

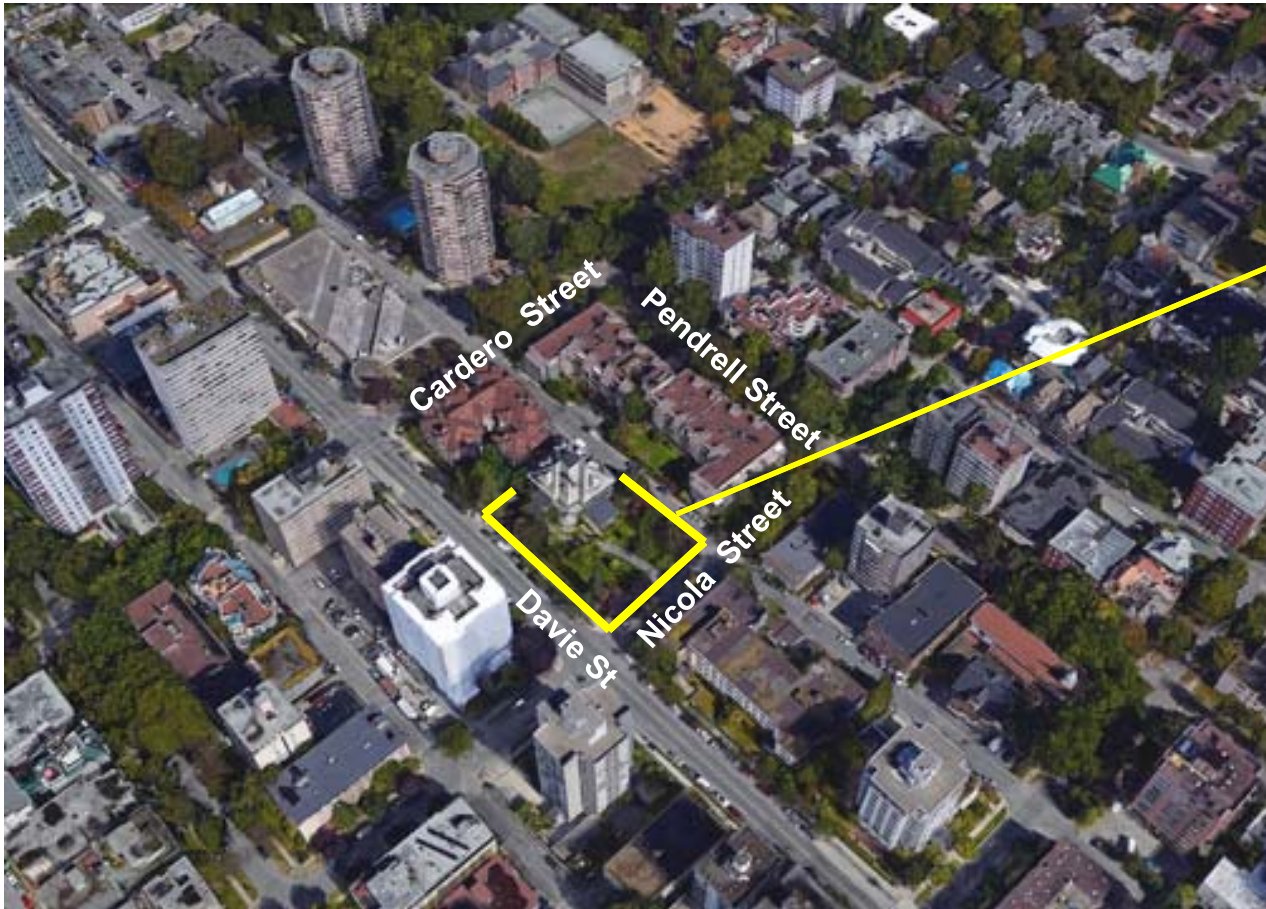
CD-1 Text Amendment

**Gabriola Mansion
(1523 Davie Street)**

Public Hearing
November 14, 2017



Site Context



**Area:
West End**

**Site:
1523 Davie Street
(Gabriola Mansion)**



View from the west (circa 1904)

- **1901** – Built as a large-single family mansion
- **1923** – Converted to apartments
- **1974** – Designated as heritage
- **1978** – Converted to a restaurant
- **Recent years** – Vacant and boarded up



View from Davie Street looking northeast

- Conversion of the mansion into **16 rental units** and construction of **four new rental townhouses**, which will increase the FSR from **0.35** to **0.87**.
- **No additional height** proposed

Exterior Heritage Features



All of exterior heritage features retained, with minor additions.

