

H. REPORTS OF COMMITTEES

H.1 Committee of the Whole

H.1.a Report from the September 6, 2018 COTW Meeting

H.1.a.a 515 Chatham Street – Development Permit with Variance Application Permit No. 00085 (Downtown)

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00085 for 515 Chatham Street, in accordance with:

1. Plans date stamped July 16, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street.
 - b. anchor-pinning in the City Right-of-Way.
4. Final plans to be in accordance with the plans date stamped July 16, 2018, to the satisfaction of City staff.
5. The Development Permit lapsing two years from the date of this resolution."

CARRIED UNANIMOUSLY

Moved By Councillor Thornton-Joe

Seconded By Councillor Alto

Should the above resolution be endorsed, that Council consider the following motion:

"The previously approved Development Permit No. 00034 for 515 Chatham Street approved May 24, 2018, be rescinded."

CARRIED UNANIMOUSLY

F.4 515 Chatham Street - Development Permit with Variance Application Permit No. 00085 (Downtown)

Committee received a report dated August 15, 2018 from the Director of Sustainable Planning and Community Development proposing to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above for property located at 515 Chatham Street.

Moved By Councillor Loveday
Seconded By Councillor Lucas

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

“That Council authorize the issuance of Development Permit with Variance Application No. 00085 for 515 Chatham Street, in accordance with:

1. Plans date stamped July 16, 2018.
2. Development meeting all Zoning Regulation Bylaw requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street.
 - b. anchor-pinning in the City Right-of-Way.
4. Final plans to be in accordance with the plans date stamped July 16, 2018, to the satisfaction of City staff.
5. The Development Permit lapsing two years from the date of this resolution.”

Should the above resolution be endorsed, that Council consider the following motion:

“The previously approved Development Permit No. 00034 for 515 Chatham Street approved May 24, 2018, be rescinded.”

CARRIED UNANIMOUSLY



Committee of the Whole Report

For the Meeting of September 6, 2018

To: Committee of the Whole **Date:** August 15, 2018

From: Jonathan Tinney, Director, Sustainable Planning and Community Development

Subject: **Development Permit with Variance Application Permit No. 00085 for 515 Chatham Street**

RECOMMENDATION

That Council, after giving notice and allowing an opportunity for public comment at a meeting of Council, consider the following motion:

"That Council authorize the issuance of Development Permit with Variance Application No. 00085 for 515 Chatham Street, in accordance with:

1. Plans date stamped July 16, 2018.
2. Development meeting all *Zoning Regulation Bylaw* requirements, except for the following variance:
 - i. increase the height from 15m to 16.43m.
3. That Council authorize the Mayor and City Clerk to execute encroachment agreements, to be executed at time of the building permit approval, in a form satisfactory to the City Solicitor and the Director of Engineering and Public Works for:
 - a. building encroachment(s) adjacent to Chatham Street and Store Street
 - b. anchor-pinning in the City Right-of-Way.
4. Final plans to be in accordance with the plans date stamped July 16, 2018, to the satisfaction of City staff.
5. The Development Permit lapsing two years from the date of this resolution."

Should the above resolution be endorsed, that Council consider the following motion:

"The previously approved Development Permit No. 00034 for 515 Chatham Street, approved May 24, 2018, be rescinded."

LEGISLATIVE AUTHORITY

In accordance with Section 489 of the *Local Government Act*, Council may issue a Development Permit in accordance with the applicable guidelines specified in the *Official Community Plan*. A Development Permit may vary or supplement the *Zoning Regulation Bylaw* but may not vary the use or density of the land from that specified in the Bylaw.

Pursuant to Section 491 of the *Local Government Act*, where the purpose of the designation is the revitalization of an area in which a commercial use is permitted, a Development Permit may include requirements respecting the character of the development including landscaping; the siting, form, and exterior design; and finish of buildings and other structures.

EXECUTIVE SUMMARY

The purpose of this report is to present Council with information, analysis and recommendations for a Development Permit with Variance Application for the property located at 515 Chatham Street. The proposal is to construct a five-storey, mixed-use building containing ground-floor commercial uses with residential units above. The proposal includes a request to increase the permitted building height from 15m to 16.43m.

Council considered, and approved, a Development Permit with Variance for this property on May 24, 2018. The applicant has since decided to revise the proposal; the main changes from the previously approved plans to the current proposal include:

- greater differentiation between Buildings A and B to distinguish each building with its own architectural identity
- amended windows and balconies on Building A to be more responsive to the Old Town character in terms of window to wall ratios
- revised expression of the base, the middle, and top of Building B, to further break up its mass in accord with Old Town Building characteristics.

The following points were considered in assessing the current application:

- the proposal is consistent with the *Downtown Core Area Plan* (DCAP)
- the proposal is consistent with the *Old Town Design Guidelines* (2006)
- the proposal is consistent with the *Official Community Plan*, (2012) policies which support and encourage the provision of mixed-use buildings
- the proposed increase in building height is considered to be appropriate in order to balance the objectives of the Design Guidelines which encourage commercial ground-floor units with corresponding ceiling heights and buildings up to five storeys in height. Additionally, the requested height variance does not impact adjacent properties, or the public realm beyond what would occur without a height variance.

BACKGROUND

The proposal is for a five-storey, mixed-use building containing ground-floor commercial uses and residential units above. Although technically counted as one building (joined by the parking structure), the proposal has been designed to appear as two separate buildings. The proposal includes the following major design components:

- commercial units along Chatham Street and Store street
- two levels of parking provided at-grade and underground
- secure bicycle parking on the main floor, accessed via the residential lobby and parkade
- publicly accessible bicycle parking for 12 bicycles, located on Chatham and Store Streets
- podium and landscaped amenity space for residents.

Exterior building materials include:

Building A

- predominantly flat weathering metal panels (Cor-ten), rusted in colour

- clear glazing with black pre-finished metal trim
- storefront glazing with black aluminium mullions for the ground-floor retail units
- painted steel and glass canopies at the ground level.

Building B

- predominantly light grey metal panel cladding
- built up light grey steel cornice element
- translucent glass balcony guards with painted black metal posts and rails.

Landscaping elements include:

- two new municipal street trees along Chatham Street
- a central courtyard with residential-oriented pedestrian access on the podium's rooftop
- a mixture of unit pavers in grey and rust tones, and sandblasted concrete for the courtyard paving
- furniture and lighting elements in weathering steel.

Sustainability Features

As noted in the applicant's letter, storm water management practices are to be incorporated into the landscape design. No further green building features have been identified.

Active Transportation Impacts

The application proposes 113 at-grade Class 1 bicycle parking stalls for residents, and 12 Class 2 bicycle parking stalls for visitors, which supports active transportation.

Public Realm Improvements

No public realm improvements are proposed in association with this Development Permit with Variance Application.

Accessibility Impact Statement

The British Columbia Building Code regulates accessibility as it pertains to buildings.

Existing Site Development and Development Potential

The site has a floor area of 2,028m² and is presently occupied by a surface parking lot. The current CA-3 Zone, Central Area General Commercial District, permits a variety of uses including offices, retail, restaurants and residential at a density of 3:1 Floor Space Ratio (FSR). The maximum height permitted under the current zone is 15m.

Data Table

The following data table compares the proposal with the CA-3C Zone and the previous proposal. An asterisk is used to identify where the proposal is less stringent than the existing zone.

Zoning Criteria	Current Proposal	Previous Proposal	Zone Standard CA-3C Zone
Site area (m ²) – minimum	2,028.70	2,028.70	N/A
Density (Floor Space Ratio) – maximum	2.95	2.98	3.0:1
Height (m) – maximum	16.43*	16.43*	15.00
Storeys – maximum	5	5	N/A
Setbacks			
Front (Chatham Street)	nil	nil	N/A
Rear (South)	0.10	nil	N/A
Side (East)	nil	nil	N/A
Side (West) (Store)	nil	nil	N/A
Vehicle Parking			
Minimum number of stalls	90	90	N/A
Bicycle Parking			
Class 1 (secure stalls)	113	102	89
Class 2 (visitor stalls)	12	12	7

Relevant History

As noted previously, this is a new application for this site, and will replace the previously approved Development Permit with Variance No.00034, if approved by Council.

Community Consultation

Consistent with the *Community Association Land Use Committee (CALUC), Procedures for Processing Rezoning and Variances Applications*, on July 25, 2018, the application was referred for a 30-day comment period to the Downtown Residents Association CALUC. A letter was not received at the time of writing this report.

This application proposes variances; therefore, in accordance with the City's *Land Use Procedures Bylaw*, it requires notice, sign posting and a meeting of Council to consider the variance.

ANALYSIS

Consistency with Policy and Design Guidelines

The *Official Community Plan, 2012 (OCP)* identifies this property in Development Permit Area 1 (HC): Core Historic. The objectives of this designation are to conserve and enhance the heritage value of Downtown and encourage revitalization of the area with high-quality architecture, landscape, and urban design through sensitive infill and innovative interventions. Design guidelines that apply to Development Permit Area 1 are the *Downtown Core Area Plan, 2012 (DCAP)*, *Old Town Design Guidelines: New Buildings and Additions to Non-Heritage*

Buildings (2006), *Advisory Design Guidelines for Buildings, Signs and Awnings* (2006), *Guidelines for Fences, Gates and Shutters* (2010), and *Standards and Guidelines for the Conservation of Historic Places in Canada*. The following sections will provide a discussion related to some of these key policies.

