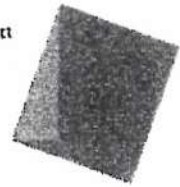


Christine Lintott  
Architects



January 29, 2018

The City of Victoria Development Services Division  
Attention: Alison Meyer, Assistant Director Development Services  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Ms. Meyer:

**Re: Development Permit Application Resubmission  
515 Chatham Street**

It is our pleasure, on behalf of Old Town Ironworks Inc, to submit the following revised application for Development Permit for the site at 515 Chatham Street.

#### **Context**

This application follows directly from previous submissions for the site dated March 2<sup>nd</sup> 2017, May 1<sup>st</sup> 2017 and September 5<sup>th</sup> 2017 and should be read in conjunction with those documents.

The revised proposal remains consistent with previously stated project objectives and guidelines. Specifically:

- Development of a pedestrian-orientated, mixed-use building that contributes positively to the evolving boundary between Old Town and the emerging Rock Bay district.
- Provision of modest and efficient market units that target a critical housing need within the community.
- Provision of street level business opportunities that activates a new commercial node within the neighborhood and draws consumer activity further along Store Street toward the Rock Bay district.
- Provision of off street parking that supports both residential and commercial users and reduces pressure on adjacent streets
- Provision of secure bicycle parking to encourage alternative transportation options.
- Provision of a substantial, landscaped internal courtyard as a meaningful amenity for the residents

In addition, the revised concept responds directly to key recommendations from the Old Town Design Guidelines document. Specifically, that proposed new projects may / should:

- “respond to changing ways of working, living and playing”
- “respond to the existing urban context and find form that reflects the values of the time in which they are conceived.” Mimicry is strongly discouraged and “contemporary values” supported.

- include “new forms and materials that complement or enhance what is already there” .... “as long as their design is skillfully executed”.
- forward designs that “can assert themselves [and] have their own presence while being sensitive to their context”.
- Recognize that “the fine-grain (the densely built up, small scale, small lot character) of the historic place [allows] the character to change from block to block, and even from building to building.”
- Recognize that the characteristics that underlie a building’s value may include the “absence of ornament/use of an industrial aesthetic” as illustrated in the example of 407 Swift Street.
- include shop frontages at street level
- use the entire lot width for the proposed building, creating a continuous building frontage
- maintain a building height that is consistent with the predominantly four to five-storey context.

## Project

The project site comprises the three western most lots of the municipally addressed property at 515 Chatham Street. It is bounded to the north by Chatham Street and to the west by Store Street. The proposal includes the following:

- Replacement of a portion of surface parking lot at corner of Chatham and Store Streets with a new five story mixed use development
- One level of underground parking, one level of commercial occupancy at grade and four stories of residential use above.
- A single structure that presents as two distinct, but closely related buildings. One addressing Chatham Street, the other Store Street.
- Landscaping of an extensive internal courtyard for year round use by residents
- Definition and animation of public realm on both street frontages



RENDERING - CHATHAM STREET LOOK WEST



RENDERING - CHATHAM STREET LOOK SOUTH

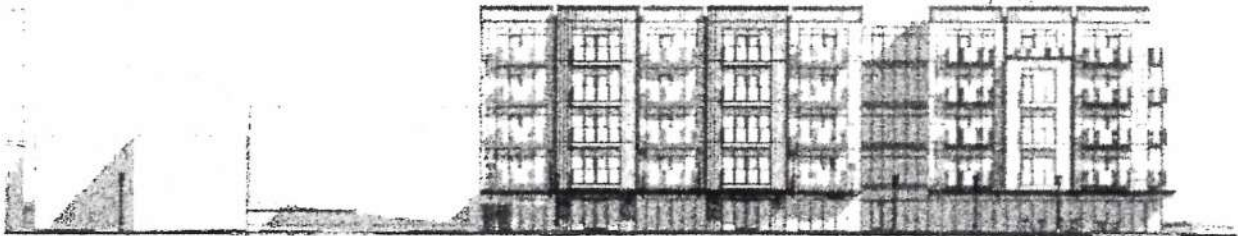
## Response to Comments

The revised project addresses specific comments, itemized below, that were received at the November 23<sup>rd</sup> Council Meeting and Public Comment. To assist your review we have included a summary of the associated changes from the previous submission dated September 5<sup>th</sup>, 2017.

