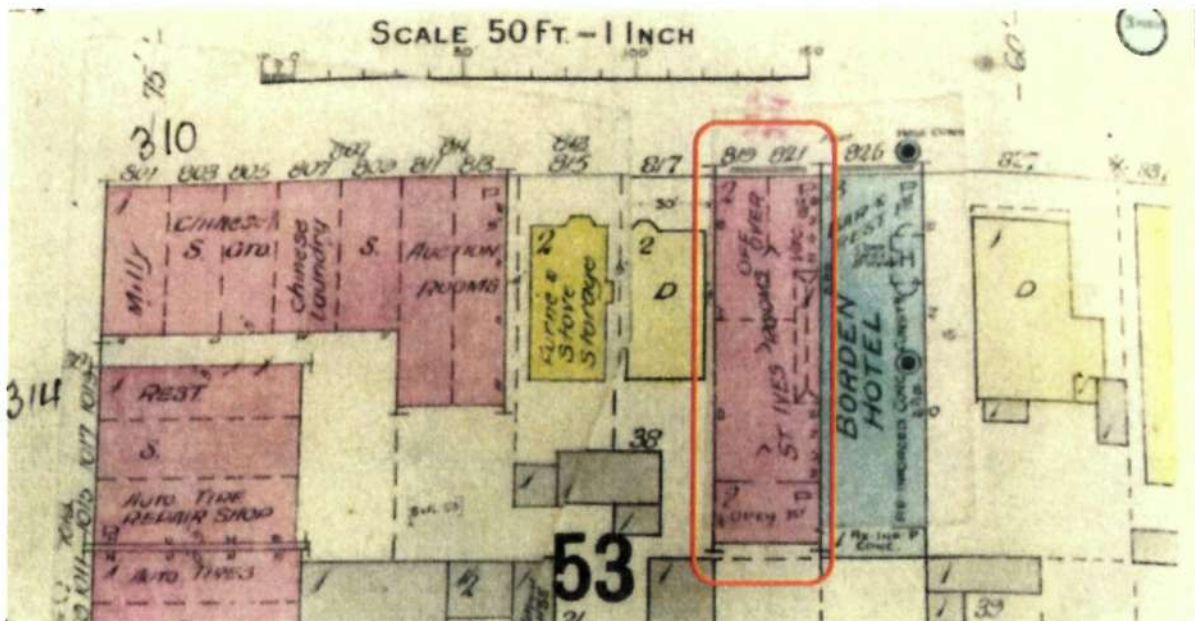
Directories:

1909-1912	<i>Turkish Baths</i>
1913	819 – <i>The Arlington, furnished rooms</i> 821 – <i>Larsen, R.H. baths</i> 821 – <i>Robt. H., residence same</i>
1914	819 – <i>The Arlington, furnished rooms</i> 821 – <i>De Caluive, Joseph</i>
1915	819 – <i>The Arlington, furnished rooms</i> 821 – <i>vacant</i>
1917	819 – <i>St. Ives Rooms</i> 821 – <i>Colonial Cakes Co.</i>
1918	819 – <i>St. Ives Rooms</i> 821 – <i>vacant</i>
1920	819 – <i>St. Ives Rooms</i> 819 – <i>Mayor, A.C.</i> 821 – <i>Sanders, Chas. furniture, residence same</i>
1921	819 – <i>four names, including St. Ives Rooms</i> 821 – <i>Sanders, Charles</i>
1928-1935	819 – <i>St. Ives Rooms</i> 821 – <i>Ye Olde Curiosity Shoppe</i>
1940-1945	819 – <i>Selkirk Lodge Rooms</i> 821 – <i>Fallows, A.S. – proprietor of Selkirk Lodge</i>
1953	819 – <i>Selkirk Lodge rooms</i> 821 – <i>vacant</i>

TURKISH BATH HOUSE, 819-823 FORT STREET, VICTORIA



Fire Insurance Map ca. 1909



Fire Insurance Map 1916

MANY PERMITS IN A SINGLE WEEK

Structures Aggregating \$40,-
000 in Value Taken Out—
Turkish Bath Project.

The first week of July has seen a decided growth in building figures as indicated by the value of the buildings for which permits have been taken out. For the six week days on which it was possible to take out permits since the first of the month, permits for building which will cost in the aggregate \$10,000 have been issued and plans for a considerable number of others for which permits will soon be applied are at present being prepared. Should the past week's showing be continued until the end of the month, July will be one of the best months in the year in the building line.

Yesterday a permit was issued to B. Bjornfelt, who intends to establish an up-to-date Turkish bath and massage establishment in a new building to be erected on the south side of Fort street just east of Blanchard street. The building which will be one story in height, of brick construction, will be 30 by 100 feet in dimension and will cost \$1000. Mr. Bjornfelt has left for the east and south where he will get some of the latest ideas as to such establishments. It is his intention to so erect this building that it can be later added to so as to double its capacity. Hooper & Watkins are the architects and Luney Bros. the contractors.

The Daily Colonist, July 9, 1908 (left) and February 10, 1909 (right)

TURKISH BATHS

Thoroughly Modern and Scientific Institution in Operation Here

Perfectly equipped Turkish baths and Swedish massage parlors have been completed and are now in operation at 821 Fort street. They are conducted by G. Bergstrom Bjornfelt, a qualified Swedish masseur who, before work was started upon the handsome brick structure, visited France, Germany and Sweden and obtained a first-hand knowledge of the latest equipments and devices in use in the various centres of these countries.

The bath is complete in all departments. Hot rooms, steam rooms, electric baths, chemical baths, needle and shower baths, have been installed, together with cooling and massage apartments.

The interior of the building is fitted with tiled floors and marble walls throughout, and special regard has been paid to sanitary considerations. The hot room is kept at a temperature of 180 degrees. In the steam room any heat may be attained, while the rubbing slabs are situated in separate apartments and are two in number.

The attendants are all Swedes, and are four in number. Two female attendants are present upon ladies' days—Monday and Friday, 10 a.m. to 2 p.m.; Wednesday, 10 a.m. to 6 p.m.

In addition to the electric bath, in which the whole body with the exception of the head, is heated, a local electric bath is provided, where the arms and hands, or leg and foot, may receive the application of dry heat separately.

To ensure sanitary precautions, the masseurs, after each treatment, disinfect hands and arms in a carbolic bath.

In the steam room eucalyptus may be added, which is especially beneficial in the case of bad colds.

Mr. Bjornfelt has the patronage of many of the leading medical practitioners of the city.

VICTORIA TURKISH BATHS

821 FORT STREET.

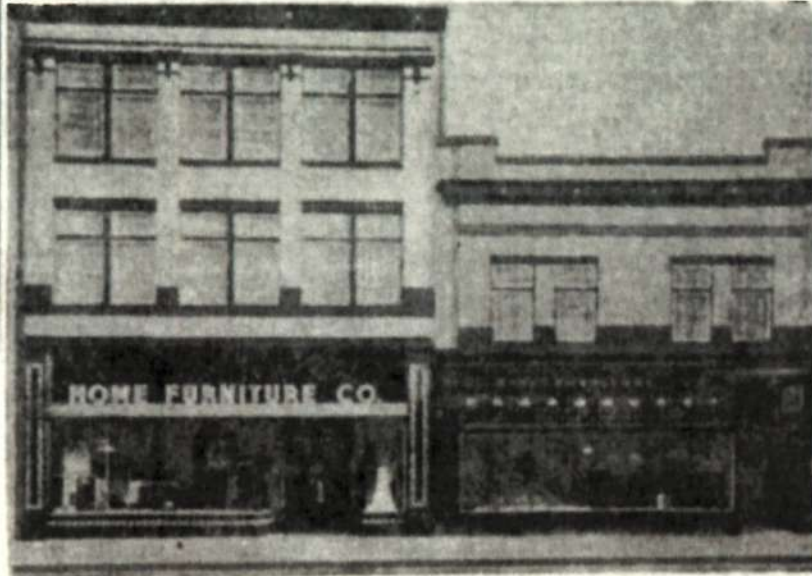
PHONE 1856.

