

1

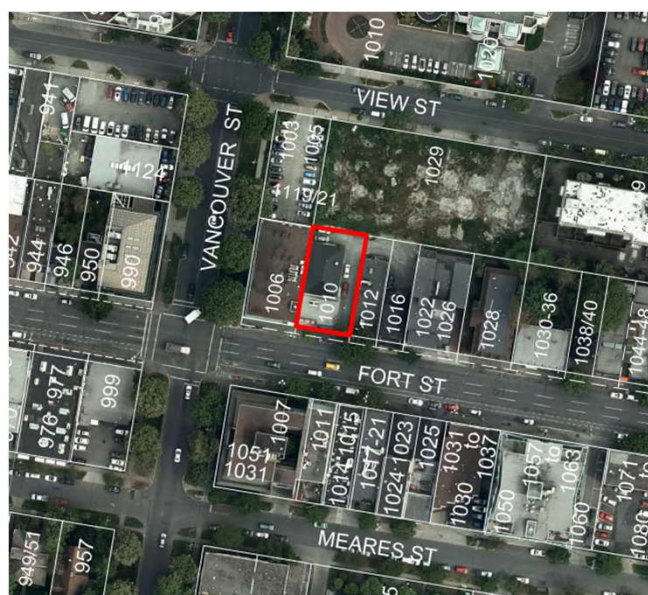
Rezoning and Development
Permit with Variances
Application
for
1010 Fort Street



1

Aerial Photo

2



2

Aerial Photo

3

**PARCEL SIZE**

- 629m²

OCP DESIGNATION

- Core Residential

ZONING

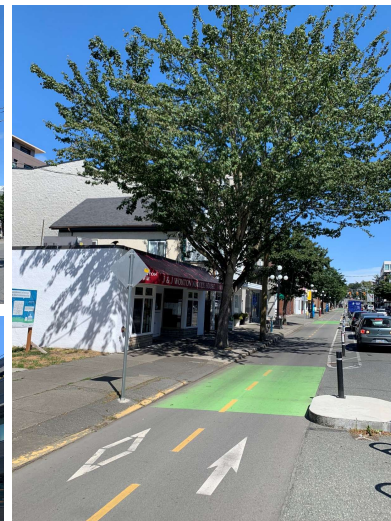
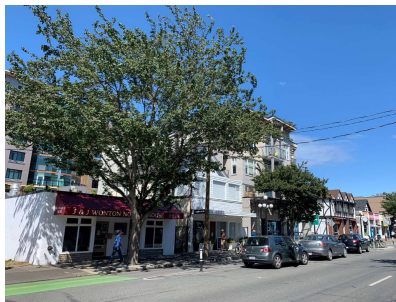
- CA-42 Harris Green Commercial District
 - 4-storey mixed-use
 - No parking required



3

Fort Street Context

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4

Adjacent Context

5



5

Subject Site – 1010 Fort

6



6

Zoning CA-42 – Harris Green Commercial District

7

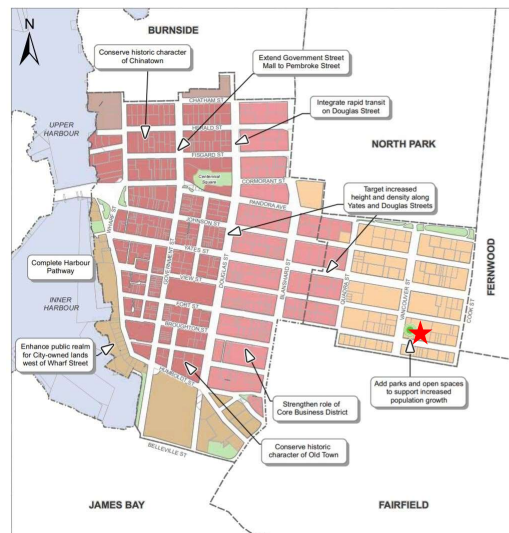
- increasing the maximum floor space ratio (FSR) from 2.5:1 to 5.37:1
- increasing the maximum number of storeys from 4 to 13
- increasing the maximum height from 15.50m to 39.29m
- decreasing the minimum front setback from 3.00m to 0.00m.