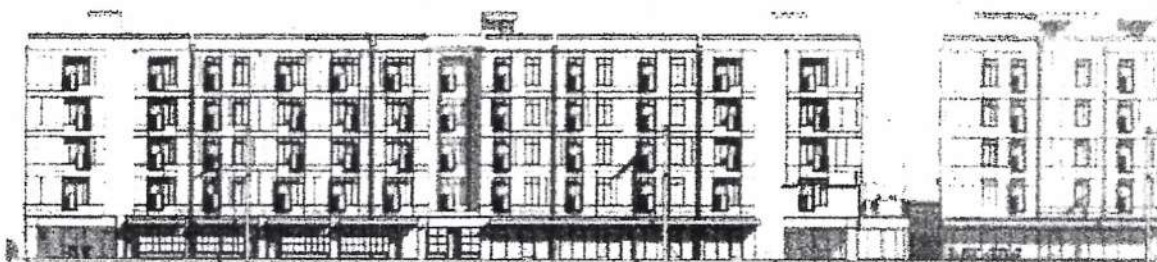
**RECOMMENDATION:** That the perceived scale and massing of the building be reduced to better fit with the fine grain and small lot character of the Old Town district.

### RESPONSE:

- Reduction in overall scope of the project. The proposed site now comprises three consolidated lots instead of the originally proposed five. This reduces the developed frontage along Chatham street from an originally proposed 105m to the currently proposed 63m



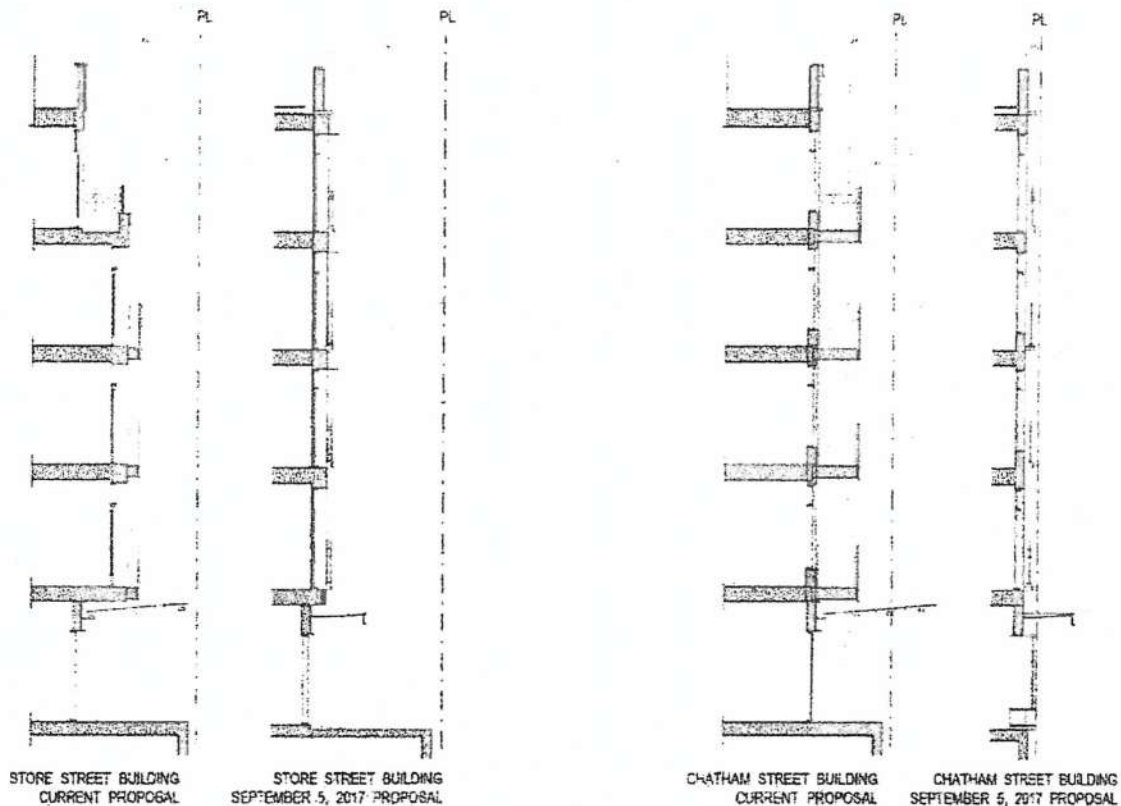
CHATHAM STREET ELEVATION - CURRENT PROPOSAL



CHATHAM STREET ELEVATION - SEPTEMBER 5, 2017 PROPOSAL



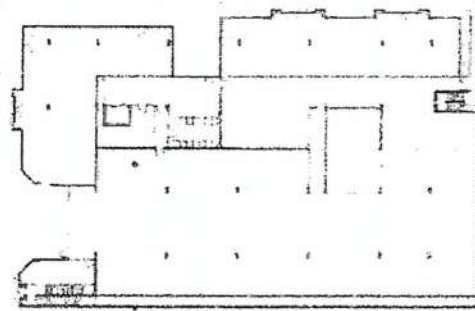
- Increase in size and scale of articulation in the project façade. The main plane of the building has been pulled further back from the property line (1.595m at Chatham Street and 0.945m at Store Street) and substantial bays added to effectively break up the perceived mass. The articulation is further reinforced by the introduction of full walk out balconies.