Official Community Plan

The OCP envisions buildings in the Core Historic district up to approximately five-storeys with density ranging up to approximately 3:1 floor space ratio (FSR). The proposal is in keeping with these policies.

The proposal is also consistent with the built form and place-character features envisioned for the Core Historic District through the provision of buildings set close to the sidewalk with high site coverage, continuous commercial uses at grade, wide sidewalks and tree planting. It is also in keeping with the place-based land use management envisioned for the area through improving vitality and livability within the Downtown through an attractive and functional public realm, and massing and scale that is comparable with historic building forms.

Development Permit Area

The subject properties are located within Development Permit Area 1 (Heritage Conservation): Core Historic in the OCP. The objectives of this area include:

- 4 (a) *To conserve and enhance the heritage value, special character and significant historic buildings, features and characteristics of this area.*
- (b) *To revitalize an area of commercial use through infill, building additions and heritage conservation including exterior alterations and interior improvements that could alter the exterior of the building.*
- (c) *To enhance the area through infill, building additions and open spaces with a high quality of architecture, landscape and urban design that responds to its historic setting through sensitive and innovative interventions.*

The proposal is consistent with these objectives by helping to revitalize this area and in providing a development that has the potential to offer a building with a strong street presence that is compatible with the characteristics of the area.

Downtown Core Area Plan (DCAP)

The subject properties are within the Historic Commercial District of the DCAP. An objective of this district is to ensure sensitive integration of new infill development and public realm improvements into the historic environment. In terms of integrating infill development within the local context, the proposal achieves this objective by including two distinct, but complementary, buildings of similar scale and massing to the historic context. Furthermore, the rhythm of building articulation, windows, balconies and material application corresponds well with that found in the area.

Standards and Guidelines for the Conservation of Historic Places in Canada

The following are relevant sections of the *Standards and Guidelines for the Conservation of Historic Places in Canada*:

Section 4.1.4 entitled Spatial Organization notes that, *"In urban heritage districts land use, buildings, streets and topography often define or influence spatial organization. The building's siting, the open spaces between them and the circulation corridors are often identified as character-defining elements in urban heritage districts."*

Section 4.1.5, Visual Relationships notes that, *"visual relationships between elements of natural or designed landscapes or heritage districts can influence the user experience. For example, a tall building in a low-rise heritage district may be perceived as out of scale."*

General Standards for Preservation, Rehabilitation and Restoration include:

11. *Conserve the heritage value and character-defining elements when creating any new additions to a historic place or any related new construction. Make the new work physically and visually compatible with, subordinate to, and distinguishable from the historic place.*

With regard to Cultural Landscapes, the Standards and Guidelines include:

15. *Designing a new feature when required by a new use that respects the historic visual relationships in the cultural landscape. This can include matching established proportions and densities, such as maintaining the overall ratio of open space to building mass in an urban heritage district when designing an infill building.*

Again, it is the view of staff that the proposal is consistent with the *Standards and Guidelines*.

Differentiation between Building A and Building B and fit within Context

The revisions associated with this application, as compared to the previously approved application, are aimed at creating a more cohesive architectural expression for each building, and further increasing the consistency with the design guidelines insofar, as responding to the character of Old Town. To achieve this, the applicant has increased the differentiation between the buildings; better reflected the ratio of windows to wall-space, consistent with buildings in Old Town; and more clearly defined the divisions of Building B into three segments, further reflecting the proportions of buildings in the area.

The differentiation between buildings was an item the previous application addressed in response to the heritage advisory panel comments. Presently, the differentiation has been further resolved to present two clearly different architectural expressions. Cladding materials have been further differentiated in colour and type, yet still remain complementary to one another and Old Town in general. The weathering steel cladding on Building A reflects the industrial nature of the area and is similar in feel to the red brick that is a predominant feature of Old Town. The grey metal panels on Building B help to create a transitional building that both responds to the character of Old Town and that of the industrial area, including the neighbouring building to the east, which has corrugated steel cladding. Similar colouring is evident in the base stone cladding on the Capital Iron Building, light painted brick on the Swans Hotel, and the Power House Building and further aids in the differentiation between buildings.

The change in Building A, in terms of the wall to window ratio, provides improved consistency with the design guidelines for Old Town. The window openings are more in line with what is commonly seen in Old Town, where traditional building technologies limited the span of windows, opting instead to provide narrow and tall openings to permit light.

Heritage Advisory Panel and Advisory Design Panel Review

Given the extent of the changes made to the application from that approved in May, 2018, the application has not been referred back to either advisory panel. Staff recommend that changes to the application have improved the consistency with the design guidelines and the overall responsiveness and fit with Old Town. An Alternate Motion is provided should Council wish to refer this application to the panels for review.

Height Variance

The height variance is identical to that previously approved. Staff recommend that the requested height increase is supportable in order to balance the objectives of the Design Guidelines, which encourage commercial ground-floor uses with corresponding ceiling heights, and buildings up to five-storeys. Additionally, the requested height variance does not impact adjacent properties or the public realm beyond what would occur without a height variance, and does not detract from the existing "saw-tooth" character of the Historic Commercial District.

Tree Preservation Bylaw and Urban Forest Master Plan

There are no Tree Preservation Bylaw impacts with this application.

Encroachment Agreements

A number of street-level canopies are also proposed along Chatham and Store Streets, which project above the City Right-of-Way. These are encouraged in the Guidelines to provide pedestrian weather protection and welcoming streetscapes. Additionally, under-pinning may be required during the construction phase. In order to facilitate these canopies and potential under-pinning, the applicant is required to enter into an Encroachment Agreement with the City. Appropriate wording is included in the recommendation for Council's consideration.

Housing Agreement

As part of the approval process for the previous application, Council requested a Housing Agreement to ensure that a future strata corporation could not pass bylaws that would prohibit or restrict the rental of units to non-owners. This agreement is in place, and no further action is required on this item.

CONCLUSIONS

The application would allow for a mixed-used development on a vacant site within Old Town. The proposal is in keeping with the immediate context in terms of scale, massing and street relationship, and is consistent with the Design Guidelines for the area. Changes from the previously approved permit further differentiate the buildings by creating two distinct architectural expressions, and enhance the overall fit within Old Town by emulating traditional building proportions and ratios. On this basis, Staff recommend Council consider supporting the Development Permit with Variance Application.

ALTERNATE MOTIONS

Option One: (Refer to Panels)

That Council refer Development Permit with Variance Application No. 00085 for the property located at 515 Chatham Street to the Advisory Design Panel and the Heritage Advisory Panel for further review.

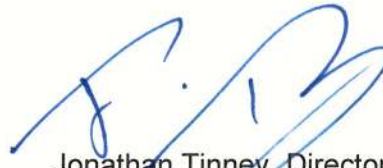
Option Two: (Decline)

That Council decline Development Permit with Variance Application No. 00085 for the property located at 515 Chatham Street.

Respectfully submitted,




Miko Betanzo
Senior Planner - Urban Design
Development Services



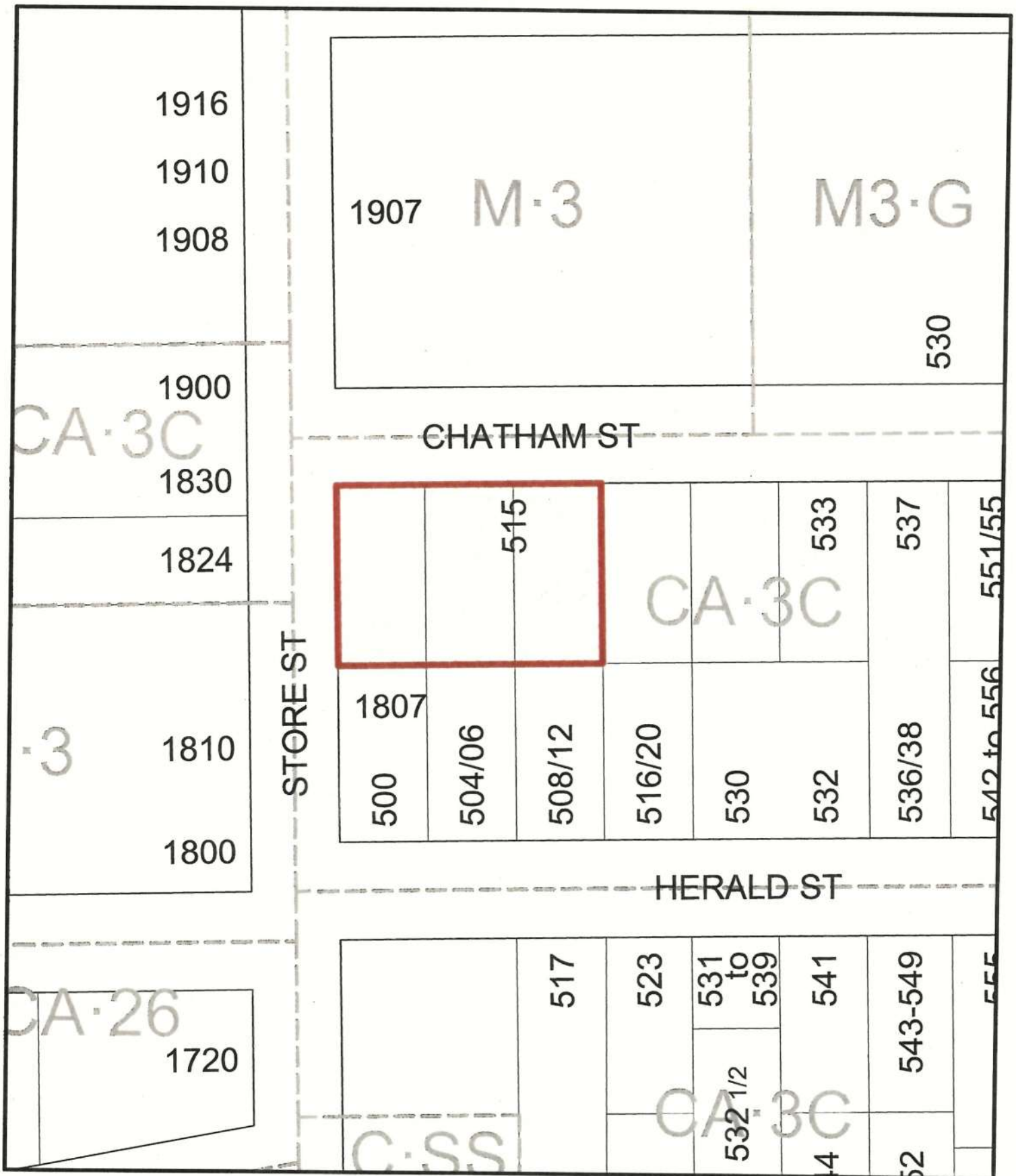
Jonathan Tinney, Director
Sustainable Planning and Community
Development Department