7

Official Community Plan (OCP) Strategic Directions

8



- Urban Place Designations***
- Core Historic
 - Core Business
 - Core Employment
 - Core Inner Harbour/Legislative
 - Core Residential

- Multi-unit residential, commercial and mixed-use
- Up to approximately 20 storeys



8

Downtown Core Area Plan (DCAP)

9



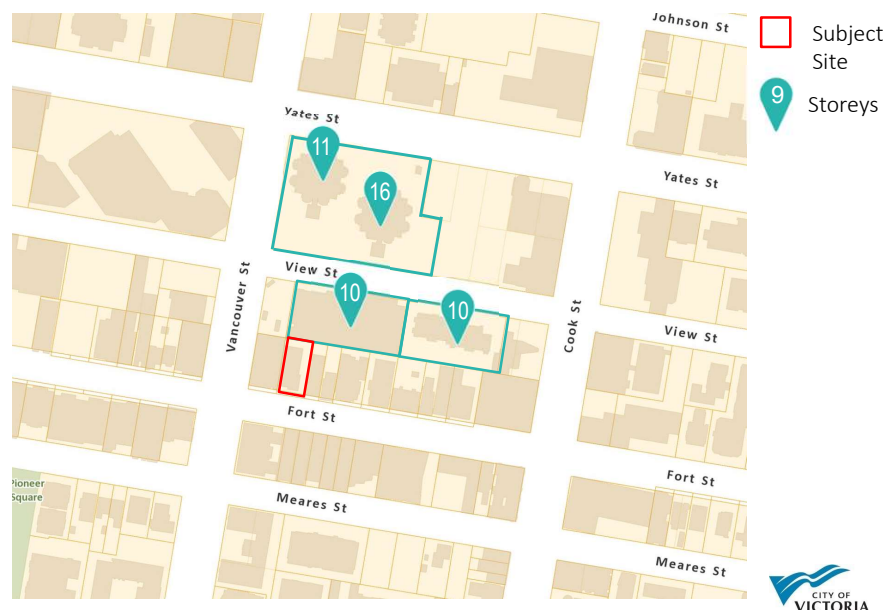
- Encourage multi-use residential development appropriate to the context
- Up to 45m in height
- Up to a maximum 5.5:1 FSR



9

Land Assembly

10



10

Compliance with OCP

11

October 2018



- decrease density from 5.70:1 to 5.37:1 FSR
- increase number of storeys from 9 to 13 (including the mezzanine)
- increase height from 34.85m to 39.29m.

*“That urban design at every scale... is responsive to Victoria’s geographic context and existing pattern of development, **achieves excellence**, and creates memorable places*”

June 2020



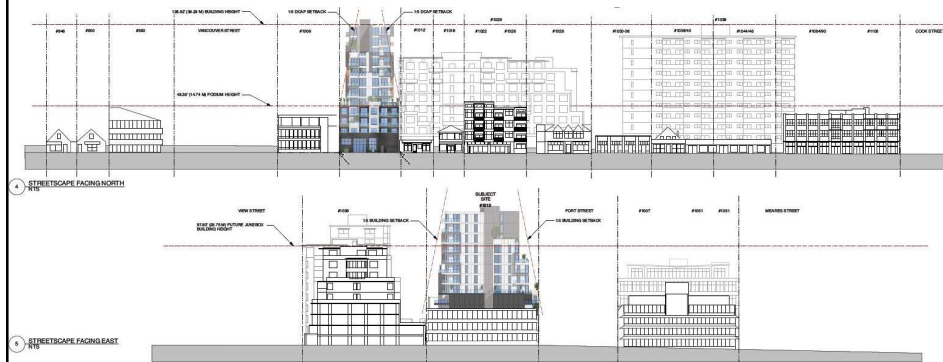
*That new buildings and features contribute to the sense of place in development permit areas and heritage conservation areas through **sensitive and innovative** responses to existing form and character ”*



