

FGCA CALUC meeting Report June 13, 2019

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

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

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

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

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

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

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

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

Garbage will be totes not dumpster.

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

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

NEIGHBOURHOOD COMMENTS

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