Interior Heritage Features



Staircase and stained glass window



Arizona Sandstone Fireplace in the entry hall

Proposes restoration and designation of:

- Stone fireplace
- Grand staircase
- Billiards room
- Tripartite stained glass windows

Unit Type	Percentage
Studio + 1 Bedroom	55%
2 Bedroom + 3 Bedroom	45%

- 20 market rental units secured through a **housing agreement**
- 45% Family Units

Open House

June 8, 2017

79 people attended

Support

- Heritage retention
- Scale of infill townhouses
- Rental housing

Concerns

- Contemporary design of infill
- Loss of landscaping
- Public access

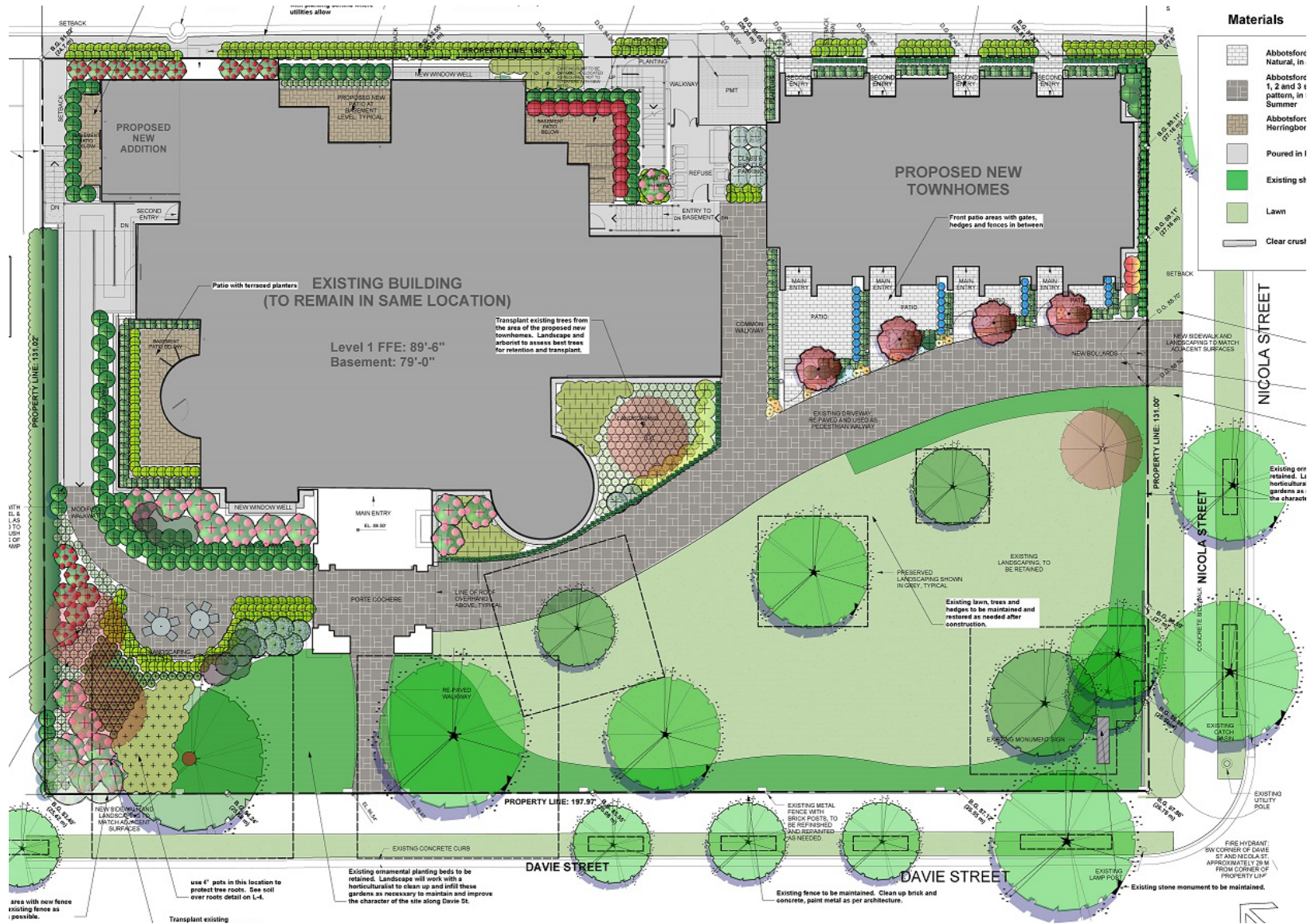
Infill Laneway Housing



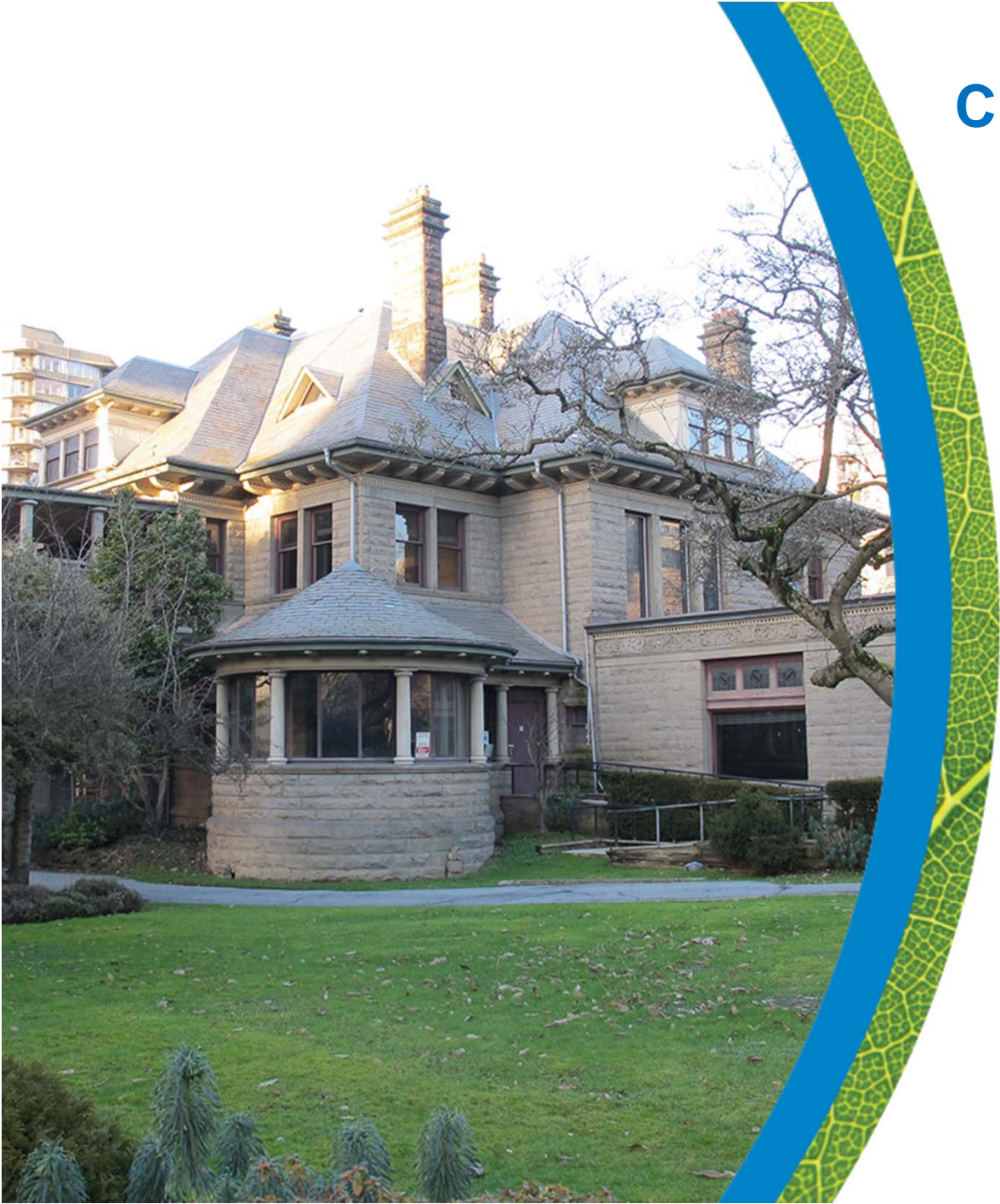
View of infill townhouses from Nicola Street looking northeast

