

October 23, 2017

Mayor and Councillors,

May I offer the following document to the discussions regarding the proposals for 1201 Fort Street. This submission was offered by Paul Fairley, a non-resident architect who took an interest in my concerns about the development. It is presented as further evidence of hesitation over the current plan and its place in our neighbourhood.

Donald Hamilton

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Dear sirs

I am a RIBA Chartered Architect with over 15 years post-qualification experience working for an award winning London based Architectural practice.

I have a high level of experience in residential design including most aspects of private, affordable, and specialist housing. I have strong credentials in regeneration, master planning, urban design and currently working in Vietnam working on international projects in all sectors.

I have been asked by local residents to pass impartial and independent professional judgment on the [1201 Fort Street](#) development based on my own knowledge and experience working as an Architect in the UK.

I understand that the development concept does not meet the use or density of the existing zoning bylaws; therefore an application for rezoning has been undertaken.

I've scrutinized the permit application set of drawings, explored the neighbourhood using Google maps and have the following observations, given with honesty and fairness:

Relationship of the proposals with the existing context

It is my view that the application set of drawings doesn't adequately demonstrate the relationships of the proposed buildings with the existing context. In summary:

- Proposed building B is missing from both of the Site and Context Sections A401-M.
- In order to understand the relationships, I think the context sections should extend beyond the site boundaries to show the existing homes facing the site.
- For example, the north south section should extend across Fort Street to show the relationship with the existing houses opposite.
- There are areas with potential overlooking issues and losses of privacy, which should be demonstrated with further section analysis.
- For example, an east west section through 2 storey [1195 Fort Street](#) Dental Practice and the proposed 6 storey building (plus basement) is missing.
- To fully understand the context of this application, the surrounding existing building footprints should be represented on all the proposed plans.
- For example, the existing footprints of the immediately adjacent buildings are missing from drawing A201-M.

Loss of privacy to existing residents

It is also my view that the separation distances between the proposal and neighbouring properties aren't sufficient enough to prevent any possible overlooking and losses of privacy.

- In addition to [1195 Fort Street](#) (highlighted above), there is a concern about the proximity of proposed building B and existing residential building [1025 Linden Avenue](#).
- From what I can gather on Google maps, there are habitable rooms facing directly onto proposed habitable rooms, balconies and roof terraces on 4 levels.- only approx. 11m apart.
Currently these existing apartments have no privacy/overlooking issues.
- The 5 storey south east corner of [1225 Fort Street](#) also have habitable rooms directly looking at the proposed building E- only approx. 7.2m apart.

Loss of visual amenity to existing residents

There are bylaw protected trees to be removed as part of these proposals. This is mitigated by proposing new trees. Many of the existing mature trees to be removed are currently enjoyed by existing residents, however the view of the replacement trees will only be enjoyed by some.

It is my view that this requires consideration.

Reduction in daylight to existing rooms facing the proposed site.

Has a comprehensive assessment of the daylight, sunlight and overshadowing effects been undertaken, which considers the development's effects on surrounding properties and the residential environment within the development itself?

The application set shadow study only goes so far to show some potential issues with overshadowing on existing buildings.

Conclusion

The existing church buildings on the site are only 1 to 2 storeys in height, so proposing 5 buildings from 4 storeys to 6 storey plus basement is of obvious concern to the existing neighbourhood community. The density and scale of the proposals appears out of character for the location and not appropriate for the site and setting.

The above comments are my view, and prepared for a local resident who I understand has the same concerns on the proposals.

Best regards

Paul Fairley RIBA

Paul Fairley is a Chartered Architect with over 12 years post qualification experience working for an award winning London based Architectural practice. He has a high level of experience in residential design including most aspects of private, affordable and specialist housing. He has also been involved in the fields of education, commercial development and refurbishment.

An accomplished all-rounder, he has been Project Architect on projects from concept design, detailed planning, through to working drawings on site. He has strong credentials in regeneration, master planning, urban design, and ecologically sound and sustainable architecture.