11

Streetscape Context

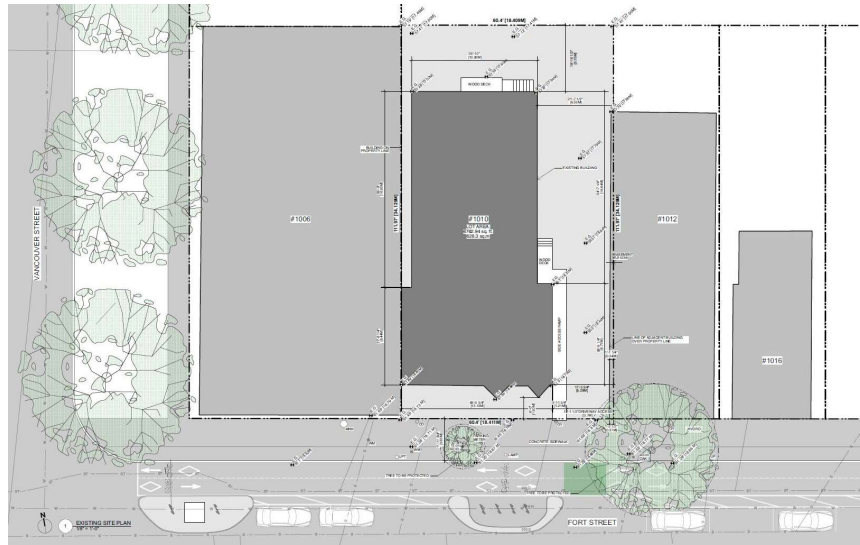
12



12

Existing Site Plan

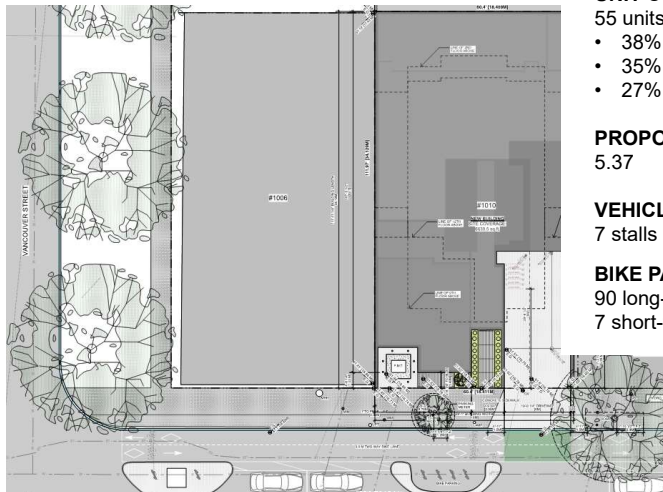
13



13

Proposed Site Plan

14



UNIT COUNT:

- 55 units
- 38% bachelor
- 35% 1 bedroom
- 27% 2 bedroom

PROPOSED FSR:

5.37

VEHICLE PARKING:

7 stalls

BIKE PARKING:

