

F.1.b.a 1125 Fort Street: Rezoning Application No. 00712, Development Permit with Variances Application No. 00142 and Heritage Designation Application No. 000192 (Fairfield)

Moved By Councillor Young
Seconded By Councillor Alto

Rezoning Application No. 00712

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00712 for 1125 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. That Council consider the Heritage Designation of 1125 Fort Street, consistent with plans date stamped September 9, 2020;
2. Preparation of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, to:
 - a. secure one of the proposed residential units as rental for a period of 20 years
 - b. ensure that a future strata cannot restrict the rental of units to non-owners.

Development Permit with Variances Application No. 00142

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No.00142, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No.00142 for 1125 Fort Street, in accordance with:

1. Plans date stamped September 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the vehicle parking from eight to four stalls, including a reduction of the visitor parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

Heritage Designation Application No. 000192

That Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, 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 with the Public Hearing for Rezoning Application No. 00712.

CARRIED UNANIMOUSLY

E.1 1125 Fort Street: Rezoning Application No. 00712, Development Permit with Variances Application No. 00142 and Heritage Designation Application No. 000192 (Fairfield)

Committee received a report dated January 7, 2021 from the Director of Sustainable Planning and Community Development regarding the Rezoning Application No. 00712, Development Permit with Variances Application No. 00142 and Heritage Designation Application No. 000192 for 1125 Fort Street in order to convert the existing building into multiple dwelling units and add dwelling units in a new addition at the rear, fronting Meares Street.

Moved By Councillor Young
Seconded By Councillor Loveday

Rezoning Application No. 00712

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning Application No.00712 for 1125 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. That Council consider the Heritage Designation of 1125 Fort Street, consistent with plans date stamped September 9, 2020;
2. Preparation of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, to:
 - a. secure one of the proposed residential units as rental for a period of 20 years
 - b. Ensure that a future strata cannot restrict the rental of units to non-owners.

Development Permit with Variances Application No. 00142

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No.00142, if it is approved, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No.00142 for 1125 Fort Street, in accordance with:

1. Plans date stamped September 9, 2020.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. reduce the vehicle parking from eight to four stalls, including a reduction of the visitor parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution.”

Heritage Designation Application No. 000192

That Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, 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 with the Public Hearing for Rezoning Application No. 00712.

Committee discussed the following:

- *Heritage value as it relates to the removal of a chimney*
- *Neighbouring properties*

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of January 21, 2021

To: Committee of the Whole **Date:** January 7, 2021

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Rezoning Application No. 00712 for 1125 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.00712 for 1125 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. That Council consider the Heritage Designation of 1125 Fort Street, consistent with plans date stamped September 9, 2020;
2. Preparation of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, to:
 - a) secure one of the proposed residential units as rental for a period of 20 years
 - b) Ensure that a future strata cannot restrict the rental of units to non-owners.

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 482 of the *Local Government Act*, a zoning bylaw may establish different density regulations for a zone, one generally applicable for the zone and the others to apply if certain conditions are met.

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 1125 Fort Street. The proposal is to rezone from the R3-1 Zone, Multiple Dwelling District to a new site-specific zone in order to convert the existing building into multiple dwelling units and add dwelling units in a new addition

at the rear, fronting Meares Street. There is a concurrent Development Permit with Variances application, as well as a Heritage Designation application, that are presented in separate reports.

The following points were considered in assessing this application:

- the proposal is generally consistent with the *Official Community Plan, 2012* (OCP) Urban Residential Urban Place Designation in terms of use, built form and character
- the applicant is offering a Housing Agreement to secure one of the units within the existing building as a rental unit for a period of 20 years
- the proposed density of 1.92 to 1 Floor Space Ratio (FSR) can be considered justified given the proposed heritage designation of the existing building and provision of a rental unit; however, a land lift analysis has not been completed to validate this
- the proposal is consistent with the *Fairfield Neighbourhood Plan, 2019*, which encourages more housing focused on the Fort Street corridor as well as the adaptive reuse of existing housing stock.

BACKGROUND

Description of Proposal

This Rezoning application is to convert the existing building to two dwelling units and add three new residential units over parking within a new addition along Meares Street. The proposal includes a concurrent Heritage Designation of the existing building on Fort Street. The proposal also includes a Housing Agreement to secure one of the units within the existing building as rental for a period of 20 years.

The following differences from the current zone are being proposed and would be accommodated in the new zone:

- reduce the minimum site area from 920m² to 420m²
- increase the maximum floor space ratio from 1.20 to 1 to 1.92 to 1
- reduce the street boundary setback at Fort Street from 10.5m to 2.6m to the building face and 0.53 to the front stairs
- reduce the street boundary setback at Fort Street from 10.5m to 1.74m
- reduce the East and West side yard setbacks from 7.22m to 0m
- increase the maximum site coverage from 30% to 81%
- decrease the minimum open site space from 30% to 16%.

A variance to reduce the vehicle parking from eight stalls to four stalls is also proposed and will be discussed in relation to the concurrent Development Permit with Variances application.

Affordable Housing

The applicant proposes the creation of five new residential units which would increase the overall supply of housing in the area. A Housing Agreement is being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units. A Housing Agreement is also being proposed to secure one unit within the existing building as rental for a period of 20 years.

Sustainability

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation

The applicant has not identified any active transportation impacts associated with this application.

Public Realm

No public realm improvements beyond the City's standard requirements are proposed in association with this Rezoning application.

Accessibility

Accessibility measures beyond those contained in the British Columbia Building Code are not proposed.

Land Use Context

The area is characterized mainly by multi-unit residential buildings, with some commercial uses operating out of heritage houses along Fort Street.

Existing Site Development and Development Potential

The site presently contains a single family dwelling. Under the current R3-1 Multiple Dwelling District Zone, the property could be developed as a house conversion or multi-family dwelling; however, a multi-family dwelling would require a variance for the site area.

Data Table

The following data table compares the proposal with the R3-1 Multiple Dwelling District Zone. An asterisk is used to identify where the proposal does not meet the standard expressed in the existing zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m ²) – minimum	420.6*	920.0
Density (Floor Space Ratio) – maximum	1.92*	1.20
Total floor area (m ²) – maximum	808	N/A
Lot width (m) – minimum	12.19	N/A
Height (m) – maximum	12.45	18.50
Storeys – maximum	4	N/A
Site coverage % – maximum	81*	30
Open site space % – minimum	16*	30

Zoning Criteria	Proposal	Existing Zone
Setbacks (m) – minimum		
Front (North - Fort Street)	2.60*	10.50
Front Stair Projection	0.53	N/A
Rear (South - Meares Street)	1.74*	10.50
Side (East)	0*	7.22
Side (south)	0*	7.22
Parking – minimum	4*	8
Visitor parking included in the overall parking total – minimum	0	1
Bicycle parking stalls – minimum		
Long term	8	6
Short term	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Neighbourhood CALUC at a Community Meeting held on June 13, 2019. A letter dated June 13, 2019 is attached to this report.

ANALYSIS

Official Community Plan

The OCP Urban Place Designation for the subject property is Urban Residential. This designation envisions low- and mid-rise multi-unit buildings up to six storeys with floor space ratios of 1.2:1 and up to 2:1 where a development advances strategic objectives. The existing zoning allows for a density of 1.2:1 for this proposal, or up to 1.6:1 where all the required parking has been provided. Because the proposal does not include all the required parking, the maximum density for the proposal is 1.2:1.

The OCP also contains policies which state that the above-noted density ranges “may be varied to achieve heritage conservation objectives where alternative guidelines are established for a heritage property or properties or a Heritage Conservation Area.” Additionally, in Section 8: Placemaking - Urban Design and Heritage, the OCP includes policies which state, “Continue to enable and support heritage conservation through incentives and allowances including ... bonus density provisions and zoning variances.”

The proposed density of 1.92:1 is at the upper end of the anticipated density range for the Urban Residential Designation; however, the proposal is in a strategic location along the Fort

Street Corridor and supports OCP strategic objectives by heritage-designating the existing house and securing one of the units as rental. Additionally, this type of development is consistent with the pattern of development along the Fort Street Corridor and provides a logical transition from the higher density Urban Core Residential OCP designation directly to the west. For these reasons, staff consider the proposed level of density to be appropriate at this site.

Fairfield Neighbourhood Plan

The *Fairfield Neighbourhood Plan* also encourages more housing focused on the Fort Street corridor as well as the adaptive reuse of existing housing stock to meet the varied social and economic needs of residents

Inclusionary Housing and Community Amenity Policy

The *Inclusionary Housing and Community Amenity Policy* states that heritage designation may be considered an alternative amenity noting that “projects with heritage conservation contributions of equal or greater value to that of the community amenity contribution are exempt as determined through an economic analysis.” However, in this instance, an independent land lift analysis has not been completed to demonstrate that the heritage conservation contributions and secured rental unit is of equal or greater value to the increase in land value from the existing zoning and OCP base level of 1.2:1 to the proposed 1.92:1.

The *Inclusionary Housing and Community Amenity Policy* further notes that this project would be considered an “Atypical Rezoning Application” because it “contains a building which is eligible for heritage conservation and/or heritage designation...” and that “an economic analysis conducted at the applicant’s expense may be used to determine the amount of CAC an approvable project can support.” Because of the relatively small scale of the proposal, in this instance, the applicant has elected to not undertake an independent economic analysis. While staff cannot confirm that the project would not yield a community amenity contribution beyond heritage designation and the securing of a rental unit for 20 years, based on the outcome of land lifts of other heritage projects, it would seem unlikely. The applicant has provided a memo with commentary on the land lift value, which is attached in this report. Should Council wish to have an independent economic analysis this information provided, the alternate motion provides the appropriate wording.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no *Tree Preservation Bylaw* or public tree impacts with this application.

CONCLUSIONS

While a land lift analysis has not been completed, the proposal to rezone the property at 1125 Fort Street is generally consistent with the goals in the OCP and the Urban Residential designation in the Fairfield Neighbourhood Plan, which support residential infill and preservation of existing heritage character, particularly along the Fort Street Corridor. The associated Heritage Designation and proposed Housing Agreement to secure one of the units as rental for a period of 20 years would further support these goals. For these reasons, staff recommend for Council’s consideration that the application be supported.

ALTERNATE MOTION

Option One – Land Lift Analysis

That Council direct staff to work with the applicant to provide a third part economic analysis at the applicant's expense concurrent with the preparation of the necessary Zoning Regulation Bylaw Amendment that would authorize the proposed development outlined in Rezoning application No. 00712 for 1125 Fort Street and incorporating Community Amenity Contributions if warranted and 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:

3. That Council consider the Heritage Designation of 1125 Fort Street, consistent with plans date stamped September 9, 2020;
4. Preparation of legal agreements, to the satisfaction of the Director of Sustainable Planning and Community Development, to:
 - c) secure one of the proposed residential units as rental for a period of 20 years
 - d) Ensure that a future strata cannot restrict the rental of units to non-owners.

Option Two – Decline

That Council decline Rezoning Application No. 00712 for the property located at 1125 Fort Street.

Respectfully submitted,

Chloe Bryden Tunis
Planner
Development Services

Karen Hoesel, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped September 9, 2020
- Attachment D – Photographs
- Attachment E – Statement of Significance
- Attachment F – November 10, 2020 Heritage Advisory Panel Meeting Minutes
- Attachment G – Letter from the applicant, date stamped March 3, 2020
- Attachment H – Economic Analysis Memo from applicant dated September 9, 2020
- Attachment I – CALUC Comments dated June 13th, 2019
- Attachment J – Correspondence (letters received from residents).



Committee of the Whole Report For the Meeting of January 21, 2021

To: Committee of the Whole **Date:** January 7, 2021

From: Karen Hoese, Director, Sustainable Planning and Community Development

Subject: Development Permit with Variances Application No. 00142 for 1125 Fort Street

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, and after the Public Hearing for Rezoning Application No.00142, if it is approved, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No.00142 for 1125 Fort Street, in accordance with:

1. Plans date stamped September 9, 2020.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. reduce the vehicle parking from eight to four stalls, including a reduction of the visitor parking from one stall to zero stalls.
3. The Development Permit lapsing two years from the date of this resolution."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the establishment of objectives for the form and character of intensive residential development, a Development Permit may include requirements respecting the character of the development including landscaping, and the siting, form, exterior design and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 1125 Fort Street. The proposal is to rezone the property from the R3-1 Zone, Multiple Dwelling District, to a new

site-specific zone in order to convert the existing building to two dwelling units and add three new residential units over parking within a new addition along Meares Street. The variance is to reduce the minimum number of vehicle parking stalls. There are also associated Rezoning and Heritage Designation applications that are presented in concurrent reports.

The following points were considered in assessing this application:

- the application is generally consistent with the Design Guidelines for Development Permit Area 7B(HC) – Corridors Heritage with regard to providing sensitive infill and human-scaled development that enhances the heritage character of the area
- the proposal is consistent with the *Fairfield Neighbourhood Plan*, 2019, which encourages more housing focused on the Fort Street corridor as well as the adaptive reuse of existing housing stock
- the location of the ground level enclosed parking and screened garbage/recycling area along Meares Street does not create active connection with the street; however the small size of the site limits opportunities to resolve this
- the parking variance is considered to be supportable given the site limitations and proximity to the Downtown Core, transit and bike network.

