

REPORTS OF COMMITTEES

2. Committee of the Whole – May 25, 2017

3. Tax Incentive Program Application No. 00027 for 506 Fort Street (Downtown)

Motion:

It was moved by Councillor Alto, seconded by Councillor Coleman, that Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for 4 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
4. That staff work with the applicant to achieve a voluntary agreement that the units remain rental in perpetuity.
5. That staff work with the applicant to achieve voluntary agreement that the units not be used for short-term vacation rentals.

Carried

For: Mayor Helps, Councillors Alto, Coleman, Thornton-Joe, and Young
Opposed: Councillors Loveday, Lucas, and Madoff

Councillor Loveday withdrew from the meeting at 7:04 p.m.

4. LAND USE MATTERS

4.1 Tax Incentive Program Application No. 00027 for 506 Fort Street (Downtown)

Committee received a report dated May 12, 2017 from the Director of Sustainable Planning and Community Development providing information regarding the Tax Incentive Program Application for 506 Fort Street to allow for a ten year tax exemption under the City's Tax Incentive Program.

Committee discussed:

- The reasoning for the applicant starting the seismic upgrades before applying to the program.

Motion: It was moved by Councillor Lucas, seconded by Councillor Madoff, that Council decline Tax Incentive Application Program Application No. 00027 for 506 Fort Street.

Committee discussed:

- Concerns with setting a precedent by allowing the tax exemption program application to proceed and not following the guidelines.

Councillor Loveday withdrew from the meeting at 9:16 a.m. and returned at 9:16 a.m.

Committee discussed:

- Possibility to shorten the length of time for the tax exemption.
- Ensuring that the City is encouraging seismic upgrading and not discouraging it.
- Ensuring that the work stated has been completed.
- Having housing agreements included with every application that comes to Council.
- Ways to lock in the benefits of the rental housing units.

DEFEATED 17/COTW

For: Councillors Lucas, Loveday, and Madoff,
Against: Mayor Helps, Councillors Alto, Coleman, Thornton-Joe, and Young

Motion: It was moved by Councillor Thornton-Joe, seconded by Councillor Alto, that Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for 5 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
4. That staff work with the applicant to achieve a voluntary agreement that the units remain rental for a minimum of five years.

Amendment: It was moved by Councillor Young, seconded by Councillor Thornton-Joe, that the motion be amended as follows:

That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for ~~5~~ 4 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
4. That staff work with the applicant to achieve a voluntary agreement that the units remain rental for a minimum of five years.

On the amendment:
CARRIED 17/COTW

For: Councillors Alto, Coleman, Loveday, Madoff, Thornton-Joe, and Young
Against: Mayor Helps, Councillor Lucas

Committee discussed:

- Ensuring that the rental units will remain rental as long as the building is habitable.

Amendment: It was moved by Councillor Loveday, seconded by Mayor Helps, that the motion be amended as follows:

That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for 4 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
4. That staff work with the applicant to achieve a voluntary agreement that the units remain rental ~~for a minimum of five years~~ in perpetuity.

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Committee discussed:

- Ensuring that the units cannot be used for Short-term vacations rentals.

Amendment: It was moved by Councillor Thornton-Joe, seconded by Councillor Loveday, that the motion be amended as follows:

That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for 4 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.

3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
4. That staff work with the applicant to achieve a voluntary agreement that the units remain rental in perpetuity.
5. **That staff work with the applicant to achieve voluntary agreement that the units not be used for short-term vacation rentals.**

On the amendment:
CARRIED UNANIMOUSLY 17/COTW

Main motion as amended:

That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for 4 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
4. That staff work with the applicant to achieve a voluntary agreement that the units remain rental in perpetuity.
5. That staff work with the applicant to achieve voluntary agreement that the units not be used for short-term vacation rentals.

On the main motion as amended:
CARRIED UNANIMOUSLY 17/COTW

For: Mayor Helps, Councillors Alto, Coleman, Thornton-Joe, and Young
Against: Councillors Loveday, Lucas, and Madoff



Committee of the Whole Report For the Meeting of May 25, 2017

To: Committee of the Whole **Date:** May 12, 2017
From: Jonathan Tinney, Director, Sustainable Planning and Community Development
Subject: Tax Incentive Program Application No. 00027 for 506 Fort Street

RECOMMENDATION

That Council decline Tax Incentive Program Application No. 00027 at 506 Fort Street.

LEGISLATIVE AUTHORITY

In accordance with Section 225 of the *Community Charter*, Council may exempt protected heritage property from taxation under Section 197(1)(a) to the extent provided in the bylaw and subject to conditions established by the exemption agreement.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations regarding an application for a ten year tax exemption under the City's Tax Incentive Program – Residential Uses (TIP) based on seismic upgrading costs related to the residential conversion of underutilized upper storey spaces of the Pacific Transfer Building at 506 Fort Street to nine unit rental apartments. The application is for a rehabilitation and seismic upgrading project for the creation of nine residential units on the upper floors of the existing building, with commercial use on the ground floor. The total estimated cost of the project, including interior improvements, is \$1,200,000.00 of which the cost of seismic upgrading is estimated to be \$267,349.45.

This Tax Incentive Program Application is unusual as the rehabilitation and seismic upgrading began prior to submission of the TIP application for technical review by the Victoria Civic Heritage Trust (VCHT), and tax exemption approval by Council. Tax Incentive Program Policy adopted by the City of Victoria on March 12, 1998, states: "*City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.*" In mid-November City staff referred the TIP application for 506 Fort Street to the VCHT for technical review and recommendations to City Council, with a question of evaluation as to whether the application would have been recommended for a tax exemption if the work was not already done. To complete submission requirements that would enable the Victoria Civic Heritage Trust to complete a technical review, the applicant was asked to submit relevant seismic upgrading design and costing received prior to construction. The application was reviewed by the Victoria Civic Heritage Trust at its meeting on February 27, 2017, and it was determined that the project meets the technical cost formula established to determine the

legibility threshold for a tax exemption period of ten years. (See attached letter dated February 28, 2017.)

If the application had followed standard program policy, procedures and timelines, the project would be worthy of staff support as it contributes to the City's strategic objectives of strengthening the Downtown with additional residential development; assisting in the preservation and rehabilitation of heritage buildings; improving public safety through the seismic upgrading of the masonry building; and is located in a compact cluster of designated and registered heritage properties.

The alternate motion provided for Council's consideration supports the approval of the TIP Application regardless of the fact this application did not adhere to the policy related to completion of the work after Council approval is achieved.

BACKGROUND

In March 1998, City Council approved the Tax Incentive Program to provide tax exemptions of up to ten years to assist heritage building owners with the high cost of seismic upgrading which was affecting the economic viability of converting the upper floors of heritage buildings to residential use. Not including the current project, the program has created 600 new residential units in 34 rehabilitated heritage buildings and attracted \$205 million in private investment in the Downtown Core.

This application is to assist the rehabilitation project involving the conversion of a heritage building at 506 Fort Street (Pacific Transfer Building) to residential use on its upper two floors. The total estimated cost of the project, including interior improvements, is \$1,200,000.00 of which the cost of seismic upgrading is estimated to be \$267,349.45.

A Building Permit was issued on July 19, 2016, for the change of use alteration on the 2nd and 3rd floors, however the applicant did not apply for a Heritage Alteration Permit as the change of use alteration was contained to the interior and was determined to not impact the exterior appearance of the building. A Heritage Minor Alteration Permit (HMA), now referred to as a Delegated Heritage Alteration Permit (DHAP), was issued for the addition of Juliette balconies on the rear north side of the building.

City staff received an incomplete Tax Incentive Program application for 506 Fort Street in late October of 2016. The incomplete application was referred to the Victoria Civic Heritage Trust to determine whether the application would have been recommended for tax exemption if the work was not already done, the application for 506 Fort Street was reviewed by the Victoria Civic Heritage Trust's Architectural Conservation Committee (ACC) on January 16, 2017. At the VCHT Board of Directors meeting on February 27, 2017, the following recommendation was approved:

Subject to heritage designation, the residential conversion project at 506 Fort Street (Pacific Transfer building) meets the technical cost formula established to determine the eligibility threshold for a tax exemption period of Ten (10) Years subject to Council's approval and the project meeting all other City requirements, final site visit and verification of final costs. The project does not meet Tax Incentive Program Policy adopted by City of Victoria that "City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed projects." (see attached Program Conditions, 3.6)

Further:

If the Tax Incentive Program application for 506 Fort Street is approved, it is recommended the Council immediately pass a motion to prohibit any retroactivity Tax Incentive Program applications that do not meet the City of Victoria's policy that "City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project." (Program Conditions, 3.6)

And:

If the tax exemption application for 506 Fort Street is not approved, it is recommended that council immediately pass a motion to reaffirm its Tax Incentive Policy that "City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project." (Program Conditions, 3.6)

The estimated value of the tax exemption is $\$26,333.56 \times 10 = \$263,335.60$ over the ten year period. The estimated seismic upgrading costs for 506 Fort Street of \$267,349.45 exceed the technical cost formula for a ten year tax exemption period, thus meeting the technical cost formula. The value of the property after conversion increases its current assessed value of \$1,806,000.00 to \$3,624,000.00 with the new tax assessment of approximately \$35,151.60 a year over the ten year period.

ISSUES AND ANALYSIS

Tax Incentive Program (TIP)

Processing retroactive TIP applications is problematic as it preempts an important aspect of the review where cost estimates are vetted and analyzed to verify the work's value prior to Council considering approval. As noted in the previous section, the Tax Incentive Program application for 506 Fort Street is not consistent with this aspect of the policy which states: "City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project." Despite this inconsistency, all other aspects of the project comply. The alternate recommendation would advance potential approval of this TIP Application along with a recommendation that Council reaffirm the portion of the policy that does not support retroactive applications in order to make it clear to future applicants this is not acceptable as a normal practice.

Official Community Plan and Downtown Core Area Plan

This Tax Incentive Program Application is consistent with numerous goals, objectives, policies and guidelines in the Official Community Plan and the Downtown Core Area Plan related to heritage resources and their conservation.

Resource Impacts

The building rehabilitation has created nine new residential units on the upper floors of the heritage building. The total 2016 property tax for the property is \$26,333.56, with the municipal portion being \$15,534.98. The formula to determine the term of the tax exemption is based on the rate of the current year's property tax multiplied by the number of years (to a maximum of ten) required to meet the estimated cost of seismic upgrading. The term requested is ten years as the total tax incentive is estimated at \$263,335.60 ($\$26,333.56 \times 10$) which is less than the estimated seismic upgrading costs of \$267,349.45. Upon completion, BC Assessment estimates the value of the property will increase to \$3,624,000.00 from the 2016 assessed value of \$1,806,000.00. Based on the proposed tax rates, the estimated value of the tax exemption will

be \$351,516.00 (\$35,151.60 x 10) over the ten year period, with the municipal portion being \$22,074.40.

	Assessment	Total Taxes	Municipal Taxes
Current	\$1,806,000.00	\$26,333.56	\$15,534.98
Proposed	\$3,624,000.00	\$35,151.60	\$22,074.40

The City will redistribute the \$351,516.00 tax exemption to non-exempt taxpayers over the ten year period. Although the exemption will reallocate the tax revenue, the City will receive additional tax revenue at the expiry of the ten year term. The net impact of additional residents living downtown and their support for downtown businesses will also be a positive economic benefit.

CONCLUSIONS

The submission of this application was unfortunately received very late in the process after rehabilitation and seismic upgrading was well underway, which is not consistent with Program Policy. For this reason, it is recommended for Council's consideration that the project be declined.

However, the building contributes to the heritage character of the street; benefits the Downtown Core; improves the seismic resistance of a hazardous structure and the safety of its occupants; rehabilitates a heritage building; and adds housing diversity, affordability and availability within the downtown. If the application had followed standard policy, procedures and timelines, staff would have supported the application with a recommendation for Council to consider the preparation of a Tax Exemption Bylaw.

ALTERNATE MOTION

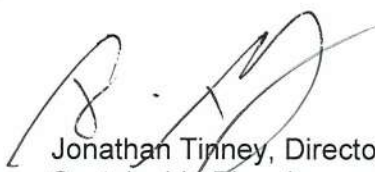
That Council instruct the City Solicitor to prepare a Tax Exemption Bylaw for 506 Fort Street for 10 years, pursuant to Section 392 of the *Local Government Act*, with the following conditions:

1. That a covenant identifying the tax exemption be registered on the title to the property and any possible future strata titles.
2. That the final costs of seismic upgrading be verified by the Victoria Civic Heritage Trust.
3. That Council reaffirm the City's Tax Incentive Program Policy (Program Conditions, 3.6) that states City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.

Respectfully submitted,



Merinda Conley
Senior Heritage Planner
Community Planning Division



Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

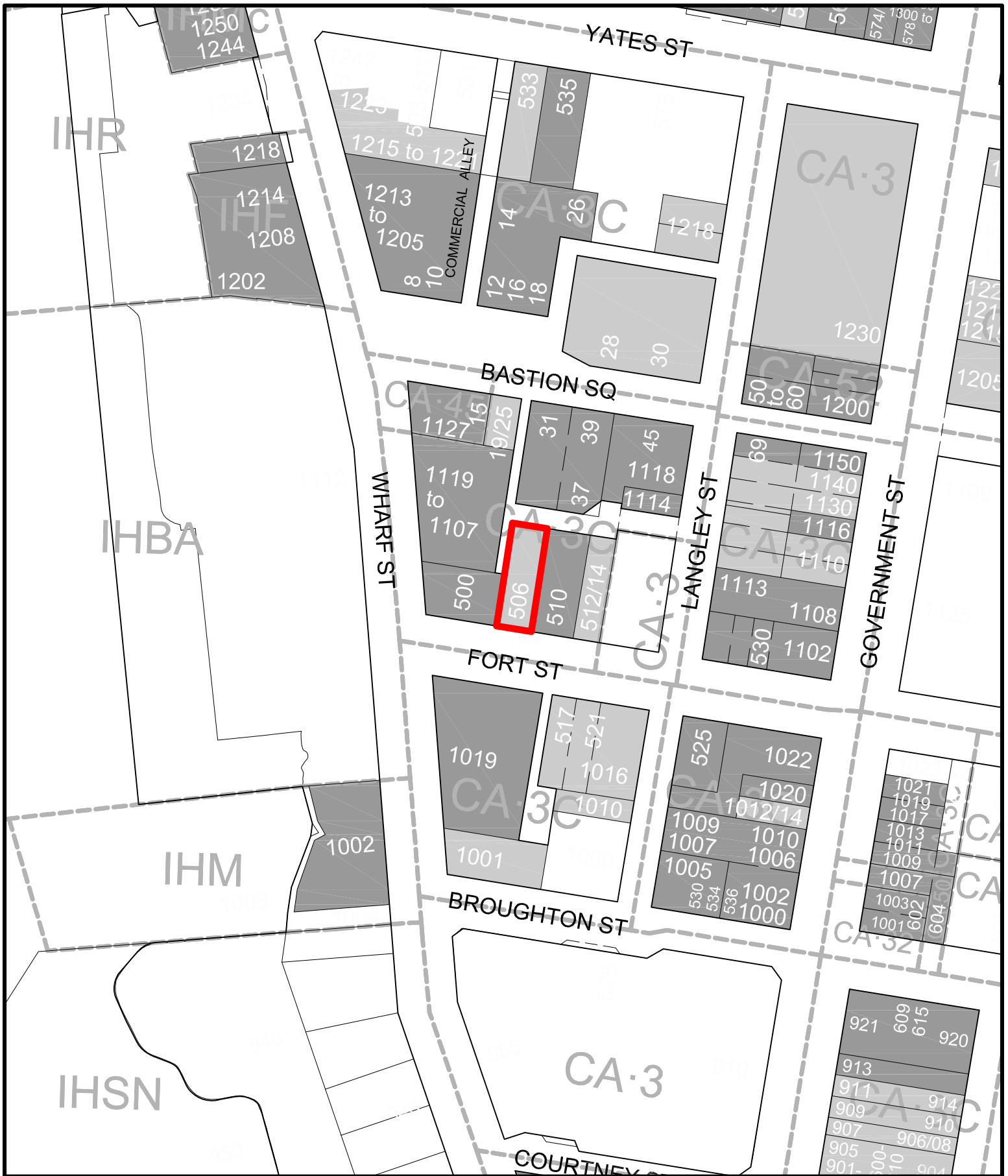
Report accepted and recommended by the City Manager:



Date: May 18, 2017

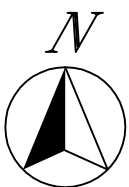
List of Attachments

- Subject map
- Aerial map
- Photos
- Letter from the Victoria Civic Heritage Trust, dated February 28, 2017
- Tax Incentive Program Policy Conditions, as approved by Council on March 12, 1998
- Heritage Tax Incentive Program Application – Residential Uses Information
- Analysis by BC Assessment Authority
- Structural plans