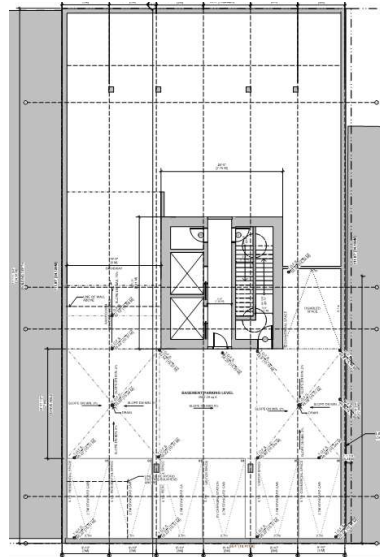
90 long-term,
7 short-term



14

Parking Level

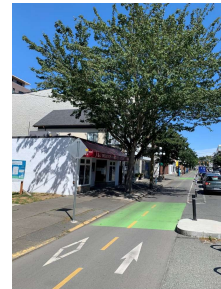
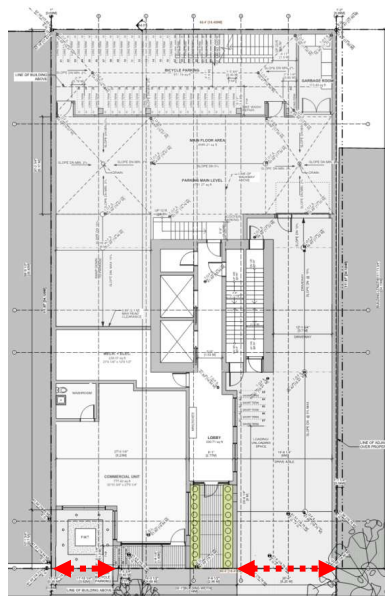
15