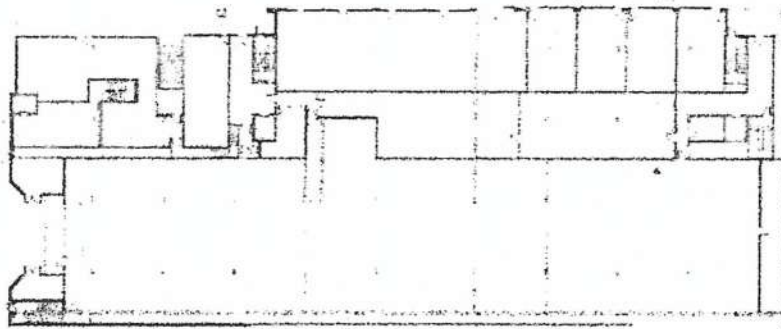
**RECOMMENDATION:** That additional opportunities be created for “lingering” in the public realm along Store and Chatham Streets

**RESPONSE:**

- Increased building articulation at street level. A sequence of covered recesses and eddies have been developed along the building edge at street level that encourage a range of commercial and pedestrian activities on the site.
- Increased shelter in public realm. The commercial level canopy has been substantially increased in depth and provides meaningful weather protection along both the Store Street and Chatham Street elevations.



CHATHAM STREET LEVEL PLAN - CURRENT PROPOSAL



CHATHAM STREET LEVEL PLAN - SEPTEMBER 5, 2017 PROPOSAL

**RECOMMENDATION:** That the unit mix and sizes be reviewed with an eye toward livability and market need.

**RESPONSE:**

- Unit mix rebalanced to increase the number of one bedrooms. The one bedroom and den units have been removed from the project and the number of studio units reduced from 37 to 25. The number of one bedroom units has been increased from 54 to 63
- Additional space allocated to studio units. The average area of a studio unit has been increased by approximately 5% from 34.9 m<sup>2</sup> to 36.8 m<sup>2</sup>.

#### **Requested Variances**

We are requesting a 1.43m variance in height from the allowable 15.00m to the proposed 16.43m. The height results from the provision of a meaningful commercial level and street frontage elevation and the distribution of allowable density across the site within a well articulated building form.

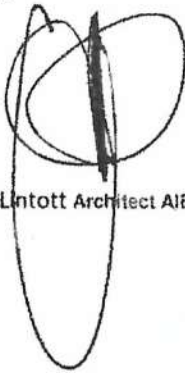
Previously requested variances for residential occupancy at grade and more than building on the site are no longer required in the revised design.

## Summary

This revised proposal is the culmination of more than eight months of detailed review, discussion and consultation with all stake holders, including city staff and council. It responds to the community aspiration for renewal and development in an emergent area of the city while respecting the existing urban fabric that makes Old Town unique. We believe the resultant project has been strengthened by this process and is positioned to provide a vibrant social and commercial anchor in this rapidly transforming neighborhood.

Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, consisting of several overlapping loops and a vertical stroke, positioned above the printed name.

Christine Lintott Architect AIBC, AAA, SAA, MRAIC, LEED AP

Mayor Lisa Helps and City of Victoria Council  
City of Victoria  
1 Centennial Square  
Victoria, BC V8W 1P6

November 29, 2017

**Re. DRA November 22<sup>nd</sup>, 2017 Sutherland Document Development Permit and Variances  
515 Chatham St. Victoria**

Dear Mayor Helps and Council,

This document was provided by the DRA just before the Council meeting of Thursday November 23<sup>rd</sup>, 2017 thus leaving the applicant with no opportunity to respond.

In order for the record to be appropriately filed, herewith a response from the applicant:

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Unfortunately the document is largely a disingenuous recital of incorrect and misleading facts.

1. The application does not require a height variance in order to accommodate a fifth story.

This is a false statement. Any reasonable person reading the architectural drawings would observe the roof height is only 1.4m above the maximum permitted height of 15m.