506 Fort Street

Heritage Tax Incentive Permit No.00027



Designated



Registered







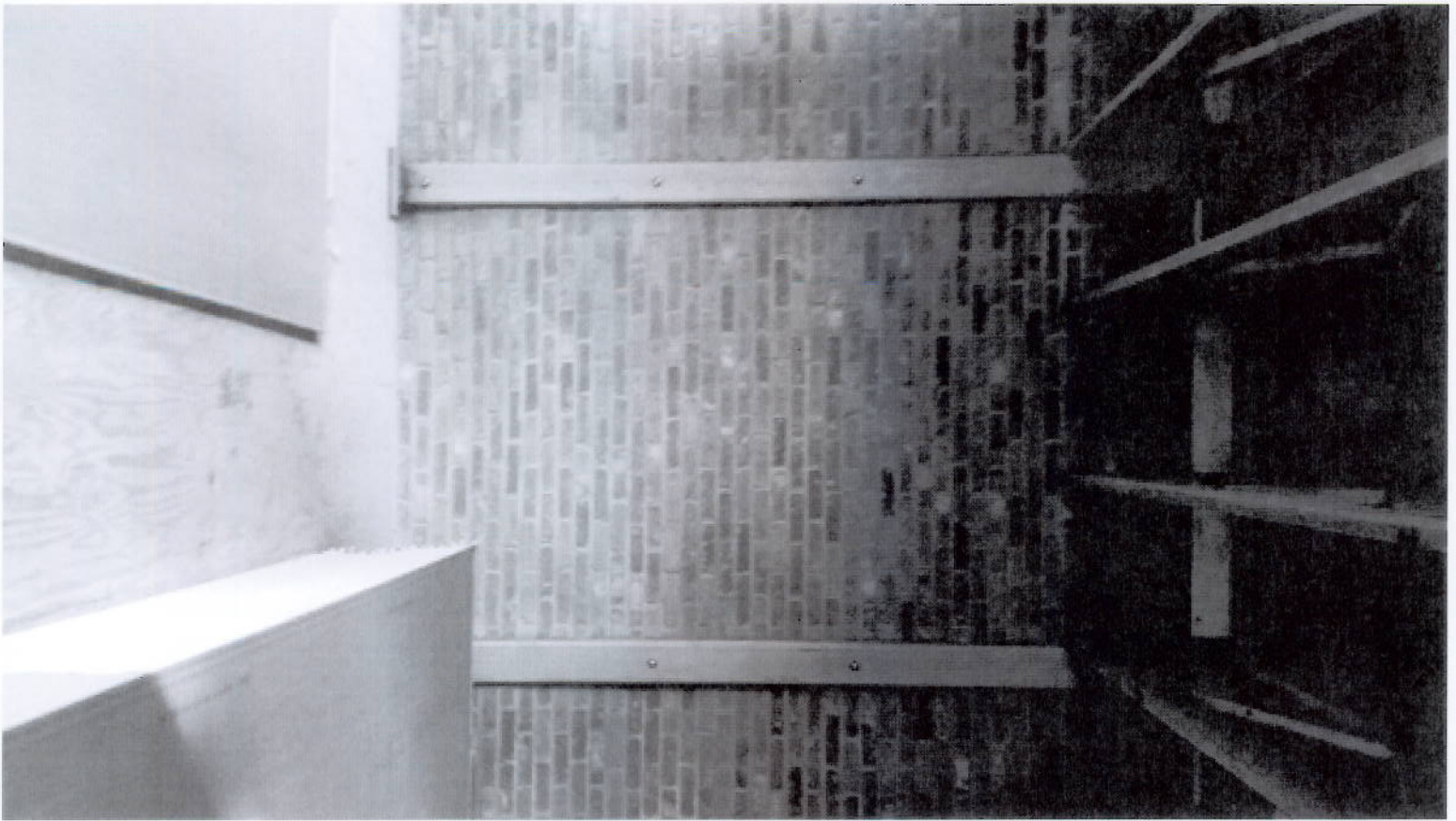












506 FORT STREET – May 12, 2017

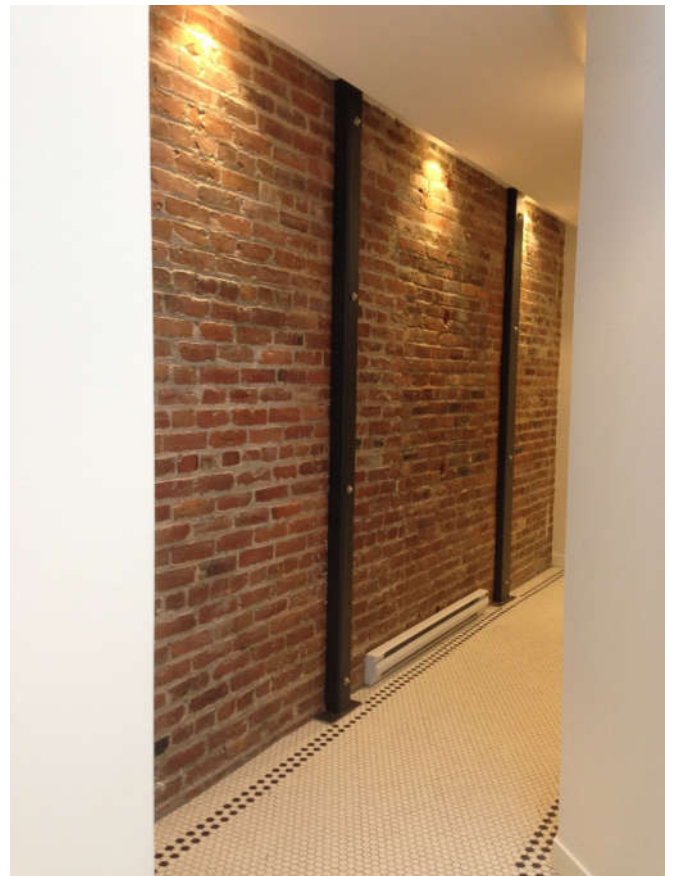
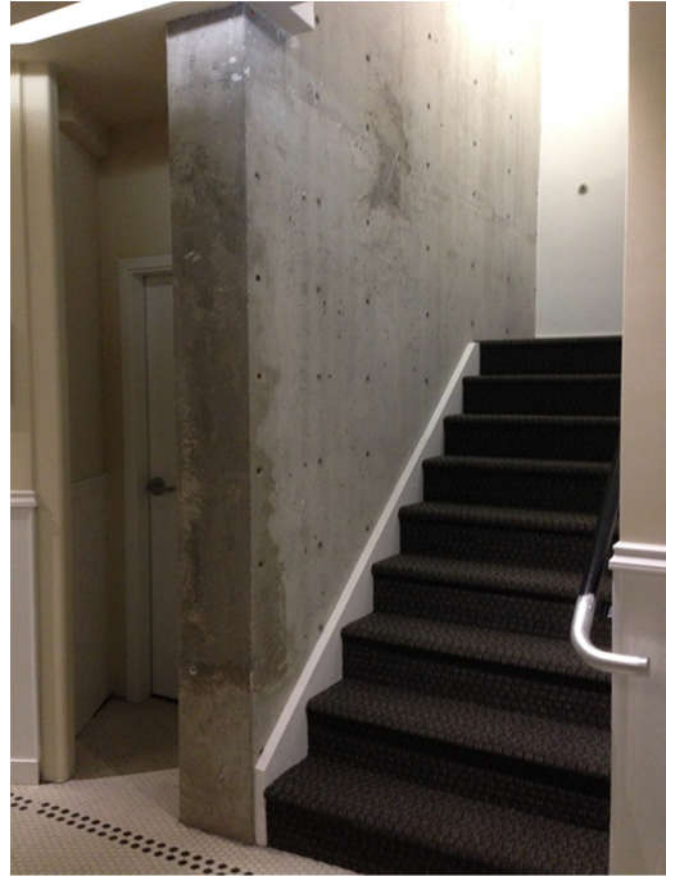
















Victoria
CIVIC
HERITAGE
TRUST

City of Victoria
1 Centennial Square
Victoria, British Columbia V8W 1P6
Attention: Mayor and Council

28 February 2017

**Recommendations to City of Victoria
Application for Ten Year Tax Exemption
Downtown Heritage Tax Incentive Program for Residential Conversion**

**506 Fort Street (Pacific Transfer Building)
Lot 1, Section 18, Victoria, Plan 29564; PID 001-375-547; Folio No 01067016**

Dear Mayor and Council:

The Board of Directors of the Victoria Civic Heritage Trust (VCHT) reviewed a Tax Incentive Program - Residential Uses (TIP) application submitted by 506 Fort Street Holdings Ltd for **506 Fort Street (Pacific Transfer Building)** at its meeting held on 27 February 2017.

Seismic upgrading construction began on 506 Fort Street prior to submission of a TIP application, technical review, and tax exemption approval by City of Victoria. Seismic upgrading work was completed and inspected on 4 January 2017. In mid-November City staff referred a TIP application for 506 Fort Street to the VCHT for technical review and recommendation to Council, with a question of evaluation being whether the application would have been recommended for tax exemption if the work was not already done. In this regard the applicant was asked to submit relevant seismic upgrading design and costing information received prior to construction.

The owner requests a ten-year tax exemption based on the scope of work for seismic upgrading as specified by the Project Engineer, Wade Griffin, PEng, LEED AP, Principal, Skyline Engineering Ltd, Victoria. Eligible seismic upgrading costs submitted in a stamped letter from Curtis P Miles Architect total **\$267,349.45** [Revised 31 Jan 2017]. A second seismic cost estimate submitted by the applicant from BTY Group (Vancouver) is \$322,800.00 [Revised 9 January 2017]. The total construction cost including interior improvements is estimated at **\$1,200,000.00**. See attached report revised 27 February 2017.

The 2016 Property Tax for 506 Fort Street is **\$26,333.56** including all municipal, school, and other regional taxes. The technical cost formula used to determine the eligibility threshold for a maximum ten year tax exemption is the number of years x property tax, or $10 \times \$26,333.56 = \$263,335.60$. The estimated seismic upgrading costs for 506 Fort Street of **\$267,349.45** exceed the technical cost formula for a ten year tax exemption period.

A technical review of the project was undertaken by our Architectural Conservation Committee (ACC) on 16 January 2017. The VCHT Board of Directors accepted the ACC recommendation that the application be tabled pending clarification of heritage designation, as well as further clarification of costs and the TIP retroactivity policy. After lengthy consideration at its meeting on 27 February 2017 the VCHT Board of Directors approved recommendations to the City of Victoria:

Subject to heritage designation, the residential conversion project at 506 Fort Street (Pacific Transfer Building) meets the technical cost formula established to determine the eligibility threshold for a tax exemption period of Ten (10) Years, subject to Council's approval and the project meeting all other City requirements, final site visit and verification of final costs. The project does not meet Tax Incentive Program Policy adopted by City of Victoria that "City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project." (Program Conditions, 3.6 - as attached)

...2

Further:

If the Tax Incentive Program application for 506 Fort Street is approved, it is recommended that Council immediately pass a motion to prohibit any retroactive Tax Incentive Program applications that do not meet the City of Victoria's policy that "City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project." (Program Conditions, 3.6)

and:

If the tax exemption application for 506 Fort Street is not approved, it is recommended that Council immediately pass a motion to reaffirm its Tax Incentive Policy that "City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project." (Program Conditions, 3.6)

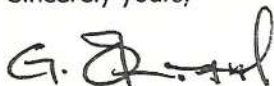
Based on nineteen years of effective policy, practice, and precedent for the City's award-winning Tax Incentive Program, the VCHT strongly cautions against the effects of approving retroactive application(s) or changes to the approved policy:

- Sets precedent for any TIP policies or guidelines to be challenged
- Sets precedent for future TIP applications to apply retroactively
- Sets precedent for any past seismic upgrading projects since 1998 to apply for retroactive application (as well as potential legal challenges if not approved)
- Unfair to other applicants who have gone through the process and have followed TIP policies
- Staff cannot work directly with applicants at the earliest stage to provide advice, expedite and minimize work, ensure accurate costing, maintain a fair, clear and transparent review process
- Opens the door to potential abuse and inaccurate or untrustworthy cost information
- Very costly in terms of significant extra time and expense to conduct the review process, for applicants, staff and VCHT volunteer time
- Unpredictable workload that is unnecessary, unwieldy, unmanageable and unsustainable
- May affect expansion of TIP if approved policies are not upheld

The VCHT Board wishes Council to be aware that the TIP application for 506 Fort Street was especially difficult and time consuming to review as it did not comply with the Program Conditions 3.6 and published TIP policy that **"the tax exemption will not be given retroactively and work must not commence before approval is given"** (Heritage TIP Application – Residential Uses Information, page 2).

Please do not hesitate to contact our office should you have any questions regarding our review and recommendations.

Sincerely yours,



Greg Ovstaas
Vice-President
per Bruce Johnson, President



John Knappett
Past President
Acting ACC Chair on 16 January 2017

attachments

copy: Ms Merinda Conley, Senior Heritage Planner, City of Victoria



HC 92.2

COMMUNITY DEVELOPMENT and LEISURE SERVICES DEPARTMENT
CITY PLANNING DIVISION

DATE: February 26, 1998 COMMITTEE OF THE WHOLE REPORT
TO: Mayor Cross and Members of Council
FROM: Len Vopnfjord, Director, Community Development & Leisure Services
SUBJECT: Property Tax Incentives for Residential Conversion of
Downtown Heritage Buildings

1.0 Executive Summary

The 1997 Corporate Strategic Plan identifies as one of its key goals for the downtown core: "To develop a vibrant and healthy downtown core, which supports residential, business and leisure activities." It is therefore proposed that the City offer a tax incentive to assist the owners of downtown heritage buildings to convert under utilized or vacant upper storey space to residential use. Such conversions will assist the rehabilitation and preservation of Victoria's significant collection of turn of the century heritage commercial buildings concentrated in Old Town. It will also provide new uses for buildings, which have been affected by the recent withdrawal of government office tenants by the British Columbia Buildings Corporation. Residential use downtown will provide other desirable public policy benefits such as counteracting urban sprawl, increasing public safety downtown and making more efficient use of public infrastructure and services. Previous studies of the economics of building rehabilitation, such as the 1992 Downtown Heritage Building Housing Study, have demonstrated that public incentives are often required to make residential conversion give property owners an adequate economic return on equity.

In order to provide a simple and efficient mechanism to administer the program, the amount of the tax incentive will be a tax exemption from 1 to 10 years based on the cost of seismic upgrading required for the building. Previous studies have shown these costs to be between 21% to 35% of the total project costs. The program will be administered in cooperation with the Victoria Civic Heritage Trust.

2.0 Staff Recommendation

- 1) That City Council approve the Policy for Tax Incentives for Residential Conversion of Downtown Heritage Buildings.
- 2) That appropriate City staff be authorized to begin implementation of the program in cooperation with the Victoria Civic Heritage trust and in accordance with the attached program conditions.

Respectfully submitted,

D. Atkinson, for

Len Vopnfjord, Director
Community Development &
Leisure Services

Steve Barber, Heritage Planner
Community Development &
Leisure Services

3.0 Program Conditions

1. The property must be a Municipally Designated Heritage site pursuant to Section 967 of the Municipal Act, or subject to a covenant under Section 219 of the Land Title Act that relates to the conservation of heritage property.
2. Assistance will be provided to owners of taxable property in the form of a property tax exemption to a maximum of 10 years as approved by Victoria City Council in accordance with Section 342 of the Municipal Act (exemptions for heritage properties). The amount of tax relief will be equivalent to the cost of seismic up grading required for the project.
3. Projects eligible for a tax incentive must involve the conversion of under utilized or vacant upper floors to residential use. Significant upgrading of existing residential buildings will also be considered.
4. No abatement of outstanding or current taxes will be provided.
5. Heritage Designated buildings applying for a tax incentive will continue to be eligible for the Building Incentive Program grants available from the Victoria Civic Heritage Trust.
6. City Council approval of the tax exemption must occur prior to the commencement of any work on the proposed project.
7. For residential conversions of heritage buildings for condominium ownership, a special agreement will be negotiated with the owner regarding the beneficiary of the property tax incentive.
8. The tax exemption amount received by the owner will be repaid to the City if the Heritage Designated building is destroyed or altered with out proper authorization under the requirements of the heritage protection of the property (other than by a natural disaster), or if the designation bylaw is rescinded by Council at the request of the owner. (this condition will be subject to the owner's agreement).
9. The Finance Department will monitor and track the program in order to report to Council the total value of tax exemptions for residential conversions on an annual basis.
10. Projects will be reviewed by the Victoria Civic Heritage Trust for their recommendations prior to consideration by City Council.
11. Section 342 of the Municipal Act, "Exemptions for Heritage Properties" requires an approval bylaw for the tax exemption by at least 2/3 of votes cast and, for exemptions for more than one year, prior public notification 30 days before adoption of the bylaw.
12. The applicant will be required to provide projected construction costs including separate seismic upgrading costs certified by an architect and contractor.
13. In addition to the Property Tax Exemption Bylaw, the City Solicitor will prepare a legal agreement between the City and the property owner, specifying the conditions for the rehabilitation project.

**DOWNTOWN PROPERTY TAX INCENTIVES
FROM RESIDENTIAL CONVERSIONS OF HERITAGE BUILDINGS
PROPOSED APPROVAL PROCESS**

<u>Organization</u>	<u>Task</u>
City of Victoria Staff	Application received and reviewed by City Staff
Victoria Civic Heritage Trust	Application of property owner reviewed by Victoria Civic Heritage Trust
City of Victoria Council	Committee of the Whole Approval in Principle
City of Victoria Staff	City Solicitor/Draft Bylaw/Legal Agreement
City of Victoria Council	City Council Final Approval (requires 2/3 majority)

4.0 Background/Discussion

The results of a feasibility study by Clayton Research on the above subject were presented to Committee of the Whole on September 21, 1995. Subsequently, on September 28, 1995 Council adopted the following motion:

- (1) *The Final Draft Report relating to the Property Tax Incentive prepared by Clayton Research Associates, and as outlined in the memorandum dated September 15, 1995 from the Heritage Advisory Committee, be received as submitted for information.*
- (2) *The implementation of a tax incentive policy be approved in principle.*
- (3) *The Planning Department be requested to include the development of a detailed program and procedures for implementation as part of its 1996 work program.*
- (4) *The City write the Provincial Government urging it to continue with the study which had been commenced under Seismic Hazard Mitigation Project relating to relaxation of seismic upgrading requirements for heritage buildings.*
- (5) *The Final Draft Report also be referred to the Housing Advisory Committee for consideration.*

Staff reassignment in the Planning Division precluded further work on this policy until this time.

An analysis of past public incentives for heritage buildings provided through the Building Incentive Program of the Victoria Civic Heritage Trust demonstrates the financial benefits to the City through increased property tax revenues from increased building assessments (see tables attached) in Appendix A, Schedule A and B.

Similar successfully tax incentive programs for heritage buildings have been operating for a number of years in Regina and Edmonton, and most recently in Kitchener, Ontario.

Role of the Victoria Civic Heritage Trust

The Victoria Civic Heritage Trust already has a fairly effective grant approval system in place which reviews similar types of information that is required for the tax incentive programs of Edmonton and Regina. The grant applications for the building Incentive Program are received by Catherine Umland, the Victoria Civic Heritage Trust's Executive Coordinator, and then presented to the Architectural Conservation Committee which has a mix of architects, an engineer and a contractor. Their recommendation is forwarded for final approval to the monthly meeting of the Board of Directors. This system has been working quite well since 1990 under three different executive coordinators and has expended over \$750,000.000 in grants. The City would benefit from the expert advice of the Victoria Civic Heritage Trust's review committee. It is therefore proposed that residential conversion projects applying for a tax exemption be reviewed by the Victoria Civic Heritage Trust for their advice as part of the approval process. City of Victoria staff will control the administration of the program and prepare the final reports for Council's consideration.

