



May 3, 2018

Mayor Lisa Helps and Members of Council
City of Victoria
1 Centennial Square
Victoria, B.C. V8W 1P6



Re: 727 Yates Street Application for Heritage Alteration Permit

Dear Mayor Helps and Council,

We have applied for a Heritage Alteration Permit for The Hall Block at 727 Yates Street - a designated heritage building built in 1897. The proposal is for the adaptive reuse of the existing vacant commercial building and proposes to convert it to a mixed-use building which will help invigorate the area and provide residential apartments in the downtown core.

The proposed development will have retail use on the ground floor and will look to create unique rental residential units by adding 2 and a half stories above. Vital to the feasibility of this project is the strategy of utilizing the vertical circulation of the neighbouring building at 719-725 Yates Street (The Churchill Building). The proposal looks to achieve this by creating access through the existing party walls adjacent to the elevator in the east side of the Churchill Building.

In order to offset the costs of structural seismic upgrades and rehabilitation of the 1897 heritage façade, the proposal looks to add two and a half storeys of residential above the existing building structure. The additional storeys will be set back and recessed from the front façade to maintain the existing streetscape. This will keep the heritage façade as the prominent street wall frontage with the addition being subordinate to the original building. This addition will visually differ from the existing façade but will utilize similar materials used for the addition to the Churchill Building; this will accentuate the original and give a more vibrant character to the street.

Balconies & Patios will be provided to the upper floor apartments to give residents access to outdoor space & enhance livability.

The ground floor storefront will be reverted back to resemble the original wooden storefront, along with some cornice details adhering to the Conservation Plan prepared by Donald Luxton & Associates.

This development will bring life and animate the street with retail on the ground floor and increased number of residents on the block. The addition of rental residential component to the downtown



core will benefit businesses and street life. The new residential provides a response to the changing urban fabric to live-work-play within the community.

The existing building does not have any parking and the proposal will not be providing any parking. A relaxation is required due to the existing conditions. Bike parking will be accommodated in the basement of the neighbouring building with access via the common lobby.

It is the owner's intent to apply for both the City of Victoria's Tax Incentive Program and the Building Incentive Program administered by the Victoria Civic Heritage Trust (VCHT).

Best regards,
Shoghig Tutunjian

Studio One Architecture Inc.