Most Modern Baths on the Coast.

Ladies Days are Monday, 10 a.m. to 6 p.m. and Friday, 10 a.m. to 2 p.m.

SWEDISH MASSAGE

For Variety and Value "There's No Place Like HOME"



Six Floors of Furniture and Home Furnishings

STORE DIRECTORY

Basement— McCLARY RANGES. Linoleum, Congoleum Rugs, Etc. Breakfast Room Suites. Kitchen Furniture, Etc.	Mezzanine— Nursery Department.
Ground Floor— Chesterfield Suites. Living-Room Furniture.	First Floor— White Wood Furniture. Cedar Chests, Tea Wagons. Occasional Chairs. Occasional Furniture.
Ground Floor Annex— Bedroom Suites. SIMMONS Beds, Springs and Mattresses. Studio Lounges, Etc. Lamp Department.	Second Floor— Dining-Room Suites. Dinette Suites, Etc.

HOME

FURNITURE
COMPANY

ON FORT ABOVE BLANSHARD

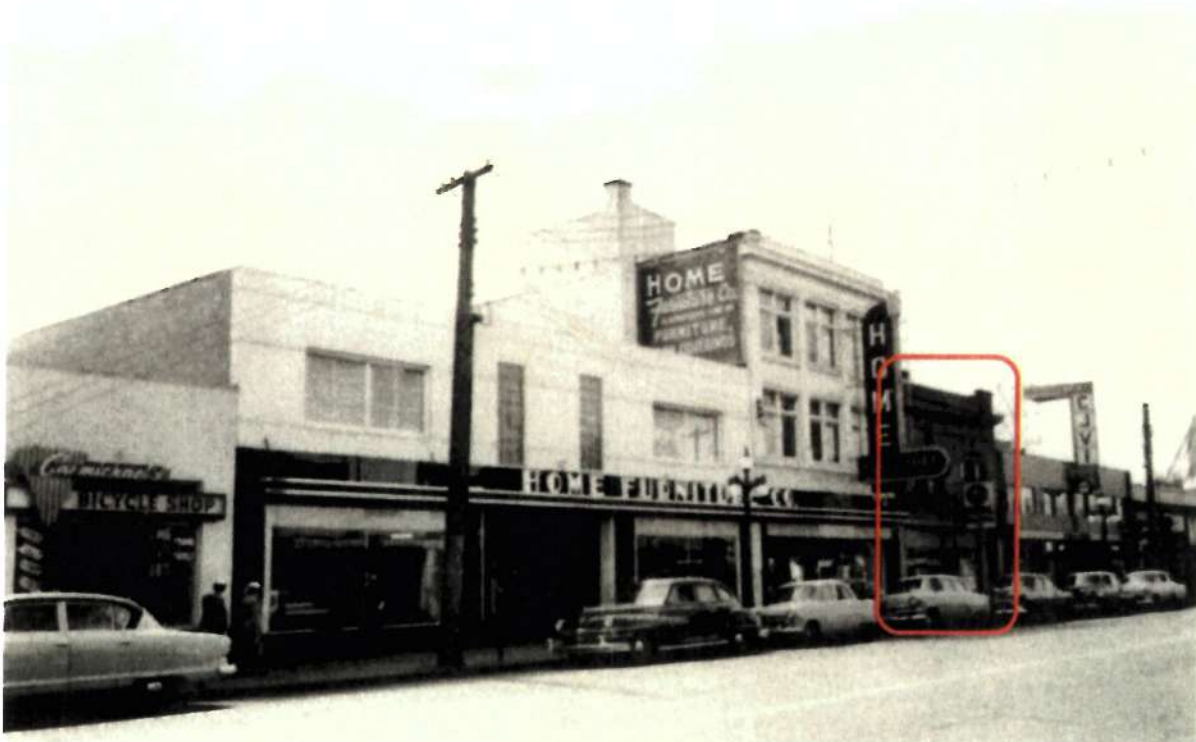
May 13, 1945

Victoria Daily Colonist, May 13, 1945, showing 819 Fort Street on the right

TURKISH BATH HOUSE, 819-823 FORT STREET, VICTORIA



819-823 Fort Street, 1960, City of Victoria Archives M03921_141



Fort Street streetscape, 1960, City of Victoria Archives M03925_141

TURKISH BATH HOUSE, 819-823 FORT STREET, VICTORIA



819-823 Fort Street, unknown date



The Salient Group #125 - 202 Canal Street, Vancouver, BC V6B 2J2
 T: 604.659.5535 F: 604.659.5574 E: info@thesalientgroup.com

Letter to Mayor and Council

May 31st, 2018

City of Victoria
 1 Centennial Square
 Victoria, BC V8W 1P6



Dear Mayor Lisa Helps and Members of City Council,

Re: Application for Heritage Designation of the Principal Façade of 819-823 Fort Street

825 Fort Holdings Ltd. c/o The Salient Group is pleased to enclose our application to designate the historic principal façade of 819-823 Fort Street as heritage under the City of Victoria's Register of Heritage Properties.

Salient has applied for a rezoning, development and heritage alteration permit to redevelop the properties located at 819-827 Fort Street. The proposed redevelopment comprises a 10-storey, 98-unit purpose-built rental building with historically scaled retail at the ground level. The project strives to build on the existing character of the area. The built form of the redevelopment is rooted in the retained and rehabilitated façade of 819-823 Fort as well as the façade of the already designated 825 Fort Street building.

Although 819-823 Fort was constructed prior to 825 Fort, it is not currently designated as heritage. Salient is proposing to designate, retain and rehabilitate the 819-823 Fort façade as part of the redevelopment application, based on archival images from circa 1960 as documented in the City of Victoria's Archives. Its relationship to the façade of 825 Fort further strengthens the historic streetscape of Fort Street, while enabling the sensitive introduction of much-needed residential space above.

An initial redevelopment application was made in November 2017 and following comments received from City staff and community stakeholders a revised submission was made in April 2018. In May 2018, the redevelopment application was presented to and approved with consideration by the Advisory Design Panel.

Historical Criteria

819-823 Fort is an example of Edwardian-era development in Victoria during the upswing of the pre-World War One real estate boom. The building was originally constructed in 1908 as a one-storey purpose-built brick building for G. Bergstrom Bjornfelt as a Turkish Bath House and Swedish massage parlour. A second-storey was added to this building in 1913 to double the size of the commercial operation.



The building changed hands shortly after the second-floor addition and the second floor was then converted into a rooming house with the commercial bath operation remaining on the ground floor until 1914. Following this, a variety of businesses subsequently occupied the building including a cake shop, a furniture store and a curiosity shop.

The building has been continuously used for commercial purposes and represents the eastward expansion of Victoria's commercial core. The variety of retail uses attest to the adaptability of this structure and the commercial vitality of Fort Street. Salient intends to continue the commercial use of the ground floor and maintain the historic character and scale on Fort Street.

Architectural Criteria

819-823 Fort is modest 2-storey Edwardian building designed by the firm of Hooper & Watkins, a partnership made up of Thomas Hooper and C. Elwood Watkins, and constructed by the Luney Brothers, William and Walter Luney.

The key elements of the 819-823 Fort façade include the simple decorative pressed metal cornices at the roof line and above the storefront, and the second-storey fenestration on the front elevation comprised of double-hung wood frame and sash windows that feature multi-pane upper sashes. The windows also feature wooden horns, projecting sills and lintels with tapered rectangular keystones.

It was determined by our heritage consultant and following a walk-through with our heritage planner that the building's interiors hold no historic value. The building has undergone several alterations to both the interiors and exterior façade following various commercial uses, with the exception of two arched wood-frame window assemblies on the rear of the property that Salient will refurbish and feature within the redevelopment.

Other items of significance include the façade's location on the property line with no setbacks, masonry construction, 2-storey scale and a full retail storefront on the ground level facing Fort Street.