2. The endowment of smaller buildings in Old Town Downtown, or for that matter any City small or large, emanates from their original construction (in Victoria  $\pm$  100 years ago). That is where the smaller typology of building originated from. An essay of recent new construction in Old Town is enclosed and is self-explanatory. Examples #1-22 attached.

3. Building materials that pay homage to the past such as steel are a match and respect to the industrial past.

4. It is not a DRA mandate to specify its menu for unit sizes in development but in any event affordability is key and the suggestion of creating large, more expensive units is absurd.

5. Façade discussions can and will proceed in a co-operative way with City staff.

6. The lead mission statement as published by the DRA is:



- “To promote the downtown core as a good place to live.”

To then suggest that the developer be concerned about serious livability issues and hounding of nightclubs out of business (DEA Sutherland September 28, 2017) is asinine. City downtowns have nightclubs throughout the whole of North America. For the DRA to then attempt to be acoustical engineers is equally ridiculous. Street events are part of the vibrance of downtown city living and in any event, the Phillips’ event is in an industrial zone!

As to Old Town Design Guidelines, I note the following:

- The prologue explicitly states that new buildings should “respond to changing ways of working, living and playing” and “shall respond to the existing urban context and find form that reflects the values of the time in which they are conceived.” Mimicry is strongly discouraged and “contemporary values” supported.
- More specifically, the guidelines reference that an approach to the design of new buildings include “using new forms and materials that complement or enhance what is already there”...”as long as their design is skillfully executed”.
- In response to Old Town character the guidelines further states that “designs are sought that can assert themselves – that have their own presence while being sensitive to their context”. Moreover, “because of the fine-grain (the densely built up, small scale, small lot character) of the historic place, that the character can change from block to block, and even from building to building.”
- The special characteristics of Chinatown are specifically defined by “densely packed buildings on blocks comprising a street frontage of a mixture of very wide and very narrow commercial buildings” and “the fine grain of the area [is] derived from the scale and mass of the buildings ranging from 3 to 5 storeys, and including the off-grid path network and intimate scale of alleyways and courtyards within clusters of buildings.”
- I note that 407 Swift Street is given as an example in the guidelines and one of the characteristics that underlie the building’s value includes the “absence of ornament/use of an industrial aesthetic”.

The report to the Committee of the Whole is the culmination of months of work with staff leading up to and subsequent to appearing at the Advisory Design Panel. The DRA quotes staff’s recommendations and suggests that NOTHING has been done subsequent to this appearance in July. Staff’s report to Committee of the Whole includes an extensive list of responses undertaken in response to the specific motion made by the ADP and these are as follows:

- Refining the use of corten weathered steel and metal panelling to provide a finer grain texture more sensitive to the Old Town context.
- Increasing the portion of corten weathered steel as a “book-end” to help break up the scale of the north elevation.
- Introducing a colour variant in the metal paneling.
- Refining the stair access to Chatham Street and introducing a bike room accessed at grade off Chatham Street.



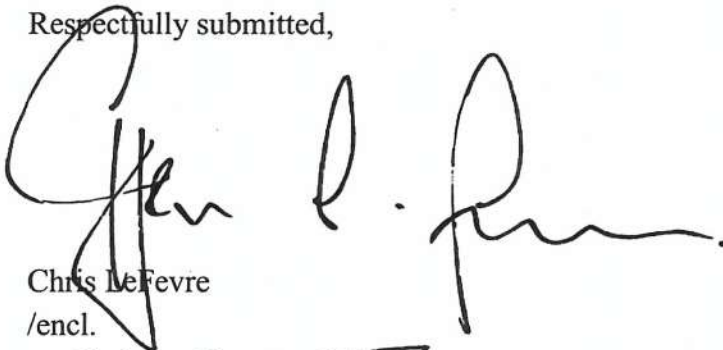
- Increasing the central recess bay between Building B and D from approximately 0.6m to 1m along Chatham Street.
- Introducing a sloped pedestrian pathway along the east of the property line, linking Herald Street with Chatham Street.
- Including additional detail for the weathered corten steel fencing, gates and accent panels at the vehicle access entrance and pedestrian pathway along the east property line.
- Relocating the "Lady Justice" mural to provide visual interest on the blank south property line.
- Including additional detail for the design of the roof amenity space.

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The applicant will continue to work diligently with City staff to create a much needed addition to the City's housing inventory and trusts that this response will be recognized in any further deliberations.

Thank you.

Respectfully submitted,

A large, stylized handwritten signature in black ink, appearing to read "Chris LeFevre".