BACKGROUND

Description of Proposal

The proposal is to rezone the property from the R3-1 Zone, Multiple Dwelling District to a new site-specific zone in order to convert the existing building into two dwelling units and add three dwelling units in a new addition to the rear. The proposal includes the following major design components:

- the existing building would be moved three metres toward Fort Street and most of the building would be conserved with limited alterations to the North, East and West elevations
- the predominant materials of the addition at Meares Street would be HardiePanel with glass balconies
- along Fort Street the upper levels would be brick cladding HardiePanel at the side entrance areas
- the fourth storey would be comprised of an outdoor amenity space
- the ground level parking would be accessed off Meares Street
- the garbage and recycling area would be located at Meares Street, with a stained cedar fence, screening the street.

The proposed variance is to reduce the vehicle parking from eight stalls to four stalls, this overall parking relaxation includes a reduction of the visitor parking requirement from one stall to no stalls.

Affordable Housing

The applicant proposes the creation of five new residential units which would increase the overall supply of housing in the area. A Housing Agreement is being proposed which would ensure that future Strata Bylaws could not prohibit the rental of units. A Housing Agreement is also being proposed to secure one unit within the existing building as rental for a period of 20 years.

Sustainability

The applicant has not identified any sustainability features associated with this proposal.

Active Transportation

The applicant has not identified any active transportation impacts associated with this application.

Public Realm

No public realm improvements beyond the City's standard requirements are proposed in association with this Development Permit application.

Accessibility

Accessibility measures beyond those contained in the British Columbia Building Code are not proposed.

Land Use Context

The area is characterized mainly by multi-unit residential buildings, with some commercial uses operating out of heritage houses along Fort Street.

Existing Site Development and Development Potential

The site presently contains a single family dwelling. Under the current R3-1 Multiple Dwelling District Zone, the property could be developed as a house conversion or multi-family dwelling; however, a multi-family dwelling would require a variance for the site area.

Data Table

The following data table compares the proposal with the R3-1 Multiple Dwelling District Zone. An asterisk is used to identify where the proposal does not meet the standard expressed in the existing Zone.

Zoning Criteria	Proposal	Existing Zone
Site area (m ²) – minimum	420.6*	920.0
Density (Floor Space Ratio) – maximum	1.92*	1.20
Total floor area (m ²) – maximum	808	N/A
Lot width (m) – minimum	12.19	N/A
Height (m) – maximum	12.45	18.50
Storeys – maximum	4	N/A

Zoning Criteria	Proposal	Existing Zone
Site coverage % – maximum	81*	30
Open site space % – minimum	16*	30
Setbacks (m) – minimum		
Front (North - Fort Street)	2.60*	10.50
Front Stair Projection	0.53	N/A
Rear (South - Meares Street)	1.74*	10.50
Side (East)	0*	7.22
Side (south)	0*	7.22
Parking – minimum	4*	8
Visitor parking included in the overall parking total – minimum	0	1
Bicycle parking stalls – minimum		
Long term	8	6
Short term	6	6

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, the applicant has consulted the Fairfield Neighbourhood CALUC at a Community Meeting held on June 13, 2019. A letter dated June 13, 2019 is attached to this report.

ANALYSIS

Development Permit Area and Design Guidelines

The subject site is designated as Urban Residential in the *Official Community Plan, 2012* (OCP), which envisions low and mid-rise multi-unit buildings. The OCP also identifies the site within Development Permit Area 7B(HC) – Corridors Heritage, which supports high quality architecture, landscape and urban design that is human-scaled, responsive to its heritage context and helps to enhance the pedestrian experience along Fort Street. The design guidelines for this DPA, that are applicable to this site, are the *Advisory Design Guidelines for Buildings, Signs and Awnings* and the *Guidelines for Fences, Gates and Shutters*.

These Design Guidelines encourage developments and infill that are sensitive to the existing context. Since this proposal conserves and designates the existing building, it is largely

consistent with the guidelines. The proposal includes a balcony on the east side of the existing building, which may have privacy impacts to the neighbouring property; however, this balcony is an existing condition and the impacts will be reduced somewhat due to the proposal to shift the building three metres toward Fort Street, which creates a greater offset distance between the balcony and the existing windows on the house located to the east.

The proposal is generally consistent with the *Fairfield Neighbourhood Plan*, 2019, which encourages more housing focused on the Fort Street corridor as well as the adaptive reuse of existing housing stock. The location of the ground level enclosed parking and screened garbage/recycling area along Meares Street does not create an active connection with the street; however, the small size of the site limits opportunities to resolve this without further reducing the parking. On balance, staff consider this to be an acceptable approach given the preservation of the existing character building and the general fit with the surrounding context.

Local Area Plans

Tree Preservation Bylaw and Urban Forest Master Plan

There are no *Tree Preservation Bylaw* impacts and no impacts to public trees with this application.

Regulatory Considerations

Parking Variance

The parking requirement for the proposed five-unit development is eight stalls, which includes seven stalls for the resident parking and one stall for visitor parking. The proposal includes four parking stalls, which are accessed off Meares Street. The ability to provide additional parking stalls is largely limited by the size of the lot and the retention of the existing house. The provision of four stalls for five units may result in some level of increased demand for on-street parking; however, these would be relatively minor and the impacts are offset by the site being located in close proximity to the Downtown Core as well as along a frequent transit along Fort Street.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its November 10, 2020 meeting and was recommended for approval. The panel also recommended that the applicant consider making the addition to 1909 house more discrete and subordinate. Because the house is not currently designated, the *Standards and Guidelines for the Conservation of Historic Places in Canada* do not technically apply, and while the applicant has not revised the proposal to respond to this comment, they have provided clarification on the materials at the upper elevations of the building, which does somewhat improve the contextual relationship between the existing house and new addition.

Additional context and information related to the Heritage Designation can be found in the associated Heritage Designation application staff report.

CONCLUSIONS

The proposed development is generally consistent with the applicable Design Guidelines. The adaptive reuse of the existing building contributes to the heritage character of the Fort Street

Corridor and the addition is consistent with the pattern of development along Fort and Meares Streets. On balance, staff consider this to be an acceptable approach given the preservation of the existing character building, pedestrian oriented design at Fort Street and the general fit of the application with the surrounding context.

The parking variance is mitigated by the proximity of the site to the Downtown Core and location along a major transit corridor. Therefore, staff recommend for Council's consideration that Council advance the application for consideration at a hearing.

ALTERNATE MOTION

That Council decline Development Permit with Variance application No. 00142 for the property located at 1125 Fort Street.

Respectfully submitted,

Chloe Bryden Tunis
Planner
Development Services

Karen Hoesel, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped September 9, 2020
- Attachment D – Photographs
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Committee of the Whole Report

For the Meeting of January 21, 2021

To: Committee of the Whole **Date:** January 7, 2021

From: Karen Hoes, Director, Sustainable Planning and Community Development

Subject: **Heritage Designation Application No. 000192 for 1125 Fort Street**

RECOMMENDATION

That Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, 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 with the Public Hearing for Rezoning Application No. 00712.

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 City Council with information, analysis and recommendations regarding an owner request to designate the exterior of the 1.5-storey Edwardian style house located at 1125 Fort Street. The house was built in 1909 and contributes to the historic character of the Fairfield neighbourhood and the Fort Street heritage corridor, a stretch of Fort Street characterized by clusters of high-quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook Street and Ormond Street.

The designation of this building is generally consistent with Section 8: "Placemaking (Urban Design and Heritage)" and Section 21: "Neighbourhood Directions" of the *Official Community Plan* (2012), with the *Fairfield Neighbourhood Plan* (2019) and with the *Victoria Heritage Thematic Framework*. The Statement of Significance supports its designation.

The application was reviewed by the Heritage Advisory Panel at its November 10, 2020 meeting and it recommended that Council consider approving the designation of the property located at 1125 Fort Street.

BACKGROUND

Description of Proposal

The property located at 1125 Fort Street is a 1.5-storey Edwardian house built in 1909, which anchors a cluster of cross-gabled Edwardian-style homes including 1121 and 1127 Fort Street. The exterior façade of 1125 Fort Street has maintained much of its original appearance. Its character-defining elements include its cross-gabled plan, bell-cast, octagonal tower, turned finials, wide, painted bargeboards, multi-pane-over-one sashes, leaded windows and double drop-siding. The house is currently a single family residential rental building. The property is valued for its asymmetrical design including a distinctive “witch’s hat” tower. It is valued as an important example of the work of D.H. Bale, an architect who had a 40-year career in Victoria that included several dozen homes.

Condition/Economic Viability

The house is currently in good condition and retains its key architectural features and will receive upgrades including repainting and a seismic upgrade as part of Zoning Bylaw Amendment Application No. 00712.

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 Section 8, “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.*

The designation of this building is also consistent with Section 21: “Neighbourhood Directions (Fairfield)” of the *Official Community Plan* (2012) which states:

Fairfield

21.6.1 Maintain and enhance established character areas.

Fairfield Neighbourhood Plan (2019)

The designation of this building is also consistent with *Fairfield Neighbourhood Plan* (2019) policies which states:

10.3.1. Encourage landowners to consider the protection of heritage resources through the designation of properties listed on the City’s Register of Heritage properties, identified on Map 12, or other buildings of heritage merit, including through the rezoning process

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.

Zoning Bylaw Amendment Application No. 00712

The designation of the property is connected to a development proposal to relocate the existing house three metres forward on the lot, where it would be placed on a new earthquake resistant concrete foundation. The interior of the house would be renovated to accommodate a new rental suite in the lower level and a suite on the upper two levels. Also proposed is the construction of a new four-storey addition at the rear of the house containing three residential units cantilevered over a ground level parking area. The proposal would conserve most of the building with limited alterations to the north, east and west elevations.

Statement of Significance

A Statement of Significance describing the historic place, outlining its heritage value and identifying its character-defining elements, is attached to this report.

Resource Impacts

The designation of the property would make the building eligible for heritage grants from the Victoria Heritage Foundation to incentivize exterior conservation work.

Heritage Advisory Panel

The application was reviewed by the Heritage Advisory Panel at its November 10, 2020 meeting and was recommended for approval. The panel also recommended that the applicant consider making the addition to the 1909 house more discrete and subordinate. The applicant has not revised the proposal to respond to this comment, however the house is not heritage designated, so the *Standards and Guidelines for the Conservation of Historic Places in Canada* do not technically apply to the project. Moreover, through the Development Permit with Variance Application process, the applicant provided a material board specifying the materials and colours for the new addition. The cream-coloured brick used in the addition is complementary to the cream colour of the house, which was not apparent in the original drawings.

CONCLUSIONS

The designation of the property located at 1125 Fort Street as a Municipal Heritage Site would protect a house that is a good example of the Edwardian style. The designation is consistent with relevant City policies and strategic directions for the Fairfield neighbourhood. Staff therefore recommend that Council consider approving the Heritage Designation Application for building located at 1125 Fort Street.

ALTERNATE MOTION

That Council decline Heritage Designation Application No. 000192 for the property located at 1125 Fort Street.

Respectfully submitted,

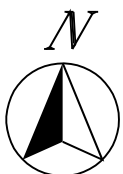
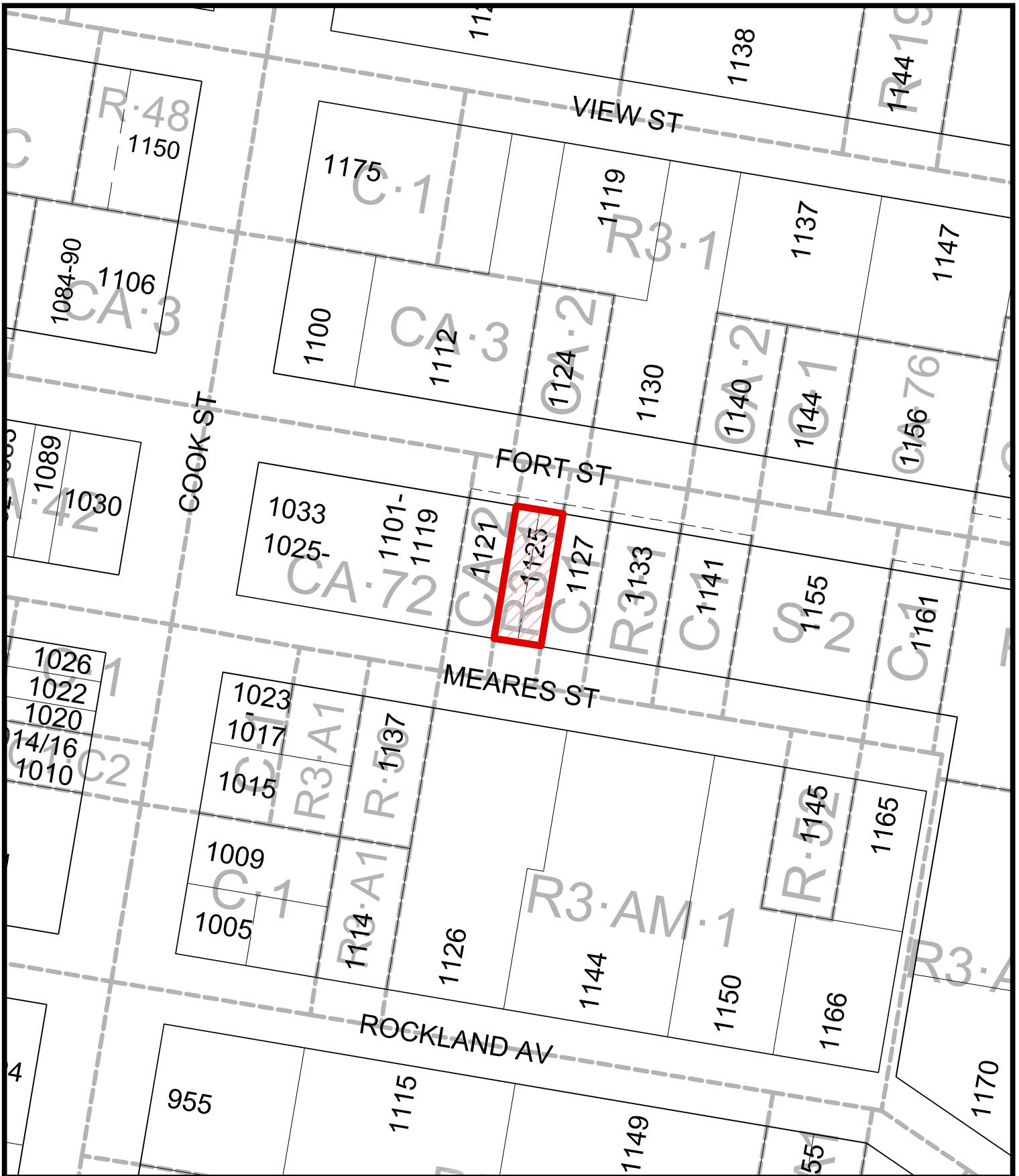
John O'Reilly
Senior Heritage Planner
Development Services Division

Karen Hoese, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager.