Integrity

The historic scale and rhythm of the retail storefronts are characteristic of Fort Street's past and inform the design of the overall redevelopment. The project design concept began with the historic façades, resulting in a building parti consisting of 3 aggregate forms that respond to the historic pattern of building lots on Fort Street, and give the impression of separate urban infill additions built over time.

The application by Salient proposes to retain the 819-823 Fort and 825 Fort façades in situ to rehabilitate them. The ground-floor retail storefronts feature inset front entrances and large glazed windows constructed using the remaining authentic wooden components and new wooden components maintaining the historic rhythm of Fort Street. The existing aluminum storefront at 819-823 Fort will be removed and reconstructed in wood to the original character and configuration of the building based on the circa 1960 configuration.

The second-floor windows on the front façade of 819-823 Fort will be refurbished and the cornices and parapet will be repaired and seismically restrained back to the building structure.



The contemporary addition is complementary to the historic façade yet thoughtfully differentiated in details, materiality and pattern. It is set back above the second level to feature the façade and show the redevelopment as continuing to grow in its existing modules. The large setback above the second and third level maintains a human scale street wall to activate retail services at the ground level.

Although Salient intends to be the long-term owner and operator of this property, a designation of this façade will ensure its distinguishing features are retained and maintained in their historic form for the life of the building, and that it cannot be demolished or altered without consent of City Council.

Thank you for the opportunity to submit this application to designate the principal façade of 819-823 Fort as heritage. We look forward to working with City Staff and with the Victoria Civic Heritage Trust team to rehabilitate this historic façade.

Sincerely,

825 Fort Holdings Ltd. c/o The Salient Group

Robert Fung
President

cc: Merinda Conley, Senior Heritage Planner

6. **819-823, 825 and 827 Fort Street**
Heritage Alteration Permit with Variances Application No. 00009
Heritage Designation Application No. 000176

Attendees: Sydney Schwartz, MCM Partnership; Kristine Liu and Robert Fung, The Salient Group; Chelsea Dunk, Donald Luxton & Associates; Will King, Waymark Architecture; Bruce Johnson, RJC Engineers

Merinda Conley provided a brief summary of the application.

Panel Questions and Comments

- Are the units for rental or purchase? Sydney Schwartz: Rental.
- What will be the depth of the retail space? Robert Fung: The retail space will be 60 ft deep. Only the façades will be retained.
- There are a number of interior bedrooms without windows. Sydney Schwartz: Yes, on the podium level there are two bedroom suites in which the rear bedrooms do not have windows. These suites have higher ceilings and attention will be given to material treatments and lightness to maximize light into these deeper spaces. Robert Fung: There are units on the second and third levels that have internal bedrooms. These bedrooms could have sliding glass doors or transom windows to provide light. Panel: Are windowless bedrooms allowed under the building code?
- Have shadow studies been done? The building, on the south side of Fort Street, would cast a long shadow across the street. The concern is in the shoulder seasons (spring and fall). Sydney Schwartz: The spring equinox shadow touches the buildings across the street at noon (shadow study chart was shown).
- Is 827 Fort Street included in the heritage designation? Merinda Conley: No, it was determined at the time of designation (2008) that the building was not worthy of designation due to the number of alterations over time. The Council minutes and motions from 2008 were reviewed and discussed with the City Solicitor. The building was not identified in the Statement of Significance. Panel: Who was the architect of 827 Fort Street and the year built? This building was built in the 1950s and could have significance.
- The height of the building will dominant the block and set a precedent. The proposed setbacks are not adequate. A lower building and more setback would mitigate the shadowing issue.
- The project straddles two zones: one allows 43m and the other 15.5m in height. The proposal is requesting 35.2m in height. That is a substantial variance for the height. Robert Fung: Information was provided regarding the allowable heights for this site in the existing zones and in the Downtown Core Area Plan.
- Does the proposal meet the guidelines for the DPA 7B (HC): Corridors Heritage? Merinda Conley: The guidelines support the proposal. Panel: Does the additional height encourage human-scaled urban design? If it does not, it deviates from policy.
- Architecturally, there is too much consistency in materials between the lower and upper floors. It would be preferable if the upper floors had more glass rather than brick. The scale of detail on the brick part of the building is less than that of other buildings on Fort Street.
- The windows on the base, body and cap are well done.
- The proposal says nothing about the robustness of the Fort Street Heritage Corridor. The podium of the building needs greater detail to increase the integration of the design. There is no harmony between the new building and the older buildings on the

corridor. The new construction on the streetscape reflects the tower, not the existing buildings.

- It is unfortunate that only the two façades are being conserved and not the buildings.
- The Panel would like to hear the Advisory Design Panel's motion for this project.
Alison Meyer: Council looks for independent consideration by the Panels. The draft ADP motion was read aloud.
- The retention of the heritage building façades maintains the pedestrian rhythm on the street. The podium maintains the height along the street.

Moved

Seconded

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00009 for 819-823, 825 and 827 Fort Street be approved with the following changes:

- increase in height beyond the maximum allowable of 30m not be allowed
- Increase the setback of the tower from the streetwall subject to the zone
- confirmation of heritage designation of 827 Fort Street.

Carried (4 in favour; 2 opposed)

Moved

Seconded

That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 819-823 Fort Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site.

Carried (unanimous)

Rezoning and Heritage
Alteration Permit with
Variances for 819-823, 825 &
827 Fort Street
&
Heritage Designation for
819-823 Fort Street