Corporate Strategic Plan

This program responds to recommendations in the recent Urban Development Institute Study of Office Space Vacancy in Victoria (December 17, 1997). It is identified in the City's Strategic Plan under Goal #1 "to develop a vibrant and healthy downtown core, which supports residential business, and leisure activities." It also supports the City's economic development goals

through long term increases in the value of building assessment downtown. It increases public safety and advances heritage conservation goals by stimulating seismic upgrading of heritage buildings.

Official Community Plan

This proposed program is supported by the following recommendations in the 1995 Official Community Plan:

4.9 Toward a Viable Community

D. Downtown

D2) Old Town

Policies Viii) "Encourage use of upper floors in existing buildings."

- x) Promote the rehabilitation of older buildings and retention or return to façade appearance, which is consistent with the building's architectural style.

5.8 Toward An Affordable Housing Community

E. Downtown

Policies ii) "Provide incentives for downtown residential development, including Upper Storey Accommodation through land use, density and parking policies.

HERITAGE TAX INCENTIVE PROGRAM APPLICATION –RESIDENTIAL USES INFORMATION



Introduction to City Regulations

In 1997, the City of Victoria endorsed the Corporate Strategic Plan. This Plan identifies as one of its key goals for the Downtown core: *To develop a vibrant and healthy Downtown core, which supports residential, business and leisure activities.* In 1998, Council approved a tax incentive program to assist in the conversion of Downtown heritage buildings for residential use. The intent is to assist the preservation, rehabilitation and seismic upgrade of designated heritage buildings in the Downtown. In 2017, Council approved the expansion of the tax incentive program beyond Downtown to include all eligible heritage designated buildings citywide.

What is the Tax Incentive available?

The Tax Incentive is a total exemption from property taxes for up to a ten-year period. The property owner is still liable for Local Improvement charges appearing on the property tax notice.



What are the qualification requirements?

- The subject building must be protected by a Heritage Designation Bylaw.
- The proposed work on the building must result in substantial rehabilitation and create new residential uses on the upper floors.
- The building must be privately owned. Government-owned properties are not eligible.

What Work is Eligible?

Eligible seismic upgrading costs specific to the conversion of existing space to residential uses, for example:

- Professional design and engineering reports, drawings, cost estimates and specifications as required for the project.
- Seismic upgrading of building components, including Code upgrading, bracing of walls, floors, and roof systems, masonry reinforcement, affixing of cornices or other exterior architectural features to the building structure, etc.

Seismic upgrading should conform to the “*Standards and Guidelines for The Conservation of Historic Places in Canada*”. All proposed work must comply with:

- Existing *Building Code* requirements;
- City of Victoria permits and bylaws.

Owners must obtain a Heritage Alteration Permit for all exterior work undertaken (where required).

In cases where the applicant also applies for a Building Incentive Program Grant from the Victoria Civic Heritage Trust, staff will coordinate applications to ensure no duplication of incentives is provided for the same work.

Note that the tax exemption will not be given retroactively and work must not commence before approval is given.

What information do I need?

The attached Application describes the information requirements. To provide appropriate building details, a Heritage Alteration Permit Application will be required in conjunction with the Heritage Tax Incentive Program for Non-Residential Use Application.

Please note that the information provided is considered public information and available for public viewing.

Supplementary Information Sources

To view the City’s Heritage Registry, go to:

http://www.victoria.ca/cityhall/departments_plnpln_hrtinv.shtml

Information on the City’s Heritage program and rehabilitation guidelines:

- City of Victoria Heritage Program – Building Our Past – Relevant documents and information available on-line at:

http://www.victoria.ca/cityhall/departments_plncmm_hrt.shtml

- Standards and Guidelines for the Conservation of Historic Places in Canada – available on line at http://www.pc.gc.ca/docs/pc/guide/nldclpc-sgchpc/index_E.asp

What is the process for approval?

The Planning Process involved in dealing with the Heritage Tax Incentive Program is provided in the attached flowchart. It is essential that all steps be undertaken. Note that a Heritage Alteration Permit application is also required for the project. The timing of this Heritage Alteration Permit in relation to this application should be discussed with staff.

Who gets a say?

The Victoria Civic Heritage Trust will review the application at its monthly Architectural Conservation Committee and Board of Director's meetings. Their recommendations are provided to City Council. City Council is the final authority in granting eligibility to the program. Applicants are advised to submit a copy of this application and all relevant plans to the Executive Director, Victoria Civic Heritage Trust at Box 8388, Victoria, B.C. and arrange an appointment to review the application. Telephone 250-727-8482.

How long will the process take?

It is estimated that the approval process will take approximately three months. A complex application may require more time. Planning Staff will advise you of meeting dates. The Victoria Civic Heritage Trust generally meets the 3rd Monday of the month.

The Planning Process involved in dealing with a Heritage Tax Incentive Program Application is provided in this handout. It is essential that all steps be undertaken.

What happens after the application is approved?

You can submit your building plans prior to final approval by Council. However, no work can be undertaken without a building permit in place.

Upon completion of the project, representatives from the Victoria Heritage Civic Trust will confirm that the work has been carried out as proposed before qualifying for the tax exemption. In addition, a certification of costs and compliance by the project engineer must be provided.

The term of the tax exemption will commence in the year following the year in which the final occupancy permit is issued for the project.

Term of Exemption

The *Municipal Act* allows a municipality to exempt taxes for heritage projects. Projects eligible for the City of Victoria Tax Incentive Program will be subject to the following calculation:

$$\begin{array}{lcl} \text{Term of exemption} & = & \frac{\text{Cost of seismic upgrading}}{\text{current taxes}} \\ (\# \text{ of years}) & & \end{array}$$

Following project completion, the project will be exempt from taxes for the specified number of years. The actual value of the exemption will be determined by the revised assessment determined by the B. C. Assessment Authority and the current year's tax rate for each year.

Example:

A building being proposed for rehabilitation needs \$200,000 worth of seismic upgrading. It currently pays \$20,000 per year in property taxes. The maximum eligible term of exemption, which City Council may approve, is therefore:

$$\begin{array}{lcl} \frac{\text{Seismic Upgrade Cost}}{\text{Current Annual Taxes}} & \frac{\$200,000}{\$20,000} & = \quad 10 \text{ Years} \end{array}$$

The B. C. Assessment Authority provides an estimate of the increased property assessment resulting from the rehabilitation which results in a potential increase in annual taxes to \$42,000 per year.

The **actual** value of the exemption may amount to (estimate) $\$42,000 \times 10 \text{ years} = \$420,000$.

Who can I talk to?

General Applicant services are provided by the City of Victoria Planning & Development Department staff located on the 2nd floor of City Hall. The Heritage Planner and the Heritage Secretary will advise you on how to keep your permit application moving smoothly. The business hours of the Planning & Development Department are 8:00 am to 4:30 pm, Monday to Friday, except statutory holidays.

<p>City of Victoria Heritage Secretary 1 Centennial Square Victoria, BC V8W 1P6 Phone: (250) 361-0384 Fax: (250) 361-0386</p>
--

HERITAGE TAX INCENTIVE PROGRAM / RESIDENTIAL USE PLANNING PROCESS

<i>STAGES</i>	<i>WHO</i>	<i>WHAT</i>
First Steps	Applicant	Confirm with City Staff that the project qualifies for the program.
Make the Application	Applicant	Submit 3 copies of the application with all the supporting materials and fee. Note that a Heritage Alteration Permit may also be required.
Evaluation	BC Assessment Authority	Review by Assessment Authority for an estimate of an increase of property values.
	Victoria Civic Heritage Trust	Review by Victoria Civic Heritage Trust.
	Applicant	Attend Victoria Civic Heritage Trust meeting to answer questions.
Committee Review	Staff	Staff recommendations are presented to the Committee of the Whole.
	Committee of the Whole	Committee of the Whole reviews application and may recommend changes, approval, rejection, referral or tabling.
	Applicant	Be present at the Committee of the Whole meeting to answer any questions.
Refinements	Applicant/Staff	As a result of the Committee of the Whole review, refinements resulting from referrals or requests for clarification may be required.
Development Agreements	Staff/Applicant/City Solicitor	Preparation of any covenants, as required.
Bylaw Preparation	Staff/City solicitor	If the Committee recommendation is to approve, then a draft bylaw will be prepared by the City Solicitor and proceed to Council for 1 st and 2 nd readings.
Council Decision	Council	Final voting on the tax exemption bylaw requires a 2/3 majority vote by Council for final approval.

**HERITAGE TAX INCENTIVE PROGRAM –
/ RESIDENTIAL USE - APPLICATION**

Address _____



Contact info

Name of Owner: _____
Address of Owner: _____
City: _____ Postal Code: _____
Phone: _____ Fax: _____ Email: _____

Name of Agent (if different from owner): _____
Address of Agent: _____
City: _____ Postal Code: _____
Phone: _____ Fax: _____ Email: _____

Name of Architect: _____
Address of Architect: _____
City: _____ Postal Code: _____
Phone: _____ Fax: _____ Email: _____

Name of Engineer _____
Address of Engineer: _____
City: _____ Postal Code: _____
Phone: _____ Fax: _____ Email: _____

Name of Contractor _____
Address of Contractor: _____
City: _____ Postal Code: _____
Phone: _____ Fax: _____ Email: _____

Name of Land
Surveyor _____
Address _____
City: _____ Postal Code: _____
Phone: _____ Fax: _____ Email: _____

**HERITAGE TAX INCENTIVE PROGRAM –
- APPLICATION**

Address _____



Project info

Existing occupancy/use of building: _____

Proposed occupancy/use of building: _____

Heritage Designation Number of Property _____ Zoning: _____

List of Eligible Improvements _____

Total Value of All Eligible Work _____ Total Project Cost _____

To support my Application, I have attached three copies of the following:

Building Information

The Heritage Alteration Permit application describes the building project information requirements. The Heritage Alteration Permit application should be submitted in conjunction with this application. In addition, an architect's report is to be provided which describes the following:

- A detailed description of the proposed development highlighting new repairs and capital improvements
- The heritage conservation rationale describing the approach to preserve the heritage elements of the structure
- A construction schedule
- When applicable, an engineer's report on the structural improvements and costs

Conditions

1. Residential accommodation created under this program must continue to be used for residential or live/work purposes for the duration of the tax exemption period.
2. A covenant identifying the term of the tax exemption and use of the upper stories must be registered on the land title and future strata titles.
3. Final costs of seismic upgrading will be verified by the Victoria Civic Heritage Trust.
4. The term of the tax exemption will commence **in the year following** the year in which a final occupancy permit is issued for the residential portion of the building. (This is due to provincial legislation governing the BC Assessment Authority, the agency responsible for implementing the exemption.)
5. Applicants must receive Committee of the Whole approval in principle of the Tax Incentive Bylaw prior to commencing work. (Note: Heritage Alteration and Building Permit approvals are still required.)
6. Strata titling may require approval of an encroachment by Council.

Strata Titling and Encroachments

If the applicant is planning to strata title the residential apartments created by the proposed project and there are encroachments, such as overhanging cornices, underground sidewalk basements or bay windows, the Provincial Land Titles Office requires the City to approve an encroachment agreement before the strata title plan will be registered. Applicants must submit a survey plan and file an application with the City's Property Manager in parallel with this application.

Declaration

- ☐ I hereby submit this Application with the Heritage Alteration Permit as required.
- ☐ I hereby declare that all the above statements and the information contained in the supporting documents are to the best of my belief true and correct in all respects.
- ☐ Upon completion, I will provide a certification of costs and compliance with approved plans by the project engineer.
- ☐ I understand that if the project is strata titled, I am required to submit an application for an encroachment agreement, if applicable.
- ☐ I have read and understand the conditions.

HAVE YOU ATTACHED THE FOLLOWING?

- 1. Certificate of Title**
- 2. Seismic upgrading cost estimates (Note: Two contractor quotes or Quantity Surveyor estimates are required) and architectural drawings**
- 3. Structural Engineer's Certificate of Seismic Upgrading Cost Estimates**
- 4. Survey Plan (showing all above/below ground encroachments)**

Signature of Registered Owner/
Authorized Signatory

Date

Signature of Agent

Date

From: Wright, Cynthia BCA:EX [mailto:cynthia.wright@bcassessment.ca]
Sent: March 30, 2017 3:16 PM
To: Merinda Conley <mconley@victoria.ca<mailto:mconley@victoria.ca>>
Subject: ACTION: 506 Fort St Request for Heritage Tax Incentive

Hi Merinda,

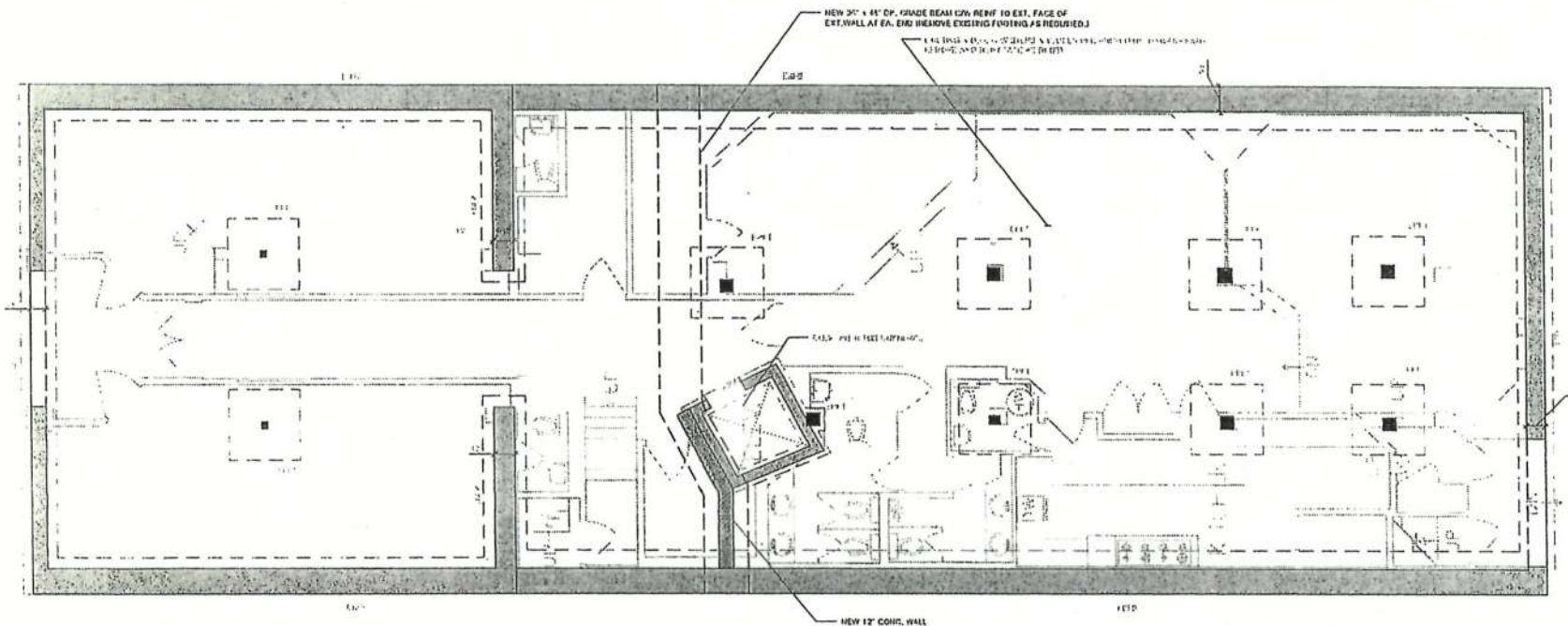
BC Assessment has reviewed the valuation for 506 Fort Street, Victoria. If we were to value the property as of July 1, 2016 with the updates and changes in effect currently, the Assessment would increase from \$1,806,000 to \$3,624,000.

This is an estimate is based on market conditions as of July 1, 2016 and may be different for the 2018 Assessment Roll as the market value may have changed over the past year. This estimate is also based on limited information which may not reflect the condition or quality of the building when inspected once the work is complete.

This information is provided on a without prejudice basis and may not reflect the Assessed value of the property for 2018 Assessment Roll with a valuation date of July 1, 2017.

Please let me know if you have any questions regarding this matter.

Cynthia Wright, AACI, P.App.
Deputy Assessor, Vancouver Island Region



1 FOUNDATION PLAN
S2.0 SCALE = 1/8" = 1'-0"



PROJECT NAME:
506 FORT ST.