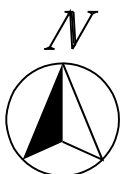
List of Attachments

- Attachment A – Subject Map
- Attachment B – Aerial Map
- Attachment C – Plans date stamped September 9, 2020
- Attachment D – Photographs
- Attachment E – Statement of Significance
- Attachment F – November 10, 2020 Heritage Advisory Panel Meeting Minutes
- Attachment G – Letter from the applicant, date stamped March 3, 2020
- Attachment H – Economic Analysis Memo from applicant dated September 9, 2020
- Attachment I – CALUC Comments dated June 13th, 2019
- Attachment J – Correspondence (letters received from residents).



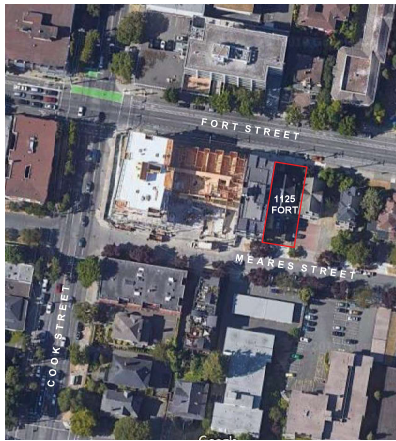
1125 Fort Street
Rezoning No.00712





1125 Fort Street
Rezoning No.00712





1 CONTEXT PLAN
Scale: 1:1000

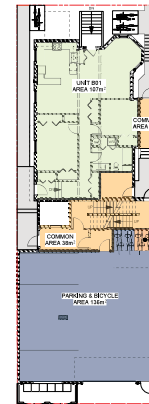
CIVIC ADDRESS: 1125 FORT STREET, VICTORIA B.C.
LEGAL: WESTERLY 20 FEET OF LOT 1111
AND THE EASTERLY 20 FEET OF LOT 1112,
BOTH OF VICTORIA CITY EXCEPT THE
NORTHERLY 8 FEET THEREOF

ZONING INFORMATION		
LOT INFORMATION	EXISTING	PROPOSED
Zone	R3-1	Site Specific
Site Area	420.6 m ²	unchanged
Site Coverage	35%	81%
Total Floor Area	371 m ²	808 m ²
FSR	0.86 : 1	1.92 : 1
Site Coverage	35%	81%
Open Site Space	59%	16%
Height of Existing Dwelling	existing	unchanged
Height of Addition	—	12.43 m
Number of Storeys (Existing Dwelling)	3 storeys	unchanged
Number of Storeys (Addition)	—	4
Parking Stalls	1	variance required
Bicycle Parking	—	Existing Dwelling: No required bike parking per Schedule C 3.2.1 (b) Addition: 1.25 spaces per dwelling unit > 45 m ² x 3 4 required 8 provided + 6 short term
Setbacks		
Front Yard (Fort Street)	3.33 m	2.00 m
Side Yard (Meares Street)	3.18 m	1.74 m
Side Yard (West)	0.00 m	0.00 m
Side Yard (East)	0.23 m	0.00 m
Residential Use Details		
Total Number of Units	1	5
Unit Types	Single Family	1 Rental (4 Strata refer to unit summary)
Ground-Orientated Units	2	2
Minimum Floor Area	—	106 m ²
Total Residential Floor Area	371 m ²	658 m ²

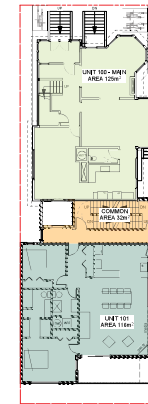
UNIT SUMMARY		
UNIT	AREA	TYPE
Existing		
Unit B01	106 m ²	2 bed 1 bath
Unit 100	220 m ²	3 bed 3 bath
Addition		
Unit 101	115 m ²	2 bed 2 bath
Unit 201	111 m ²	2 bed 2 bath
Unit 301	107 m ²	2 bed 2 bath

Note: Unit areas above measured to interior face of exterior and demising walls.

SUITE MIX	
TYPE	NUMBER
2 bed 1 bath	1
2 bed 2 bath	3
3 bed 3 bath	1
Total	5



BASEMENT
FLOOR AREAS:
UNIT B01 106m²
COMMON 20m²
PARKING AND LIFECYCLE 104m² (excluded from total)
TOTAL FLOOR AREA 150m²



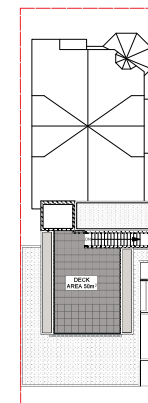
MAIN FLOOR
FLOOR AREAS:
SUITE 100 125m²
SUITE 101 115m²
COMMON 32m²
TOTAL FLOOR AREA 272m²



SECOND FLOOR
FLOOR AREAS:
SUITE 100 96m²
SUITE 201 110m²
COMMON 17m²
TOTAL FLOOR AREA 223m²



THIRD FLOOR
FLOOR AREAS:
SUITE 301 106m²
COMMON 30m²
TOTAL FLOOR AREA 140m²



ROOF DECK
FLOOR AREAS:
SUITE 301 106m²
COMMON 30m²
TOTAL FLOOR AREA 136m² (excluded from total)

SITE PLAN OF THE EASTERLY 20 FEET OF LOT 1112 AND THE WESTERLY 20 FEET OF LOT 1111, BOTH IN VICTORIA CITY EXCEPT THE NORTHERLY 8 FEET THEREOF.



NOTE:

Lot dimensions shown are based upon Plan EP94814 and may vary from those registered.

Lot dimensions, offsets, and area shown may vary upon completion of a comprehensive legal survey.

Geospatial elevations shown are based upon observations to geospatial control monument No. 1169-029-081.

This plan is for building design & permit purposes only and is for the exclusive use of our client. This plan shall not be used to define property lines or property corners. Unregistered interests have not been included or considered.

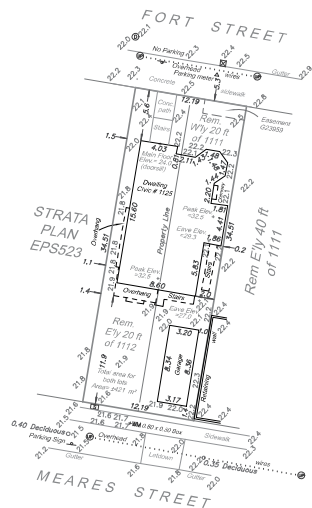
Field survey dated November 25th and 27th, 2019.

PD: 009-39-438 (Westerly 20 feet of lot 1111)
PD: 009-39-431 (Easterly 20 feet of lot 1112)

Both parcels are subject to charges:
-Easements F44887 and G23939

LEGEND	
	Denotes catch basin
	Denotes water meter
	Denotes drain manhole
	Denotes sewer manhole
	Denotes sewer service box
	Denotes approximate road location, diameter and species
	Denotes ground elevation
	Denotes utility pole
	Denotes sign

Summit Land Surveying
Summit Land Surveying
#101-430 Goldstream Avenue
Victoria B.C. V8B 2V8
Telephone 250-397-6708
www.summitlandsurveying.ca
File: 94KEAY-SP Date: December 2, 2019



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2 SURVEY
Scale: 1:250

3 AREA CALCULATIONS
Scale: 1:200

Revisions
Bubbled areas indicate revisions compared to the previously submitted plans
Received Date: September 9, 2020

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COMMENTS		
NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	16/11/20
2	PRELIMINARY DESIGN	19/01/20
3	REZONING SUBMISSION	19/09/19
4	REZONING SUBMISSION REVISIONS	20/03/20
5	REZONING SUBMISSION REVISIONS	20/09/20

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DRAWING LIST

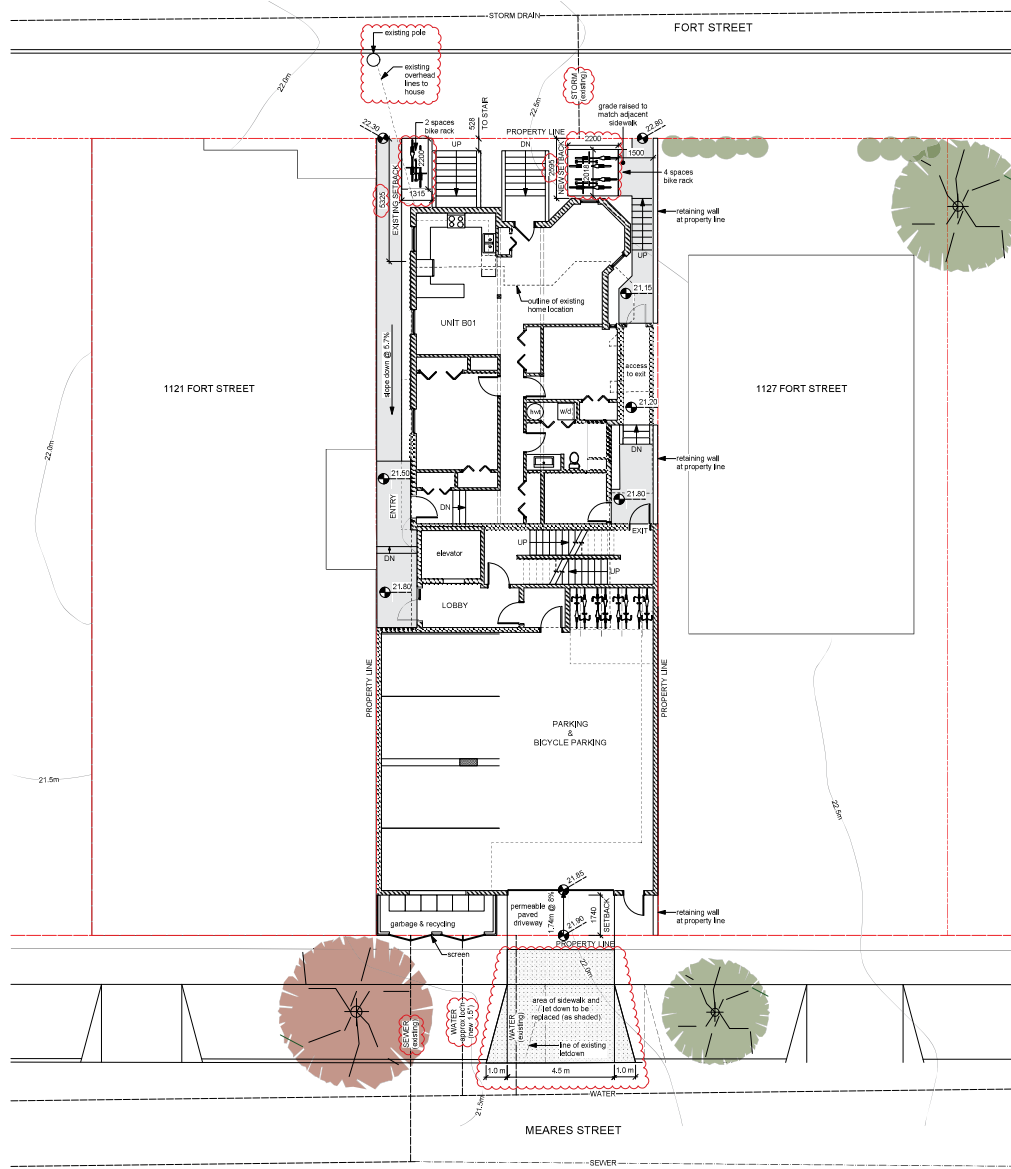
- A-1.0 PROJECT INFORMATION
- A-1.1 SITE PLAN
- A-2.0 BASEMENT, FIRST, AND SECOND FLOOR PLANS
- A-2.1 THIRD FLOOR AND ROOF PLAN
- A-3.0 ELEVATIONS
- A-4.0 SECTIONS AND STREET SCAPES
- A-5.0 COLOUR BOARD

PROJECT
PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE
PROJECT INFORMATION

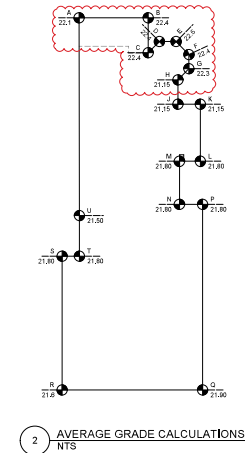
SCALE AS SHOWN	JOB No. 1741
PLOT DATE Sep 08, 2020	DRAWN JKNS