Report accepted and recommended by the City Manager


Date: Aug 28, 2018

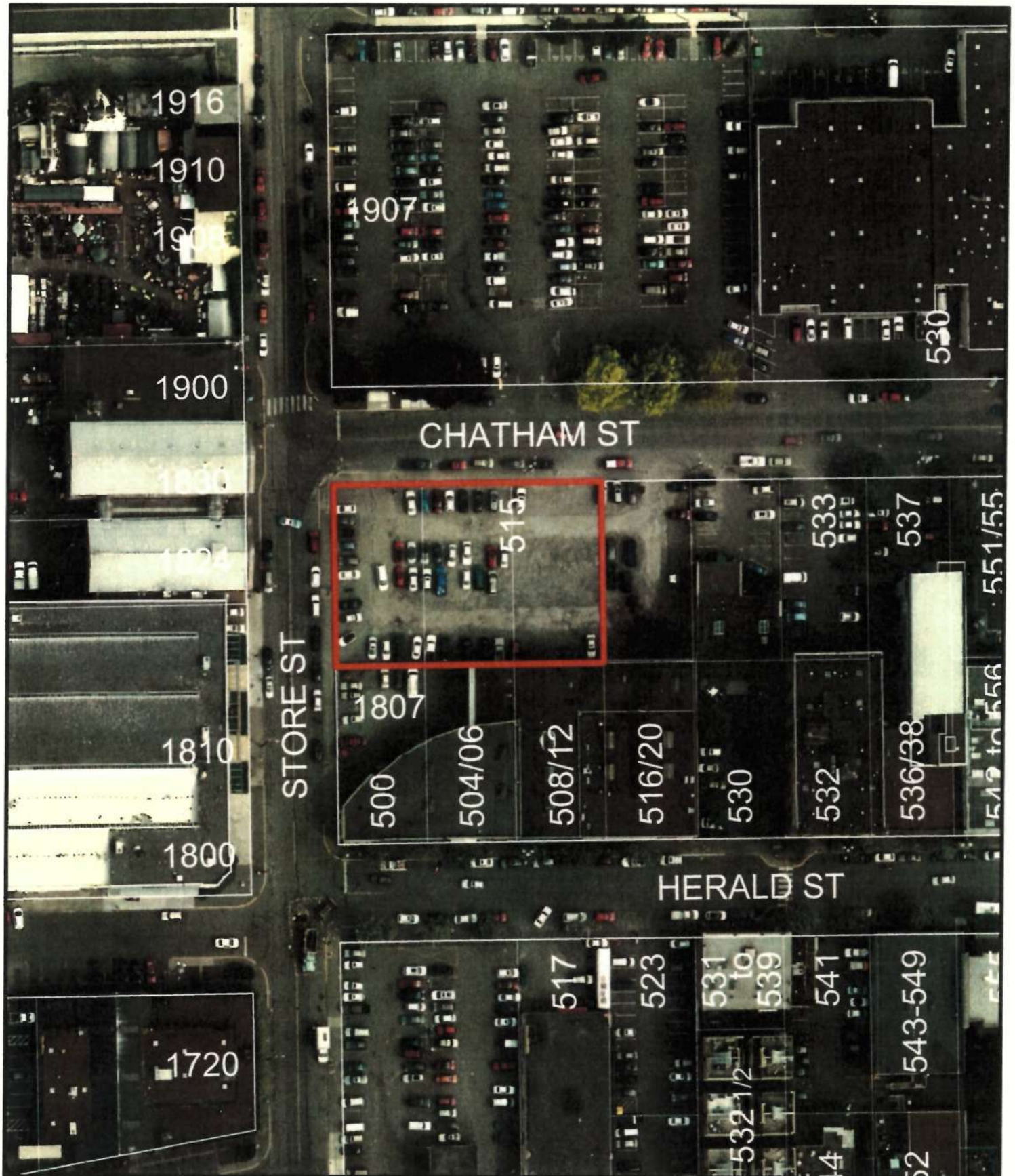
List of Attachments:

- Attachment A: Subject Map
- Attachment B: Aerial Map
- Attachment C: Plans dated/date stamped July 16, 2018
- Attachment D: Letter from applicant to Mayor and Council dated July 10, 2018



515 Chatham Street
Development Permit with Variance #00085





515 Chatham Street
Development Permit with Variance #00085



Christine Lintell
Architects

DP Submission July 10, 2018

Revision
No. Description Date

Consultant

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

Site Context Elevations

Project number: CIA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A1.02

Scale: 1:250



1 - North Context Elevation - Chatham Street
1:250



2 - South Context Elevation - Herald Street
1:250



3 - West Context Elevation
1:250

Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division

This drawing is a preliminary drawing and should not be used for construction purposes. It is provided for informational purposes only. The City of Victoria is not responsible for any errors or omissions in this drawing. The user of this drawing is advised to verify the accuracy of the information provided and to consult with the appropriate authorities before using this drawing for any purpose.



1 View from Chatham & Store St. - Looking NE
1:1



2 View Along Chatham St
1:1



3 Chatham St.
1:1



4 Chatham Building from Courtyard
1:1



5 View of Connecting Walkway from Courtyard
1:1

Christine Lintott
Architects



DP Submission Date: 10/10/2018

Revision
No. Description Date

Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division

IRONWORKS
IRONWORKS LTD.

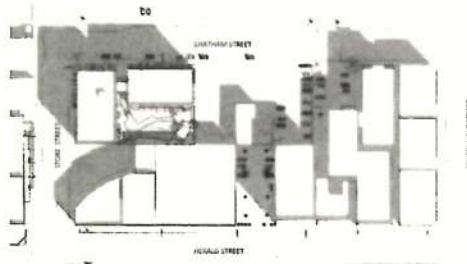
515 & 533 Chatham
Street
Victoria, BC

Perspective Studies

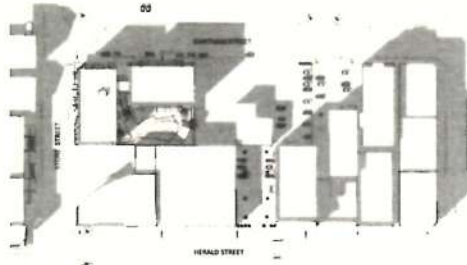
Project Name: CLA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A1.03

