

**F.1.a.b680 Montreal Street - Rezoning Application No. 00792 (James Bay)**

**Moved By** Councillor Andrew

**Seconded By** Councillor Young

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that authorize the proposed development outlined in Rezoning Application No. 00792 for 680 Montreal Street. That first and second readings of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once a legal agreement is executed by the applicant to secure an easement over the neighbouring lot at 225 Belleville Street to allow access for users of 680 Montreal Street to the vehicle parking stalls, with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

**CARRIED UNANIMOUSLY**

## **E.2 680 Montreal Street - Rezoning Application No. 00792 (James Bay)**

Council received a report dated June 2, 2022 from the Director of Sustainable Planning and Community Development presenting an application to permit the ongoing use of the hotel past the expiration of a Land Use Contract, and a request to increase density and site coverage to allow for a future redevelopment of the north wing of the building.

*Committee discussed the following:*

- *Potential shadowing on the adjacent public park*
- *Cost and labour involved with producing a shadow study*

**Moved By** Councillor Young

**Seconded By** Councillor Potts

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that authorize the proposed development outlined in Rezoning Application No. 00792 for 680 Montreal Street. That first and second readings of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once a legal agreement is executed by the applicant to secure an easement over the neighbouring lot at 225 Belleville Street to allow access for users of 680 Montreal Street to the vehicle parking stalls, with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

**Amendment:**

**Moved By** Councillor Isitt

**Seconded By** Councillor Loveday

**That Council request a shadow study from the applicant for Councils review at the time of first reading of the bylaws.**

FOR (3): Councillor Isitt, Councillor Loveday, and Councillor Potts

OPPOSED (4): Mayor Helps, Councillor Andrew, Councillor Thornton-Joe, and Councillor Young

**DEFEATED (3 to 4)**

**On the main motion:**

**CARRIED UNANIMOUSLY**



## Committee of the Whole Report For the Meeting of June 16, 2022

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**To:** Committee of the Whole **Date:** June 2, 2022  
**From:** Karen Hoese, Director, Sustainable Planning and Community Development  
**Subject:** Rezoning Application No. 00792 for 680 Montreal Street

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### RECOMMENDATION

#### Rezoning Application

That Council instruct staff to prepare the necessary Zoning Regulation Bylaw Amendment that authorize the proposed development outlined in Rezoning Application No. 00792 for 680 Montreal Street. That first and second readings of the Zoning Regulation Bylaw Amendment be considered by Council and a Public Hearing date be set once a legal agreement is executed by the applicant to secure an easement over the neighbouring lot at 225 Belleville Street to allow access for users of 680 Montreal Street to the vehicle parking stalls, with the form and contents to the satisfaction of the Director of Sustainable Planning and Community Development and the City Solicitor.

### LEGISLATIVE AUTHORITY

This report discusses a Rezoning Application. Relevant rezoning considerations include the proposal to increase the permitted density and include a new site coverage regulation in the zoning bylaw.

#### Enabling Legislation

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.

### 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 680 Montreal Street. The proposal is to rezone from the C-4H Zone, Harbour Activity District, and the M-2 Zone, Light Industrial District, to a new zone in order to allow the existing hotel use to continue once the provincially-legislated

expiration of the Land Use Contract occurs on June 30, 2024. The applicant is also requesting an increase in density and site coverage over existing conditions, which would allow for a redevelopment of the north wing in the future.

The following points were considered in assessing the Rezoning application:

- The proposal is generally consistent with the Core Inner Harbour/Legislative Urban Place Designation in the *Official Community Plan*, which envisions visitor accommodation as a permitted use
- The proposal is consistent with the *James Bay Neighbourhood Plan*, which identifies the property within the Tourist District and envisions the area to be zoned for hotel uses as a tourist-oriented centre in the City
- The increase in density from the existing 1.27 to 1.60 floor space ratio (FSR) and the increase in site coverage from the existing 45.4% to 60% would allow for a future expansion of the hotel without requiring another rezoning
- The proposed increase in height from 21.5m to 25.25m would be consistent with the existing maximum height of the hotel
- The irregular shaped lot makes determining standard setbacks difficult. The applicant is proposing a site-specific zone that would identify setbacks using a plan, with most setbacks at a minimum of 7.5m but some as low as 0m. A setback would be introduced for heights above 6m and would require the building to step back an additional 30 degrees from the edge of the lower building face
- A Development Permit would be required to ensure compliance with the relevant design guidelines should the applicant proceed with the redevelopment of the north wing in the future
- The vehicle parking that is located on the adjacent property would be legitimized and secured through an easement.

## **BACKGROUND**

### **Description of Proposal**

The subject property located at 680 Montreal Street (Laurel Point Inn) and neighbouring property located at 225 Belleville Street are currently regulated by a Land Use Contract (LUC), which permits the current buildings and uses. On June 30, 2024, all Land Use Contracts in British Columbia will automatically expire. Upon expiration, the site will be subject to two zones, the C-4H Zone, Harbour Activity District, and the M-2 Zone, Light Industrial District, and at that time the hotel building and use would become legally non-conforming. The property owner has proactively applied to rezone the property to a single site-specific zone to ensure the uses and building will continue to be permitted within the *Zoning Regulation Bylaw* upon expiration of the LUC.

As part of the application, the applicant is requesting an increase in density, height and site coverage, as well as the creation of plan-specific setbacks. If the application is forwarded to a Public Hearing, a new site-specific zone would be created that permits the existing hotel use and hotel building. The new zone would also allow for a potential redevelopment of the north wing in the future; however, a Development Permit approved by Council would still be required to ensure compliance with the relevant design guidelines.



## Land Use Context

The area is primarily characterized by hotel and multi-unit residential uses. The Inner Harbour and David Foster Walkway surround the property on three sides.



## Existing Site Development and Development Potential

The site is presently occupied by the Laurel Point Inn Hotel and is regulated by a Land Use Contract.

The portion of the property under the C-4H Zone, Harbour Activity District, could be developed as a mixed use building up to 11m in height and 2.0 FSR. The portion of the property under the M-2 Zone, Light Industrial District, could be developed as a light industrial building with a height up to 15m and a 3.0 FSR. This Rezoning Application would remove unwanted uses and complexities that occur with the current split zone.

## Data Table

The following data table compares the proposal with the standard T-1 Zone, Limited Transient Accommodation District, and the proposed site-specific zone which would be based on the T-1 Zone. An asterisk is used to identify where the proposal does not meet the requirements of the existing T-1 Zone.

Zoning Criteria	Existing Conditions	Standard T-1 Zone	Proposed Zone based on Standard T-1 Zone
Site area (m <sup>2</sup> ) – minimum	11520	1850	11520
Density (Floor Space Ratio) – maximum	<b>1.27*</b>	1.2	1.60
Total floor area (m <sup>2</sup> ) – maximum	14683	N/A	18432
Height (m)	25.24	21.5	25.25
Site coverage (%) – maximum	<b>45.4*</b>	20	60
Open site space (%) – minimum	44.4	30	30
<b>Setbacks (m) – minimum</b>  Lot boundary for structures constructed prior to January 1, 2022  Lot boundary for new structures	  0  N/A	  7.5  7.5	  0  0 to 7.5 (plan-specific)  Additional 30° from edge of lower building face for portions of the building above 6m height
Parking – minimum	130	87 (Schedule C)	87 (Schedule C)
Parking location	<b>Front and Side Yard / Neighbouring Property*</b>	Not permitted on neighbouring property	Permitted on neighbouring property
Accessory Building Location	<b>Side Yard</b> (legal non-conforming condition)	Rear Yard	Side Yard

### Active Transportation

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

### Public Realm

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

## Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC) Procedures for Processing Rezoning and Variance Applications*, prior to submission of the application, the proposal was posted on the Development Tracker along with an invitation to complete a comment form on May 21, 2021. Additionally, the applicant participated in a Zoom meeting with the James Bay CALUC on June 9, 2021. A letter dated June 12, 2021, is attached to this report. No feedback was received from the online 30-day comment period.

## ANALYSIS

### Rezoning Application

#### Official Community Plan

The property is designated as Core Inner Harbour/Legislative within the *Official Community Plan, 2012 (OCP)*, which envisions recreation and tourism-related uses. The OCP also envisions densities of approximately 1.0 FSR, with increased densities of up to 4.0 FSR in strategic locations when accompanied with the advancement of plan objectives. The subject property provides valuable transient accommodation, is a prominent Victoria landmark and is generally consistent with the uses and densities envisioned in the OCP. Furthermore, the proposed zone would require setbacks away from the water as the building increased in height, which would prevent an overbearing building adjacent the public walkway and waterfront.

#### James Bay Neighbourhood Plan

The property is located within the Tourist District within the *James Bay Neighbourhood Plan*. This district recognizes the importance tourism plays in the local economy and encourages the improvement of tourist amenities in the area. Furthermore, the Plan envisions the area zoned for hotel and motel uses. Therefore, this Rezoning Application is generally consistent with the goals and objectives of the *James Bay Neighbourhood Plan*.

#### Regulatory Considerations

##### *Parking*

The vehicle parking for the hotel use is split between the subject property (8 stalls) and the neighbouring property at 225 Belleville Street (122 stalls). As such, an easement is required to ensure the parking stalls on the neighbouring property remain accessible to the users of the hotel. The requirement to secure an easement has been included in the recommended motion for Council's consideration.

##### *Density and Site Coverage*

The proposal is seeking an increase in density from the existing 1.27 to 1.60 floor space ratio (FSR) and an increase in site coverage from the existing 45.4% to 60%, which would allow expansions to the hotel without the requirement for a rezoning. The increased density would permit for an additional 3749m<sup>2</sup> of floor area, of which approximately 1725m<sup>2</sup> could be accommodated at-grade given site coverage limitations. 1.60 FSR is still substantially lower than that of the surrounding buildings, and allowing the extra density encourages the ongoing support of local events such as graduations, weddings and conferences, and improvement of tourist serving accommodation by expanding the applicant's ability to renovate and add more rooms and guest serving facilities. The concept images below show the minimal impact a potential



redevelopment of the north wing would have on the neighbouring park. The images are illustrative of one potential option within the proposed zone and are not meant as a specific building design, which instead would be created and presented at a future Development Permit stage.



**Figure 1: Current Site Layout**



**Figure 2: Potential Future Site Layout**



## Height

The proposal is also seeking to legitimize the current height to eliminate legal non-conforming scenarios in the future and allow for a future expansion to be built to the same height. Therefore, the maximum height would be to increase from 21.5m in the T-1 Zone to 25.25m in the proposed zone, which is the existing height of the hotel. Staff support this increase in height as it is lower than many of the neighbouring buildings and the 30-degree stepback would sculpt the building height to mitigate an overbearing mass adjacent to the park. Again, if the applicant proceeds with an expansion in the future, a Development Permit approved by Council would be required to ensure compliance with the relevant design guidelines. The rendering below demonstrates the potential expansion to the same height of the existing hotel wing to the south.



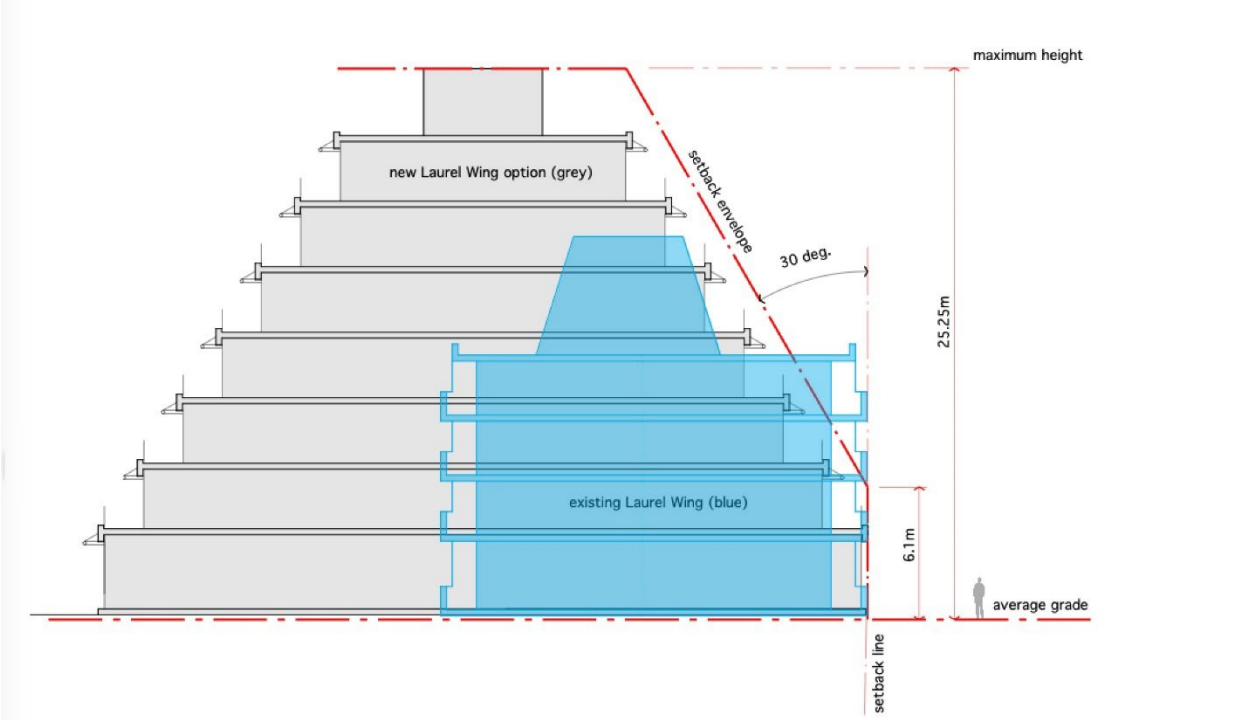
**Figure 3: Conceptual Rendering from the North**



**Figure 4: Conceptual Rendering from the East**

**Setbacks**

The shape of the lot is irregular, which makes determining setbacks difficult. While the *Zoning Regulation Bylaw* is able to determine setbacks on irregular lots, in this instance it would be easier and clearer to insert a plan into the site-specific zone to determine setbacks. For most of the lot, the setbacks would match the T-1 Zone of 7.5m. However, there are instances where the existing building is legally non-conforming with a 0m setback. A plan-specific setback would allow the setbacks of the existing building to be legitimized while still ensuring that the public park and pathway have enough space to receive light and not be overwhelmed by a potential future expansion. To further ensure the public realm remains unharmed, a stepback would occur at 6m that would require the building to increase the setbacks at a 30° angle from vertical.