15

Main Floor

16



16

Streetscape Rendering

17



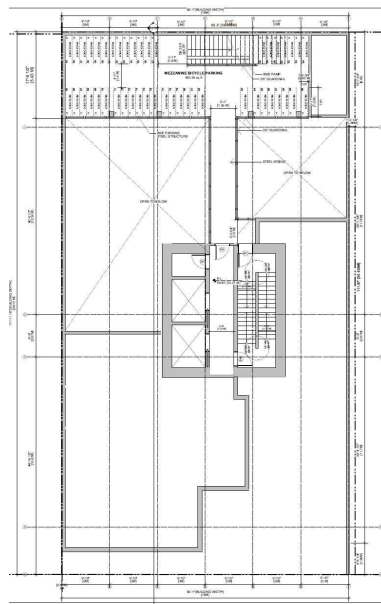
2 View Looking Northwest
NTS



17

Mezzanine

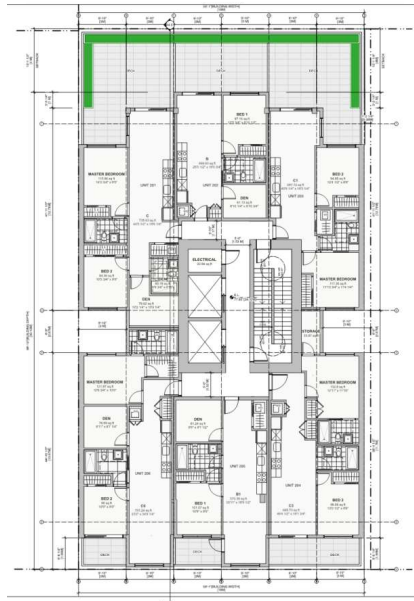
18



18

2nd Floor

19



19

3rd Floor

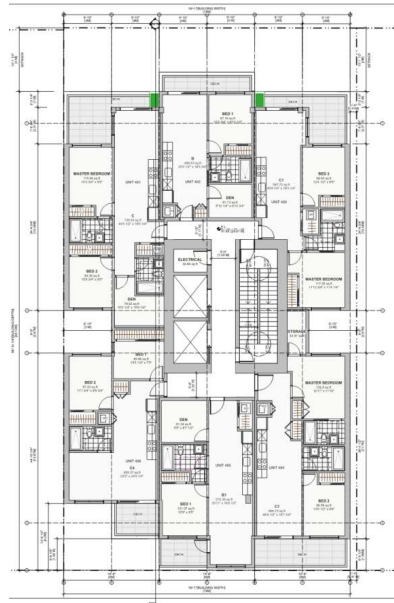
20



20

4th Floor

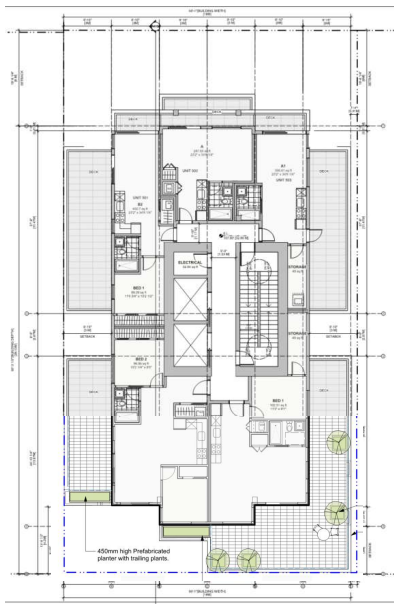
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21