Existing Site



827 Fort

825 Fort

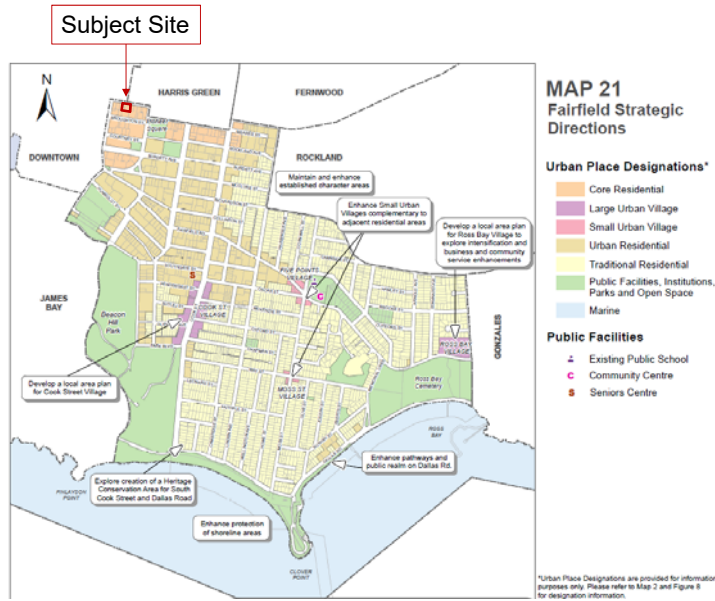
819-823 Fort



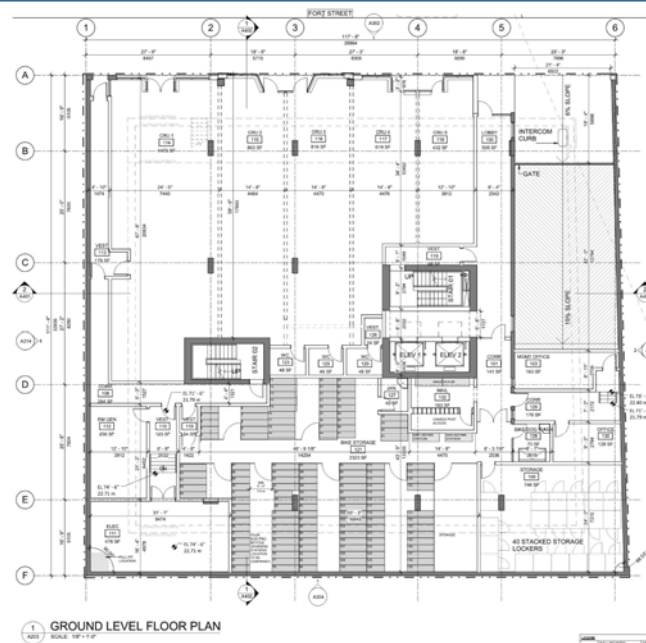
Street Context



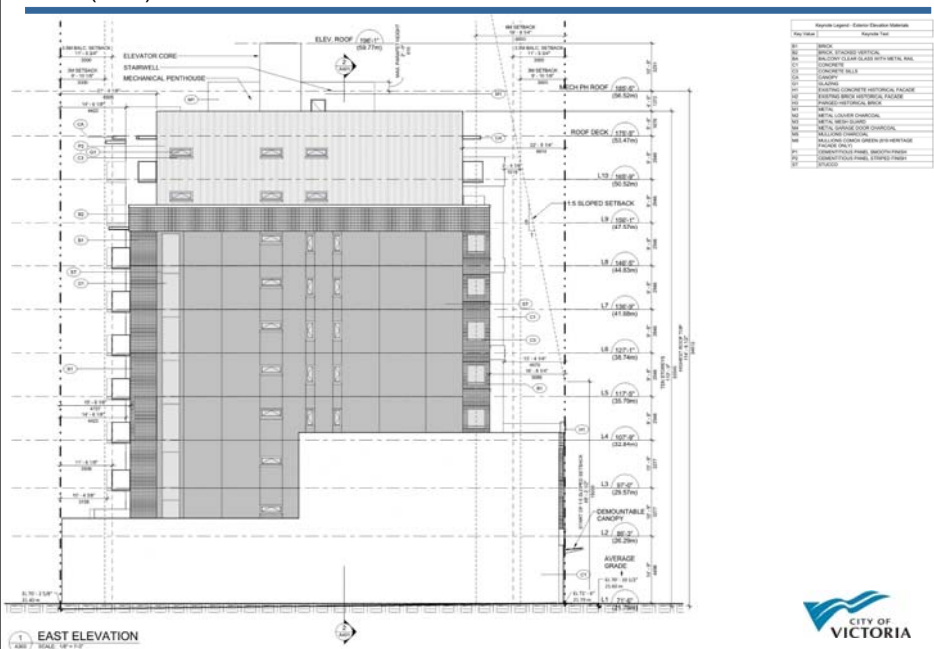
OCP Designation



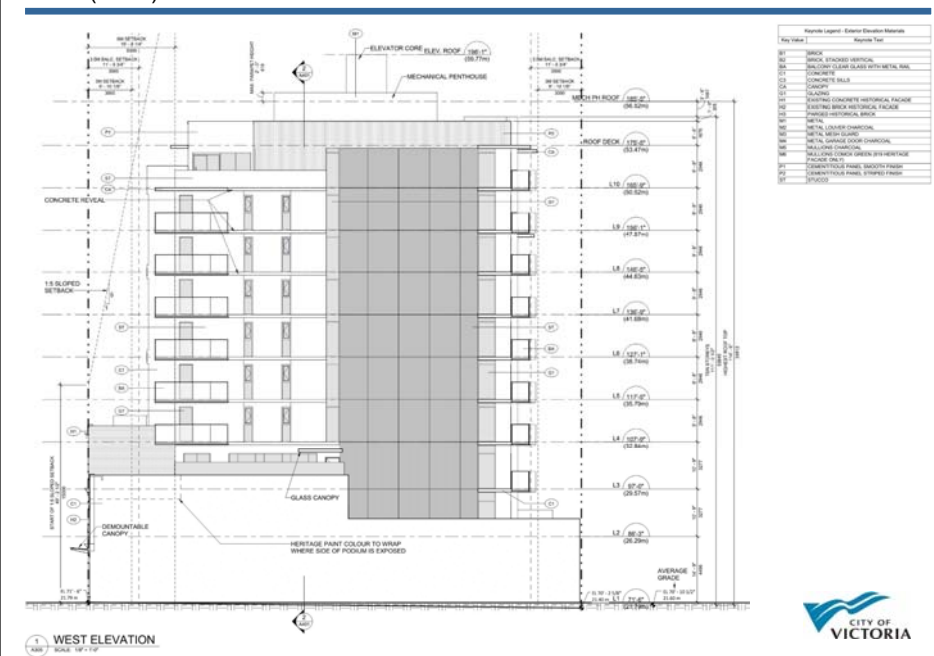
Site Plan/Ground Floor Plan



Side (East) Elevation



Side (West) Elevation

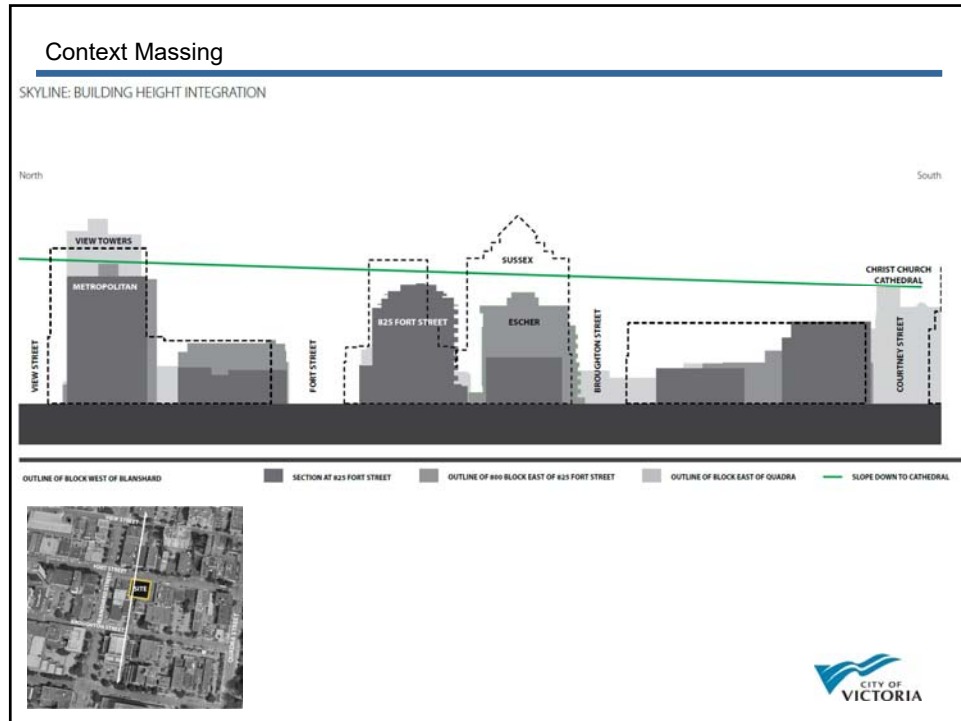


Materials Board



Streetscape Elevations





Rendering – North



Rendering – South East



Rendering – North West



Existing Heritage Buildings – 819-823 Fort Street, 825 and 827 Fort Street



1960



Existing Heritage Buildings – 819-823 Fort Street, 825 and 827 Fort Street



↑
827 Fort

↑
825 Fort
BC Hardware Co.

↑
819-823 Fort
Turkish Bath House



BC Hardware Company Building – 825 Fort Street



Detail photos showing the historic front facade in 1940s (left), 1960s (middle), and its existing condition in 2017 (right).