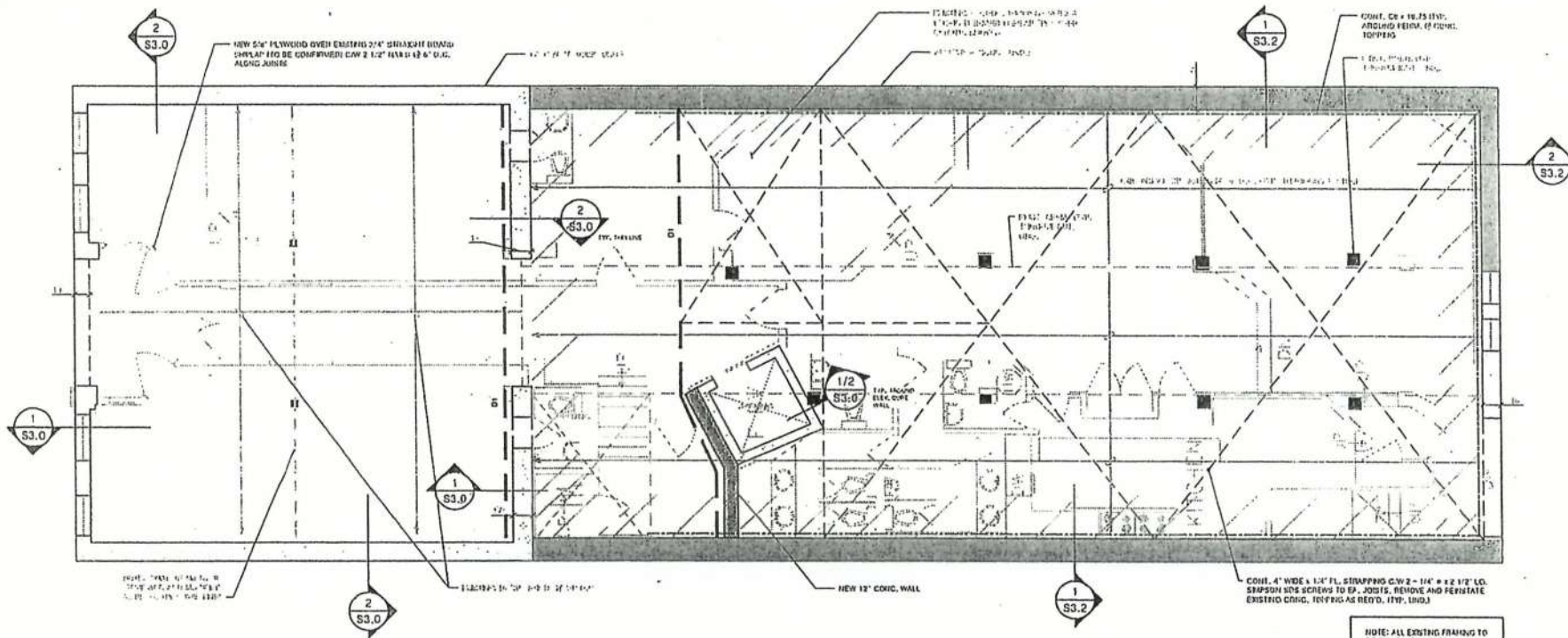
SHEET TITLE:
FOUNDATION PLAN

PROJECT NO. #10332.02

DATE: 2016/04/13

SCALE: AS NOTED

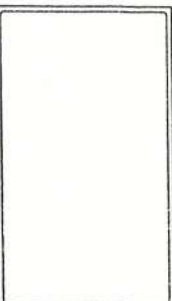
DRAWING NO:
S2.0



1 MAIN FLOOR PLAN SHOWING SECOND FLOOR FRAMING OVER
S2.1 SCALE = 1/8" = 1'-0"

01 - 14 x 14 DRAG STRUT (SCREW TO FLOOR)
STRUCTURE W/ 2 ROWS OF 1-1/2" SCREWS @ 4' O.C.
BTO. CONNECT TO CONCRETE WALLS W/ 3/4" x 6"
L.G. HELIX STUDS @ 6' O.C. CONNECT TO BRICK
WALLS W/ 3/4" x 6" RODS @ 2 1/2" CIRC. HOLES FILLER
W/ NON-SHOCK GROUT @ 8' O.C.

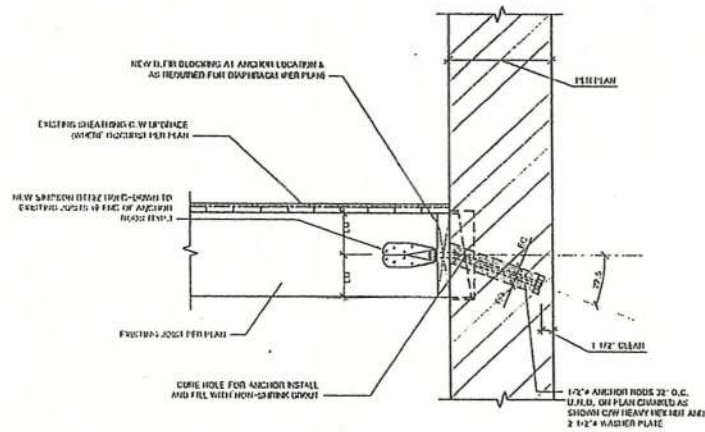
NOTE: ALL EXISTING FRAMING TO
BE REVIEWED ON SITE



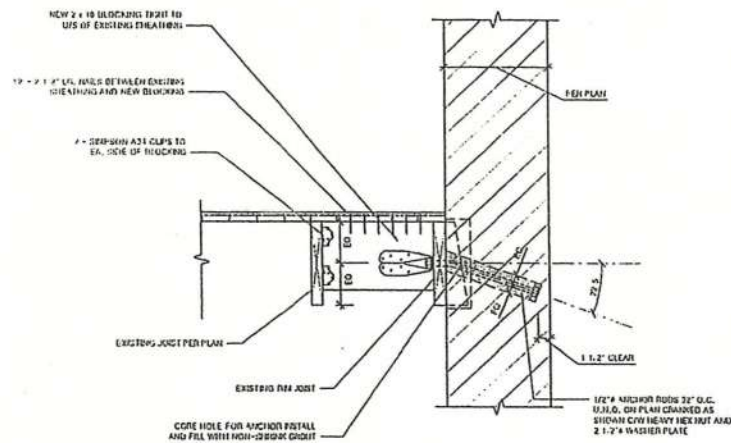
DATE	2016/04/13
BY	SKYLINE ENGINEERING LTD
CHECKED	SKYLINE ENGINEERING LTD



PROJECT NAME:	
506 FORT ST.	
SHEET TITLE:	
MAIN FLOOR PLAN	
PROJECT NO: #10332.02	
DATE:	2016/04/13
SCALE:	AS NOTED
DRAWING NO:	
S2.1	



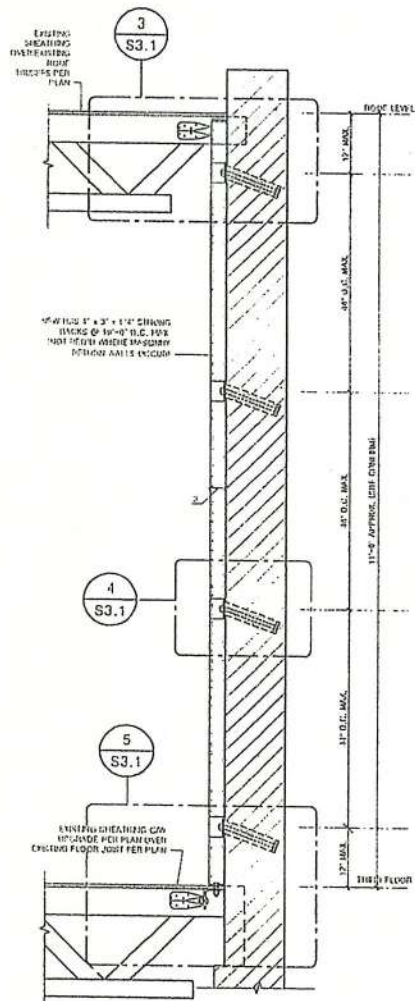
1 SECTION @ PERPENDICULAR TO JOISTS
S3.0 SCALE = 3/4" = 1'-0"



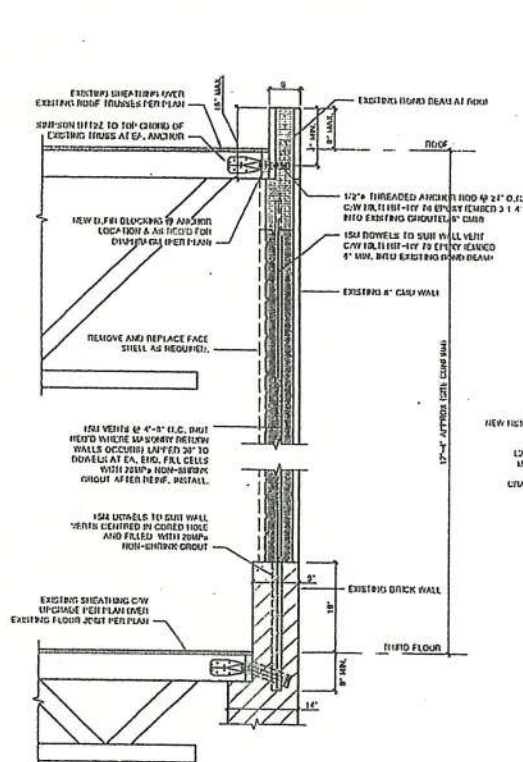
2 SECTION @ PARALLEL TO JOISTS
S3.0 SCALE = 3/4" = 1'-0"



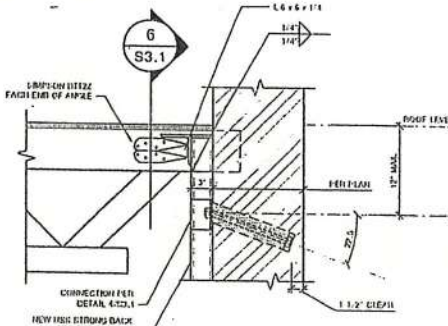
PROJECT NAME:	
506 FORT ST.	
SHEET TITLE:	
SECTIONS	
PROJECT NO. #10332.02	
DATE: 2016/04/13	
SCALE: AS NOTED	
DRAWING NO:	
S3.0	



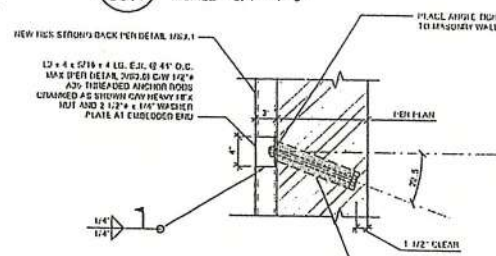
1 SECTION
S3.1 SCALE = 1/2" = 1'-0"



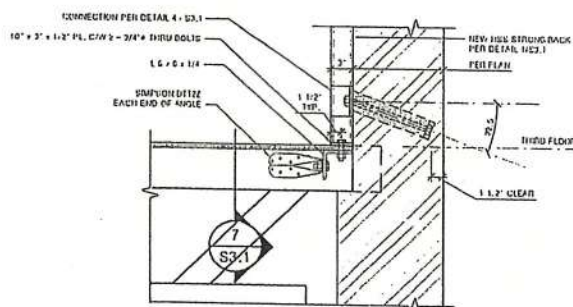
2 TYPICAL SECTION
@ 8" CMU WALL
S3.1 SCALE = 1/2" = 1'-0"



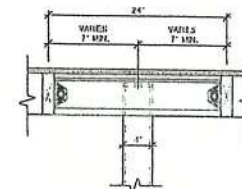
3 DETAIL
S3.1 SCALE = 3/4" = 1'-0"



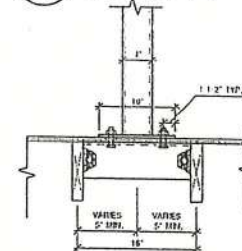
4 DETAIL
S3.1 SCALE = 3/4" = 1'-0"



5 DETAIL
S3.1 SCALE = 3/4" = 1'-0"



6 SECTION
S3.1 SCALE = 3/4" = 1'-0"



7 SECTION
S3.1 SCALE = 3/4" = 1'-0"

 SKYLINE ENGINEERING LTD. www.skylineengineering.ca	
PROJECT NAME:	
506 FORT ST.	
SHEET TITLE:	
SECTIONS / DETAILS	
PROJECT NO. #10332.02	
DATE: 2016/04/13	
SCALE: AS NOTED	
DRAWING NO.:	
S3.1	



CODE REFERENCE

CODE ISSUE
BCDC 2012

CODE REFERENCE

Existing Building Data
Building Height 3 Storeys
Building Area 394 m² (3911 ft²)
Construction Type Combustible
Fire Protection Not Specified

Construction Requirements
Not part of this work, except for reconfiguration
See drawings submitted by JENSEN HUGHES
for existing second and third floors

General Data (Existing Nonconforming)
Major Occupancy Group D and A2
Article 3.2.2.24
Construction Type Combustible
Fire Protection Not Specified

Intended Use (Project Area)
Major Occupancy Group C
Article 3.2.2.22
Construction Type Combustible permitted
Fire Protection Not Specified

AREAS - main floor Coffin Shop
Given - 390 sq ft (One storey)
Combustible
Greatest Horizontal - 390 sq ft
AREAS - main floor Beauty Parlor
Given - 290 sq ft (One storey)
Combustible
Greatest Horizontal - 290 sq ft
AREAS - main floor Laundry Room (Little Jumbo)
Given - 1,920 sq ft (One storey)
Combustible
Greatest Horizontal - 1,920 sq ft
AREAS - SECOND AND THIRD FLOORS - RENOVATED under this
Given - 6,280 sq ft (Two storeys)
Combustible
Greatest Horizontal - 3,140 sq ft

SEPARATION OF OCCUPANCIES

Table 3.1.3.1
Occupancy Use Occupancy C
Required - 1 hour
Provide - 1 hour
Occupancy A2 to Occupancy C
Required - 1 hour
Provide - 1 hour

EXITS - 3.1.2
Main floor - A3 has two exits
Upper floors - two exits

SPATIAL
WEST
Unrestricted opening = 1.52m - 159 sq ft
Limiting Distance = 7.25m - 1675 sq ft x 7.25% = 1206 sq ft
AREAS - percentage of opening
Area of exposed building face
EAST
Unrestricted opening = 3.0m - 163 sq ft
Limiting Distance = 13.35m - 1252 sq ft x 13.35% = 165 sq ft
AREAS - percentage of opening
Area of exposed building face
SOUTH
Limiting Distance = 10m - 1235 sq ft
Area of exposed building face = 100%

ARCHITECTURAL

A1 - Site Plan & Cover
A2 - 1st Floor Plan
A3 - 2nd Floor Plan
A4 - 3rd Floor Plan
A5 - 2nd Floor Schedules
A6 - 3rd Floor Schedules
A7 - 2nd Floor Reflected Ceiling Plan
A8 - 3rd Floor Reflected Ceiling Plan
A9 - Elevations
A10 - Sections
A11 - Details
A12 - Details & Schedules

STRUCTURAL

S1.0 - General Notes
S1.1 - General Notes
S2.0 - Foundation Plan
S2.1 - Main Floor Plan Showing Second Floor Framing Over
S2.2 - Second Floor Plan Showing Third Floor Framing Over
S2.3 - Third Floor Plan Showing Roof Framing Over
S3.0 - Sections / Details
S3.1 - Sections / Details

MECHANICAL

M1.0 - Plumbing First Floor Plan
M1.01 - Plumbing Second Floor Plan
M1.02 - Plumbing Third Floor Plan
M2.00 - HVAC Second Floor
M2.01 - HVAC Third Floor

ELECTRICAL

E1.0 - Legends and Schedules
E2.0 - Level 2
E3.0 - Level 3

ARCHITECT

Curtis Paxton Miles - architect
10924 Inwood Road North Saanich B.C. V8L 5H9
250 456 2259
curtis@paxtonmiles.ca
Curtis P. Miles Architect AIBC Assoc. AIA

STRUCTURAL ENGINEERING

Shylina Engineering Ltd
380 - 4243 Glenford Ave
Victoria B.C. V8Z 4B9
250 590 4133
spilling@shylina.ca
WADE GRIFFIN P.ENG

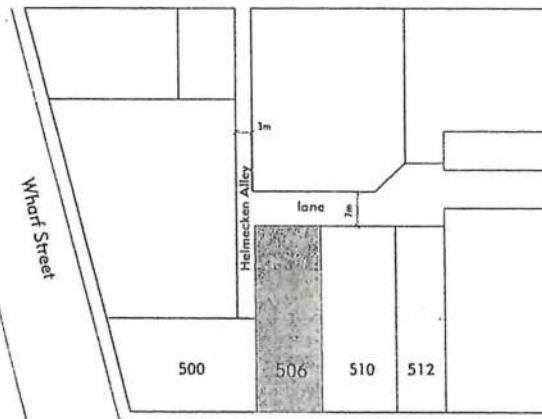
MECHANICAL ENGINEERING

Avalon Mechanical Consultants Ltd
300 - 1245 Esquimalt Road
Victoria B.C. V9A3P2
250 384 4128
mitch@avalonmechanical.com
MIREK DEMIDOW P.ENG

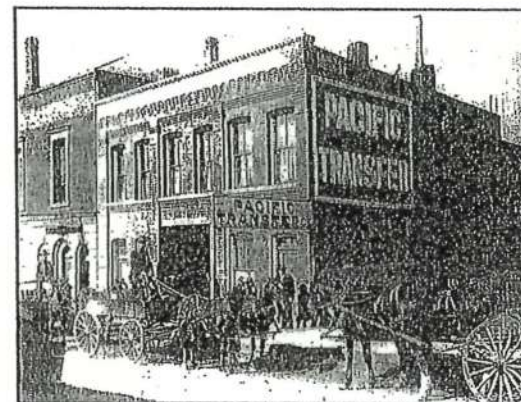
ELECTRICAL ENGINEERING

AES Engineering
300 - 1815 Blanshard Street
Victoria B.C. V8A 5A4
250 381 6121
Joy.Sing@AESengr.com
JAY SING

Boston Square



SITE PLAN



The original building was constructed in 1907.
Pacific Transfer operated as a moving company and utilized horse-drawn wagons as service vehicles.

RENOVATIONS
TO
506 FORT ST.