**Figure 5: Demonstration of the Stepback at Upper Storeys**

**Sustainability**

As indicated in the applicant’s letter dated October 19, 2021, the existing hotel is British Columbia’s first carbon neutral hotel. This has been achieved through measures such as geothermal heating and cooling, internal programs to reduce energy consumption and recycle waste, purchasing carbon offsets, and providing bicycle rentals and EV charging.

**CONCLUSIONS**

The proposal to rezone the property at 680 Montreal Street is consistent with the goals in the OCP and the Tourism District in the *James Bay Neighbourhood Plan*. The location of the parking is an existing condition that is proposed to be formalized as part of this application. Finally, the increase in density, height and site coverage, and changes to setbacks would permit for a redevelopment of the north wing without requiring another rezoning process in the future. Stepbacks at upper storeys would help prevent overwhelming the public park to the north. In addition, an expansion would still be the subject of a Development Permit application to ensure adherence to the design guidelines contained in Development Permit Area 9 (HC): Inner Harbour. Therefore, staff recommend that Council consider supporting the application.

## **ALTERNATE MOTION**

That Council decline Rezoning Application No. 00792 for the property located at 680 Montreal Street.

Respectfully submitted,

Mike Angrove  
Senior Planner – Development Agreements  
Development Services Division

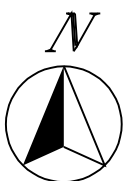
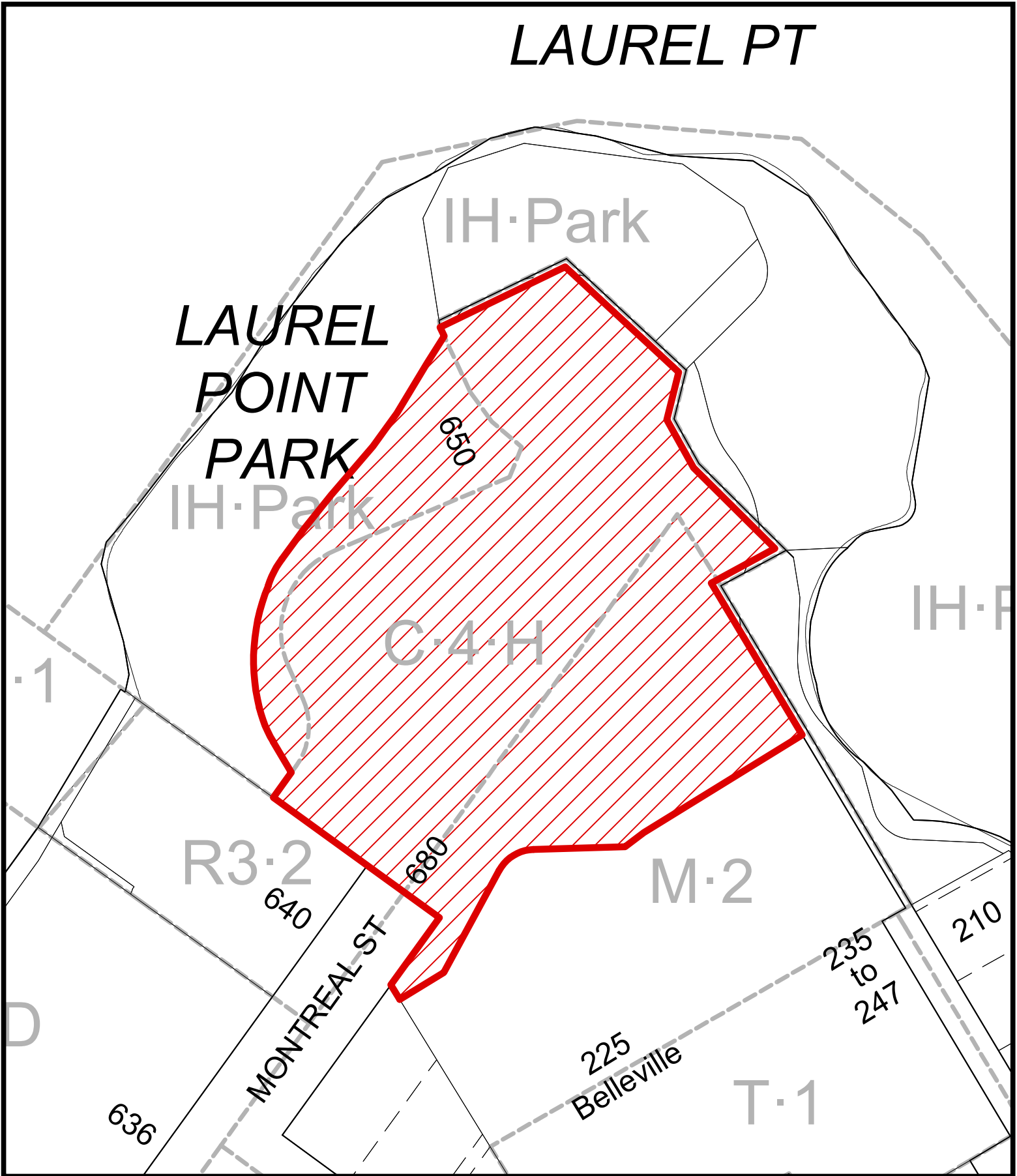
Karen Hoese, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**

### **List of Attachments**

- Attachment A: Subject Map
- Attachment B: Plans date stamped April 19, 2022
- Attachment C: Letter from applicant to Mayor and Council dated May 17, 2021, revised May 26, 2022
- Attachment D: Community Association Land Use Committee Comments dated June 12, 2021.

# LAUREL PT



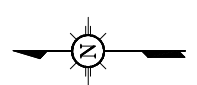
680 Montreal Street  
Rezoning No.00792





**SITE PLAN OF LOT 1 OF LOTS 563, 564, 565, 566, 568, 569, 570, 570A, 571, 575, 578, 579, 580, 581, 582, AND 583, VICTORIA CITY, AND PART OF THE BED OF VICTORIA HARBOUR, VICTORIA DISTRICT, PLAN EPP107803, LAUREL POINT INN**

**ATTACHMENT B**



This document shows the relative location of the surveyed buildings and site. The document should not be used to define property lines or property corners. All dimensions are in metres and decimals thereof, unless otherwise noted.

- POLARIS LEGEND**
- ▲ denotes Catch Basin
  - denotes Manhole - Storm
  - denotes Manhole - Sewer
  - denotes Manhole - Fire Hydrant
  - denotes Manhole - Water Valve
  - denotes Fire Hydrant
  - denotes Water Valve
  - denotes Fire Hydrant
  - denotes Water Valve
  - denotes Fire Hydrant
  - denotes Water Valve
  - denotes Fire Hydrant
  - denotes Water Valve

**NOTES:** This site plan was prepared by the City of Victoria on July 20, 2010. It is the City of Victoria's responsibility to ensure that this site plan is accurate as of the date of preparation. The City of Victoria does not warrant the accuracy of this site plan for any other purpose.

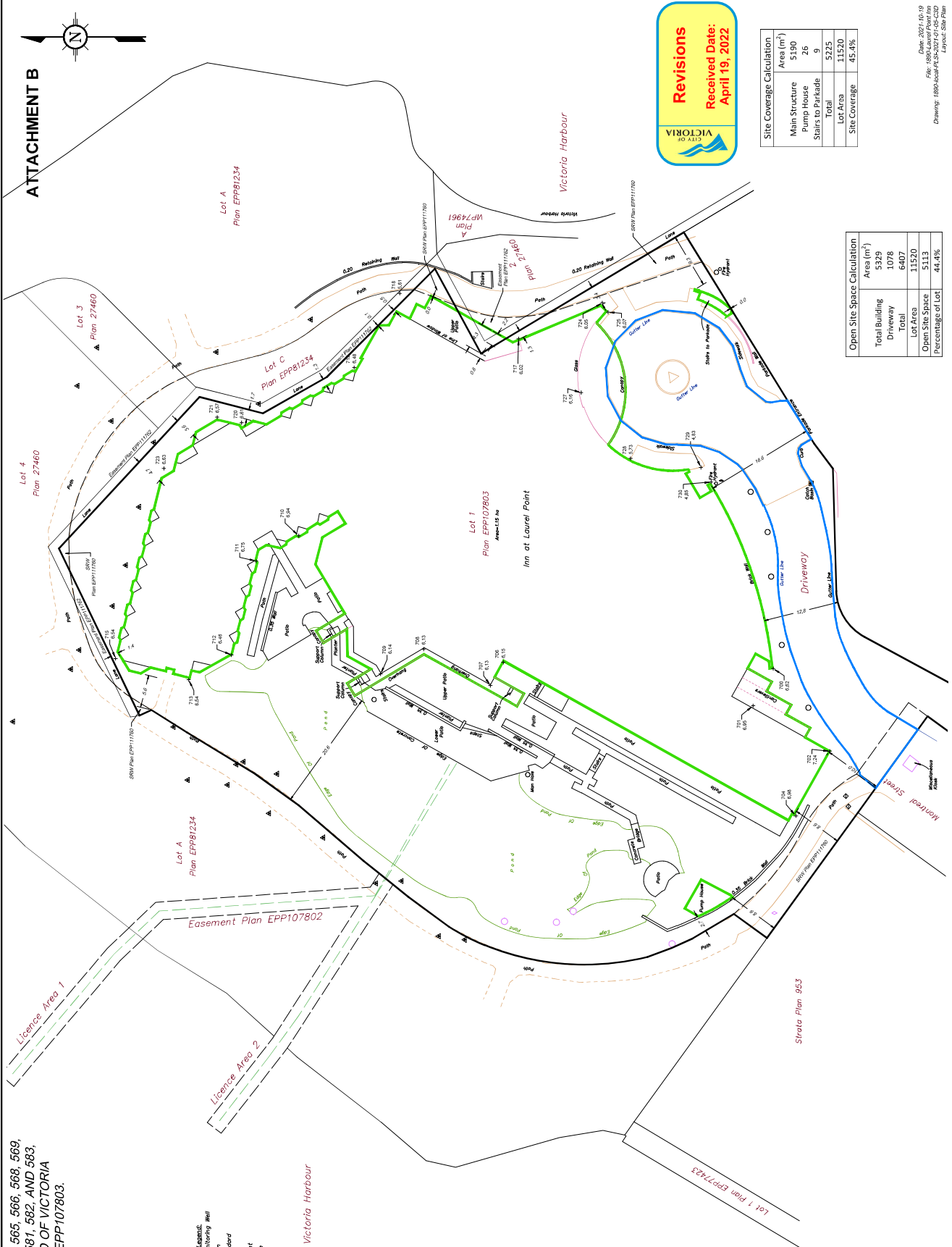
Grade Calculations		Totals	
Grade Points	Distance (m)	Average of Grade (m)	Grade (m)
700 to 701	7.55	5.78	51.27
701 to 702	15.33	7.10	108.77
702 to 703	15.33	7.11	108.99
703 to 704	15.33	7.11	108.99
704 to 705	15.33	7.11	108.99
705 to 706	15.33	7.11	108.99
706 to 707	15.33	7.11	108.99
707 to 708	15.33	7.11	108.99
708 to 709	15.33	7.11	108.99
709 to 710	15.33	7.11	108.99
710 to 711	15.33	7.11	108.99
711 to 712	15.33	7.11	108.99
712 to 713	15.33	7.11	108.99
713 to 714	15.33	7.11	108.99
714 to 715	15.33	7.11	108.99
715 to 716	15.33	7.11	108.99
716 to 717	15.33	7.11	108.99
717 to 718	15.33	7.11	108.99
718 to 719	15.33	7.11	108.99
719 to 720	15.33	7.11	108.99
720 to 721	15.33	7.11	108.99
721 to 722	15.33	7.11	108.99
722 to 723	15.33	7.11	108.99
723 to 724	15.33	7.11	108.99
724 to 725	15.33	7.11	108.99
725 to 726	15.33	7.11	108.99
726 to 727	15.33	7.11	108.99
727 to 728	15.33	7.11	108.99
728 to 729	15.33	7.11	108.99
729 to 730	15.33	7.11	108.99
730 to 700	393.89	5.74	2498.07
Perimeter (m)			6.34

Height Calculation	
Highest Point (m)	31.58
Average Grade (m)	6.34
Building Height (m)	25.24

This document shows the relative location of the surveyed buildings and site. The document should not be used to define property lines or property corners. All dimensions are in metres and decimals thereof, unless otherwise noted.