1940s

1960s

2017



BC Hardware Company Building – 825 Fort Street



Historic front facade of B.C. Hardware Company Building, addressed at 825 Fort Street, 2017



Turkish Bath House – 819-823 Fort Street



1960

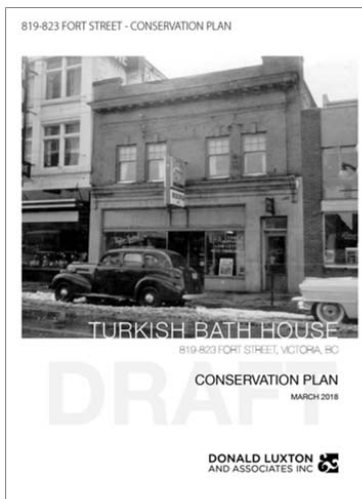
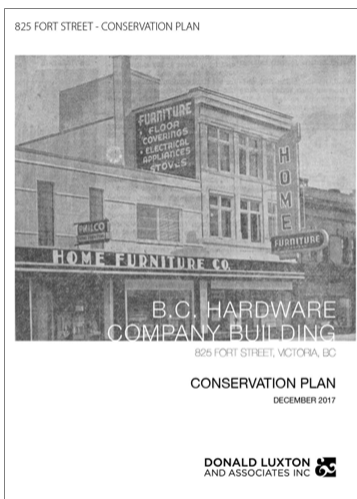


2017

*Top: Historic building at 819-823 Fort Street, 1960, (City of Victoria Archives M03921_141)
Bottom: Existing condition of the historic building, 2017*



Heritage Conservation Plans



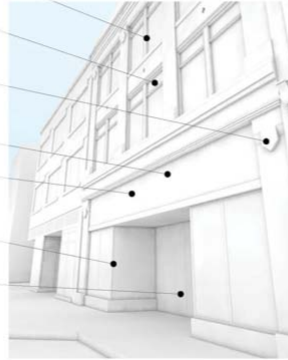
Heritage Conservation Plans



Preservation, Rehabilitation and Restoration of Character-Defining Elements

825 FORT STREET STOREFRONT

- Preserve and repair in kind windows and glazing
- Remove dropped ceiling to reveal original transom glazing and light penetration
- Investigate parging on columns and lintel to determine if original detailing can be restored
- Remove existing awning and frame
- Retain and repair-in-kind original storefront transom
- Rebuild shop front glazing to suit original materials and details
- Rehabilitate storefront entry to reflect heritage character of building, referencing available archival documents



Rehabilitated storefront at 825 Fort Street



Existing storefront at 825 Fort Street



Preservation, Rehabilitation and Restoration of Character-Defining Elements

819-823 FORT STREET STOREFRONT



Existing storefront at 819-823 Fort Street



Rehabilitated storefront at 819-823 Fort Street

- Preserve and repair in kind windows and glazing
- Remove dropped ceiling to determine in any original materials/elements are intact
- Remove existing awning and frame
- Rehabilitate heritage transom glazing and frames to reflect heritage character based on archival documents
- Remove applied tile and investigate original parging and brickwork to determine if original materials are intact and can be retained
- Rehabilitate storefront entry to reflect heritage character of building, referencing available archival documents
- Rehabilitate storefront glazing to reflect heritage character of building, referencing available archival documents



Standards and Guidelines for the Conservation of Historic Places in Canada



- maintain proportion and spatial relationships
- reveal and reinstate character-defining elements
- maintain heritage value of the place
- design a new addition that draws a clear distinction between what is historic and what is new
- reinstate exterior form based on documentary and physical evidence



Standards and Guidelines for the Conservation of Historic Places in Canada



- select a new use that suits the existing building form without dramatically altering the exterior form
- design a new addition that is compatible in terms of materials and massing



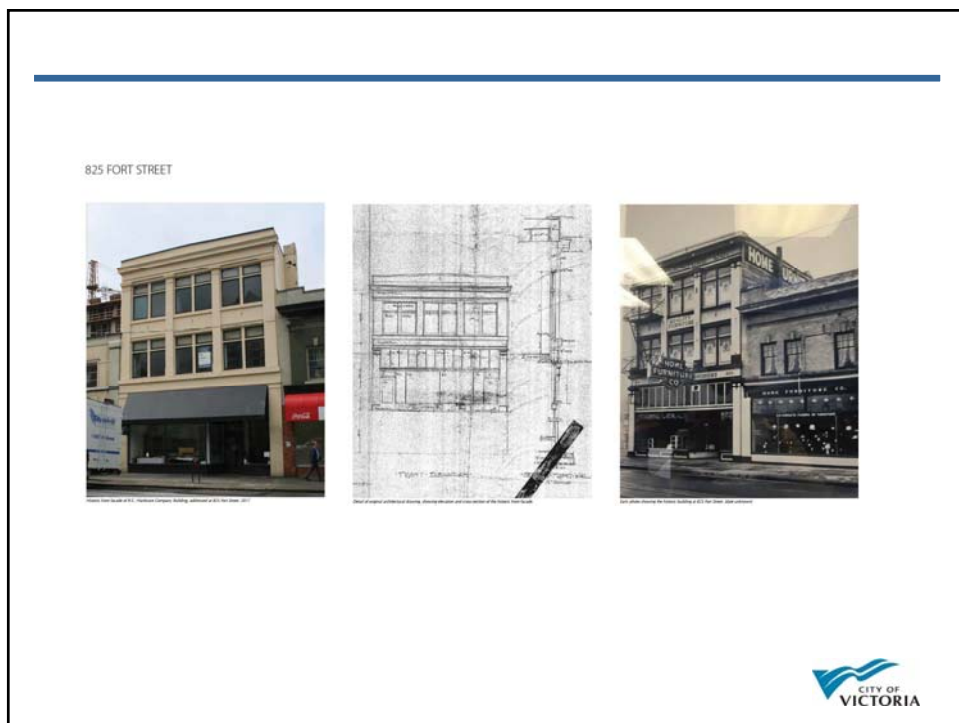
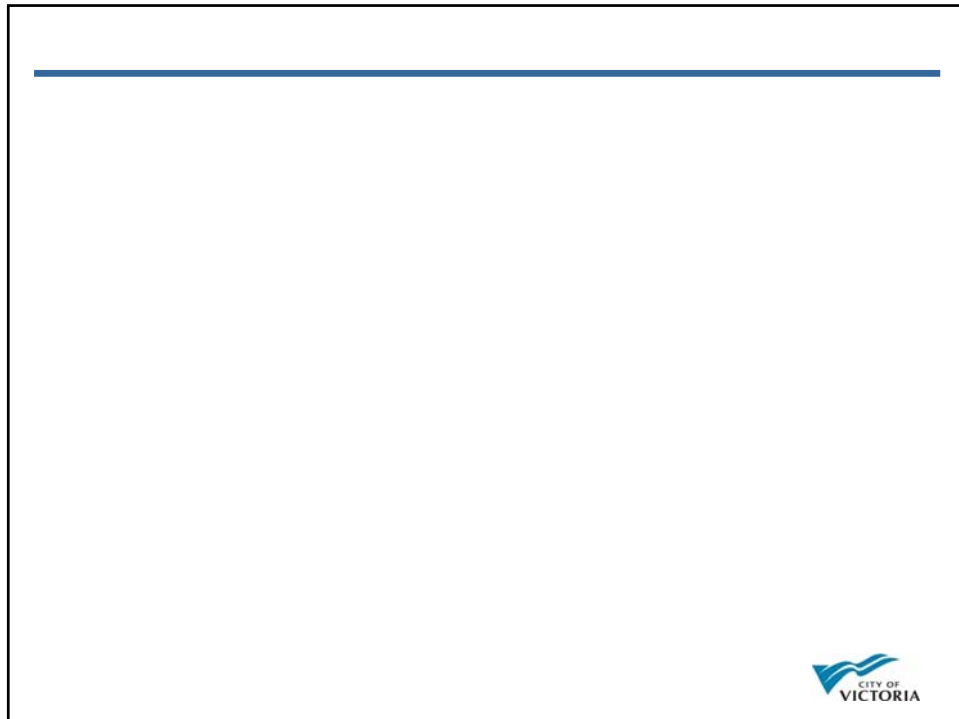
Standards and Guidelines for the Conservation of Historic Places in Canada