5th Floor

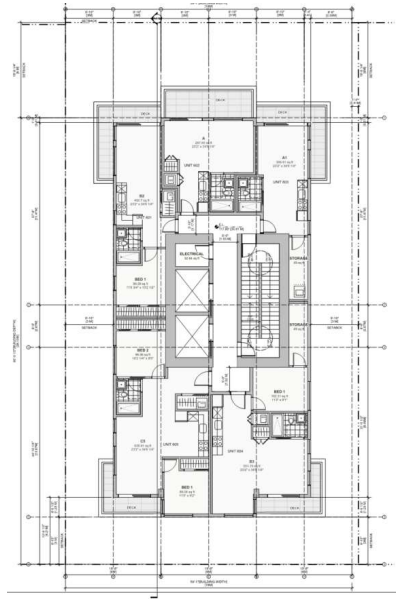
22



22

6th and 7th Floors

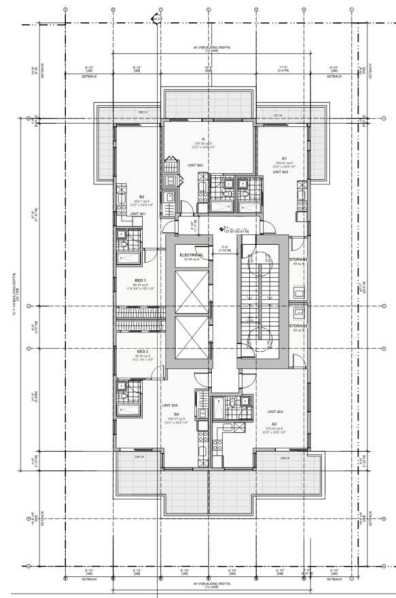
23



23

8th Floor

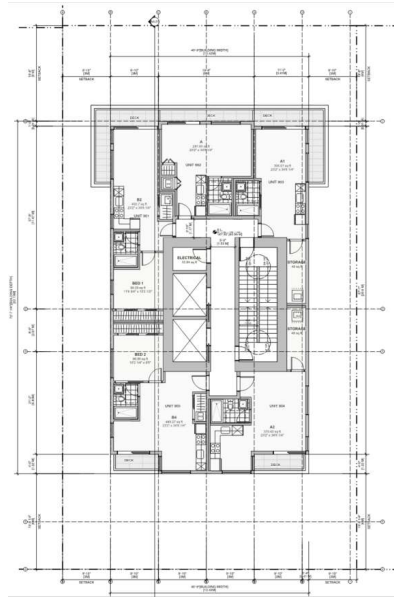
24



24

9th Floor

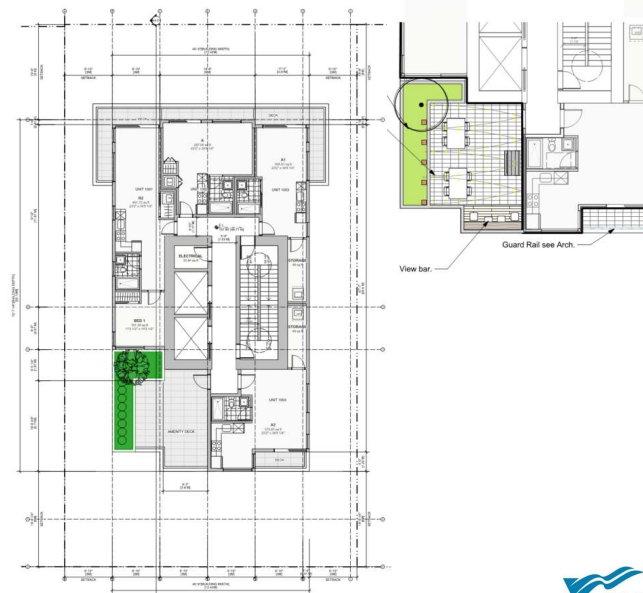
25



25

10th Floor

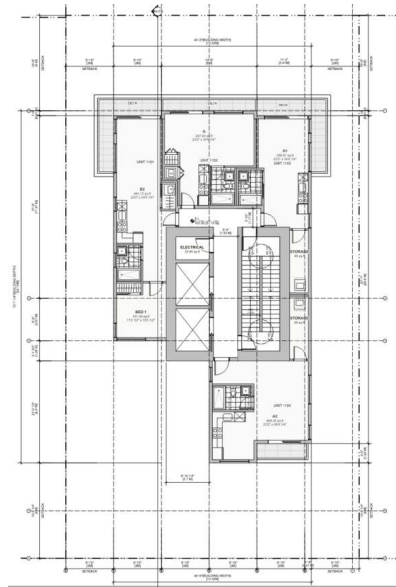
26



26

11th and 12th Floor

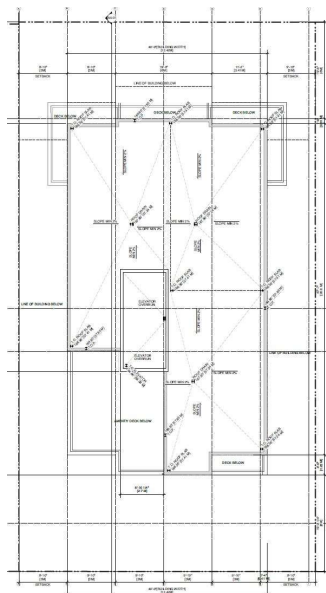
27



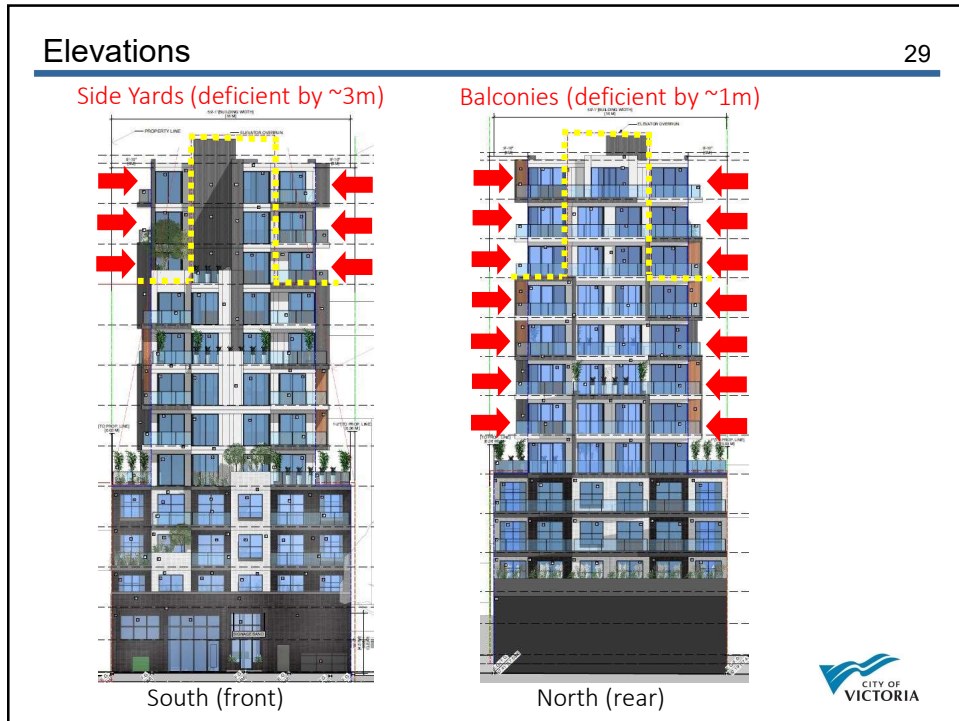
27

Roof

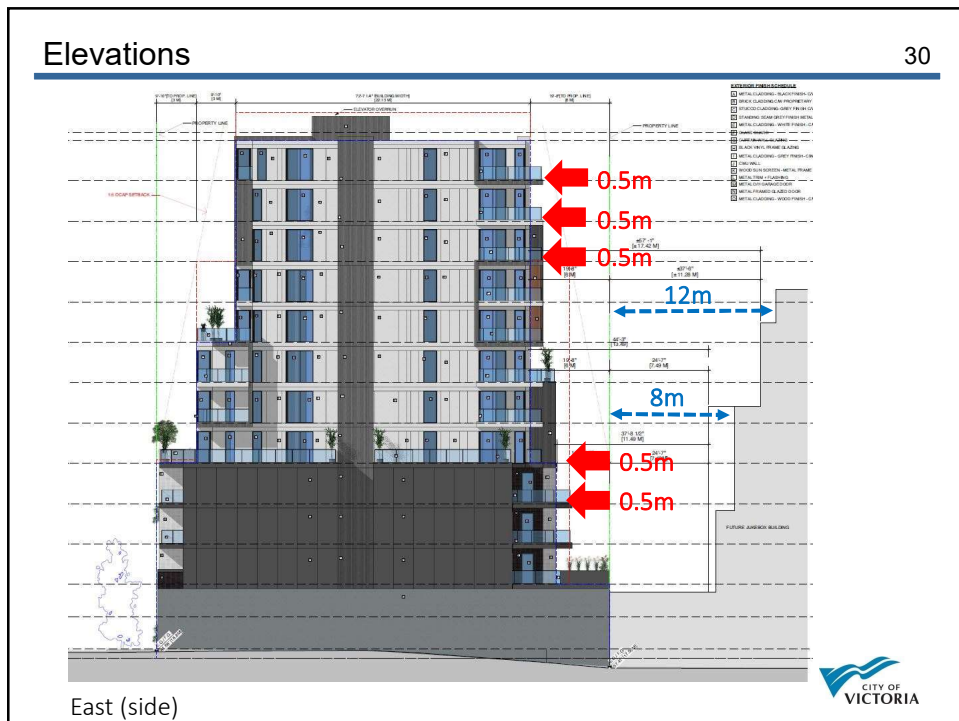
28



28



29



30

Elevations

31



West (side)

31

Elevations (comparisons to previous proposal)

32



East (side) 2018



East (side) current



32

Elevations (comparisons to previous proposal)

33



West (side) 2018



West (side) current



33

Shadow Studies

34



34

Massing

35



35

Massing

36



36

Massing

37



Design does not meet objectives related to DPA 7B:

- Massing
- Building separation
- Architectural cohesion & design excellence
- Pedestrian experience
- Response to heritage context
- Parking (TDM)
- Access
- Impacts on bike lane