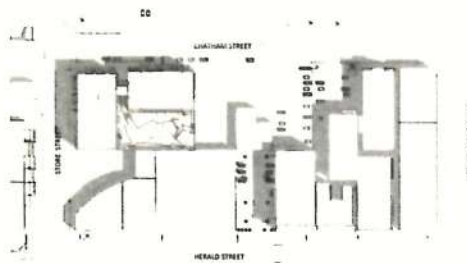
Scale: 1:1



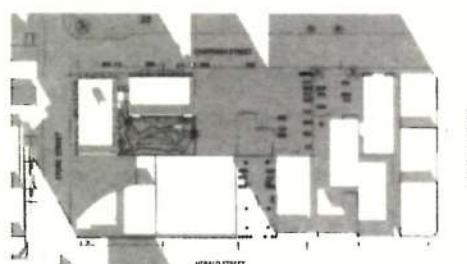
2. Shadow Study - Equinox - 10AM
1:1000



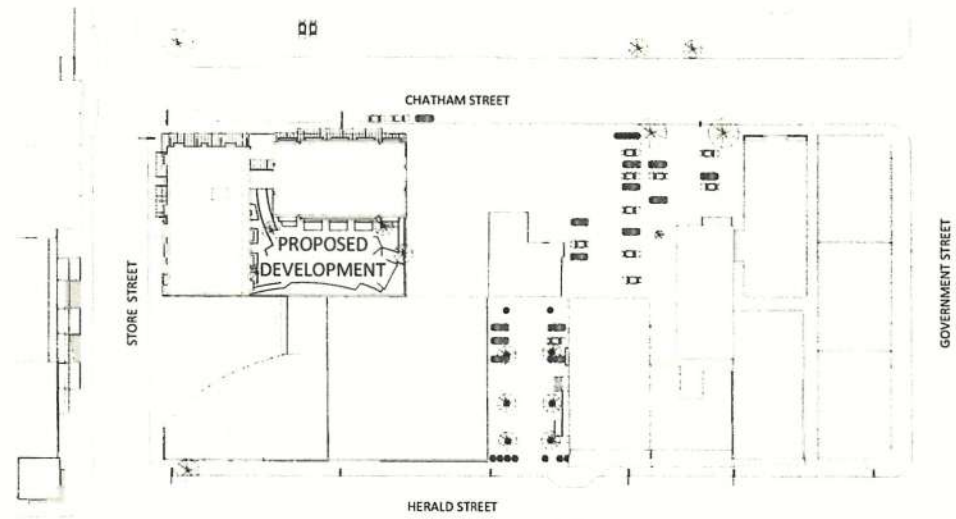
3. Shadow Study - Equinox - 3PM
1:1000



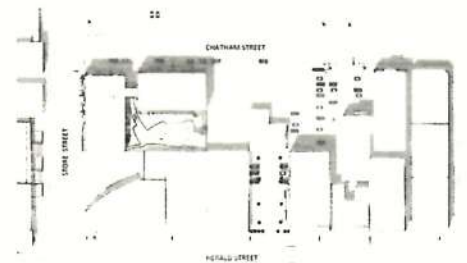
4. Shadow Study - Summer Solstice - 10AM
1:1000



7. Shadow Study - Winter Solstice - 10AM
1:1000



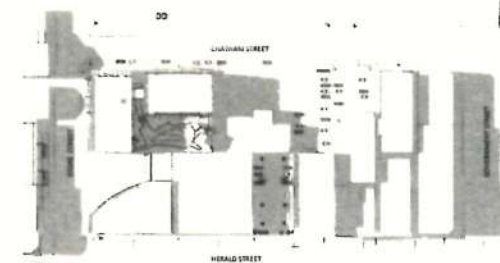
1. Site Context Plan
1:500



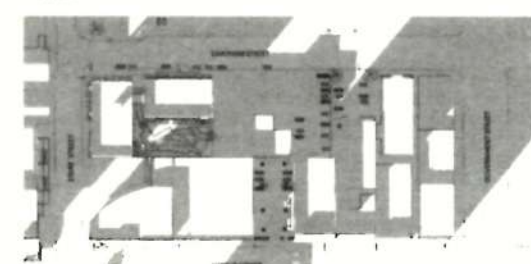
5. Shadow Study - Summer Solstice - 3PM
1:1000



8. Shadow Study - Winter Solstice - 1PM
1:1000



6. Shadow Study - Summer Solstice - 5PM
1:1000



9. Shadow Study - Winter Solstice - 3PM
1:1000

Christine Lindatt
Architects

Dr. Submission July 10, 2018

Revision No.	Description	Date

Received
City of Victoria

JUL 16 2018

Consultant

Planning & Development Department
Development Services Division

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

Shadow Studies

Project number	CIA 16-30
Date	July 10, 2018
Drawn by	BH
Checked by	CL

A1.04

Scale As indicated

THIS DRAWING IS A COPYRIGHTED DRAWING & SHALL NOT BE REPRODUCED OR REUSED WITHOUT WRITTEN PERMISSION FROM CHRISTINE LINDATT ARCHITECTS. THIS DRAWING SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL APPROVED & ISSUED BY CHRISTINE LINDATT ARCHITECTS. TO CLASH THE ARCHITECTS' COPYRIGHT WITHIN A WORKING COPY OF THIS DRAWING IS A VIOLATION OF THE ARCHITECTS' COPYRIGHT. DO NOT MAKE THIS DRAWING.

Seq.	Gene	Accession	Protein	Accession
1	ADAMTS-1	U05400	ADAMTS-1	U05400
2	ADAMTS-1, isoform 2	U05400	ADAMTS-1	U05400
3	ADAMTS-1, isoform 3	U05400	ADAMTS-1	U05400
4	ADAMTS-1, isoform 4	U05400	ADAMTS-1	U05400
5	ADAMTS-1, isoform 5	U05400	ADAMTS-1	U05400
6	ADAMTS-1, isoform 6	U05400	ADAMTS-1	U05400
7	ADAMTS-1, isoform 7	U05400	ADAMTS-1	U05400
8	ADAMTS-1, isoform 8	U05400	ADAMTS-1	U05400
9	ADAMTS-1, isoform 9	U05400	ADAMTS-1	U05400
10	ADAMTS-1, isoform 10	U05400	ADAMTS-1	U05400
11	ADAMTS-1, isoform 11	U05400	ADAMTS-1	U05400
12	ADAMTS-1, isoform 12	U05400	ADAMTS-1	U05400
13	ADAMTS-1, isoform 13	U05400	ADAMTS-1	U05400
14	ADAMTS-1, isoform 14	U05400	ADAMTS-1	U05400
15	ADAMTS-1, isoform 15	U05400	ADAMTS-1	U05400
16	ADAMTS-1, isoform 16	U05400	ADAMTS-1	U05400
17	ADAMTS-1, isoform 17	U05400	ADAMTS-1	U05400
18	ADAMTS-1, isoform 18	U05400	ADAMTS-1	U05400
19	ADAMTS-1, isoform 19	U05400	ADAMTS-1	U05400
20	ADAMTS-1, isoform 20	U05400	ADAMTS-1	U05400
21	ADAMTS-1, isoform 21	U05400	ADAMTS-1	U05400
22	ADAMTS-1, isoform 22	U05400	ADAMTS-1	U05400
23	ADAMTS-1, isoform 23	U05400	ADAMTS-1	U05400
24	ADAMTS-1, isoform 24	U05400	ADAMTS-1	U05400
25	ADAMTS-1, isoform 25	U05400	ADAMTS-1	U05400
26	ADAMTS-1, isoform 26	U05400	ADAMTS-1	U05400
27	ADAMTS-1, isoform 27	U05400	ADAMTS-1	U05400
28	ADAMTS-1, isoform 28	U05400	ADAMTS-1	U05400
29	ADAMTS-1, isoform 29	U05400	ADAMTS-1	U05400
30	ADAMTS-1, isoform 30	U05400	ADAMTS-1	U05400
31	ADAMTS-1, isoform 31	U05400	ADAMTS-1	U05400
32	ADAMTS-1, isoform 32	U05400	ADAMTS-1	U05400
33	ADAMTS-1, isoform 33	U05400	ADAMTS-1	U05400
34	ADAMTS-1, isoform 34	U05400	ADAMTS-1	U05400
35	ADAMTS-1, isoform 35	U05400	ADAMTS-1	U05400
36	ADAMTS-1, isoform 36	U05400	ADAMTS-1	U05400
37	ADAMTS-1, isoform 37	U05400	ADAMTS-1	U05400
38	ADAMTS-1, isoform 38	U05400	ADAMTS-1	U05400
39	ADAMTS-1, isoform 39	U05400	ADAMTS-1	U05400
40	ADAMTS-1, isoform 40	U05400	ADAMTS-1	U05400
41	ADAMTS-1, isoform 41	U05400	ADAMTS-1	U05400
42	ADAMTS-1, isoform 42	U05400	ADAMTS-1	U05400
43	ADAMTS-1, isoform 43	U05400	ADAMTS-1	U05400
44	ADAMTS-1, isoform 44	U05400	ADAMTS-1	U05400
45	ADAMTS-1, isoform 45	U05400	ADAMTS-1	U05400
46	ADAMTS-1, isoform 46	U05400	ADAMTS-1	U05400
47	ADAMTS-1, isoform 47	U05400	ADAMTS-1	U05400
48	ADAMTS-1, isoform 48	U05400	ADAMTS-1	U05400
49	ADAMTS-1, isoform 49	U05400	ADAMTS-1	U05400
50	ADAMTS-1, isoform 50	U05400	ADAMTS-1	U05400
51	ADAMTS-1, isoform 51	U05400	ADAMTS-1	U05400
52	ADAMTS-1, isoform 52	U05400	ADAMTS-1	U05400
53	ADAMTS-1, isoform 53	U05400	ADAMTS-1	U05400
54	ADAMTS-1, isoform 54	U05400	ADAMTS-1	U05400
55	ADAMTS-1, isoform 55	U05400	ADAMTS-1	U05400
56	ADAMTS-1, isoform 56	U05400	ADAMTS-1	U05400
57	ADAMTS-1, isoform 57	U05400	ADAMTS-1	U05400
58	ADAMTS-1, isoform 58	U05400	ADAMTS-1	U05400
59	ADAMTS-1, isoform 59	U05400	ADAMTS-1	U05400
60	ADAMTS-1, isoform 60	U05400	ADAMTS-1	U05400
61	ADAMTS-1, isoform 61	U05400		