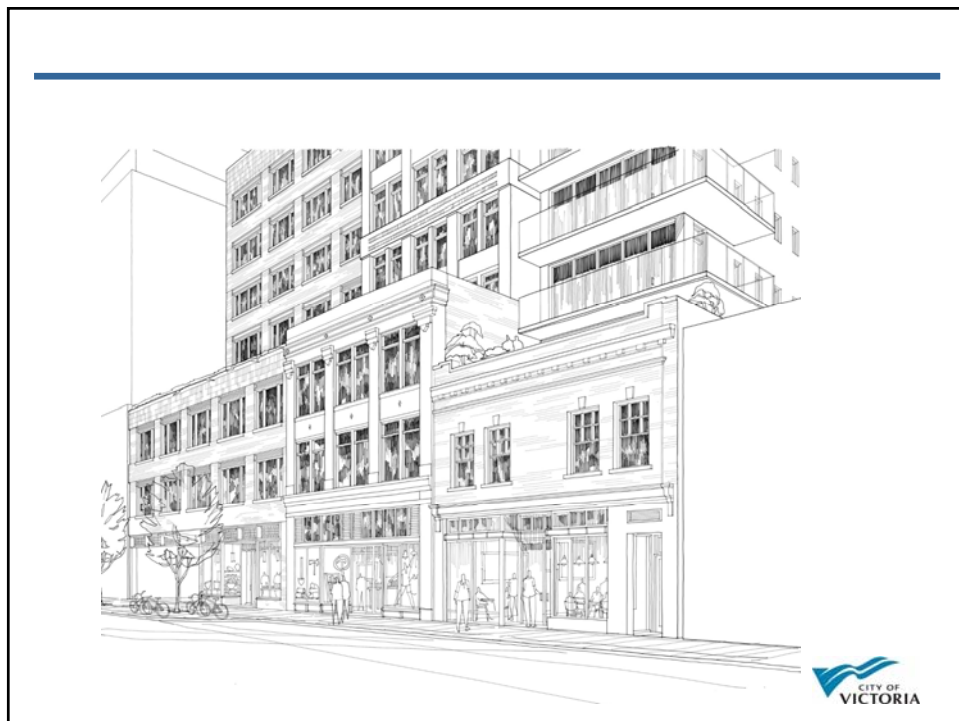
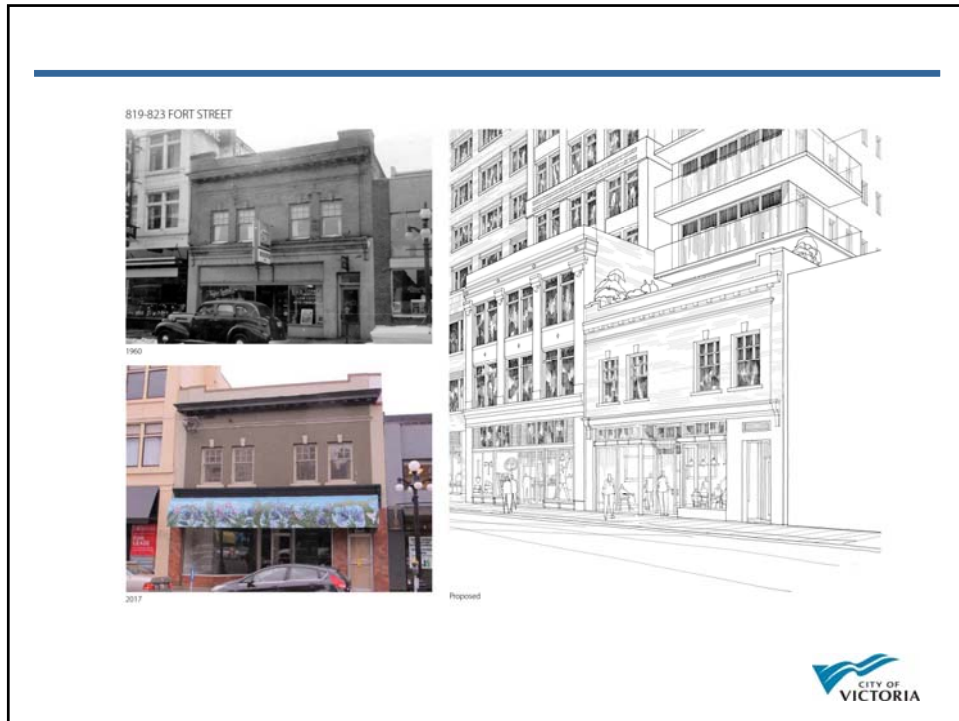
- modern cement addition with a cement finish is set back while complementing the colour, material, and the pattern of windows and of the three-storey heritage-designated building below
- new storefront on the east side is clad with white brick that is contemporary yet compatible with the scale and masonry treatment of the podium, and a modern interpretation of the two-storey building that would be replaced
- two-storey heritage facade on the west side would be heritage-designated and retain its contribution to the pedestrian experience