**POLARIS**  
Land Surveying Inc.  
4000 West 10th Avenue, Suite 100  
Victoria, BC V8M 1R2  
Tel: (250) 363-7289  
Fax: (250) 363-7272  
www.polaris.ca



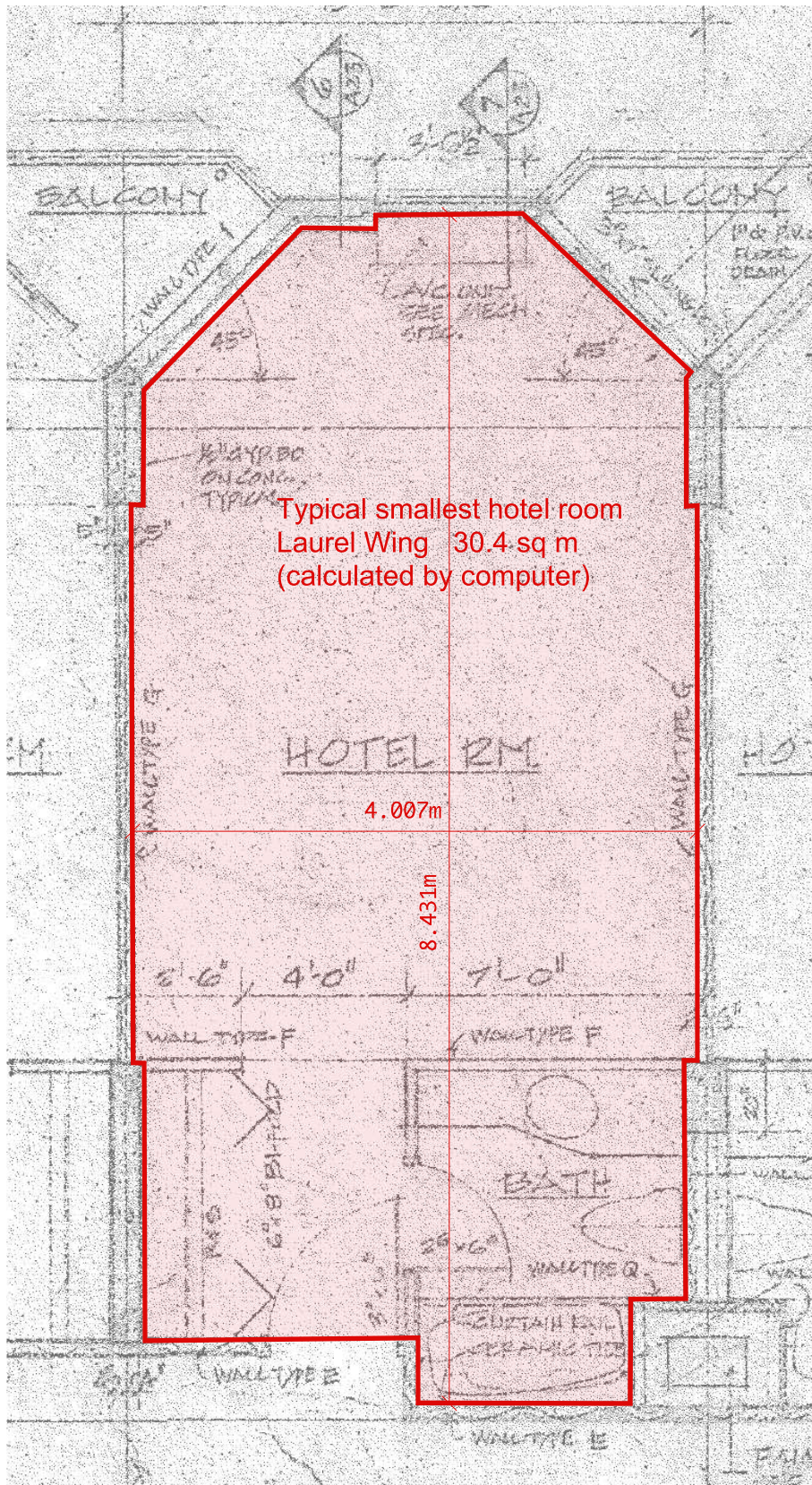
**Revisions**  
Received Date:  
**April 19, 2022**

Site Coverage Calculation	
Main Structure	5190
Pump House	26
Stairs to Parkade	9
<b>Total</b>	<b>5225</b>
Lot Area	11520
<b>Site Coverage</b>	<b>45.4%</b>

Open Site Space Calculation	
Total Building	5329
Driveway	1078
<b>Total</b>	<b>6407</b>
Open Site Space	5113
<b>Percentage of Lot</b>	<b>44.4%</b>

Plan: 2021-05-19  
File: 1980-Victoria-Point-Inn  
Drawing: 1980-Victoria-Point-Inn-02D  
Layout: Site Plan





Typical smallest hotel room  
 Laurel Wing 30.4 sq m  
 (calculated by computer)

PROJECT: INN AT LAUREL POINT REZONING

TITLE: AREA, SMALLEST GUEST RM

DATE: 1 DECEMBER 2021

john@grahamsherwinstudio.com  
 www.grahamsherwinstudio.com



Inn at Laurel Point • Parking required per Schedule C

Room	Floor area sq ft	Floor area sq m	Area per parking space from Schedule C	Required parking spaces
<b>Assembly</b>				
Spirit rooms	2,335			
Men's rooms	1,180			
Terrace	2,786			
Studio 122	300			
Studio 150	300			
Stone room	457			
Rogers room	793			
Mackenzie	200			
Hunt room	592			
Main room	1,151	845.6	30	28.2
<b>Restaurant</b>				
Main space	1,970			
Private dining	200			
Rental room	200			
Terrace	1,175			
	3,545	329.5	40	6.2
<b>Transient accommodation</b>				
			205	51.25
<b>Total parking spaces required for all functions</b>				<b>88</b>
<b>Total provided</b>				<b>130</b>

**PARKING CALCULATIONS PER SCHEDULE C FOR EXISTING NON-CONFORMING WIDTH PARKING SPACES**

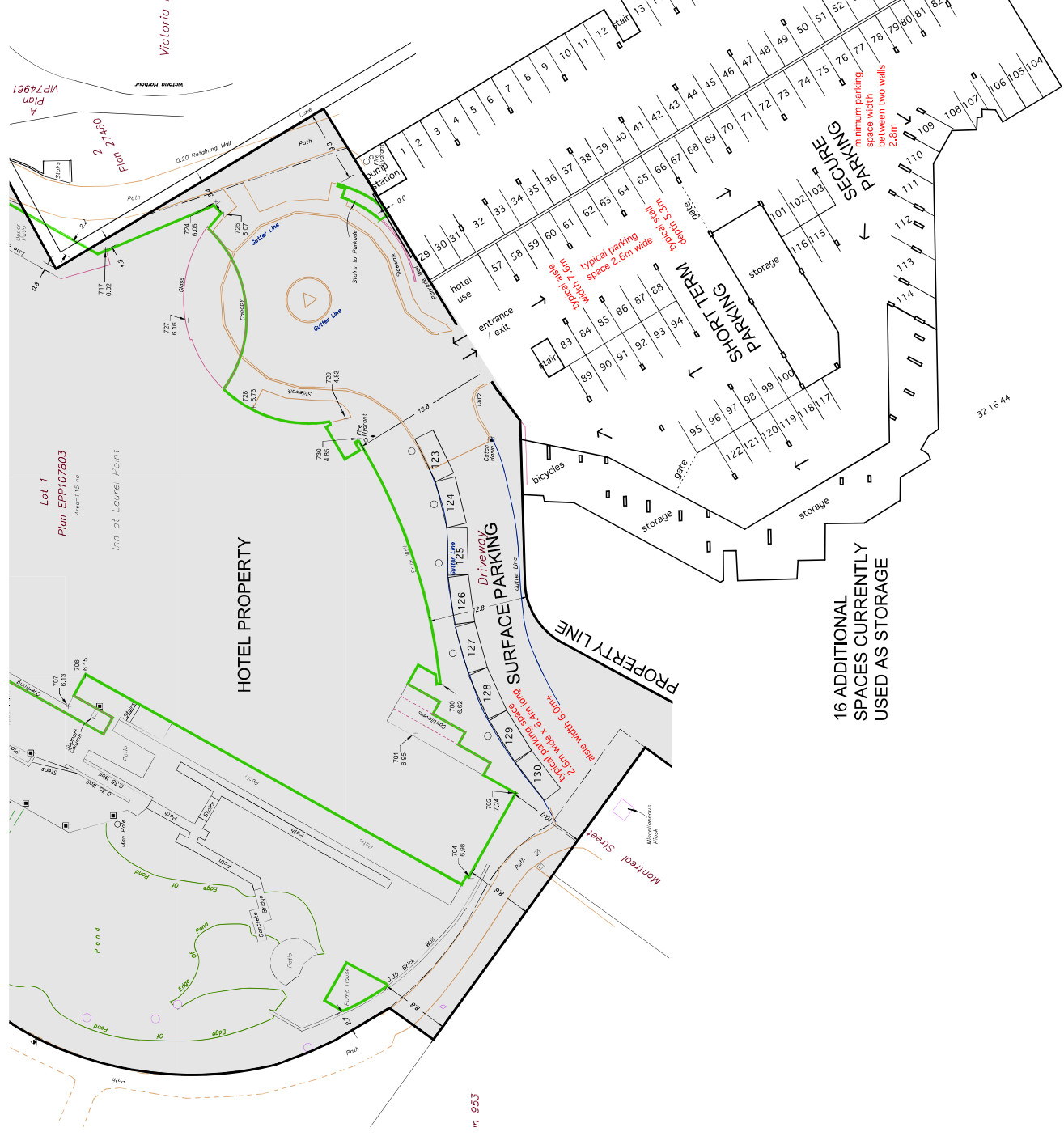


**GRAHAM SHERWIN STUDIO**

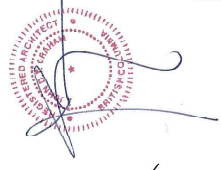
PROJECT: INN AT LAUREL POINT REZONING  
 TYPE: EXISTING LEGAL NON-CONFORMING PARKING PLAN  
 SCALE: 1:240  
 DATE: 13 APRIL 2021  
 ISSUED FOR: PLANNING DEPARTMENT REQUEST

**1.1**  
 DWG # GRAHAM SHERWIN STUDIO  
 JOHN GRAHAM, ARCHITECT  
 JOHN GRAHAM 604.583.1205  
 www.grahamsherwinstudio.com

**CURRENT PARKING LAYOUT FOR SEPARATE LOT 122 (OVERALL DIMENSIONS FROM SURVEY ON TITLE)**



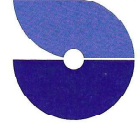




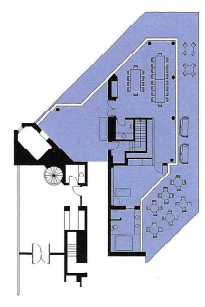
SITE PLAN

INN AT LAUREL POINT

SCALE  
0' 10' 20' 30'



GRAHAM  
SHERWIN  
STUDIO



ROGERS ROOM,  
PREFUNCTION &  
PATIO AREAS  
(6TH FLOOR)

PARK

PATH

POOL MECHANICAL

LANDSCAPE POOL

COURTYARD

PATIOS

STONE RM  
STUDIO 150  
STUDIO 152

MERINO  
ROOM

PREFUNCTION

SPIRIT ROOM

TERRACE  
BALLROOM

PREFUNCTION

KITCHEN

LOBBY

AURA  
RESTAURANT

PATIO

WASH  
ROOMS

SWIM  
POOL

MARTIN RM  
(GREEN)

HUNT, MACKENZIE  
& LIVEINN RM  
(ORANGE)

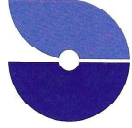
<b>City of Victoria – Fire Department</b>	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupant Load is:	Fire Prevention Officer:
Main Floor: / Persons	Name: <i>M. SASELS</i>
Mezzanine: * / Persons	Signature: <i>[Signature]</i>
Patio/Deck: / Persons	Date: <i>Nov 25 2020</i>
Total: <i>87</i> Persons	

\*DETAILS AS INDICATED ON PLANS

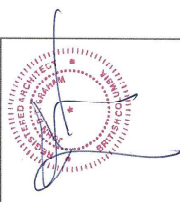


HUNT,  
MACKENZIE &  
LIVEINN RMS  
16 APR 2020

SCALE  
0" = 5' 10" = 15'