[illegible]

Revision		
No.	Description	Date

--	--

515 & 533 Chatham
Street
Victoria, BC

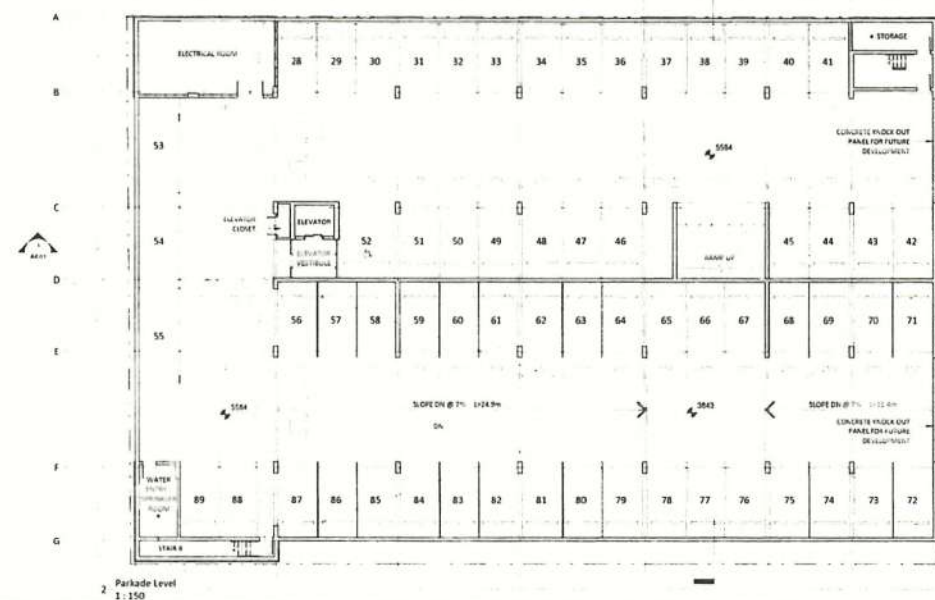
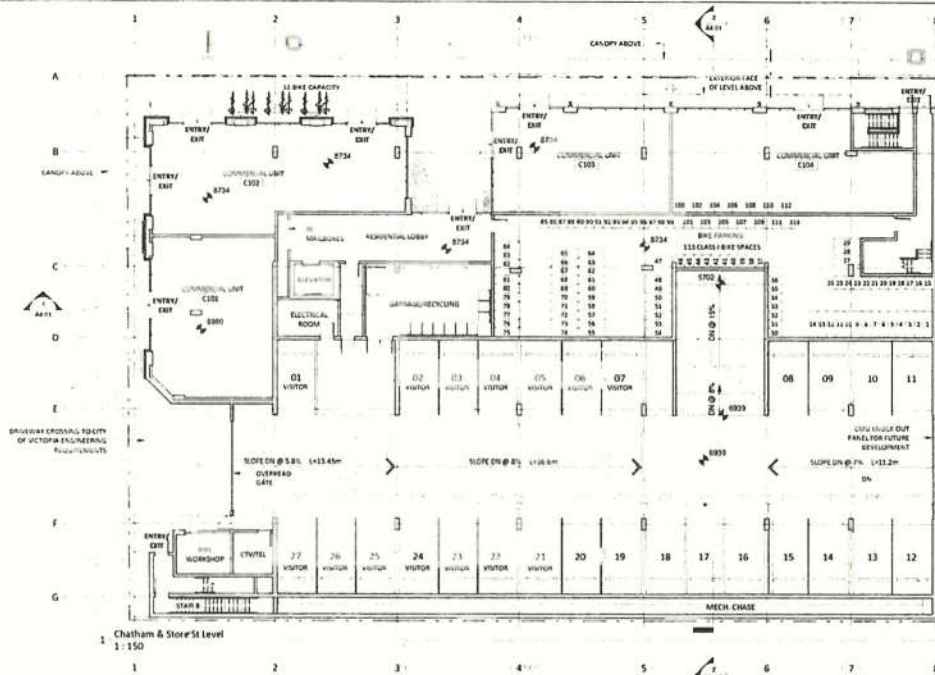
Project number	CIA 16-30
Date	July 10, 2018
Drawn by	BH
Checked by	CI

Scale 1:1

JUL 16 2019

Planning & Development Department:
Development Services Division

Class I Bicycle Parking	
Type	Count
Standard Bike Space	55
Vertical Bike Space	58
Total Bike Spaces:	113



Received
City of Victoria
JUL 12 2018
Planning & Development Department
Development Services Division

bioRxiv preprint doi: <https://doi.org/10.1101/352100>; this version posted July 10, 2018.

Revision		
No.	Description	Date

Consultant

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

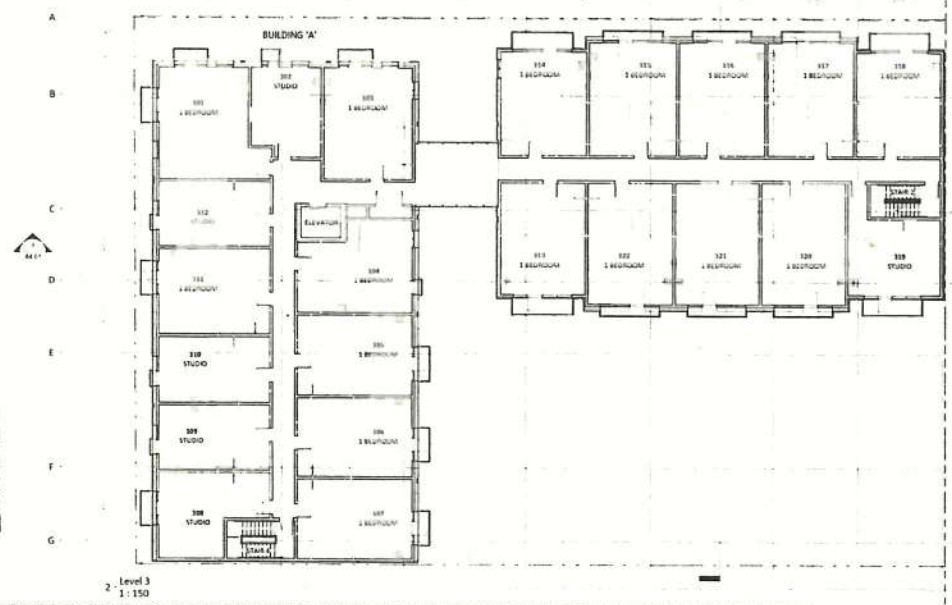
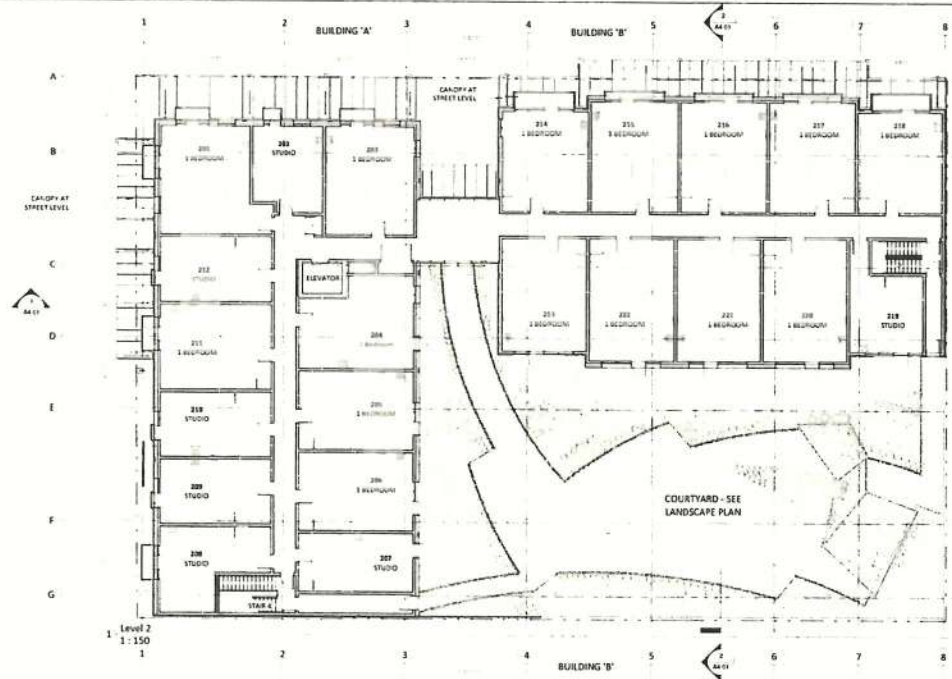
Parkade, Chatham St Level
Plans

Project number	CIA 16-30
Date	July 10, 2018
Drawn by	BH
Checked by	CI

A2.01

Scale 1 : 150

Suite Summary		
Name	Count	
Level 2		
1 Bedroom Suite	15	
Studio	7	
Level 3		
1 Bedroom Suite	15	
Studio	6	
Level 4		
1 Bedroom Suite	16	
Studio	6	
Level 5		
1 Bedroom Suite	16	
Studio	6	
Total Suites	80	



Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division

Christine Lintett
Architects

07 Submission July 18, 2018

Revision	No.	Description	Date
1			

Consultant

IRONWORKS
515 & 533 Chatham
Street
Victoria, BC

Courtyard, Level 3 & 4
Plans

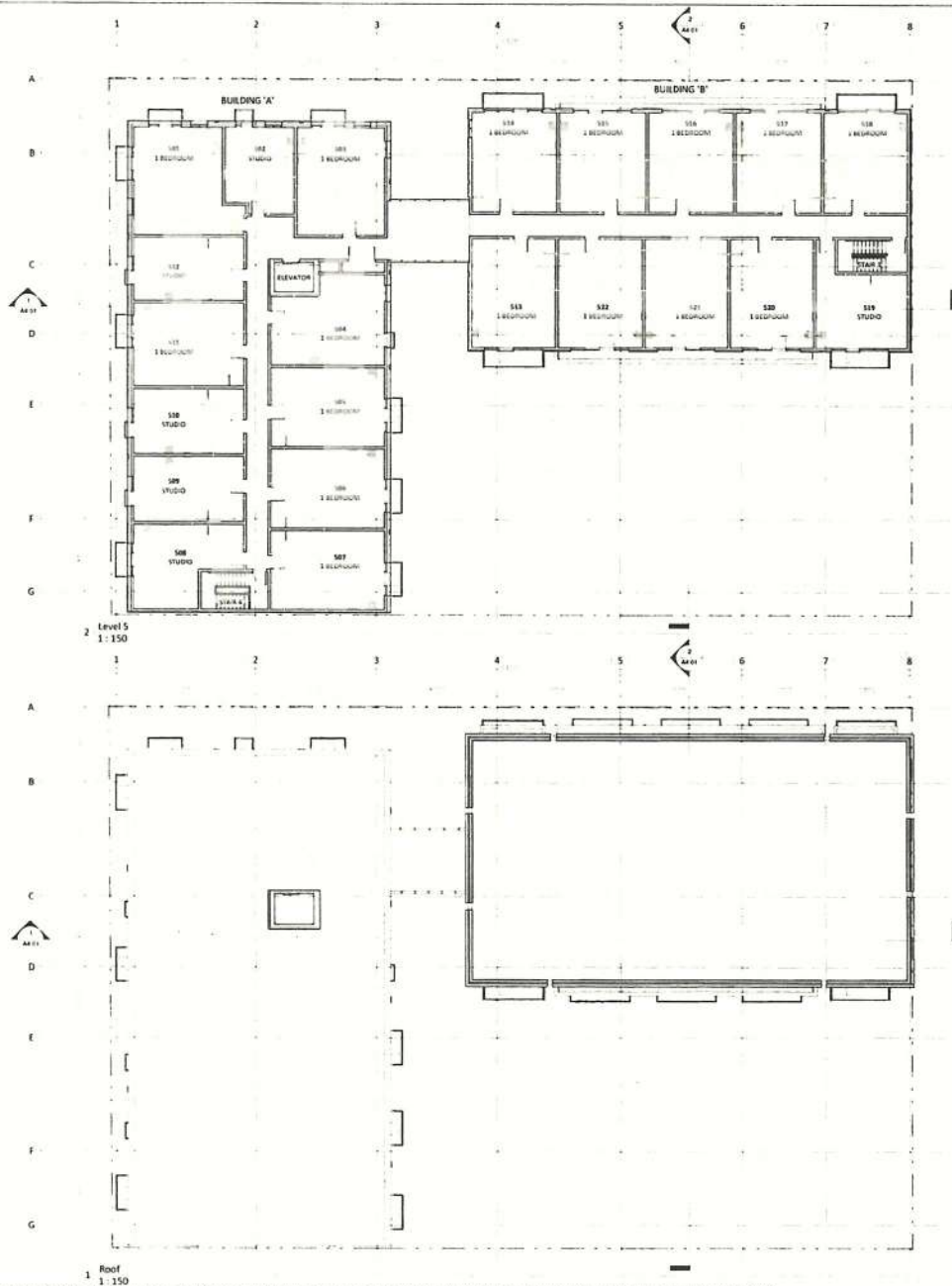
Project Number: CIA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A2.02

Scale: 1:150

Suite Summary

Name	Count
Level 2	
1 Bedroom Studio	7
Level 3	
1 Bedroom Studio	6
Level 4	
1 Bedroom Studio	6
Level 5	
1 Bedroom Studio	5
Total Suites	24



Christine Lintott
Architects

City Submission July 10, 2018

Revision No.	Description	Date
1		

Consultant

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

Level 5 & Roof Plans

Project Number: CLA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A2.03

Scale: 1:150

Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division

This document is a confidential document and should not be reproduced or further distributed without written permission from the City of Victoria. This document should not be used for any other purpose without the written consent of the City of Victoria. The City of Victoria is not responsible for any errors or omissions in this document. The City of Victoria is not responsible for any damages or losses resulting from the use of this document. The City of Victoria is not responsible for any claims or liabilities resulting from the use of this document. The City of Victoria is not responsible for any claims or liabilities resulting from the use of this document.

MATERIALS LEGEND

1. CONCRETE
2. GLAZING
3. LIGHT GREY METAL PANEL CLADDING
4. COBALT METAL PANEL CLADDING
5. PRE-PAINTED METAL FLASHING/TRIM
6. PAINTED STEEL C CHANNEL
7. WEATHERING STEEL L CHANNEL
8. METAL LANDING FRAME
9. METAL AND GLASS GUARD
10. METAL RAIN WATER SCUPPERS AND LEADER
11. SPANDREL
12. BUILT UP METAL CORNER

ELEVATIONS IDENTIFY RELATIVE PLACEMENT OF MATERIALS, INTENT OF LAYOUT AND SPATIAL RELATIONSHIPS BETWEEN ELEMENTS ONLY. FOR ACCURATE MATERIAL PROPERTIES INCLUDING TEXTURE AND COLOUR REFER TO MATERIAL BOARD.



Christine Lintott
Architects

Rev. Submission: July 10, 2018

No.	Description	Date

Consultant

Received
City of Victoria
JUL 17 2018
Planning & Development Department
Development Services Division

IRONWORKS

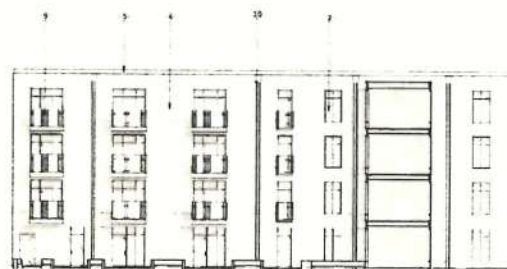
515 & 533 Chatham
Street
Victoria, BC

Overall Elevations

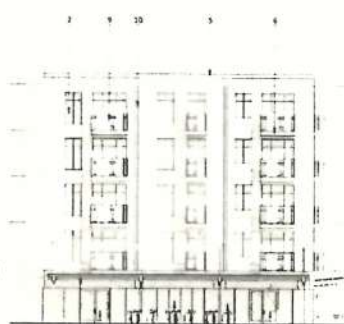
Project number: CLA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A3.01

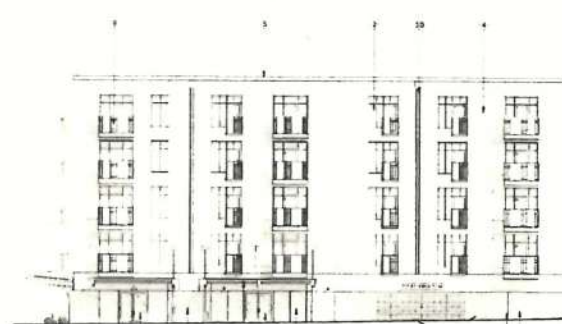
Scale: 1:150



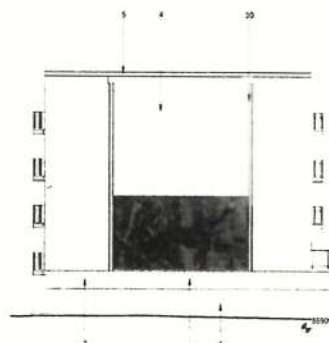
1. BLDG A East Elevation
1:150



2. BLDG A North Elevation
1:150

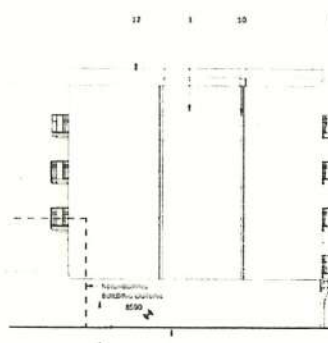


4. BLDG A West Elevation
1:150

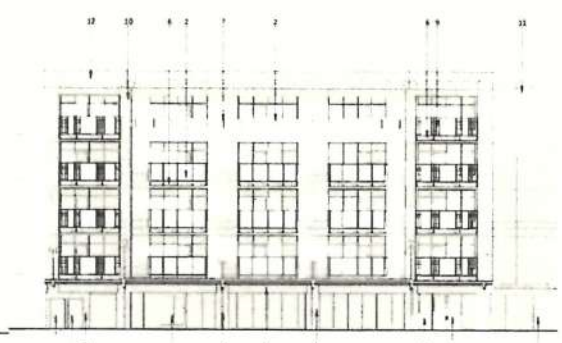


3. BLDG B South Elevation
1:150

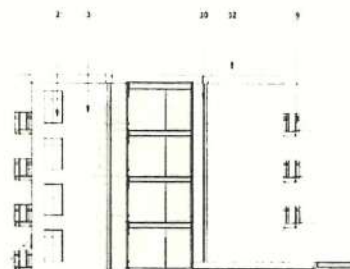
WALL TO BE RELOCATED
FROM 150 HERALD STREET