A-1.0



1 SITE PLAN
Scale: 1:100

GRADE POINTS		CALCULATIONS			
Point	Grade	Line	Average Grade	Distance	Total
A	22.25	AB	22.25	5.84	13.24
B	22.40	BC	22.40	3.93	8.87
C	22.40	CD	22.40	1.37	30.69
D	22.40	DE	22.45	1.44	32.35
E	22.50	EF	22.50	1.58	35.55
F	22.50	FG	22.50	1.23	27.43
G	22.10	GH	21.83	1.36	28.61
H	21.15	HJ	21.15	2.11	44.63
J	21.15	JK	21.15	1.94	41.03
K	21.15	KL	21.40	4.95	105.20
L	21.80	LM	21.80	1.81	39.48
M	21.80	MN	21.80	4.29	93.52
N	21.80	NP	21.80	2.92	44.84
P	21.80	PQ	21.85	16.07	351.13
Q	21.80	QR	21.75	12.16	264.48
R	21.80	RS	21.70	11.58	251.50
S	21.80	ST	21.80	14.90	324.92
T	21.80	TU	21.85	3.51	76.90
U	21.80	UA	21.80	14.68	320.02
		TOTAL		106.03	2313.44
		AVERAGE GRADE		21.82	



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COMMENTS		
NO.	DESCRIPTION	DATE
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2	PRELIMINARY DESIGN	19/01/25 JK
3	RECONING SUBMISSION	19/09/25 JA
4	RECONING SUBMISSION REVISIONS	20/03/25 NS
5	RECONING SUBMISSION REVISIONS	20/09/25 NS

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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

SITE PLAN

SCALE
AS SHOWN

PLOT DATE
Sep 08, 2020

DRAWN
JKNS

JOB No.
1741

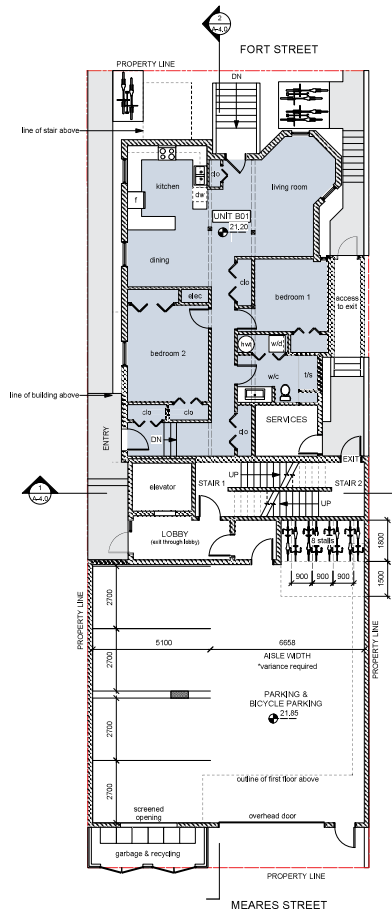
A-1.1

COMMENTS

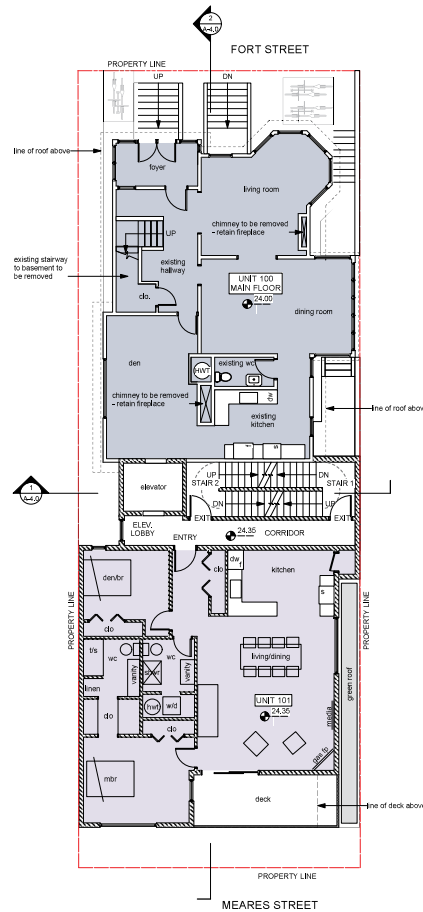
NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	16/11/24	JK
2	PRELIMINARY DESIGN	19/01/25	JK
3	REZONING SUBMISSION	19/09/25	JK
4	REZONING SUBMISSION REVISIONS	20/03/26	NS
5	REZONING SUBMISSION REVISIONS	20/09/26	NS

GENERAL NOTES

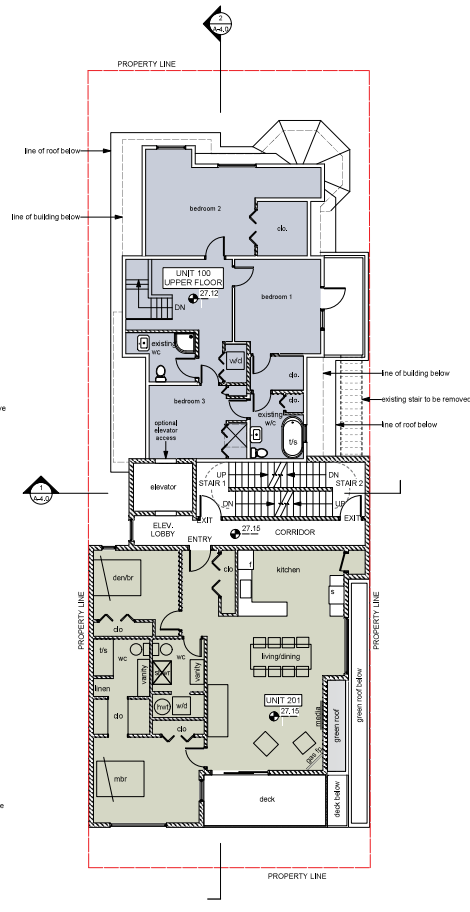
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1 BASEMENT AND PARKING PLAN
Scale: 1:100



2 FIRST FLOOR PLAN
Scale: 1:100



3 SECOND FLOOR PLAN
Scale: 1:100

PROJECT
PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE
BASEMENT
FIRST AND
SECOND
FLOOR PLANS

SCALE
AS SHOWN
PLOT DATE
Sep 08, 2020
DRAWN
JKNS

A-2.0

COMMENTS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	16/11/04	JK
2	PRELIMINARY DESIGN	19/01/03	JK
3	REZONING SUBMISSION	19/09/19	JA
4	REZONING SUBMISSION REVISIONS	20/03/02	NS
5	REZONING SUBMISSION REVISIONS	20/09/08	NS

GENERAL NOTES

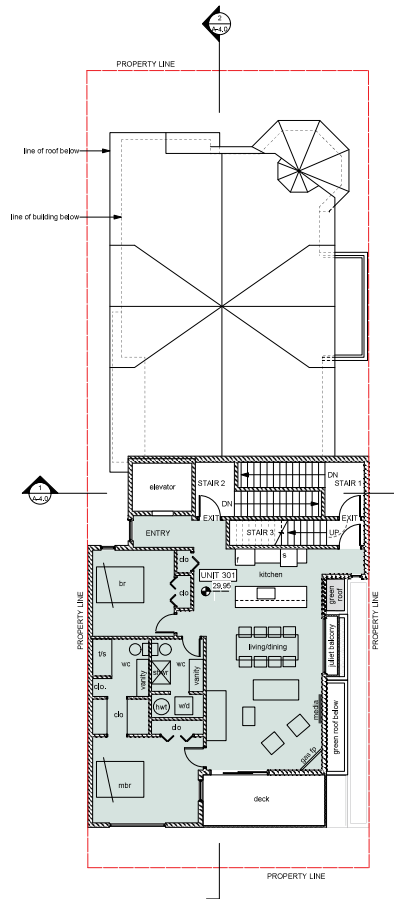
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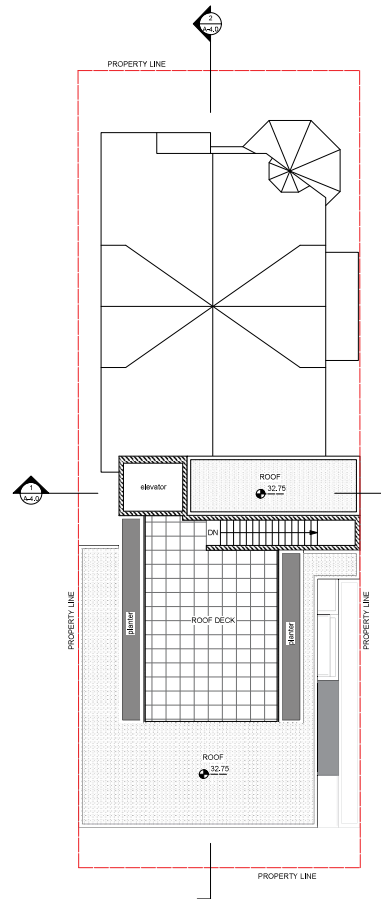
PROJECT
**PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA**

SHEET TITLE
**THIRD FLOOR
AND
ROOF PLANS**

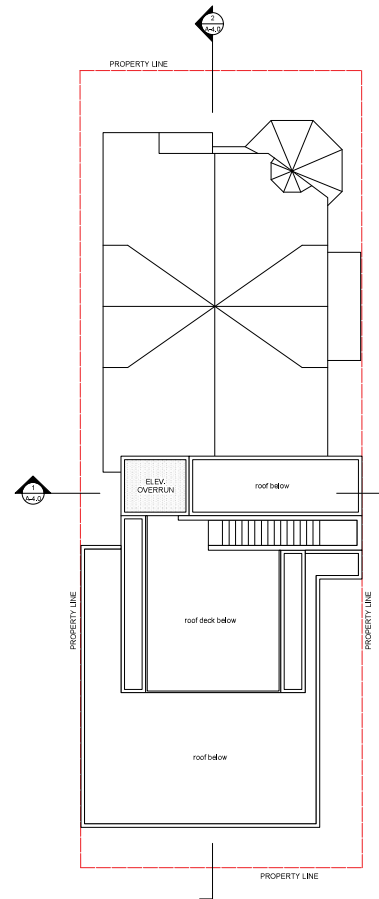
SCALE AS SHOWN	JOB No. 1741
PLOT DATE Sep 08, 2020	A-2.1
DRAWN JKNS	



1 **THIRD FLOOR PLAN**
Scale: 1:100



2 **ROOF DECK PLAN**
Scale: 1:100



3 **UPPER ROOF PLAN**
Scale: 1:100

COMMENTS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	16/11/24	JK
2	PRELIMINARY DESIGN	19/01/25	JK
3	RECONING SUBMISSION	19/09/25	JA
4	RECONING SUBMISSION REVISIONS	20/03/25	NS
5	RECONING SUBMISSION REVISIONS	20/09/25	NS

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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

ELEVATIONS

SCALE

AS SHOWN

PLOT DATE

Sep 08, 2020

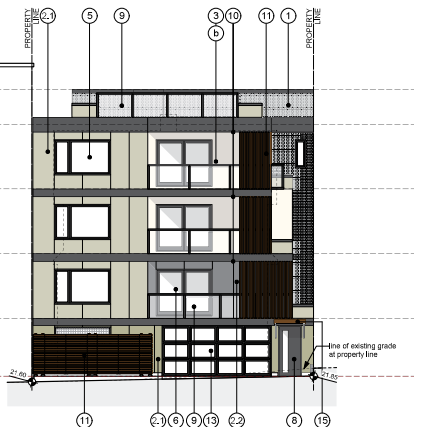
DRAWN

JKNS

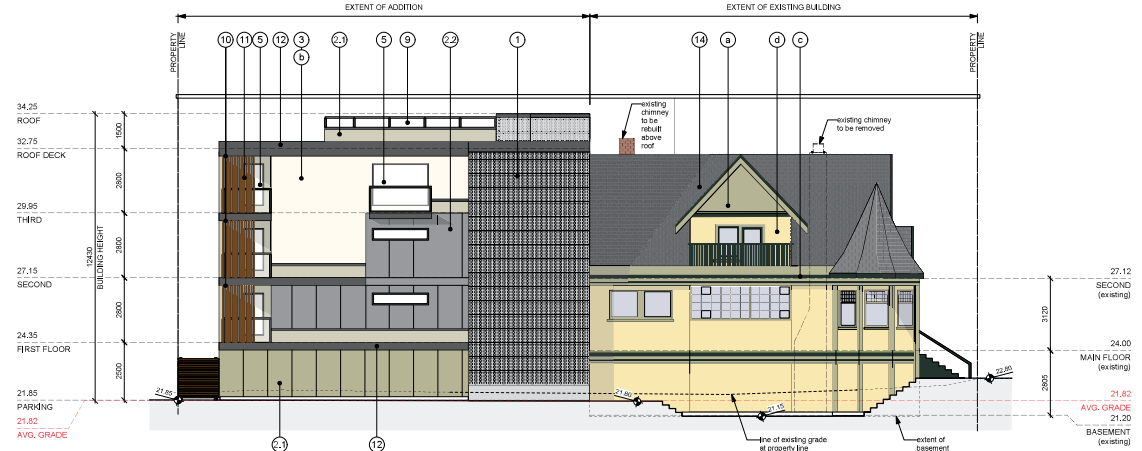
JOB NO.

