

September 5, 2017

The City of Victoria Development Services Division  
 Attention: Charlotte Wain, Senior Planner – Urban Design  
 1 Centennial Square  
 Victoria, BC V8W 1P6



**RE: 515 Chatham Street, Application resubmission**

Thank you for your ongoing support in processing our application for the above noted project. Following from our original submission of March 2, 2017, our resubmission in response to staff comments of May 1, 2017, our submission in support of our attendance at Advisory Design Panel dated July 12, 2017, we are pleased to respond to feedback and comments received from the Advisory Design Panel and staff with the attached submission dated September 5, 2017.

We note that this latest submission is not bubbled or itemized, as we are not yet in receipt of the approved Advisory Design Panel minutes, and conversations with you have been ongoing. Nonetheless, we have identified the salient refinements below, referencing the draft comments received from Advisory Design Panel and incorporating your comments, to assist with your review.

*Breaking up the perceived scale and massing of the proposal to provide a better fit with the fine-grain and small lot characteristic of Old Town through materials, colour, texture, and depth.*

- In addition to the metal panel cladding proposed, corten steel cladding has been incorporated and the extents refined, vertically, around the ends of each of the two street facing blocks; that is, the steel has been brought down to courtyard level along the east elevation, such that no Oko Skin is present.
- We did explore lowering the top of steel to expand the cornice, however, we found this massing to be peculiar and ineffective in achieving the effect of breaking up the perceived scale and massing, or creating variation in the facade. We have, instead, detailed the corten sections by introducing a stronger punched expression, through a deepening of the façade and additional articulation at all openings. We have included sections in the revised set to demonstrate the dimensional characteristics, which are more consistent with those of historical facades in the immediate precinct.
- The corten incorporated into the building will be detailed as per manufacturer's recommendations, and we note that the steel will be installed pre-weathered which inherently mitigates further leaching.
- Both the metal paneling and corten steel have been rationalized in terms of scale and proportioning to reflect a smaller scale expression. This includes the introduction of a colour variant across the metal paneling to add additional texture, as well as the introduction of reveal patterning which compliments the cadence of openings, floor alignments, rain water leader placement and appropriately scaled panel sizes.
- We did explore a horizontal lay-up of the Oko Skin product in addition to a rationalization of the metal paneling and found the expression to be misaligned with the additional design moves noted. We are confident that the expression proposed is appropriate and resolved as a cohesive thesis.

- Actual samples of all materials have been ordered and will be submitted upon receipt. We anticipate these to be available before the end of this week.

*Improving pedestrian flow and streetscape experience, visibility and access to the courtyard from Chatham and Herald Streets.*

- The stair access from the resident's courtyard down to Chatham street, between blocks A and B has been reoriented and detailed to enhance visibility and provide a greater linear length of transparency along Chatham Street for this frontage.
- A metal picket and glazed balustrade (consistent with the Juliette balcony detailing) has been introduced at the overlook to Chatham Street from the resident's courtyard.
- A corten steel, vertical slat gate has been introduced at the base of the stair along Chatham Street allowing closure of the access to the resident's courtyard.
- A door directly accessing the resident bicycle room from Chatham Street has been provided.

*Improving pedestrian streetscape experience specific to the current parking entrance location on Store Street.*

- It was confirmed that Engineering will not support a vehicle access provision off Chatham as discussed with the applicant and Engineering during pre-application meetings, and as reviewed by Engineering in the original submission of March 2017, and that the current location on Store Street, while not supported by Planning is a given.
- Visual clarity, the elimination of articulation and alcoves, the relocation of the parking entry gate, accent lighting, perforated metal soffit treatment and corten accent panels are intended to animate and improve the experience of pedestrians along this vehicle access.

*Review of the potential pedestrian connections along the east property line to improve long-term connectivity through the block.*

- A sloped pedestrian pathway has been introduced along the entire east property line. Upon completion of Phase 2 of the proposed development, this pathway will replace an existing pedestrian stair connection, enhance connectivity between Chatham Street and Herold Street, and invite animation along this edge.
- Visual clarity, accent and soffit lighting (for the under building portion), as well as the use of corten vertical slats and textured panels are intended to animate and provide visual interest along this pathway.



*Providing a greater level of architectural detailing on the exposed blank walls.*

- The east property line blank wall has been animated with the introduction of a pedestrian pathway and related animators as noted above, including the presence of corten cladding, slats and textured panels.
- The south property line blank wall will host the relocated mural, as well as the introduction of corten cladding and related detailing.

*Review of the residential amenity space on the roof with more details regarding programming and landscaping to improve liveability.*

- Additional zoning is proposed for the roofscape including separate seating areas, texture and surface treatments and vegetated planters. The character of these roofscapes will be consistent with that of the resident's courtyard and will provide additional amenity for the residents.

*Confirmation of the extension of Juliette balconies and street level canopies.*

- Juliette balconies proposed in ALL instances are within the property boundary, while street level canopies, as required for pedestrian weather protection, extend above the adjacent sidewalk along Chatham and Store streets.
- All projections, including window surrounds and wall capping will also be within the property line.

*Staff requested removal of the sculptural columns proposed at the corner of Chatham and Store.*

- The proposed sculptures have been removed to ensure that the pedestrian experience is not encumbered at this significant corner.
- Street furniture and furnishings, as noted on the Landscape Plan, will be developed in concert with the City of Victoria upon approval of the Rock Bay Beautification scheme.

We anticipate that this response encompasses all known items as of this date and that this submission will support the preparation of staff's report to Committee of the Whole. We look forward to advancing this proposal. Please do not hesitate to contact us with any questions or concerns. We are here to help!

Sincerely,



Christine Lintott, Principal Architect AIBC, AAA, SAA, MRAIC  
Christine Lintott Architects