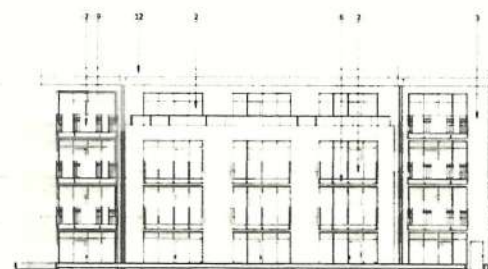
5. BLDG B East Elevation
1:150



6. BLDG B North Elevation
1:150



7. BLDG B West Elevation
1:150



8. BLDG B South Elevation
1:150

MATERIALS LEGEND

1. CONCRETE
2. GLASS
3. LIGHT GREY METAL PANEL CLADDING
4. CORTEX METAL PANEL CLADDING
5. PAINT FINISHED METAL CLADDING
6. PAINTED STEEL L. CHANNEL
7. WEATHERING STEEL C. CHANNEL
8. METAL CANOPY FRAME
9. METAL AND GLASS CURB
10. METAL RAIN WATER SCUPPER AND LEADER
11. SPANDREL
12. BUILT UP METAL CORNICE

ELEVATIONS IDENTIFY RELATIVE PLACEMENT OF MATERIALS, INTENT OF LAYOUT AND SPATIAL RELATIONSHIPS BETWEEN ELEMENTS ONLY. FOR ACCURATE MATERIAL PROPERTIES INCLUDING TEXTURE AND COLOUR REFER TO MATERIAL BOARD.

Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division

Christine Lintett
Architects

2/2 Submission July 10, 2018

Revision
No. Description Date

Consultant

IRONWORKS
IRONWORKS LTD.

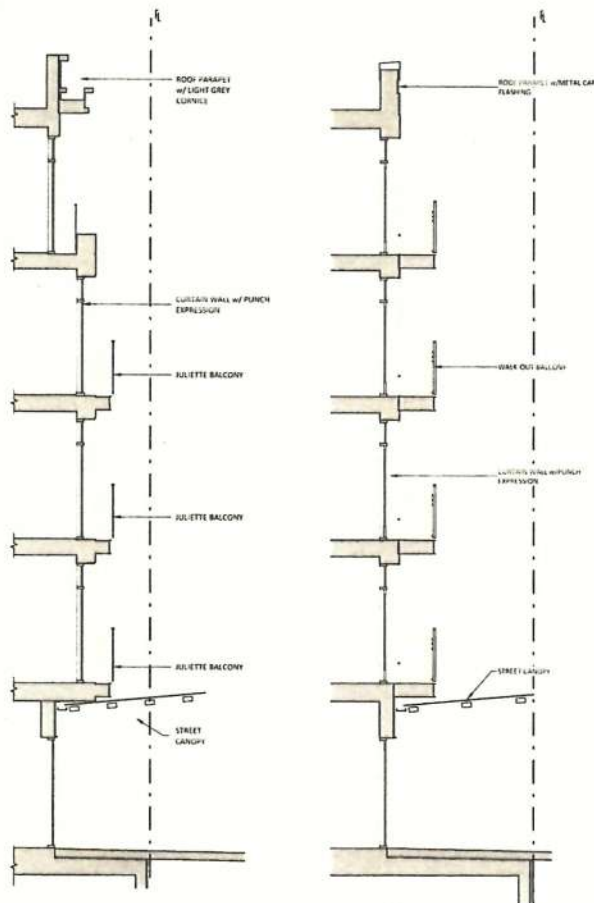
515 & 533 Chatham
Street
Victoria, BC

Building Elevations

Project Number: CLA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

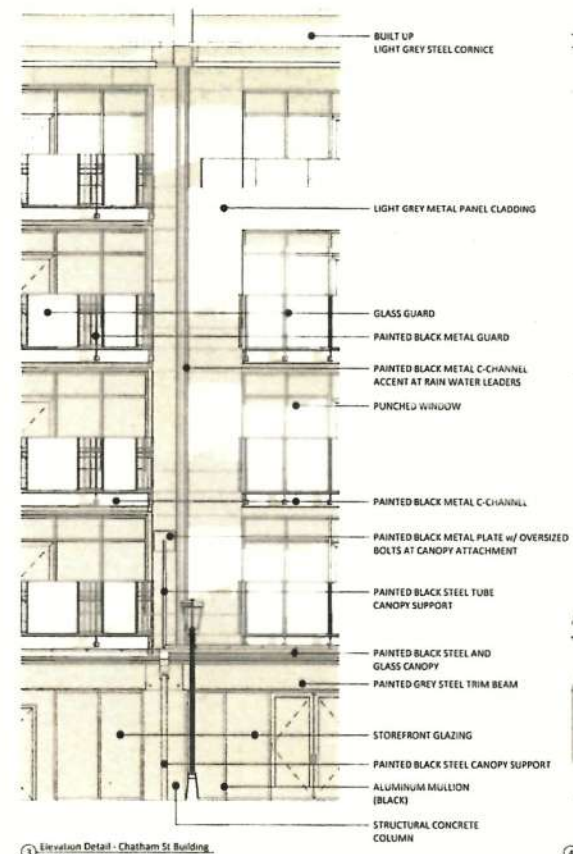
A3.02

Scale: 1:150

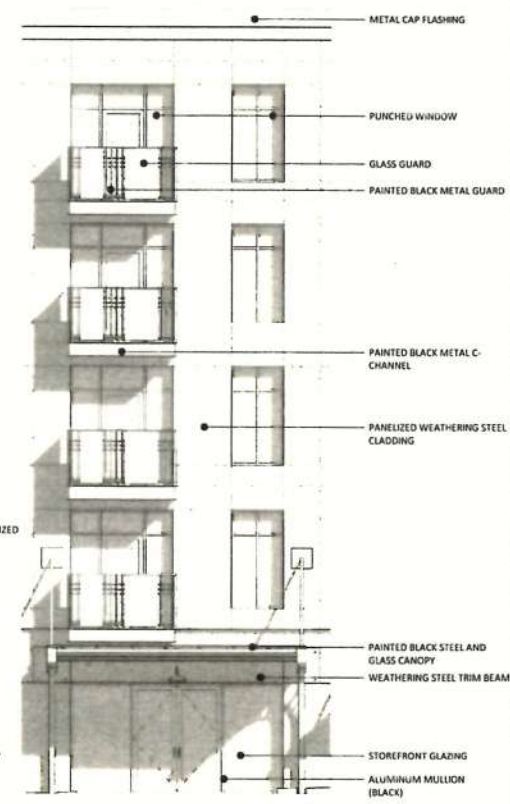


1 Metal Panel Cladding Section
1:50

2 Corten Panel Cladding Section
1:50



3 Elevation Detail - Chatham St Building
1:50



4 Elevation Detail - Store St Building
1:50



PRECEDENT - METAL PANEL CLADDING



PRECEDENT - PANELIZED WEATHERING STEEL CLADDING

Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division

Christine Lindset Architects

DP Submission July 10, 2018

Revision No.	Description	Date

Consultant

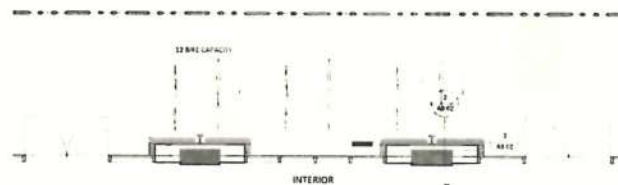
IRONWORKS
515 & 533 Chatham Street
Victoria, BC

Cladding Details

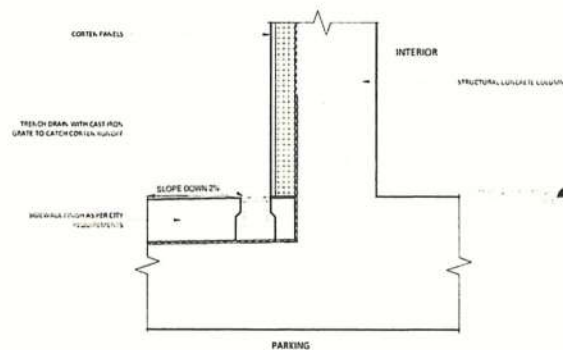
Project Number	CLA-16-30
Date	July 10, 2018
Drawn by	RH
Checked by	CL