1741

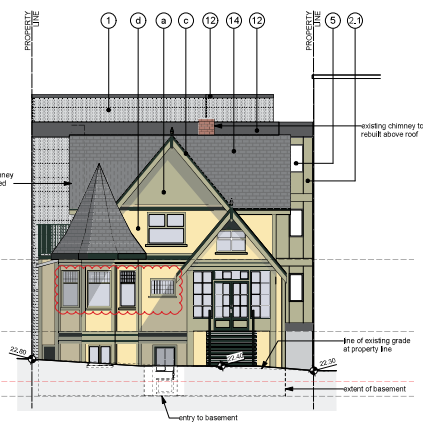
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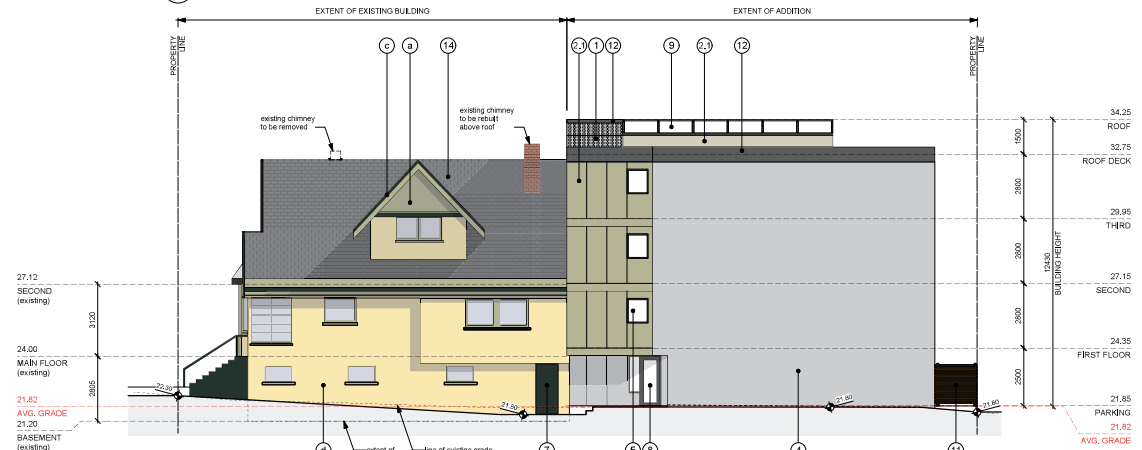
1 MEARES STREET (REAR) SOUTH ELEVATION
Scale: 1:100



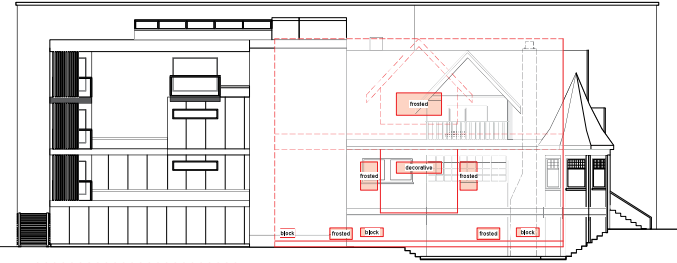
2 EAST ELEVATION
Scale: 1:100



3 FORT STREET (FRONT) NORTH ELEVATION
Scale: 1:100



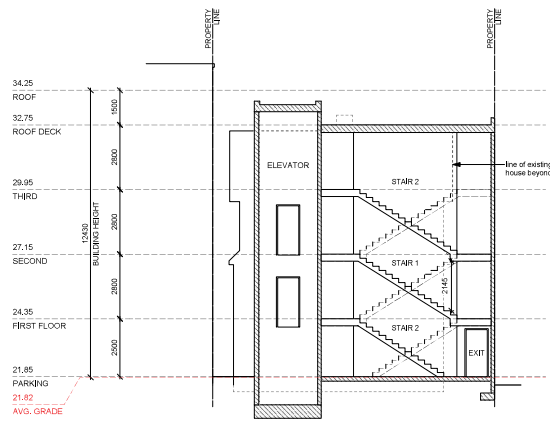
4 WEST ELEVATION
Scale: 1:100



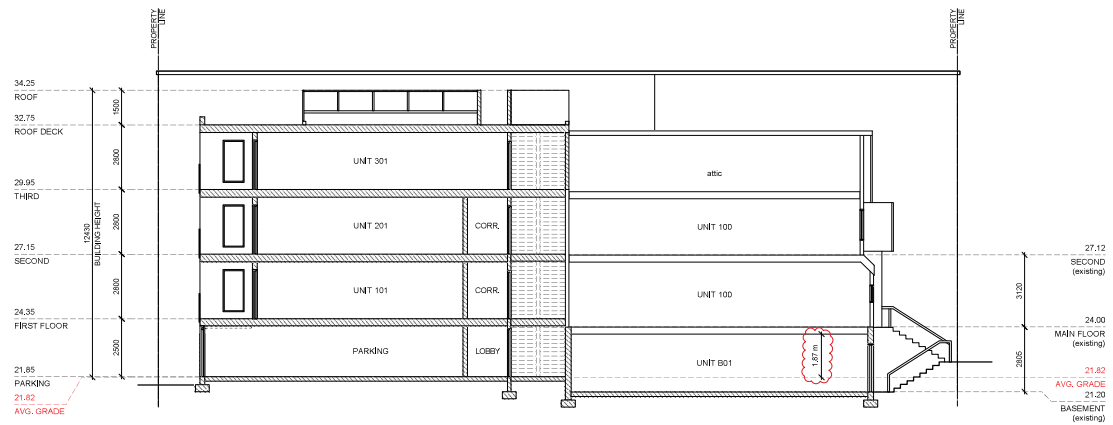
5 EAST ELEVATION WINDOW OVERLAY
N.T.S.
Windows at 1127 Fort Street

MATERIALS SCHEDULE

MATERIALS	COLORS
1 BRICK OR ALIKE CLADDING	1 BM-V-C-18 COMIX SAGE
2 METAL MATERIALS - SEA GREY (SMOOTH)	2 BM-V-C-19 VANCOUVER COLLECTION
3 HANDPAINTED VERTICAL SLIBING - RECYCLE (or similar cement board panel)	3 BM-V-C-20 VANCOUVER GREEN
4 HANDPAINTED VERTICAL SLIBING - GRAY SLATE (or similar cement board panel)	4 BM-V-C-21 VANCOUVER COLLECTION
5 SOFT TEXTURED STUCCO - PAINTED (BM-V-C-1 OXFORD LUGBY)	5 BM-V-C-22 EDWARDIAN CREAM
6 CONCRETE BLOCK	6 BM-V-C-23 VANCOUVER COLLECTION
7 VINYL WINDOWS - CHARCOAL	
8 VINYL SLIDING DOORS - CHARCOAL	
9 METAL DOOR - PAINTED (BM-V-C-20 VANCOUVER GREEN)	
10 ALUMINUM AND GLAZED DOOR - CHARCOAL	
11 ALUMINUM AND FROSTED GLASS GUARDS - CHARCOAL	
12 STAINED CEDAR SOFFITS	
13 STAINED CEDAR SCREENING WITH GATES	
14 ALUMINUM FLASHING - CHARCOAL	
15 ALUMINUM AND GLASS OVERHEAD DOOR	
16 ASPHALT SHINGLES - CHARCOAL	
17 WOOD AND METAL CANOPY	



1 CROSS SECTION AT STAIR
Scale: 1:100



2 LONGITUDINAL SECTION
Scale: 1:100



3 STREETSCAPE - FORT STREET



4 STREETSCAPE - MEARES STREET

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COMMENTS		
NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	16/11/24 JK
2	PRELIMINARY DESIGN	19/01/25 JK
3	REZONING SUBMISSION	19/09/19 JA
4	REZONING SUBMISSION REVISIONS	20/03/20 NS
5	REZONING SUBMISSION REVISIONS	20/09/20 NS

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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

SECTIONS
AND
STREETSCAPES

SCALE AS SHOWN	JOB NO. 1741
PLOT DATE Sep 08, 2020	A-4.0
DRAWN JKNS	



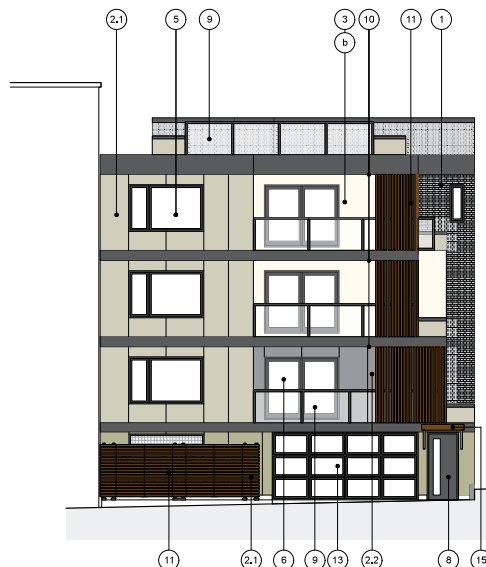
MATERIALS SCHEDULE

MATERIALS

- 1 BRICK OR ALIKE CLADDING
- 2 MUTUAL MATERIALS - SEA GREY (SMOOTH)
- 2.1 HARDEPANEL VERTICAL SIDING - KEYLIME (or similar cement board panel)
- 2.2 HARDEPANEL VERTICAL SIDING - GRAY SLATE (or similar cement board panel)
- 3 SOFT TEXTURED STUCCO - PAINTED (BM-VG-1 - OXFORD IVORY)
- 4 CONCRETE BLOCK
- 5 VINYL WINDOWS - CHARCOAL
- 6 VINYL SLIDING DOORS - CHARCOAL
- 7 METAL DOOR - PAINTED (BM-VG-20 - VANCOUVER GREEN)
- 8 ALUMINUM AND GLAZED DOOR - CHARCOAL
- 9 ALUMINUM AND FROSTED GLASS GUARDS - CHARCOAL
- 10 STAINED CEDAR SOFFITS
- 11 STAINED CEDAR SCREENING WITH GATES
- 12 ALUMINUM FLASHING - CHARCOAL
- 13 ALUMINUM AND GLASS OVERHEAD DOOR
- 14 ASPHALT SHINGLES - CHARCOAL
- 15 WOOD AND METAL CANOPY

COLOURS

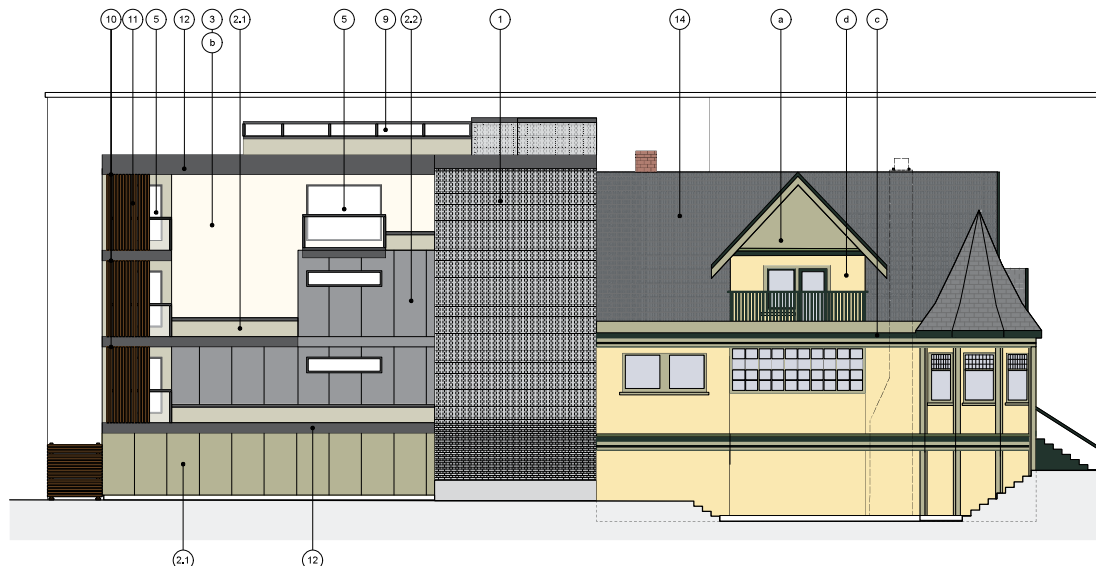
- a BM-VG-16 - COMOX SAGE BENJAMIN MOORE - VANCOUVER COLLECTION
- b BM-VG-1 - OXFORD IVORY BENJAMIN MOORE - VANCOUVER COLLECTION (or similar precoloured stucco)
- c BM-VG-20 - VANCOUVER GREEN BENJAMIN MOORE - VANCOUVER COLLECTION
- d BM-VG-7 - EDWARDIAN CREAM BENJAMIN MOORE - VANCOUVER COLLECTION



1 MEARES STREET (REAR) SOUTH ELEVATION



2 FORT STREET (FRONT) NORTH ELEVATION



3 EAST ELEVATION

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t. 250-362-3623 e. info@keyarchitecture.com

COMMENTS

NO.	DESCRIPTION	DATE	BY
1	PRELIMINARY DESIGN	16/11/24	JK
2	PRELIMINARY DESIGN	19/01/25	JK
3	REZONING SUBMISSION	19/09/19	JA
4	REZONING SUBMISSION REVISIONS	20/03/20	NS
5	REZONING SUBMISSION REVISIONS	20/09/20	NS