37

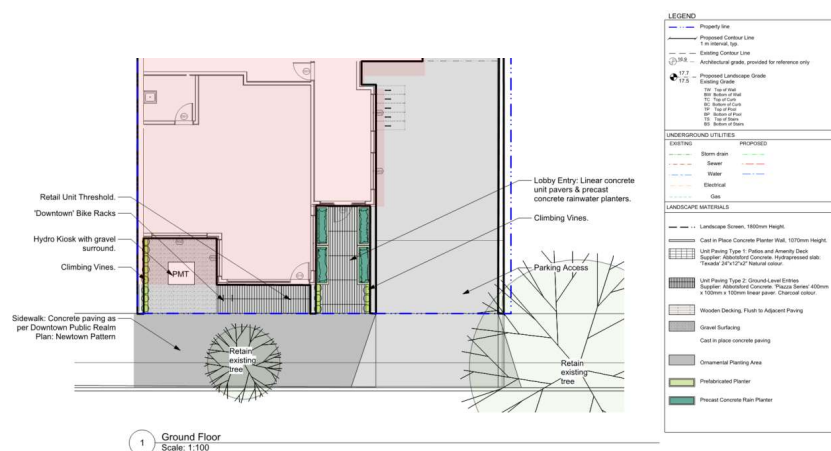
38



38

Landscape Design – Main Floor

39



39

Landscape Design – Level 2

40



40

Landscape Design – Levels 3 and 5

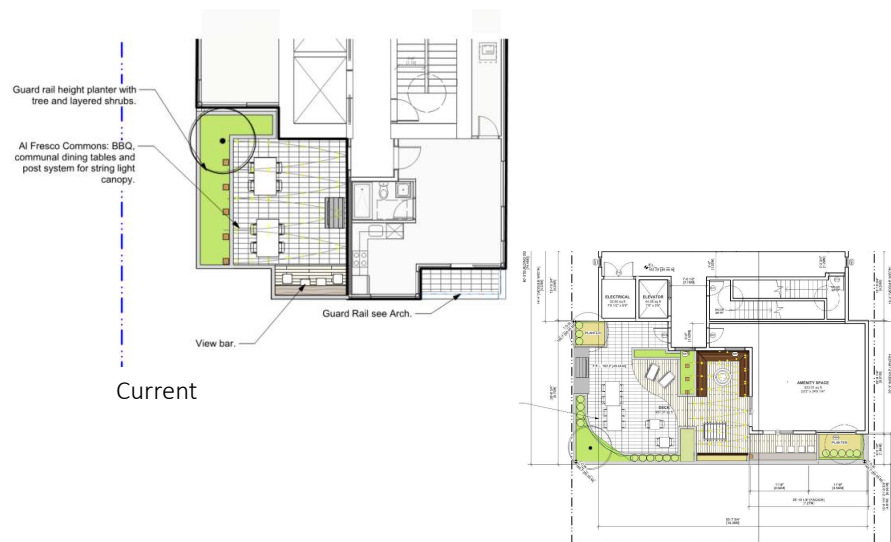
41



41

Landscape Design – Level 10 (Amenity Space)

42



October 2018



42

Building Design – Building Rendering



*Please note the streetscape is not accurate in this rendering.
The following pages represent the proposed streetscape

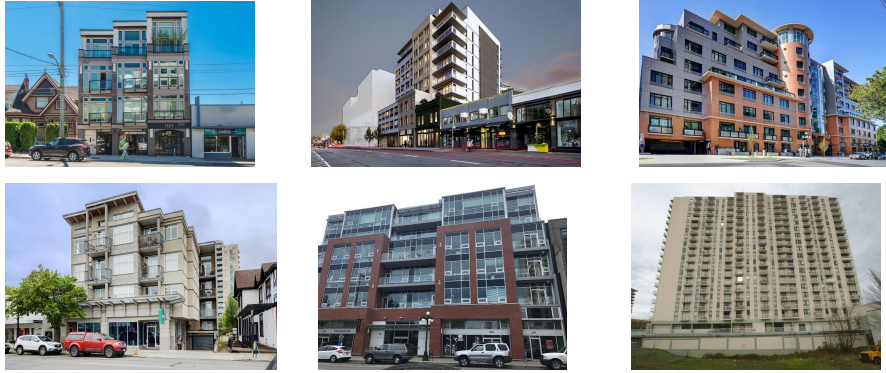


Building Separation Precedents in the Area



45

Building Design Precedents in the Area



45

46

Streetscape Rendering



1 View Looking North - Fort St.
N7S



46