A9.01

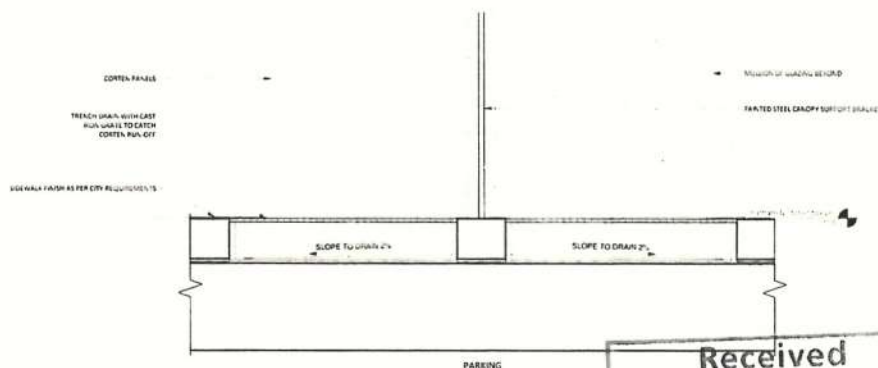
Scale 1:50



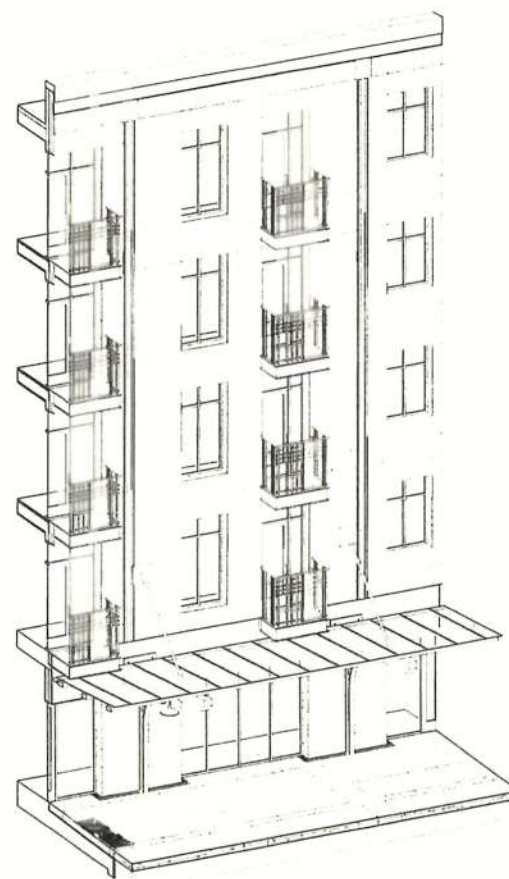
1 Chatham & Store St Level - Entry Columns
1:50



2 Section 1 at Chatham Street Entry
1:10



3 Section 2 at Chatham Street Entry
1:10



4 Entrance at Chatham Street



5 Grate Sample
1:1500

Christine Lintott
Architects

BY Submission July 13, 2018

Revision No.	Description	Date

Consultant

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

Weathering Steel
Termination Details

Project number: CIA 16-30
Date: July 10, 2018
Drawn by: BH
Checked by: CL

A9.02

Scale: As indicated

Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services Division



CHATHAM & STORE STREET



GUARDS / GATES



COURTYARD FURNITURE



FINS / SHADES



CAST IRON DOWNSPOUT



EXTERIOR LIGHTING



SIGNAGE

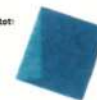


COURTYARD PAVING



PROJECT SIGNAGE

Christine Lintott
Architects



Rev. Description Date

Revision
No. Description Date

Consultant

IRONWORKS

515 & 533 Chatham
Street
Victoria, BC

Character Details

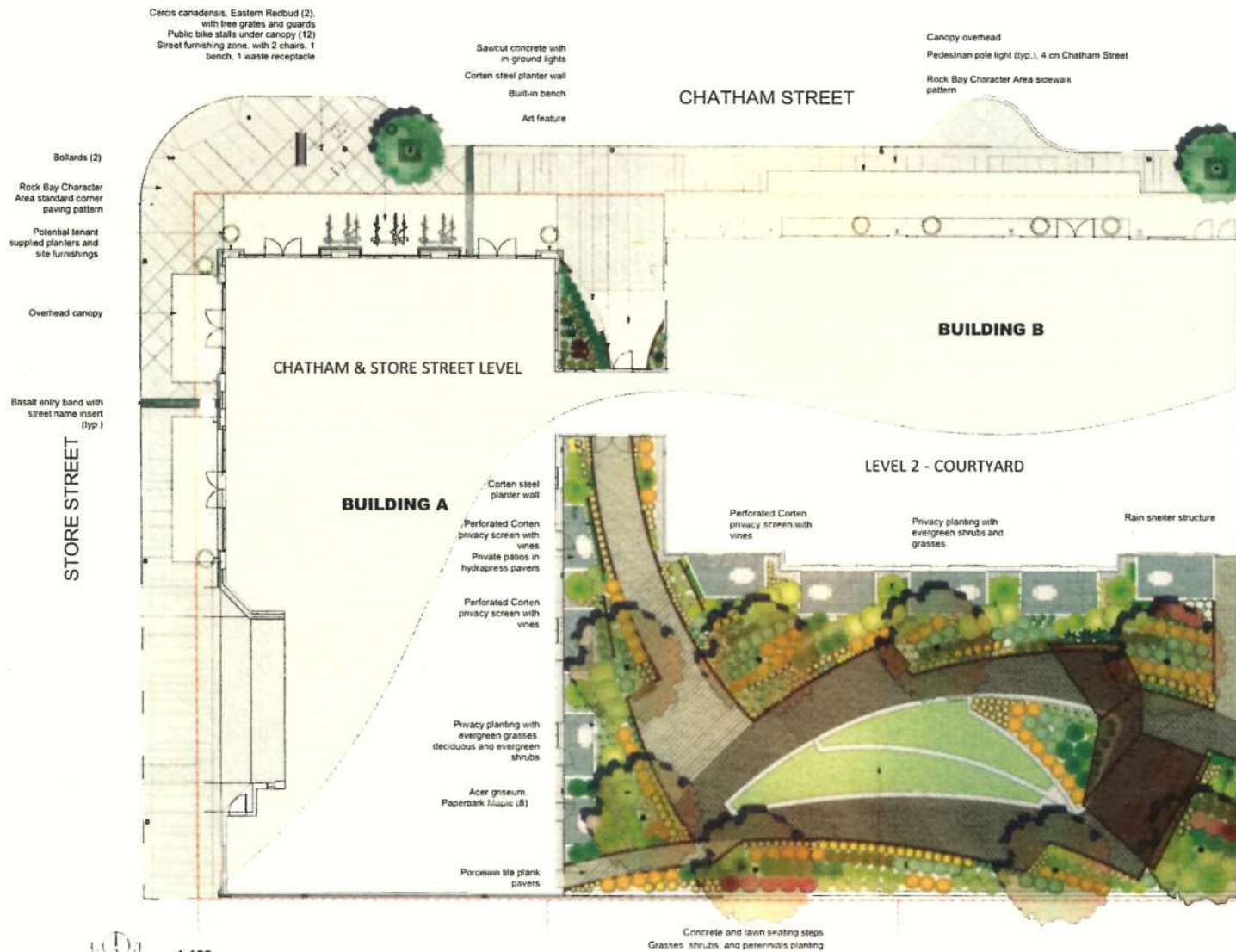
Project Number: CJA 16-30
Date: July 10, 2018
Client: BH
Architect: CL

A9.03

Received
City of Victoria

JUL 16 2018

Planning & Development Department
Development Services

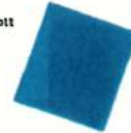


Ironworks | Landscape Concept Plan

Received
City of Victoria
JUL 16 2018
Planning & Development Department
Development Services Division

LADR LANDSCAPE ARCHITECTS
Project No: 1052 July 7-18
28-495 Dupp - Rd. Victoria B.C. V8L 1B8
Phone: (250) 380-0105 Fax: (250) 412-0699

Christine Lintott
Architects



Christine Lintott Architect
Suite 1 – 864 Queens Avenue
Victoria, BC V8T 1M5

July 10, 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
515 Chatham Street**

On behalf of Old Town Ironworks Inc., we are pleased to submit for your consideration the Architect designed form and character submission for the site at 515 Chatham Street. This application is materially consistent with the approved Development Permit DPV No.00034.

This refined application was specifically driven by the Developer's wish to:

- Craft a clear and distinct architectural expression for each of the two building elements – noted as Building A and Building B;
- Craft a strengthened warehouse expression in Building A with clarity of support, modular coursing of the flat, clean corten panels, and an increase in solid (panel) to void (window) apportioning;
- Clarify form in Building B, resolving the whole as a clear play of solid and void, base-middle-top, and modular layup of a single tone metal panel.

Planning staff have deemed that while the substance of the proposal substantially adheres to the approved Development Permit, that the above noted form and character refinements exceed the scope of the Delegated Development permit process. As such, we request Council's consideration of these refinements, with particular consideration of this application standing on the merits of its design expression, as authored by the Architect, and unedited by the input of staff and various committees. The application honours the inputs received to date, while emerging with a strong, coherent expression that reflects Old Town and invites the emergence of a new District in Rock Bay.

Finally, I would like to provide assurance that the proposed changes to the existing fenestration and cladding do not vary the previously approved height variance and overall horizontal mass, both of which remain unchanged.

Sincerely,

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