GENERAL NOTES

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PROJECT

PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE

COLOUR BOARD

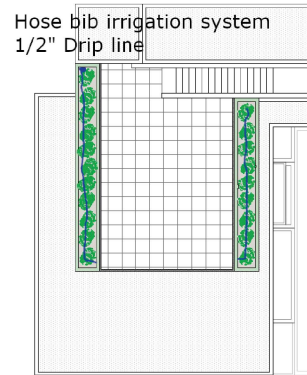
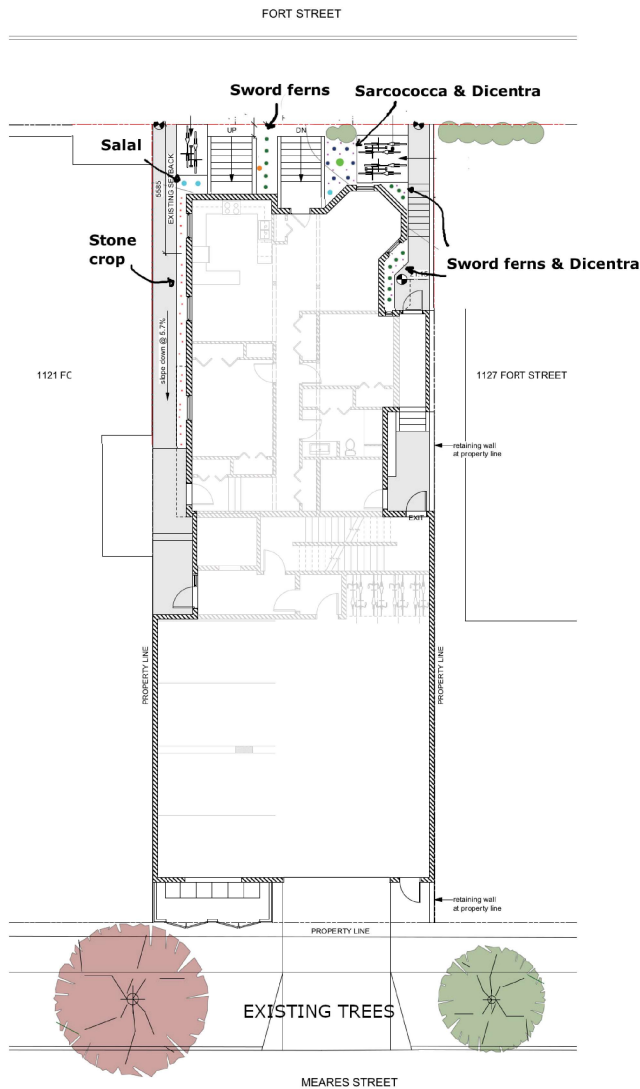
SCALE
AS SHOWN

JOB No.
1741

PLOT DATE
Sep 08, 2020

DRAWN
JKNS

A-5.0



2 LANDSCAPE - ROOF DECK PLAN
Scale: 1:100

Pacific bleeding heart



Indian plum



Sword fern

key
architecture ltd.

2nd Floor, 1124 Fort Street, Victoria, BC, V8W 3K8
t: 250-382-3823 e: info@keyarchitecture.com

Plant List

DESCRIPTION		COMMENTS		DATE	BY
12	2 Gal - Sword Fern (Polystichum munitum)				
13	2 Gal - Virginia Creeper (Parthenocissus quinquefolia)				
14	2 Gal - Sweet Woodruff (Sarcococca hibernica)				
15	2 Gal - Break-necked Stonecrop (Sedum spectabile)				
16	2 Gal - Salal (Gaultheria shallon)				
17	2 Gal - Bleeding Heart (Dicentra formosa)				
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100	2 Gal - Bleeding Heart (Dicentra formosa)				

This landscape plan was designed by Vision Landscaping. The front yard will have a simple modern appearance. The use of drought-tolerant native plants is key in this design. Sword ferns create an elegant look, while the use of Virginia Creeper and Bleeding Heart plants create a beautiful yet simple living wall. The use of live walls brings a sense of lushness and texture to the environment. An Indian plum tree to the left of the eastern side yard. The Indian plum is one of the first flowering native shrubs. It has a small white flower that marks the beginning of spring and invites hummingbirds to perch from its leaves. The rest of the area will be filled with Succulents and Pacific Bleeding Hearts. The former is a beautiful native herbaceous flower that will bring a fresh element to the landscape (see below for attached photos). This flower will bring a lot of beauty to the landscape and invite hummingbirds to the environment. The Succulents are the same native plant we have selected to use in this garden. It brings a natural element as an evergreen shrub however it thrives during the winter when its flowers bloom and release an amazing sweet scent into the landscape. Salal is a great plant to fill the west side rock garden bed, drought-tolerant, native, evergreen. Broadleaf Succulents will be used to fill the small shaded bed along the western side of the building. All planted areas will be finished with a dark rich mulch to suppress weeds and reduce maintenance. The eastern rooftop garden on the first, second and third floors will be covered with a Sedum mat. This is an excellent product that requires very little maintenance and watering. The rooftop roof deck will be completed with a row of Succulents.

Rooftop plantings:

Green roof sedum mats: 11.4 m² - This sedum mat will cover the following rooftop plantings:
First Floor - 7.2 m²
Second Floor - 3.2 m²
Third Floor - 1.0 m²
Roof Deck - 12.2 m² (1 @ 6.7m² + 1 @ 5.5m²)
See Succulents - 2 Gal - Spacing every 10" x 10" R2



Contact:

Vision Landscaping
250-812-3311
info@visionlandscapingvictoria.ca

PROJECT
PROPOSED DEVELOPMENT
1125 FORT STREET
VICTORIA

SHEET TITLE
LANDSCAPE PLAN

SCALE
AS SHOWN
PLOT DATE
March 2, 2020

L-1.0

Photographs - 1125 Fort Street



Street View



Front (north) Elevation



Rear (south) elevation



Rear (south) elevation



Side (east) elevation

1125 Fort
Date: 1909



Photo: J.N.Barr, 2008.



Hallmark Society photo, n.d.



Nick Russell photo, 2008

Statement of Significance

Description of Historic Place

1125 Fort Street is a 1½-storey wood-frame house with bellcast tower adjacent to the important intersection of Fort St (the original trail to Cadboro Bay) and Cook St., and within comfortable walking distance of Downtown. It marks the transition area between the eastern edge of Downtown Victoria and the foot of Rockland hill.

Heritage Value:

1125 Fort Street, designed and built in 1909 for \$3,100, is the centerpiece of a three-house cluster of cross-gabled, Edwardian-style homes. This unusual house serves as the anchor for the group, with its neighbours (1121 & 1127) continuing the front-facing gable theme, with matching front façades.

1125 Fort Street is particularly remarkable for the way in which its compact bellcast Queen Anne tower in the “witch’s hat” tradition is tied tightly to the main structure. On the right side of the front façade, balancing the corner tower, is a front-facing entry porch with square pillars. The asymmetrical design is unified by an elaborate belt course with dentils. It is also noteworthy that this house was built close to the intersection with Cook Street at the same time that streetcar service was established there.

The house is an important example of the work of D. H. Bale, who moved from Ontario and Vancouver to Victoria in 1898. In a career spanning some 40 years, he made a significant impact on the Victoria landscape, building several dozen homes as a self-described architect, builder and contractor.

Owner and music teacher Ben Bantly is representative of the influx of entrepreneurial European immigrants who were attracted to the new colony in the late 19th Century, and who went on to develop successful business and cultural traditions. Ben was the son of Marcus and Anna Bantly who arrived from Germany via California in 1883. Marcus Bantly established a cigar- factory on Fort Street. The family formed a popular local dance band, and they became leading musicians in the Victoria cultural community. Creation of a “Bantly compound” in the transition area between the city and the gentrified Rockland area indicates the success and the confidence of an immigrant family which played a major role in Victoria, both in the manufacture of cigars and the making of music. This is further exemplified by the addition of a music studio to the house in 1914.

Character-defining Elements:

The character-defining elements of 1125 Fort Street include elements of the Edwardian style but are not limited to the following:

- Cross-gabled plan;
- Turned finials on gables and tower;
- Wide, pointed bargeboards;
- Fenestration with multi-pane-over-one sashes;
- Leaded windows on the upper floor;
- Double drop-siding overall;
- Elaborate belt-course with dentils.

Queen Ann elements include but are not limited to:

- Short, bellcast, octagonal tower.

Further distinctive elements include:

- Corbelled chimney;
- Rear porch with square column, matching front porch;
- Cantilevered shallow box-bay on side.

**CITY OF VICTORIA
HERITAGE ADVISORY PANEL
MEETING MINUTES
NOVEMBER 10, 2020**

Present: Avery Bonner
Doug Campbell
Helen Edwards
James Kerr
Kirby Delaney
Pamela Madoff, Chair
Steve Barber

Presenters/Guests: Erica Sangster
Donald Luxton
Greg Damant
Bianca Bodley
Hallmark Office
Josh Harvey
Karen Ayers
Kristine Liu
Laura Ralph
Luke Mari
Peter Nadler
Sara Huynh
Robert Fung

Absent: Shari Khadem
Graham Walker
Aaron Usatch

Staff: John O'Reilly, Senior Heritage Planner
Alec Johnston, Senior Planner
Andrea Walker Collins, Planning Secretary

The Chair called the meeting to order at 12:09pm.

1. Adoption of the Agenda

Moved by Avery Bonner

Seconded by Doug Campbell

Carried (unanimous)

2. Adoption of the Minutes of the October 13, 2020 Meeting

Moved by Avery Bonner

Seconded by Doug Campbell

Carried (unanimous)

3. Business Arising from Minutes

- a. Six consultant offers for Bank Street School have been received. City staff will likely retain a consultant next week.

4. 902 Foul Bay Road – Heritage Alteration Permit with Variances Application No. 00022

Introduction by John O'Reilly

Presentation by Erica Sangster & Bianca Bodley

Panel Questions

- Doug Campbell: why is the bicycle in the south/east corner rather than with the planned parking? Erica Sangster: vehicle parking and bike parking were separated to maximize each.
- Avery Bonner: why was a modern gate design chosen, rather than restoring or referencing? Erica Sangster: we are not trying to recreate something that isn't heritage, but are open to other ideas.
- Pamela Madoff: what was the reason to remove the Copper Beech trees? Erica Sangster: this is a challenging part of the site. We tried to keep one of the Copper beeches, but it was not in the best health. We had to choose which had to be removed. Ultimately both would need to be removed.

Panel Discussion

- Pamela Madoff noted the matters staff requested HAPL's comments on, including alterations to the stone wall, the salvage strategy for the stone wall, and eligibility of the site for continued heritage designation. As the site is a designated heritage landscape, the Panel needs to decide if this is an appropriate approach to a designated landscape. The building and landscape can be considered as being of equal importance, the house to its setting and the landscape as it relates to the house.
- Doug Campbell: the use of the stone for reusing for a new stone wall is very well done. Preference for the open form gate. Efforts to preserve trees and other vegetation is commendable. The approach to present the built form as two clusters makes a gesture towards traditional architecture. The proposal demonstrates a good use of materials for this neighbourhood. Having individual units offset responds well to the houses in the area, and to the curve in the road. The proposal is a nice addition to this neighbourhood.
- Avery Bonner: the spirit of maintaining the landscaping is well done. Prefers the open gate.
- Steve Barber: preference for the open gate. Designation of the landscape was completed with the previous building on the site. There is no longer reason to continue the designation of the landscaping, except for the sake of the stone wall.
- Doug Campbell: the bicycle enclosure structure in the prominent south-east corner could be a beautifully landscaped space instead. Encourage the applicants to locate the bicycle enclosure elsewhere.
- Pamela Madoff: the building form is driving the landscape rather than the landscape driving form of the building. Would have preferred a more balanced approach.

Motion:

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with Variances Application No. 00022 for 902 Foul Bay Road be approved with the following changes:

The heritage designation bylaw be revised with the exception of the stone wall.

MOVED by Avery Bonner

SECONDED by Doug Campbell

Carried (5 in favour, 1 opposed)

5. 1244 Wharf Street – Heritage Alteration Permit with Variances Application No. 00023

Introduction by John O'Reilly

Presentation by Greg Damant, Donald Luxton & Robert Fung

Panel Questions

- Steve Barber: the renderings have an inconsistency with the proposed new doors. Some doors appear to have divided windows, while the materials provided have simple glazed doors. What is proposed exactly? Greg Damant: the design has evolved. The presentation indicates the proposed doors. The all-glass doors are in keeping with the window elements. After considering the function of the doors, it was decided to recall the original configuration of the doors as they looked previously.
- James Kerr: commends the applicants for the well thought out presentation and design, with a balance of preservation and rehabilitation. Behind the present mural there is a masonry wall with proposed changes. How is the plan for new windows possible with a masonry wall? Can the mass of the walls be preserved? Greg Damant: the walls can be preserved with the lower windows, but it would not be consistent in the upper windows. Some openings could be pushed in instead of out.
- Pamela Madoff: are the openings on the main floor original openings? Greg Damant: some are reopening original openings in the south elevation.
- Pamela Madoff: the large horizontal window is antithetical to the original building design. Greg Damant: the applications would like to take the opportunity to create a unique approach that favours the interior functionality.
- Pamela Madoff: will the patio structure be covered with a canopy during the winter? Greg Damant: the structure is designed for four seasons with the ability to add enclosures.
- James Kerr: the mural is faded and past its prime. Is it a liability? Greg Damant: this has been investigated, and unfortunately stucco was applied directly to the brick. Removing the stucco will damage the brick. The wall could be cladded, but it would be a risk to remove the stucco.

Panel Discussion

- Doug Campbell: it is unusual to receive such a great example of conservation work with no addition to the building.
- Steve Barber: appreciation for the overall rehabilitation and preservation of the features of the building. The rear patio is light and well-designed, and does not have any serious impacts on the public realm. However the use of Corten steel sleeves for the windows and doors is inappropriate. Guideline 20 of the *Standards and Guidelines* recommends “designing and installing new windows, doors or storefronts required by a new use on

non-character-defining elevations in a manner that is compatible with the building's style, era and character." Windows on both the north and south elevations should be inset. Concern for the impact on the masonry wall, and its consistency with the *Standards and Guidelines*.