SITE and
COVER

curtis
paxton
miles

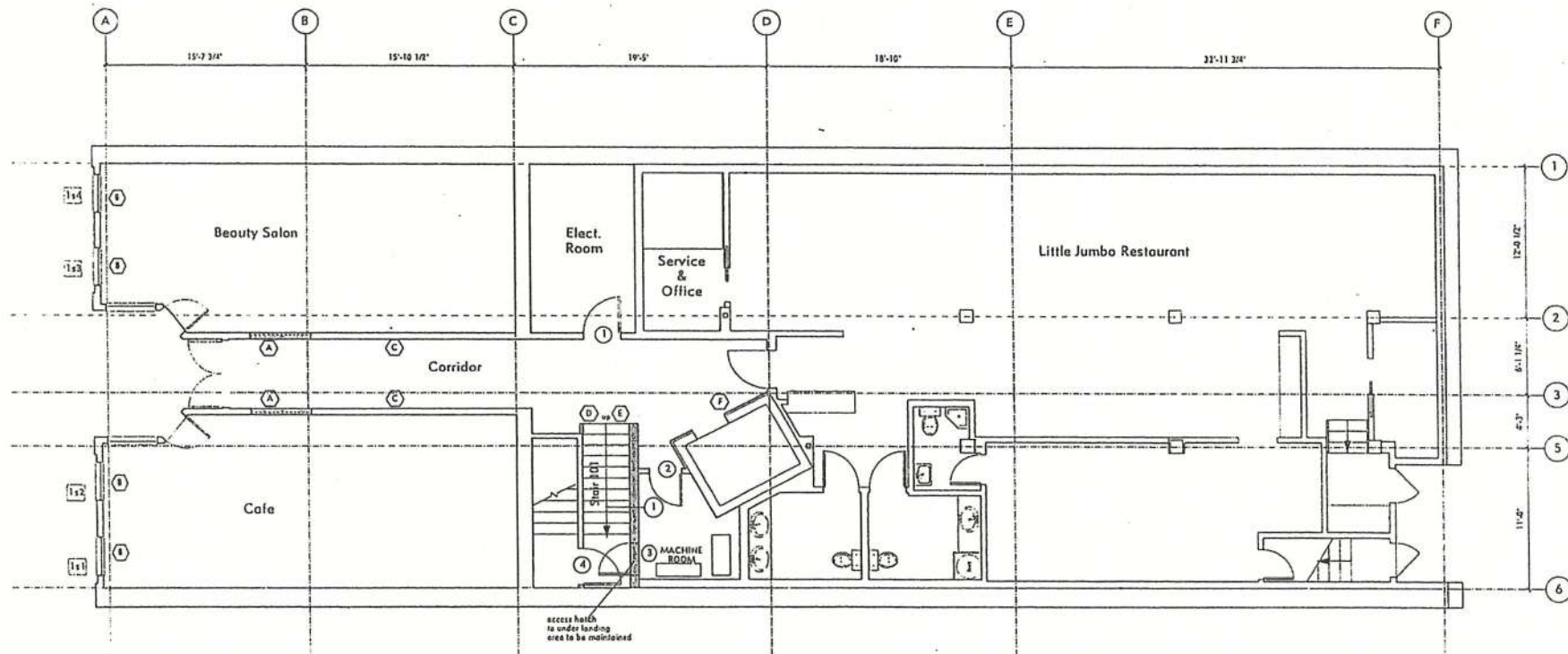
ARCHITECT AIBC ASSOC. AIA
10924 Inwood Rd. N. Saanich

PH 250.656.2259
EMAIL curtis@paxtonmiles.ca

SCALE 1"=10'0"

DATE June 8, 2018

A1



DOOR SCHEDULE -- 1st floor

- DOOR 1**
 REPLACE EXISTING DOOR WITH 1 HOUR RATED HEAT RISE PROTECTED FIRE DOOR IN UL LABELED FRAME BUTTS, LOCK SET AND CLOSURE. HEAT RISE RATING TO BE 2504sq. C AFTER 30min. WEATHER STRIPPING REQUIRED.
- DOOR 2**
 3/8" x 6/8" 1 HR FIRE DOOR IN UL LABELED FRAME, 1 HOUR RATED HEAT RISE PROTECTED FIRE DOOR IN UL LABELED FRAME BUTTS, LOCK SET AND CLOSURE. HEAT RISE RATING TO BE 2504sq. C AFTER 30min. WEATHER STRIPPING REQUIRED.
- DOOR 3**
 2/8" x 5/8" 1 HR FIRE DOOR IN UL LABELED FRAME BUTTS, LOCK SET AND CLOSURE
- DOOR 4**
 3/8" x 7/8" 1 HR FIRE DOOR IN UL LABELED FRAME BUTTS, PANIC EXIT LOCK SET AND CLOSURE. MAGNETIC LOCK OPERATION TO CALL PANEL AT FORT STREET ENTRY DOORS

WALL CODE

- WALL 1**
 REMOVE EXISTING STAIR SHAFT WALL
 NEW SEISMIC CONC. WALL CONTIGUOUS TO SECOND FLOOR
 SEE STRUCTURAL
 DRYWALL FACE ON STAIR SIDE (DIRECT GLUED TO CONC.)
- WALL 2**
 2" x 4" STUDS WITH SAFE and SOUND INSUL
 5/8" TYPE X BOTH SIDES

NOTES

SEE FLOOR PLAN FOR LOCATIONS

- NOTE A**
 REMOVE EXISTING WINDOWS AND FRAME
 FILL IN OPENING WITH NEW STUDS
 SAFE and SOUND INSUL
 5/8" TYPE X BOTH SIDES
 REPAIR TENANT'S AREA TO MATCH EXISTING
- NOTE B**
 RETROFIT EXISTING WINDOWS. RETAIN EXISTING FRAME
 SEE FORT STREET ELEVATIONS FOR NEW WINDOW STYLE
- NOTE C**
 REMOVE EXISTING PANELING AND PANEL TRIM
 FILL and SAND EXISTING DRYWALL READY FOR PAINT
 INSERT ANCHORS FOR NEW GLASS WALL PANELS
 (Details by Architect, Glass by owner)
- NOTE D**
 NEW STAIR RISER AND TREAD FINISH - ALL LEVELS
 (SEE ROOM FINISH SCHEDULE)
- NOTE E**
 NEW ALUM HAND RAIL
- NOTE F**
 NEW ALUMINUM PANELING ON ELEVATOR WALL FACE

RENOVATIONS
 TO
 506 FORT ST.

1ST FLOOR
 PLAN

curtis
 paxton
 miles

ARCHITECT AIBC 0805, AIA
 10924 Inwood rd, n. sanitch

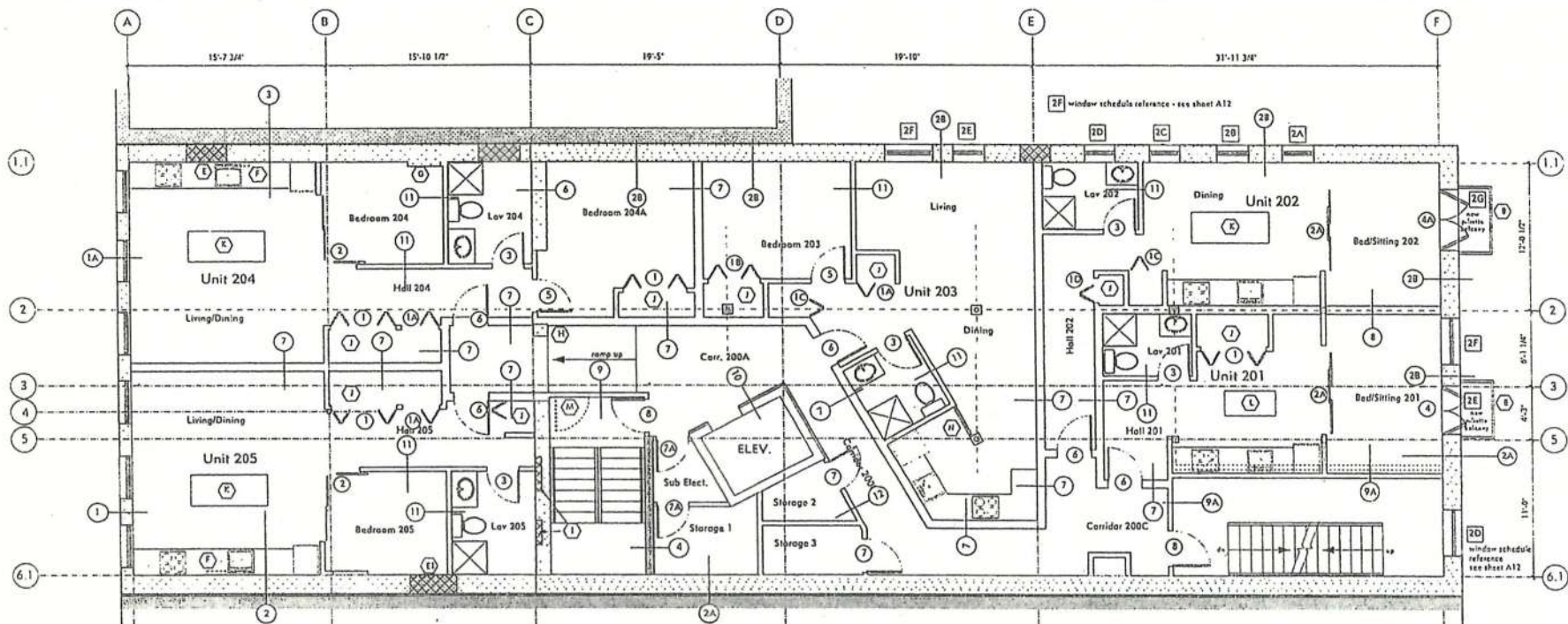
ph: 750.456.2159
 email: curtis@curtispmiles.com

SCALE
 1/4" = 1'-0"

DATE:
 June 01/08

A2





DOOR SCHEDULE -- second floor SEE FLOOR PLAN FOR LOCATIONS

- DOOR 1**
60" x 7'-0" WOOD DOUBLE BI-BOLD TRACK, HANDLE AND CATCH
- DOOR 1 A**
35" x 7'-0" WOOD SINGLE BI-BOLD TRACK, HANDLE AND CATCH
- DOOR 1 B**
45" x 7'-0" WOOD SINGLE BI-BOLD TRACK, HANDLE AND CATCH
- DOOR 1 C**
35" x 7'-0" WOOD SINGLE BI-BOLD TRACK, HANDLE AND CATCH
- DOOR 2**
RAUMPLUS 54 SLIDING GLASS DOOR SYSTEM DOUBLE AND SINGLE RECESSED BOTTOM TRACK INSERT TRACK COVER 90 DEG CORNER PROFILE LAMINATED GLASS DIFFUSED WHITE 50 WITH CIRCLE CUT OUT APPLIED HANDLE
- DOOR 2 A**
RAUMPLUS 54 SLIDING GLASS DOOR SYSTEM TRIPLE RECESSED BOTTOM TRACK INSERT TRACK COVER 90 DEG CORNER PROFILE LAMINATED GLASS DIFFUSED WHITE 50 WITH CIRCLE CUT OUT APPLIED HANDLE
- DOOR 3**
24" x 68" SOLID CORE WOOD IN WOOD FRAME BATHROOM LATCH SET, BUTTS
- DOOR 4**
2'-20" x 60" GLASS IN VINYL FRAME (STARLINE SERIES) VERTICAL BOLT AND LOCK, BUTTS EXACT SIZE TO FIT EXISTING OPENING WIDTH
- DOOR 4 A**
2'-20" x 60" GLASS IN VINYL FRAME (STARLINE SERIES) VERTICAL BOLT AND LOCK, BUTTS EXACT SIZE TO FIT EXISTING OPENING WIDTH

- DOOR 5**
34" x 68" SOLID CORE WOOD IN WOOD FRAME BEDROOM LATCH SET, BUTTS
- DOOR 6**
34" x 68" SOLID CORE WOOD IN STEEL FRAME (45 MIN RATING) LOCKSET, BUTTS, BOMBARDIER CLOSURE
- DOOR 7**
30 x 70" SOLID CORE WOOD IN STEEL FRAME (45 MIN RATING) LOCKSET, BUTTS, BOMBARDIER CLOSURE
- DOOR 7A**
30 x 70 x 1.30" ENDORSE IN UL LABELED STEEL FRAME (45 MIN RATING) LATCH SET, BUTTS, CLOSURE
- DOOR 8**
30" x 70" SOLID CORE WOOD IN STEEL FRAME (45 MIN RATING) LATCH SET, BUTTS, CLOSURE

WALL CODE -- second floor

NOTE: ALL WALLS NOT DESCRIBED IN THIS LEGEND ARE 2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR DECK SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES

NOTE: ALL DEMISING WALLS TO EXTEND TO UNDERSIDE OF 3RD FLOOR SUBFLOOR

- WALL 1**
EXISTING BRICK
- WALL 1 A**
EXISTING WINDOW
- WALL 2**
BCRC Code Reference
Min 2 hours
EXISTING BRICK
FILL IN EXISTING DOOR OPENINGS WITH MATCHING BRICK
- WALL 2 A**
BCRC Code Reference
Min 3 hours
EXISTING CONCRETE WALL
REMOVE ALL SPRAY-ON PRODUCT FORM EXISTING WALL
PRIME
NEW 2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES
- WALL 2 B**
BCRC Code Reference
Min 3 hours
EXISTING CONCRETE WALL
REMOVE ALL SPRAY-ON PRODUCT FORM EXISTING WALL
PRIME
NEW 2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES
- WALL 3**
ADJACENT BUILDING EXISTING BRICK
FILL IN EXISTING DOOR OPENINGS WITH MATCHING BRICK
- WALL 4**
REMOVE STAIR SHAFT STUD WALL
NEW SEISMIC CONCRETE WALL (See Structural)
NEW DRYWALL (Gypsum) TO STAIR SIDE FACE
- WALL 6**
EXISTING BRICK (13" WIDE)
- WALL 7**
BCRC Code Reference
Wall Code - W1a
Rating - 1 hour
STC - 54
2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES
2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES

- WALL 8**
BCRC Code Reference
Wall Code - W1a
Rating - 1 hour
STC - 54
2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES
- WALL 9**
BCRC Code Reference
Wall Code - W1a
Rating - 1 hour
EXISTING STUDS AND DRYWALL
NEW 5/8" TYPE X GYPROC BOTH SIDES
- WALL 9 A**
BCRC Code Reference
Wall Code - W1a
Rating - 1 hour
EXISTING STUD WALL - DELETED
NEW 2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES
RUN ASSEMBLY TO UNDERSIDE OF 3RD FLOOR SUB FLOOR
- WALL 10**
EXISTING GYPROC
EXISTING CONC. BLOCK ELEV. SHAFT
NEW FINISH (See RFS)
- WALL 11**
2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES
- WALL 12**
BCRC Code Reference
Wall Code - W1a
Rating - 1 hour
2" x 4" STUDS @ 16" O.C TO 3RD FLOOR SUB FLOOR
SAFE AND SOUND BATT INSULATION 1/2" GYPROC BOTH SIDES

NOTES -- second floor SEE FLOOR PLAN FOR LOCATIONS

- NOTE B**
NEW JULIETTE BALCONY (See Architectural Sheet A12 and Structural Data)
- NOTE E**
FILL IN EXISTING DOOR OPENINGS WITH 8" CONC. BLOCK AND 4" BRICK BRICK TO MATCH EXISTING
- NOTE E1**
FILL IN EXISTING WINDOW OPENINGS WITH 8" CONC. BLOCK AND 4" BRICK BRICK TO MATCH EXISTING
- NOTE F**
EXISTING BRICK PROJECTION, CUT TO FLUSH WITH ADJACENT BRICK FACE
- NOTE G**
EXISTING CHIMNEY PROJECTION, DO NOT REMOVE
- NOTE H**
EXISTING BRICK PLASTER IMPROVED USING BRICK TO MATCH (See Structural)
- NOTE I**
FILL IN EXISTING OPENINGS WITH 4" BRICK BRICK TO MATCH EXISTING
- NOTE J**
MODULAR CLOSET UNITS
- NOTE K**
ISLAND (See details)
- NOTE L**
ISLAND ON CASTERS (See details)
- NOTE M**
EXISTING STAIR WELL DOOR REMOVED IN FILL WALL
- NOTE N**
TEMPERED GLASS IN ALUM. FRAME (FLOOR TO CEILING)

RENOVATIONS
TO
506 FORT ST.

2ND FLOOR
PLAN
Schedule

curtis
paxton
miles

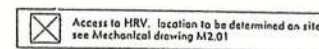
ARCHITECT AIBC 20002, AIA
109924 klmwpsd rd. n. 188715h

ph: 202.456.2229
email: curtis@curtispmiles.com

SCALE
1/8" = 1'-0"

DATE
June 8, 2014

A5

[illegible]

RENOVATIONS
TO
506 FORT ST.

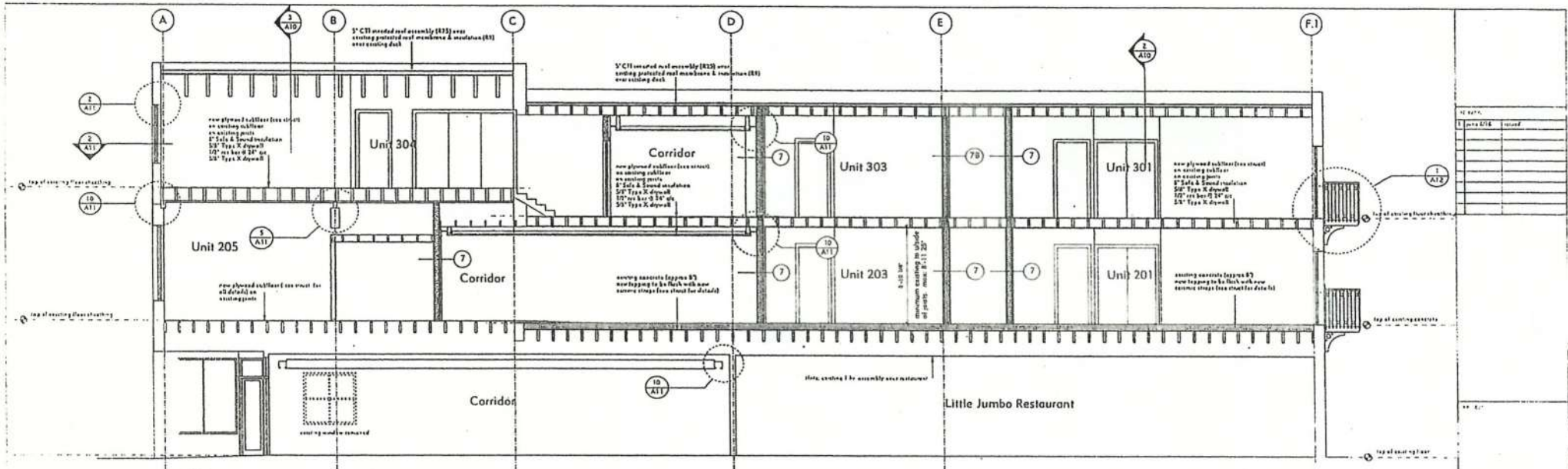
3RD FLOOR
REFLECTED
CEILING
PLAN

curlis
paxton
miles

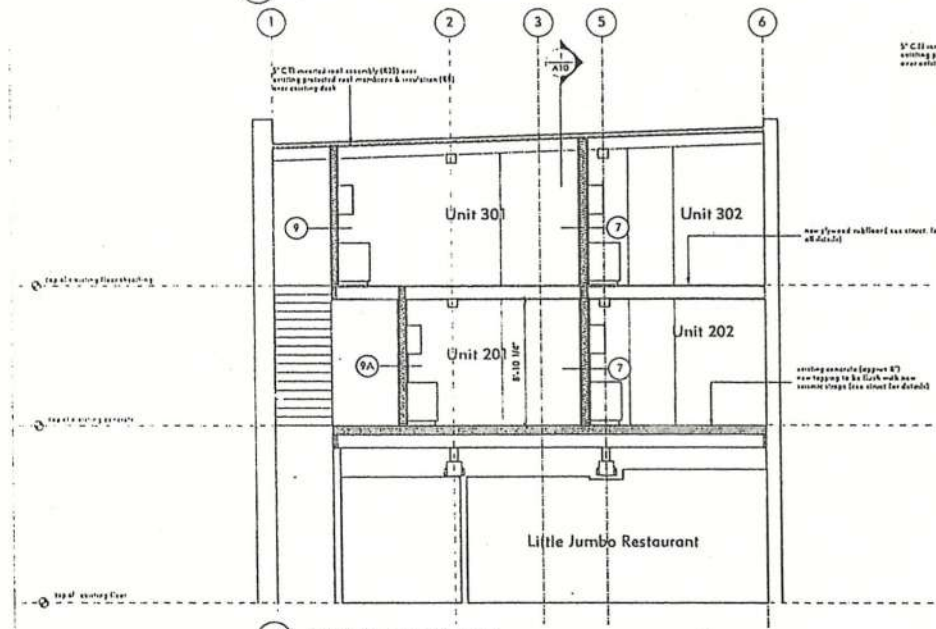
ARCHITECT ABC asoc. AIA
10224 Inwood Rd. N. Saatchi