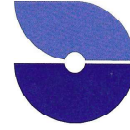
GRAHAM  
SHERWIN  
STUDIO



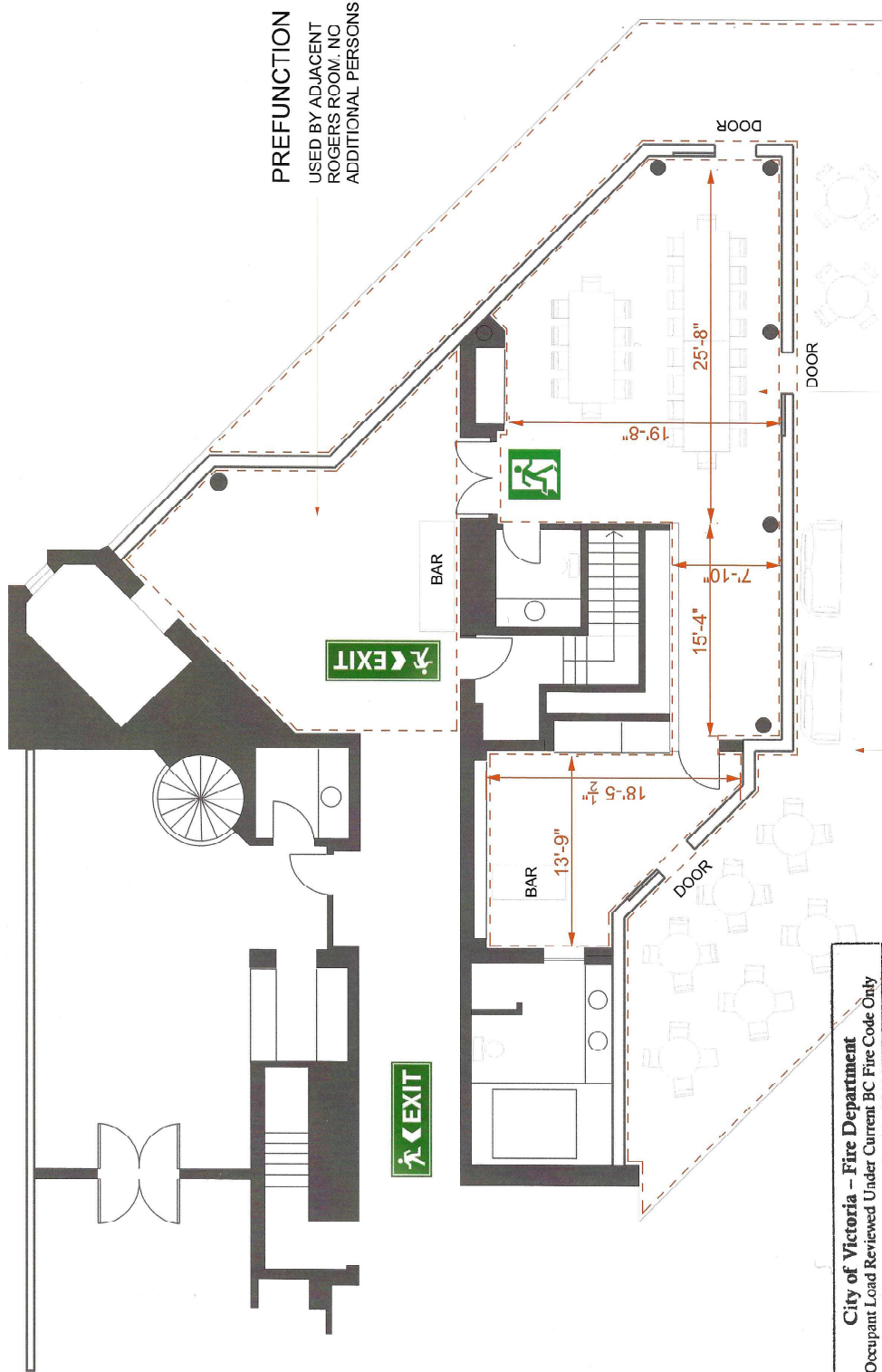


ROGERS ROOM  
INN AT LAUREL POINT  
16 APR 2020

SCALE  
0 5



GRAHAM  
SHERWIN  
STUDIO



PREFUNCTION  
USED BY ADJACENT  
ROGERS ROOM. NO  
ADDITIONAL PERSONS

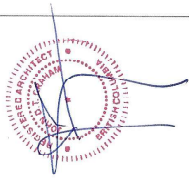
ROGERS ROOM  
763 SQ. FT. / 12.92 SQ. FT.  
PER PERSON = 61 PERSONS  
PLANNED OCCUPANCY  
61 PERSONS

ROGERS RM TERRACE  
1081 SQ. FT. / 12.92 SQ. FT.  
PER PERSON = 83 PERSONS  
PLANNED OCCUPANCY  
61 PERSONS (FROM ADJACENT ROOM)

<b>City of Victoria - Fire Department</b>	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupant Load is	Fire Prevention Officer:
Main Floor: / Persons	Name: <b>M. SABELL</b>
Mezzanine: * / Persons	Signature: <i>[Signature]</i>
Patio/Deck: / Persons	Date: <b>NOV 25 2020</b>
Total: <b>122</b> Persons	

\* DETAILS AS INDICATED ON PLANS

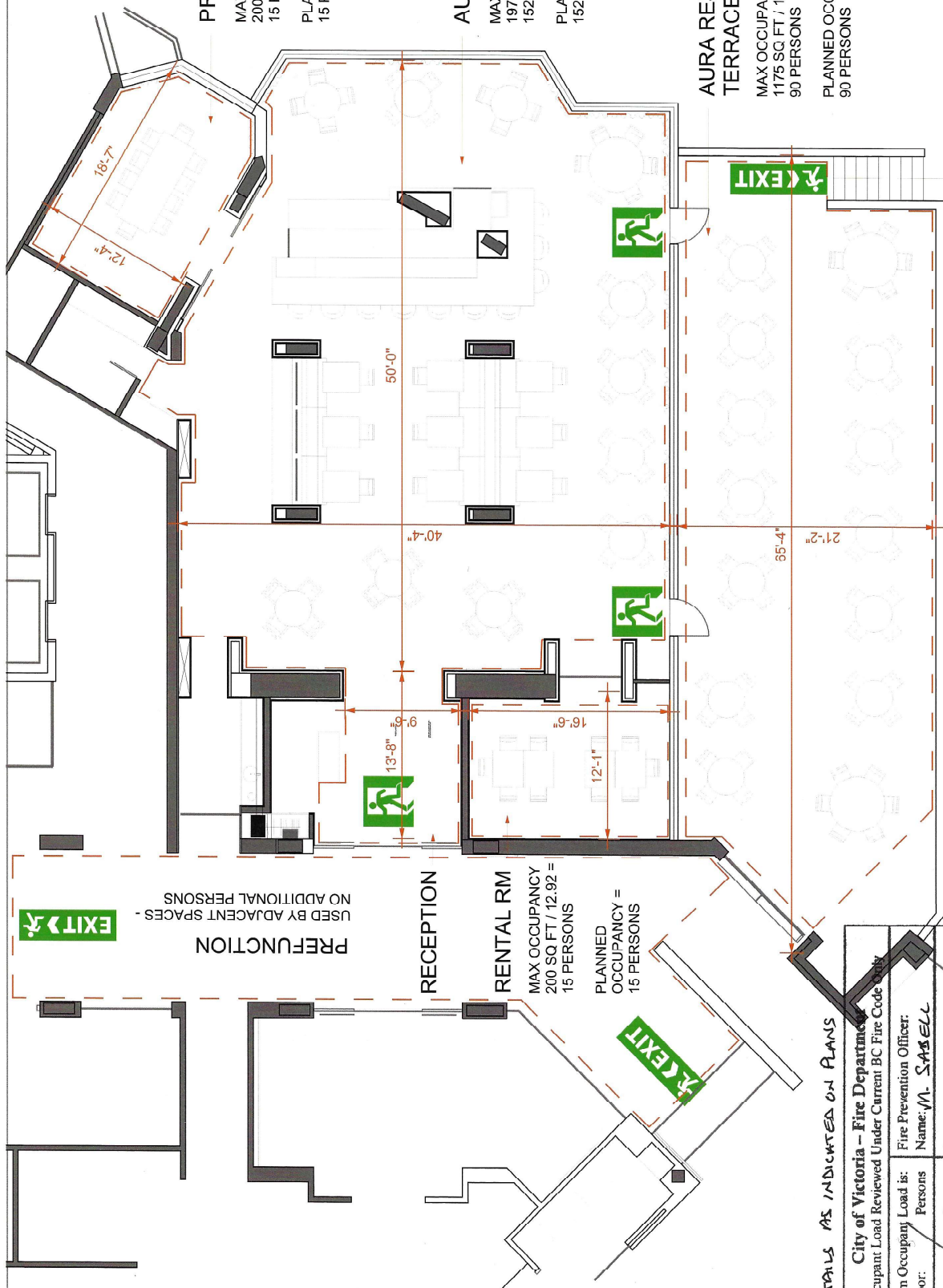




**PRIVATE RM**  
 MAX OCCUPANCY  
 200 SQ FT / 12.92 =  
 15 PERSONS  
 PLANNED OCCUPANCY =  
 15 PERSONS

**AURA RESTAURANT**  
 MAX OCCUPANCY  
 1970 SQ FT / 12.92 =  
 152 PERSONS  
 PLANNED OCCUPANCY =  
 152 PERSONS

**AURA RESTAURANT & PATIO**  
 SCALE 0 5  
**AURA RESTAURANT TERRACE**  
 MAX OCCUPANCY  
 1175 SQ FT / 12.92 =  
 90 PERSONS  
 PLANNED OCCUPANCY =  
 90 PERSONS



\* DETAILS AS INDICATED ON PLANS

City of Victoria - Fire Department	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupant Load is:	Fire Prevention Officer:
Main Floor: Persons	Name: M. SABELL
Mezzanine: Persons	Signature: <i>M. SABELL</i>
Patio/Deck: * Persons	Date: Nov 25 2020
Total: 272 Persons	

\*DETAILS AS INDICATED ON PLANS

City of Victoria - Fire Department	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupant Load is:	Fire Prevention Officer:
Main Floor: Persons	Name: M. SAKELL
Mezzanine: Persons	Signature: <i>[Signature]</i>
Patio/Deck: Persons	Date: Nov 25 2020
Total: 271 Persons	

**PREFUNCTION**  
USED BY ADJACENT SPACES -  
NO ADDITIONAL PERSONS

**PREFUNCTION**  
USED BY ADJACENT SPACES -  
NO ADDITIONAL PERSONS

**EXIT**  
TO EXIT DOOR AT  
END OF HALLWAY

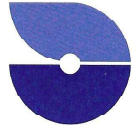
**MERINO ROOMS**  
MAX OCCUPANCY  
1180 SQ FT / 12.92 =  
91 PERSONS  
PLANNED OCCUPANCY =  
91 PERSONS

**PREFUNCTION**  
USED BY ADJACENT  
SPACES - NO ADDITIONAL  
PERSONS

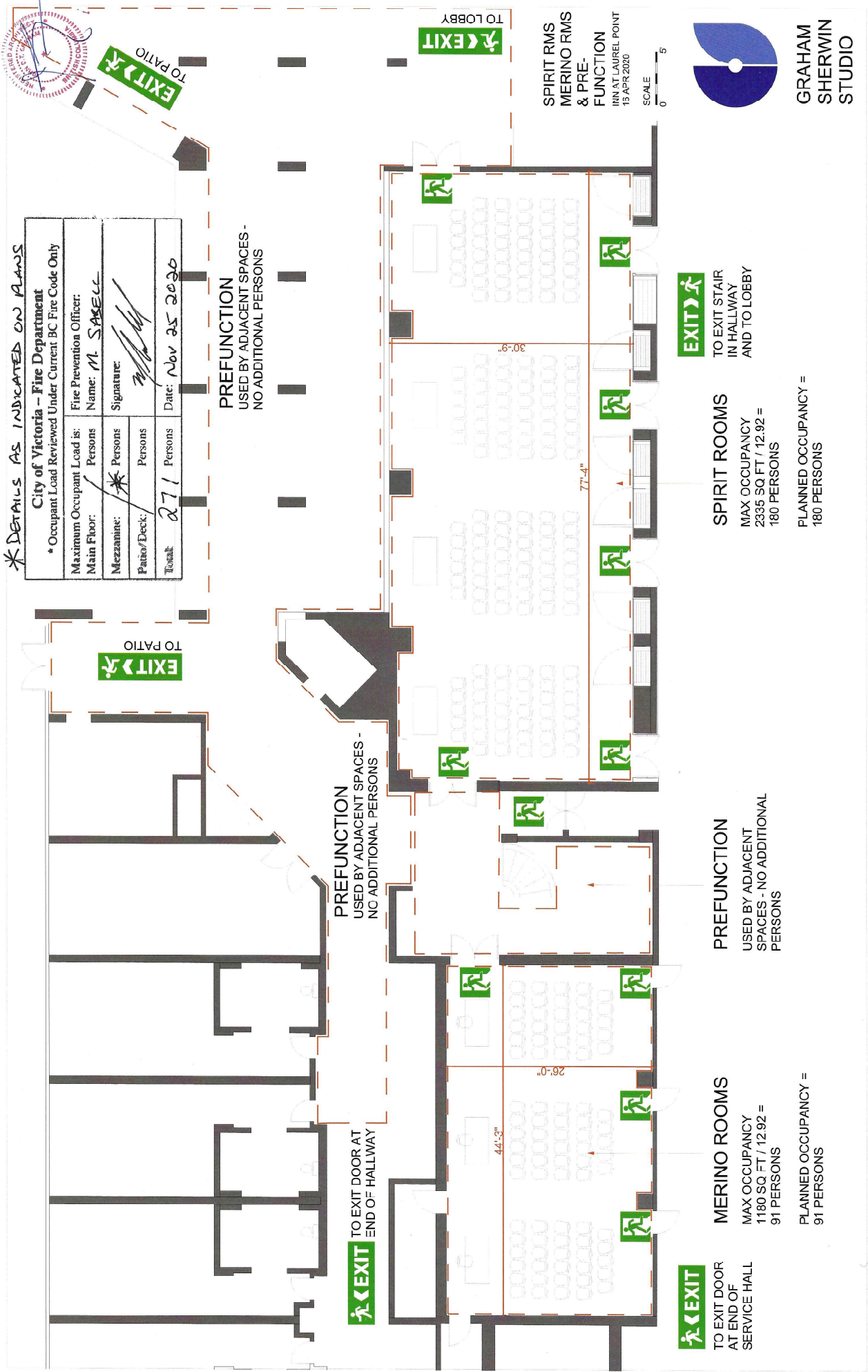
**SPIRIT ROOMS**  
MAX OCCUPANCY  
2335 SQ FT / 12.92 =  
180 PERSONS  
PLANNED OCCUPANCY =  
180 PERSONS

**EXIT**  
TO EXIT STAIR  
IN HALLWAY  
AND TO LOBBY

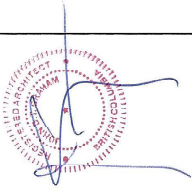
SPIRIT RMS  
MERINO RMS  
& PRE-  
FUNCTION  
IN AT LAUREL POINT  
13 APR 2020  
SCALE 0 5