Four new 3-storey infill townhouses

Landscape and Access



Landscape Plan



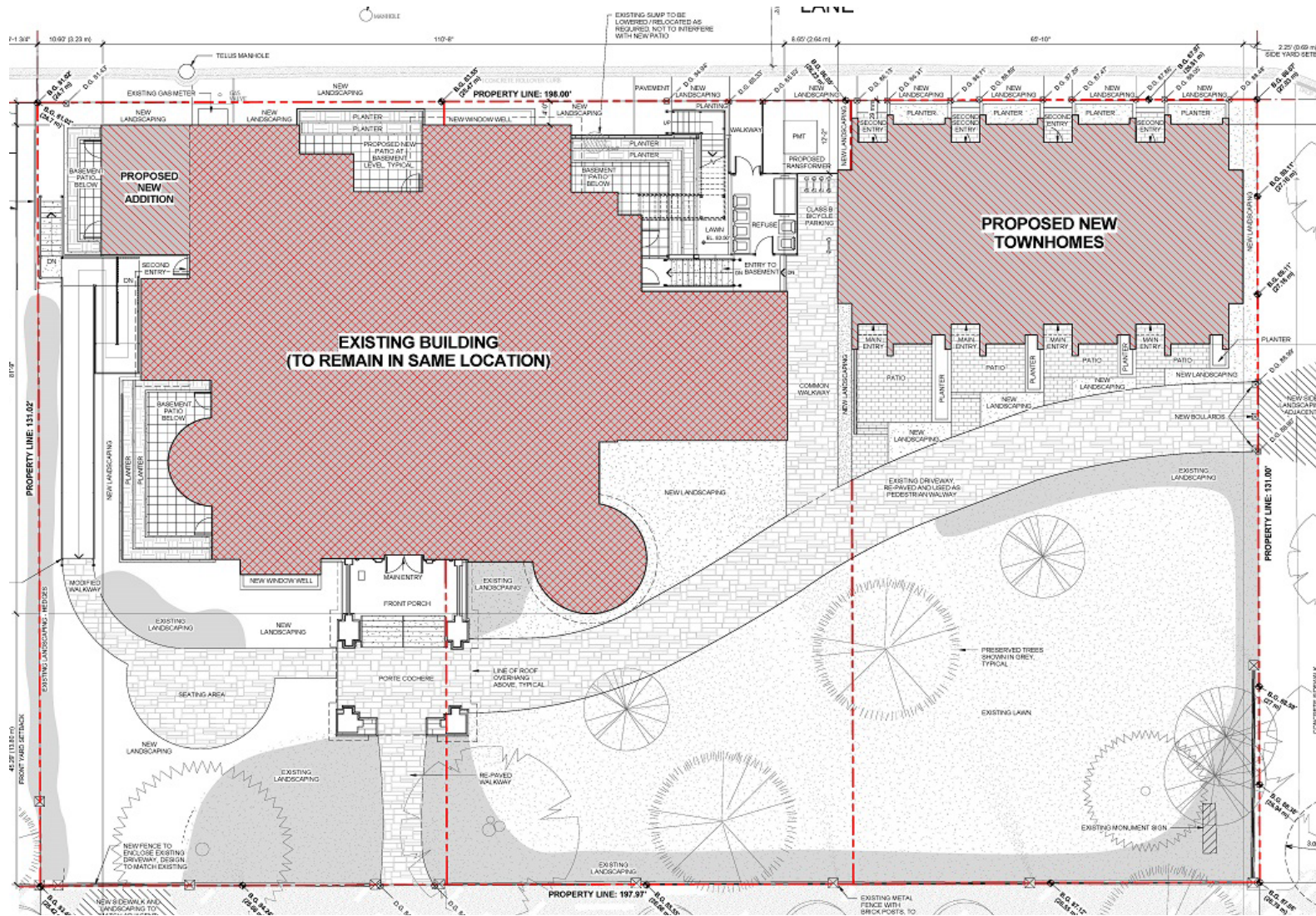
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Appendix – Site Plan



Appendix - Height

