

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,



Chris DeFevre  
/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



7





# 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





April 13, 2018

The City of Victoria  
Attention: Mayor and Council  
1 Centennial Square  
Victoria BC V8W 1P6

Dear Mayor Helps and Members of City of Victoria Council:

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

On behalf of Old Town Ironworks Inc, we submit for your consideration the March 12, 2018 revised application for Development Permit for the site at 515 Chatham Street.

The revised application includes the following refinements:

- a reduction of the overall project by 40% (from 159 units to 88 units);
- a reduction of the Chatham building frontage of 42m (from 105m to 63m);
- the introduction of livable balconies for all residential units;
- the introduction of articulated corten steel frames to break up the massing of the Chatham building;
- the introduction of a corner corten steel frame at the Store building corner;
- the introduction of a glass connector and recessed residential entry between the two building elements;
- an increase in the commercial frontage depth from the sidewalk along Chatham and Store streets;
- an increase in the commercial canopy along both Chatham and Store streets;
- distinguishing the metal panel tone on the Chatham building (darker) from the Store building (lighter);
- the introduction of a built-up cornice on the Chatham building and a warehouse-style wall cap on the Store building;
- resolution of detailing at the corten steel wall bases to manage run-off from the weathering steel;

## Summary

This revised proposal is the culmination of more than nineteen months of detailed review, discussion and consultation with stake holders, including city staff and council. Most recently, in response to public comment on November 23, 2018, these consultations have included consideration by the Heritage Advisory Panel, the Advisory Design Panel and the Downtown Resident's Association. We submit that the current proposal 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.

Sincerely,

**CHRISTINE LINTOTT / Architect AIBC, AAA, SAA, FRAIC, LEED AP®**  
Principal / BA, MArch, MSc, Biomimicry Professional