GRAHAM  
SHERWIN  
STUDIO

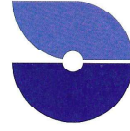




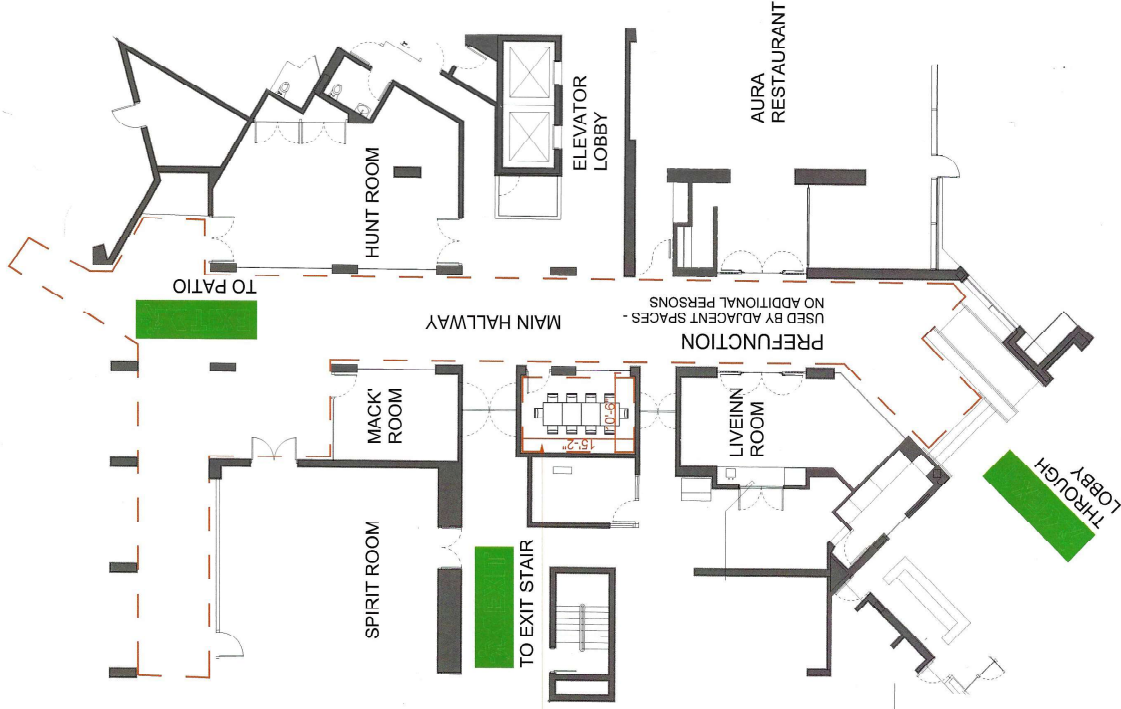


MARTIN ROOM  
INN AT LAUREL POINT

SCALE  
0' 5' 10' 15'



GRAHAM  
SHERWIN  
STUDIO



MARTIN ROOM  
MAX OCCUPANCY  
158 SQ FT / 12.92 =  
12 PERSONS

PLANNED OCCUPANCY =  
12 PERSONS

City of Victoria - Fire Department	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupant Load is:	Fire Prevention Officer:
Mezzanine: 2 Persons	Name: M. S. ARELL
Mezzanine: / Persons	Signature: <i>[Signature]</i>
Patio/Deck: / Persons	Date: Nov 25 2020
Total: 12 Persons	

Martin Room

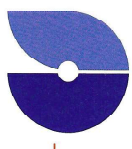


* Occupant Load Reviewed Under Current BC Fire Code Only		City of Victoria - Fire Department	
Fire Prevention Officer:	Name: M. S. AGEE	Main Floor:	Persons
Maximum Occupant Load is:	Persons	Mezzanine:	Persons
	Persons	Patio/Deck:	* Persons
Total:	81 Persons	Date:	Nov 25 2020

\* DETAILS AS INDICATED ON PLANS

STUDIO 150,  
STUDIO 152,  
STONE ROOM  
& PATIOS

IN AT LAUREL POINT  
SCALE  
0 5'



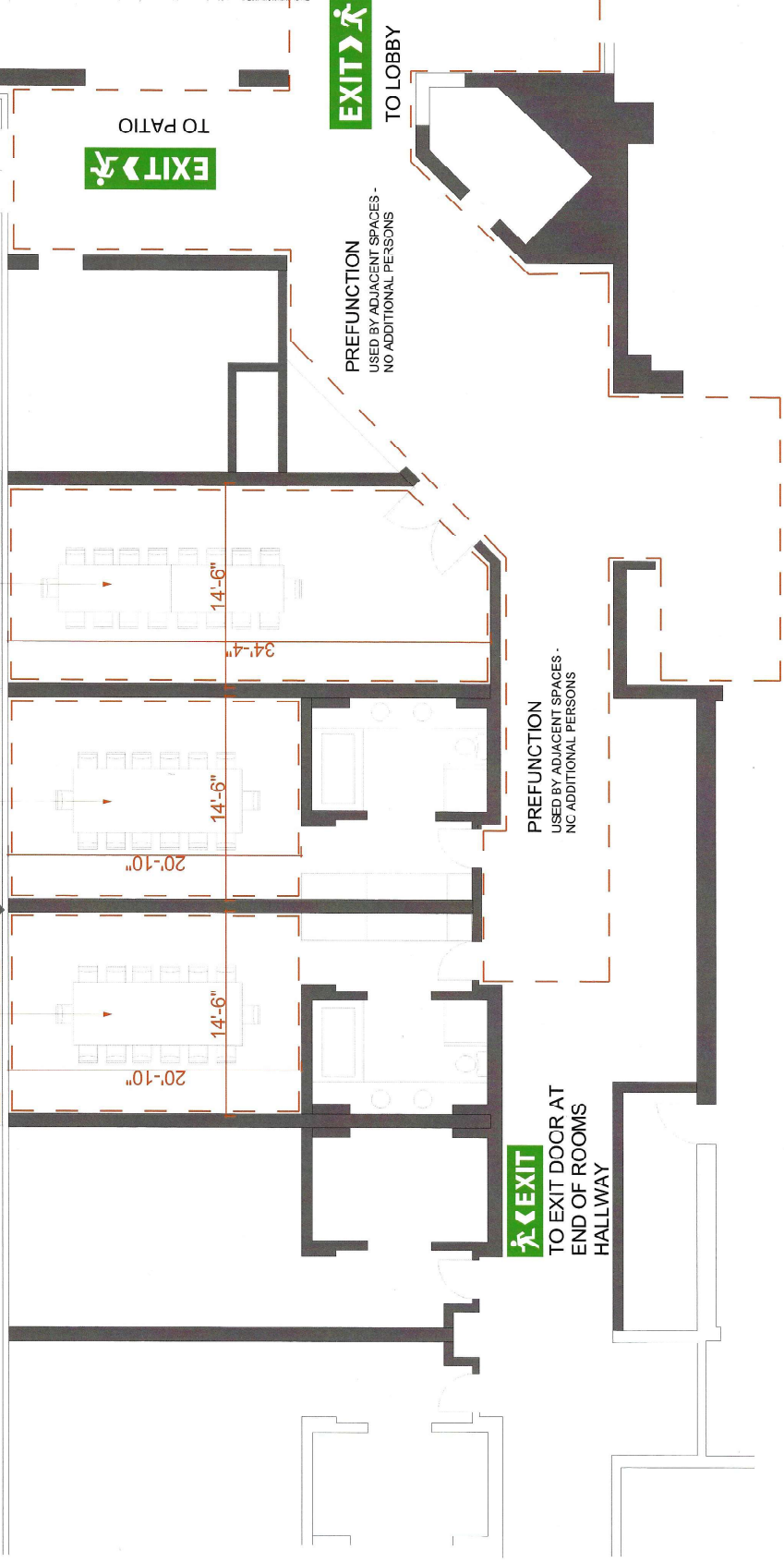
GRAHAM  
SHERWIN  
STUDIO

**STONE ROOM**  
MAX OCCUPANCY  
457 SQ FT / 12.92 =  
35 PERSONS  
PLANNED OCCUPANCY =  
35 PERSONS

**STUDIO 150**  
MAX OCCUPANCY  
300 SQ FT / 12.92 =  
23 PERSONS  
PLANNED OCCUPANCY =  
23 PERSONS

**STUDIO 152**  
MAX OCCUPANCY  
300 SQ FT / 12.92 =  
23 PERSONS  
PLANNED OCCUPANCY =  
23 PERSONS

**PATIOS 152, 150 &  
STONE ROOM**  
USED BY ADJACENT  
ROOMS - NO ADDED  
PERSONS



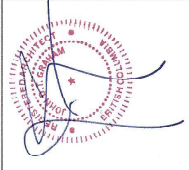
PREFUNCTION  
USED BY ADJACENT SPACES -  
NO ADDITIONAL PERSONS

PREFUNCTION  
USED BY ADJACENT SPACES -  
NO ADDITIONAL PERSONS

EXIT  
TO EXIT DOOR AT  
END OF ROOMS  
HALLWAY

EXIT  
TO PATIO

EXIT  
TO LOBBY

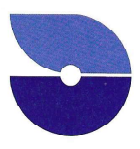


LANDSCAPE POOL

COURTYARD  
USED BY TERRACE  
BALLROOM AND  
SPIRIT ROOMS - NO  
ADDED PERSONS

TERRACE  
BALLROOM &  
COURTYARD

INN AT LAUREL POINT  
SCALE  
0' 5' 10' 15'



GRAHAM  
SHERWIN  
STUDIO

TERRACE BALLROOM  
MAX OCCUPANCY  
2786 SQ FT / 12.92 =  
215 PERSONS  
PLANNED OCCUPANCY =  
215 PERSONS

PREFUNCTION  
SPACE  
USED BY ADJACENT SPACES  
- NO ADDED PERSONS

THROUGH MAIN  
HALL TO LOBBY  
EXIT

HALLWAY

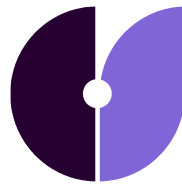
SPIRIT ROOMS

SERVICE  
KITCHEN

THROUGH ROOMS  
HALL TO EXIT DOOR  
EXIT

<b>City of Victoria - Fire Department</b>	
* Occupant Load Reviewed Under Current BC Fire Code Only	
Maximum Occupancy Load is:	Fire Prevention Officer:
Main Floor: Persons	Name: <i>M. SABELL</i>
Mezzanine: Persons	Signature: <i>[Signature]</i>
Patio/Deck: * Persons	Date: <i>Nov 25 2020</i>
Total: <i>215</i> Persons	

\* DETAILS AS INDICATED ON PLANS



GRAHAM  
SHERWIN  
STUDIO

17 May 2021 (Revised 26 May 2022)

Mayor and Council,  
City of Victoria  
Victoria BC

Re: Rezoning of 680 Montreal St. - the Inn at Laurel Point

Dear Mayor and Council,

### 1. Description of Proposal:

Unlike most rezoning applications, we are not proposing to change anything at the Inn at Laurel Point. We are applying only to have the property rezoned to its current hotel use.

The hotel was developed under a Land Use Contract on property that was split between two different industrial zones (C-4-H and M-2), neither of which related to hotel use. The Land Use Contract superseded the underlying zoning and made the hotel a “conforming use”. Under new Provincial legislation the Land Use Contract is to be terminated and the property is to revert to the underlying zoning. If that happens while the property is still zoned industrial, the hotel will become “legal non-conforming”.



(Underlying zoning split between industrial uses — additional foreshore parcel now incorporated into hotel site)

GRAHAM SHERWIN STUDIO  
ARCHITECTURE + INNOVATION INC

GRAHAMSHERWINSTUDIO.COM  
1738 Waterloo Street, Vancouver BC  
Canada V6R 3G2 604.363.1526



If the hotel becomes “legal non-conforming”, even minor additions will require rezoning. This will not only be an unfair burden on the hotel (which will have become non-conforming through no fault of its own), this extra civic process would do nothing to protect the public; the property falls in a Development Permit area so Council already has full control of minor additions through the DP process.

The hotel proposes to avoid legal non-conforming status by having the underlying zoning changed to suit the existing building and the existing hotel use before the Land Use Contract is terminated. Again, the hotel is not proposing to change anything on the property itself, only its zoning designation.

## **2. Government policies:**

The proposed zoning is consistent with the Official Community Plan both for James Bay and the Inner Harbour. The hotel provides high quality visitor accommodation, a connection to the Harbour Pathway, and an architecturally distinctive presence at the gateway to the Inner Harbour. The hotel not only respects the OCP vision, it helped to define that vision: when it was built 45 years ago, the hotel was the first visitor-focused property at that gateway. Up until that time Laurel Point and the Songhees lands on the opposite shore had been heavily industrial. Peter Pollen Park, which is a major link in the Harbour Pathway, was actually built by the developer and the improvements were then given to the City.



(Hotel surrounded by Peter Pollen Park and Harbour Pathway)

## **2. Project benefits and amenities:**

The hotel provides many of the benefits and amenities called for in the OCP: access to the public park, landscaping that benefits the users of the park, high quality visitor accommodation, a venue for events for both visitors and locals alike, and enhanced security for those who use the public park and walkways.

## **3. Need and demand:**

The hotel has a long history of meeting a high demand for visitor accommodations, graduation celebrations, weddings, conferences, and waterfront dining for both visitors and locals alike. Rezoning this property to hotel use is simply a recognition of this ongoing demand.