Chris LeFevre

/encl.

cc. Christine Lintott

cc. Charlotte Wain

cc. Alison Meyer

# OLD TOWN DISTRICT

BUILDING MASS IN OLD TOWN DISTRICT VICTORIA BC





# 530 HERALD STREET

1





# 601 HERALD STREET

2



3



4



# 655 HERALD STREET

5





# 648 HERALD STREET

6



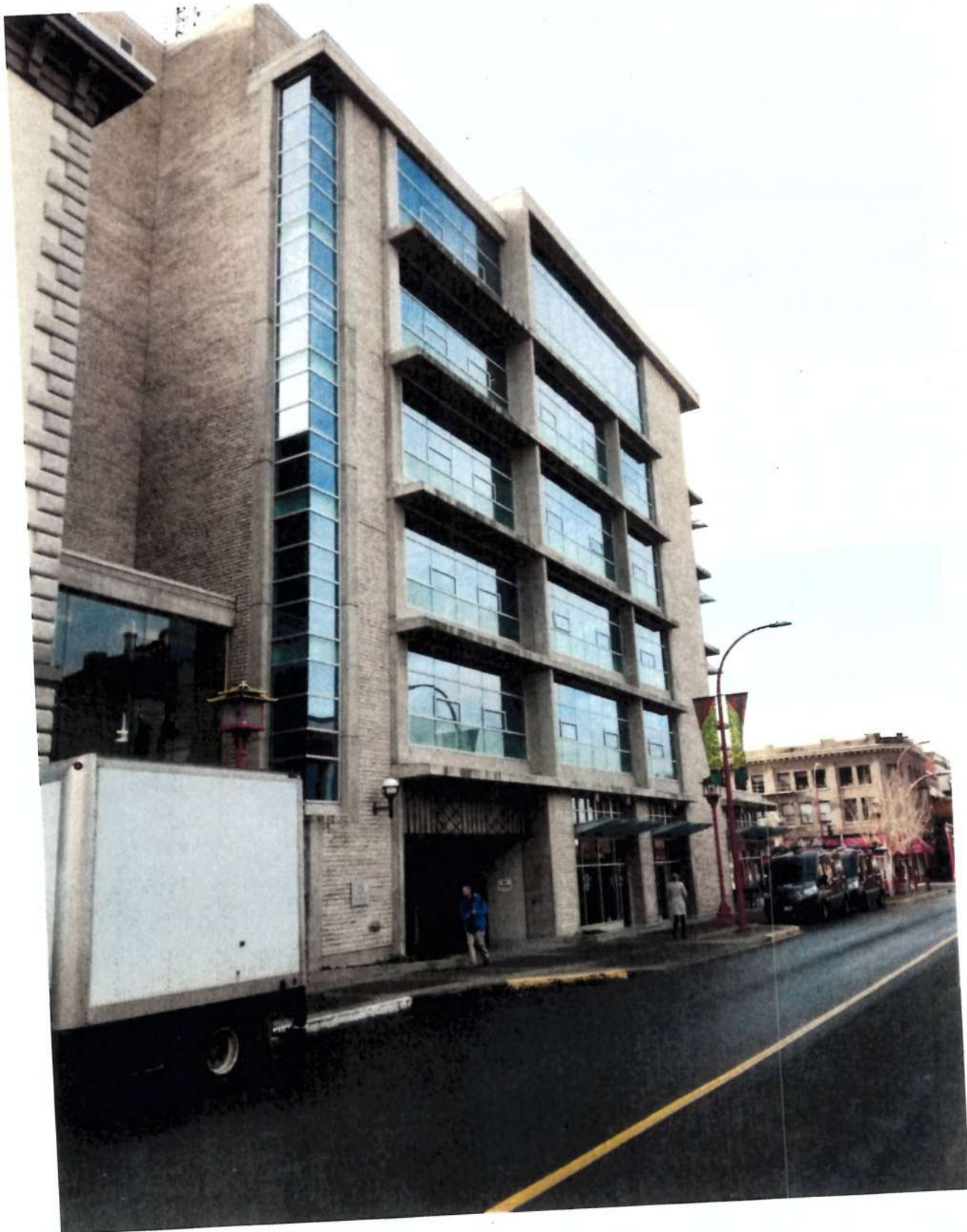
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# 625 FISGARD STREET

8



# 517 FISGARD STREET

9



10





# 456 PANDORA AVE

11



12





# 409 SWIFT STREET

13



14





# 467 SWIFT STREET

15



16



## 506 PANDORA AVE

17





# 506 PANDORA AVE

18



19





## 506 PANDORA AVE

20



21





# 555 CHATHAM STREET

22