- Helen Edwards: the mural is unfortunately unattractive due to the lack of maintenance.
- Pamela Madoff: the mural was not installed correctly.

Motion:

That the Heritage Advisory Panel recommend to Council that Heritage Alteration Permit with a Variance Application No. 00023 for 1244 Wharf Street be approved with the following changes:

- revisit the window treatment on north and south elevation with punched window openings.
- reconsider use of the detailing of the new entrances with regards to the Corten steel on the sides of the brick.
- reconsideration of the large horizontal window on the north elevation.
- mural is deleterious to the masonry wall and precludes the opening of new windows. Not a contributing element to the building or a character defining element in the statement of significance.
- more details regarding the pediments at a larger scale.

Moved by Avery Bonner

Seconded by Steve Barber

Carried (unanimous)

6. 2536 Richmond Road – Heritage Designation Application No. 00193

Introduction by John O'Reilly
Presentation by Sheena (owner)

Recommendation:

That the Heritage Advisory Panel recommend that Council approve the designation of the heritage-registered property located at 2536 Richmond Road, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Moved by Helen Edwards

Seconded by Doug Campbell

Carried (unanimous)

7. 1125 Fort Street – Heritage Designation No. 00193

Introduction by John O'Reilly
Presentation by Nicole Parker

Panel Questions

- Avery Bonner: is the Zen building taller than the subject property? Nicole Parker: yes, it is taller.

- Avery Bonner: is the back street available for parking? Is underground parking included? Nicole Parker: ground level parking is available.
- Steve Barber: what is the zoning entitlement for the site? John O'Reilly: the floor space ratio permitted under the zoning is 1.2 times the lot area, and proposed is 1.93 times the lot area.
- Avery Bonner: will the chimneys be retained? Nicole Parker: for seismic purposes, one of the chimneys will need to be removed.
- James Kerr: do the windows on the property line remain? Nicole Parker: that they remain with a protective glass.

Panel Discussion

- Doug Campbell: the application is supportable given the likelihood of demolition without designation.
- Pamela Madoff: this architectural approach would not be supportable if the building were heritage-designated.
- James Kerr: every effort should be made to distinguish the larger building from the heritage so that the heritage house is distinct.

Recommendation:

That the Heritage Advisory Panel recommend that Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, pursuant to Section 611 of the Local Government Act, as a Municipal Heritage Site.

Comments for consideration:

- Create as much visual separation and subordination to the building at 1125 Fort Street.

Moved by Avery Bonner

Seconded by James Kerr

Carried (unanimous)

Adjournment of the meeting: 2:51 pm

keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

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o. 250-382-3823
e. info@keayarchitecture.com

March 2, 2020

To: Mayor and Council
City of Victoria
Planning Department
1 Centennial Square
Victoria, B.C.

Re: Rationale for 1125 Fort Street Rezoning

Dear Mayor and Council,

We are applying for the rezoning of 1125 Fort Street from R3-1 (Multiple Dwelling District) to a new site-specific zone. This property is currently a single-family residence built in 1909. The owner, Donald Colborne, is proposing to preserve this historic home by moving it closer to Fort Street, on a new earthquake resistant foundation, and thoroughly renovating the interior. This will allow for a new residential suite at lower level and for an addition of three residential units at the rear of the existing home, where the lot extends to Meares Street. The owner is also planning to apply for heritage designation of the existing home.

1125 Fort Street is a Queen Anne Revival style home by builder D.H. Bale, a notable figure whose career lasted 40 years, resulting in a significant impact on Victoria's cityscape. The home was one of three built for the Bantly Family.¹ 1125 Fort Street was specifically built for family patriarch Ben Bantly and his wife Joanna Mensinger. The Bantlys owned a cigar factory and formed a popular local dance band.

Due to recent construction immediately to the west, the property now sits in the shadow of multi-storey condominium buildings. The proposed development is far less intensive than these neighbouring developments² and provides a transition from them towards the heritage properties to the east.

1125 Fort Street is in excellent condition, having maintained its key architectural features, notably a compact bellcast Queen Anne tower, with minimal alterations. We are proposing an addition at the back of the existing home but fronting on Meares Street, creating three new dwelling units with parking stalls located

¹ 1127 Fort Street remains while 1121 Fort Street, the former Bantly home closest to Cook Street, has been moved to Fernwood.

² The adjoining lot of the same size at 1121 Fort Street was redeveloped as the four-storey 25 unit "Zen" condominium building. Immediately to the west of the site is the recently completed six-storey 75 unit "Black and White" condominium. Across the street on south side of the property, at 1137 Meares Street, a previous parking lot is now a three-storey 6 unit condominium building. Other intensive developments are proposed on single lots in the immediate neighbourhood, at 1015 Cook Street (31 units) and 1114 Rockland Avenue (22 units).

at the ground level below. The parking will increase from an aging single car garage to four enclosed parking stalls, and we are requesting a parking variance of two. We are also requesting a parking variance for aisle depth of approximately 350 mm (14"). The new units in the addition will range in size from 108 m² (1160 sq ft) to 116 m² (1250 sq ft). Within the existing house the two units will be 107 m² (1150 sq ft) and 221 m² (2380 sq ft). This application proposes to increase the site coverage to 81%, and the total floor area to 804 m² (8655 sq ft), resulting in an F.S.R. of 1.91:1.

The design for the addition is in accord with recent changes to the neighbourhood's streetscape, but will not dominate the view or character of the original home along the Fort Street facade. As per the *Standards and Guidelines for the Conservation of Historic Places in Canada*, the addition draws a clear distinction between what is new in terms of massing and materiality. The home will be moved forward, enhancing its presence on Fort Street. The lot size (40 ft. by 113 ft.) restricts what can be done in terms of development without sacrificing the existing house. Moving the original home forward and locating an addition to the rear is a reasonable solution that does not promote an overbearing streetscape. This allows for a comfortably sized addition with room for parking.

The location of the addition creates a unique challenge in connecting the two structures. The connection is accomplished through a shared stairwell and elevator, providing greater mobility for residents and which supports aging in place. Another positive feature of the addition is the generous size of the units when compared with the majority of new property developments in the downtown area, thereby fulfilling a need for more diverse housing options. Amenities on the property will include eight secure bicycle parking stalls, large balconies, and a roof deck. The project will result in the stabilization and preservation of a significant residence in the Fort Street heritage precinct, through designating the property, and provide a physical and visual transition from the high density blocks immediately to the west to the significant assembly of heritage and character buildings to the east. The project will also add to the rental housing stock in the area under a housing agreement with the City of Victoria for the lower level suite in the existing home.

The project provides modest additional density in Victoria's urban core, making the current home a greater reflection of urban residences whilst retaining its historical characteristics. We see this application as an opportunity to efficiently use the land available and establish new dwellings in an area of increased housing demand.

Sincerely,

John Keay
Architect AIBC

keay architecture ltd.

John Keay, Architect, AIBC

Nicole Parker, Architectural Technologist, AIBC

2nd Floor, 1124 Fort Street
Victoria, BC, V8V 3K8

o. 250-382-3823
e. info@keayarchitecture.com

September 8th, 2020

To: City of Victoria
Development Services
1 Centennial Square
Victoria, BC

1125 Fort Street Rezoning | Economic Analysis Requirements

Dear Development Services Department,

It has been noted in the Planning Comments for our 1125 Fort Street Rezoning Application, received May 13th, 2020, that a third-party economic analysis is required to determine whether the proposal is subject to community amenity contributions. Due to the scale of this project and the density proposed, we feel that this should not be a requirement for the application and that it creates unnecessary additional costs to the owner.

We would like to provide the following outlining why we believe that an economic analysis should not be required:

Official Community Plan and Zoning Context

We have reviewed the *City of Victoria Official Community Plan* (OCP) and find that an increased density should be considered as base reference zoning for the property to be used in applying the *Inclusionary Housing and Community Amenity Policy* based on the following:

- a. Urban Place Designations
The property has an Urban Place Designation of Urban Residential. The neighbouring property is designated as Core Residential.
(City of Victoria OCP, Map 2 Urban Place Designations, pg. 37)
- b. Urban Place Guidelines
Urban Residential designation allows total floorspace ratios generally up to 1.2:1. It is also noted that increased density up to a total of approximately 2:1 may be considered in strategic locations for the advancement of plan objectives.
(City of Victoria OCP, Figure 8: Urban Place Guidelines, pg. 39)
- c. Urban and Traditional Residential
"Generally support new development in areas designated Urban Residential that seeks densities toward the upper end of the range identified in Figure 8 where the proposal significantly advances the objectives in this plan and is:
6.22.1 within 200 metres of the Urban Core;...
6.22.3 along arterial or secondary arterial roads"
(City of Victoria OCP, pg. 53)

d. Property Location

This property lies within 200 meters of the Urban Core, and lies on a secondary arterial road.

(City of Victoria OCP, Map 4 Functional Street Classification, pg. 58)

Based on the Urban Place Designation, and the location of the property, we feel that this justifies considering a density of up to 2:1 for the site based on the *City of Victoria Official Community Plan* as outlined above, and this density should be used when considering the *Inclusionary Housing and Community Amenity Policy*.

Heritage Contribution

As a part of this application, the owner is committing to an extensive scope of work in restoring the existing single family dwelling. The planned work includes seismic upgrading, a new foundation, to stabilize the building, restoration of the exterior of the home, and major upgrades to the interior. On top of the work to be completed, the owner plans to seek Heritage Designation status for the home.

Not only is the restoration work a significant financial commitment, but the work to be completed provides a contribution to the community in preserving a part of Victoria's history within the Fort Street Corridor.

Inclusionary Housing and Community Amenity Policy

The Inclusionary Housing and Community Amenity Policy outlines Community Amenity Contributions (CAC) based on density and the nature of the development. It also provides alternative amenities for policy exemptions such as "projects with heritage conservation contributions of equal or greater value to that of the community amenity contribution are exempt as determined through an economic analysis."

Based on this exemption we would like to provide the following information:

As of Right Zoning	R3-1 = 1.2:1 (based on building of 4 storeys with enclosed parking spaces)
Urban Residential	1.2:1 up to 2:1
Proposed Density	1.92:1

Using the Urban Residential density of up to 2:1, the additional density would fall in the category Level 'A' Bonus from Existing Zoning to OCP Base Density. This bonus density uses Cash-in-lieu calculated at \$5/ft² of bonus area.

Calculation of Cash-in-lieu payment based on site area of 420.6 m² (4527 ft²):

As of Right Zoning	1.2:1	505 m ²	5435 ft ²
Proposed Density	1.92:1	808 m ²	8697 ft ²
Bonus			3262 ft²

$$\text{Cash-in-lieu} = 3262 \text{ ft}^2 \times \$5/\text{ft}^2 = \$16,310.00$$

It is clear based on the scope of work, as previously noted, that the value of work to be completed to maintain the heritage home would far exceed the required cash-in-lieu contribution required if the increased density for the site is considered in the calculations.

Summary

As outlined above, we feel that the economic analysis should not be required for this development. Not only is the project conserving a heritage home, it is providing additional housing stock, as well as providing further variety to the housing available near the downtown core. These aspects of the project help in advancing the goals of the City's Official Community Plan. If you still feel this economic analysis is required, please outline in a response to this memo.

Please feel free to contact us regarding any questions.

Kind Regards,

A handwritten signature in black ink that reads "Nicole Showers". The signature is written in a cursive, flowing style with a small dot at the end.

Nicole Showers | Architect AIBC

FGCA CALUC meeting Report June 13, 2019

Project address 1125 Fort St
 Developer Don Coburn
 Architect John Keay
 Nichole Parker

Attendance CALUC members. - David Wales, Robin Jones, Joanna Fox, Michael Hirsch
 Chairman Alice Albert
 FGCA Board member Pat Ward
 Community members. - 4

Data. Rezone for site specific and to designate the heritage house

5 units - in existing heritage house 1 basement unit and 1 (2 floor) unit
 - addition at rear 3 - 3 bedroom condominiums - each floor stepped back

Parking - requesting a variance for 4 parking stalls instead of 5 - electric plug ins,
 accessed from Mears street

Presentation by Architect - Goal is to preserve the 1909 heritage house thru designation and to stay the encroachment of taller buildings into the Fort Street Heritage Precinct. The House will be moved closer to Fort street to improve street appearance and to add 1 basement suite. The addition on the back will have 3 condo units and roof garden and 4 parking spaces at ground level under the building . Access stairs, elevator and secure covered and short term bike storage will join the old and new buildings.

Property to west is the Zen Condos which is built to the lot line.
 Property to east is a heritage house whose owner is in favour of the project.

The heritage existing house will be painted in heritage colours. The new addition will have a modern design with step back for each floor and balconies (none of which will look onto the Zen condos.) Current heritage approach is to not mimic the older house but transition into the new addition.

Garbage will be totes not dumpster.

Landscape plan will indicate new path from Fort and plantings visible from Fort and Mears.

Step Code was discussed - solar could be more difficult because units will be Strata.

NEIGHBOURHOOD COMMENTS

- Will there be blasting? - Answer - none or very little as parking is at grade
- Could they consider a green roof? Answer - will consider it but it would increase the load and be more expensive.
- Concern from Mears resident - Privacy from new Condo balconies and increased traffic on Mears
- Owner surveyed the commercial and residential properties to the East on Fort and all are in favour of the project.