**4. Neighbourhood:**

This unique and prominent site at the entrance to the Inner Harbour is ideally suited to the current and proposed hotel use.

**5. Impacts:**

No changes are proposed so there will be no impact on the surrounding area.

**6. Design and development permit guidelines:**

No changes are proposed so there are no design or development permit issues.

**7. Safety and security:**

No changes are proposed so there is no impact on the safety and security of the neighbourhood.

**8. Transportation:**

No changes are proposed so there is no impact on transportation in the area.

**9. Heritage:**

The buildings on the property do not have heritage status, and no changes are proposed.

**10. Green building features:**

The Inn at Laurel Point was Canada's first carbon-neutral hotel. For more than thirty years the hotel has been largely heated and cooled geothermally, from seawater. The hotel has also implemented a wide range of internal programs to reduce energy consumption and recycle waste and purchase carbon offsets, in addition to providing bicycle rentals and electric vehicle charging as part of its ongoing commitment to minimize its ecological footprint.

**11. Infrastructure:**

No changes to public infrastructure are proposed.

A description of the details of the proposed zoning designation is appended below.

Yours truly,



John Graham  
Architect - AIBC

**Proposed zoning details:**

**Zone:** Existing: split between C-4H and M-2 Proposed: a single zone for hotel use

**Site area:** Existing - 10,150 m<sup>2</sup> (original property) + 1,350 m<sup>2</sup> (added foreshore land) = 11,500 m<sup>2</sup> (see survey)

**Site coverage:** Existing 5,225 m<sup>2</sup> / 11,500 m<sup>2</sup> = 0.454 (see survey) —> Proposed 0.6

Rationale: The hotel needs some flexibility to make minor additions to the main floor over time (such as the recent addition to the lobby.) This may result in a minor increase in site coverage. An increase to 0.6 adds a necessary margin of flexibility.

**Open site space:** Existing 5113 m<sup>2</sup> / 11,520 m<sup>2</sup> = 0.444; Zone T-1 standard 0.30; proposed 0.30

**Height:** Existing 31.58 m geodetic —> Proposed 31.6 m geodetic or 25.25 m above average grade (see survey)

Rationale: The highest point of the existing hotel is the top of the elevator tower in the 1988 Erickson Wing which has been surveyed at 31.58m. The hotel does not expect to need to go above that point.



Highest point: Erickson Wing elevator tower in centre above.



**Setbacks:**

The proposed minimum setbacks are laid out below, with the Montreal St property line as the “front”, the adjacent condominium property lines as the “sides”, and the property line around the park as the “rear”.

In addition to minimum setbacks, we propose that the setback increases as the building rises up (as in the existing Erickson Wing in the photograph below) to minimize the building’s shadow and visual impact on the surrounding garden and park. See “Height-related setback line” below.



Erickson Wing at garden

**Front:**

Existing 8.6 m, Proposed 7.5 m, plus additional height-related setbacks.

Rationale: the hotel does not need to come closer to the property line than the existing building does.

**Side:**

Existing varies, Proposed 7.5 m, plus additional height-related setbacks.

Rationale: the minimum setback is consistent with the T-1 transient accommodation zone. The additional height-related setback increases the separation to adjacent buildings.

**Rear:**

Existing 0.0 m, Proposed 0.0 m, plus additional height-related setbacks.

Rationale: the existing building touches the property line in several places so to remain legal and conforming, the rear setback has to be 0.0 m. The additional height-related setback, however, will minimize any future impact of construction on the park

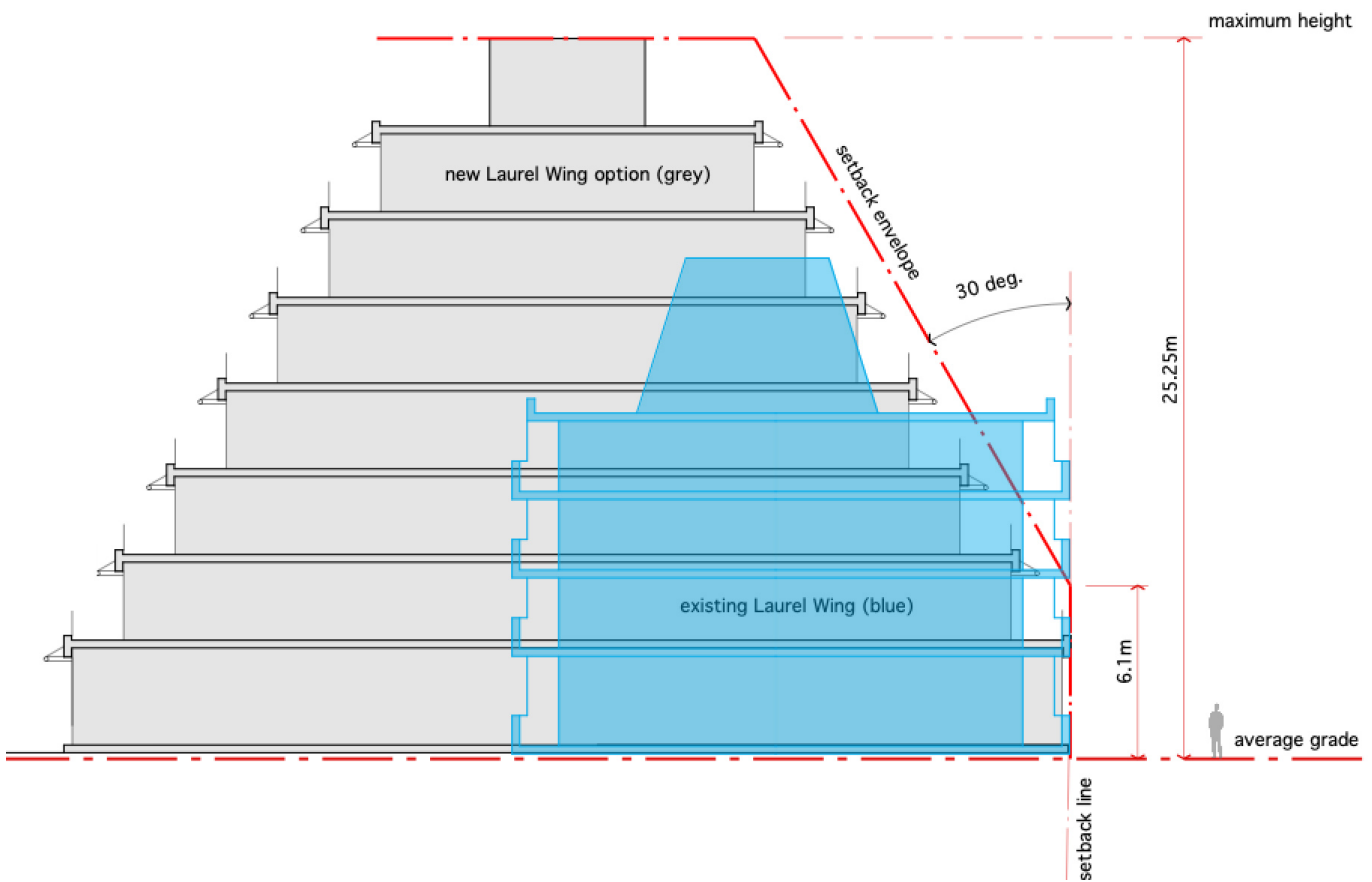


**Height-related setback line**

Existing: none, Proposed: as below

A line that starts at the minimum setback distance from the property line (as stipulated above for the different sides of the property) and rises vertically to a height of 6.1m above average grade and then angles away from the property line at 30 degrees from vertical until it meets the maximum allowable height.

Rationale: the relationship between the existing building (shown in blue) and the park is less than optimal because of the vertical building face. An angled setback line will ensure that any future building will have less impact on the park than the existing building, even when the height is greater, as the Erickson Wing demonstrates.



Proposed height-related setback line

**Floor area ratio:** Existing 14,683 m<sup>2</sup> / 11,520 m<sup>2</sup> = 1.27 (revised to include added foreshore land)  
Proposed 1.6

Rationale: In the original Land Use Contract, the FAR for the two parcels that make up what is now the Inn at Laurel Point property was 2.49. The closest current comparable hotel property, the Coast Hotel 3 doors to the south, has an FAR of 2.95. The average FAR of the 6 adjoining buildings along the waterfront is approximately 2.22. So the proposed FAR of 1.6 for the Inn at Laurel Point is not only much lower than it was allowed to be in the original LUC, it is also much lower than the other waterfront properties in the neighbourhood. The hotel is only asking for and FAR of 1.6 because it is enough to allow the hotel to function in its current form with some flexibility to make minor additions and alterations without triggering a rezoning process.

Existing Floor Area Ratio

	Bsmt (doesn't count)	1	2	3	4	5	6	7	8	Total (ft, sq ft)	Total (m, sq m)
<b>Erickson Wing</b>	Gross area	21,943.0	14,582.0	13,279.0	13,637.0	8,375.0	5,554.0	1,252.0	452.0	79,074.0	7,346.2
	Exterior wall length	572.0	544.0	541.2	643.0	476.0	395.0	182.0	90.0	3,443.2	
	Exterior wall area	377.5	359.0	357.2	424.4	314.2	260.7	120.1	59.4	2,272.5	211.1
	Total net area	21,565.5	14,223.0	12,921.8	13,212.6	8,060.8	5,293.3	1,131.9	392.6	76,801.5	7,135.1
<b>Laurel Wing</b>	Gross area	29,777.0	19,573.0	17,561.0	13,769.0	2,726.0				83,406.0	7,748.7
	Exterior wall length	940.0	814.1	764.2	636.0	106.5				3,260.8	
	Exterior wall area	620.4	537.3	504.4	419.8	70.3				2,152.1	199.9
	Total net area	29,156.6	19,035.7	17,056.6	13,349.2	2,655.7				81,253.9	7,548.7
										158,055.4	14,683.8
										sq ft	sq m
<b>Existing floor area (sq m)</b>		14,683.8									
<b>Existing site area (sq m)</b>		10,150.0									
<b>Added site area Lot B (sq m)</b>		1,350.0									
<b>Total site area (sq m)</b>		11,500.0									
<b>Existing FAR</b>		1.28									

See larger version of existing FAR calculation in Appendix 2.

Building name	Address	Zoning or LUC	Floor area - Laurel Wing (sq m)	Floor area - Erickson Wing (sq m)	Total floor area (sq m)	Site area (sq m)	Floor Area Ratio	Notes
<b>Overall Laurel Point Development</b>	235 Cross St / 680 Montreal St	1974 LUC			41,860.6	19,988.2	2.09	
<b>Inn at Laurel Point</b>	680 Montreal St	1974 LUC	12,518.6	12,778.8	25,297.4	10,150.0	2.49	
		1988 LUC	7,369.8	undefined	undefined	10,150.0	N/A	undefined
		1988 LUC as now built	7,548.7	7,135.1	14,683.8	10,150.0	1.45	
		1988 LUC with added Lot B	7,548.7	7,135.1	14,683.8	11,520.0	1.27	
<b>Nearby properties</b>								
<b>Laurel Point Condominiums</b>	225 / 247 Belleville St	1974 LUC			16,563.2	9,838.2	1.68	
<b>Pier One Condominiums</b>	640 Montreal St	R3-2			4,800.0	2,266.2	2.12	approx
<b>Harbourside Condominiums</b>	630 / 636 Montreal St	KM-MD			16,400.0	7,746.5	2.12	
<b>Coast Hotel</b>	146 / 150 Kingston St	KM-H			9,600.0	3,258.6	2.95	
<b>Average of Floor Area Ratio of nearby properties</b>							2.22	approx

See larger version of FAR comparison in Appendix 3

**Parking:**

Required under Schedule C, City of Victoria Parking bylaw, Core Area: 80 spaces (see calculations below).

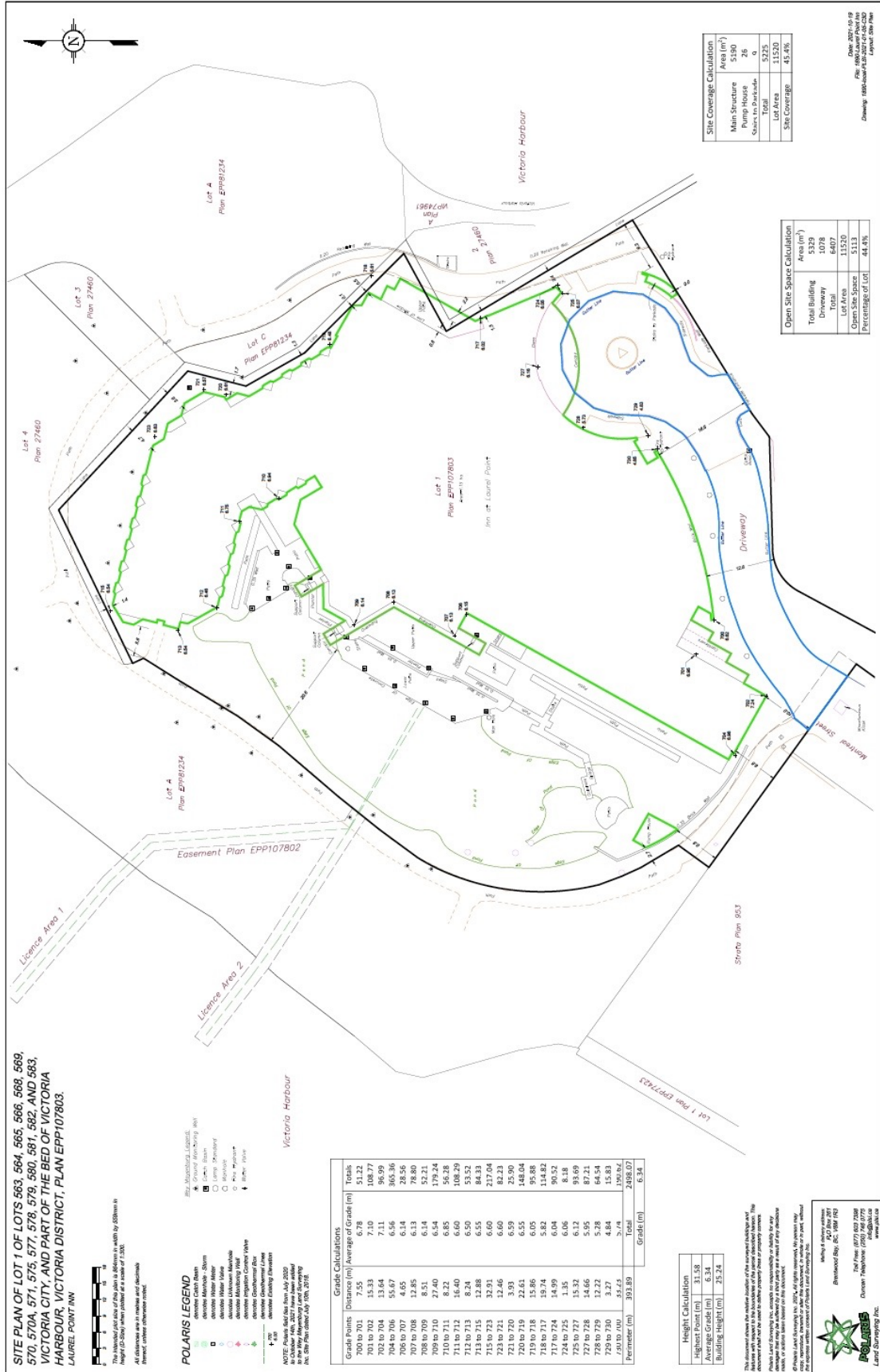
Existing: 7 surface, 29 short term and 94 overnight spaces in adjacent off-site parking structure for total of 130 spaces (complies).