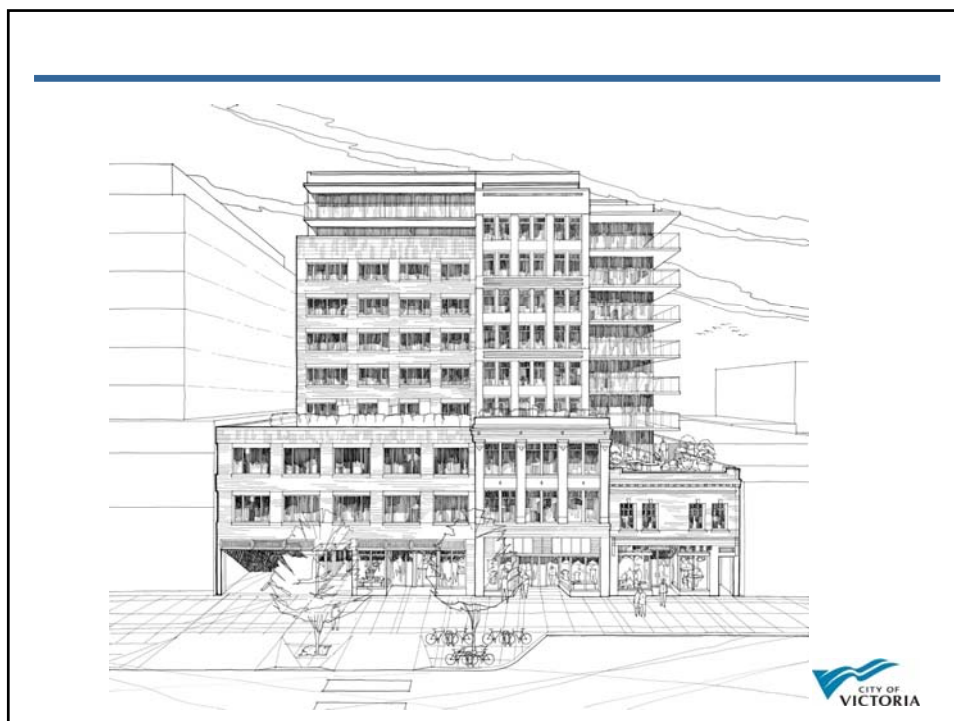


In Conclusion









Existing Heritage Buildings



827

825

819-823





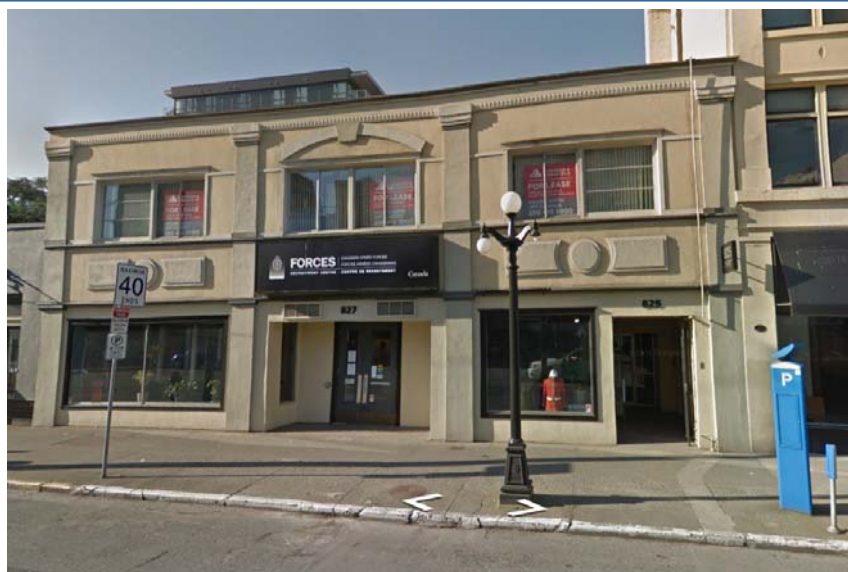
Our Site



825 Fort Street



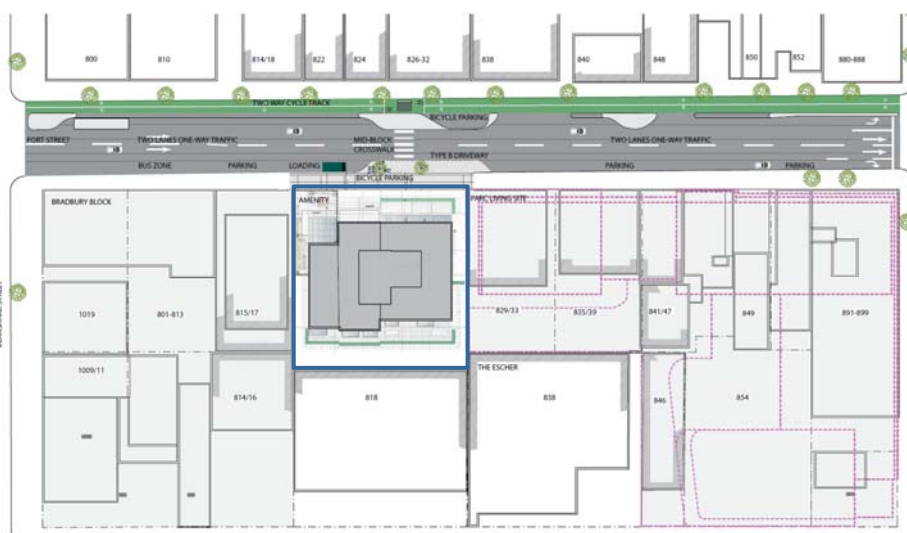
819-823 Fort Street



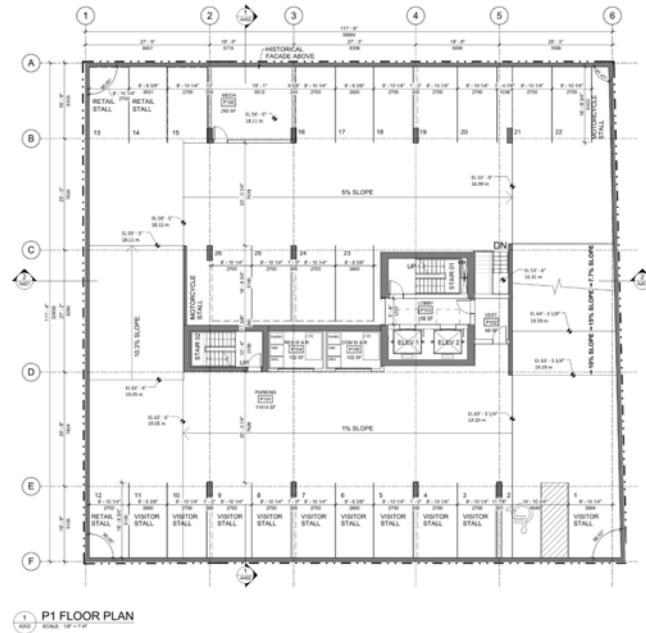
Materials Board



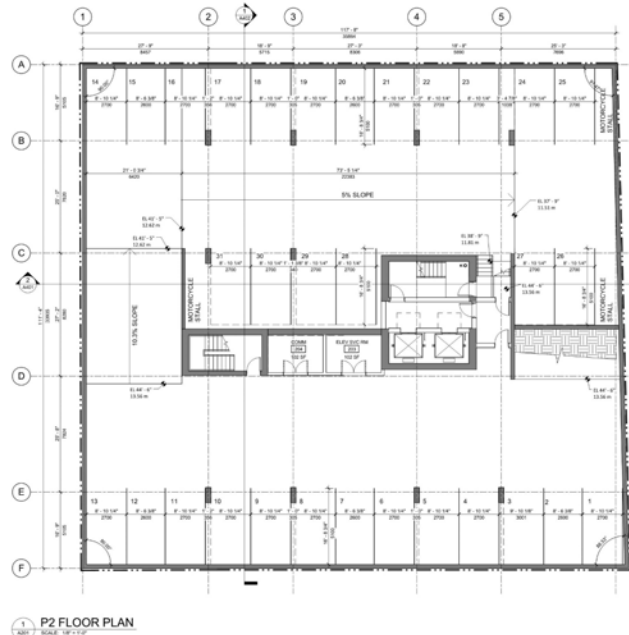
Site Plan



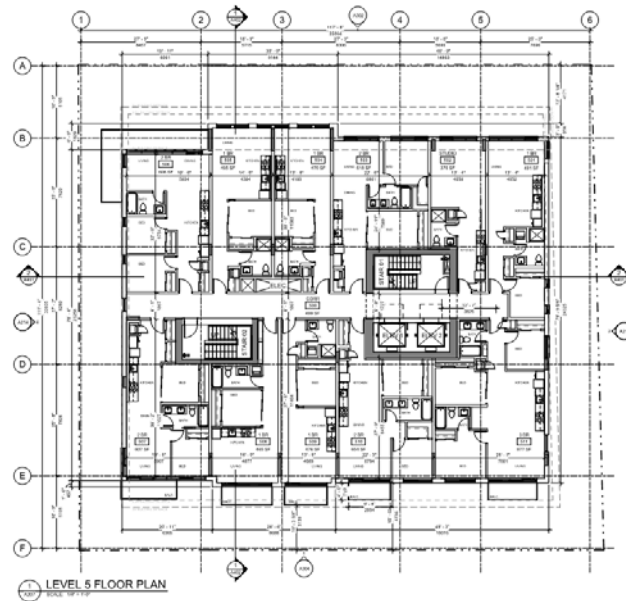
Floor Plan – Parking Below Ground Level 1



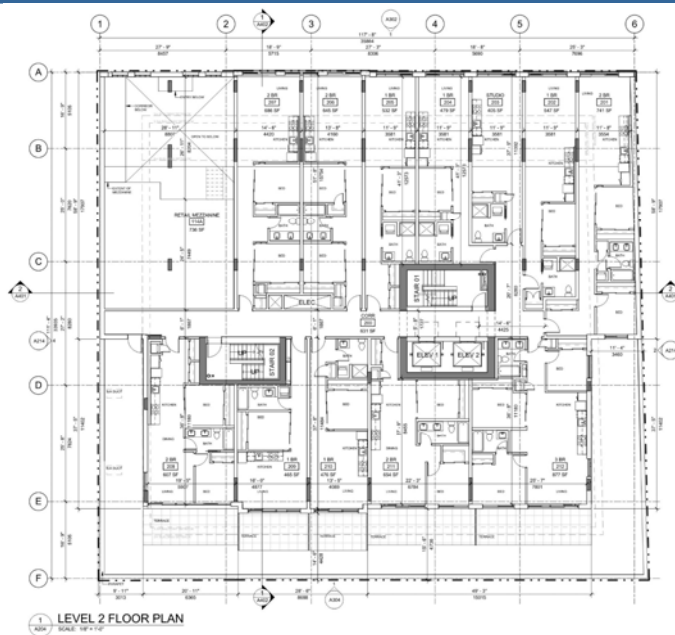
Floor Plan – Parking Below Ground Level 2



