



Mayor Helps and Council
City of Victoria
No.1 Centennial Square
Victoria, BC
V8W 1P6

April 14, 2018

Re: Le Fevre and Company – Development Permit with Variances for 515 Chatham Street

Dear Mayor Helps and Council,

Since our letter of November 22nd 2017 and the subsequent Council meeting regarding this proposal, members of the DRA Land Use Committee met and reviewed the proposed amendments to the project with the project Architect.

Comments and concerns raised by committee members are as follows:

- The major concern of the scale and massing of the original application in relation to its old town context has been largely addressed by the reduction of Building B in size by 50% and the overall size of the project by 40%.
- The second phase previously shown on the original drawings may still occur as “punchouts” to extend the parking garage indicate that a future phase is planned but not shown possibly bringing the project back to the original proposed size.
- Setbacks have been enhanced on the building frontages to improve the pedestrian experience which is a positive.
- Balconies and street level overhangs have been added to add articulation to the facades
- The change of glazing patterns, colours and cladding materials between the two buildings are now noticeably distinct which will help reduce the perceived size of this proposal.
- The Store Street façade lacks the effective use of articulation found on the Chatham street façade.
- Cladding materials have been amended to express a greater variety of texture and interest
- Earlier concerns regarding the lack of articulation of the roofline (also referenced by HAP) however remain unaddressed.
- It is acknowledged that while unit sizes have been marginally increased since the original application the smaller unit sizes are relatively homogenous throughout the proposal with no provision of larger units for double or family occupancy. At a recent well attended CALUC meeting (110 attendees) for a different proposal that offered similar unit sizes many downtown residents indicated that even these small units remain unaffordable and that larger units with 2 bedrooms plus are actually more affordable because they can be shared. While recognizing there is no requirement to do so we would encourage the applicant to consider revising this proposal to provide some larger unit sizes designed to

- accommodate the needs and affordability of a greater range of residents including families especially given the adequate parking supply supports larger units.
- The parking supplied is laudable considering none is required by the current zoning
 - The opportunity for the public to access the greenspace has been lost in this version due to the scope reduction of the project
 - It was noted previously that there is a Nightclub opposite to the north fronting Discovery Street that has been in operation for many years and that Phillips Brewery also hosts many live concert events and has done so for several years. There have been discussions with the applicants architect regarding potential mitigation measures for this potential conflict but no firm commitments have come forward. At minimum it is recommended that the applicant disclose the existence of the existing conditions to any potential purchasers.

While no consensus was reached within the Land Use Committee on this project it is broadly acknowledged that significant improvements have been achieved by the reduction in scope and size of the project, amendments to the building façades to add articulation and the significant improvements to the pedestrian experience achieved through the added setbacks.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Ian Sutherland', with a stylized, flowing script.

Ian Sutherland
Chair Land Use Committee
Downtown Residents Association

cc COV Planning