Proposed: as existing

Rationale: The existing parking is 48% greater than required under the bylaw.

	Room	Floor area sq ft	Floor area sq m	Area per parking space from Schedule C	Required parking spaces	
<b>Assembly</b>	Spirit rooms	2,335				
	Merino rooms	1,180				
	Terrace	2,786				
	Studio 152	300				
	Studio 150	300				
	Stone room	457				
	Rogers room	793				
	MacKenzie	200				
	Hunt room	592				
	Martin room	158				
			9,101	845.8	30	28.2
	<b>Restaurant</b>	Main space	1,970			
Private dining		200				
Rental room		200				
Terrace		1,175				
			3,545	329.5	40	8.2
			<b>Number of rooms</b>	<b>Parking spaces per room from Schedule C</b>	<b>Required parking spaces</b>	
<b>Transient accommodatio</b>			205	0.25	51.25	
<b>Total parking spaces required for all functions</b>					<b>88</b>	
<b>Total provided</b>					<b>130</b>	

APPENDIX 1 - SITE SURVEY (to enlarge, see attached PDF copy of survey)



APPENDIX 2 - FLOOR AREA CALCULATION (includes added Lot B resulting from Federal Government divestiture of foreshore lands)

Existing Floor Area Ratio

	Bsmt (doesn't count)	1	2	3	4	5	6	7	8	Total (ft, sq ft)	Total (m, sq m)
<b>Erickson Wing</b>											
Gross area		21,943.0	14,582.0	13,279.0	13,637.0	8,375.0	5,554.0	1,252.0	452.0	79,074.0	7,346.2
Exterior wall length		572.0	544.0	541.2	643.0	476.0	395.0	182.0	90.0	3,443.2	
Exterior wall area		377.5	359.0	357.2	424.4	314.2	260.7	120.1	59.4	2,272.5	211.1
<b>Total net area</b>		<b>21,565.5</b>	<b>14,223.0</b>	<b>12,921.8</b>	<b>13,212.6</b>	<b>8,060.8</b>	<b>5,293.3</b>	<b>1,131.9</b>	<b>392.6</b>	<b>76,801.5</b>	<b>7,135.1</b>
<b>Laurel Wing</b>											
Gross area		29,777.0	19,573.0	17,561.0	13,769.0	2,726.0				83,406.0	7,748.7
Exterior wall length		940.0	814.1	764.2	636.0	106.5				3,260.8	
Exterior wall area		620.4	537.3	504.4	419.8	70.3				2,152.1	199.9
<b>Total net area</b>		<b>29,156.6</b>	<b>19,035.7</b>	<b>17,056.6</b>	<b>13,349.2</b>	<b>2,655.7</b>				<b>81,253.9</b>	<b>7,548.7</b>
										<b>158,055.4</b>	<b>14,683.8</b>
										sq ft	sq m
<b>Existing floor area (sq m)</b>	14,683.8										
Existing site area (sq m)	10,150.0										
Added site area Lot B (sq m)	1,350.0										
Total site area (sq m)	11,500.0										
Existing FAR	1.28										

APPENDIX 3 - FAR COMPARISON

Building name	Address	Zoning or LUC	Floor area - Laurel Wing (sq m)	Floor area - Erickson Wing (sq m)	Total floor area (sq m)	Site area (sq m)	Floor Area Ratio	Notes
Overall Laurel Point Development	235 Cross St / 680 Montreal St	1974 LUC			41,860.6	19,988.2	2.09	
Inn at Laurel Point	680 Montreal St	1974 LUC	12,518.6	12,778.8	25297.4	10,150.0	2.49	
		1988 LUC	7,369.8	undefined	undefined	10,150.0	N/A	undefined
		1988 LUC as now built	7,548.7	7,135.1	14,683.8	10,150.0	1.45	
		1988 LUC with added Lot B	7,548.7	7,135.1	14,683.8	11,520.0	1.27	
Nearby properties								
Laurel Point Condominiums	225 / 247 Belleville St	1974 LUC			16,563.2	9,838.2	1.68	
Pier One Condominiums	640 Montreal St	R3-2			4,800.0	2,266.2	2.12	approx
Harbourside Condominiums	630 / 636 Montreal St	KM-MD			16,400.0	7,746.5	2.12	
Coast Hotel	146 / 150 Kingston St	KM-H			9,600.0	3,258.6	2.95	
Average of Floor Area Ratio of nearby properties							2.22	approx

APPENDIX 4 - PARKING LOCATION AND LAYOUT (to enlarge, see attached PDF copy of drawing)

Inn at Laurel Point - Parking required per Schedule C

Room	Floor area sq ft	Floor area sq m	Area per space from Schedule C	Required parking spaces
Assembly				
Spirit rooms	2,335			
Meeting rooms	1,160			
Reception	2,766			
Studio 152	300			
Studio 152	300			
Storage room	457			
Reception room	793			
Mask/Karaoke	200			
Hunt room	592			
Meeting room	158			
	9,101	845.8	30	28.2
Restaurant				
Main space	1,970			
Private dining	200			
Rental room	200			
Terrace	1,175			
	3,545	329.5	40	8.2
Transient accommodation		205	0.25	51.25
Total parking spaces required for all functions				88
Total provided				130

PARKING CALCULATIONS PER SCHEDULE C



**GRAHAM SHERWIN STUDIO**  
 INN AT LAUREL POINT  
 REZONING

TITLE: PARKING PLAN  
 SCALE: 1:240  
 DATE: 4 DECEMBER 2021  
 DRAWN BY: PLANNING DEPARTMENT  
 REQUEST

**1.1**  
 GRAHAM SHERWIN STUDIO  
 ARCHITECTURE + PLANNING  
 JOHN GRAHAM (B.A. 1983) LEED  
 JOYCE SHERWIN (B.A. 1985) LEED  
 www.grahamsherinstudio.com



**CURRENT PARKING LAYOUT FOR SEPARATE LOT 122**  
 (OVERALL DIMENSIONS FROM SURVEY ON TITLE)



## James Bay Neighbourhood Association

[jbna@jbna.org](mailto:jbna@jbna.org)

Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

June 12<sup>th</sup>, 2021

Mayor and Council,  
City of Victoria

Dear Mayor Helps and Councillors,

**Re: CALUC Community Discussion – 680 Montreal – Laurel Point Inn**

The 680 Montreal St rezoning proposal was considered at the June 9<sup>th</sup>, 2021, JBNA ZOOM Discussion Forum. 29 people participated.

Due to the nature of the rezoning, Marg Gardiner spoke with John Graham on April 7. On April 8, Tim VanAlstine and Marg Gardiner met with City Planner Michael Angrove, City Planner, to discuss the rezoning initiative with the Inn and other properties with similar issues.

No changes to the property or building are proposed. The current zoning is split between two industrial zones. This proposal is to change the zoning so that it conforms to the current hotel buildings and use when the existing Land Use Contract is terminated by the Province.

**Zoning (existing):** C-4H Harbour Activity District and M-2 Light Industrial District.

**Zoning (proposed):** Site specific.

John Graham, Architect, Graham Sherwin Studio, represented the Inn at Laurel Point. No concerns were raised by meeting participants. Prior to the meeting, nearby residents had called to discuss the rezoning, but did not express any problems or concerns with this initiative.

We believe that the CALUC community consultation obligations have now been met.

For your consideration,

Marg Gardiner  
President, JBNA

Cc: JBNA Board  
Michael Angrove, CoV Planner,  
John Graham, Architect, Graham Sherwin Studio

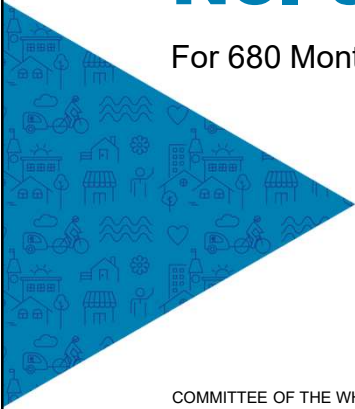


2022

CITY OF VICTORIA | Sustainable Planning & Community Development

# Rezoning Application No. 00792

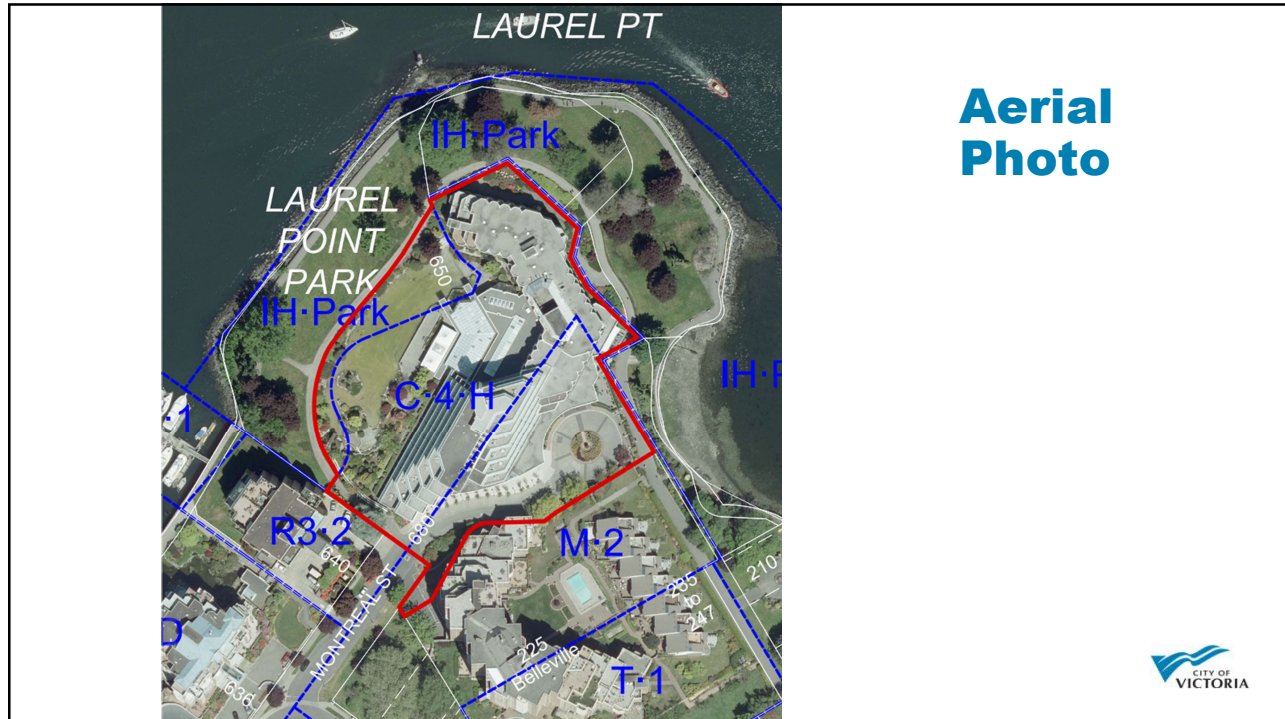
For 680 Montreal Street (Laurel Point Inn)



COMMITTEE OF THE WHOLE | JUNE 16, 2022



1



**Aerial  
Photo**

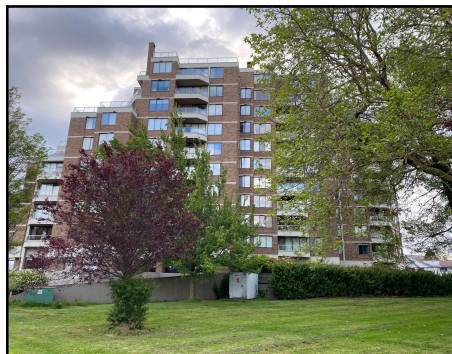
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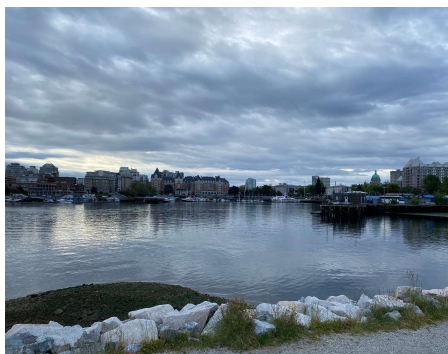
## Subject Property