Monica Dhawan

From: Stacey O'Sullivan [REDACTED]
Sent: Monday, June 03, 2019 7:29 PM
To: Victoria Mayor and Council
Cc: Fairfield Community Place
Subject: Community meeting - 1125 Fort Street

Hello,

I cannot attend the June 13th meeting for the development proposed at 1125 Fort Street, but I wish to provide input.

I am in favour of the development and wish to express my support for the project. Urban densification in desirable, walkable neighbourhoods is good for the community and prevents urban sprawl and all its downsides. I also like that the existing home will be retained, restored, and designated a heritage building. It is great to keep the character of the neighbourhood alive.

Thanks for considering this input!
Stacey
303-1147 View Street, Victoria

Rezoning and Development Permit With Variances Application for 1125 Fort Street



1

Subject Property



2

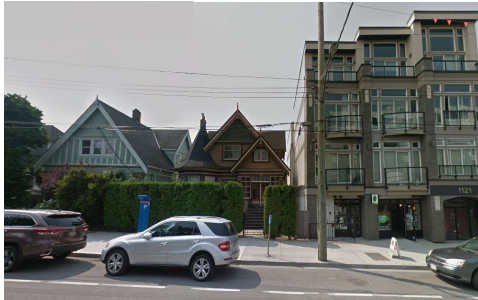
Subject Property



3

Street Context – Fort Street

Looking South



Looking North- across the street



4

Street Context- Meares Street

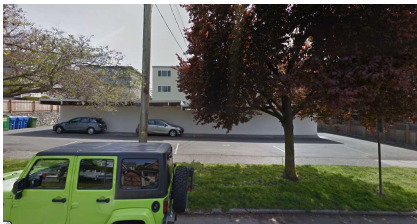
Looking North



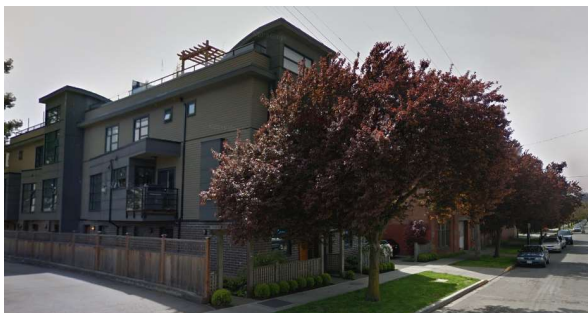
5

Street Context- Meares Street

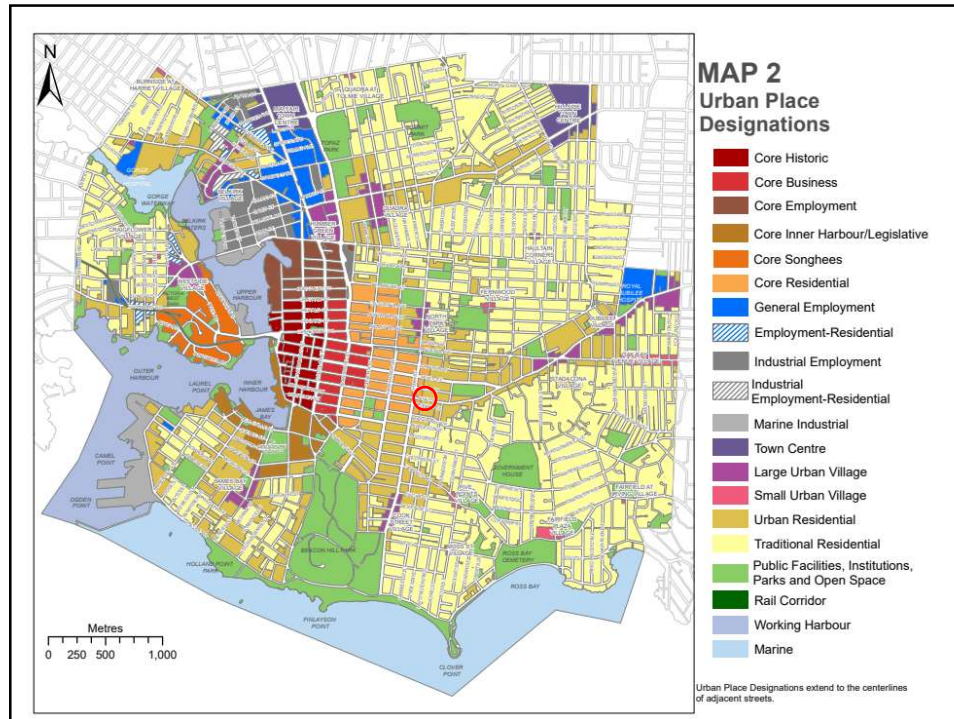
Across the street and to the East



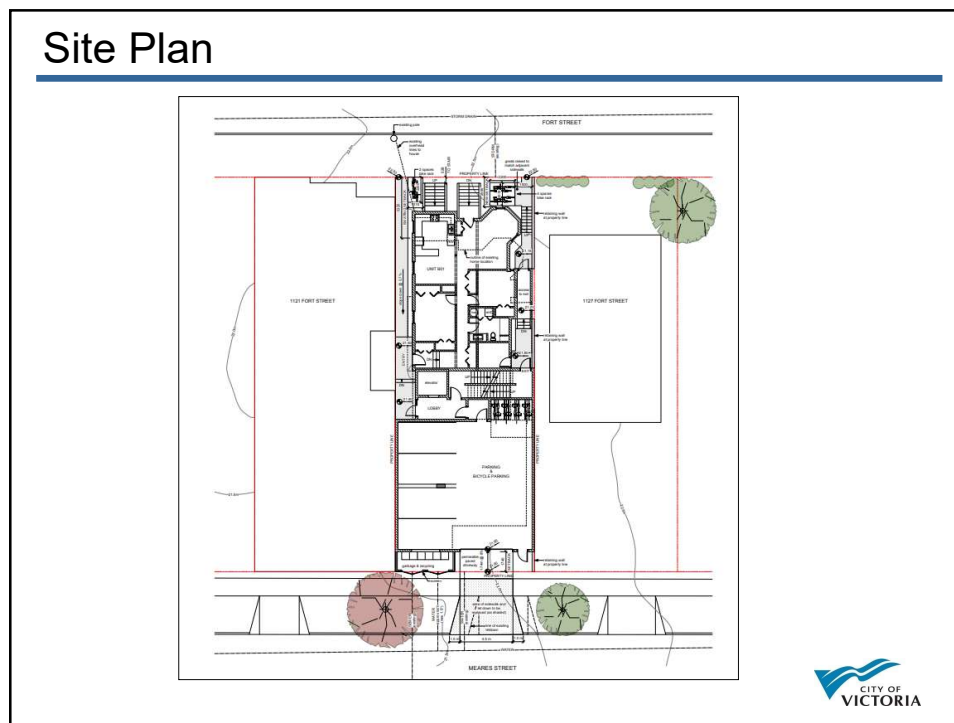
Across the street and to the West



6

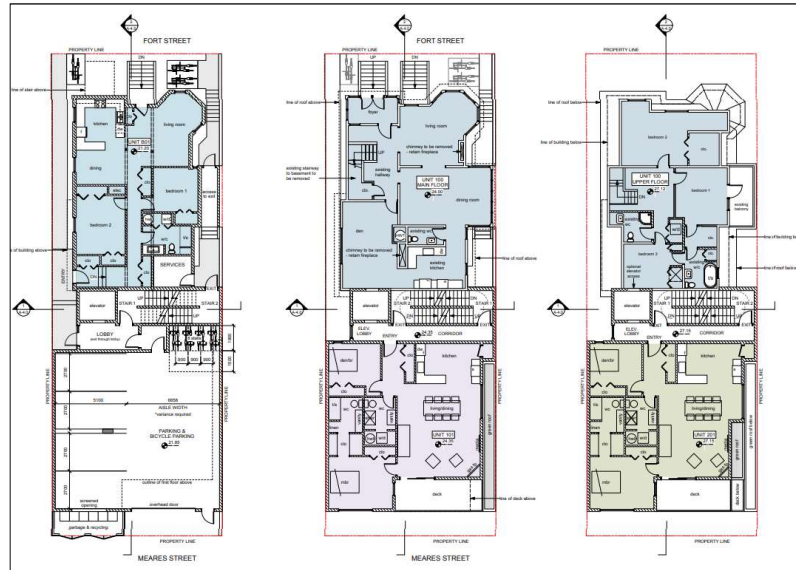


7



8

Floor Plans

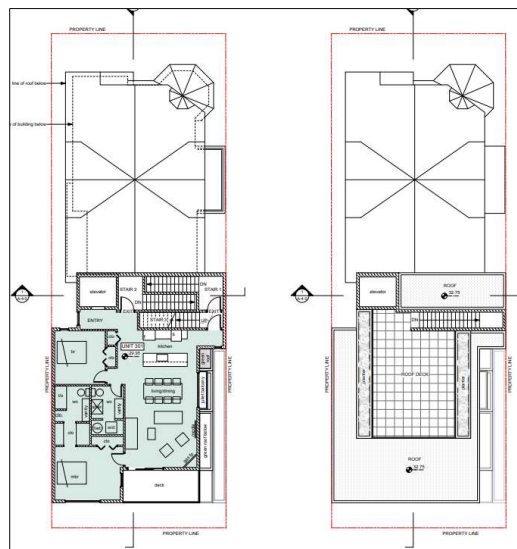


First, Second and Third Storeys



9

Floor Plans



Fourth Storey and Roof Deck



10

Elevation Plans



11

Elevation Plans



12

Elevation Plans



13



14

Heritage Designation Application No. 000192 1125 Fort Street



1

1125 Fort Street (HD000192) Streetscape



Proposal

To designate the exterior of the house located at 1125 Fort Street,
consistent with architectural plans dated September 9, 2020



2

1125 Fort Street (HD000192)



3

1125 Fort Street (HD000192)

Designation Assessment

A heritage property is one with

"sufficient heritage value or heritage character to justify its conservation"

Designation Assessment: Does the property have sufficient heritage value or heritage character?

Heritage Value: historical, cultural, aesthetic, scientific or educational worth or usefulness of property or an area.

Heritage Character: the overall effect produced by traits or features which give property or an area a distinctive quality or appearance.

(Local Government Act, Section 611)



4

1125 Fort Street (HD000192)

Heritage Value

- Designed/Built in 1909 for \$3100
- Centrepiece of a 3-house cluster of cross-gabled Edwardian homes
- Remarkable for its compact, bellcast Queen Anne “witches hat” tower
- Important example of D.H. Bale, an architect responsible for several dozen homes in Victoria
- Associated with original owner Ben Bantly, representative of the influx of entrepreneurial European immigrants in the late 1800s



5

1125 Fort Street (HD000192)

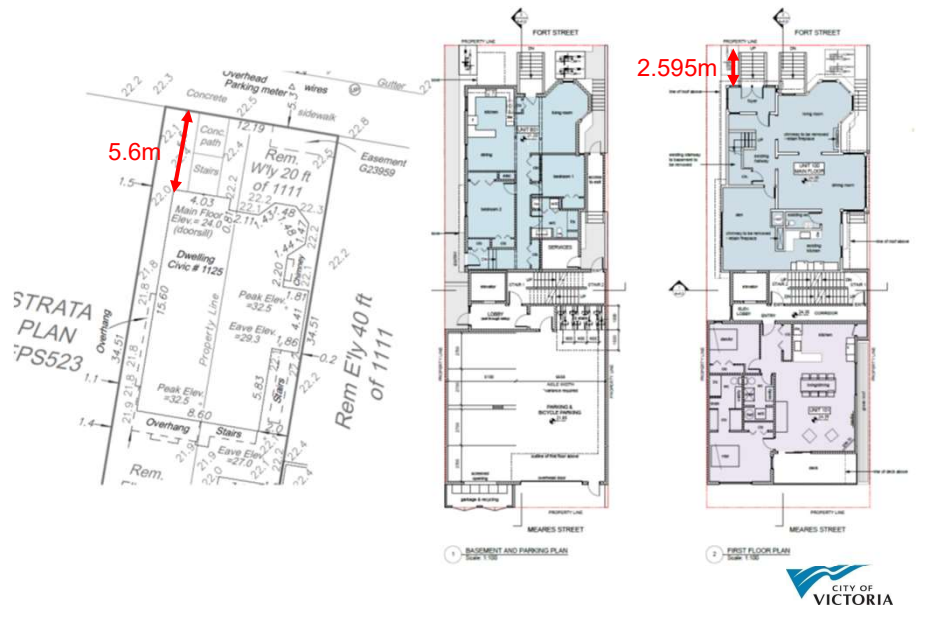
CDE's

- Cross-gabled plan
- Turned finials on gables and tower
- Wide, pointed bargeboards
- Fenestration with multi-pane windows
- Leaded windows on upper storeys
- Double drop siding
- Elaborate belt-course with dentils
- Bellcast octagonal tower
- Corbelled chimney
- Rear porch with square column



6

1125 Fort Street (HD000192)



7

1125 Fort Street (HD000192)



8

1125 Fort Street (HD000192)



DPA 7B (HC): CORRIDORS HERITAGE: the Fort Street heritage corridor, a stretch of Fort Street characterized by clusters of high quality examples of Italianate, Gothic Revival, Second Empire and Edwardian Vernacular-style houses between Cook Street and Ormond Street.



9

1125 Fort Street (HD000192)

Staff Recommendation

That Council approve the designation of the property located at 1125 Fort Street, consistent with architectural plans dated September 9, 2020, 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 with the Public Hearing for Rezoning Application No. 00712.



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