pn 213 156 2255
email earth.belt@shaw.ca

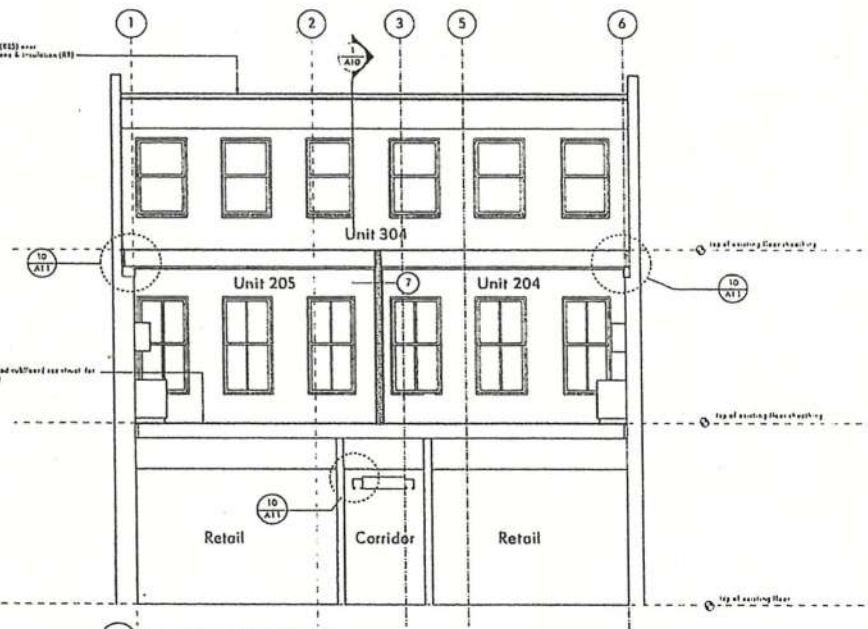
A8



1 SOUTH NORTH SECTION



2 EAST WEST SECTION



3 EAST WEST SECTION

RENOVATIONS
TO
506 FORT ST.

BUILDING
SECTIONS

curtis
paxton
miles

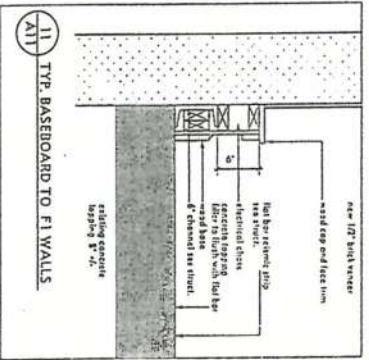
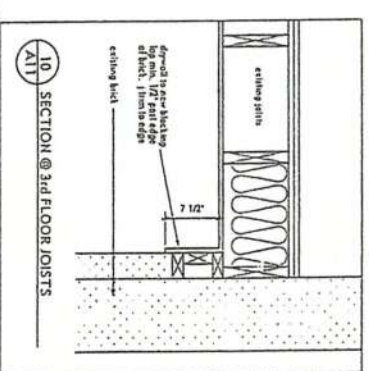
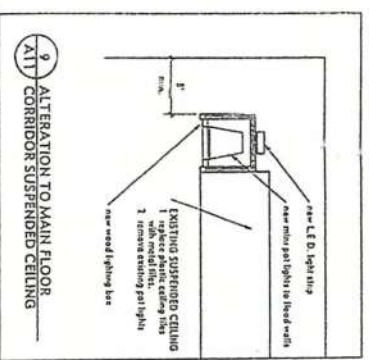
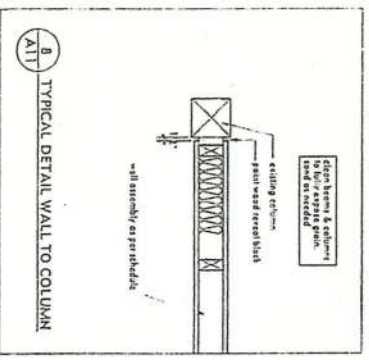
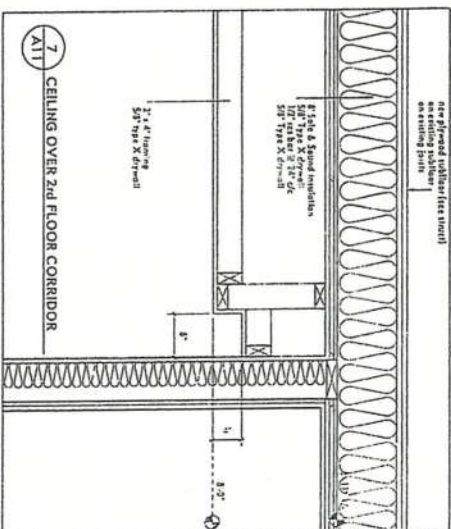
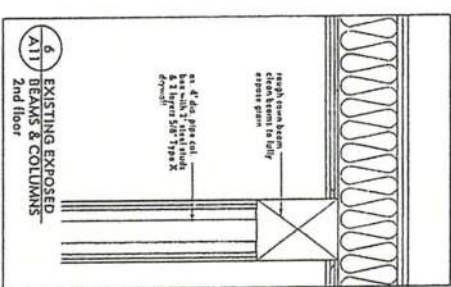
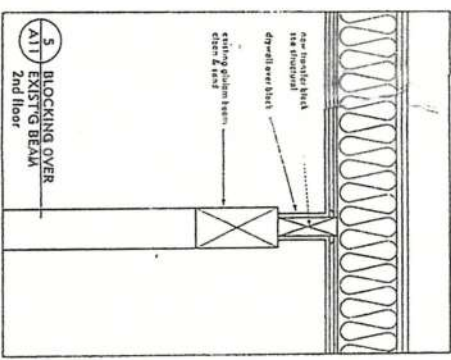
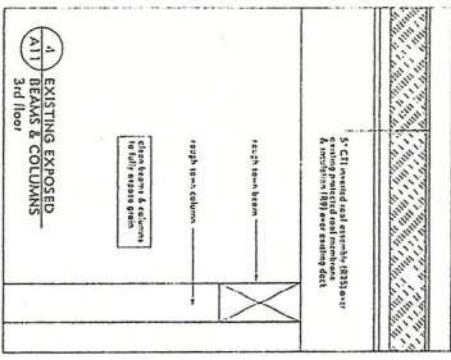
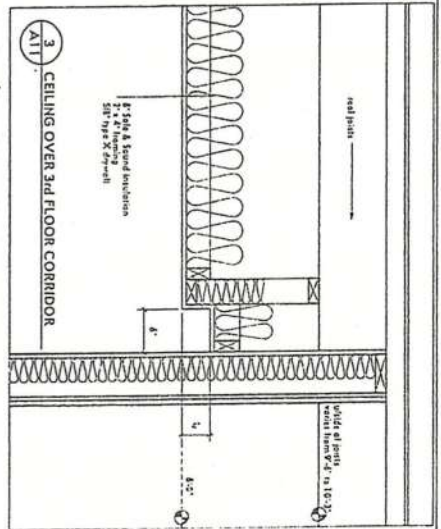
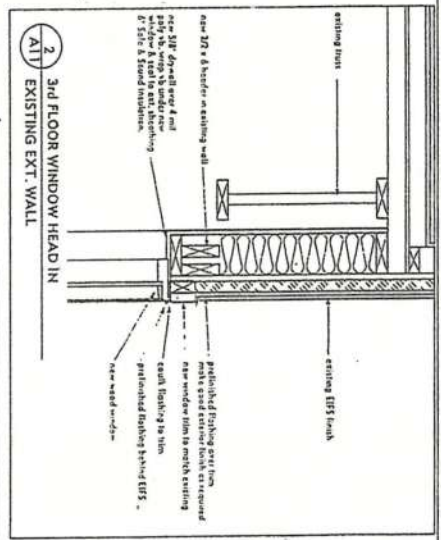
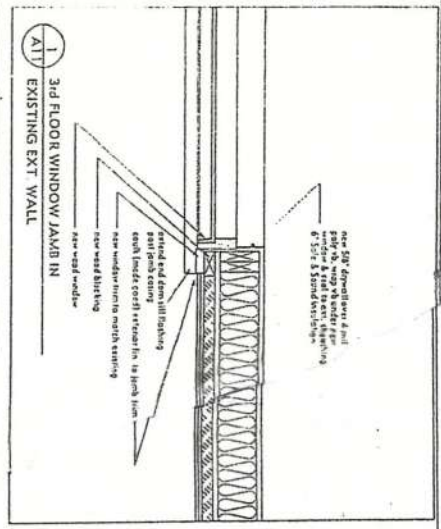
ARCHITECT AIBC ASSOC. AIA
10924 INWOOD RD. N. SAATCHI

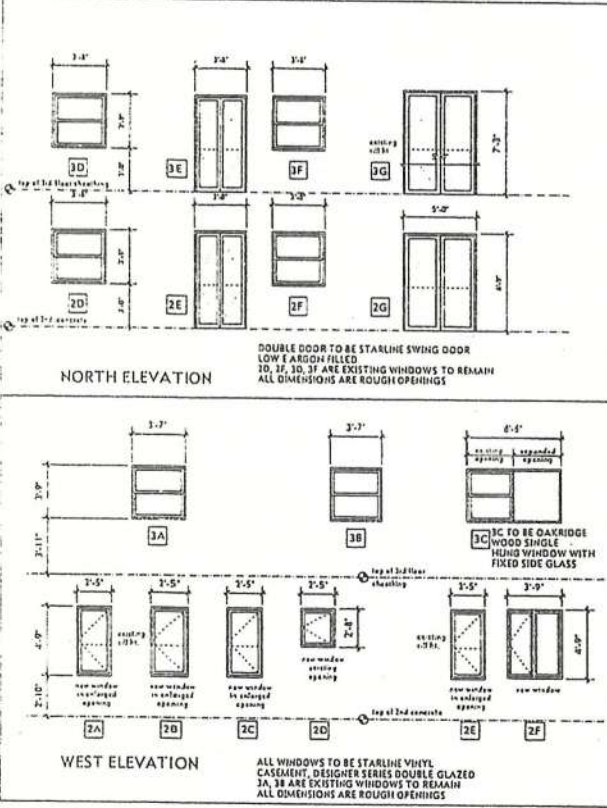
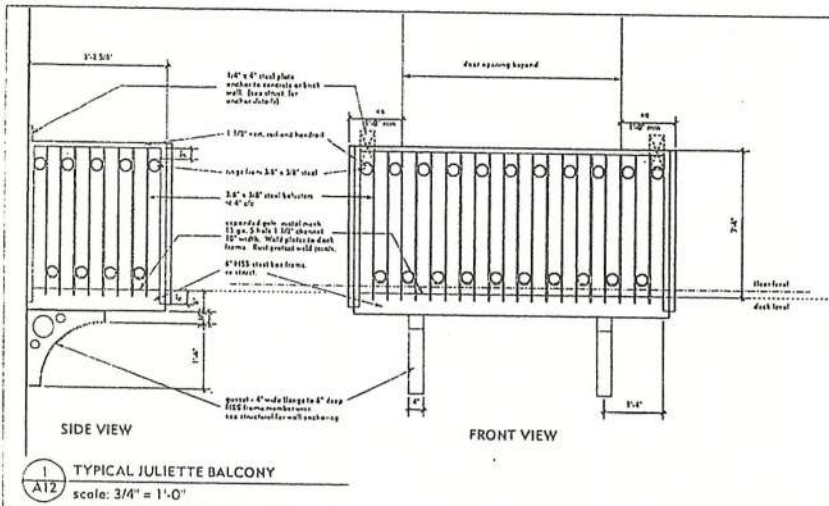
PH: 252-656-3208
EMAIL: cpmiles@curtispa.com

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

DATE: Nov 8, 2018

A10





ROOM FINISH SCHEDULE MAIN FLOOR				
room	floor	walls	ceiling ht	notes
Main Corridor Machine Rm Stairs	granite tile exist new	exist & new drywall drywall & conc exist	9' exist 9'	glass panels new drywall only on West new moulded rubber heads

ROOM FINISH SCHEDULE SECOND FLOOR				
room	floor	walls	ceiling ht	notes
204 204 Bedroom 204 Bedroom A 204 Hall 204 Lav	pre-fin hardwood pre-fin hardwood pre-fin hardwood granite granite	exist brick & drywall exist brick & drywall exist brick & drywall drywall exist brick & drywall	drywall 10.5 drywall 10.5 drywall 9.0 drywall drop 8.0 drywall drop 8.0	
205 205 Bedroom 205 Hall 205 Lav	pre-fin hardwood pre-fin hardwood granite granite	exist brick & drywall exist brick & drywall drywall exist brick & drywall	drywall 10.5 drywall 10.5 drywall drop 8.0 drywall drop 8.0	
203 203 Bedroom 203 Kitchen 203 Hall 203 Lav	pre-fin hardwood pre-fin hardwood granite granite granite	exist brick & drywall exist brick & drywall drywall drywall drywall	drywall 9.0 drywall 9.0 drywall drop 8.0 drywall drop 8.0 drywall drop 8.0	
202 202 Bedroom 202 Lav 202 Hall	pre-fin hardwood pre-fin hardwood granite granite	exist brick & drywall exist brick & drywall drywall drywall	drywall 9.0 drywall 9.0 drywall drop 8.0 drywall drop 8.0	
201 201 Bedroom 201 Lav 201 Hall	pre-fin hardwood pre-fin hardwood granite granite	drywall exist brick & drywall drywall drywall	drywall 9.0 drywall 9.0 drywall drop 8.0 drywall drop 8.0	
Corridor A Lobby 200 Corridor B Corridor C Stairs Corridor	granite granite granite granite new lin	drywall drywall exist brick & drywall exist brick & drywall exist brick & drywall	drywall drop 8.0 drywall drop 8.0 drywall drop 8.0 drywall drop 8.0 exist drywall 9.0	glass panel - elevator
Storage 1 Storage 2 Storage 3 Sub-Lit	new lin new lin new lin new lin	new conc. & drywall drywall drywall drywall	drywall 9.0 drywall 9.0 drywall 9.0 drywall 9.0	
Stair 201	new tread/ new landing	exist brick & new conc	exist drywall	rubber heads

ROOM FINISH SCHEDULE THIRD FLOOR				
room	floor	walls	ceiling ht	notes
304 304 Bedroom 304 Closet 304 Lav 304 Hall 304 Bedroom A 304 Lav	pre-fin hardwood pre-fin hardwood granite granite granite pre-fin hardwood granite	new brick & drywall new brick & drywall exist brick & drywall exist brick & drywall drywall exist brick & drywall exist brick & drywall	8.5 8.5 exposed joists 8.7 drywall drop 8.5 drywall drop 8.0 exposed joists 8.5 drywall drop 8.0	exist brick - S. existing up existing up existing up existing up existing up
303 303 Bedroom 303 Hall 303 Kitchen 303 Lav	pre-fin hardwood pre-fin hardwood granite granite granite	exist brick & drywall exist brick & drywall drywall drywall drywall	exposed joists 8.7 exposed joists 8.7 drywall drop 8.0 exposed joists 9.0 drywall drop 8.0	existing up existing up existing up existing up existing up
302 302 Bedroom 302 Hall 302 Lav	pre-fin hardwood pre-fin hardwood granite granite	exist brick & drywall exist brick & drywall drywall drywall	exposed joists 8.7 exposed joists 8.7 drywall drop 8.0 drywall drop 8.0	existing up existing up existing up existing up
301 301 Bedroom 301 Hall 301 Lav 301 Den	pre-fin hardwood pre-fin hardwood granite granite pre-fin hardwood	exist brick & drywall exist brick & drywall drywall drywall exist brick & drywall	exposed joists 8.7 exposed joists 8.7 drywall drop 8.0 drywall drop 8.0 exposed joists 8.9	existing up existing up existing up existing up existing up
Lobby 200 Corridor B Corridor C Stairs Corridor	granite granite granite new lin	drywall drywall exist brick & drywall exist brick & drywall	drywall drop 8.0 drywall drop 8.0 drywall drop 8.0 exist drywall 9.0	glass panel - elevator
Storage 1 Storage 2 Storage 3	new lin new lin new lin	exist brick & drywall drywall drywall	drywall drop 9.0 drywall drop 9.0 drywall drop 9.0	
Stair 200 Stair 301	new tread/ new landing new tread/ new landing	exist brick exist brick	exist drywall exist drywall	rubber heads rubber heads

RENOVATIONS TO 506 FORT ST

DETAILS & SCHEDULES

curtis
paxton
miles

ARCHITECT AIBC 01555, AIA
10924 Inwood Rd. N., 13th Fl.

ph: 255.625.2759
email: info@curtis-paxton-miles.com

SCALE
as noted

DATE
June 6, 2016

SHEET NO.
A12

2-20	SEEDING DATE
2-27	SEEDING METHOD
2-28	FOUNDATIONS
3-4	FOUNDATIONS
3-11	FOUNDATIONS
3-18	FOUNDATIONS
3-25	FOUNDATIONS
4-1	FOUNDATIONS
4-8	FOUNDATIONS
4-15	FOUNDATIONS
4-22	FOUNDATIONS
4-29	FOUNDATIONS
5-6	FOUNDATIONS
5-13	FOUNDATIONS
5-20	FOUNDATIONS
5-27	FOUNDATIONS
6-3	FOUNDATIONS
6-10	FOUNDATIONS
6-17	FOUNDATIONS
6-24	FOUNDATIONS
7-1	FOUNDATIONS
7-8	FOUNDATIONS
7-15	FOUNDATIONS
7-22	FOUNDATIONS
7-29	FOUNDATIONS
8-5	FOUNDATIONS
8-12	FOUNDATIONS
8-19	FOUNDATIONS
8-26	FOUNDATIONS
9-2	FOUNDATIONS
9-9	FOUNDATIONS
9-16	FOUNDATIONS
9-23	FOUNDATIONS
9-30	FOUNDATIONS
10-7	FOUNDATIONS
10-14	FOUNDATIONS
10-21	FOUNDATIONS
10-28	FOUNDATIONS
11-4	FOUNDATIONS
11-11	FOUNDATIONS
11-18	FOUNDATIONS
11-25	FOUNDATIONS
12-2	FOUNDATIONS
12-9	FOUNDATIONS
12-16	FOUNDATIONS
12-23	FOUNDATIONS
12-30	FOUNDATIONS