3

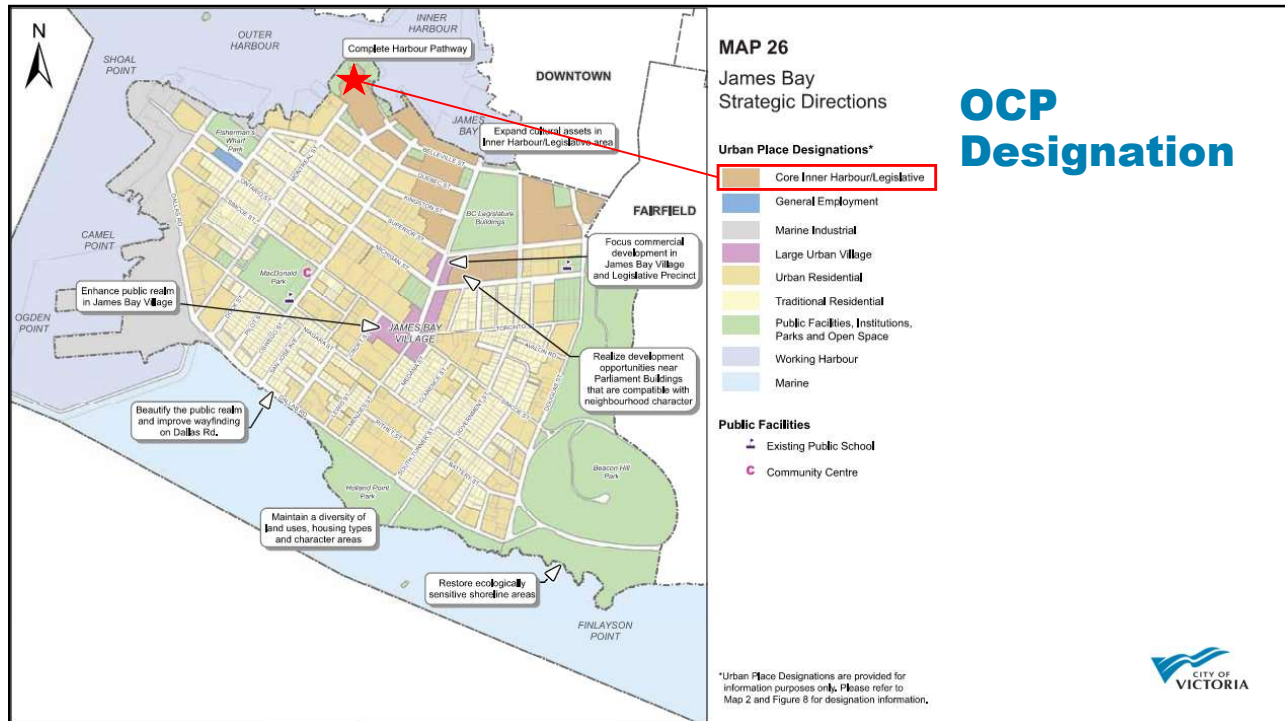


## Neighbouring Properties

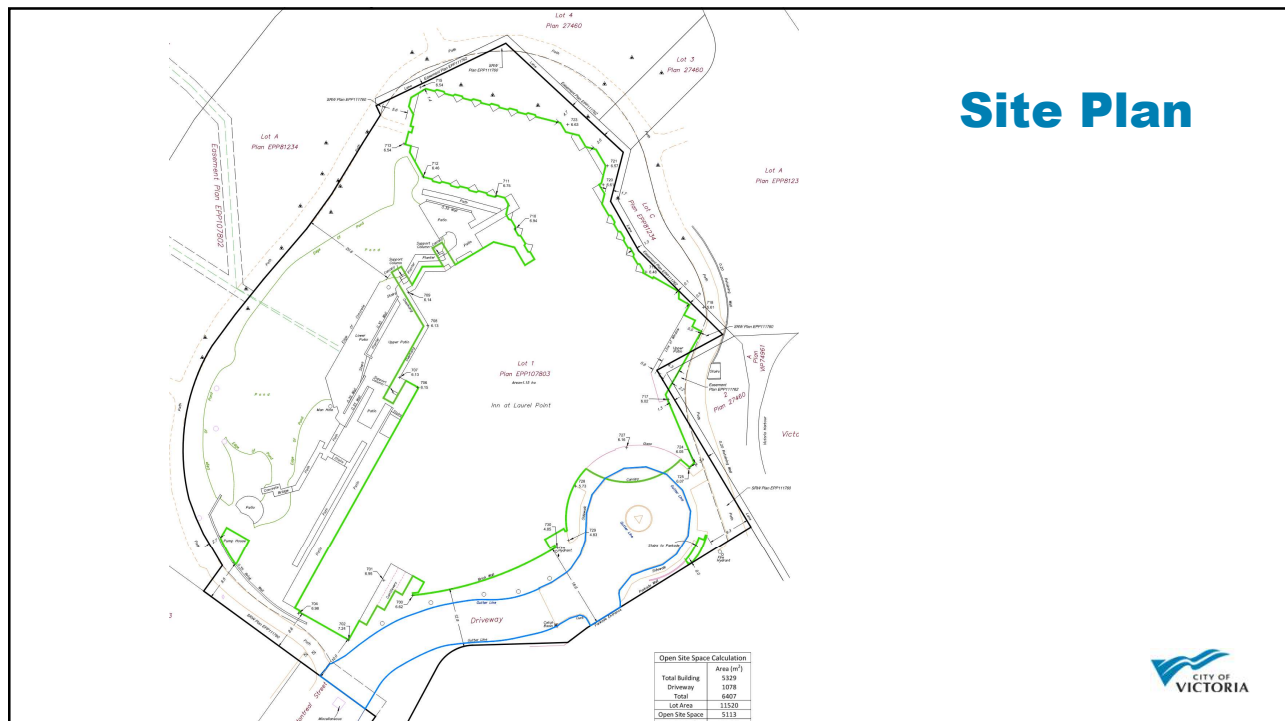


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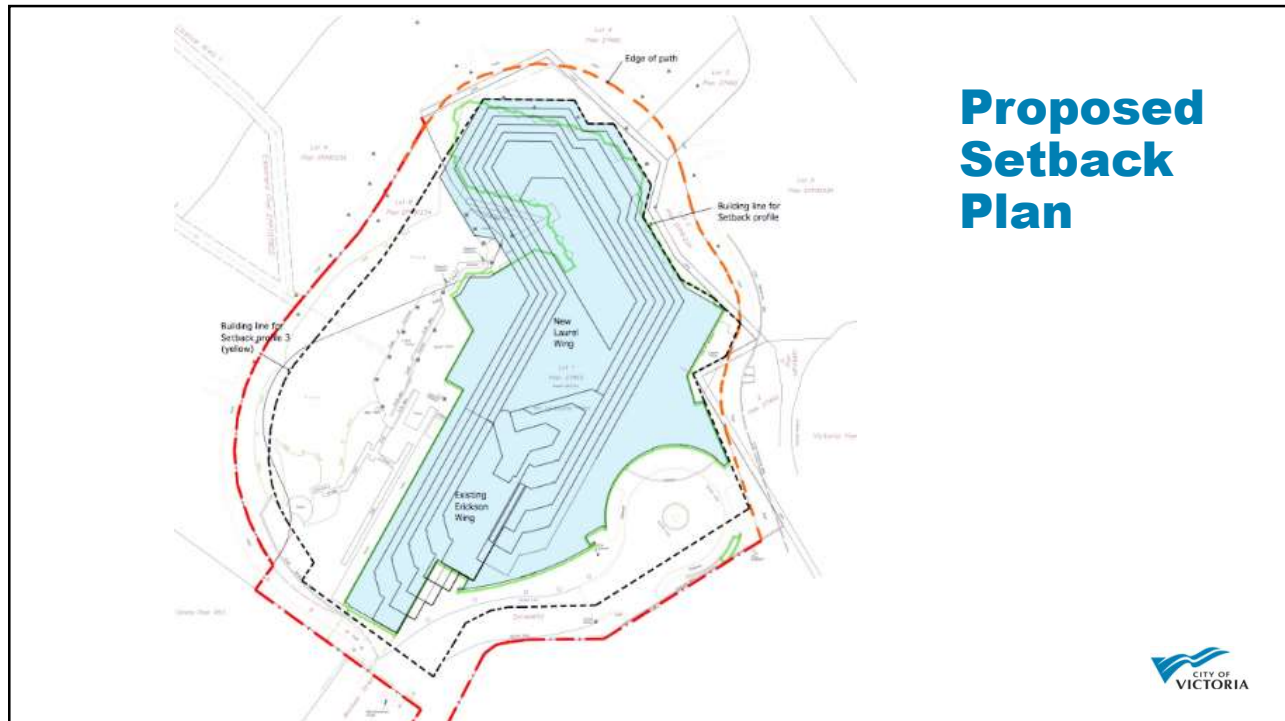




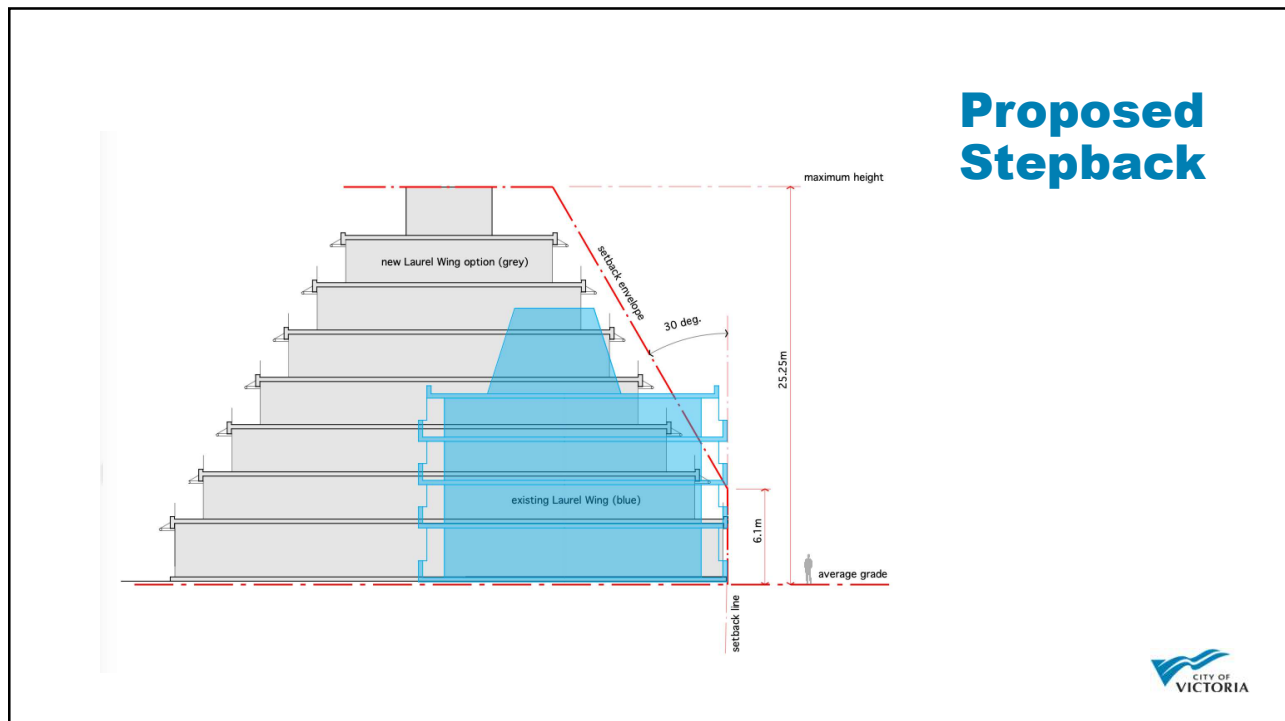
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6



7



8

## Renderings



Current Site Layout



Possible Site Layout



9

## Renderings



Conceptual Bird's Eye from East



Conceptual Bird's Eye from North



10



## James Bay Neighbourhood Association

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[jbna@jbna.org](mailto:jbna@jbna.org)

Victoria, B.C., Canada

[www.jbna.org](http://www.jbna.org)

June 9<sup>th</sup>, 2022

Mayor and Council,  
City of Victoria

Dear Mayor Helps and Councillors,

**Re: CALUC Community Discussion – 680 Montreal – Laurel Point Inn**

The 680 Montreal St rezoning proposal was considered at the June 9<sup>th</sup>, 2021, JBNA ZOOM Discussion Forum (see letter attached). In response to a request of the City, the proponent visited the JBNA for a second presentation on June 8, 2022. 39 people participated in the meeting.

John Graham, Architect, Graham Sherwin Studio, represented the Inn at Laurel Point. To demonstrate the impact of site specific zoning, with specified setbacks, he presented possible building structures of what could be done.

The concept of a remake of the “old” wing to mirror the step-backs as done in the Erickson wing showed a modern design with the reduced shadowing that could exist if the building were renovated in the years ahead.

No. concerns were raised by meeting participants.

For your consideration,

Marg Gardiner  
President, JBNA

Cc: JBNA Board  
Michael Angrove, CoV Planner,  
John Graham, Architect, Graham Sherwin Studio