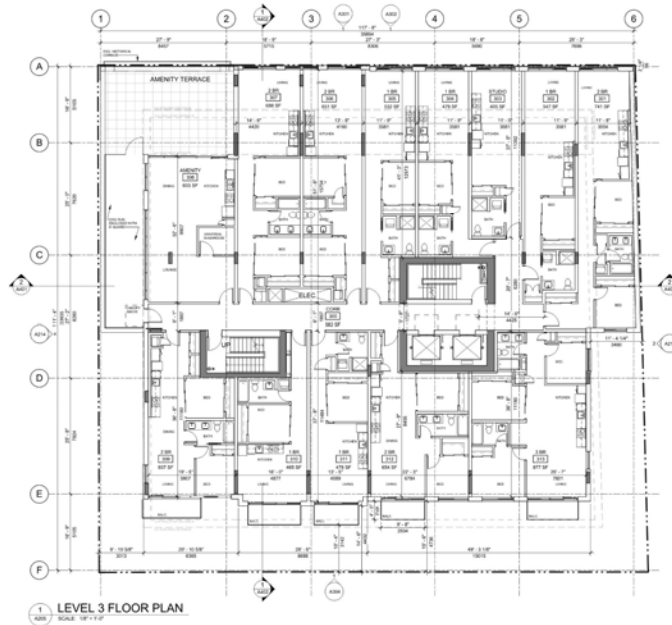
Floor Plan – Levels 5-8



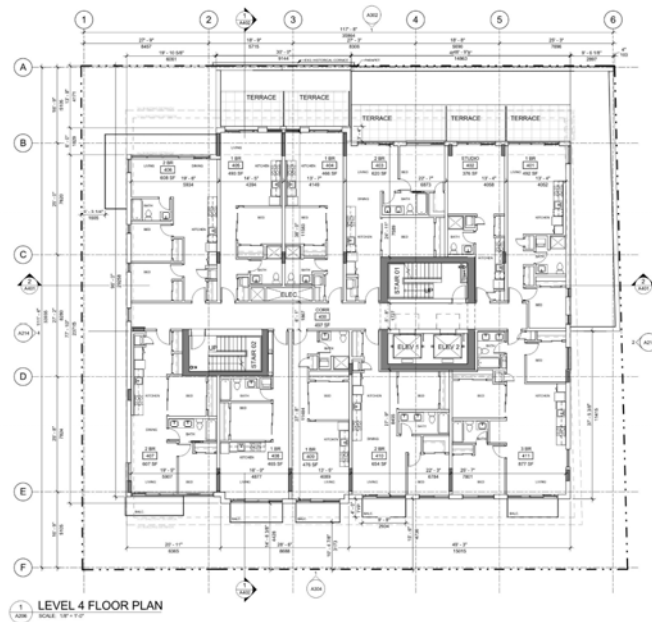
Floor Plan – Level 2



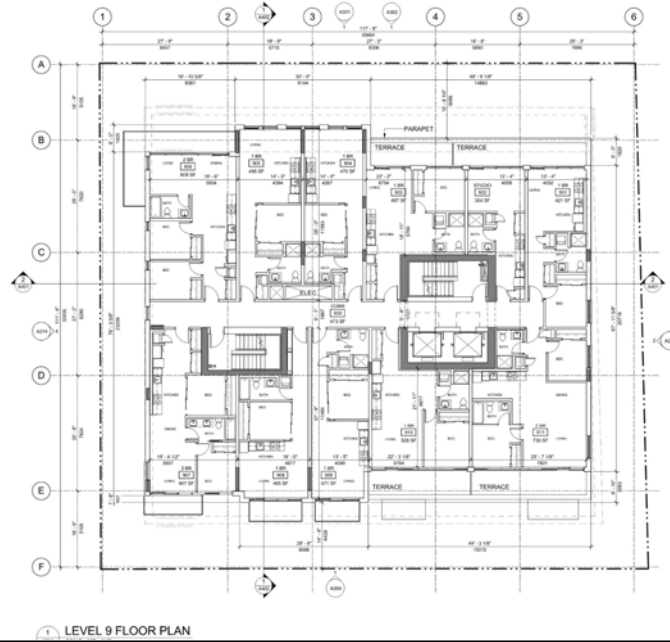
Floor Plan – Level 3



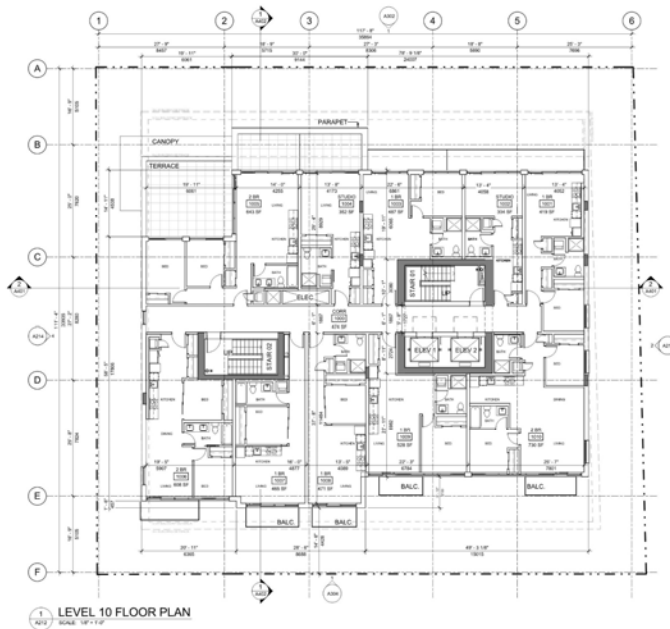
Floor Plan – Level 4



Floor Plan – Level 9



Floor Plan – Level 10



I.1 Committee of the Whole

I.1.a Report from the January 24, 2019 COTW Meeting

I.1.a.a 1516-1564 Fairfield Road - Rezoning Application No. 00677 (Fairfield)

Moved By Councillor Alto
Seconded By Councillor Collins

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00677 for 1516-1564 Fairfield Road, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set.

CARRIED UNANIMOUSLY

I.1.a.b 819-823, 825 and 827 Fort Street - Rezoning Application No. 00621, Heritage Alteration Permit Application with Variances No. 00009, and Heritage Designation Application No. 000176 (Fairfield)

Moved By Councillor Thornton-Joe
Seconded By Councillor Alto

Rezoning Application No. 00621

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No. 00621 for 819- 823, 825 and 827 Fort Street, that first and second reading of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once the following conditions are met:

1. Direct staff to explore options for short term bike parking.
2. Direct staff to explore additional opportunities for outdoor space on the top of the roof.
3. Plan revisions to address setback and building design issues, as outlined in the concurrent Heritage Alteration Permit (No. 00009) report, to the satisfaction of the Director of Sustainable Planning and Community Development.
4. Preparation and execution of legal agreements to secure the tenure of all dwelling units as rental in perpetuity, to the satisfaction of the Director of Sustainable Planning and Community Development.

Heritage Alteration Permit with Variances Application No. 00009

That Council, subject to design revisions to step back the upper storey from the side and rear property lines, increase the setback to the balconies on the south and west elevations and provide greater articulation of the west facade to improve the overall fit with the context and after giving notice and allowing an opportunity for public comment and after a Public Hearing for a Rezoning Application, if it is approved, consider the following motion:

"That Council authorize the issuance of Heritage Alteration Permit Application with Variances No. 00009 for 819-823, 825 and 827 Fort Street, in accordance with:

1. Plans, date stamped October 25, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variances:
 - increase the height from 30m to 33.5m
 - reduce bicycle parking from 12 to 0
 - reduce parking from 75 stalls to 57 stalls.
3. Receipt of a car-share agreement that includes 45 MODO car-share memberships for residents without vehicles in perpetuity and a dedicated car-share vehicle parking stall on site.
4. Final plans to be generally in accordance with the plans identified above to the satisfaction of the Director of Sustainable Planning and Community Development.
5. Heritage Alteration Permit with Variances lapsing two years from the date of this resolution."

Heritage Designation Application No. 000176

That Council approve the designation of the property located at 819-823 Fort Street, pursuant to Section 611 of the *Local Government Act*, as a Municipal Heritage Site, and that first and second reading of the Heritage Designation Bylaw be considered by Council and a Public Hearing date be set, concurrent to consideration of Rezoning Application No. 00621 if it is approved.

CARRIED UNANIMOUSLY