

**CALUC Meeting Report:
July 11, 2019**

Address: 1015 Cook St

Developer: Tonny Kiptoo, GMC
Projects Inc
Architect: Hillel Architecture

Attendance: 19 (15 + 4 CALUC
members)



Rezoning Re- quested	Current	Proposed	
	C1/R3-A1	Site specific zone	
Variances		2.6 parking stalls variance requested	
OCP Amendment required?	no	no	
Number of Units		31	market rent in perpetuity
	Current Zone	Proposed	
Site Coverage	Two current zones exist on this site (668.3 m2)	54% (360.3 m2)	
Number of parking stalls	18.6 required	4 stalls / 16 stall equivalent	3 modo car shares for community valued at 1 modo equals 5 stalls = 15 stalls + 1 additional stall for visitors; there will also be 39 bike spaces, which is more than 31.25 required
Set Back East		5.1m	
Set Back West		4.88m	
Set Back South		1.25m	

Set Back North		3.5m	
	Actual Building	Proposed Building	
FSR (Floor Space Ratio)	2:1 - 3.5:1	2.4:1	
Height	6 storeys	5 storeys	

Further Comments:

- Designated as OCP core residential neighbourhood
- Not approaching allowable FSR or height
- Will be a rental building, “The Charlesworth” in recognition of a WWI pilot
- Buildings on either side reflect the character of the Cook Street Village; the house to be removed has not been maintained and would be very costly to repair/renovate; approached Nickel Brothers re moving house, but hard to move the house as there is a hydro pole in the way and the structure of the building is already compromised
- Building to the north (Bell Apartments) is owned by the same developer and is being restored after a fire in the centre of the building
- Proposed: 3 units on the main floor, 7 units on each of the other 4 floors ranging from 36.6m² to 44.6m² (17x1 bedroom and 14 studios); the smaller size units can enable lower rents
- Parking: City requirements is 18.6 parking spaces for residents and visitors; plan is for 3 modo car shares (one compact, one sedan and one SUV, each with electric charging station) for community valued at 1 modo equalling 5 stalls = 15 stalls + 1 additional stall for visitor/trade vehicle for a total 16 stall equivalents; therefore requesting a 2.6 staff variance
- Bike parking and services: 33 spaces inside, 6 covered spaces outside with electric charging power cables; bike maintenance counter and outdoor bike wash; will include space for over-length bikes
- Design: vintage elements of sister building (Bell Apts) are being interpreted in a modern approach; mural on the new building will be of a WWI pilot; mural on sister building is of a suffragette; exterior detail on new building (colours, brickwork) will be sympathetic to the vintage design of the sister building
- Outdoor green space (15 x 11m) and roof-top social space de-emphasize the need for balconies
- Original plan was for 4 storeys; 5th storey was added to enable rental development vs condo development; also the planned doublewide driveway would have required removal of 100 year old chestnut tree so was removed
- Developer presented that with their Vancouver rental projects, the trend of modo car sharing and adequate bike parking and service space has proved so popular that they’ve had to rent out parking spaces to non residents

- Building timetable was presented as 15 months; no blasting required

Neighbourhood Comments Feedback on development proposal:

- The black and white colour scheme is the third in a row in this block and an alternate colour combination was suggested; likes the murals
- Neighbour to the south (heritage commercial building) would like to see 4 not 5 storeys; concerned about parking being an issue with no parking for proposed building residents
- Several residents felt that the comparison to Vancouver rental projects didn't apply to Victoria
- Another neighbour to the south (heritage commercial building) is invested in the neighbourhood and is concerned that the already-limited parking for their clients will get worse with no parking for proposed building residents; also thinks 5 storeys is too high
- Resident from condominium across the street voiced concern over parking as their parking lot already has non-residents parking there (illegally?) and said 5 storeys is too high
- Resident from the six-unit townhouse on Meares behind the proposed building appreciated the aesthetic and said the Bell Apts were good neighbours; however felt 5 storeys is too high for the neighbourhood and that modo cars will attract non-residents into the building
- Question regarding the removal of the original plan for a sculpture-like fence/landscape at the rear of the building; explanation that the fire department would not approve as it needs to have an actual fence for access to building from back
- Resident of the Bell Apts came to Victoria from Vancouver and appreciates the heritage nature of the apartments and re-assured that her landlord, the developer of the proposed building, listens to residents
- A former tenant of the house to be removed commented that when the townhouse on Meares was built, it was taller than anything else around any other building; now the Black and White condo development (Fort and Cook) is 6 storeys and the Mosaic on Fort (west of Cook) is 6 storeys; voiced concern that Victoria has a rental shortage and needs more rental housing