

CALUC Meeting summary of 819-827 Fort St. Salient/MCM Development

Meeting held at Fairfield Place Garry Oak Room Sept. 28, 2017 at 7pm

This proposal is for a new building at 819-827 Fort St. (South side of Fort, mid-block) with about 113 rental units (one, two and three BR) and about 4,375 sf of commercial on the main floor. The site area is 13,430 sf (1,250 sq.m). The proposed building would be about 114 ft. high (34.6m). There would be two levels of parking in the basement, 50 stalls) plus 113 bicycle storage. There would be a single combined ramped entrance/exit to the basement parking from the Fort street side. The building would incorporate the heritage building at 825 Fort St.

The present zoning is CA-2, but the Developer is requesting that a Development permit be granted.

Presenting for Salient: Robert Fung, President and Kristine Liu, Project Manager and for MCM: Mark Thompson, Architect

There were 15-20 members of interested public present, 15 signed attendance form.

The seven CALUC committee members attending were: Susan Kainer, David Wales, Robin Jones, David Barlow, Don Monsour, Kevin Warren, with Andrew Brownwright (vice-chair) chairing.

Four major topics were discussed: 1. Parking and Entry/Egress, 2. Appearance, including Heritage, 3. Process and 4. Rental Covenantance.

Parking and Entry /Egress

Much of the discussion centered on the entrance and egress from underground parking crossing the relatively narrow sidewalk with no building setback. The new building itself would add considerably to sidewalk and road traffic. In addition residents moving their furniture in or out would have to do it from the street through the main entrance if movers could not access underground parking due to clearance restrictions. Emergency vehicle access and servicing by refuse and recycling vehicles would also be a problem.

Some of these problems would be mitigated if the City would agree to a road lane narrowing west of the parking access.

Some suggested that more parking might be required.

Appearance including Heritage Facade

The first three stories on Fort St., influenced by the central heritage building would be reflected in the maintaining of the ceiling heights of the Heritage Building across the entire width of construction. This

was generally favorable. but the massing of the entire 12 stories was seen to overwhelm the traditional appearance of Fort St.

Residents from the Escher Building and others on the South side suggested some angling of windows might improve privacy concerns and others from the area thought tha more attention could be given to improving the general appearance of the rear of the building.

Process

There was general agreement towards having more 'Open House' type public meetings throughout the planning and construction through to completion.

Short-Term Rentals and Covenants

Could rentals be protected for a period up to 60 years by a covenant grandfathered to the opening date, guaranteeing the strata security.