- | | |
|-----------|----------|
| WISCONSIN | RECEIVED |
| LIBRARY | DATE |

Case	Number of cases	Number of cases with symptoms	Number of cases with symptoms and positive test results
Case 1	1	1	1
Case 2	1	1	1
Case 3	1	1	1
Case 4	1	1	1
Case 5	1	1	1
Case 6	1	1	1
Case 7	1	1	1
Case 8	1	1	1
Case 9	1	1	1
Case 10	1	1	1
Case 11	1	1	1
Case 12	1	1	1
Case 13	1	1	1
Case 14	1	1	1
Case 15	1	1	1
Case 16	1	1	1
Case 17	1	1	1
Case 18	1	1	1
Case 19	1	1	1
Case 20	1	1	1
Case 21	1	1	1
Case 22	1	1	1
Case 23	1	1	1
Case 24	1	1	1
Case 25	1	1	1
Case 26	1	1	1
Case 27	1	1	1
Case 28	1	1	1
Case 29	1	1	1
Case 30	1	1	1
Case 31	1	1	1
Case 32	1	1	1
Case 33	1	1	1
Case 34	1	1	1
Case 35	1	1	1
Case 36	1	1	1
Case 37	1	1	1
Case 38	1	1	1
Case 39	1	1	1
Case 40	1	1	1
Case 41	1	1	1
Case 42	1	1	1
Case 43	1	1	1
Case 44	1	1	1
Case 45	1	1	1
Case 46	1	1	1
Case 47	1	1	1
Case 48	1	1	1
Case 49	1	1	1
Case 50	1	1	1
Case 51	1	1	1
Case 52	1	1	1
Case 53	1	1	1
Case 54	1	1	1
Case 55	1	1	1
Case 56	1	1	1
Case 57	1	1	1
Case 58	1	1	1
Case 59	1	1	1
Case 60	1	1	1
Case 61	1	1	1
Case 62	1	1	1
Case 63	1	1	1
Case 64	1	1	1
Case 65	1	1	1
Case 66	1	1	1
Case 67	1	1	1
Case 68	1	1	1
Case 69	1	1	1
Case 70	1	1	1
Case 71	1	1	1
Case 72	1	1	1
Case 73	1	1	1
Case 74	1	1	1
Case 75	1	1	1
Case 76	1	1	1
Case 77	1	1	1
Case 78	1	1	1
Case 79	1	1	1
Case 80	1	1	1
Case 81	1	1	1
Case 82	1	1	1
Case 83	1	1	1
Case 84	1	1	1
Case 85	1	1	1
Case 86	1	1	1
Case 87	1	1	1
Case 88	1	1	1
Case 89	1	1	1
Case 90	1	1	1
Case 91	1	1	1
Case 92	1	1	1
Case 93	1	1	1
Case 94	1	1	1
Case 95	1	1	1
Case 96	1	1	1
Case 97	1	1	1
Case 98	1	1	1
Case 99	1	1	1
Case 100	1	1	1

[illegible]

16. ALL OTHER FINISHED FACES, EXCEPT SLABES AND CURBS, PORTLAND CEMENT SHALL BE FINISHED AND SET TO FINISH TO CONCRETE SURFACE.

[illegible][illegible]

1. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
2. *See* *BY-LAWS*, 1949 EDITION.
3. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
4. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
5. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
6. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
7. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
8. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
9. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.
10. *See* *CONSTITUTION AND BY-LAWS OF THE NATIONAL ASSOCIATION OF PROFESSIONAL ENGINEERS*, 1949 EDITION.

4. In the following situations, what is the location within the body of the organism and the nature of the response?
 - a. Shivering in place, shivering in water
 - b. Shivering in place, shivering in water
 - c. Shivering in place, shivering in water
 - d. Shivering in place, shivering in water
5. In the following situations, what is the location within the body of the organism and the nature of the response?
 - a. Shivering in place, shivering in water
 - b. Shivering in place, shivering in water
 - c. Shivering in place, shivering in water
 - d. Shivering in place, shivering in water
6. In the following situations, what is the location within the body of the organism and the nature of the response?
 - a. Shivering in place, shivering in water
 - b. Shivering in place, shivering in water
 - c. Shivering in place, shivering in water
 - d. Shivering in place, shivering in water

[illegible]

- DEPARTMENT OF AGRICULTURE, WITH OFFICES AND COLLECTIONS, IN THE DISTRICT OF COLUMBIA, AND IN THE SEVERAL STATES.

[illegible]

14. An 85-year-old woman with a 10-year history of rheumatoid arthritis, treated with chronic low-dose prednisone (5 mg daily), presents with a 2-week history of progressive weakness and numbness in both lower extremities. She reports no recent falls, trauma, or changes in her usual activities. Her medical history is significant for hypertension, hyperlipidemia, and type 2 diabetes mellitus. She is currently taking lisinopril, atorvastatin, and metformin. Her last laboratory tests were within normal limits. Physical examination reveals mild bilateral lower extremity weakness and sensory deficits, particularly in the feet. Reflexes are normal. A lumbar puncture is performed, showing normal cerebrospinal fluid (CSF) protein and glucose, but with an elevated CSF gamma globulin level. Electromyography (EMG) and nerve conduction studies (NCS) show a demyelinating pattern of peripheral neuropathy. Which of the following is the most likely cause of her symptoms?

[illegible]

4. **RESEARCH DESIGN AND METHODS**—A total of 100 patients with a confirmed diagnosis of *C. jejuni* infection were recruited from a tertiary care hospital. The patients were divided into two groups: 50 patients who were treated with a 7-day course of ceftriaxone and 50 patients who were treated with a 14-day course of ceftriaxone. The patients were followed up for 14 days after the end of treatment. The primary outcome was the duration of symptoms (in days) from the onset of illness to the resolution of symptoms. The secondary outcome was the duration of symptoms (in days) from the onset of illness to the resolution of symptoms, excluding the first 7 days of treatment. The data were analyzed using a two-sample t-test.

16. **MECHANISM** $\text{CH}_3\text{COCH}_3 + \text{H}_2\text{O} \rightleftharpoons \text{CH}_3\text{C(OH)}_2\text{CH}_3$. The mechanism of this reaction is shown below. The first step is the rate-determining step.

17. **MECHANISM** $\text{CH}_3\text{COCH}_3 + \text{H}_2\text{O} \rightleftharpoons \text{CH}_3\text{C(OH)}_2\text{CH}_3$. The mechanism of this reaction is shown below. The first step is the rate-determining step.

18. **MECHANISM** $\text{CH}_3\text{COCH}_3 + \text{H}_2\text{O} \rightleftharpoons \text{CH}_3\text{C(OH)}_2\text{CH}_3$. The mechanism of this reaction is shown below. The first step is the rate-determining step.

19. **MECHANISM** $\text{CH}_3\text{COCH}_3 + \text{H}_2\text{O} \rightleftharpoons \text{CH}_3\text{C(OH)}_2\text{CH}_3$. The mechanism of this reaction is shown below. The first step is the rate-determining step.

20. **MECHANISM** $\text{CH}_3\text{COCH}_3 + \text{H}_2\text{O} \rightleftharpoons \text{CH}_3\text{C(OH)}_2\text{CH}_3$. The mechanism of this reaction is shown below. The first step is the rate-determining step.

5. B. A. Zolotarev, *Math. Zh.*, **19**, 103 (1968).

1. HANSEN, K. J. R. STRENGTH, DURABILITY AND FLEXURAL STIFFNESS OF CONCRETE BEAMS WITH STAINLESS-STEEL REINFORCING BARS.
2. HANSEN, K. J. R. BEHAVIOR OF STAINLESS-STEEL REINFORCED CONCRETE BEAMS.

- | Cell | Wavelength (nm) |
|------|-----------------|
| 1 | 400 |
| 2 | 450 |
| 3 | 500 |
| 4 | 550 |
| 5 | 600 |
| 6 | 650 |
| 7 | 700 |
| 8 | 750 |
| 9 | 800 |
| 10 | 850 |
| 11 | 900 |
| 12 | 950 |
| 13 | 1000 |
| 14 | 1050 |
| 15 | 1100 |
| 16 | 1150 |
| 17 | 1200 |
| 18 | 1250 |
| 19 | 1300 |
| 20 | 1350 |
| 21 | 1400 |
| 22 | 1450 |
| 23 | 1500 |
| 24 | 1550 |
| 25 | 1600 |
| 26 | 1650 |
| 27 | 1700 |
| 28 | 1750 |
| 29 | 1800 |
| 30 | 1850 |
| 31 | 1900 |
| 32 | 1950 |
| 33 | 2000 |
| 34 | 2050 |
| 35 | 2100 |
| 36 | 2150 |
| 37 | 2200 |
| 38 | 2250 |
| 39 | 2300 |
| 40 | 2350 |
| 41 | 2400 |
| 42 | 2450 |
| 43 | 2500 |
| 44 | 2550 |
| 45 | 2600 |
| 46 | 2650 |
| 47 | 2700 |
| 48 | 2750 |
| 49 | 2800 |
| 50 | 2850 |
| 51 | 2900 |
| 52 | 2950 |
| 53 | 3000 |
| 54 | 3050 |
| 55 | 3100 |
| 56 | 3150 |
| 57 | 3200 |
| 58 | 3250 |
| 59 | 3300 |
| 60 | 3350 |
| 61 | 3400 |
| 62 | 3450 |
| 63 | 3500 |
| 64 | 3550 |
| 65 | 3600 |
| 66 | 3650 |
| 67 | 3700 |
| 68 | 3750 |
| 69 | 3800 |
| 70 | 3850 |
| 71 | 3900 |
| 72 | 3950 |
| 73 | 4000 |
| 74 | 4050 |
| 75 | 4100 |
| 76 | 4150 |
| 77 | 4200 |
| 78 | 4250 |
| 79 | 4300 |
| 80 | 4350 |
| 81 | 4400 |
| 82 | 4450 |
| 83 | 4500 |
| 84 | 4550 |
| 85 | 4600 |
| 86 | 4650 |
| 87 | 4700 |
| 88 | 4750 |
| 89 | 4800 |
| 90 | 4850 |
| 91 | 4900 |
| 92 | 4950 |
| 93 | 5000 |
| 94 | 5050 |
| 95 | 5100 |
| 96 | 5150 |
| 97 | 5200 |
| 98 | 5250 |
| 99 | 5300 |
| 100 | 5350 |
| 101 | 5400 |
| 102 | 5450 |
| 103 | 5500 |
| 104 | 5550 |
| 105 | 5600 |
| 106 | 5650 |
| 107 | 5700 |
| 108 | 5750 |
| 109 | 5800 |
| 110 | 5850 |
| 111 | 5900 |
| 112 | 5950 |
| 113 | 6000 |
| 114 | 6050 |
| 115 | 6100 |
| 116 | 6150 |
| 117 | 6200 |
| 118 | 6250 |
| 119 | 6300 |
| 120 | 6350 |
| 121 | 6400 |
| 122 | 6450 |
| 123 | 6500 |
| 124 | 6550 |
| 125 | 6600 |
| 126 | 6650 |
| 127 | 6700 |
| 128 | 6750 |
| 129 | 6800 |
| 130 | 6850 |
| 131 | 6900 |
| 132 | 6950 |
| 133 | 7000 |
| 134 | 7050 |
| 135 | 7100 |
| 136 | 7150 |
| 137 | 7200 |
| 138 | 7250 |
| 139 | 7300 |
| 140 | 7350 |
| 141 | 7400 |
| 142 | 7450 |
| 143 | 7500 |
| 144 | 7550 |
| 145 | 7600 |
| 146 | 7650 |
| 147 | 7700 |
| 148 | 7750 |
| 149 | 7800 |
| 150 | 7850 |
| 151 | 7900 |
| 152 | 7950 |
| 153 | 8000 |
| 154 | 8050 |
| 155 | 8100 |
| 156 | 8150 |
| 157 | 8200 |
| 158 | 8250 |
| 159 | 8300 |
| 160 | 8350 |
| 161 | 84 |

2025, JAN 20 12:58 PM EST A&R-27A.

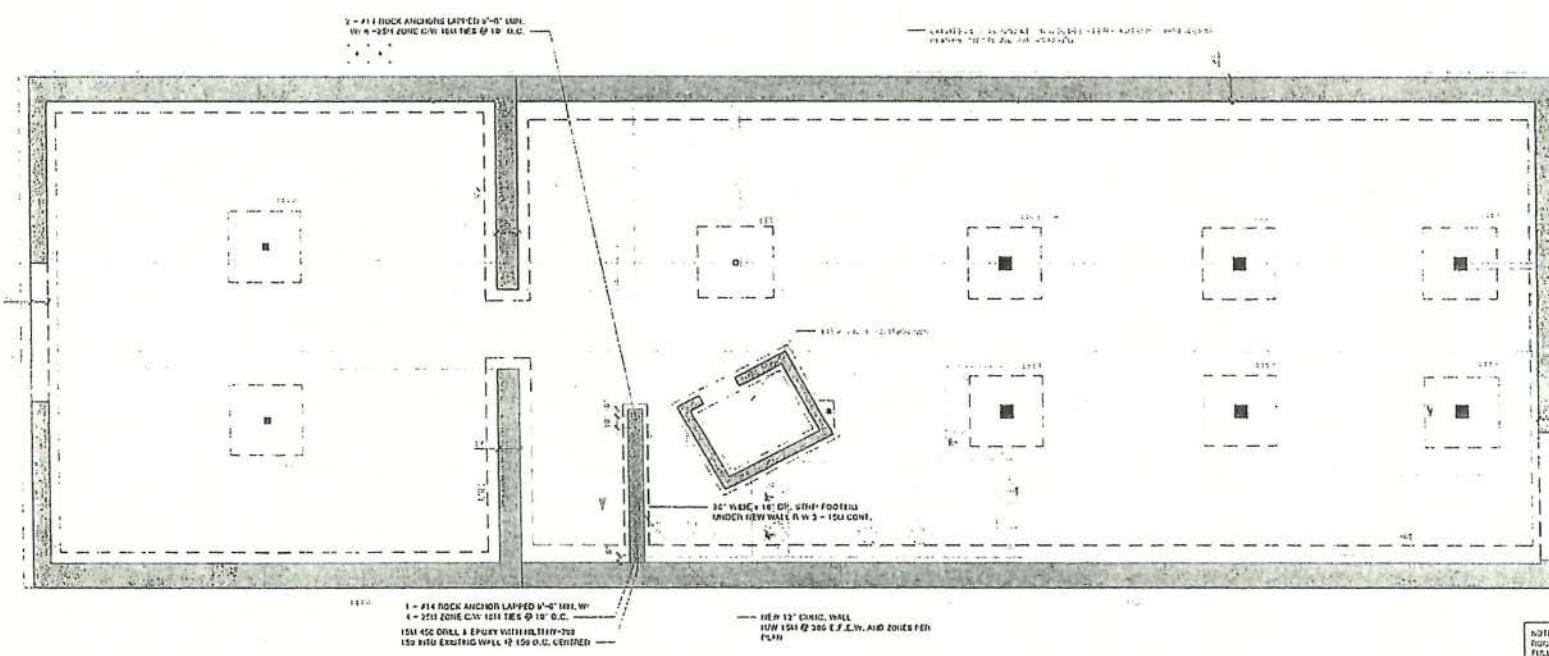
- Author's address:**
School of Psychology,
University of Birmingham,
Edgbaston, Birmingham B15
2TT, UK.
E-mail: c.s.davies@bham.ac.uk

RENOVATIONS
TO
506 FORT ST.

7025	
------	--

paxton
miles

DATE NOV 19 2009	ST.0
---------------------	------



1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

NOTE: FOUNDATIONS EXISTING INTO ROCK AND OTHER DETAIL TO DEVELOP FULL CAPACITY OF FOUNDATION. CONSULT GEOTECHNICAL STUDY BY GEOTECH.

EXIST. PAD FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
EPF1	6'-0" x 4'-0" x 18" DEEP	NONE
EPF2	6'-0" x 8'-0" x 18" DEEP	4 - #4 BPT. L.W.

NOTE: ALL FOOTINGS SHOWN ASSUMED AND TO BE REVIEWED AND CONFIRMED ON SITE.

EXIST. STRIP FOOTING SCHEDULE		
TYPE	SIZE	REINFORCING
ESF1	3'-0" x 18" DEEP, CONC.	NONE
ESF2	3'-0" x 18" DEEP, CONC.	NONE
ESF3	3'-0" x 18" DEEP, CONC.	2 - #4 BPT. LONG. L.W.
ESF4	3'-0" x 18" DEEP, CONC. (RECENTLY)	NONE
ESF5	3'-0" x 18" DEEP, CONC. (RECENTLY)	4 - #4 BPT. CONC. L.W. @ 24" O.C. BPT. L.W.

NOTE: ALL FOOTINGS SHOWN ASSUMED AND TO BE REVIEWED AND CONFIRMED ON SITE.

REVISED



RENOVATIONS
TO
506 FORT ST

SECOND
FLOOR

SCALE

curtis
paxton
miles

ARCHITECT AIBC ASSOC. AIA

10324 14th Ave S, N. 132nd St

PH: 720.455.2215

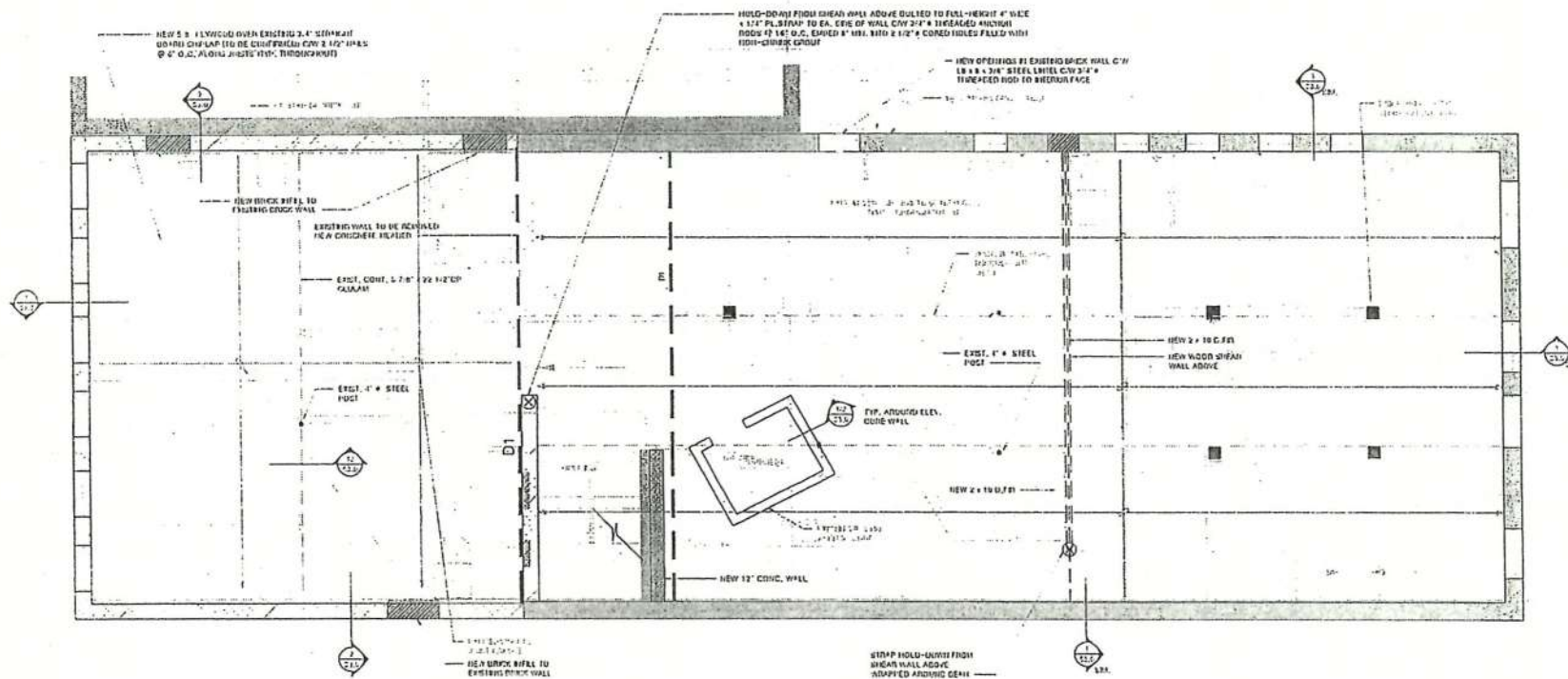
EMAIL: CURTIS@CPMILES.COM

ARCHITECT

DATE

MAY 15, 2012

S2.2



1 SECOND FLOOR PLAN SHOWING THIRD FLOOR FRAMING OVER
SCALE: 1/8" = 1'-0"

NOTE: ALL EXISTING FRAMING TO
BE RE-USED WHERE POSSIBLE

D1 • 1/4" x 1/4" GRAY GROUT SCREW TO EXISTING
STRUCTURE IN 2 PLACES OF 1" x 1" SCREWS AT 4" O.C.
SHD. CONNECT TO CONCRETE WALLS BY 2" x 1/2"
VL. HELICOI STUDS @ 6" O.C. CONNECT TO EXIST.
WALLS BY 3" x 1" RODS BY 2 1/2" CORE DRILLING
W/ 100-PSI CONCRETE GROUT @ 4" O.C.



RENOVATIONS
TO
505 FORT ST

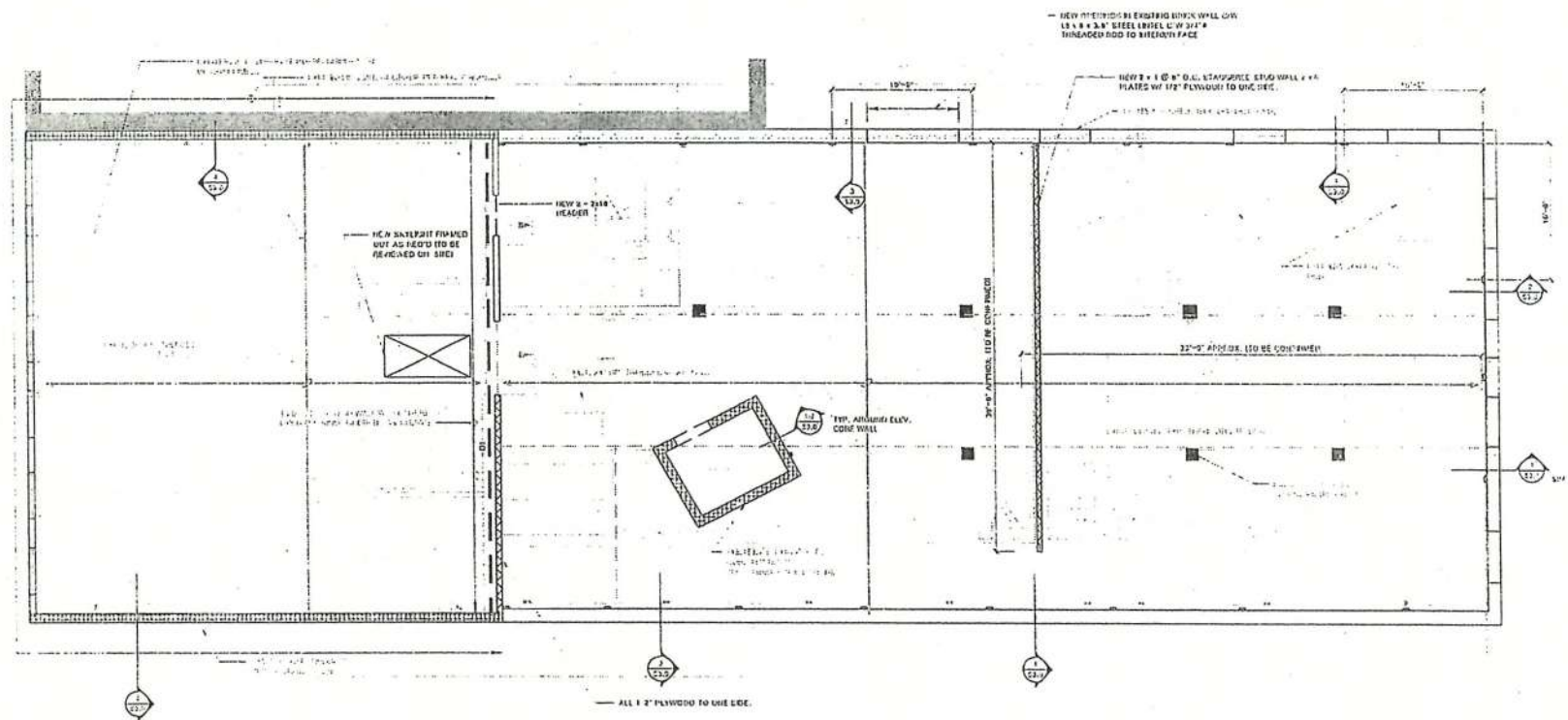
THIRD
FLOOR P

curtis
paxon
miles

ARCHITECT ASSOC. INC.
12924 Inwood Rd., N. 5507th

BY 250 658 3258
EMAIL: cpmiles@curtis

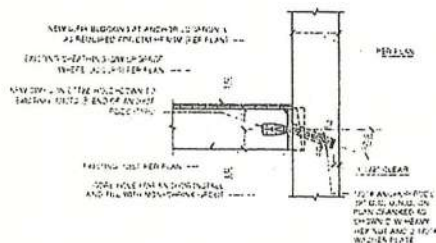
REVISION	SHEET NO.
DATE	S2.3



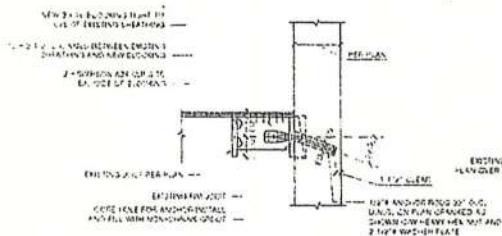
1 THIRD FLOOR PLAN SHOWING ROOF FRAMING OVER
SCALE: 1/4" = 1'-0"

NOTE: ALL EXISTING FRAMING TO
BE REINFORCED ON SITE.

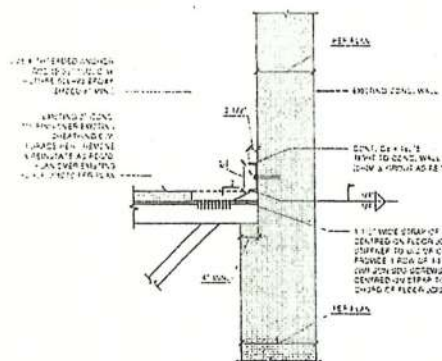
1. 4" x 6" STUDS SHALL CORNER TO EXISTING
STRUCTURE W/ 2 ROWS OF 1" x 4" SCREWS @ 4" O.C.
2. STUDS CONNECT TO EXISTING WALLS W/ 2" x 4"
W/ 1/2" FLASHPATCHES @ 4" O.C. CONNECT TO BRICK
WALLS W/ 2" x 4" STUDS @ 2' x 1" CORNER JOINTS
3. 1/2" FLASHPATCHES @ 4" O.C.



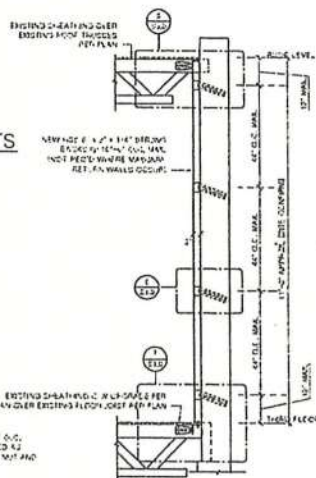
1 SECTION @ PERPENDICULAR TO JOISTS
SCALE: 1/2" = 1'-0"



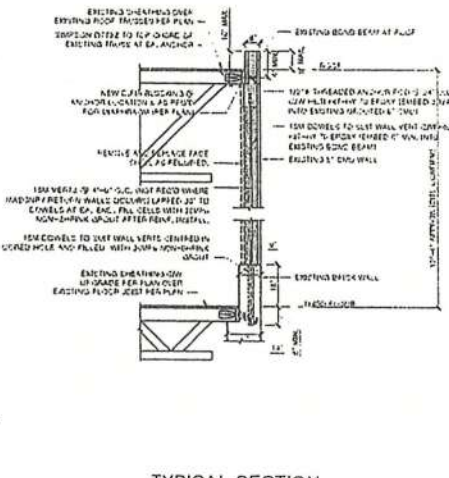
2 SECTION @ PARALLEL TO JOISTS
SCALE: 1/2" = 1'-0"



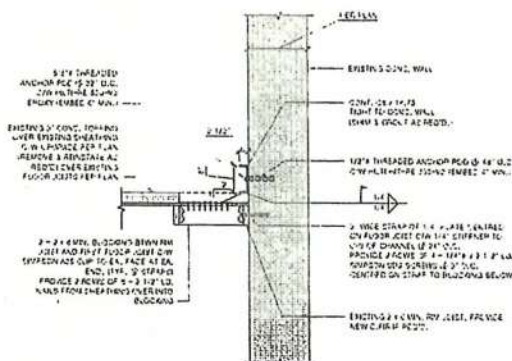
8 SECTION
SCALE: 1/2" = 1'-0"



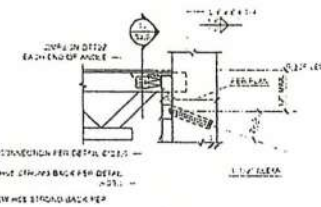
3 SECTION
SCALE: 1/2" = 1'-0"



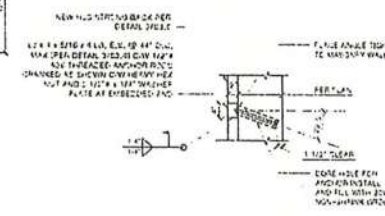
4 TYPICAL SECTION @ 8" CMU WALL
SCALE: 1/2" = 1'-0"



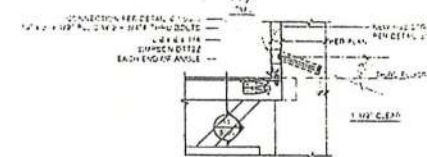
9 SECTION
SCALE: 1/2" = 1'-0"



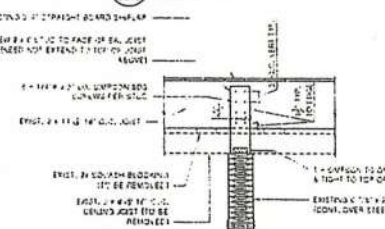
5 DETAIL
SCALE: 1/2" = 1'-0"



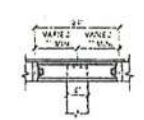
6 DETAIL
SCALE: 1/2" = 1'-0"



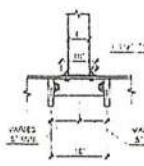
7 DETAIL
SCALE: 1/2" = 1'-0"



12 DETAIL
SCALE: 1/2" = 1'-0"



10 SECTION
SCALE: 1/2" = 1'-0"



11 SECTION
SCALE: 1/2" = 1'-0"

SKYLINE
ARCHITECTS
1000 N. 1ST ST.
SUITE 100
PHOENIX, AZ 85004
TEL: 602.258.1234
WWW.SKYLINEARCHITECTS.COM

RENOVATIONS TO 506 FORT ST.

SECTIONS/DETAILS

**curtis
paxton
miles**

ARCHITECT AIBC ASSOC. AIA
10524 INWOOD RD. N. SCOTTSDALE, AZ 85257
PH: 480.459.2253
EMAIL: CURTIS@CPMIL.COM

PROJECT SHEET NO.

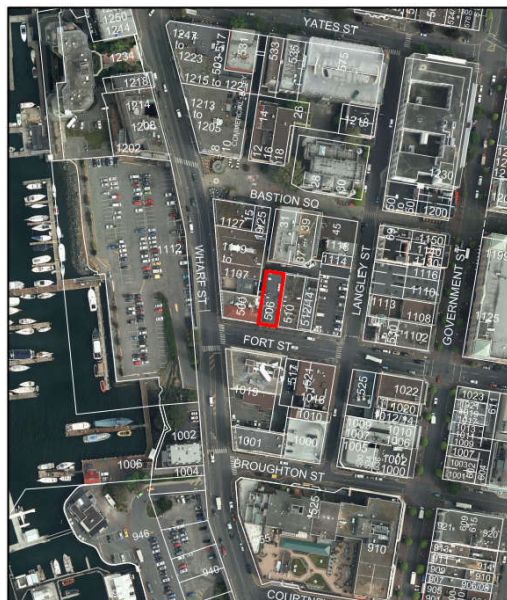
DATE: May 16, 2018

S3.0

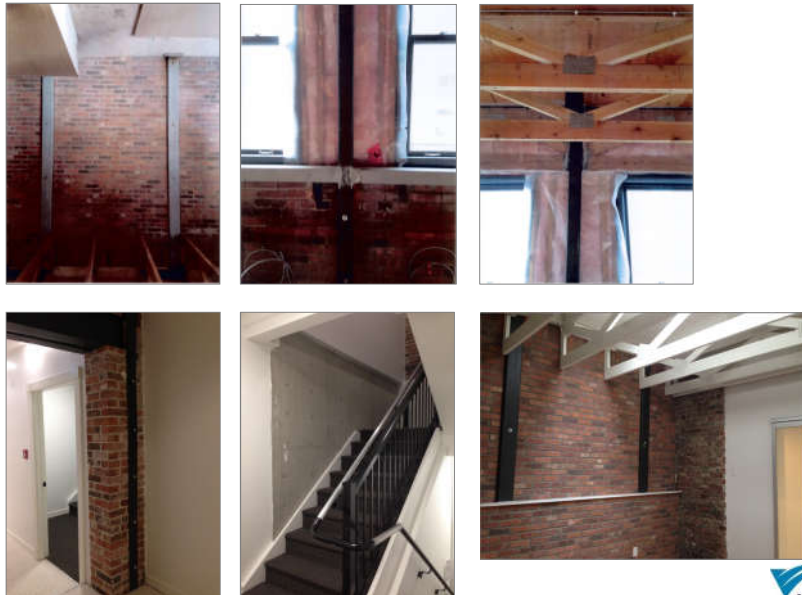
Tax Incentive Program Application for 506 Fort Street (Pacific Transfer Building)



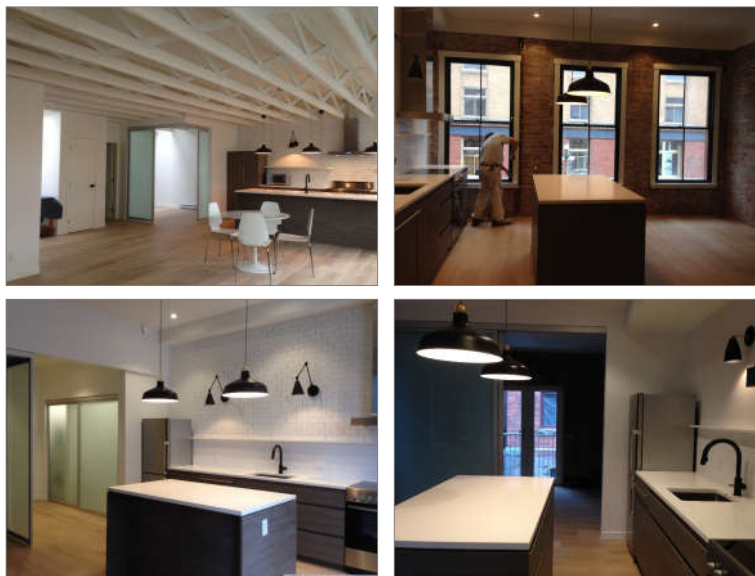
Location



VCHT Technical Review – February 2017



Nine Residential Units– May 2017



Near Completion– May 2017



Near Completion– May 2017



Near Completion– May 2017



Near Completion– May 2017

